

दुय्यम निबंधक: ठाणे 1

दस्तक्रमांक च वर्ष: 973/2012

नोंदणी 63 म.

Monday, February 20, 2012

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

10:29:23 AM

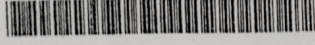
गावाचे नाव: ठाणे

- (1) विलखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,500,000.00
बा.भा. रू. 2,470,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: झोन नं 2/6/1 9अ, सि स नं 109/अ/3 टिका नं 11, सदनिका नं 401, 4 था मजला, फेनिल को ऑ हौ सो लि., धोबी आळी, टेंमी नाका, ठाणे.
- (3) क्षेत्रफळ (1) 513 चौ फुट
- (4) आकारणी किंवा जुडी देण्यात आसेल 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) सतिश-वी नाईक - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: धोबी आळी, टेंमी नाका, ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPN4903G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) हितेश गिरधरलाल राच्छ - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: 201, शिवकृष्णा व्हिला, चरई, ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGGPR1506G.
(2) गिरधरलाल खिमजी राच्छ - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: व प्र-; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAPPR2371A.
- (7) दिनांक करून दिल्याचा 31/01/2012
- (8) नोंदणीचा 06/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 973 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 107600.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 25000.00
- (12) शेरा



सह दुय्यम निबंधक वर्ग-२,
ठाणे-१





Monday, February 06, 2012

10:27:34 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 979

दिनांक 06/02/2012

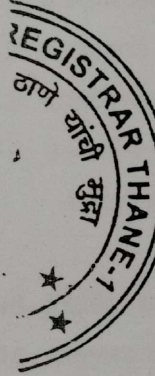
गावाचे नाव टाणे

दस्तऐवजाचा अनुक्रमांक

टजन1 - 00973 - 2012

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव:हितेश गिरधरलाल राच्छ

नोंदणी फी

:-

25000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

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आपणास हा दस्त अंदाजे 10:42AM ह्या वेळेस मिळेल

सह दुय्यम निबंधक
टाणे ठाणे 1

बाजार मुल्य: 2470000 रु. मोबदला: 2500000 रु.

भरलेले मुद्रांक शुल्क: 107600 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि सी के पी बँक ;

डीडी/घनाकर्ष क्रमांक: 130273; रक्कम: 25000 रु.; दिनांक: 31/01/2012

हितेश





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०११ २०१२

1. दस्ताचा प्रकार :- कारारनामा अनुच्छेद क्रमांक २५८
2. सादरकर्त्याचे नाव :- श्री दिव्य गिर्धरमाल २-४२१
3. तालुका :- ३१०८
4. गावाचे नाव :- ३१०८
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- CTS.109/A/3 T/K4 E/1
6. मूल्य दरविभाग (झोन) :- २/६/१९३५ उपविभाग _____
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक
प्रति चौ मी. दर :- ५१८०१
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- ५१३ कार्पेट / बिल्टअप चौ.मीटर / फूट
9. कारपार्किंग :- _____ गच्ची :- _____ पोटमाळा :- _____
10. मंजला क्रमांक :- ५५ उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- _____ घसारा :- _____
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्ध पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट / वाढ
14. लिंक अँड लायसन्सचा दस्त :- 1. निवासी / अनिवासी 2. अनिमित्त रक्कम / आपाचे भाडे :- _____
3. कोसविधी :- _____
15. निर्धारित केलेले बाजारमूल्य :- २५२०९००१
16. दस्तामध्ये दर्शविलेली मोबदला :- २५,००,०००/-



17. देय मुद्रांक शुल्क :- १०७६००/- भरलेले मुद्रांक शुल्क :- १०७६००/-
18. देय नोंदणी फी :- २५०००/-

दिवाणीक

राह वसयाम निबंधक

टनन-९
दस्त क्रमांक <u>२०३/२०१२</u>
<u>११२५</u>

AGREEMENT FOR SALE

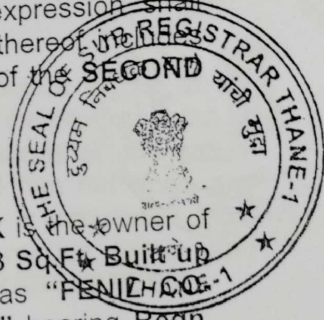
ARTICLES FOR AGREEMENT made at Thane on this 31st day of **JANUARY, 2012** **BETWEEN MR. SATISH B. NAIK**, aged about 51 years, (PAN NO. AABPN4903G) Indian Inhabitant, residing at- Flat No.401, 4th Floor, Fenil C.H.S. Ltd., Dhobi Ali, Tembhi Naka, Thane (W) and having permanent address at 5/501, C Wing, Bhaumansaram Naik, 746/747 Fem Apartment, Gurvar Peth, Pune-42, hereinafter referred to as the "**TRANSFEROR/S**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

1. **MR. HITESH GIRDHARLAL RACHH**, aged about 30 years, (PAN- AGGPR1506G), **AND 2. MR. GIRDHARLAL KHIMJI RACHH**, aged about 62 years, (PAN- AAPPR2371A), Indian Inhabitant, both residing at- 201, Shivkrishna Villa, Adlji Cross Road, Opp. Panchratan Soc., Dhoboi Ali, Charai, Thane (W), hereinafter referred to as the "**TRANSFEEEE/S/S**" (which expression shall unless it be repugnant to the context or meaning thereof includes their heirs, executors, administrators and assigns) of the **SECOND PART**;

WHEREAS :

1. **TRANSFEROR** herein **MR. SATISH B. NAIK** is the owner of the flat bearing **Flat No.401** admeasuring **513 Sq.Ft. Built up area** on **4th Floor**, in the society known as "**FENIL CHS. OPERATIVE HOUSING SOCIETY LIMITED**" bearing Regn. No. **TNA/(TNA)/HSG/(TC)/6447/1993-1994**, Dt.01/02/1994, standing on plot of land bearing **C.T.S. No. 109-A/3, Tika No.11**, lying, being and situated **Village-Dhobi Ali, Tembhi Naka, Thane (W)**, hereinafter referred to as "**SAID PREMISES**" and who originally purchased the Said Flat from **M/s. Panchawati Constructions** through proprietor **Shri.Rajesh Ravaji Kenia**, vide **Agreement for Sale** dated **26/11/1992** registered the same with Sub-Registrar of Assurances, Thane under **Document No.6419/1992**.
2. The **TRANSFEROR** has paid up the consideration amount payable by him towards the Said Flat to the **Builders / Developers** and has been absolute owner of the Said Flat.
3. The **TRANSFEROR** is in possession of the Said Premises as a member of the said Society and holding five Shares of **Rs.50/-** each bearing **Shares No. 136 to 140** under **Share Certificate No.28, Member Registration No. 401** and has all the rights, title and interest to deal with the Said Premises in whatever way he likes.
4. The **TRANSFEROR** has now agreed to sell the Said Premises to the **TRANSFEEEE/S** and the **TRANSFEEEE/S** has agreed



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to purchase the same from the **TRANSFEROR** on ownership basis.

5. The parties hereto have agreed upon the terms and conditions in respect of the sale of the Said Premises.
6. The parties hereto being now desirous of recording the said terms and conditions in writing.
7. The Society has no objection for this transaction and agrees to admit the **TRANSFeree/S** instead of **TRANSFEROR** herein as a member of the Society.
8. The **TRANSFEROR** now intends to sell all his rights, title, interest and benefits in Said Premises and the **TRANSFeree/S** agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.

NOW THEREFORE THIS INDENTURE WITNESSETH AND HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

1. The **TRANSFEROR** is the sole and absolute owner of the Said Premises, and it has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the **TRANSFEROR** has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the **TRANSFeree/S**.
2. The **TRANSFEROR** has not agreed to sell, transfer, alienate or encumber the Said Premises and/or any part thereof and has not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Premises and/or any part thereof to or in favour of the any other person whatsoever.
3. The **TRANSFEROR** has not received any token money, earnest money or any amount whatsoever in respect of the Said Premises to any third person/s except **TRANSFeree/S**.
4. There are no outstanding mortgages, liens and notices for acquisition in respect of the Said Premises.
5. The Said Premises is not subject matter of any pending suit or attachment before or after judgment of any court of law or authority for recovery of any debt, decial amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and/or penalties thereon.
6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Premises or any part thereof issued by court of law or other authority.



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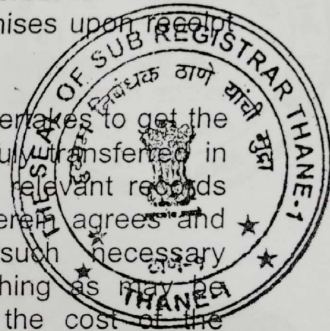
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the same will be cleared by the **TRANSFEROR** at his own cost. **TRANSFEROR** has paid up the Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, etc. and other charges payable by him to the concerned authorities as the same may be till the date hereof regarding the Said Premises. The **TRANSFeree/S** will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the Said Premises from the date of this agreement and the **TRANSFEROR** shall not be responsible to meet the same from the date of this agreement.

13. The **TRANSFEROR** has got all the rights, title and interest to sell, transfer and convey the Said Premises as the same is his self acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature and upon the Said Premises upon receipt of entire consideration amount.
14. The **TRANSFEROR** hereby agrees and undertakes to get the Said Premises along with Electric Meter duly transferred in favour of the **TRANSFeree/S** herein with relevant records and for the purpose the **TRANSFEROR** hereby agrees and undertakes to sign and execute all such necessary applications, forms, deeds, matters, and things as may be necessary at any time in future, but at the cost of the **TRANSFeree/S** herein.
15. The **TRANSFeree/S** hereby declares that all the rules, regulations in force and bye-laws of the said society will be observed by the **TRANSFeree/S**.
16. The **TRANSFeree/S** hereby declares that he had taken inspection of the Said Premises in all respect and the Said Premises is in order.
17. The **TRANSFEROR** hereby agrees to sign the various forms as per provisions of the various acts and co-operate the **TRANSFeree/S** for completing all the formalities in connection with the said matters.
18. The **TRANSFEROR** has agreed to deliver to the **TRANSFeree/S** all original documents relating to purchase of the Said Premises which are in possession of the **TRANSFEROR** and application duly signed by the **TRANSFEROR** for transfer of the Said Premises in favour of the **TRANSFeree/S**.
19. The **TRANSFEROR** undertakes to deliver vacant and peaceful possession of the Said Premises to the **TRANSFeree/S** only on receipt of full and final consideration amount.
20. The **TRANSFeree/S** shall bear the amount to be spent towards stamp duty, registration fee etc. and society transfer



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दस्तावेज क्रमांक 2003/2092
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fees shall be paid by TRANSFEROR and TRANSFEREE/S in equal proportion.

21. This Agreement is made subject to Maharashtra Ownership Flat Act, 1963 and the rules made thereunder.

SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No. 401 admeasuring 513 Sq.Ft. Built up area on 4th Floor, in the society known as "FENIL CO-OPERATIVE HOUSING SOCIETY LIMITED" bearing Regn.No. TNA/(TNA)/HSG/(TC)/6447/1993-1994, Dt.01/02/1994, standing on plot of land bearing C.T.S. No. 109-A/3, Tika No.11, lying, being situated Village- Dhobi Ali, Tembhi Naka, Thane Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED AND DELIVERED by)

the withinnamed "TRANSFEROR")

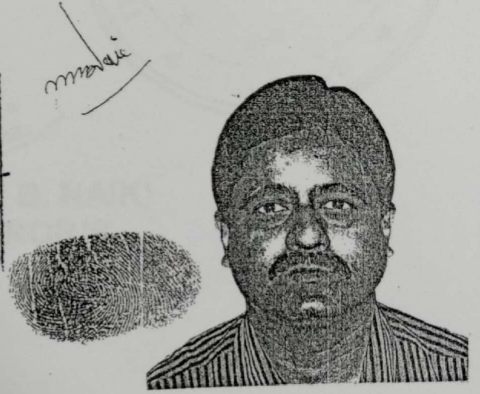
MR. SATISH B. NAIK)

in the presence of)

1.)

2. S.G. Rachh)

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दस्त क्रमांक २२३/२०१२
६/२५



SIGNED AND DELIVERED by)

the withinnamed "TRANSFEREE/S")

1. MR. HITESH GIRDHARLAL RACHH) Hitesh

2. MR. GIRDHARLAL KHIMJI RACHH) ११२२२ Gih Khimji २१२२

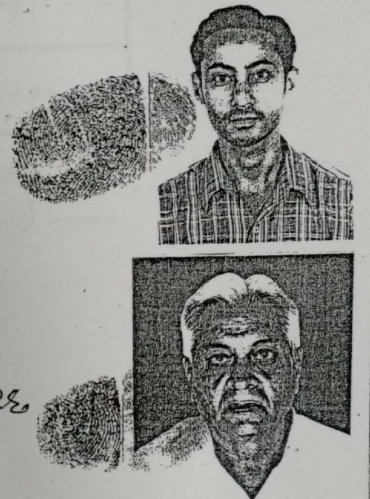
in the presence of)

1.)

2. S.G. Rachh)

प्रमाणित करण्वाक येते की, सदर दस्तावेजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत. तद्यपि छोटी/बनावट आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये होणाऱ्या कारवाईस आम्ही व्यक्तीस जबाबदार राहू.

लि. केदार Hitesh ११२२२ Gih Khimji २१२२ लि. येणार



RECEIVED with thanks from TRANSFEREE/S, MR. HITESH GIRDHARLAL RACHH & MR. GIRDHARLAL KHIMJI RACHH, a sum of Rs. 5,00,000/- (Rupees Five Lakh only) as a PART PAYMENT against the sale of Flat No. 401 admeasuring 513 Sq.Ft. Built up area on 4th Floor, in the society known as "FENIL CO-OPERATIVE HOUSING SOCIETY LIMITED" situated Village-Dhobi Ali, Tembhi Naka, Thane (W), in the following manner :

- a) Rs. 2,00,000/- (Rupees Two Lakh only) by way of Cheque No.097387, Dtd. 06/09/2011, Drawn on Union Bank of India.
- b) Rs. 2,00,000/- (Rupees Two Lakh only) by way of Cheque No.097388, Dtd. 27/09/2011, Drawn on Union Bank of India.
- c) Rs. 1,00,000/- (Rupees One Lakh only) by way of Cheque No.097395, Dtd. 01/02/2012, Drawn on Union Bank of India.

I SAY RECEIVED
Rs. 5,00,000/-



ms. Naik
(MR. SATISH B. NAIK)
TRANSFEROR/S

WITNESSES :

1. *Balk*

2. S. G. Rachh

टनन-१
दस्त क्रमांक २०३/२०१२
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F E N I L

CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the M. C. S. Act. 1960

No. TNA(TNA)/HSG/(TC)/6447/93-94

Date 1-2-1994

Share Capital Rs. 1,00,000 Divided into 2000 Shares each of Rs. 50/- or
Registration No. 401

TO CERTIFY that Shri/Smt. SATISH B. NAIK

(WEST) is the Registered Holder of (Five) Shares from No. 136

of Rs. 250/- (RUPEES TWO HUNDRED AND FIFTY ONLY

F E N I L

CO-OPERATIVE HOUSING SOCIETY

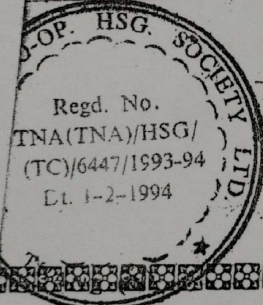
THANE (WEST)

subject to the Bye-laws of the said Society

upon each of such Shares the sum of Rupees Fifty has been paid.

IN WITNESS WHEREOF I have signed and affixed the Common Seal of the said Society at THANE (WEST)

1st Day of MARCH 1994



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Members of the Committee

P. T. (



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99/24

B. P. Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 6 of the chapter XII of the Said Act.

Permit No. V.P. 90/098

Dated 2/6 1990

Plot No. 11

C. S. No. 109, A/3

at Dhobi Ali Road, Thane (W)

By R.N. Godbole (Arch.)

for Smt. Sunanda Dwarkanath Kadav (Owner)

With reference to your application dated _____, I have to inform you as follows. You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

- No projection is allowed on the Municipal Land.
- No work is allowed within R. L. of street.
- Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
- It should be '50-00'' away from any well.
- There should be two units of septic tanks.
- The latines should be provided with flushing apparatus and over-head tank.
- The chamber should be provided with manholes and ventilating pipes having mosquito netting.
- The effluent should be passed throughout a soakage pit.
- The effluent should be of a standard composition.
0. Construction should not be occupied without obtaining the completion certificate.
1. The structural responsibility will be on the owner and the Engineer.
2. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
3. No work should be carried on without obtaining the commencement certificate from the Municipality.
4. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
5. The work should be carried out within the owner's land.
6. Rain water way shall have to be maintained to pass rain.
7. Pakka drain for waste disposal should be constructed upto municipal drain.
18. N. A. permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of the starting the construction work.
19. The owner and the Architect or Engineer is responsible for constructions.
20. Notice shall be given before 7 days of starting the constructions.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. The no objection certificate from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the land.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office SEVEN days before starting the construction work.
27. The surface drain should be maintained property before commencement of the proposed work so as to avoid drainage problems of the property in nearby future.
28. The building material or earth removed from the tenants should not be dumped or stored on municipal road.



वस्तु नं. 103/209

Date :

Seal :

Received Date of Applicant

Proprietor



COMMISSIONER
THANE MUNICIPAL CORPORATION
THANE.

Thane Municipal Corporation THANE

PLANNING AUTHORITY

Commencement Certificate No. VP No. 90/098 Date 2/5/90

Permission is hereby granted, under Section 45 of Maharashtra Regional & Town Planning Act: 1966 (Maharashtra XXXVII of 1966) :-

To,
Shri/Smt. R. N. Godbole (Arch.)
For
Smt. Sunanda Dwarkanath Kadav (Owner)
to construct proposed building on plot bearing
Tika No.11, C.S.No.109, A/3, at
Thane (West) as per your plan
dated 2-6-90



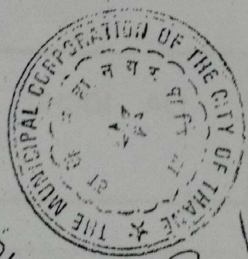
SUBJECT TO THE FOLLOWING CONDITIONS, Viz :-

	टनन-9
दस्ता	एल3/2092
	93/24

2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

PLACE :

DATE :



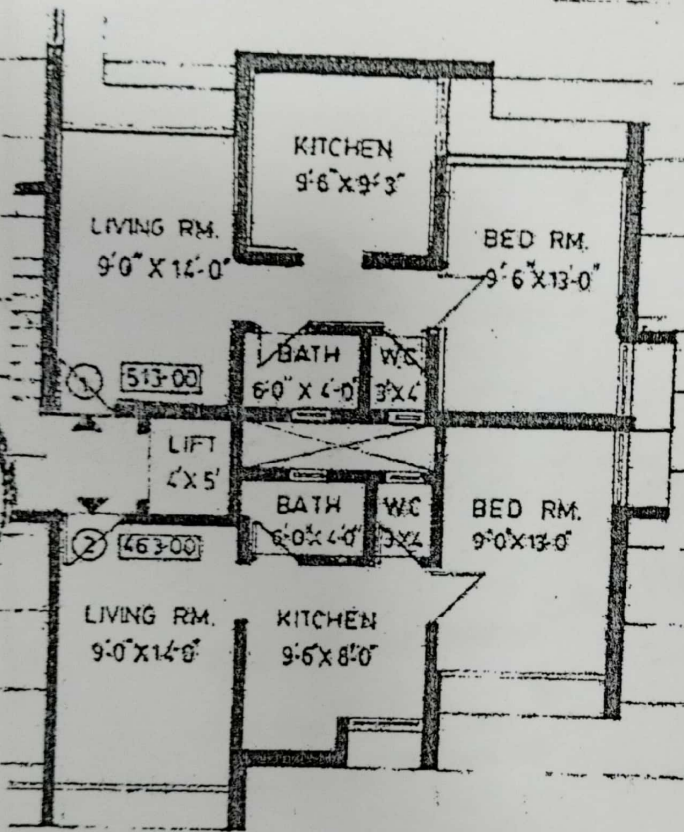
[Signature]
Commissioner
Thane Municipal Corporation
Thane.

Constructions
[Signature]
Proprietor

[Signature]
-1/4/90

689e 9eer 9e

689e 9eer 98



FLOOR :

FLAT NO. :

AREA : sq ft (b/u)

PROPOSED BUILDING AT DHOBI ALI
FOR DEEPAKBHAI

JOB NO : 104/4 '92

SCALE : 1/8" = 1'-0"

DATE : 3-11-92

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

६११९/०२

दिनांक २६-११-२०१२ सन १९०२

दस्तावेजाचा प्रकार—

हातपत्र क्र-२०६,०००/-

सादर करणाराचे नाव—

मि. ५३६,०००/-

खालीलप्रमाणे फी मिळाली:—

- नोंदणी फी
- नक्कल फी (फॉन्डो)
- पृष्ठांकनांची नक्कल फी
- म्हालखर्च
- नक्कल किंदा जापने (कलम ६४ ते ६७)
- शोध किंदा निरीक्षण
- इंड—कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नक्कल (कलम ५७) (फोटोकॉपी)
- इतर फी (मागील घानावरील) बाबत

श्री. सचि. वी. गडगुड

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१०,०००/-
२५११२

मूळ दस्त परत मिळाला

१२/११/११
दस्तावेज परत नेणाराची सही

नोंदणीकृत डाकेने पाठवले जाईल
या कायद्यान्वये देण्यात येईल.
मुख्य निबंधक

दस्तावेज खाली नाव दिलेल्या व्यक्तीला
नोंदणीकृत डाकेने पाठवावा.
हस्ताली करावा मुख्य निबंधक ठाणे - १

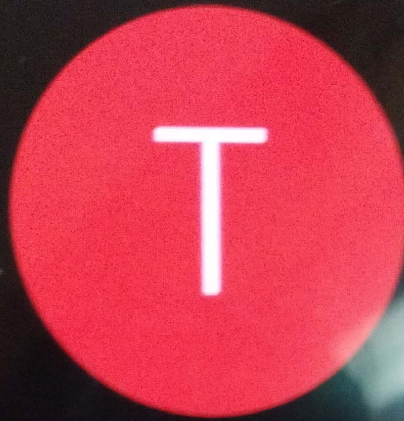


टोल-१
दस्त ८८३/२०१२
४३/२५

सादरकर्ता

11:35

86%



Trios Smita



Call



Text



Video

Contact Info



+91 70454 77373

Other



Message +91 70454 77373



Voice call +91 70454 77373



Video call +91 70454 77373

Contact settings



Reminders



Block numbers

