



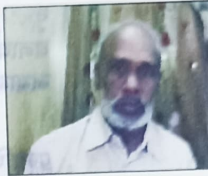

13/12/2012 11 26:28 AM

दस्त गोषवारा भाग-2

उहन1

दस्त क्रमांक:2659/2012





दस्त क्रमांक :उहन1/2659/2012
दस्ताचा प्रकार :-विक्री करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. महेश रमेश तायडे. पत्ता:प्लॉट नं: 301, माळा नं: तिसरा मजला, इमारतीचे नाव: विकास टॉवर सोसायटी ए विंग, ब्लॉक नं: पवई चौक, रोड नं: उल्हासनगर-3, महाराष्ट्र, ठाणे. पॅन नंबर:ACZPT9231D	लिहून घेणार वय :-32 स्वाक्षरी:-		
2	नाव:श्री. पी. व्ही. शशिधरन - - पत्ता:प्लॉट नं: 504, माळा नं: पाचवा मजला, इमारतीचे नाव: पवन अपा. , ब्लॉक नं: मोहन सृष्टी, रोड नं: कल्याण ईस्ट, . . पॅन नंबर:ABBPV3024B	लिहून देणार वय :-61 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित विक्री करारनामा चा दस्त ऐवज करून दिल्याचे कवुल करतात.
शिक्का क्र.3 ची वेळ:13 / 12 / 2012 11 : 24 : 21 AM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:श्री. शैलेश आर. विश्वकर्मा. वय:38 पत्ता:वॅरेक न. 906 जवळ, सेक्शन-20 उल्हासनगर-3 पिन कोड:421003		
2	नाव:श्रीमती. ज्योती महेश तायडे. वय:25 पत्ता:301-ए विकास टॉवर सोसायटी उल्हासनगर-3 पिन कोड:421003		

शिक्का क्र.4 ची वेळ:13 / 12 / 2012 11 : 25 : 52 AM

शिक्का क्र.5 ची वेळ:13 / 12 / 2012 11 : 26 : 21 AM नोंदणी पुस्तक 1 मध्ये

Sub Registrar Ulhasnagar

उहन 9
दस्त क्र 2659/2012
22 30



2659/2012

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
ABBPV3024B



नाम / NAME
SASIDHARAN PERAMANGALATH
VARIATH
पिता का नाम / FATHER'S NAME
RAMAN EDAKKAUNNY WARRIER

जन्म तिथि / DATE OF BIRTH
15-06-1951

Handwritten signature

आयकर आयुक्त (कम्प्यूटर केंद्र)

Commissioner of Income-tax (Computer Operations)

आयकर विभाग
INCOME TAX DEPARTMENT
MAHESH RAMESH TAYADE
RAMESH PUNJAJI TAYADE
13/09/1978
Permanent Account Number
AGZPT9231D

भारत सरकार
GOVT. OF INDIA

Handwritten signature: Mahesh

हस्ताक्षर / SIGNATURE

उह न 9
दस्त क्र. 2894/2092
30 30

उह न 9
दस्त क्र. 2894/2092
26 30

आयकर विभाग
INCOME TAX DEPARTMENT
SHAILESH S WISHWA KARMA

भारत सरकार
GOVT. OF INDIA

RAMSAMLJI BASGRAM
WISHWA KARMA
02/10/1975

Permanent Account Number
AIGPV9972Q



2504-2009

Signature

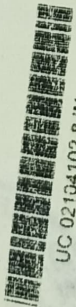
आधार

भारत सरकार
Unique Identification Authority of India
Government of India

आधार - Enrolment No.: 2006/00258/04515

Jyoti Mahesh Tayde
ज्योती महेश तायदे

VIKAS TOWER, FLAT NO. 301 PAWAI CHOUK
ULHASNAGAR-3
Ulhasnagar, Thane
Maharashtra 421001



UC 02104102 B IN

Ref No.: 412B3E9X-2104102



आपला आधार क्रमांक / Your Aadhaar No. :

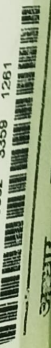
3862 3359 1261

आधार - सामान्य माणसाचा अधिकार

भारत सरकार
GOVERNMENT OF INDIA

ज्योती महेश तायदे
Jyoti Mahesh Tayde

जन्म वर्ष / Year of Birth : 1987
स्त्री / Female
3862 3359 1261



उह न १
दसत क्र २२४३ १२
२२ २९

महाराष्ट्र



शासन

उह न १
दसत क्र २२०९२
२२ ३०

२०/१०/११
११८८

★ नोंदणी प्रमाणपत्र ★

नोंदणी क्रमांक : दि. २२/१०/११ पुस्तक क्र. १५५२/१८-१९ सन - १९८

उह न १
२१/१०/११
२१ २८

या प्रमाणपत्रातारे प्रमाणित करण्यात येत आहे की,

विनास टॉव्हर को-ऑपरेटिव्ह सोसायटी मीसायटी लि.

ज. नं. ३३, वय, धड, गिराट नं. २९, कर्मलत अपार्टमेंट बिल्डिंग, पर्वर, बरेली,

विठ्ठलवाडी टेलरम रोड, उल्हासनगर-३, ताल. उल्हासनगर, जि. ठाणे

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम, १९६० मधील [सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४] कलम ९ (१) अन्वये नोंदविण्यात आलेली

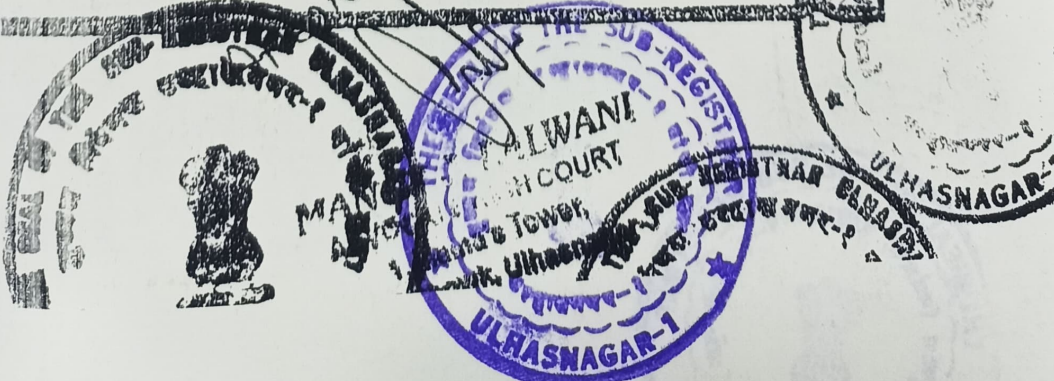
उह न १
दसत क्र २२५९२०
२२ ३०

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे



३/१०/११
[सुनिव देसायुडा]
सहायक निबंधक,
उद्योगी संस्था, उल्हासनगर तालुका,

दिनांक २९ / १० / १९८०



THE VIKAS TOWER HOUSING SOCIETY LIMITED. CO-OPERATIVE

Registered under the Maharashtra Co-operative Societies Act, 1960

(Registration No. TNA/CULRD/HSG/CTC/9642/98-99 Date 29.06.1998)

Serial No. 14

Authorised Share Capital Rs. 250/- Divided into 5 Shares each of Rs. 50/- only

Members Registration No. 14/14

THIS IS TO CERTIFY that Shri/Smt. P.V. SASIDHARAN

FLAT NO 303

VIKAS TOWER is the Registered Holder of Five Shares from No. 66 to 70

of Rs. 50/- each (Rs. Fifty each)

in THE VIKAS TOWER CO-OPERATIVE HOUSING SOCIETY

LIMITED ULHASNAGAR-3 subject to the Bye-laws of the said Society

and that upon such Shares the sum of Rs. 250/- (Rupees Two hundred fifty) has been paid.

GIVEN under the Common Seal of the said Society at ULHASNAGAR this Final Day of April 1998

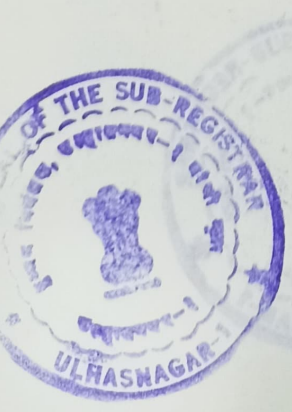
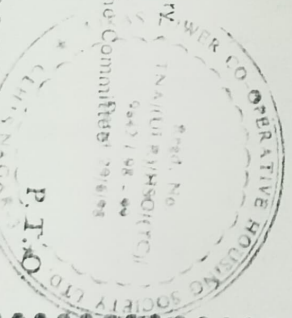
Chairman

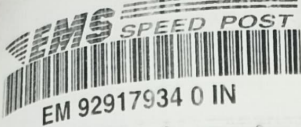
Hon. Secretary

Member of the Committee

वसत क्र. 2530

उप ह न
वसत क्र. 2530





JAGAR MUNICIPAL CORPORATION

लमत्ता कराचे विल / Property Tax Bill

वर्ष /Year 2012 - 2013

(मुंबई प्रतिष्ठान महानगरपालिका अधिनियम 1949 चे अनुसूचिततेत प्रकृत 8 नियम 39, महाराष्ट्र शिक्षण व वॉरनर हॉटे (उत्तर) अधिनियम 1962 मधील कलम 4 च 6 (ब), तसेच महाराष्ट्र इमारतीवरील कर (मोड्युल निवारी जाणवले) (पुनः अधिनियम करणे) अधिनियम 1979 मधील कलम 3 अन्वये)

विल क्र. 60402
दिनांक 12-05-2012
वार्ड क्र. 30
घोणे क्र. CO
व्यक्ति (Occupier : P.V.SASIDHARAN)
पत्ता FLAT NO-303, 3RD FLOOR VIRAS TOWER, PAMAY CHOK, ULHASNAGAR 3

पत्र अंकी मालमत्ता क्र. 007243700
वर्षाने मालमत्ता क्र. 30CO007243700
जुना मालमत्ता क्र. 30/2011
वापरण्याचा प्रकार Residential
करयोग्य मूल्य निवारी 4,321.00
करयोग्य मूल्य (सर्वात) 28,49,209.2
एकूण शेरिंग करयोग्य मूल्य 4,321.00
चटई क्षेत्रफळ (चौ. मीटर) 449
घाडेगट्टी 0

संपत्तीसंबंधी प्रकार :- RCC



विल क्र. (1)	कराचा दर (%) (2)	थकवाकी (3)	चालू भागणी (4)	एकूण रक्कम (5)
General Tax	26.00	5,615.00	1,123.00	6,738.00
सर्व महाराष्ट्र कर Corporation Education Cess	5.00	1,080.00	216.00	1,296.00
महानगरपालिकेत शिक्षण कर Conservancy Tax	6.00	1,166.00	259.00	1,425.00
मनप्रवाह कर Street Tax	7.00	1,381.00	302.00	1,683.00
पेढ कर Tree Tax	0.50	110.00	22.00	132.00
उजळ कर Water Benefit Tax	4.00	736.00	173.00	909.00
पाणीपरबदा लाभ कर Sewerage Benefit Tax	2.00	301.00	86.00	387.00
मनप्रवाह सुविधा लाभ कर Govt Education Cess	5.00	1,152.00	216.00	1,368.00
शिक्षण कर Water Charges (Month)	150.00	9,000.00	1,800.00	10,800.00
पाणी फी (प्रति महिना) Demand Notice Fee	0.50	40.00	0.00	40.00
शास्ती (As per State Govt. Rule)	10.00	24.00	0.00	24.00
शास्ती Late Payment Penalty	2.00	5,809.00	389.00	6,198.00
विलंब शास्ती				
एकूण जमा रुपये				0.00
Rebate Amount				0.00
एकूण देय रक्कम		26,414.00	3,584.00	31,000.00

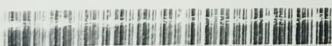
उह न 9
दसत क्र 28492/2092
24 30

अक्षरी रुपये THIRTY-ONE THOUSAND ONLY

दिनांक 18/06/12

Last Payment Details:->	Recpt No.	Recpt Date	Recpt Amount
	7161	29-AUG-07	6898

कराचा भरणा केल्यावर कृपया या देयकाची दखल घेण्यात येवू नये Ignore if Paid



कर निर्धारक व संकलक
उल्हासनगर महानगरपालिका, उल्हासनगर

Bill Enquiry (Tel) - 2708830

Bill Payment (Tel) - Nine Digit Prop.No.Compulsory (Through Credit Card Only)

Bill Enquiry (SMS) - UMCPTV<space>Nine Digit Property Number>Send To 57575

Bill Payment (SMS) - UMCPTP<space>Itz ID (Number received through SMS)<space><Amount><space> <Its 11 digit Cash A/C No.><space><Itz 4 digit Password>SendTo 57575

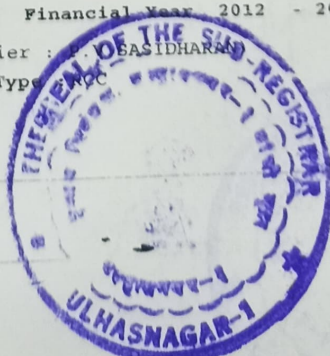
Bill Enquiry & Payment (Internet) - Visit www.umc.gov.in --- Click Property Tax e-Pay online

Property Tax Bill Acknowledgement

Financial Year 2012 - 2013

Property No.: 30CO007243700
Property Usage: Residential
Area: 449 sqft.
Tenant: 0
Bill Amount: 31,000.00

Name: (Occupier : P.V.SASIDHARAN)
Construction Type: RCC
Mobile No:
Relation:



Date & Signature

उह न 9
कमत क्र 2283/2092
28 30

उह न 9
कमत क्र 2283/2092
29 2E

उह न 9
कमत क्र 2283/2092
28 30

MAHESH LALWANI
B.E. (CIVIL)
ARCHITECTURAL AND
STRUCTURAL CONSULTANT



6, GROUND FLOOR
HIRA SOCIETY,
ULHASNAGAR-421 003.
TELEPHONES:
OFF.: 78483 & RES.: 70970

उह न 9
कमत क्र 2283/2092
29 2E

DATE-01-04-98

COMPLETION CERTIFICATE

TO WHOM SOEVER IT MAY CONCERN

This is to certify that the construction work of
"MEAS TOWER", U.NO. 64, 65 & 66, sheet No. 29,
Tarsi chowk, Ulhasnagar-3 is complete. The above
structure is ready for occupation.

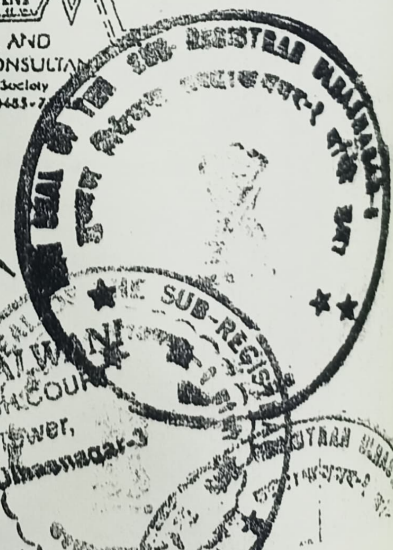
MAHESH LALWANI

(Signature)
MAHESH LALWANI

ARCHITECTURAL AND
STRUCTURAL CONSULTANT
6, Ground Floor, Hira Society
Ulhasnagar-3, Ph: 530483-7

Attested copy
(Signature)

MANOJI J
ADVOCATE
1, Malabar Tower,
Tarsi Chowk, Ulhasnagar-3



24/30

उह न 9
दस्ता 2283/2092
20 22

Hemrajani
B.L.M.
H COURT.
Hemrajani
B Com, LL.B.
H HIGH COURT.

Block No. A/74/441
ULHASNAGAR - 421001
Telephone : 79834

Date 18.09.1996.

Search -cum-Title Certificate.

उह न 9
दस्ता 2283/2092
20 22

It is certified after investigation and the search from the records of the Sub-Registrar, Tal. Kalyan and Ulhasnagar and the relevant revenue records from 1965 to 1996 and the information from the sworn declaration made by Shri Kanyalal Prithidas Rochlani for the property known as U.No. 64, 65 & 66 sheet no. 29, Pawai Chowk, Ulhasnagar-421003 Dist. Thana area of 1706 sq. yards or thereabout within the limits of Ulhasnagar Municipal Council. The said property known as U. No. 64, 65 and 66, sheet no. 29, Pawai Chowk, Ulhasnagar-3 Dist. Thana has been purchased by Shri Kanyalal Prithidas Rochlani from the President of India through Asstt. Administrator & Managing Officer Ulhasnagar Township under U.D. (Sanad) No. Adm/Plot/C-3/CDR No. 623 dt. 10.6.1983 for area: 302 sq. yards and C.D. No. Adm/Plot/C-3/CDR No. 14 1604 dt. 7.12.1992 for area: 1404 sq. yards (total: area 302 sq. yards + 1404 sq. yards = 1706 sq. yards). The said property is not agricultural, and do not attract the provisions as laid down in the Urban Land (Ceiling and Regulation) Act, 1976 and is as free from all encumbrances, and attachment and Shri Prithidas Rochlani has clear and marketable title over the above said property i.e. U. No. 64, 65 & 66, sheet no. 29, Pawai Chowk, Ulhasnagar-421003 Dist. Thana. The above mentioned documents.

उह न 9
दस्ता 2283/2092
23 30

Attested copy

L.S. HEMRAJANI
ADVOCATE
Block No. 141, Ulhasnagar

THE SUB-REGISTRAR
ULHASNAGAR-1

MANOJ J. LAJANI
THE SUB-REGISTRAR
ULHASNAGAR-1

THE SUB-REGISTRAR
ULHASNAGAR-1

उ ह न १
दस्ता क्र २२६३ / २०१२
१५ २६

ULHASNAGAR MUNICIPAL COUNCIL

NO/UMC/TPO/11/10/19
ULHASNAGAR MUNICIPAL
ULHASNAGAR - 421 001

उ ह न १
DATE - 31/07/20
दस्ता क्र २६५६ / २०१२
१६ ३०

उ ह न १
२५२६०६
१५ २६

Subj: Approval of Building Plan for the construction work

at Block, Dk, U/S/Plot No

उ ह न १
दस्ता क्र २६५६ / २०१२
२० ३०

at Ulhasnagar.

Ref: Your letter dated..... submitted through Licence

Shri. Ramesh S. R. (Applicant)

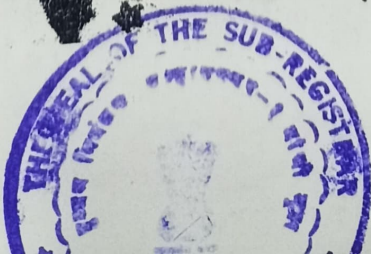
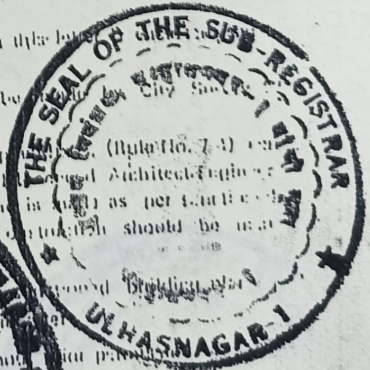
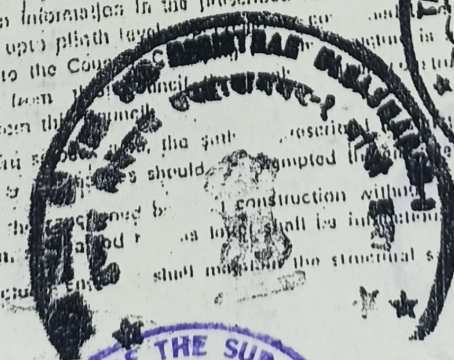
You are hereby granted the Building Permission and Commencement Certificate under U.S. Section 45 and of Maharashtra Regional and Town Planning Act, 1968 (Mah XXXVII of 1968) & U.S 109 of The Maharashtra Municipalities Act, 1965 (Maharashtra Act No. XL of 1965) to start the work for the Development of land in accordance with the conditions shown in the..... colour for Basement/Still parking on ground floor/flat/Plot/Block/Block subject to the conditions mentioned below:

- 1) Permission will be valid for the period of one year only. For renewal of it, you have to apply again before the expiry of prescribed period. The permission so renewed will be valid for three years only including the year of Commencement Certificate.
- 2) The construction of Building should be completed within the stipulated period. At the time of renewal or revision of proposed building construction, the existing Development Control Rules has to be taken under consideration, before submitting it to this council.
- 3) The changes and amendments shown in..... colour in sanctioned Building Plan have to be enforced in the same..... colour.
- 4) Before the Commencement of the work, you ensure that the N.A. permission from Office of Collector here is granted. In the event of..... and copy of the N.A. order should be submitted to the Council at least 15 days before starting the construction.
- 5) Before starting the development work you should inform in writing atleast 7 days before to seek the licence certificate from the Council as to the plan work developed by you according to the sanctioned Building Plan.

The Commencement Certificate granted by this letter should not be allowed by attaching the..... in the plan, affording deviation from approved Building Plan. The construction is permissible, subject to the conditions mentioned in this Building Plan.

Before starting the work, it is essential that the Demarcation should be..... of the plot. Record..... of plan, an information in the prescribed form..... of work upto plan level..... be submitted to the Council..... from the Council..... the plan certificate from the Council..... the construction is allowed in..... should..... on the plot area..... construction without..... shall be..... and deemed to be..... shall maintain the structural..... of the Building.

The Architect's responsibility. The Architect's responsibility. The Architect's responsibility.



3589
 दस्तावेज क्र 2283/2092
 35 2E

Ownership Document
 Office of the Administrator,
 Udharnagar Township
 Dated: 12-10-1974

3589
 2283
 35

APPENDIX XXIV
 Rule 91 (Bk. 17)

DEED OF CONVEYANCE TO BE EXECUTED IN THE CASE OF FREEHOLD
 PROPERTIES WHICH ARE SOLD OTHERWISE THAN BY
 PUBLIC AUCTIONS

THIS INSTRUMENT made the 27th day of December, 1974, one thousand nine
 and Ninety Two, BETWEEN THE PRESIDENT OF INDIA hereinafter called "the
 Vendor" (which expression shall unless repugnant to the context or meaning thereof include his
 heirs and assigns) of the one part AND Shri Kalyan Lal
 P. Bhandari, Rohtak, called the "Purchaser" (which expression
 shall unless repugnant to the context or meaning thereof be deemed to include his heirs,
 assigns and administrators) of the other part:

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WHEREAS the Vendor is seized and possessed of the land, hereditaments and premises therein
 described in Schedule I, hereunder written:

AND WHEREAS the Vendor has agreed with the Purchaser for the absolute sale to him of
 the land, hereditaments and premises intended to be hereby granted as per the price of
 Rs. 10,000/- paid to the Vendor by the Purchaser (the said price being
 Rs. 10,000/-) by adjustment against the compensation payable under the
 Persons (Compensation and Rehabilitation) Act, 1954 to the Purchaser and his associ-

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ates whose names are given in Schedule II hereunder written on or before the execution of this
 deed and receipt whereof the Vendor doth hereby admit and acknowledge, and from the same
 the Vendor doth hereby release the Purchaser and whereas the said associates have agreed to the property
 which is released, conveyed and assured to the Purchaser, the Vendor doth in pur-

suance of the rules framed under the Persons (Compensation and Rehabilitation) Act, 1954 hereby grant, release, convey and assure unto the
 Purchaser all that piece or parcel of land, hereditaments and premises known as P. No. 64, 65, 66,
 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96,
 97, 98, 99, 100, more particularly described in Schedule I hereunder written:

including boundaries, commons, fences, hedges, ditches, ways waters, water courses, liberties,
 easements, and appurtenance whatsoever to the said piece or parcel of land belonging
 to the Vendor and upon the said premises and every part thereof EXCEPTING AND RESER-

VED ALL THE ESTATE, right, title, interest, claim and demand whatsoever of
 the Vendor and upon the said premises and every part thereof lie to in or under the said
 premises, to search for, make merchantable and carry away the said
 minerals with full liberty at all times for the Vendor, his agents and workmen to enter upon
 the said premises, or upon the said premises or any adjoining lands of the Vendor and
 to erect thereon, making fair compensation to the purchaser for damage done

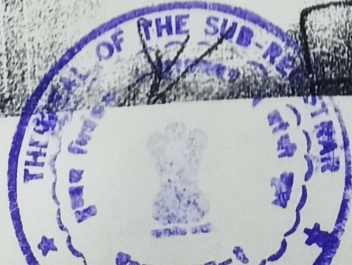
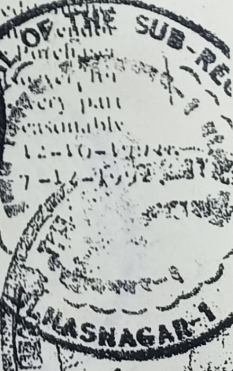
thereon, and to do all such things as may be necessary and proper for the purpose of carrying out the
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श्री. पी.पी. जरीदार

वय ६१ वर्ष

५०८, पाचवा मजला, पवन भवन, मोहन घुंटी, पुल्हाण (पूर्व)

श्री. मोहन रमेश तायरे वय ३२ वर्ष

३०९, इनाम, विद्याय टॉवर को, पर्वी रोड ३००२३

लिखून देणारा याद्वारे घोषित करतो की, सब रजिस्टर उल्लंघन करून त्याच्या या घोषकाचा वजन नोंदणीसाठी सादर करण्यात आला आहे. मोहन रमेश तायरे यांनी लिहून देणार यास विकत देत आहे. त्याबाबतचा खर्च घेऊन घेत आहे. घोषणा पत्र / मृत्युपत्र / कलण्डर

उह न / १
दस्त क्र. २६५९/२०१२
१५ ३०

मिळकतीचे वर्णन

मिळकतीचे वर्णन	३०३ इ-पिन, विद्याय टॉवर को. ३००१२३ श्रीका ५५३-व. फुट (विद्याय टॉवर)
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लिखून देणार / घणार जाहिर करतो की, सदरील दस्तावेजांमध्ये नमूद मालमतेची सर्व मिळकत घणार यांच्या अश्विनियमांचे फलम आहे. मोहन रमेश तायरे यांनी लिहून देणार यास विकत देत आहे. त्याबाबतचा खर्च घेऊन घेत आहे. सदरील कराराबाबत समाधानी आहेत. सर्व काळ मिळकत वी रजिस्टर / घणार घेत आहे.

उह न / १
दस्त क्र. २६५९/२०१२
१५ ३०

मिळकतीचे सदर (सा.डी.) सदरी माझे नाव आहे / नाही जमिनीच्या बांधलेल्या बांधकामाच्या मिळकतीचा थिको व्यवहार मी करत आहे मात्र सदर जमिनीवरील अपारतीतील फलित मिळकत वी रजिस्टर / घणार यांच्या अश्विनियमांचे फलम आहे.

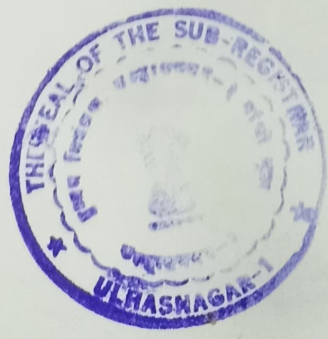
मिळकतीचे सदर (सा.डी.) या राज्य सरकारच्या कोणत्याही कायदा / नियम / परिपत्रक अथवा प्रासंगिक कायदांच्या अंतर्गत कोणत्याही कृती करत नाही. तरा उल्लंघन झाल्यास त्याची सर्वस्वी जबाबदारी घणार यांच्या अश्विनियमांचे फलम आहे.

मिळकतीचे सदर (सा.डी.) यांनी लिहून देणार यांच्या अश्विनियमांचे फलम आहे. मोहन रमेश तायरे यांनी लिहून देणार यास विकत देत आहे. त्याबाबतचा खर्च घेऊन घेत आहे. सदरील कराराबाबत समाधानी आहेत. सर्व काळ मिळकत वी रजिस्टर / घणार घेत आहे.

मिळकतीचे सदर (सा.डी.) यांनी लिहून देणार यांच्या अश्विनियमांचे फलम आहे. मोहन रमेश तायरे यांनी लिहून देणार यास विकत देत आहे. त्याबाबतचा खर्च घेऊन घेत आहे. सदरील कराराबाबत समाधानी आहेत. सर्व काळ मिळकत वी रजिस्टर / घणार घेत आहे.

सहा / लिहून देणार

श्री. मोहन रमेश तायरे

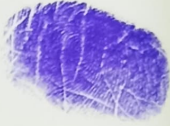


IN WITNESS WHEREOF BOTH THE PARTIES HAVE SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND YEAR HEREINAFTER MENTIONED ABOVE.

SIGNED, SEALED AND DELIVERED BY THE NAME TRANSFEROR SHRI P.V.SASIDHARAN, IN THE PRESENCE OF



[Handwritten signature]



TRANSFEROR

SIGNED, SEALED AND DELIVERED BY THE NAME TRANSFEREE SHRI MAHESH RAMESH TAYADE. IN THE PRESENCE OF....



[Handwritten signature]

TRANSFEREE

WITNESSES :

1. Shri. Shri. Ram Sanyal, New Market, Resection Behind Barrack No 906 near New Bughati Palace.

[Handwritten signature]

2. Jyoti Mahesh Tayade 301/A Vikas Tower Pawai chok, Ulhasnagar → 3

[Handwritten signature]

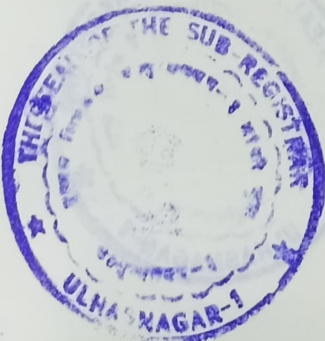
"RECEIPT"

Received an amount of Rs.8,00,000/- (Rupees Eight Lakhs Only), from the Transferee, as a partly sale consideration, in respect of the abovesaid property.

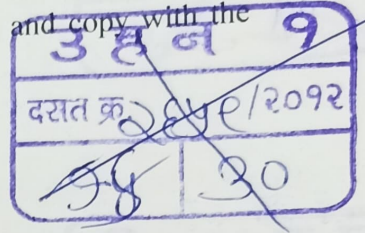
I SAY RECEIVED
Rs.8,00,000/-

[Handwritten signature]

TRANSFEROR



21. That Transferor has relinquished all his claims, rights, interest, etc., of the property in favour of the Transferee including shares. That Transferor and Transferee shall expression unless repugnant to the context or contrary to the meaning thereof shall include their heirs, executors, administrators, assigns, successors, associate members and assigns of both the parties as themselves. That original deed shall remain with Transferee and copy with the Transferor and a copy with the society.

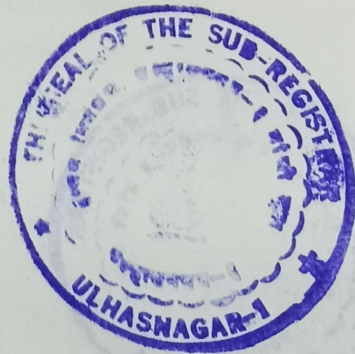
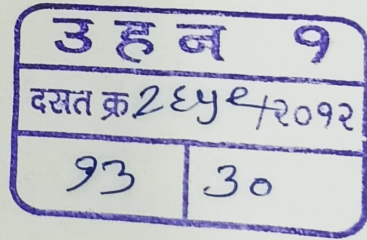


“ SCHEDULE - I ”

All that piece or parcel of Flat property known as Flat No. 303, 3rd Floor, A-Wing, Vikas Tower Co-op. Hsg. Soc. Ltd., constructed on the Plot of U.Nos.64, 65 & 66, Sheet No.29, vide C.T.S. No.1383, Pawai Chowk, Ulhasnagar-3, area adm. about 553 sq.ft. (Built Up Area), assessed under Ward No.30, Sr.No.30/5666, Property No.30CO007243700, building constructed in the year 1995, within the limits of Ulhasnagar Municipal Corporation, Taluka Ulhasnagar, Sub. Dist. Registration Ulhasnagar, Dist. Registration Thane & building bounded as under :-

“ BOUNDARIES ”

EAST : Compound Wall.
WEST : Portion of Mezzanine Floor.
NORTH : Compound Wall.
SOUTH : Shop property.



15. That Transferor hereby deliver all the original documents and vacant possession of said property peacefully to the Transferee and Transferee doth hereby acknowledge the said.

16. That Transferor hereby deliver all the documents and transfer all his interest, rights, etc. of said property unto the Transferee and Transferee is entitled to occupy possession of the said property and enjoy as he likes.

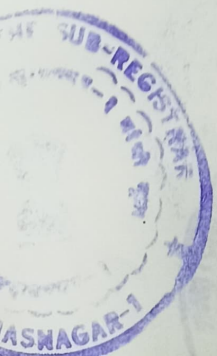
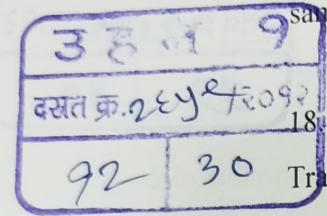
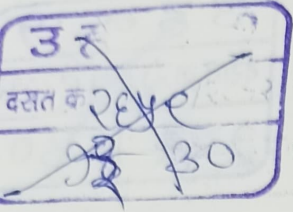
17. If anyone shall claim any rights over the said property the same shall be removed by the Transferor at his own cost.

18. That the Transferor hereby give full assurance to the Transferee that no any suit or litigation is pending in any court in India in respect of above said property.

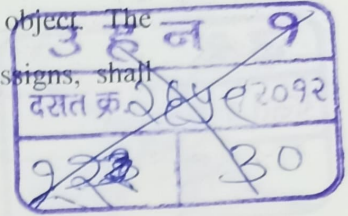
19. That the Transferor has assured the Transferee that in future any signature or statement is required for the transfer of the name in respect of abovesaid property in any concern Govt. offices in favour of the Transferee. The Transferor shall give full co-operation for the same.

20. The Transferor shall give his consent that Transferee can change his name in Municipal Corporation, in M.S.E.D. Co. Ltd., Maharashtra Co-op. Hsg. Soc. Ltd., record on the strength of this presence.

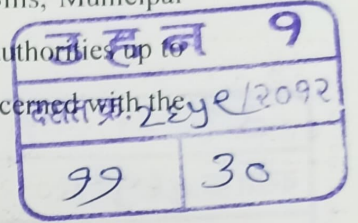
21. That the Secretary of the society known as Vikas Tower Co-op. Hsg. Soc. Ltd., has consented in favour of Transferee as a incoming member of the society in place of Transferor in the meeting member shall pass resolution that Change of Name shall take effect.



8. That the Transferor has full rights, full power and lawful authority to sale the abovesaid property or may or shall be impaired hereinafter henceforth the Transferor himself and his heirs, executors, administrators, assigns and etc. shall have no rights over the aforesaid property which is under transfer to object. The Transferee and his heirs, executors, administrators, assigns, shall enjoy all rents, profits without any let claims.



9. The Transferor has to clear all the Electric Bills, Municipal Taxes, Maintenance Charges and society dues to the authorities up to date and shall produce all the relevant documents concerned with the property till the date of possession.



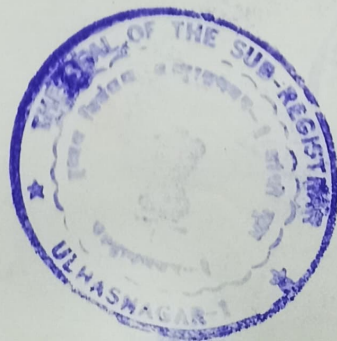
10. That the Transferor has resigned from the membership of the society and has executed the transfer papers accordingly.

11. That the Transferee shall get his name transferred in his favour in the record of the society on the strength of this Agreement.

12. That Transferor shall not claim any sort of rights, interest over the aforesaid property. Now this property is an absolutely, duly transfer by the Transferor unto the Transferee by executing this deed of transfer with society by law.

13. The Transferee shall be duly bound to perform the rules and regulations of the society and can apply for membership of the society by presenting this deed alongwith transfer papers.

14. The Transferor doth hereby undertake and assure that he shall sign all documents, statement, declarations, etc., if require at any stage.



2. That the Transferor/Vendor shall hand over the vacant and peaceful possession of the said property with all the pertaining documents to the Transferee/Purchaser, after realization of the agreed sale consideration amount.

That the Transferor doth hereby further declare that he has not mortgage, gifted, nor inherited or created any charges on the said property. The Transferor doth further declare that there is no other legal heirs or co-sharer, co-owner in the abovesaid property. That no other person has any share or interest in the said property and it is free from all sort of encumbrances, liens, charges, private or public debt.

4. That this Agreement shall always subject to the provision contained under the Maharashtra ownership Flat Act 1963 and the rules framed thereunder of the said Act and amendment made there from time to time and shall have overriding effect on each of the provision thereon.

5. That the Transferor assured the Transferee that there is no any dues towards the said property in any Department. If there is any outstanding bills the Transferor shall clear the same, till the date of handing over the possession of the abovesaid property.

6. That all the expenses of registration of sale agreement including the stamp writing, registration charges and drafting charges shall be borne by the Transferee only.

7. That the Transferor do hereby convey with the Transferee that the said property is free from all sort of encumbrances, liens, charges, etc.

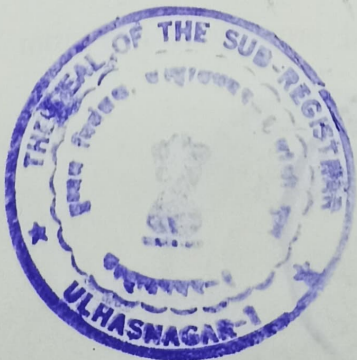
WHEREAS the Transferor have agreed to transfer the Flat property known as Flat No.303, 3rd Floor, A-Wing, Vikas Tower Co-op. Hsg. Soc. Ltd., constructed on the Plot of U.Nos.64, 65 & 66, Sheet No.29, Pawai Chowk, Ulhasnagar-3, area adm. about 650 sq.ft. (Super Built Up Area) i.e. 553 sq.ft. (Built Up Area), to the Transferee for an amount of Rs.16,00,000/- (Rupees Sixteen Lakhs Only), alongwith all the rights, interest, titles, fitting, fixtures with Electric Connection with Meter and whatever attached with the property and the Transferee has also agreed to purchase the same in the said sum.

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‘ NOW THIS INDENTURE WITNESSTH AS UNDER ’

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1. That the Transferor has received the partly sale consideration amount of Rs.8,00,000/- (Rupees Eight Lakhs Only), by Cheque No. 000074, Dt.01.11.2012, drawn on Bank of Baroda, Ulhasnagar-3, in respect of Flat property known as Flat No.303, 3rd Floor, A-Wing, Vikas Tower Co-op. Hsg. Soc. Ltd., constructed on the Plot of U. Nos.64, 65 & 66, Sheet No.29, Pawai Chowk, Ulhasnagar-3, area adm. about 553 sq.ft. (Built Up Area), from the Transferee and the Transferee shall pay balance amount of Rs.8,00,000/- (Rupees Eight Lakhs Only) within the period of 30 days, from the date of execution hereinwith to the Transferor. The Transferee shall obtain the loan, from Financial Institution/Bank to pay the balance sale consideration amount to the Transferor & the Transferor shall provide full co-operation to obtain the loan. This sale will be valid subject to the realization of cheque.



AND WHEREAS the Transferor i.e. Shri P. V. Sasidharan had purchased the aforesaid property from Builder M/s. Ulhas Developers through its Partner Shri Naresh Raghani, by the way of Registered Sale Agreement, registered before the Sub. Registrar at Ulhasnagar, under Sr.No.5797, Dt.08.12.1995, for valuable consideration.

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AND WHEREAS M/S.ULHAS DEVELOPERS had constructed the building on the land bearing U.Nos.64, 65 & 66, Sheet No.29, Pawai Chowk, Ulhasnagar-3 and got conveyance deeds under No.Adm/Plot/C-3/CDR.No.623, Dt.10.06.1983 and under No. Adm/Plot/C-3/CDR.No.1604, Dt.17.12.1992 from the authority & get the plan approved from the U.M.C. under No.UMC/TPD/BP/101/94 and got the Commencement Certificate. The building was constructed in the year 1995.

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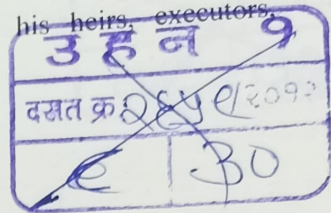
Thus the Transferor became the sole and absolute owner of the property under sale.

More particularly is described in Schedule-I, hereinafter written.

AND WHEREAS after occupation of the properties by the members, the members have formed Co.op. Hsg. Soc., under the provision of the Maharashtra Co-Operative Housing Societies Act, 1960 and Registered the same at the Office of the Registrar Co.op. Hsg. Soc., at Thane under No.TNA/(ULR)/HSG/(TC) 9642/98-99, Dt.29.06.1998. That the Transferor are the members of the said Society and holding Five shares of Rs.50, each bearing Share Certificate No.14, vide Distinctive Nos.66 to 70.

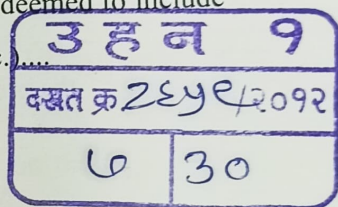


1. SHRI P. V. SASIDHARAN, Hindu, Adult, Aged about 61 years, Occupation Retired, residing at Flat No.504, 5th Floor, Pawan Apartment, Mohan Srushti, Kalyan (E), Dist. Thane, State of Maharashtra, hereinafter called as the 'TRANSFEROR' (Which terms and expression shall mean unless repugnant to the context or meaning thereof shall deemed to include his heirs, executors, administrators, assigns and etc.)....



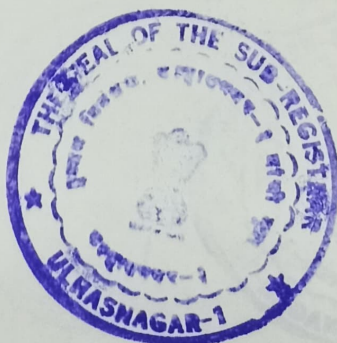
PARTY OF THE FIRST PART.

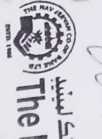
2. SHRI MAHESH RAMESH TAYADE, Hindu, Adult, Aged about 32 years, Occupation Business, residing at Flat No.301, 3rd Floor, A-Wing, Vikas Tower C.H.S., Pawai Chowk, Ulhasnagar-3, Dist. Thane, State of Maharashtra, hereinafter called as the "TRANSFEE" (Which terms and expression shall mean unless repugnant to the context or meaning thereof shall deemed to include his heirs, executors, administrators, assigns and etc.)....



PARTY OF THE SECOND PART.

WHEREAS the Transferor is real and absolute owner of the Flat property known as Flat No.303, 3rd Floor, A-Wing, Vikas Tower Co-op. Hsg. Soc. Ltd., constructed on the Plot of U.Nos.64, 65 & 66, Sheet No.29, Pawai Chowk, Ulhasnagar-3, area adm. about 553 sq.ft. (Built Up Area), assessed under Ward No.30, Sr.No.30/5666, Property No.30CO007243700, alongwith Five shares of Rs.50, each bearing Share Certificate No.14, vide Distinctive Nos.66 to 70, hereinafter referred as the said 'SAID PROPERTY'.





(Customer's Copy)
The Nav Jeevan Co-op. Bank Ltd.

Bhawan Saw Mills Compound, Furniture Bazar, Ulhasnagar - 421003
 email: navjeevanbank@gmail.com Tel: 2707291, 2707391 (Franchising Dept: 6275928806)

26/12/12

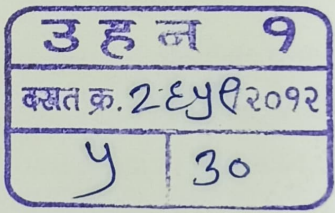
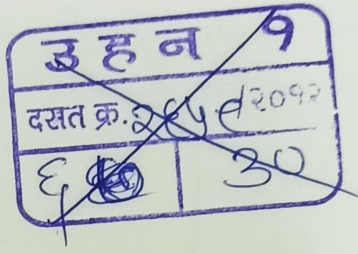
Date : 12.12.12	Sl. No. 103308
Franchising Value	Rs. 96000/-
Service Charges	Rs. 10/-
Rs. 10/- per document	
Total Amount	Rs. 96010/-
Rupees (in words) NINETY SIX THOUSAND	
₹ 96010	
No. of Documents	1
Name of stamp duty paying party: Shri.	
Mahesh Ramesh Jayade	
PAN No. ACZPT9231D	
Name of Counter Party S. S. Chaudhary	
Purpose of Transaction Agreement for sale.	
Cheque / DD No.	
Drawn on Bank	
Branch	

Declaration
 I/We hereby apply for the stamping of the above documents & declare that the information furnished by me in this application form is true & correct. I/We accept that the stamping of the above documents is subject to the approval of the Registrar of Companies. The Nav Jeevan Co-op. Bank Ltd. is entitled at its discretion to accept or reject this application without assigning any reason whatsoever. I/We have given my/our full and complete consent to the stamping of the above documents and I/We will not amount to be liable and am solely & fully responsible for the stamping of the above documents. I/We have read and understood the terms and conditions of the stamping of the above documents and I/We agree to submit the original stamped documents to the Registrar of Companies. I/We agree to pay a service charge of Rs. 10/- per document to the Registrar of Companies. I/We agree to pay the amount of stamp.

For The Nav Jeevan Co-Op. Bank Ltd.

Authorised Signatory

(Signature)

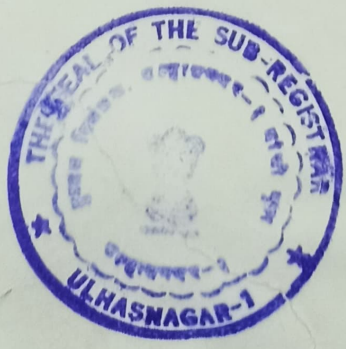


Non-Judicial stamp paper worth of Rs.96,000/- used for the value of Rs.16,00,000/-

' AGREEMENT FOR SALE '

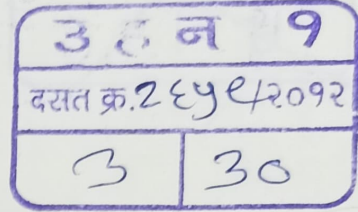
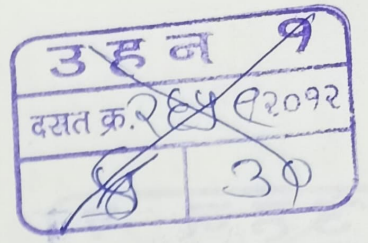
THIS INDENTURE OF AGREEMENT FOR SALE IS MADE AND ENTERED INTO AT ULHASNAGAR ON THIS 12th DAY OF DECEMBER 2012, DIST. THANE, STATE OF MAHARASHTRA.

BETWEEN



D-51ST FLOOR, NEAR NEW ERA HIGH SCHOOL, ULHASNAGAR - 421 003
 THE NAVJEEVAN CO-OP BANK LTD
 BHAWANI MILLS COMPOUND
 1ST FLOOR, NEAR NEW ERA HIGH SCHOOL
 ULHASNAGAR - 421 003
 D-51ST FLOOR, NEAR NEW ERA HIGH SCHOOL, ULHASNAGAR - 421 003

भारत 07757
 199764
 SPECIAL ADHESIVE
 DEC. 12 2012
 महाराष्ट्र
 14:18
 R. 0096000/- PB6506
 STAMP DUTY MAHARASHTRA
 INDIA



Franking/Stamping

- 7757
1. Bank Unit No. -
 2. Details of Document - Agreement For Sale.
 3. Details of Property - Flat No.303, 3rd Floor, A-Wing,
Vikas Tower, Ulhasnagar-3.
area adm. 553 sq.ft. (Built Up Area).
 4. Actual Value - Rs.16,00,000/-
 5. Name of Vendor - Shri P. V. Sasidharan.
 6. Name of Purchaser - Shri Mahesh R. Tayade.
 7. Stamp duty paid by - Shri Mahesh R. Tayade.
 8. Stamp duty of Rs. - Rs.96,000/-
 9. Registration/Sub-Registrar Office - Ulhasnagar.
 10. Authorized Signature and Stamp of Bank. -

For The Nav Jeevan Co-Op Bank Ltd.

Javits
Authorized Signatory



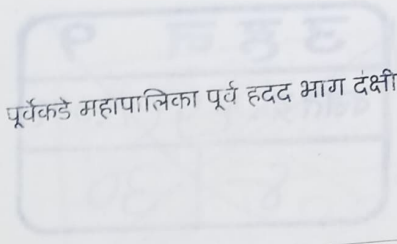
Umat Stamp Franking Checked &
Verified with Bank and found correct.

R. K. Rathod
Jt. Sub-Registrar Class-1
Ulhasnagar.

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Thursday, December 13, 2012
11:12:12AM

कनाचे वर्ष 2012
ठाणे
मुल्य विभाग 42-[ई] कॅम्प 1,2,3 :- उल्हासनगर महानगरपालिका
मुल्य विभाग 1/5-[ई]कॅम्प 1,2,3:- भुविभाग हददी उत्तरेकडे मूरबाड रोड महापालिका हदद पूर्वकडे महापालिका पूर्व हदद भाग दक्षिणे
नांव Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar
नंबर सि.टी.एस. नंबर-1383



मूल्य दर तक्त्यानुसार जमिनीचा दर

श्री जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
700.00	29500.00	38500.00	55000.00	38500.00

क्षेत्र	51.39	बांधकामाचे वर्गीकरण	1-आर सी सी
क्षेत्राचा वापर	निवासी सदनिका	उद्ववाहन सुविधा	आहे
क्षेत्राचा प्रकार	बांधीव	बांधकामाचा दर	
क्षेत्राचे वय	0 TO 2 वर्षे	मजला	Ground to 4th Floor

घसानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = (वार्षिक मुल्यदर * घसा-यानुसार नविन दर) * मजला निहाय घट/वाढ

= (29500.00 * 100 /100) * (100.00 /100)

= 29500.00

मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र

= 29500.00 * 51.39

= 1516005.00

अंतिम मुल्य = अंतिम मुल्य दर + तळघराचे मुल्य + पोटमाळ्याचे मुल्य + खुल्या जमिनीवरील वाहन तळाचे मुल्य + बंदिस्त वाहन तळाचे मुल्य + लगतच्या गड्डीचे मुल्य + वरील गड्डीचे मुल्य + इमारती भोवतीच्या खुल्या जागेचे मुल्य

= A + B + C + D + E + F + G + H

= 1,516,005.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 1,516,005.00 /-

उहान 9
वसत क्र 2649/2092
30

