



06/01/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 12

दस्त क्रमांक : 472/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) माजिवडे

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	4900000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4544000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: 405, माळा नं: 4 था मजला, इमारतीचे नाव: बिल्डिंग नं. ए - 4, ब्लॉक नं: हरसिध्द पार्क ए 3 -ए 4 को ऑप हौसिंग सोसायटी लि, रोड : हरसिध्द पार्क, इतर माहिती: पोखरण रोड नं. 2,माजिवडे,ठाणे,मौजे माजिवडे,सर्वे नं. 300/3,303,304/1,360/2,सदनिकेचे क्षेत्र 423 चौ. फुट कारपेट(झोन नं.6/24-3ई-4) ((Survey Number : 300/3, 303, 304/1, 360/2 ;))
(5) क्षेत्रफळ	1) 423 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मोहम्मद शकील सलाम . . वय:-36; पत्ता:-प्लॉट नं: 104, माळा नं: 6 वा क्रॉस रोड, इमारतीचे नाव: मोस्क्यु बसवणागुडी जवळ, ब्लॉक नं: शिगोमा , रोड नं: शिवमोगगा कर्नाटक, कर्नाटक, स्:ईऑंगा. पिन कोड:-577201 पॅन नं:-AZRPS9680C
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-बिजयकेतन सत्यानंद प्रधान . . वय:-49; पत्ता:-प्लॉट नं: 405, माळा नं: 4 था मजला, इमारतीचे नाव: बिल्डिंग नं. ए - 4, ब्लॉक नं: हरसिध्द पार्क, रोड नं: पोखरण रोड नं. 2, पवार नगर, माजिवडे, ठाणे,, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AGUPP7356C 2): नाव:-चंद्रमाला बिजयकेतन प्रधान . . वय:-49; पत्ता:-प्लॉट नं: 405, माळा नं: 4 था मजला, इमारतीचे नाव: बिल्डिंग नं. ए - 4, ब्लॉक नं: हरसिध्द पार्क, रोड नं: पोखरण रोड नं. 2, पवार नगर, माजिवडे, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400610 पॅन नं:-AJJPP9834H
(9) दस्तऐवज करुन दिल्याचा दिनांक	05/01/2018
(10)दस्त नोंदणी केल्याचा दिनांक	06/01/2018
(11)अनुक्रमांक,खंड व पृष्ठ	472/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	294000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	



(जी. बी. सातदिवे)
सह दुय्यम निबंधक वर्ग - २
ठाणे क्र. १२

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बँक व कोषागार पावती
e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: PNB/AIROLI (5894) 16186042810522
 Pmt Txn id : 050118M8275 Stationery No: 16186042810522
 Pmt DtTime : 05-01-2018@10:10:33 Print DtTime: 05-01-2018@10:29:26
 ChallanIdNo: 03006172018010450485 GRAS GRN : MH0090470592017185
 District : 1201/THANE Office Name : IGR113/THN1_HQR SUB REGIS

StDuty Schm: 0030046401-75/Sale of Other NonJudicial Stamps SoS
 StDuty Amt : R 2,94,000/- (Rs Two, Nine Four, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Ordinary Collections IGR
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25/Agreement to sale/Transfer/Assignment
 Prop Mvblty: Immovable Consideration: R 49,00,000/-
 Prop Descr : FLAT NO 405,4TH FLOOR,BLDG NO A4,HARASIDDH PARKPAWAR NAGARMAJIWADE,
 THANE,Maharashtra

Duty Payer: (PAN-AGUPP7356C) BIJAYKETAN SATYANANDA PRADHAN
 Other Party: (PAN-AZRPS9680C) MOHAMMED SHAKEEL SALAM

GEETANJALI SINGH
 Bank official1 Name & Signature

Geetanjali Singh



MAHESH SHIRKE
 Bank official2 Name & Signature

Mahesh Shirke

--- Space for customer/office use --- Please write below this line ---

Mahesh Shirke

Mohammed Shakeel Salam

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AGREEMENT FOR SALE

THIS ARTICLE OF AGREEMENT made at THANE, on the 5th day of January, 2018 BETWEEN, **MR. MOHAMMED SHAKEEL SALAM**, Age about 36 years, PAN No. AZRPS9680C, Indian Inhabitant, residing at 104, 6th Cross, Behind Mosque Basavanagudi, Shimoga, Shivamogga, Karnataka, 577201, hereinafter called and referred to as the "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof means and include his legal heirs, executors, administrators, legal representatives and assigns), the **PARTY OF THE FIRST PART;**

AND

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1) **MR. BIJAYKETAN SATYANANDA PRADHAN**, Age about 49 Years, PAN No. AGUPP7356C, and 2) **MRS. CHANDRAMALA BIJAYKETAN PRADHAN**, Age about 49 Years, PAN No. AJJPP9834H, Indian Inhabitants, residing at Flat No.405, 4th Floor, Bldg. No.A-44, Harasiddh Park, Pawar Nagar, Off : Hiranandani Meadows, Thane West, 400610, hereinafter called and referred to as the **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof means and include their heirs, executors, administrators, legal representatives and assigns), the **PARTY OF THE SECOND PART;**

WHEREAS by virtue of an Agreement for Sale dated 01.09.2009, duly registered the TRANSFEROR herein had purchased and acquired from MR. UMESH H. GAUTAM, as mentioned in the Agreement for Sale dated 01.09.2009, a Residential Premises, bearing **Flat No.405**, Area admeasuring about **423 sq.ft. Carpet Area**, on **Fourth Floor**, in **Bldg. No. A-4** of the society popularly known as **HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCITY LTD.**, Smt Gladly Alwares Road, Off. Pokhran Road No.2, Viillage – Majiwade, Taluka Thane, Dist. Thane West, 400610, lying, being and situated on a piece or parcel of land bearing Survey Nos. 303, 300/3, 304/1, 360/2, within the limits of Thane Municipal Corporation, Thane, which Premises hereinafter in this Agreement for brevity's sake is referred to as **"THE SAID PREMISES"** and **"THE SAID BUILDING"**.

AND WHEREAS the Said Agreement for Sale Dated 01.09.2009, has been duly registered with the office of Sub-Registrar of Registration of Assurances of Thane, vide **Serial No.TNN1-4937/2009**, dated **01.09.2009** and has paid all the appropriate

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stamp duty and registration fees in respect of the SAID PREMISES to the concerned authorities;

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AND WHEREAS thus the TRANSFEROR became a bonafide member of the said **HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCITY LTD.**, a society registered under Registration No. **TNA/ (TNA) / HSG-TC-7991 of 1995-96 Dated 01.03.1996** and having right, title, interest and membership in respect of the SAID PREMISES, which society hereinafter in this Agreement, for brevity's sake is referred to as "**THE SAID SOCIETY**" and being the member of the said Society, the TRANSFEROR is holding 5 (Five) shares of Rs.50/- (Rupees Fifty) each of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) , bearing **Share Certificate No.26**, having distinctive Nos. **126 to 130**, both inclusive, issued by the said Society, (hereinafter referred to as "**THE SAID SHARES**"), bearing member's registration No.26, and thus Transferor has clear and marketable title in respect of the SAID PREMISES and the TRANSFEROR is well and sufficiently entitled to the SAID PREMISES and has absolute right and power to hold, occupy and deal with and dispose of the SAID PREMISES and every part thereof.

AND WHEREAS the SAID PREMISES along with adjacent Flat No.404 were purchased by **MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA** vide **AGREEMENT FOR SALE** dated 11.03.1993 from **M/s. HARASIDDH BUILDERS**. The said agreement is common for both flats bearing nos.404 & 405 and the said **AGREEMENT FOR SALE** was registered with a **DEED OF CONFIRMATION** dated 23.12.1995 between **M/s. HARASIDDH BUILDERS**, being the Promoters as One Part and **MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT**

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MEHTA, the Purchasers, as the Other Part, with the office of Sub-Registrar of Registration of Assurances of Thane, vide Registration Serial No.TNN1-296/1996, dated 11.01.1996 and has paid all the appropriate stamp duty and registration fees in respect of the SAID PREMISES to the concerned authorities;

AND WHEREAS, the AGREEMENT FOR SALE dated 11.03.1993, between M/s. HARASIDDH BUILDERS, being the Promoters as One Part and MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA, the Purchasers, as the Other Part is common for both flats bearing nos.A-4/404 & A-4/405, and subsequently MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA have sold flat No.A-4/404 to MR. ANGELO FRANCIS CARVALHO vide Agreement dated 19.08.2003 duly registered on 30.09.2003. Since MR. ANGELO FRANCIS CARVALHO has availed loan from HDFC and therefore the original sets of the AGREEMENT FOR SALE dated 11.03.1993 along with DEED OF CONFIRMATION dated 23.12.1995 between M/s. HARASIDDH BUILDERS, being the Promoters as One Part and MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA, the Purchasers, as the Other Part, are with HDFC. Accordingly, MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA, being the First Purchasers from the Promoters, M/S. HARASIDDH BUILDERS have obtained the copy of the Agreement for Sale and Deed of Confirmation, duly certified by the then Sub-Registrar, Thane – 1 on 25.08.2009. This certified copy issued by the then Sub-Registrar, Thane – 1, dated 25.08.2009 is as good as original and be produced before any authorities for the required purpose such as finance against the SAID PREMISES.

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UIMESH H. GAUTAM, the then Other Part, has purchased the SAID	
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AND WHEREAS MR. UIMESH H. GAUTAM, the then Other Part, has purchased the SAID PREMISES from MRS. HIRA CHANDRAKANT MEHTA AND MR. CHANDRAKANT MEHTA, the then TRANSFERORS, being the then First Part, vide Agreement for Sale Dated 26.07.2007, has been duly registered with the office of Sub-Registrar of Registration of Assurances of Thane, vide their **Serial No.TNN1-5934/2009, dated 01.09.2009** and has paid all the appropriate stamp duty and registration fees in respect of the SAID PREMISES to the concerned authorities.

AND WHEREAS THE TRANSFEROR in the circumstances aforesaid is entitled to sell, transfer, convey and assign all his right, title and beneficial interest in the SAID PREMISES, i.e, Flat No.A-4/405 on 4th floor of the SAID SOCIETY and also the SAID SHARES in favour of the TRANSFEREES.

AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same, approached to the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that;

- a. There are no suit, litigation, civil or criminal or any other proceedings pending as against the Seller/ TRANSFEROR personally affecting the SAID PREMISES;
- b. That The TRANSFEROR had obtained a loan from Dewan Housing Finance Corporation Ltd., vide Loan A/c. No. THN/030886 and thus, had mortgaged the SAID PREMISES with them and had created charge over the SAID PREMISES. However, The TRANSFEROR has paid the total outstanding

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amount and obtained the receipt thereof, closure letter and list of documents, as annexed herewith.

- c. The TRANSFEROR has paid all necessary charges of whatsoever nature in respect of the SAID PREMISES and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the SAID PREMISES;
- d. Except the above charge of the Financer, as mentioned hereinabove, 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 TRANSFEREES and the TRANSFEROR has all the right, and interest to enter into this Agreement with the TRANSFEREES on the various terms and conditions as stated herein;
- e. Except the above referred loan, if there are any previous dues, pending and/or balance to pay to any authority, in respect of the SAID PREMISES till handing over the possession, and if there is any defect in title of the SAID PREMISES, he shall be solely responsible for that and he shall indemnify and keep indemnified the TRANSFEREES in respect thereof.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the SAID PREMISES and right, title and interest in and upon the SAID PREMISES and also along with the benefits of the membership including the said Shares to be issued by the Society of the SAID PREMISES of the said

Society for a total consideration of **Nine Lakhs only**).

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of Rs.49,00,000/- (Rupees Forty Nine Lakhs only)	
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AND WHEREAS after considering the said offer from all angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and has thus decided to reduce the terms and conditions of the said Agreement into writing, as follows :-

AND NOW THEREFORE THIS AGREEMENT WITNESSETH
AND IT IS HEREBY MUTUALLY AGREED BY AND
BETWEEN THE PARTIES HERETO AS UNDER :-

1. The TRANSFEROR does hereby agree to sell, assign and transfer and the TRANSFEREES do hereby agree to purchase and acquire the right, title and interest in and upon the SAID PREMISES bearing **Flat No.405**, Area admeasuring about **423 sq.ft. Carpet Area**, on **Fourth Floor**, in **Bldg. No. A-4** of the society popularly known as **HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCITY LTD.**, Smt Gladys Alwars Road, Off. Pokhran Road No.2, Viillage - Majiwade, Taluka Thane, Dist. Thane West, 400610, within the limits of Thane Municipal Corporation, Thane, for a total consideration of **Rs.49,00,000/- (Rupees Forty Nine Lakhs only)**, along with the right, title and interest in and upon the SAID PREMISES and also together with the benefits of membership and share etc.
2. That, the TRANSFEREES have paid the total consideration amount of **Rs.49,00,000/- (Rupees Forty Nine Lakhs only)** to the TRANSFEROR in the following manner :-

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14. The TRANSFEROR shall hand over all the original document, in respect of the Said Premises i.e. Original Previous Chain Agreement, No Dues Certificate of **Dewan Housing Finance Corporation Ltd. Thane**, Society's NOC, recent Society maintenance receipt, Electricity Bills, tax receipt, and/or any other relevant documents in respect of the said premises to the TRANSFEREES at the time of execution of these presents.
15. It is mutually agreed by and between the parties that the Charges of Stamp duty, and Registration Fees shall be borne and paid by the TRANSFEREES alone and the Charges of this Agreement, Applications, Deeds, Legal Charges, Whatsoever for legal Transfer of the right, title and interest of the SAID PREMISES in favour of the TRANSFEREES including society Transfer fees and charges for transfer of membership of any facilities available, shall be paid by both the parties in equal proportion.
16. This Agreement shall always be subject to Maharashtra Ownership of Flats Act, 1963 and rules made therein.

SCHEDULE OF THE PROPERTY AGREED TO BE TRANSFERRED

ALL THAT PIECE AND PARCEL of Residential Premises bearing Flat No.405, Area admeasuring about 423 sq.ft. Carpet Area, on Fourth Floor, in Bldg. No. A-4 of the society popularly known as HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCIETY LTD., Smt Gladly Alwares Road, Off. Pokhran Road No.2,

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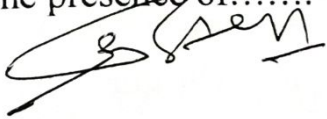
Thane West, 400610, on piece and parcel of land bearing Survey Nos. 303, 300/3, 304/1, 360/2, Village - Majiwade, Taluka - Thane, Dist. Thane, within the limits of Thane Municipal Corporation, Thane and in the Registration District and Sub-Registration District of Thane,

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.

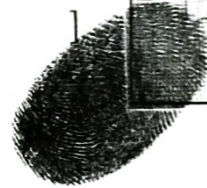
SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEROR"
MR. MOHAMMED SHAKEEL SALAM

in the presence of.....

1.



2.



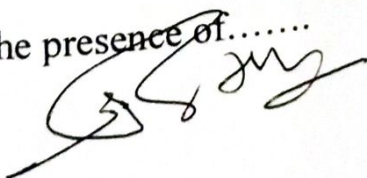
SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEREES"

1) **MR. BIJAYKETAN SATYANANDA PRADHAN**

2) **MRS. CHANDRAMALA BIJAYKETAN PRADHAN**

in the presence of.....

1.



2.



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THANE MUNICIPAL CORPORATION, THANE.

(Population No. 299)
Occupancy Certificate

32



21

V. P. No. 290/

TMC / TDD / 1095

Date 17/8/76

M/s. Cupte Vadhavkar & Associates (Arch.)

Airchar Apartment, 1st Floor,

Edolji Road, Charai, Thane - 400 012.

of Shri. S.K. Pawar (Owner)

Sub: Occupancy Certificate for Block 'A' on P
bearing S.No. 300/1, 302, 304/1, 300/2 at
Mauj. Majiwada, Thane.

Ref: V. P. No. 290.

- 1) Your Letter No. 15/7/05
- 2) Revised Approval plan No. 17/7/05 dated 17/7/76

The part/full development work / erection / re-erection of structure in/of building / part building
E-1 situated at _____ Road/Street.

Plot No. _____ Sector No. _____ No. 10, 300/2 / 14 P. No. 300, 2, 301.

TPS No. Majiwada under the supervision of _____ Licensed
Surveyor/Engineer/Structural Engineer/Superintendent/Architect / Licence No. 0782/5667.

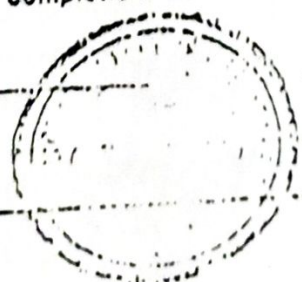
to be occupied on the following conditions.

Conditions: - 2/2/20

Requirements of Plan mentioned in Letter No. TMC/TDD/490 dated 17/6/76 should be comply with the submission of the former revised plan.

साथधातु

of certified completion plan is returned with



दन न-१
दस्त क्र. १३७/२०० ९
१६/३३



By: City Engineer,
(Planning & Development)
Municipal Corporation of
the city of Thane.

ector of Thane. (S) THE OWNER.
Mun. Commissioner, Zone. TMC

दन न-१

टनन 92



Date 17/11/2007

300/1/1/300/1/ टनन-9

Associaes (brick)

32
Rubbach

S.R. Pawar Counselor

In reference to your application dated 5.8.07 I have to inform you as follows, you have been allowed to construct the works as per accompanying plans and on the conditions, and on the land owned by you

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1. No construction is allowed on the Municipal Land.

2. No construction is allowed within R. L. of street.

3. Public Tank privies should be constructed as per Govt.'s approved plan.

4. It should be 50-00" away from any Well.

5. It should be two units of septic tanks

6. It should be provided with flushing apparatus and over-ight tank.

7. Chamber should be provided with manholes and ventilating pipes having mosquito proof wire

8. Effluent should be passed throughout a soakage pit.

9. Effluent should be of a standard composition.

10. No construction should not be occupied without obtaining the completion certificate.

11. Structural responsibility will be on the owner and the Engineer.

12. C wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.

13. Work should be carried on without obtaining the commencement certificate from the Municipality

14. Work should be commenced within one year from the date of permission otherwise permission

15. Work should be carried out within the owner's land.

16. Effluent pipe should be maintained to pass rain.

17. Provision for waste disposal should be constructed upto municipal drain.

18. Permission from the Revenue Authorities for the proposed work be obtained and produced

19. Work should be started after the starting the construction work.

20. Owner and the Architect or Engineer is responsible for constructions.

21. Work should be given before 7 days of starting the construction.

22. Municipality is not responsible to supply water for domestic or any other use.

23. Permission in writing, should be given to this office when the construction, particularly buffer walls,

24. Above the plinth level and the construction should not be proceeded further unless and until the

25. Certificate is obtained from this office.

26. No objection certificate from the tenants residing in the structure shown in the plan should

27. be furnished to the municipal authorities before lifting out the proposed building on the

28. land.

29. Occupation Certificate for the proposed building will not be granted unless the house drainage

30. is connected to the Municipal Main Sewer lines to the satisfaction of Municipal

31. authorities for completion/occupation certificate shall be accompanied with the plan as per

32. condition laid down on the site.

33. Environmental permission under Maharashtra Land Use/Regulation and 1986 shall be submitted in

34. 45 days before starting the construction work.

35. Effluent drain should be maintained properly before commencement of the proposed work so as

36. to avoid drainage problems of the property in nearby future.

37. Building material or earth removed from the tenancy should not be dumped

38. on the road.

टनन-9
दस्तावेज क्रमांक 300/200
33



TRUE COPY



टनन १२	
क्र. ४७२	२०१६
FORM NO. 2	३२



Thane Municipal Corporation
THANE
 PLANNING AUTHORITY

टनन-१
2000

Common Joint Certificate No. V.P. 298 Dated 19/12/97

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

Mr. Smt. Subhash Gupta & Associates (Pvt. Ltd.)

Mr. Smt. S.R. Pawar (Owner)

to construct buildings on plot bearing S.N. 8.000/3, 300, 304/1 & 300/2 of Village Tajiwale, Thane. As per form required under the laws and application dated 5.8.97

टनन-१
दस्त क्रमांक ४३७/२००९
१८/३७

SUBJECT TO THE FOLLOWING CONDITIONS, viz



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



For Administrative / Commissioner
 Municipal Corporation

HARASIDDH PARK BLDG. NO. A-3/A-4 CO-OP. HOUSING SOCIETY LTD.

Regn. No. TNA (TNA) / HSG - TC 7991 of 1995-96 dt. 1/3/96

S. No. 303, 300/3, 304/1, 360/2, Smt. Gladly Alwares Road, Off Pokhran Road No. 2,
Village Majiwade, Taluka Thane, Dist. Thane (W).

27

Authorised Share Capital Rs. 16,70,000/- Divided into 33,400 Shares Each of Rs. 50/- Only
Member's Regn. No. 27

This is to Certify that Smt. HIRA C. MEHTA

SHRI CHANDRAKANT H. MEHTA

of A4/405 is the Registered Holder of Five Shares From Nos. 131

to Nos. 135 of Rs. 50/- (Fifty) each in the Harasiddh Park Bldg. No.

A-3 / A-4 Co-operative Housing Society Ltd., S. No. 303, 300/3, 304/1, 360/2,

Smt. Gladly Alwares Road, off Pokhran Road No. 2, Village Majiwade, Taluka Thane,

Dist. Thane (W) subject to the Bye-Laws of the said Society and that upon each of such

Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Thane this 20th day of April 1997

[Signature]
Chairman

[Signature]
Hon. Secretary

Hon. Treasurer or M. C. Member

ट न न १२	
दस्ता क्र. २७२	२०१६
२८	१२



टन न १२	
दस्त क्र. ४७२	२०१८
२७	३२



Memorandum of the transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body / Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded
1	1/09/10 	DR. MR. UMESH H. GAURAM 	4	5
2	09/02/2010 	MR. MOHAMMED SHAKEL SALAM 	SRNO 67-132	
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AGUPP7356C

नाम /NAME

BIJAYKANT S PRADHAN

पिता का नाम /FATHER'S NAME

SATYANANDA PRADHAN

जन्म तिथि /DATE OF BIRTH

10-02-1968

हस्ताक्षर /SIGNATURE

आयकर अधिकारी (कंप्यूटर कोष)

Commissioner of Income Tax (Computer Operations)

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHAKEEL M S

ABDUL SALAM

12/11/1981

Permanent Account Number

AZRPS9680C

Signature



Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

CHANDRAMALA B PRADHAN

P B PRADHAN

05/01/1969

Permanent Account Number

AJJPP9834H

Signature

Signature

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AFHPR6474H

नाम /NAME

SANJIV SURENDRA ROTY

पिता का नाम /FATHER'S NAME

SURENDRA PANDHARINATH ROTY

जन्म तिथि /DATE OF BIRTH

02-07-1965

हस्ताक्षर /SIGNATURE

P.R.Sharma

आयकर अधिकारी (कंप्यूटर कोष)

Commissioner of Income-tax (Computer Operations)

Signature

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

DR UMESH N DATTA

H R MISTRY

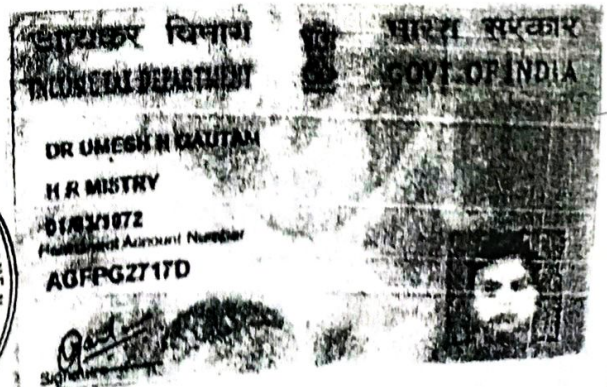
01/01/1972

Permanent Account Number

AGFPG2717D

Signature

ट न न १२	
दस्त क्र. ४०२	२०१६
	३२





06/01/2018 10 39:59 AM

दस्त गोपवारा भाग-2

टनन12

३२/३२

दस्त क्रमांक:472/2018

दस्त क्रमांक :टनन12/472/2018

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मोहम्मद शकील सलाम . . पत्ता:प्लॉट नं: 104, माळा नं: 6 वा क्रॉस रोड, इमारतीचे नाव: मोस्क्यु बसवणागुडी जवळ, ब्लॉक नं: शिगोमा, रोड नं: शिवमोगगा कर्नाटक, कर्नाटक, स्:ईआंगा. पॅन नंबर:AZRPS9680C	लिहून घेणार वय :-36 स्वाक्षरी:-		
2	नाव:विजयकेतन सत्यानंद प्रधान . . पत्ता:प्लॉट नं: 405, माळा नं: 4 था मजला, इमारतीचे नाव: विल्डिंग नं. ए - 4, ब्लॉक नं: हरसिध्द पार्क, रोड नं: पोखरण रोड नं. 2, पवार नगर, माजिवडे, ठाणे., महाराष्ट्र, ठाणे. पॅन नंबर:AGUPP7356C	लिहून घेणार वय :-49 स्वाक्षरी:-		
3	नाव:चंद्रमाला विजयकेतन प्रधान . . पत्ता:प्लॉट नं: 405, माळा नं: 4 था मजला, इमारतीचे नाव: विल्डिंग नं. ए - 4, ब्लॉक नं: हरसिध्द पार्क, रोड नं: पोखरण रोड नं. 2, पवार नगर, माजिवडे, ठाणे, महाराष्ट्र, ठाणे. पॅन नंबर:AJJPP9834H	लिहून घेणार वय :-49 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:06 / 01 / 2018 10 : 20 : 25 AM

ओळख:-
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:उमेश एच गौतम . . वय:45 पत्ता:मानपाडा ठाणे. पिन कोड:400610		
2	नाव:मजिब रोटे . . वय:52 पत्ता:माजिवडे ठाणे पिन कोड:400610		

शिक्षा क्र.4 ची वेळ:06 / 01 / 2018 10 : 22 : 40 AM

शिक्षा क्र.5 ची वेळ:06 / 01 / 2018 10 : 22 : 48 AM नोंदणी पुस्तक 1 मध्ये

JSRTHANE12

EPayment Details.

sr. 1 Epayment Number
MH009047059201718S

प्रमाणित करण्यात येते की
दस्त क्र. ४७२ / २०१८ मध्ये
३२ पाने आहेत.
सदर दस्त पुस्तक क्र. ९ वर नोंदला.

Defacement Number
0005030452201718

(जी.बी. सासदिघे)
सह दुय्यम निबंधक ठाणे क्र. ९२
दि. ६/१/२०१८

Know Your Rights as Registrants



472/2018

Sharad Madhukar Mali

Advocate High Court & Trademark Attorney

Prop. **LDM Legal**

Advocates & Legal Consultants

Phone: 9137544920, 8779690541

LDML/TSR/COSMOS/0317/2023-24

Dates: 17/02/2024

To,
The Cosmos Co-operative Bank Ltd.
GHODBANDER ROAD BRANCH

Sub: - Search and Title report for property being, Flat No. 405 on the 04th Floor, Adm. area 423 Sq. Ft. Carpet Area, Building No. A-4 Of the Society known as "HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCIETY LTD." Constructed on Survey No. 303, 300/3, 304/1, 360/2 lying being situated at Village - Majiwade, Taluka & District - Thane.

- 1) Name of the Branch: GHODBANDER ROAD BRANCH
- 2) Name of the Borrower: Mr. Bijayketan Satyananda Pradhan & Mrs. Chandramala Bijayketan Pradhan

(Mention its constitution when Borrower is company /partnership/ LLP) and also mention the details of its directors/partners/designated Partners)

3) Documents Seen:

I have perused the following documents for the purposes of furnishing this legal opinion.

Sr. No.	Document Number	Execution/ Date of Document	Original/Attested Copy/Photocopy/Duplicate and Particulars of the document
1	Agreement For Sale executed between Mr. Mohammed Shakeel Salam AND Mr. Bijayketan Satyananda Pradhan & Mrs. Chandramala Bijayketan Pradhan	05/01/2018	Certified Copy
2	Registration Receipt No. 483/2018	05/01/2018	Photocopy
3	Index II	06/01/2018	Photocopy
4	Rectification Deed executed between Mr. Umesh H. Gautam AND Mr. Mohammed Shakeel Salam	05/01/2018	Photocopy
5	Registration Receipt No. 482/2018	05/01/2018	Photocopy

6	Index II	06/01/2018	Photocopy
7	Agreement For Sale executed between Mr. Umesh Hargun Gautam AND Mr. Mohammed Shakeel Salam	01/09/2009	Photocopy
8	Registration Receipt No. 5046/2009	01/09/2009	Photocopy
9	Index II	01/09/2009	Photocopy
10	Agreement For Sale executed between Mrs. Hira C. Mehta & Mr. Chandrakant H. Mehta AND Mr. Umesh H. Gautam	26/07/2001	Photocopy
11	Registration Receipt No. 5134/2001	09/08/2001	Photocopy
12	Deed Of Confirmation executed between M/s. Harasiddh Builders And Developer Pvt. Ltd. Mrs. Hira C. Mehta & Mr. Chandrakant H. Mehta	23/12/1995	Photocopy
13	Registration No. 296/1996	11/01/1996	Photocopy
14	Agreement executed between M/s. Harasiddh Builders And Developer Pvt. Ltd. AND Smt. Hira C. Mehta & Shri. Chandrakant H. Mehta	11/03/1993	Photocopy
15	Title Certificate issued by Local Advocate	05/01/1988	Photocopy
16	Typical Floor Plan	-----	Photocopy
17	Commencement Certificate bearing No. VP/298/1987 dated 19/12/1987 issued by TMC	19/12/1987	Photocopy
18	Occupancy Certificate issued by TMC	17/08/1996	Photocopy
19	NA Order issued by Collector Of Thane	21/12/1982	Photocopy
20	ULC Order by Deputy Collector & Competent Authority, Thane Urban Agglomeration	30/04/2001	Photocopy
21	NOC issued by Society	31/08/2009	Photocopy



22	Share Certificate NO. 27 in the name of Mrs. Hira C. Mehta & Mr. Chandrakant H. Mehta	20/03/1997	Photocopy
23	List Of Documents issued by DHFC Ltd.	06/08/2014	Photocopy
24	No dues Certificate issued by DHFC Ltd. in the name of Mr. Mohammed Shakeel Salam	12/01/2016	Photocopy

4) DESCRIPTION OF PROPERTY/PROPERTIES/NATURE OF TITLE:

1.	Name of the owner/ Mortgagor	Mr. Bijayketan Satyananda Pradhan & Mrs. Chandramala Bijayketan Pradhan
2.	Extent of area	Adm. area 423 Sq. Ft. Carpet Area
3.	Survey No/ Gat No./CST No.	Survey No. 303, 300/3, 304/1, 360/2
4.	Is property leasehold/freehold/Govt. grant etc.	Freehold
5.	Nature of property	Flat
6.	Location	Village - Majiwade, Taluka & District - Thane
7.	Boundaries on or towards for the Plot/flat	As mentioned in Agreement
8.	Confirmed the boundaries of the flat/plot as per approved plan and as per title deed.	As mentioned in Agreement

5) Trace of Title/History of passing of title. Details of antecedent title deeds.

FLOW OF TITLE

After going through all the document for search Report made available with us we find the 1) SMT SAVITRI SHANKAR PAWAR (since deceased), (2) SHRI VINAYAK SHANKAR PAWAR, (3) SMT SINDHU VINAYAK PAWAR, (4) SHRI GAJANAN SHANKAR PAWAR, (5) SMT ROHINI GAJANAN PAWAR, (6) SHRI SADANAND SHANKAR PAWAR, (7) SHRI PRADEEP SHANKAR PAWAR, (8) KUM, SHILPA SURESH SALVI. (9) KUM. SHITAL SURESH SALVI and (10) KUM. SHALAYA SURESH SALVI then minors respectively aged 9, 6 and 5 years by the hands of their father and natural guardian SHRI SURESH SHANKAR SALVI, (11) SMT. ANURADHA PRAMOD SALVI (14) 31. SULBHA SHIVAJI AMBRE, (13) SMT. SUNDRABAI SHAHU PAWAR. (14) SHRI DILIP SHAHU PAWAR, (15) SMT. VASUDHARA DILIP PAWAR, (16) SMT. CHH SUDHAKAR SAWANT. (17)

SMT. SHARMILA ASHOK SAWANT. (18) KUM. PRATIBHA PANDURANG JADHAV. (19) SMT. RAJASHRI RAJARAM JADHAV, (20) KUM. KALPANA SHAHU PAWAR, (21) KUM. USHA SHAHU PAWAR, then minor aged 15 years by the hand of her eldest brother and guardian SHRI DILIP SHAHU PAWAR, (22) KUM. REKHA SHAHU PAWAR disabled and as such by her eldest brother and guardian SHRI DILIP SHAHU PAWAR, (23) SHRI VISHNU SHANKAR PAWAR. (24) SMT. SHARDA VISHNU PAWAR. (25) SHRI SUDHIR VISHNU PAWAR, (26) SHRI SATISH VISHNU PAWAR, (27) SMT, APARNA JAYWANT SHIRKE, (28) KUM. SUNITA VISHNU PAWAR, (29) SMT. SITABAI BHAU PAWAR, (30) SMT ----- MADHUKAR KADAM, (31) KUM. JAYASHRI BHAU PAWAR, (32) KUM ASHA AHAU PAWAR, (33) SHRI RAMESH BHAU PAWAR, (34) SHRI SURESH BHAU PAWAR, (35) SHRI VILAS BHAU PAWAR, (36) SHRI SANTOSH BHAU PAWAR, (37) MASTER SANDEEP BHAU PAWAR then minor aged 15 years, by the haod of his eldest brother and Guardian SHRI RAMESH BHAU PAWAR are the Original Owners of property bearing Survey No. 303, 300/3, 304/1, 360/2 Adm. Area 26,401.18 Sq. Mtrs. lying bearing situated at Village - Majiwade, Taluka & District - Thane.

By Agreement Dated 07/08/1984. executed between the said SMT SAVITRI SHANKAR PAWAR & Ors. (Owners) have agreed to sell the said property bearing Survey No. 303, 300/3, 304/1, 360/2 Adm. Area 26,401.18 Sq. Mtrs. lying bearing situated at Village - Majiwade, Taluka & District - Thane to M/s. Reliance Builders on the terms and condition mentioned therein.

After execution of the said Agreement dated 07/08/1984 the aforesaid Smt. Savitri Shankar Pawar died intestate at Thane on or about 28/02/1986 leaving behind surviving her as her only heirs and next of kin entitled to succeed to her estate and effects including her share in the said property, the aforesaid Shri Vinayak Shankar Pawar, Shri Gajanan Shankar Pawar, Shri Sadanand Shankar Pawar, Shri Pradeep Shankar Pawar, Smt. Anuradha Pramod. Salvi, Smt Sulbha Shivaji Ambre, and Kum. Shilpa Suresh Salvi, Kum. Shital Suresh Salvi & Kum. Shalaka Suresh Salvi all of whom already being parties to the said Agreement dated 07/08/1984.

The Usha Shahu Pawar and Sandeep Bhau Pawar two of the Owners aforesaid both being, minors at the time of execution of the said Agreement dated- 07/08/1984 have since respectively attained majority and rstified the said Agreement.

By an order dated 30/04/1981 issued by the Competent Authority. Thane Urban Agglomeration, under section 8(4) of the Urban Land, (Celling: and Regulation) Act.1976 the aforesaid property is declared to be within the ceiling Limit and untitled to be retained by: the Owners.

By an Order dated 21/12/1982 bearing, No. REV/DESK/ 1/NAP/VII SR/823, the authorities under the Maharashtra Land, Revenue Code have sanctioned non-agricultural user of the aforesaid property

SEARCH REPORT

Flat No. 405 on the 04th Floor, Adm. area 423 Sq. Ft. Carpet Area, Building No. A-4 Of the Society known as "HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCIETY LTD." Constructed on Survey No. 303, 300/3, 304/1, 360/2 lying being situated at Village - Majiwade, Taluka & District - Thane.

OWNER: Mr. Bijayketan Satyananda Pradhan & Mrs. Chandramala Bijayketan Pradhan

THIS IS TO CERTIFY THAT our search clerk has taken search in respect of the above said property for the period of 30 years in the Office of Sub-Registrar Thane, which is as follows:

Year	Transaction
1995	Entry Index II Deed Of Confirmation Dated 23/12/1995 Flat No. 405 on the 04 th Floor, Adm. area 423 Sq. Ft. Carpet Area, Building No. A-4 Of the Building known as "HARASIDDH PARK" Constructed on Survey No. 303, 300/3, 304/1, 360/2 lying being situated at Village - Majiwade, Taluka & District - Thane. M/s. Harasiddh Builders And Developer Pvt. Ltd. To Mrs. Hira C. Mehta & Mr. Chandrakant H. Mehta Under Sr. No. TNN-1/P-296/1995 Dated - 11/01/1996
1996	NIL
1997	NIL
1998	NIL
1999	NIL
2000	NIL
2001	Entry Index II Agreement For Sale Dated 26/07/2001 Flat No. 405 on the 04 th Floor, Adm. area 423 Sq. Ft. Carpet Area, Building No. A-4 Of the Society known as "HARASIDDH PARK A-3/A-4 CO-OPERATIVE HOUSING SOCIETY LTD." Constructed on Survey No. 303, 300/3, 304/1, 360/2 lying being situated at Village - Majiwade, Taluka & District - Thane. Mrs. Hira C. Mehta & Mr. Chandrakant H. Mehta To Mr. Umesh H. Gautam Under Sr. No. TNN-1/5134/2001 Dated - 09/08/2001
2002	NIL
2003	NIL