



22/08/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.ठाणे 2

दस्त क्रमांक : 10205/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) कळवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1548000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1548000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:ठाणे म.न.पा. इतर वर्णन :सदनिका नं: वी 102, माळा नं: 1 ला मजला, वी विंग, इमारतीचे नाव: श्री वसंत दिप को ऑप हौ सो लि, ब्लॉक नं: पाखाडी खारेगाव, रोड : कळवा ठाणे( ( Survey Number : 80/19A ; ) )
(5) क्षेत्रफळ	1) 395 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-प्रशांत प्रकाश सावंत -- वय:-32; पत्ता:-प्लॉट नं: वी 102, माळा नं: 1 ला मजला, वी विंग, इमारतीचे नाव: श्री वसंत दीप को ऑप हौ सो लि, ब्लॉक नं: खारेगाव, रोड नं: कळवा ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-BSXPS5947L
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-प्रमोद रघुनाथ बागवे -- वय:-45; पत्ता:-प्लॉट नं: एच 2, माळा नं: तळ मजला, इमारतीचे नाव: प्रजा किरण सोसायटी, ब्लॉक नं: भवानी नगर विल्हा कॉलेज रोड, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AGXPB6083F 2): नाव:-प्रियल प्रमोद बागवे -- वय:-44; पत्ता:-प्लॉट नं: एच 2, माळा नं: तळ मजला, इमारतीचे नाव: प्रजा किरण सोसायटी, ब्लॉक नं: भवानी नगर विल्हा कॉलेज रोड, रोड नं: कल्याण प, महाराष्ट्र, ठाणे. पिन कोड:-421301 पॅन नं:-AIHPB8477D
(9) दस्तऐवज करून दिल्याचा दिनांक	22/08/2016
(10) दस्त नोंदणी केल्याचा दिनांक	22/08/2016
(11) अनुक्रमांक, खंड व पृष्ठ	10205/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	92900
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	15480
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह दुय्यम निबंधक, ठाणे क्र. २

## SALE DEED

ARTICLES OF THIS SALE DEED is made and entered into at Thane on this 22 day of August, 2016

### BETWEEN

MR. PRASHANT PRAKASH SAWANT, age 32 years, PAN : BSXPS5947L, Indian Inhabitant, having address at Flat No. B/102, 1<sup>st</sup> Floor, B - Wing, Shri Vasant Deep Co-Op. Hsg. Soc. Ltd., Pakhadi, Kharegaon, Kalwa, Thane - 400605, hereinafter referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors, administrators and assigns) **THE PARTY OF THE FIRST PART.**

### AND

1) MR. PRAMOD RAGHUNATH BAGWE, age 45 years, PAN : AGXPB6083F, and 2) MRS. PRIYAL PRAMOD BAGWE, age 44 years, PAN : AIHPB8477D, both Indian Inhabitants, having address at Flat No. H/2, Ground Floor, Pradnya Kiran Society, Bhavani Nagar, Opp. Prem Auto, Birla College Road, Kalyan (W), hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) **THE PARTY OF THE SECOND PART.**

WHEREAS by virtue of a Registered Agreement dated 16<sup>th</sup> day of July, 1992 (Registered with the Sub-Registrar of Thane at Doc. No. 4902-1992 dated 16/07/1992) executed between M/s. Shreenathji Constructions, therein referred to as the "Builder" of the One Part and Mr. Santosh Manik Patil, therein referred to as the "Purchaser" of the Other Part purchased and acquired all rights, title and interest in Flat No. B/102, admeasuring 395 Sq. Ft. (Built-up) area i.e. 36.71 Sq. Mtrs. (Built-up) area, on 1<sup>st</sup> Floor, of the B - Wing, in the "Shri Vasant Deep



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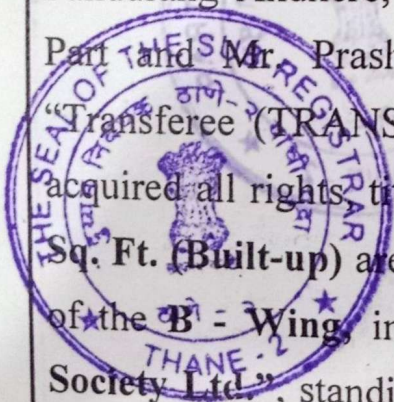
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P. P. Bagwe

**Co-Operative Housing Society Ltd.**”, standing on the plot of land bearing **Survey No. 80/19A, Village - Kalwa**, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605, within the limits of Thane Municipal Corporation and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the **“SAID PREMISES”**

**AND WHEREAS** by virtue of a Registered Agreement dated 03<sup>rd</sup> day of August, 2007 (Registered with the Sub-Registrar of Thane at Doc. No. TNN1-04188-2007 dated 03/08/2007) executed between Mr. Santosh Manik Patil, therein referred to as the **“Transferor”** of the One Part and Mr. Arvind Pandurang Andhere, therein referred to as the **“Transferee”** of the Other Part purchased and acquired all rights, title and interest in **Flat No. B/102**, admeasuring **395 Sq. Ft. (Built-up)** area i.e. **36.71 Sq. Mtrs. (Built-up)** area, on **1<sup>st</sup> Floor**, of the **B - Wing**, in the **“Shri Vasant Deep Co-Operative Housing Society Ltd.”**, standing on the plot of land bearing **Survey No. 80/19A, Village - Kalwa**, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605.

**AND WHEREAS** by virtue of a Registered Agreement dated 29<sup>th</sup> day of April, 2013 (Registered with the Sub-Registrar of Thane at Doc. No. TNN2-4256-2013 dated 22/05/2013) executed between Mr. Arvind Pandurang Andhere, therein referred to as the **“Transferor”** of the One Part and Mr. Prashant Prakash Sawant, therein referred to as the **“Transferee (TRANSFEROR herein)”** of the Other Part purchased and acquired all rights, title and interest in **Flat No. B/102**, admeasuring **395 Sq. Ft. (Built-up)** area i.e. **36.71 Sq. Mtrs. (Built-up)** area, on **1<sup>st</sup> Floor**, of the **B - Wing**, in the **“Shri Vasant Deep Co-Operative Housing Society Ltd.”**, standing on the plot of land bearing **Survey No. 80/19A, Village - Kalwa**, lying, being and situated at Pakhadi, Kharegaon, Kalwa, Thane - 400605.



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Ramesh B.

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of land situated within the limits of the district and "SAID

AND WHEREAS the TRANSFEROR herein has made the entire payment of consideration to the said Mr. Arvind Pandurang Andhere of such being on and thereupon, the TRANSFEROR has been put into the actual and physical possession of the said premises as the absolute and lawful owner thereof.

ted 03<sup>rd</sup> at Doc. Santosh part and "ree" of n Flat Mtrs. Deep land ted at

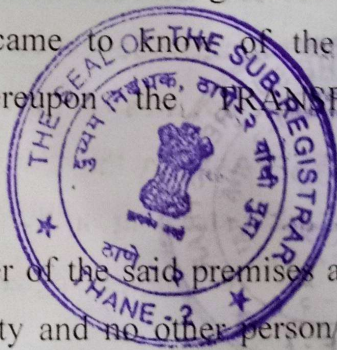
AND WHEREAS the TRANSFEROR is the bonafide member of the "Shri Vasant Deep Co-operative Housing Society Ltd.", a society registered under Registration No. TNA/(TNA)/HSG/(TC)/6994/95-96 Dated 17/04/1995, and having right, title and interest and membership in respect of the said premises, which society hereinafter in this Sale Deed for brevity's sake is referred to as "The Said Society" and being the member of the said society, the TRANSFEROR is holding five fully paid up shares of Rs. 50/- each under Share Certificate No. 8, bearing Distinctive No. 36 to 40 (both inclusive), (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

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AND WHEREAS the TRANSFEROR out of his own interest has decided to sell the aforesaid premises on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

- A) He is the absolute and lawful owner of the said premises and is a bonafide member of the said society and no other person/s has /



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AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said Sale Deed into writing as follows :

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

1. The TRANSFEROR hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agree to purchase and acquire the right, title and interest in and upon the said premises bearing **Flat No. B/102**, admeasuring **395 Sq. Ft. (Built-up)** area i.e. **36.71 Sq. Mtrs. (Built-up)** area, on **1<sup>st</sup> Floor**, of the **B - Wing**, in the "**Shri Vasant Deep Co-Operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 80/19A**, **Village - Kalwa**, lying, being and situated at **Pakhadi, Kharegaon, Kalwa, Thane - 400605**, within the limits of **Thane Municipal Corporation** and within the **Registration District and Sub-District of Thane**, as and for a **Lump-sum Price of Rs. 15,48,000/- (Rupees Fifteen Lakhs Forty Eight Thousand Only)** along with the right, title and interest in and upon the said premises and also together with the benefits of membership, shares and more particularly described in the **SCHEDULE** hereunder written.



TRANSFEREES have paid an amount of **Rs. 15,48,000/- (Rupees Fifteen Lakhs Forty Eight Thousand Only)** as the **Full and Final Payment**, as more particularly described in the receipt hereunder written and the payment and receipt whereof, the TRANSFEROR hereby admit and acknowledge and hereby release,

*[Handwritten signature]*

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*[Handwritten signature]*  
*P. P. Bagwe*

15. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.
16. The TRANSFEROR shall indemnify and keep indemnified the to TRANSFEREES for any further debits, which shall accrue upon the said premises on account of pending litigations or unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.
17. The charges of stamp duty, registration fees, and the charges of this Sale Deeds, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.
18. This Sale Deed shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

**:: SCHEDULE ABOVE REFERRED TO ::**

**ALL THAT PREMISES** bearing **Flat No. B/102**, admeasuring **395 Sq. Ft. (Built-up)** area i.e. **36.71 Sq. Mtrs. (Built-up)** area, on **1<sup>st</sup> Floor**, of the **B - Wing**, in the "**Shri Vasant Deep Co-Operative Housing Society Ltd.**", standing on the plot of land bearing **Survey No. 80/19A, Village - Kalwa**, lying, being and situated at **Pakhadi, Kharegaon, Kalwa, Thane - 400605**, within the limits of **Thane Municipal Corporation** and within the registration District and Sub-District of **Thane**.



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*P. P. B. G. W. L.*

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**IN WITNESS WHEREOF**  
 subscribed their respective  
 SIGNED SEALED AND DELIVERED  
 by the withinnamed  
 MR. PRASHANT  
 in presence of ...  
 1) *S. H. J. J. J.*  
 2) *G. S.*  
 SIGNED SEALED AND DELIVERED  
 by the withinnamed  
 1) MR. PRA  
 2) MRS. P  
 in the pres  
 1) *S. H.*  
 2) *G. S.*

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SHRI VASANT-DEEP

CO-OPERATIVE

HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act. 1960.)

Registration on TNA(TNA)/HSG/TC/6994/95-96 Date 17-4-95

No 8

श्री वसंत-द्वि को-ऑप. होमिंग सोसायटी  
खरियांग (पाखाडी), कळवा, ठाणे.

Authorized Share Capital Rs. 2,00,000 Divided into 400/- Shares each of Rs. 50/- only  
Member's Registration No. 20

THIS IS TO CERTIFY that Shri/Smt. SANTOSH MANIK PATIL

KHAREGAON is the Registered Holder of Five Shares No. from 36

40 of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)

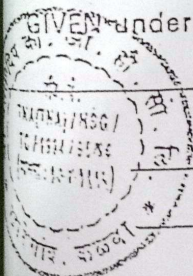
of THE SHRI VASANT DEEP CO-OPERATIVE HOUSING SOCIETY

RESIDED KHAREGAON subject to the Bye-laws of the said Society

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

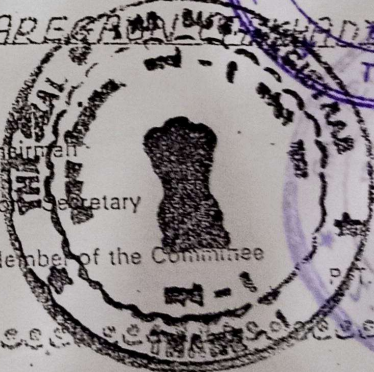
THIS IS GIVEN under the Common Seal of the said Society at KHAREGAON

Day of \_\_\_\_\_ 19



A. V. Parab T. N. Landge  
D. D. Rane A. V. Parab  
\_\_\_\_\_ D. D. Rane

Chairman  
Hon. Secretary  
Member of the Committee



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THE SHRI VASANT-DEEP

CO-OPERATIVE

HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act. 1960.)

(Registration on TNA(TNA)/HSG/TC/6994/95-96 Date 17-4-95)

Serial No. 8

श्री वसंत-दिप को-ऑप. होसिंग सोसायटी  
खारेगांव (पाखाडी), कळवा, ठाणे.

Authorised Share Capital Rs. 2,00,000 Divided into 400/- Shares each of Rs. 50/- only  
Member's Registrationn No. 20

THIS IS TO CERTIFY that Shri/Smt. SANTOSH MANIK PATIL

of KHAREGAON is the Registered Holder of Five Shares No. from 36  
to 40 of Rs. 250/- (Rupees TWO HUNDRED FIFTY ONLY)

in THE SHRI VASANT DEEP CO-OPERATIVE HOUSING SOCIETY

LIMITED KHAREGAON 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 KHAREGAON (PAKHADI)

this \_\_\_\_\_ Day of \_\_\_\_\_ 19\_\_\_\_



Landge

T. N. Landge

Chairman



Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the Share Register at which the name of the transferee is recorded
1	2	3	4	5
1	M.C.M. - 09/03/2008  Chairman	श्री अरविंद पांडुरंग अंधारे  Hon. Secretary	8 श्री अंतोष भाणिकु पाटील	श्री. अरविंद पांडुरंग अंधारे 44 Committee Member
2	MCM. 14/08/2013  Chairman	श्री प्रकाश श्री प्रशांत प्रकाश सावंत  Hon. Secretary	श्री अरविंद प. अंधारे	श्री प्रकाश प्रकाश श्री. वादसाहेब 55 Committee Member
3	MCM 07/01/2017  Chairman	श्री प्रमोद रघुनाथ कागने  Hon. Secretary	श्री प्रशांत प्रकाश सावंत	श्री प्रमोद रघुनाथ कागने 56 Committee Member
4	Chairman	Hon Secretary		Committee Member