

751-186

महाराष्ट्र शासन- नोंदणी व मुद्रांक विभाग

938E	9	32
2019		

- मुल्याकन अहवाल सन २०१५
अनुच्छेद
१. दस्ताचा प्रकार Agreement
 २. सादरकर्त्याचे नाव :- Shrawan T. Ray
 ३. तालुका Vasai गावाचे नाव :- Mamichapur
 ५. नगरभूमापन क्रमांक/सर्वे नं. 97A/2
 ६. मूल्य दरविभाग (झोन) :- खिला १०-५ उपविभाग :- 40200 Sa.mtr
 ७. मिळकतीचा प्रकार :- खुली जमीन/निवासी/कार्यालय/दुकान/औद्योगिक/-----
 ८. दस्तात नमूद केलेल्या मिळकतीचे क्षेत्रफळ 355 कारपेट/बिल्टअप/सुपरबिल्टअप/चौ.फुट/चौ. मीटर
 ९. कार पार्किंग :- गच्ची: ----- पोटमाळा: -----
 १०. मजला क्रमांक :- Second उद्वाहन सुविधा: -----
 ११. बांधकाम वर्ष :- -----
 १२. बांधकाम प्रकार :- आर.सी.सी./इतर पक्के/अर्ध पक्के/कच्चे
 १३. बाजार मूल्य तक्त्यातील मार्गदर्शक सूचना क्र. ----- ज्यान्वये दिलेली वाढ /घट
 १४. लिह अँड लायसेन्स दस्त : १. अनामत रक्कम/आगावू भाडे -----
२. प्रतिमाह भाडे रक्कम -----
३. कालावधी -----
 - १५ निर्धारित केलेले बाजारमूल्य : 18 38 500/-
 १६. दस्तामध्ये दर्शविलेला मोबदला : 23 00 000/-
 १७. देय मुद्रांक शुल्क : 13 80 00 ८. भरलेले मुद्रांक : 13 80 00/-
 १९. देयक नोंदणी फी : 23 00 00/-

लिपिक सह दुय्यम निबंधक

प्रतिज्ञा/घोषणापत्र

- मी/आम्ही १) श्री/श्रीमती Shrawan T. Ray
२) श्री/श्रीमती Ruby S. Ray
३) श्री/श्रीमती -----

सत्य प्रतिज्ञेवर कथन करितो की, दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणाऱ्याने कोठेही विक्री, गहाण, दान, लीज, मुखत्यार, पोटणी वा इतर अन्य प्रकारे कोठेही जडजोखमामध्ये गुंतविलेली नाही. यांची नोंदणी कायदा- १९०८ मधील असणाऱ्या शोध (search) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. या बाबत सुद्धा अभिलेख पाहून खात्री करून घेतलेली आहे. या मिळकती बाबत काही वाद उत्पन्न झाल्यास त्याची सर्वस्वी जबाबदारी माझी/आमची राहिल याची मी/आम्ही हमी देतो.

१. Sarwan
२. रुबी राय
३. -----



93-ए 2 3 घोषणापत्र / शपथपत्र
१ २०१९

आम्ही खालील सही करणार मा. नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक, म. रा. पुणे यांचे दिनांक ३०/११/२०१३ रोजीचे परिपत्रक वाचून असे घोषित करतो की, नोंदणीसाठी सादर केलेल्या दस्तऐवजामधील मिळकत ही फसवणूकीद्वारे अथवा दुबार विक्री होत नाही याचा आम्ही अभिलेख शोध घेतलेला आहे. दस्तातील लिहून देणारे/कुळमुखत्यारधारक खरे असून याची आम्ही स्वतः खात्री करून या दस्तासोबत दोन प्रत्यक्ष ओळखणारे इसम स्वाक्षरीसाठी घेऊन आलो आहे.

सदर नोंदणीचा दस्तऐवज निष्पादित करताना नोंदणी प्रक्रियेनुसार आमच्या जबाबदारीने आम्ही दस्तातील मिळकतीचे मालक/वारस हक्कदार/कब्जेदार हितसंबंधीत व्यक्ती यांची मालकी (Title) तसेच मिळकतीचे मालकाने नेमून दिलेल्या कुळमुखत्यारधारक (P.A. Holder) लिहून देणार हे हयात आहेत व उक्त कुळमुखत्यारपत्र अद्यापही अस्तीत्वात आहे व ते आजपावतो रद्द झालेले नाही याची आम्ही खात्री देत आहोत. तसेच सदरची मिळकत शासन मालकीची नाही व मिळकतीत इतर हक्क, कर्ज, बँक बोजे, विकसन बोजे, शासन बोजे व कुळमुखत्यारधारकांनी केलेले व्यवहाराच्या अधीन राहून आम्ही आमच्या आर्थिक व्यवहार पूर्ण करून दस्तऐवज साक्षीदारा समक्ष निष्पादित केलेला आहे.

या दस्ताऐवज नोंदणी प्रक्रियेमध्ये जोडण्यात आलेले पूरक कागदपत्रे हे खरे आहेत व मिळकतीचा हस्तांतरणबाबत कोणत्याही मा. न्यायालय/शासकीय कार्यालयाची मनाई नाही. तसेच महाराष्ट्र नोंदणी नियम १९६१ चे नियम ४४ नुसार बाधित होत नाही याची आम्ही खात्री देत आहोत.

नोंदणी नियम १९६१ चे नियम ४४ व वेळोवेळी न्यायालयाने दिलेल्या निर्णयानुसार दस्तऐवजामधील मिळकतीचे मालक/कुळमुखत्यारधारक यांची मालकी व दस्तऐवजाची वैधता तपासणे हे नोंदणी अधिकारी यांची जबाबदारी नाही याची आम्हास पूर्णपणे जाणीव आहे.

रथावर मिळकतीविषयी सध्या होत असलेली फसवणूक/बनावटीकरण/संगनमत व त्या अनुषंगाने पोलिस स्टेशनमध्ये दाखल होत असलेले गुन्हे हे माझ्या दस्तऐवजातील मिळकतीविषयी होऊ नये म्हणून नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार मी/आम्ही घोषणापत्र/शपथपत्र लिहून देत आहोत. भविष्यात आम्ही नोंदविण्यात आलेल्या व्यवहारात कायदानुसार मुद्रांक शुल्क किंवा नोंदणी फी कमी लावली/बुडविली असल्यास अथवा नोंदणी अधिनियम १९०८ चे कलम ८२ नुसार कोणत्याही प्रकारचा कायदेशीर प्रश्न उद्भवल्यास त्यास आम्ही व दस्तऐवजातील सर्व निष्पादक व ओळख देणारे जबाबदार राहणार आहोत. याची आम्हास पूर्ण कल्पना आहे.

त्यामूळे आम्ही नोंदणी प्रक्रियेमध्ये कोणत्याही प्रकारचे गुन्हा घडणारे कृत्य केलेले नाही. जर भविष्यात कायदानुसार कोणतेही गुन्हे घडल्यास आम्ही नोंदणी अधिनियम १९०८ चे कलम ८३ व भारतीय दंड संहिता १९६० मधील नमूद असलेल्या ७ वर्षांच्या शिक्षेस आम्ही पात्र राहणार आहोत याची आम्हाला पूर्णपणे जाणीव आहे त्यामूळे हे घोषणापत्र/शपथपत्र दस्ताचा भाग म्हणून जोडत आहोत.

लिहून देणार

M. A. S.



लिहून घेणार

Sauvan

२०/११/१९

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID	201902085419		08 February 2019, 06:03:23 PM			
मूल्यांकनाचे वर्ष	2018		वसई।			
जिल्हा	पालघर		938E 3 B2			
मूल्य विभाग	तालुका वसई मोजे माणिकपुर (7) (वसई विरार शहर महानगरपालिका)		क्रमांक			
उप मूल्य विभाग	4- अधिकृत बिनशेती झालेल्या जमिन		५२९९			
क्षेत्राचे नांव	Vasai-Virar Municipal Corporation		सर्व्हे नंबर /न			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.						
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक	
7670	40200	45800	52200	45800	चौ मीटर	
बांधीव क्षेत्राची माहिती						
बांधकाम क्षेत्र(Built Up)-	35.78चौ मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव	
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय -	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर-	Rs 40200/-	
उद्भवान सुविधा -	नाही	मजला -	Ground Floor/Stilt Floor			
Sale Type - Resale		First Sale Date - 19/10/1988				
Sale/Resale of built up Property constructed after circular dt 02/01/2018						
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर		= (वार्षिक मूल्यदर * घसा-यानुसार टक्केवारी) * मजला निहाय धट/वाढ				
		= (40200 * (100 / 103)) * 100 / 100				
		= Rs 40200/-				
A) मुख्य मिळकतीचे मूल्य		= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
		= 40200 * 35.78				
		= Rs 1438356/-				
एकत्रित अंतिम मूल्य		= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मॅग्नईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या अग्निनीवरील वाहन तळाचे मूल्य - इनारती भवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाजकनी				
		= A + B + C + D + E + F + G + H + I				
		= 1438356 - 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0				
		= Rs 1438356/-				

Home Print



TRUE COPY

CHALLAN		MTR Form Number - 6	
GRN. NUMBER	MH016677382018	Barcode	Form ID :
Department	IGR	Payee Details	Date: 07-02-2019
Receipt Type	RM	Dept. ID (If Any)	
Office Name	IGR133-VSII_VASAI NO 1 SUB REGISTRAR Location	PAN No. (If Applicable)	PAN-AJNPR1538C
Year	Period: From : 06/02/2019 To : 31/03/2099	Full Name	MR SHRAVAN TULASI RAY
Object	Amount in Rs.	Flat/Block Premises/ Bldg No.	FLAT NO C214 SECOND FLOOR
0030046401-75	138000.00	Road/Street, Area /Locality	OM SADHANA MANICKPUR
0030063301-70	23000.00	Town/ City/ District	VASAI W
	0.00	PIN	4 0 1 2 0 2
	0.00	Remarks (If Any) :	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	161000.00	Amount in words	Rupees
Payment Details:IDBI NetBanking		FOR USE IN RECEIVING BANK	
Payment ID : 201567190		Bank CIN No : 69103332019020750899	
Cheque- DD Details:		Date	07-02-2019
Cheque- DD No.		Bank-Branch	649 VASAI
Name of Bank	IDBI BANK	Scroll No.	
Name of Branch			



Print

31/01/2019	935E	Y	32
8	2019		

Village	:	Manickpur
Survey No. / Hissa No.	:	S. No. 97A, H. No. 2
Name of Society	:	Om Sadhana C.H.S. Ltd.
Flat No./ Floor	:	"C" Wing 214 / Second Floor
Area Admeasuring	:	385 Built Up.
Agreement Value	:	Rs. 23,00,000/-
Government Value	:	Rs. 1,38,500
Stamp Duty	:	Rs. 138000

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at Vasai on the 8th day of **Feb , 2019**.

BETWEEN

MR. MIGUEL MARIAN PIRES

An adult, Indian Inhabitant,

Residing At: "C" Wing Flat No. 214, Second Floor, Om Sadhana C.H.S. Ltd.,
Anand Nagar, Vasai (W), Tal. Vasai, Dist. Palghar.

Herein after called and referred to as the **VENDOR / TRANSFEROR** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include her legal heirs, executors, administrators and assigns etc.) the Party of the **ONE PART,**

AND

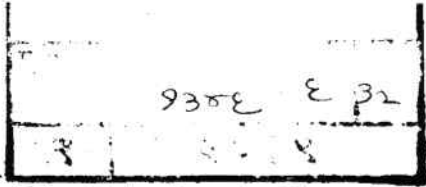
[1] **MR. SHRAVAN TULASI RAY** Age 40 years, Indian Inhabitants,
& [2] **MRS. RUBY SHRAVAN RAY** Age 37 Years , Both adults Indian Inhabitants Residing At: Flat No. C/106, Jai Chamunda C.H.S. Ltd., Near Panchvati Hotel, Ambadi Road, Vasai (W), Tal. Vasai, Dist. Palghar - 401202.

Herein after called and referred to as the **PURCHASERS / TRANSFEREES** (which expression shall unless it be repugnant to the context and meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns etc.) the Party of the **OTHER PART.**

WHEREAS The Transferor is the absolute owner, possessed and acquired the right, title and interest in respect of the residential "**C" Wing Flat No. 214 on Second Floor, Area admeasuring about 385 Sq. Ft. (Built Up)** in the Building known as "**OM SADHANA C.H.S. Ltd.**", situated at village Manickpur, Vasai, Dist. Palghar

M. S. Sawan
29/01/2019





2

(W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarपालिका and within the jurisdiction of Sub-Registrar Vasai (hereinafter referred to as the "**SAID FLAT**").

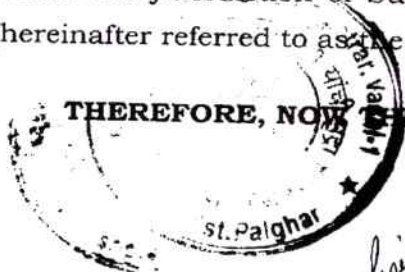
AND WHEREAS The Transferor has been admitted as the member of **OM SADHANA CO-OPERATIVE HOUSING SOCIETY LIMITED** bearing registered under Maharashtra Co-operatives Society Act 1960 under Registration No. **TNA / (VSI) / HSG / (TC) / 11178 / 1999-2000**.

AND WHEREAS the above said flat was purchased by **MISS KATTY E ENGINEER** from the then Builders i.e. **M/S. G. G. BUILDERS**, by an Agreement for Sale dated 17/08/1988 which is duly registered in the office of Sub Registrar Vasai 1 bearing Regd. No. Chhapil 2417/1988, dated 19/10/1988.

AND WHEREAS the above said flat was purchased by **MR. MIGUEL MARIAN PIRES** from the then Vendor i.e. **MISS KATTY E ENGINEER**, Through F. A. holder Mrs. Jonita Pires by an Agreement for Sale dated 26/04/2000 which is duly registered in the office of Sub Registrar Vasai 1 bearing Regd. No. PHO-963/2000.

AND WHEREAS The Vendor hereby declares that she has every right and authority to deal with or dispose off the said Flat on '**Ownership basis**' along with the Share in respect of the said Flat. The Transferor hereby agrees that she has paid all the outgoings including taxes and maintenance charges as of date.

AND WHEREAS, the Vendor / Transferor herein has agreed to sell, transfer all the rights, title, and interests of the said Flat along with Share Certificate No.32 of five Shares of Rs.50/- each bearing No. 156 to **160** to the Transferees and whereas the Purchasers / Transferees herein have agreed to acquire the said Flat on **ownership basis** and whereas the Hon'ble Secretary / Chairman / Treasurer / Managing Committee of the Society have agreed to as request of the Vendor / Transferor to transfer the "**C**" Wing Flat No. **214** on **Second Floor**, Area admeasuring about **385 Sq. Ft. (Built Up)** in the Building known as "**OM SADHANA C.H.S. Ltd.**", situated at village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarपालिका and within the jurisdiction of Sub-Registrar Vasai in the name of the Purchasers (hereinafter referred to as the **THIRD PART** for the name sake).



THEREFORE, NOW THIS INDENTURE WITNESSETH AS UNDER:

Sallywan
- 20/11/2000



9352	10	32
2019		

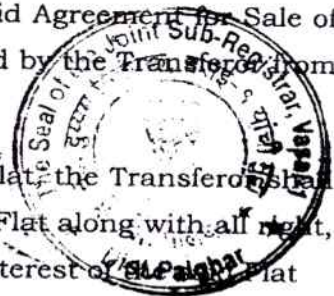
- 1) The Transferor is the sole and absolute owner and has the exclusive possession of the said "C" Wing Flat No. 214 on Second Floor, Area admeasuring about 385 Sq. Ft. (Built Up) in the Building known as " OM SADHANA C.H.S. Ltd.", situated at village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai.
- 2) The Transferees have agreed to acquire from the Transferor and the Transferor has agreed to sell and transfer the exclusive possession of the said Flat along with the said Shares on 'Ownership Basis' for the sum of **Rs. 23,00,000/- (Rupees Twenty Three Lakhs only)** in full and final consideration of her claim to the condition contained in the said Agreement of Sale of the above said Flat
- 3) The Transferees have paid the total consideration amount of **Rs. 3,00,000/- (Rupees Three Lakhs only)** to the Transferor by way of Cheques No. as under:

Sr.No.	Cash/Cheque	Date	Amount	Name of Bank & Branch
1	078957	05/01/2019	Rs.1,00,000/	
2				
		Total:	Rs. 3,00,000/-	

towards the part payment which has been admitted and acknowledged by the Transferor by way of separate receipt attached to the said Agreement for Sale and the balance amount of **Rs. 20,00,000/- (Rupees Twenty Lakhs only)** shall be paid by the Transferees to the Transferor after obtaining bank loan within the stipulated period of 45 days from the date of registration of the said Agreement for Sale of the said Flat. If the Transferees fails to pay the remaining balance amount to the Transferor within the above stipulated period then Transferor shall has every right and authority to dispose of the said Flat to any third person after issuance of written notice about the cancellation of the said Agreement for Sale of the said Flat along with the part payment received by the Transferor from the Transferees.

- 4) On receiving full price consideration of the said Flat, the Transferor shall put the Transferees in the possession of the said Flat along with all right, title and interest and thereby all right, title and interest of the said Flat

S. S. Chawhan A 5/1/19



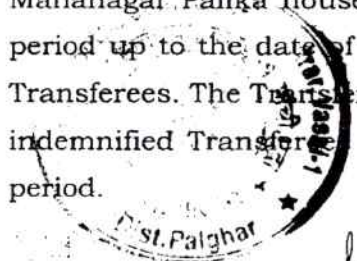
930E

G 32

4

shall stand transferred in the name of the Transferees and the Transferees will be entitled to enter upon, occupy, possess and enjoy the said Flat with all the amenities including electricity, sanitary, fittings and fixtures to the said Flat given by the then Vendor.

- 5) The Purchasers / Transferees have agreed to purchase the said Flat with all deposit and contribution and benefit thereof at and for the total consideration as aforesaid and to get the ownership rights transferred in their names with permanent right to use and occupation of the said Flat.
- 6) The **Transferor** hereby declares and states as under:
 - a) That the said Flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said Flat is clear, marketable and free from all reasonable doubts.
 - b) That she shall pay and discharge the rates and taxes, society charges and electricity charges, if any, for the period up to the date of handing over possession to the Transferees.
 - c) That she has not mortgage, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated her right, title and interest in the said Flat on or before the date of execution of this agreement.
- 7) The Transferor will co-operate with the Transferees in getting the said Flat transferred to the names of the Transferees in the records of Vasai-Virar Shahar Mahanagar Palika and the Society and for the said purpose shall sign all letters, applications and forms as and when required.
- 8) The Transferor hereby declares that she has full right and authority to enter into this Agreement and she has not done or performed any act, deed or thing whatsoever where she may be prevented from entering into this agreement or transferring the said Flat and whereby the Transferees hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in their favour.
- 9) The Transferor hereby declares that she shall pay her shares of the water and electric charges, maintenance charges, Vasai-Virar Shahar Mahanagar Palika house taxes and other dues for the said Flat for the period up to the date of handing over possession of the said Flat to the Transferees. The Transferor agrees and undertakes to indemnify and keep indemnified Transferees from the payment of the said charges for such period.



Mis

Sahwan
ST



	2388	P 32
8	2088	

- 10) That in pursuance of this Agreement, the Transferor shall put the Transferees in quite, vacant, exclusive, actual, physical and peaceful possession of the said Flat only after receiving full and final consideration amount in respect of the said Flat.
- 11) The Transferor hereby declares that after receiving the full and final consideration amount of the said Flat by the Transferees, the Transferees shall have the right to create third party interest, right to hold and to have and to deal as they may think fit and proper.
- 12) The Transferor hereby declares that after receiving the full and final consideration amount of the said Flat she shall be ready to sign and execute every affidavit, NOC, declaration, disclaimer, deed of confirmation, power of attorney in favour of Transferees as and when required by them.
- 13) The Transferor hereby declares that during the existence of this Agreement for sale in respect of the above said Flat he has not created or shall not create any third party interest over the said Flat.
- 14) The Transferor hereby declares that after receiving the full and final consideration amount of the said Flat from the Transferees, she or her legal heirs, executors, administration and assignees shall not possess any ownership right, title and interest over the said Flat.
- 15) The Transferor hereby declares that the said Flat and its Shares is not a subject matter of any dispute or pending litigation and no one other than her has got any right, title and interest in the said Flat.
- 16) The Transferor hereby sells, transfers all her ownership right, title, interest in respect of the said Flat along with its shares for the above said valuable consideration in favour of the present Transferees **TO HAVE AND TO HOLD** the same absolute and forever as the true lawful owner thereof.
- 17) The Transferor hereby agrees that the said Flat and Shares or any part thereof is neither acquired nor requisitioned by any person other than the present Transferees.
- 18) The present Transferor hereby assures unto the Transferees that she shall execute one or more of such documents as may be necessary for effecting transfer of said Flat and membership right in favour of the Transferees



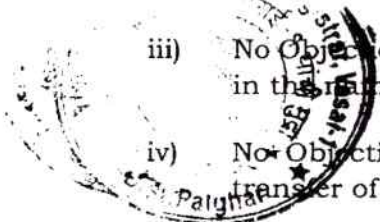
Handwritten signature: mhuar samom
Handwritten date: 2/1/24



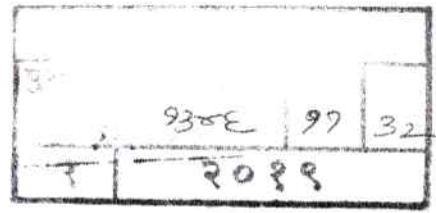
930E 90 32

6

- 19) The present Transferor hereby agrees and assures that the present Transferees shall be entitled to an undivided interest in common area and facilities of the society which was obtained by him from the then Vendor.
- 20) That in pursuance of this Agreement, the Transferor shall put the Transferees in quite, vacant, exclusive, actual, physical and peaceful possession of the said Flat.
- 21) The **Transferees** hereby declare and assure:
- That they will become the members of the Society.
 - That they will observe and perform all the terms and conditions contained in the aforesaid agreement for sale and as well as all the right, title and interest which was transferred to the present Transferor.
 - The Transferees hereby agree to abide by the Rules and Regulations and Bye laws of the Society of which they will be admitted as the members and to pay and discharge all the costs, demands, constructions and dues in respect of the said Flat including Vasai-Virar Shahar Mahanagar Palika house tax, M.S.E.D. Bills after the date of handing over the possession of the said Flat by the Transferor to the Transferees.
 - That they will abide by all singular, Byelaws, Rules and Regulations in force of the Society and which it may adopt from time to time.
- 22) The transfer charges, payable to the Society will be borne by the Transferor and Transferees equally.
- 23) The stamp duty and Registration charges shall be borne and paid by the Transferees.
- 24) The Transferor hereby agrees to hand over the following documents and letters to the Transferees on receipt of payment as stated in Clause 2, 3 & 4 of this agreement:
- All the original copies of Agreement for sale of the said Flat.
 - Letter authorizing the Society to transfer the said Flat in the name of the Transferees.
 - No Objection Letter to M.S.E.D. Co. Ltd. for transfer of electric meter in the name of the Transferees.
 - No Objection Letter to Vasai-Virar Shahar Mahanagar Palika for transfer of house tax receipt in the name of the Transferees.



Pin C. M. W. A. T. A.



- v) All other relevant papers and receipts of payments made by **MR. MIGUEL MARIAN PIRES** the Society or the concerned Government authorities in respect of the said Flat.

Subject to Clause 2, 3 & 4 above, the Transferor hereby assigns her right, title and interest in the said Flat to the Transferees who are entitled to hold possess, occupy and enjoy the said Flat without any interruption from her.

The respective PAN Nos. of the Transferor and the Transferees are given below for information:

Name of the Transferor

MR. MIGUEL MARIAN PIRES

PAN No.

BHEPP3027N

Name of the Transferees

[1] **MR. SHRAVAN TULASI RAY**

PAN No.

AJNPR1538C

& [2] **MRS. RUBY SHRAVAN RAY**

BYNPR9347D

This Agreement shall always be subject to the provision of Maharashtra Co-op. Hsg. Society Act, 1960 and the rules made there under.

SCHEDULE OF THE PROPERTY

Village	:	Manickpur
Survey No. / Hissa No.	:	S. No. 97A, H. No. 2
Name of Society	:	Om Sadhana C.H.S. Ltd.
Flat No. / Floor	:	"C Wing 214 / Second Floor
Area Admeasuring	:	385 Sq. Ft. (Built Up)

Situated at Village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagar Palika and within the jurisdiction of Sub-Registrar Vasai.



Miguel Marian Pires
Rad 212



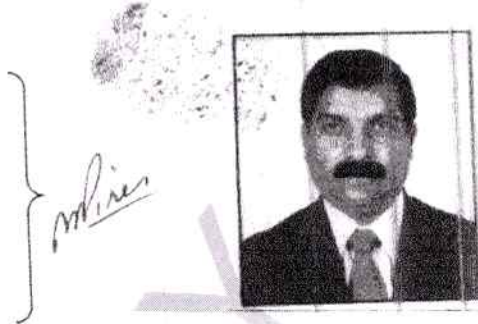


IN WITNESS WHEREOF the parties hereto have to set and subscribed their respective hands to these presents on the day and year First hereinabove written.

SIGNED, SEALED AND DELIVERED

by the within named the "TRANSFEROR",

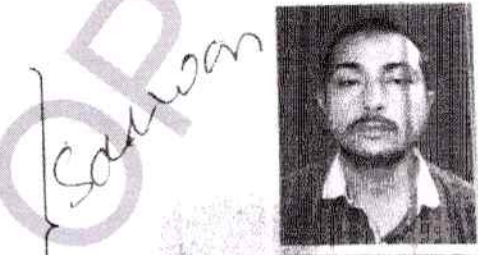
MR. MIGUEL MARIAN PIRES



SIGNED, SEALED AND DELIVERED

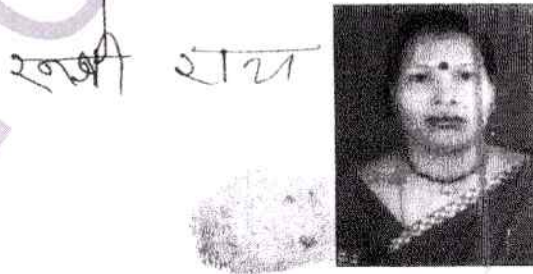
by the within named the "TRANSFEREES",

[1] MR. SHRAVAN TULASI RAY



&

[2] MRS. RUBY SHRAVAN RAY

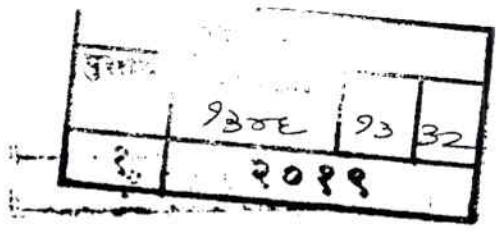


in the presence of ...

1. आलोक सिंघे }

2. [Signature] }



RECEIPT

RECEIVED the sum of **Rs. 3,00,000/- (Rupees Three Lakhs only)** to the Transferor by way of Cheques No. as under:

Sr.No.	Cash/Cheque	Date	Amount	Name of Bank & Branch
1	078957	05/02/2019	100000/	BOI, VASAI W
2	078954	08/02/19	1,00,000/-	
3	078962	08/02/19	1,00,000/-	
Total:			Rs. 3,00,000/-	

रॉफ 2107
Sawon Pires

towards the part payment as mentioned in and subject to clause 2 & 3 of the said Agreement for Sale from within named, the Transferees, [1] **MR. SHRAVAN TULASI RAY** & [2] **MRS. RUBY SHRAVAN RAY** in respect of sale of my "C" Wing Flat No.214 on Second Floor, Area admeasuring about **385 Sq. Ft. (Built Up)** in the Building known as " **OM SADHANA C.H.S. Ltd.**", situated at village Manickpur, Vasai (W), Tal. Vasai, Dist. Palghar, within the limits of Vasai-Virar Shahar Mahanagarpalika and within the jurisdiction of Sub-Registrar Vasai.



Place: Vasai.

Date: 08/02/2019

I say received.
(Rs. 3,00,000/-)

Miguel

MR. MIGUEL MARIAN PIRES
(TRANSFEROR)

Witnesses:

- 1) आलोक सिंह
- 2) *[Signature]*



पुस्तक	पृष्ठ सं.	१३०६	१०३२
१	२०१९		

पुस्तक	पृष्ठ सं.
१	२०१९

वसई - १	
६६३	११/१४
२०००	

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT SELF contained Flat bearing No. C-214, OM SADHANA APT., Second Floor, area admeasuring 385 Sq.Ft. Built Up in the building, known as Om Sadhana Co-Op. Hsg.Soc. Ltd., Situated at Village Manickpur, Tal.Vasai, Dist. Thane, within the limits of Vasai, Sub Registration Distirc, in the land bearing Survey No. 97-A, Hissa No. 2

IN WITNESS WHEREOF the parties hereto hereinto set and subscribed their respective hands to these presents on the day and year hereinabove written.

: THE SCHEDULE ABOVE REFERRED TO :

ALL THAT SELF contained Flat bearing No. C-214 OM SADHANA., Second Floor, area admeasuring 385 Sq.Ft. Built Up in the building, known as Om Sadhana Co-Op. Hsg.Soc. Ltd., Situated at Village Manickpur, Ta!Vasai, Dist. Thane, within the limits of Vasai, Sub Registration District, in the land bearing Survey No. 97-A, Hissa No. 2



M. P. Ines

M. P. Ines
M. P. Ines

Sawon

रवती राव



आयकर विभाग
INCOME TAX DEPARTMENT
MIGUEL MARIAN PIRES



भारत सरकार
GOVT. OF INDIA

MARIAN FRANCISXAVIER PIRES

14/05/1956
Permanent Account Number
BHCPP3027N

Miguel
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

RUBI SHRAVAN RAY
LAXMI RAY

18/09/1981

Permanent Account Number
BYNPR9347D

Rubi
Signature



पुस्तक	23	9E	32	रखनी शाय
३	२०१९			

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHRAVAN TULASI RAY
TULASI MAHABIR RAY

02/01/1978
Permanent Account Number

AJNPR1538C

Shraavan
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

FRANSIS MATHEW DSOUZA
MATHEW JOHN DSOUZA

26/11/1960

Permanent Account Number

ANJPD5032F

Francis
Signature



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

ALOK KUMAR VIJAY PAL SINGH
VIJAY PAL SINGH

10/02/1979
Permanent Account Number

FJNPS7910E

आलोक सिंह
Signature



भारत सरकार
Government of India



आलोक सिंह
Alok Singh
जन्म वर्ष / Year of Birth: 1979
पुरुष / Male



7807 2533 3943

आधार - सामान्य माणसाचा अधिकार

आलोक सिंह



दस्तावेज क्रमांक फोटो ९६०
 सन २००० चे माह एप्रिल चे
 २९ तारखेस १२ व १२ वें दरम्यान
 वसई-१ चे दुर्यम निबंधक यांचे कचेरीत
 आणून दिला.

बालन क्र. दि.
 बन्वये स्टेट बँक, वसई येथे जमा
 खालील प्रमाणे
 फी घेतली
 बँदणी फी 2020
 नफळ फी ६००
 (फालीमा/पाने) २
 दोणे नकल फी १
 रुज्यात फी १२
 फाईलिंग फी २०
 टपाल
 एकूण 2८२५

पुस्तक	१३०६	१०३२
१	२०१९	

दुर्यम निबंधक वसई - १

देणार :-
 मीस. कव्ही इंजिनर्स | सतान
 यांच्यातर्फे कुलमुख्यालय
 श्रीमती. जोनिल्य परिस | सतान
 रा. सी. २५ साधना जी.जे
 पतके स्कूल, वसई.

दुर्यम निबंधक वसई - १

वसई - १
९६३ / १३ / १४
२०००

खेणार :-

श्री. मिश्रुल मारियन परिस | १) दिपक फणसेकर /
 सतान / रा. सी. २५ 'साधना' सतान / रा. वसई
 वसई. (प.)

मान देणार :-

ओम साधना को. ऑप. व्ही. सोसा.
 तर्फे येखरमन श्री. एल. व्ही
 पानिया / सतान / रा. वसई

बरील इत्यम अर्गे दिवेला करतात
 कि उपरोक्त विषय रून
 देणारास व्यक्तिगत अंत्यस्ताव
 त्यांची ओळख पटविताने.

दस्तावेज करून देणार

 कार्यालय
 दस्तावेज करून दिल्याचे कव
 करताने

Deepak N. Phansalkar
 VGHM

Shruti,
 28/1/2000

दुर्यम निबंधक वसई - १



Mpines

Urdu

9300 195 B2
२ २०००

वसई - १
EE3 78198
२०००

दस्तावेज क्रमांक १
EE3 कर्नाटकर रोडबा

मुद्रण दिनांक, वसई - १
तारीख २६ मार्च २००० सन २०००



TRUE COPY

THE Om Sadhana CO-OPERATIVE HOUSING SOCIETY LIMITED (Registered under M. C. S. Act 1960) (Registration No. _____ and Date _____)

No. **32** Reg. No. TNA/VSI/HSG/T.C./11178/1999-2000

Authorised Share Capital Rs. 19000 Divided into 76 Shares each of Rs. 50/- only

Member's Register No. 56

930E	9E	32
		2019

THIS IS TO CERTIFY that Shri / Smt. _____

Katty E Engineer.

of C-214 is the Registered Holder of Shares [five] from No. 156

to 160 of Rs. 250 (Two hundred fifty only)

In THE Om Sadhana CO-OPERATIVE HOUSING SOCIETY LTD.

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 Vasai this 31st October day of 1999



[Signature]

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

P.T.O.



TRUE COPY

930E 2032
2089

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr No. (Old)	To Whom transferred	Share Regr No. (New)
			Mr. Miguel Marian Pires.	



[Signature]
Chairman

[Signature]
Hons. Secretary

[Signature]
Committee Member



पुर
 53 34 28 34

Flat c/214

mling

Sawson

21/2/14

930E 29 32
 2088



b-Registrar, Vasai-1
 वसई-१ शाखी
 Dist. Palghar

The Seal of the Joint Sub-Registrar, Vasai-1
 वसई-१ शाखी
 Dist. Palghar

The Seal of the Joint Sub-Registrar, Vasai-1
 वसई-१ शाखी
 Dist. Palghar

mling

9300E 2232
४ २०४५

पुस्तक	७३५	२५	३५
१	२०४८		

पुस्तक	७३५	२५	३५
१			

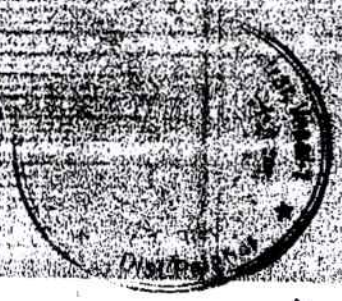
13. The Collector or the authority specified in the order for the removal or alteration of any building or structure erected or used contrary to the provisions of this part within the time prescribed in that order by the Collector or the authority specified in the order for the removal or alteration not being carried out within the prescribed period, the Collector may cause the same to be carried out through Government Agency and order recovery of the cost required for carrying out the same from the proprietor of the land revenue.

14. Save as herein provided, the N.A. Permission shall be subject to the provisions of the Revenue Code, and rules thereunder.
15. He shall pay to the Revenue Officer fees to be laid down for further particulars in any of any approach Membrane.
16. The applicant should leave 108, and 124 feet distance thorough lines as shown in the plan.
17. He should not make any construction unless he gets the necessary permission from the authority concerned.



To, **Shri. Anant Vitur Ghosal (Ganesh)**
 Of **Manikpur Taluka Bassein.**
 Copy with compliments forwarded to **Manikpur Bassein.**

for immediate action.
 Copy forwarded with compliments to President, Municipality
 Sarpanch/Gram Panchayat, _____ for information.
 Copy forwarded to District Inspector of Land Records, Thane



Handwritten signature

पुस्तक	1	2	3
	1	2	3

पुस्तक	1	2	3
	1	2	3

shall not make any modifications or alterations in the plan or specifications of the building to be built upon, provided that the modifications or alterations are approved by the Collector.

(one third) of the cost of the building shall be borne by the plot holder.

The plot holder shall not construct any building on the plot, except as provided in the approved plan and no constructions shall be made on the plot, except as provided in the approved plan.

The plot holder shall execute a deed in Form "A" and "B" inserting the additional conditions in the form "A" within the period of three months from the date of receipt of commencement of N.A. use falling under the N.A. Permission shall be liable to be cancelled. For execution of the deed the plot holder shall approach the Collector.

The plot holder shall provide suitable access to the plot, within a period of six months, from the date of this order, falling under N.A. Permission shall be liable to cancellation.

The N.A. use of the plot shall be commenced within a period of six months from the date of this order, falling which N.A. Permission shall be liable to be cancelled.

11. He shall inform the Member of the Village Office, in writing through the Member of the Village Office, on which N.A. use commences, within a period of one month from the date of commencement, falling which he shall be liable to pay, in addition to the N.A. assessment, such fine as may be determined by the Collector.

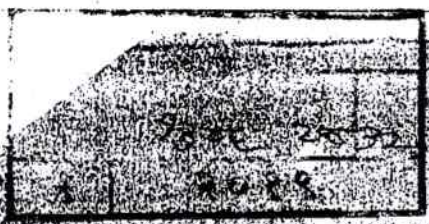
12. He shall not allow any person to enter the plot in any way without the previous permission of the Collector.

13. If any of the conditions are contravened, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Land Revenue Code, and the rules thereunder, take possession of the plot in their occupation on such terms and conditions as the Collector may direct.

b-Reg
198-9
पालिका
पालिका
पालिका



मिनि



No. MAP/SR/255

पुस्तक	2334
दिनांक	2.1964-08

15.7.1963 of A.V. Ghasal

Manikpur Taluka Baswala.

Manikpur Taluka Baswala's No.

Manikpur Taluka Baswala

The permission is hereby granted to grant A.V. Ghasal permission under section 65 of Land Revenue Code to Manikpur Taluka Baswala.

for the land measuring

plots out of S.No. 97/A/2

of Village

Manikpur Taluka Baswala

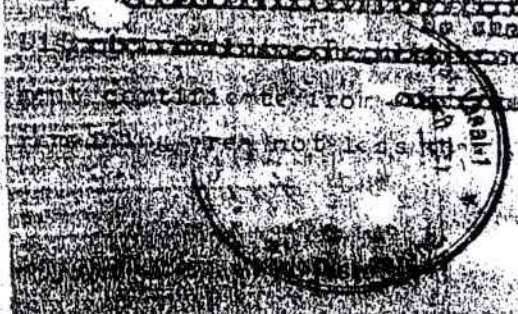
subject to the con-

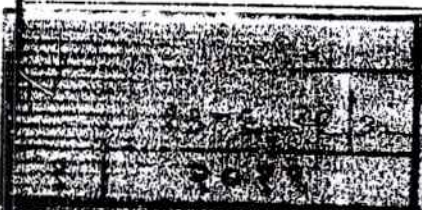
ditions specified below :-

1. The plot holder shall use the above mentioned lands for Residential purpose only. The use of the land for any purpose other than that for which the permission is granted is prohibited under section 18 of the Land Revenue Code, and it shall be lawful for the Collector to levy such fine and assessment as he may deem fit for a change in the specified use of the land with or without previous permission.

2. He shall pay the N.A. Assessment of the plots at the rate current in the locality plus the cesses per annum, 10-12% leviable thereon, till as guaranteed upto 31-7-1964.

3. The area and N.A. Assessment is liable to alterations according to the actual area arrived at by measurement by the Land Record Department, and any further orders fixing such area and N.A. Assessment subsequent upon the final measurement shall form part of the order and be binding on the plot holder.





महाराष्ट्र सरकार
श्री. महाराज/का. २४-२/१९८६
दिनांक १८.८.८६

पुस्तक क्र. ७३८५	२१३५
पृष्ठ क्र. १०६८	

13 79 73
13 05 43

श्री. महाराज/का. २४-२/१९८६ दिनांक २०.१.१९८६ वा. १९८६

श्री. महाराज/का. २४-२/१९८६ दिनांक १९.१२.८६

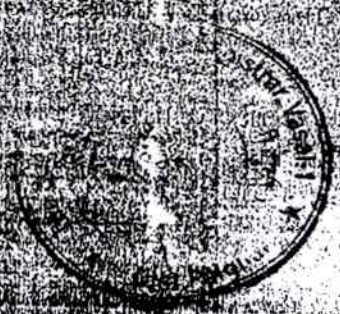
श्री. महाराज/का. २४-२/१९८६ दिनांक १९/१२/८६

श्री. महाराज/का. २४-२/१९८६ दिनांक १९/१२/८६

श्री. महाराज/का. २४-२/१९८६ दिनांक १९/१२/८६

१६/८६

६(५)



WATERMARK: 'COPY' written diagonally across the center of the page.

पुस्तक	७३८५	२०३५
१	२०१८	

पुस्तक	९३०६	२०३२
१	२०१९	

Phone : 33 79 73
33 05 43

G. G. BUILDERS

Plot No. 97-A, Behind Varlak School, Manikpur Vasai
Bombay Office : 26, Cornac Siding Road, Cornac Bander, Bombay-400 009.

Ref. No. _____

Date 06/09/1986ms

TO WHOMSOEVER IT MAY CONCERN

This is to certify that the land bearing Plot No. 97-A-2, Manikpur, Taluka Vasai, Vasai Road(W) District Thane will not come within the limits of Urban Land Ceiling.

For G. G. BUILDERS.

[Signature]
(PARTNER.)



93-ए 3032

9
दस्तावेजांक (वृत्तिका पंक्त) (088)
92 तहसील : पलघर

जगाज जगुजा खास
महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवजा (तदार्थ करणे व सुविधतीत ठेवणे) नियम, १९७१-पांतील नियम १, ५, ६ आणि ७]

गाव आडिवाण

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापन पदवी	भोगवटदाराचे नांव	लाते क्रमांक
८० अ/२	N.A.		साबाबाणी चवठालाळ गुजा	कूळाचे नांव
शेताचे स्थानिक नांव	साबाबाणी चवठालाळ गुजा			दस्तावेज क्रमांक
सागवडी योग्य क्षेत्र	हॅक्टर	आर	प्रति	१०
	चौरस मिटर			१५
एकूण	०.३५-६६			
वाटवण्या (लागवडी योग्य नसलेले)				
वर्ग (अ)				
वर्ग (ब)				
एकूण	०.३५-६६			
आकारणी सुटी किंवा विशेष आकारणी	दमये	पैते		
		३-६६		

जगाज जगुजा खास (दिकाची नोंदवडी)

[महाराष्ट्र जमीन महसूल अधिनियम, १९७१-पांतील नियम २१]

विकालातील घेण्याचा तपशील

वर्ग	इगाव	निम्न विकालातील क्षेत्र					निर्मल विकालातील क्षेत्र			लागवडीसाठी उपलब्ध नसलेली जमीन		जड सिंचनाचे साधन	एकूण क्षेत्र	
		विभागचा संकेत क्रमांक	जल विहित	अजल विहित	पिकाची नांव	जल विहित	अजल विहित	पिकाचे नांव	जल विहित	अजल विहित	एकूण क्षेत्र			एकूण क्षेत्र
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
								१. आ.द. आ.				१. आ.		
								साबाबाणी	०.३५-६६					

(असलेल वरहकूम नसले)

दिनांक 13/0 APR 2003

तलाठी सज्ज बाणिकार
तहसील वसई, जि. ठाणे
दि. - 1/12/00



TRUE COPY.



79/1346

शुक्रवार, 08 फेब्रुवारी 2019 6:07 म.नं.

दस्त गोशवारा भाग-1

वसई 39/32

दस्त क्रमांक: 1346/2019

दस्त क्रमांक: वसई /1346/2019

बाजार मूल्य: रु. 18,38,500/- मॉवदला: रु. 23,00,000/-

भरलेले मुद्रांक शुल्क: रु. 1,38,000/-

दु. नि. सह. दु. नि. वसई1 यांचे कार्यालयात

पावती: 1709

पावती दिनांक: 08/02/2019

अ. क्रं. 1346 वर दि. 08-02-2019

नादरकरणाराचे नाव: श्री श्रवण तुलसी राय - -

रोजी 6:06 म.नं. वा. हजर केला.

नोंदणी फी रु. 23000.00

दस्त हाताळणी फी रु. 640.00

पृष्ठांची संख्या: 32

एकूण: 23640.00

दस्त हजर करणाऱ्याची सही:

Sub Registrar Vasai 1

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्रं. 1 08 / 02 / 2019 06 : 06 : 11 PM ची वेळ: (सादरीकरण)

शिक्का क्रं. 2 08 / 02 / 2019 06 : 07 : 37 PM ची वेळ: (फी)



Munis

Sawar

२९/०२/१९



संशोधनीय प्रत
नक्कल केली

खरी प्रत

ची वाचली
ची रुजवात केली

सह. दुय्यम निबंधक, वसई क्र.-१



सदर नक्कल श्री. अडि अवधेश दूबे
यांचा पावती क्रमांक ३९०३ दि. २५/०८/२०१९
ची दिली आहे दि. २५/०८/२०१९



08/02/2019 6 10:15 PM

दस्त गोधवारा भाग-2

दस्त क्रमांक: 1346/2019

दस्त क्रमांक : वसई/1346/2019

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री श्रवण तुलसी राय - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए 2 /106 जय चामुंडा सो, माणिकपूर वसई पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर: AJNPR1538C	लिहून देणार वय :-40 स्वाक्षरी:-		
2	नाव: श्रीमती रुबी श्रवण राय - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: ए 2 /106 जय चामुंडा सो, माणिकपूर वसई पश्चिम, महाराष्ट्र, ठाणे. पिन नंबर: BYNPR9347D	लिहून देणार वय :-37 स्वाक्षरी:-		
3	नाव: श्री मिग्युल मारियन परिम - - पत्ता: प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: -, ब्लॉक नं. -, रोड नं: सी 214 ओम साधना सो, माणिकपूर, वसई प, महाराष्ट्र, THANE. पिन नंबर: BHCPP3027N	लिहून देणार वय :-62 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात. शिक्का क्र.3 ची वेळ: 08 / 02 / 2019 06 : 08 : 59 PM

ओळख:-

खालील डसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: आलोक सिंह - - वय: 39 पत्ता: वसई पिन कोड: 401202		
2	नाव: श्री प्रान्मीस डिसोजा - - वय: 57 पत्ता: माणिकपूर वसई प पिन कोड: 401202		

शिक्का क्र.4 ची वेळ: 08 / 02 / 2019 06 : 09 : 46 PM

शिक्का क्र.5 ची वेळ: 08 / 02 / 2019 06 : 10 : 08 PM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Vasal 1

EPayment Details.

sr.	Epayment Number	Defacement Number
1	0802201906995	0802201906995D
2	MH011667738201819R	0006525143201819

1346 /2019

1. Verify Scanned Document for correctness through thumbnail (4 pages on each side) printout after scanning.

2. Get print immediately after registration.

For feedback, please write to us at feedback.isanta@gmail.com



सह. दुय्यम निबंधक, वसई-१
दि. २५/०८/२०१९