

Wednesday, June 16, 2010

12:27:01 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4640

दिनांक 16/06/2010

गावाचे नाव मुलुंड

शस्त्रोपजाचा अनुक्रमणिका

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: जिंगर प्रविणेंद्र विसरिये

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनावी नक्कल (अ. 11(2)),

1260.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (63)

एकूण

रु.

31260.00

आपणास हा दस्त अंदाजे 12:41PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक
कुर्ला 2 (दिक्रीव्ही)

बाजार मूल्य: 3697000 रु. भोंबदस्ता: 43000000 रु.

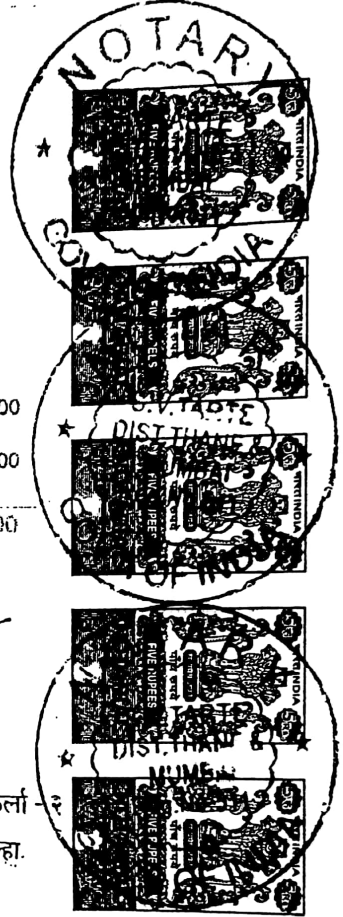
भरलेले मुद्रांक शुल्क: 1976000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षण

बँकेचे नाव व दस्ता: बँक ऑफ इंडिया मुं.

डीडी/धनाकर्षण क्रमांक: 029378; रकम: 30000 रु.; दिनांक: 14/06/2010

सह दुय्यम निबंधक कुर्ला - 2
मुंबई उपनगर जिल्हा.



समाशोधनाच्या अधिन राहून



Certified True Copy

S. V. TARTE

ADVOCATE & NOTARY

Shop No. 121,

Gandhinagar, Dombivli (East)

411 004, Dist. Thane Tel. 2820491

This Document Contains -----Page



बदर-७	
४६२८	३
२०१०	



AGREEMENT FOR SALE

For Thane Bharat Sahakari Bank Ltd

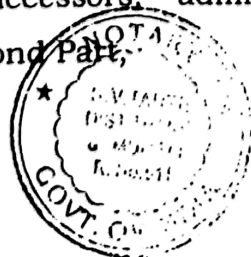
This Agreement made and entered into at Mumbai on this 15th day of June, 2010 Between **M/S. Prem Developers**, a Firm Registered under the Indian Partnership Act and having their office at Shop No. 2, Rohini, R.R.T Road, Mulund (West), Mumbai - 400 080, hereinafter called "the Developers" (which expression shall unless repugnant to the context or meaning thereof, mean and include the Partners for the time being constituting the said Firm, the Survivors or Survivor of them, their/his heirs executors, administrators and assigns) of the First Part

AND

MR. JIGAR PRAVINCHANDRA VISARIYA age 24 years and **MR. PRAVINCHANDRA KUNVARJI VISARIYA** age 56 years, of Mumbai Indian Inhabitant, residing at **12/A, Bileshwara Krupa Society, C.D.Road, Ram Nagar, Dombivali (East), Thane - 421 201** hereinafter referred to as 'The Purchasers' (which expression shall unless repugnant to the context or meaning thereof, mean and include his/her/ their heirs, legal representative, successors, administrators, and executors and assigns) of the Second Part,

Thane Bharat Sahakari Bank Ltd,
Mulund Branch, Keshav Bhawan,
M. C. Road, Near Railway station,
Mulund (W), Mumbai - 400 080
D-5/STPV/C.R. 1005/03/05724-727

भारत 23134
117709
R.019X600-PB5246
JUN 15 2010
11:10



JIGAR TARDE
NOTARY PUBLIC
MAHARASHTRA
12/A, Dombivali (East),
Thane - 421 201, Dist. Thane Tel.2820491

*Ju
Prem
Developers*

*Ju
Prem
Developers*

WHEREAS:

बदर-७	
४६२८	४
२०२०	

- A) Smt. Gangabai Lalji Gala, hereinafter called "The Landlady" is the Lessee of the Vijaya Co-operative Housing Society Limited, in respect of the Plot of land bearing Plot No.173 B and corresponding C T S No. 1397 of its Estate forming part of Mulund Development Scheme being part of Entry No. 263 and forming part of New Survey No.1000 (Part) admeasuring 950 square yards or thereabouts and situate at Kasturba Road, Mulund (West), Mumbai-400 080, (The said Plot of Land).
- B) The Landlady has constructed a building known as Ganga Vihar consisting of ground plus 3 floors on the said Plot of land (The Existing Building). The said plot of land and the said building are more particularly described in the First Schedule hereto and are herein collectively referred to as "the said property".
- C) Prior to 24/01/2008 the Flatholder/s occupied certain premises in the said building as monthly tenant/s of the said Smt. Gangabai Lalji as per particulars of the said premises, given in the Second Schedule hereto. By and under an Agreement dated 24/01/2008 entered into between the Landlady and the Flatholder/s, the Landlady has enlarged his/their tenancy rights in respect of the said premises.
- D) The Landlady has similarly enlarged the tenancies of all her other tenants of the said Building in to Ownership.



Handwritten signature and initials

E) The existing building is in a dilapidated condition and requires to be demolished and reconstructed. The Flatholders residing therein, do not have the requisite funds, manpower or skill to do so. They have therefore approached the Developers to carryout re-development of the said Property and have entered into a Registered Agreement No. BDR4-14/1899/2008 dated 12/02/2008 where under they have agreed to grant to the Developers (and the Landlady has agreed to confirm the grant) the rights to redevelop the said property and the Developers have agreed to acquire the same from the said Flatholders and the Landlady for the consideration and on the terms and conditions mentioned in the aforesaid Development Agreement.

बंद-७	
✓	4



F) The Members of premises of the said building have formed a Co-operative Housing Society known as "PREM GANGA" Co-operative Housing Society Ltd., under the Maharashtra Co-operative Societies Act, 1960 and the Rules there under and registered under Registration No. MUM/WT/HSG/TC/9833/08-09.

G) The said original owner by an Indenture dated 19th December' 2008 registered under serial No. BDR-7/5911/2008 before Sub Registrar Kurla -II, Mumbai have sold transferred and conveyed unto the said society the said property with building thereon being the property more particularly described in the schedule hereunder written.

H) The Developers herein have offered to provide to each of the Members herein premises free of cost in the new building to be constructed on the said Property having

Handwritten signature and date 12/12/07

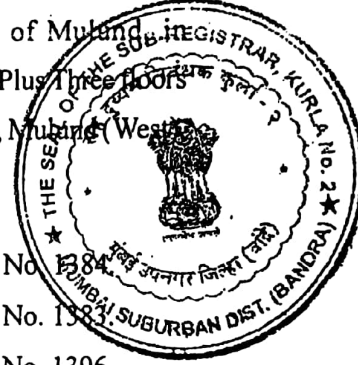
subject to the Rights of the said Prem Developers to
 redevelop the said property, Title of the said Prem Ganga
 Co-operative Housing Society Ltd., in respect of the
 Property described in the Schedule hereto, as the Lessee
 of the said The Vijay Co-operative Housing Society Ltd.,
 is clear, free from reasonable doubts and marketable.

बदर-७	
२२	२०
२२	

THE SCHEDULE WITHIN REFERRED TO

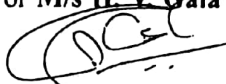
The leasehold Plot of Land admeasuring 950 sq. yards. of
 thereabouts bearing Plot No.173B of the Estate of The Vijay Co-
 operative Housing Society Ltd., forming part of Mulund Development
 Scheme being part of Entry No.263 and forming part of New Survey
 No.1000(part) corresponding to CTS No.1397 of Mulund
 registration district MSD, with a Building of Ground Plus Three floors
 known as Ganga Vihar and situate at Kasturba Road, Mumbai (West)
 Mumbai - 400 080, and bounded as follows :-

- On the North East : by Property bearing CTS No. 1384.
 On the North West : by Property bearing CTS No. 1383.
 On the West South : by Property bearing CTS No. 1396.
 On the South East : by 20' wide Kasturba Road.



Dated this 2nd day of February, 2009

For M/s H. V. Gala & Co.


 (H. V. Gala)
 Advocate

बदर - ७ IV	
313	14
२००९	

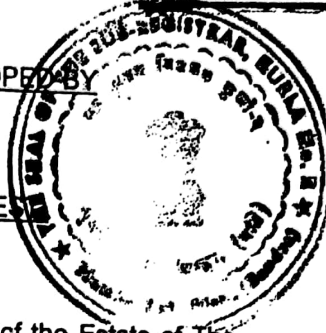
बदर-७	
deeds of	१६२२
	१६६
२०१०	

us and not for the execution of Agreements or any other deeds or documents.

THE SCHEDULE OF THE PROPERTY DEVELOPED BY

M/S. PREM DEVELOPERS

PROJECT : PREM GANGA : MULUND (WEST)



The leasehold Plot of Land bearing Plot No. 173 B of the Estate of The Vijaya Co-operative Housing Society Limited, forming part of Mulund Development scheme being part of Entry No. 263 and Forming part of New Survey No. 1000 (Part) corresponding to CTS No. 1397 of Mulund (West) in registration district MSD, admeasuring 950 square yards or thereabouts and with a Building of Ground Plus 3 floors standing thereon and known as Ganga Vihar, Kasturba Road, Mulund (West), Mumbai – 400 080, and bounded as follows:



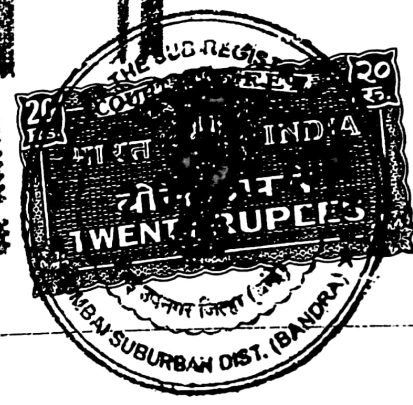
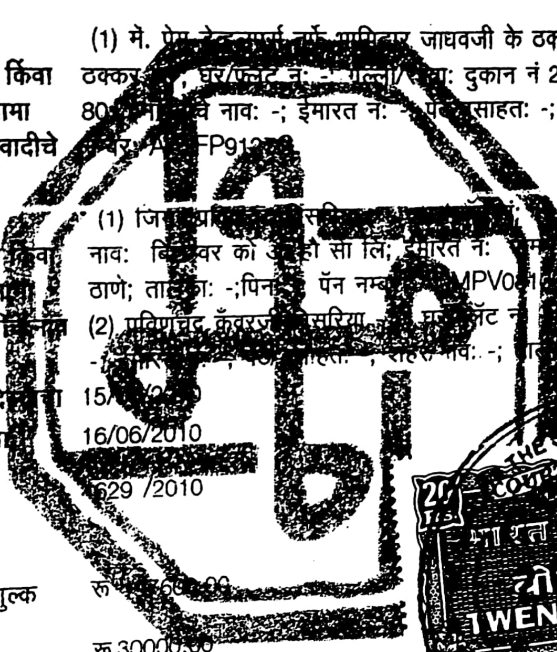
- On the North East : Building Known as Krishnakunj
Bearing CTS No. 1384
- On the North West : Building Known as Ratna Deep
Bearing CTS No. 1383
- On the West South : Building Known as Chandravihar
Bearing CTS No. 1396
- On the South East : 20" wide Kasturba Road

Prem

ju.

गावाचे नाव : मुलुंड

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,300,000.00
बा.मा. रु. 3,697,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1397 वर्णन: सदनिका क्र 103, 1ला मजला, प्रेम गंगा, कस्तुरबा मार्ग, मुलुंड प मुं 80
- (3) क्षेत्रफळ (1) 68.58 चौ मी बिल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) में. पेम. रेड. मार्ग, पूर्व भागिदार जाधवजी के ठक्कर यांच्यावतीने कु मु म्हणुन आशिष एस ठक्कर, घर/प्लॉट नं: - गल्ली/रस्ता: दुकान नं 2, रोहिणी आर आर टी मार्ग, मुलुंड प मुं 80, पत्ता नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAAPV4945K
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादी किंवा प्रतिवादीचे नाव व संपूर्ण पत्ता (1) जि. प्र. वि. नं. 15/2010, गल्ली/रस्ता: सी डी रोड, ईमारतीचे नाव: किंकर को जे. ही सा लि, इमारत नं: -; पेट/वसाहत: डोंबिवली; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नंबर: MPV081162
(2) प्रतिवादी, कॅव्हर, एम. ए. ए. गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAAPV4945K
- (7) दिनांक करून देण्याचा 15/06/2010
- (8) नोंदणीचा 16/06/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 629 /2010
- (10) बाजारभावाप्रमाणे नुद्दांक शुल्क रु. 60,000
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शोरा



सरी प्रत

उ. दुधम निबंधक कुर्बा-२
मुंबई उपनगर जिल्हा.