

TOKEN NO. : AUG/1/2005.  
NAME :

PURCHASER'S COPY  
खरेदीदाराची प्रत  
(TRANSFEEE'S COPY)

**DETAILS OF PROPERTY**

Ward No. M  
Revenue Village. GODDEO  
Survey No.(Old/New) 117  
Flat/Shop/Ind. Club/Shop C/311  
Area Super/Built-up/Carpet 496 Sq.Ft.  
No. of Floors of Bldg.  
Agreement Value 5,50,000/-  
Market Value.  
Stamp Duty.  
Stamp Duty paid.

SHRI. JAYRAM LAXMAN PUJARI.

SMT. VRUSHALI J. PUJARI.

PURCHASERS

SHRI. JEEVAN MORARILAL NOHRIA.

VENDORS

**AGREEMENT FOR** SALE

**OF**

FLAT/SHOP NO. C/311 ON THE THIRD FLOOR  
IND. CLUB

**IN**

"SUKHSAGAR "

APARTMENT ESTATE  
/ CO-OP.HSG. SOC.LTD.

AT GODDEO NAKA, GODDEW FATAK ROAD,

BHAYANDAR (E), TAL. & DIST. THANE, 401 105.



Thursday, September 08, 2005  
3:06:01 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 6361

दिनांक 08/09/2005

गावाचे नाव घोडदेव

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: जयराम लक्ष्मण पुजारी

नोंदणी फी

6250.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

600.00

एकूण रु.

6850.00

आपणास हा दस्त अंदाजे 3:20PM ह्या वेळेस मिळेल

दुय्यम निंबधक  
ठाणे 4

बाजार मुल्य: 622296 रु. मोबदला: 550000रु.

भरलेले मुद्रांक शुल्क: 15000 रु.

देयकाचा प्रकार :चलनाने;

चलन क्रमांक: 1312383; रक्कम: 6250 रु.; दिनांक: 05/09/2005

खातदाराचा प्रत / Party Copy  
वॅसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

W  
Insurance Life Insurance Services

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s/training

बॅंसीन कॅथॉलिक को-ऑपरेटिव्ह बँक लि.

(सेंड्युलड बँक)

Bassein Catholic Co-operative Bank Ltd.

प्रति मॅनेजर / To, The Branch Manager

नालासोपारा शाखा / Nallasopara Branch

दि. / Dt. 29/08/05

मुद्रांक शुल्क/Stamp Duty ₹./Rs. 15000/-

सेवा शुल्क/Service Charges ₹./Rs. 10/-

एकूण दस्तावेज / No. of Documents

एकूण/Total ₹./Rs. 15010/-

अक्षरी रूपये / Amount in Words

FIFTEEN THOUSAND TEN

ONLY

मुद्रांक शुल्क भरणाऱ्याचे नांव/Name of stamp duty

paying party- Shri / Smt. JAYRAM LAXMAN

PUJARI SMT - VRUSHALI J. PUJARI

पत्ता / Address

समोरच्या पक्षकाराचे नांव / Name of counter party

Shri / Smt. JEEVAN NOHRIA

व्यवहाराच्या उद्देशासाठी (क्या हे) हे उद्देशासाठी (क्या हे) purpose of transaction

AGREEMENT FOR TRANSFER

घनादेश से आदर ज्या बँकचा कॅशियर आहे त्या बँक

नांव / Name of the Drawee Bank

BASEIN CATHOLIC CO-OP. BANK LTD.

रोखपाल / Cash in Hand

NALLASOPARA BRANCH

मुद्रांक केलेले दस्तऐवज घेण्यास येवतांना किपावती आणणे

आवश्यक आहे / This counterfoil has to be presented

at the time of delivery of stamps.

7003

STAMP DUTY Rs. 15,000/-

SHRI. JAYRAM LAXMAN PUJARI  
SMT. VRUSHALI J. PUJARI  
TRANSFEREES

AGREEMENT FOR TRANSFER

OF FLAT PREMISES ON OWNERSHIP BASIS

THIS AGREEMENT FOR TRANSFER is made and entered into at BHAYANDAR, THANE, this 29th of AUGUST, the Christian Year TWO THOUSAND FIVE.

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AUTHORISED SIGNATORY  
FOR BASSEIN CATHOLIC CO-OP. BANK LTD.

INDIA STAMP DUTY MAHARASHTRA  
R. 00150001-PE5361  
SPECIAL ADHESIVE  
AUG 29 2005

Jayram Pujari (Rs. 15000/-)

J. Pujari

Vrushali J. Pujari

(X)

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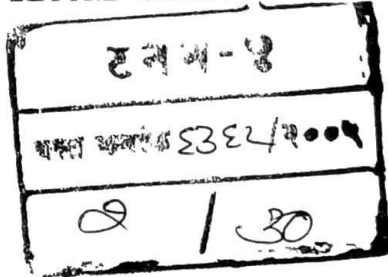
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BETWEEN  
=====

SHRI. JEEVAN MORARILAL NOHRIA, Aged \_\_\_ Yrs,  
Indian inhabitant, Residing at C/311, THIRD Floor, SUKH  
SAGAR C.H.S. LTD., Goddeo Naka, Goddeo Fatak Road,  
Bhayandar (East) Dist - Thane, hereinafter referred to  
as the "TRANSFEROR" (which expression shall, unless it  
be repugnant to the context or contrary to the meaning  
thereof, be deemed to mean and include his respective  
legal heirs, legal representatives, executors,  
administrators, successor-in-interest, till the last  
survivor and permitted assigns) of the ONE PART.

A N D  
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SHRI. JAYRAM LAXMAN PUJARI, Aged \_\_\_ Yrs,  
SMT. VRUSHALI JAYRAM PUJARI, Aged \_\_\_ Yrs,  
Indian inhabitants, Residing at Flat No. C/309, Third  
Floor, SUKHSAGAR C.H.S. LTD., At Goddeo Naka, Goddeo  
Fatak Road, Bhayandar (East) Dist - Thane, hereinafter  
referred to as "THE TRANSFEREES" (which expression  
shall, unless it be repugnant to the  
context or contrary to the meaning thereof, be deemed to  
mean and include their respective legal heirs, legal  
representatives, executors, administrators, successor-  
in-interest, till the last survivor and permitted  
assigns) of the SECOND PART.



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Vrushali J. Pujari

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WHEREAS, that M/S. SUKH SAGAR CO-OP. HSG. SOC. LTD., bearing Regn. No. TNA/ (TNA)/ HSG/ (TC)/ 9334/ 97-98, Dtd. 16-10-97, is a duly Registered Society having its Registered Office at Goddeo Naka, Fatak Road, Bhayandar (East) 401 105, Dist - Thane, & Transferor has been allotted a Flat No. C-311, on the THIRD Floor, in the Society known as "Sukh Sagar Co-op. Hsg. Soc. Ltd.," & Building known as " SUKH SAGAR " situated at Goddeo Naka, Goddeo Fatak Road, BHAYANDAR (EAST) 401 105, DIST - THANE.

AND WHEREAS, the Transferor is the absolute OWNER and have exclusive possession alongwith SHARE CAPITAL of or otherwise well and sufficiently entitled to the FLAT PREMISES BEARING NO. C-311, on the THIRD Floor, having a Built-up area adm. 496 Sq.Ft., (adm. 46.096 sq.mtrs.,) or thereabouts in the Society known as " SUKH SAGAR CO-OP. HSG. SOC.LTD," having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 9334/ 97-98, DTD.16-10-97, & Building known as " SUKH-SAGAR " at GODDEO NAKA, GODDEO FATAK ROAD, BHAYANDAR (EAST) 401 105, DIST - THANE. (more particularly described in the Schedule hereunder written).

AND WHEREAS, the said FLAT PREMISES herein after for the sake of brevity is referred to as "the said PREMISES".

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AND WHEREAS, by virtue of and under an AGREEMENT FOR SALE. Dated the 19th day of June, 1996, entered into BETWEEN M/s. GEM BUILDERS PVT. LTD., A Company Registered under Companies Act, 1956, having its Office at F/9, Sardar patel Soc. Nehru Road, Vile-Parle (East) Mumbai - 400 057. hereinafter referred to as "the BUILDERS" of the ONE PART and SHRI. JEEVAN MORARILAL NOHRIA, the Transferors herein and the Purchasers therein of the OTHER PART ACQUIRED THE SAID Premises on OWNERSHIP BASIS on payment of FULL & FINAL SALE CONSIDERATION therefor mentioned therein and took possession thereof & is in exclusive control, use & enjoyment & occupation & possession of the said Flat.

AND WHEREAS, the Transferor herein CONFIRMED that the above said Agreement executed between the above given parties herein is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said premises.

AND WHEREAS, the Transferor herein has assured, represented and has FURTHER confirmed that he is the bonafide member of the above Society. The title of the said premises herein is clear, marketable and free from all types of encumbrances and he has absolute right, title and interest of selling the above said premises to whomsoever He want without raising any type of consent/hindrance/encumbrances from anybody.

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Vasudev J. Pujari

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AND WHEREAS, the Original Agreement Dated the 19th day of JUNE, 1996, given above is lodged with the Office of Sub-Registrar of Assurances, Thane, Vide Receipt No. \_\_\_\_\_, and the Transferor herein is in possession of the Original Receipt only issued by the said office.

AND WHEREAS, that, the Transferor has from time to time and at all times since after obtaining possession of the said Flat premises, observed the terms and conditions of the said Builders Agreement and the Transferees shall observe the bye-laws of the said society as also the provisions of the Maharashtra Ownership Flats Act as also the Maharashtra Co-operative Societies Act and the respective rules framed thereunder and other applicable laws for the time being in force without any violation and/or breach thereof.

AND WHEREAS, that, the Transferor has in himself good right, full power and absolute authority to sell and dispose of the said Flat and that he has truly, faithfully, honestly and bonafidely disclosed all the facts to the Transferees without suppressing and/or misrepresenting anything from the Transferees and the Transferor has also specifically represented that his title in respect of the said Flat with the benefit & privileges of the said Agreement the deposits paid to the said builders and the said shares in the share capital of the said society is absolutely clear, marketable & free from all encumbrances and reasonable doubts at law, equity or otherwise and is not

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injuriously affected or subjected to any third party right, title, interest, claim, demand, estate, dispute or otherwise, or any third party adverse, pecuniary or other claim in respect thereof or any part of portion thereof and that the Transferor has not created any third party adverse, right, title interest and/or claim in favour of any third parties whatsoever in respect of the said flat with the benefit of the said Agreement, the said deposit's and had not inducted or agreed to induct any third party in use and/or occupation and/or possession of the said flat or any part of portion thereof so as to prejudicially affect the Transferees and that they have not received or agreed to receive any consideration from any third party whatsoever either in cash or kind for creating or agreeing to create any third party rights or for inducting or agreeing to induct, any third party claim use and/or occupation and or possession of the said Flat or any part of portion thereof.

AND WHEREAS, on the strength of the aforesaid representations made by the Transferor to the Transferees which the Transferees believed to be true, correct, complete, honest, bonafide and faithfull, the parties entered into negotiations or sale and purchase and pursuant to the negotiation the Transferor agreed to sell to the Transferees and the Transferees agreed to purchase from the Transferor the said Flat with the benefit & as incidental to the Sale thereof & the right to use, enjoy & occupy the said Flat alongwith the said consideration, with quiet, vacant and peaceful physical

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Voubhelli J. Pujari



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possession of the Flat with clear, marketable title which is said to be also free from all encumbrances and reasonable doubts at or for the price of Rs. 5,50,000/- (Rupees FIVE LACS FIFTY THOUSAND) only.

AND WHEREAS, the Transferor herein has agreed to assign all his right, title, interest shares Certificate, assets & deposits and the Transferees have agreed to accept the same, without any claim and demands, with benefits & privileges in respect of the said premises under the said Original Agreement for Sale executed with the Builders and in respect of the said premises and the Transferees herein have agreed to acquire the said premises for a Total Sale Consideration of Rs. 5,50,000/- [Rupees FIVE LACS FIFTY THOUSAND] only, on terms, conditions and obligations hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH as follows:-

1. The Transferor is absolutely seized & possessed & are exclusive owner/s of the FLAT PREMISES BEARING NO. C-311, on the THIRD Floor, having a Built-up area adm. 496 Sq.Ft., (adm. 46.096 sq.mtrs.,) or thereabouts in the Society known as " SUKH SAGAR CO-OP. HSG. SOC.LTD," having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 9334/ 97-98, DTD.16-10-97, & Building known as " SUKH-SAGAR " at GODDEO NAKA, GODDEO FATAK ROAD, BHAYANDAR (EAST) 401 105, DIST - THANE. (more particularly described in the Schedule hereunder written).

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2. The Transferor has agreed to sell transfer, assign & assures and the Transferees have agreed to purchase & acquire the above said Premises [more particularly described in the Schedule hereunder] together with undivided interest appurtenant & incidental to the Sale thereof all & singular & beneficial rights, titles, interests free from all claims, demands & encumbrances to the said premises as tenant in common with owners of the other flats and to the common area and facilities of the said land and building in the said Society and proportionate percentage hereinafter collectively referred to as "the said Premises" as heritable, and transferable, immovable property together with the right to use, enjoyment & occupation thereof for a price of Rs. 5,50,000/- [Rupees FIVE LACS FIFTY THOUSAND] only, to be paid by the Transferees to the Transferor at the time of these presents and in the manner hereinafter mentioned.

3. The Transferees herein have agreed to acquire from the Transferor, and the Transferor has agreed to transfer the above said premises as mutually agreed and at a Lump-sum Sale Consideration of Rs. 5,50,000/- (Rupees FIVE LACS FIFTY THOUSAND) only, and being FULL & FINAL settlement for his claim for the said Premises on OWNERSHIP BASIS, to be paid by the Transferees to the Transferor at the time and in the manner

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Vishal J. Puri

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hereinafter mentioned. subject to terms, conditions and obligations contained in the said Agreement for Sale with the Builders.

4. a) The Transferees have paid the sum of Rs. 1,50,000/- (Rupees ONE LACS FIFTY THOUSAND) only, to the Transferor as and by way of PART-PAYMENT of the Agreed Sale Consideration of the said Flat Premises herein above mentioned. (the payment and receipt whereof the Transferor doth hereby subject to realisation confirm, admit and acknowledge of and from the Transferees).
- b) It has been MUTUALLY AGREED upon by an between the parties hereto that the Transferees shall pay to the Transferor the Balance agreed Sale Consideration amount of Rs. 4,00,000/- (Rupees FOUR LACS) only, as under:  
On or before 60 days Rs. 4,00,000/-.
- c) It has been EXPRESSLY AGREED by the parties herein, that TIME SHOULD BE ESSENCE OF CONTRACT. as far as (i) the payment of above given balance agreed sale consideration is concerned. (ii) and for handing over clear, marketable, title and free from all encumbrances by Transferor.
- d) It is FURTHER EXPRESSLY AGREED between the parties herein (i) If the Transferees fails to pay the balance agreed sale consideration within the due date given in para (b), and thereafter if

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mutually agreed within 8<sup>th</sup> day of Nov- 2005, after due date. The Agreement will automatically be cancelled and NO NOTICE is required in this regards and the consideration paid herein will be refunded (without interest) and no claim thereafter will be entertained in this regard, (ii) If the Transferor fails to complete the contract as per Agreement and the Transferees are willing to pay and fulfil his part of Agreement then the Transferor will abide by the terms herein. (iii) Both shall be liable to COMPENSATE EACH OTHER for the losses SUFFERED by any part, on mutually agreed terms.

e) On receiving the total Amount of Rs. 5,50,000/- (Rupees FIVE LACS FIFTY THOUSAND) only. The Transferor shall handover the quiet, vacant and peaceful physical possession of the said premises & will deliver to the Transferee all the rights, titles & interest pertaining thereto & the Transferees will be entitled to enter, occupy, possess & enjoy the said Flat & all the amenities therein including electricity, sanitary & other fittings & fixtures therein & attached thereto together with the benefits annexed to the said Flat.

5. It is EXPRESSLY & MUTUALLY AGREED by the parties herein, if due to WILFUL DEFAULT of any of the parties herein and both parties fail to complete the deal, for any reasons whatsoever, and

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Vandhali J. Pyri

transaction is not complete as per para 3 given above then both parties herein have right to take legal action as per SPECIFIC RELIEF ACT, 1963 against each other.

6. The Transferor shall execute all papers, forms declarations and documents as required by the said Society/Builders and as per law in favour of the Transferees for the factual transfer & for the purpose of more fully transferring the said premises alongwith ownership rights and other interests in the said Society/Building in respect of the said Premises.
7. The Transferor shall arrange to obtain a certificate from the society/builders that the monthly dues till the end of \_\_\_\_\_ in respect of the said premises for maintenance, taxes, electricity and other outgoings have been cleared by him. Thereafter the Transferees shall be liable to pay to the Society/Builders all such outgoings in respect of the said Premises.
8. The Transferees shall from the date of possession maintain the said portion of the building at their own cost & expenses & shall keep the flat in a good and tenantable condition and shall not do or suffer to be done anything in or to the said building or the said or common areas and facilities which may be against the rules, regulations of SOCIETY.

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*Vishali J. Puri*

9. The Transferor doth hereby assure, state, declare and covenant:-

a) that, the Transferor herein CONFIRM that the above given said Agreement executed between the above given parties herein is all legally valid, existing, subsisting and is not cancelled, terminated, revoked and the Transferor herein is in quiet, vacant and peaceful physical possession of the said premises.

b) that, the said premises is free from all types of encumbrances, liabilities, claims and demands of any nature whatsoever, including lispendens.

c) that, He has not mortgaged, transferred, assigned or in any other way encumbered or alienated his right, title and interest and confirms that the title of the said premises herein is clear, marketable and free from all types of encumbrances and liabilities on or before the date of execution of this Agreement for Transfer.

d) that, no suit is pending in respect of the said premises nor therein an attachment proceedings going on, nor the said premises is subject to any legal charges, attachment, lien, claim in favour of any individual or in favour of Govt. Central or State, Local Body or Public Authority and no taxes, dues, rates and levies are pending.

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Prakash J. Purohit

e] that, the Transferees shall be entitled to hold, possess, occupy and enjoy the said premises without any interruption, interference of the Transferor herein, as and when they shall pay Full & Final mutually agreed sale consideration as given in para 3 above.

f] In case there is any claim/notice from the Stamp Authorities/Govt. I shall be solely and severally be liable to pay the deficiency in Stamp Duty & Penalty, if any and shall keep the Transferees/Society, duly INDEMNIFIED in this regard till the date of this Agreement.

g] that notwithstanding any act, deed, matter or things whatsoever made, done, committed, omitted or willingly suffered to the contrary, by the Transferor, or by any person or persons lawfully or equitably claiming by, from through, under or in trust for his, the Transferor now and hath in himself good rights, full powers, and absolute authority to sell, transfer and assign the benefits of the said Agreement and the said to the Transferees in the manner aforesaid.

h] that, he has full right and absolute authority to enter into this Agreement and that He has not done or performed any act, deeds, matters or things whatsoever, whereby He may be prevented from entering into this Agreement of the said premises as purported to be done hereby or whereby the Transferees whereby may be

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P Vrushali J. Rajani

obstructed or prevented or hindered in enjoying the rights, agreed to be transferred and to be conferred, in favour of Transferees herein or whereby the quiet, vacant and peaceful physical possession of the Transferees in respect of the said premises may be disturbed and in the event of it being found that the Transferor is not entitled to enter into this Agreement, with right, sought or purported to be transferred hereby and the Transferees herein are not able to enjoy the quiet, vacant and peaceful physical possession, including the transfer of shares (even after payment of Full & Final Sale Consideration) if the said premises due to such reason, the Transferor shall pay the compensation and/or reimburse/s the Transferees for the loss. damages suffered by him and the Transferor will keep duly INDEMNIFIED the Transferees if any objection, claim or demand are made by any of his legal heirs, including legal fees of the Advocate/ Counsels incurred by the Transferees.

10. The Transferor, hereby further declare that, he shall obtain the necessary NO OBJECTION CERTIFICATE / CONSENT / PERMISSIONS from the said Society in respect of the Transfer & Sale of the said Flat in favour of the Transferees and to transfer all their shares, rights, title, interest and benefits whatsoever enjoyed by him including the shares, deposits, if any, in favour

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of the Transferees on receipt of balance full & final amount. The Transferor undertake to assist and co-operate to execute, produced or procure and/or cause to be executed, produced or procured any documents and/or writing, whatsoever for further assuring in law and for better and more perfectly transferring all their rights, interest benefits & privileges in respect of the said premises upto the Transferees for their exclusive use thereof as aforesaid.

11. The Transferor doth hereby COVENANT & CONFIRM WITH THE Transferees that they have paid Agreed Sale Consideration to the Builders/ Society in full & final and of their share of taxes, stamp duty, outgoings upto the date of execution of this Agreement for Transfer of the said premises. That if any amount is due to the Builders /Society and/or any other person or persons or authority for his share of taxes and outgoings or any amount relating to the said premises herein. the same shall be duly paid by the Transferor herein and if any amount is recovered from the Transferees herein relating to the Transfer of said premises by the Builders or by any other person having any type of interest or legal heirs or equitably claiming or in trust or by any Govt. Authority for the taxes or as a land revenue then the Transferor herein shall make it good and shall keep the Transferees herein duly

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Vruehali J. Purohi

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INDEMNIFIED for the said payments and loss, damages suffered thereof dues till date of this Agreement. The Transferor doth hereby covenant that he shall pay and discharge the rates and taxes, society charges, maintenance, water and electricity charges, if any for the period upto and inclusive of the date of this Agreement or possession, whichever is later.

12. The Transferees herein assure, state, declare and covenants that they shall observe, perform all the terms, conditions and obligations contained in the said Agreement for Sale with the Builders and abide by the Society rules & regulations, Bye-laws as adopted & amended till date and shall abide from time to time. The Transferees hereby agrees to become a member of the society and also undertakes to pay all Proportionate Share of Society outgoings, contributions, costs, taxes, charges, demands and dues after the date hereof & every month regularly which the said society may make in respect of the said Premises from time to time & will keep the Transferor duly/indemnified in that respect.

13. The Transferor doth hereby further covenant that He shall get the said Premises and SHARE CERTIFICATE NO. 38, for five fully paid-up shares of Rs.50/- (Rupees Fifty only) each bearing distinctive Numbers from 186 to 190 (both numbers inclusive) duly transferred in favour of Transferees herein.

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*[Signature]*  
Vrushali J. Pujari

14. It is expressly & mutually agreed by the parties herein that TRANSFER CHARGES payable to the said Society for effective transfer of the said premises in the name of the Transferees shall be payable EQUALLY by the Transferor & the Transferees.
15. Subject to the provisions of Clause No.3 above and Builders Agreement Dated 9-6-1996, the Transferor (subject to realisation of Full & Final of agreed sale consideration) doth hereby assign his shares, right, title and interest benefits & privileges in the said premises to the Transferees who are entitled to hold, possess, occupy and enjoy the said premises, without any interruption from Transferor.
16. The Transferor doth hereby covenant with the Transferees that the Transferor shall from time to time and at all times hereafter at the request and cost of the Transferees do and execute or caused to be done or executed all acts, deeds, matters, things, conveyance and assurance and rights whatsoever for the Sale & effectively transferring and further more perfectly and absolutely getting the said premises and every part thereof duly vested in the Transferees favour in the Society Books & records.
17. ON COMPLETION OF THE SALE thereof the TRANSFEROR will deliver to the Transferee all the relevant the documents, title deeds, writings all receipts

(X)  
V

रजम-५
पत्र क्रमांक ३३२/२००५
१६ / ३०

(X)  
P

*Yujin*  
Vandhel: J. Pujari

-: 18 :-

Bills, concerning, Electricity & Municipal receipts & instruments which the Transferor herein is handing over to the Transferees of which some are detailed is given in SCHEDULE - II herein.

13. It is agreed by and between the parties herein that the Transferees shall bear and pay the charges towards, the Stamp Duty and Registration fees as per Registration Act, 1908 as may be in force and shall keep the Transferor as well as the said Society duly Indemnified & thereafter lodge, admit this Agreement for Registration with the concerned Sub-Registrar of Assurances, Thane/Mumbai. within the stipulated time limit and the Transferor has agreed to attend and admit execution thereof.
19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, sale, Management and Transfer) Act, 1963, executed with Builders as given above, and this Agreement shall be as per the provisions of the Maharashtra Society Act, 1960 and the rules made thereunder.
20. The Transferor and Transferees do hereby FURTHER confirm, covenant and declare that they have entered into this Agreement after going through the terms, conditions and contents and with full knowledge and have fully understood the same in letter and spirit.

(X)  
V

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बल अनांक E382/२००५
१८ / ३०

(X)  
P

*[Signature]*  
Vishal J. Purohit

-: 19 :-

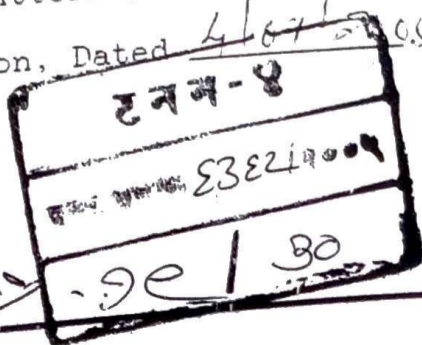
THE SCHEDULE REFERRED TO ABOVE - I

ALL THAT FLAT PREMISES BEARING NO. C-311, on the THIRD Floor, having a Built-up area adm. 496 Sq.Ft., (adm. 46.096 sq.mtrs.,) or thereabouts in the Society known as " SUKH SAGAR CO-OP. HSG. SOC.LTD," having Registration No. TNA/ (TNA)/ HSG/ (TC)/ 9334/ 97-98, DTD.16-10-97, & Building known as " SUKH-SAGAR " at GODDEO NAKA, GODDEO FATAK ROAD, BHAYANDAR (EAST) 401 105, DIST - THANE, on the piece of land admeasuring 2900 Sq.Mtrs., bearing OLD SURVEY NO. 117, NEW SURVEY NO. 121, HISSA NO. 1 (p), situate, lying and being in the Revenue Village of GODDEO, Bhayandar (East) Thane, and the Building is said to be constructed in year 1988, and Municipal Ward No. "M", and Number of Storeys G + 3, within the Registration District and Sub-District of Thane, and within the Jurisdiction of Mira Bhayandar Mahanagar Palika, Bhayandar (West) Thane.

S C H E D U L E - II

The Transferor will handing over the following document Title Deeds:

1. Latest Municipal Tax Receipt.
2. Latest B.S.E.S. Bill.
3. Agreement for Sale, Dated 19-6-1996.
4. Registration Receipt No. \_\_\_\_\_, Dated \_\_\_\_\_.
5. Power of Attorney, Dated 4/09/2005.
6. Declaration, Dated 4/09/2005.



*Signature*  
(X)  
V

*Signature*  
(X)  
P

-: 20 :-

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hand and seal to these presents the day and year first hereinabove written.

SIGNED, SEALED & DELIVERED by the  
withinnamed "TRANSFEROR"  
SHRI. JEEVAN MORARILAL NOHRIA,  
in the presence of

*Jeevan Nohria*



1. NAME: Anant T. Dalavi  
ADDRESS: D/117, Sukhsapar Co-op.

Hsg. Soc. Ltd, Godder naka  
Fatak Road, Bhayandar (E)

(SIGN. OF WITNESS)

2. NAME: Kashinath N. Kelambekar

ADDRESS: C/111, Sukhsapar Co-op.

Hsg. Soc. Ltd, Godder naka  
Fatak Rd, Bhayandar (E)

(SIGN. OF WITNESS)



SIGNED, SEALED & DELIVERED by the  
withinnamed "TRANSFEREES"

SHRI. JAYRAM LAXMAN PUJARI,  
SMT. VRUSHALI JAYRAM PUJARI,  
in the presence of

*Jayram Pujari*

*Vrushali J. Pujari*



1. NAME Kashinath N. Kelambekar

ADDRESS: C/111, Sukhsapar Co-op.

Hsg. Soc. Ltd, Godder naka  
Fatak Road, Bhayandar (E)

(SIGN. OF WITNESS)

2. NAME Anant T. Dalavi

ADDRESS: D/117, Sukhsapar Co-op.

Hsg. Soc. Ltd, Godder naka  
Fatak Road, Bhayandar (E)

(SIGN. OF WITNESS)

टनन-४  
३३२४३००१  
२६ / ३०

*Jeevan Nohria*

*Jayram Pujari*  
*Vrushali J. Pujari*

(X)  
V

(X)  
P

-: 21 :-

R E C E I P T - I

(PART - PAYMENT)

RECEIVED of and from the Transferees SHRI. JAYRAM L. PUJARI, & SMT. VRUSHALI J. PUJARI, for Transfer of the FLAT PREMISES BEARING NO. C-311, on the THIRD Floor, in " SUKH SAGAR CO-OP. HSG. SOC.LTD," at GODDEO NAKA, GODDEO FATAK ROAD, BHAYANDAR (EAST) THANE. a sum of Rs. 1,50,000/- (Rupees ONE LACS FIFTY THOUSAND) only, as a PART-PAYMENT on the above given Terms & Conditions OUT OF TOTAL Sale Consideration of Rs. 5,50,000/- (Rupees FIVE LACS FIFTY THOUSAND) only, as MUTUALLY AGREED above by way of CASH :

DATE	AMOUNT(Rs.)
_____	_____

& further payment by way of CHEQUE/PAY ORDER/DEMAND DRAFT as under :-

No.	DATE	DRAWN ON	AMOUNT(Rs)
186975	29/8/05	Vardai Janata	50,000/-
186976	31/8/05	Shikhar Bank	50,000/-
186977	2/9/05	Ltd. Bhayandar	50,000/-

SUBJECT TO REALISATION.

DATED THE 4<sup>th</sup> DAY OF Sept 2005.

WE HEREBY CONFIRM

I SAY RECEIVED  
Rs. 1,50,000/-

*[Signature]*

*[Signature]*

[SHRI. JAYRAM L. PUJARI]

[SHRI. JEEVAN MORARILAL NOHRIA]  
(TRANSFEROR)

*Vrushali J. Pujari*

[SMT. VRUSHALI J. PUJARI]  
TRANSFEREES

टनन-४

बन्क क्रमांक ६३६२/२००५

२९ / ३०

WITNESSES :-

1. Rashinath of Kelambekar of Kelambekar
2. Anant Talwar nos. 2

*[Signature]*

Vrushali J. Pujari

(X)  
V

(X)  
P

ग्रुप ग्रामपंचायत नवघर (भाईंदर-पूर्व)  
 GROUP VILLAGE PANCHAYAT NAVGHAR (Bhayandar-East)

पो. भाईंदर, ता. जि. राणे.

क्र. नं. ८९०  
 ८२/८३

दिनांक १०/५/१९८२

शी. नं.

बी. जे. अग्रवाल

पाती

विषय बांधकाम करणे बा.

संदर्भ ग्रामपंच. च्या दि. १५/४/८२ च्या मासिक अगतीत

उशव. नं. ८/२१

महाराष्ट्र

दारावळा देव्यात येतो की शी. बी. जे. अग्रवाल हे अर्के नं. ११७ हिस्सा नं. १ पाटी भाईंदर (पूर्व) ता. राणे मध्ये बांधकाम करीत आहेत. सदर बांधकाम हे लोकप्रमाणे ग्रामपंचायतीच्या बांधकामाच्या विधेनुसार योग्य मार्गाने सोडून बांधकाम करणे गरजेचे नाही.

सल्ला हा दारावळा दिला आहे.

*(Signature)*  
 सचिव

ग्रुप ग्रामपंचायत, नवघर  
 पो. वि. राणे



ट न न - ५  
 दिनांक १०/५/१९८२  
 १२/२५

ट न न - ४  
 दिनांक १३/५/१९८२  
 २२ / ३०



*own copy print*

### गाव नमुना सात (अधिकार अभिलेख पत्रक)

गांव : गो. उ. देवा  
तालुका : डा. टा.

प्रमाणन क्रमांक	प्रमाणन क्रमांकाचा उप विभाग	वृथाणा पदवी	गोवर्धनदाराचे नांव (९३९) (५९५) १५५७९ (३५५)			कुळाचे नांव
९३९	९.८		अरीयादित्यराव-भात येता न जोतीराव लक्ष्मणराव येता न गो. उ. देवा लक्ष्मणराव येता न अश्वमेध लक्ष्मणराव येता न जोतीराव लक्ष्मणराव येता न अरीयादित्यराव येता न जोतीराव लक्ष्मणराव येता न अश्वमेध लक्ष्मणराव येता न अश्वमेध लक्ष्मणराव येता न			
विवेकिये स्थानिक नांव						
सागरवटी योग्य क्षेत्र	रेक्टर	आर				
	०.३३	९				
एकूण	०.३३	९				
सागरवटी योग्य नववेळेचे	०.३३	३				
भाग (अ)						
भाग (ब)						
एकूण	०.३३	३				
एकूण	३.१३					

रतर अधिकार तु (९३९) १५५७९ (३५५)

१५५७९ (३५५)

सिमा अंतिम शुभापिण्ड चिन्ह

### गाव नमुना बारा (पिकांची नोंद घेऊन)

पिकासाठी क्षेत्राचा तपशिल											सागरवटी क्षेत्र		जमिनीचे नांव		तेरा
मिथ पिकासाठी क्षेत्र					निर्मोळ पिकासाठी क्षेत्र					उपलब्ध मूळचे क्षेत्र		जमिनीचे नांव	जमिनीचे नांव	तेरा	
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६

सातल पर दृश्य लरी नक्कल दिली अति.

दि. १०/०८/८८

दि. १०/०८/८८

**टन न-४**  
३३६४३००९  
२३ / ३६

**टन न-४**  
दि. १०/०८/८८  
२३ / ३६

*Title Search Report*

गां. न. नं. ८ अ (बाते उतारा)

मोजे बोडदेव

साते नं. २६५

नांर डोरीवाडि करवाय वेगळ नगळ

तालुका होवा

नमुना नंबर इ अगर उ यातील नोदीचा नंबर	घने नंबर व दिरवा	धेत्र	बधल करानवाची रक्कम		
			भाकार अकार	लोकल फंड	उपुच समीन नांव
१२१११	०२६-२		३-२३		
१२११७	००७-६		०-०४		
१०१४	०२७-७		२-३७		
७०११२	००९-७		०-१८		
७०११५	००३-७		०-१०		
७११११	०-१०-२		१-३७		
७१११६	०००-५		०-०६		
७१११६	००२-१		०-०२		
			०-०५		
<u>सुद्ध</u>	०-१०-५	१०-०४			



भारत नरहुम नरकल तयार तारीख १७/११/०८

तलाठी  
*(Signature)*  
तलाठी-  
ता. उणे, जिल्हा...

**टनन-४**  
नमूना नं. ३३५३००५  
१६/३०

**टनन-४**  
नमूना नं. ३३५३००५ / २००४  
१६/२५

**हर्षकाचे पत्रक (समना नं. ६)**

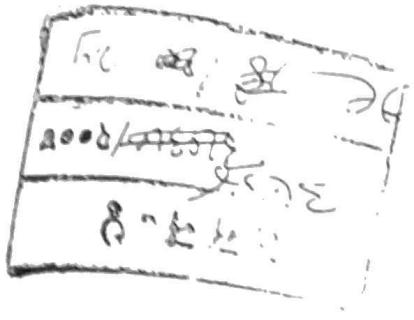
नोदीबा अनुक्रम नंबर	हर्षकाचा प्रकार	मौजे-उगाडेंदप तालुका-२/१०१	फांफार मागेचे प.नं. व दि.नं.	तय्याणी अंतसदापानी मधील किंवा सोप
१	ला.ला. १३११२८ वायव्येज उपांतदारधी लोख्याप ओर केंद्रित	०३ ६२	१०१५	वा. २५
२	हर्दिमांज ४१०८२०२११ अग्रत झाले आहे ली रानावायम	३०	१०१२२	वा. २५
३	प्यालीक जगाव आहे	२६	१०१२५	वा. २५
४	पजे रिकरि लोख्याप कान	३६	१२११५	वा. २५
५	पजोळग लोख्याप कान	३६	१२११५	वा. २५
६	पजोळग लोख्याप कान	३६	१२११५	वा. २५
७	पजोळग लोख्याप कान	३६	१२११५	वा. २५
८	पजोळग लोख्याप कान	३६	१२११५	वा. २५
९	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१०	पजोळग लोख्याप कान	३६	१२११५	वा. २५
११	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१२	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१३	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१४	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१५	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१६	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१७	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१८	पजोळग लोख्याप कान	३६	१२११५	वा. २५
१९	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२०	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२१	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२२	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२३	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२४	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२५	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२६	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२७	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२८	पजोळग लोख्याप कान	३६	१२११५	वा. २५
२९	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३०	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३१	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३२	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३३	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३४	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३५	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३६	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३७	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३८	पजोळग लोख्याप कान	३६	१२११५	वा. २५
३९	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४०	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४१	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४२	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४३	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४४	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४५	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४६	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४७	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४८	पजोळग लोख्याप कान	३६	१२११५	वा. २५
४९	पजोळग लोख्याप कान	३६	१२११५	वा. २५
५०	पजोळग लोख्याप कान	३६	१२११५	वा. २५

असल बाहुकुम ली नवकल असे

दि. १०/११/२००९

रुमली  
**पुलाडी-नवदर**  
ता. ठणे, जि. ठणे

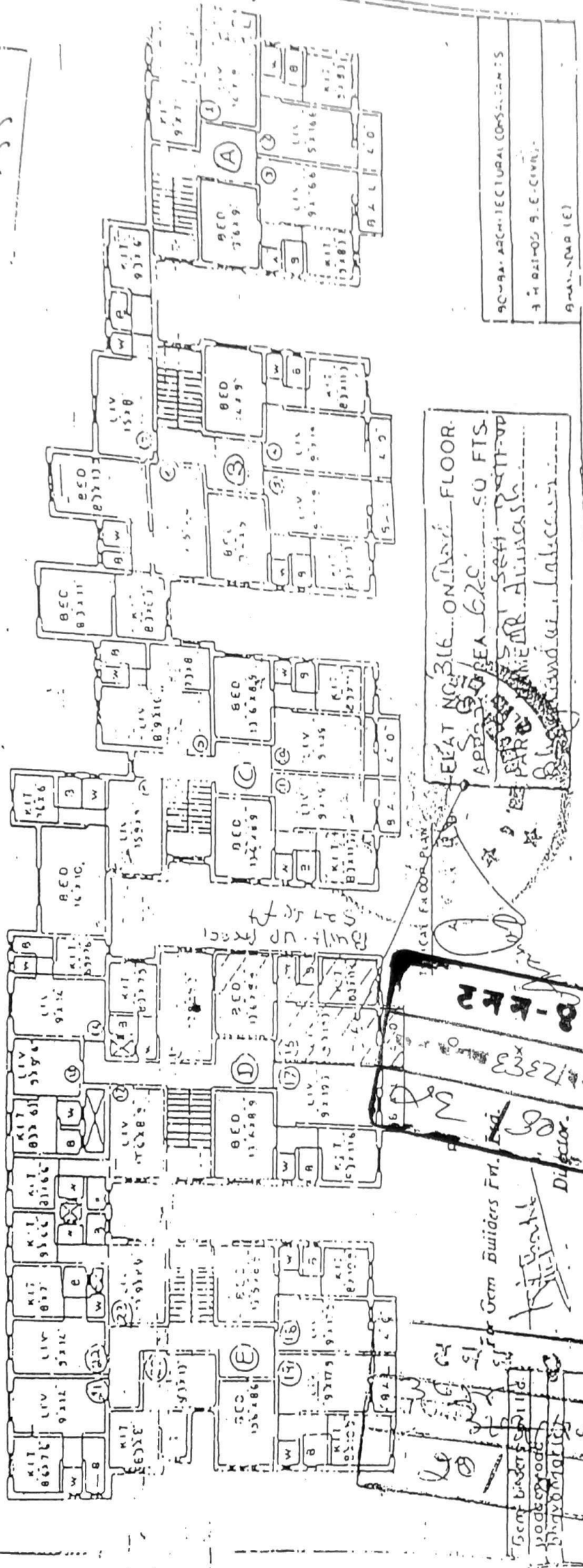
Possession entree



**टन न-४**  
नम नुमक ६३४२/२००९  
२५ / ३०

SUKH SAGAR APARTMENT

रतन-४  
१९९



BEAT NO. 316 ON 1<sup>ST</sup> FLOOR.  
APPROX. AREA 620 SQ. FTS.  
PROPERTY OF SRI. S. S. SINGH  
S. S. SINGH  
S. S. SINGH

रतन-४  
१९९  
१२३३३  
१९९

Gen Builders Pvt. Ltd.  
Director  
S. S. SINGH

90-9A ARCHITECTURAL CONSULTANTS  
34 BATES RD. S.E. CIVIL  
ANNAPUR (E)

FROM Or Typical Floor  
 OR 1/286 = 4.67500 SORT

1	299.00
2	1/2 00
3	53.6
4	29.3
5	29.6
6	57.0
7	2.6
8	23.5
9	68.9
10	26.0
11	90.0
12	23.3
13	116.3
14	27.6
15	156.0
16	61.5
17	15.0
18	15.0
19	44.9
20	52.6
21	26.6
22	122.6
23	76.6
24	56.0
25	14.6
26	14.6
27	44.6
28	33.5
29	14.5
30	123.05

RC 1 4475-1672-5044501



BLOCK PLAN

Scale 1/400'



श्रीमान् श्री १-कमल न.न. उदयिका शर्मा  
 श्रीमान् श्रीकांत शिवाशर्मा वीरभद्र  
 अदालत इकात नदी

BUILT UP AREA STATEMENT

GROUND FLOOR AREA = 3009 SQ.FT  
 FIRST FLOOR AREA = 3040 SQ.FT  
 SECOND FLOOR AREA = 3040 SQ.FT  
 THIRD FLOOR AREA = 3040 SQ.FT

SHIV KUMAR J. KAUSHIK  
 Special Executive Officer  
 No. 242  
 117B, Ashoka Road, Patna, Bihar  
 Phone: 401105



2/Phase  
 टनर-४  
 3332/2008

201 229 / 2008	26 / 08	201 229 / 2008
201 229 / 2008	26 / 08	201 229 / 2008
201 229 / 2008	26 / 08	201 229 / 2008

SHREENATH KRUPA - B



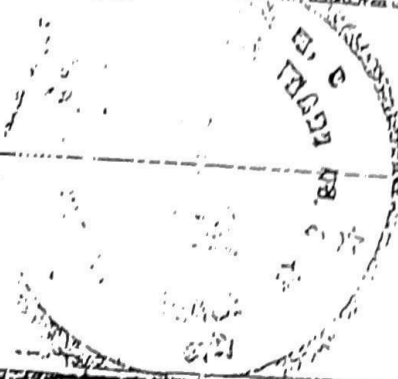
BUILD ARCH CONSULTANTS  
 G-1 PANDIT HOUSE  
 GS. FLOOR, BEHIND NAZIM STORE  
 SYN ROAD, PUNE (DISH)



तमन-४  
 २४/२००४

तमन-४  
 २४/२००४

SHAGDAS BUILDERS  
 BHADVA NAGAR  
 WING, SHOP NO. 17  
 BHADVA ROAD,  
 BHADVA (E)



२४/२००४

08/09/2005

दुय्यम निबंधकः

3:08:31 pm

ठाणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 6362/2005

20/30

दस्त क्रमांक : 6362/2005







दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव: जयगम लक्ष्मण पुजारी पत्ता: घर/फ्लॅट नं: सी/309 गल्ली/रस्ता: - ईमारतीचे नाव: सुख सागर को.ऑ.हौ.सोसा. लि ईमारत नं: - पेठ/वसाहत: घोडदेव नाका शहर/गाव: भाईदर पम. तालुका: - पिन: -</p>	<p>लिहून घेणार वय 35 सही <i>J. Pujari</i></p>		
<p>2 नाव: वृषाली जयराम पुजारी पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: फॉम-60</p>	<p>लिहून घेणार वय 30 सही <i>Vrushali J. Pujari</i></p>		
<p>3 नाव: जीवन मुरारीलाल नोहरीया पत्ता: घर/फ्लॅट नं: सी/311 गल्ली/रस्ता: - ईमारतीचे नाव: सुखसागर को.ऑ.हौ.सोसा. लि. ईमारत नं: - पेठ/वसाहत: घोडदेव नाका शहर/गाव: भाईदर पू. तालुका: -</p>	<p>लिहून घेणार वय 34 सही <i>J. Nohriya</i></p>		



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

HEMANGI RAJENDRA INDULKAR

LAXMAN NAMDEO GAWDE

18/02/1981

Permanent Account Number

AKGPG5784K

Signature







भारत सरकार

भारत सरकार / Government of India

भारत सरकार / Government of India

संलग्नक क्रमांक / Enrollment No 1216/00075/72284

To  
श्री. हेमंती राजेंद्र इंदुलकर  
Ms. Hemangi Rajendra Indulkar  
& C/o Rajendra Indulkar  
Bhamburda Wadi (Chawl), Amburwadi, Near Western Express  
Bypass, Exit Cross Road,  
Village: Pachi East  
Vandriwadi (East) Mumbai  
Maharashtra 400 057  
GP 207, 1813

Ref: 282 / 10E / 481073 / 482111 / P



UE435014765IN



आपला आधार क्रमांक / Your Aadhaar No. :

**6002 6695 0628**

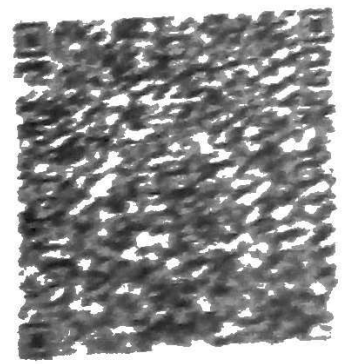
**आधार – सामान्य माणसाचा अधिकार**



भारत सरकार  
GOVERNMENT OF INDIA



हेमंती राजेंद्र इंदुलकर  
Hemangi Rajendra Indulkar  
जन्म वर्ष / Year of Birth : 1981  
स्त्री / Female



**6002 6695 0628**



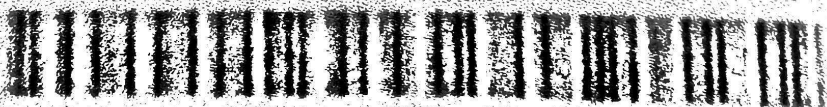
भारत सरकार

Unique Identification Authority of India  
Government of India

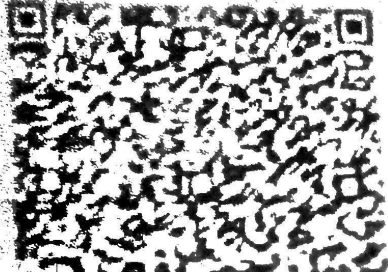
नाश्रविषयाचा प्रमांक / Enrollment No 1216/00075/72264

To,  
हमंगी राजेंद्र इंदुलकर  
H. mangi Rajendra Indulkar  
W/O Rajendra Indulkar  
Batiugadwala Chawl, Ambowadi, Near Western Express  
Highway, Dixit Cross Road,  
Vas Para East  
Vaspara (East) Mumbai  
Maharashtra 400057  
9820751863

Ref: 262 / 10E / 481073 / 482111 / P



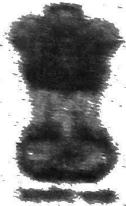
UE435014765IN



आपला आधार क्रमांक / Your Aadhaar No. :

6002 6695 0628

आधार — सामान्य माणसाचा अधिकार



भारत सरकार

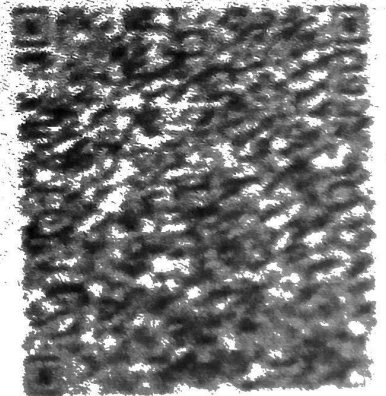
GOVERNMENT OF INDIA

हेमांगी राजेंद्र इंदुलकर

Hemangi Rajendra Indulkar

जन्म वर्ष / Year of Birth : 1981

स्त्री / Female



6002 6695 0628