



दस्तावेज क्रमांक व वर्ष: 7847/2009

Monday, December 21, 2009

2:36:37 PM

पृष्ठ 1

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ओवळे

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,305,000.00
वा.भा. रु. 852,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) वर्णना उपविभाग क्र 20/78-1ब-3, स नं 74/2-अ, सदनिका नं 702, 7वा नजला, धेन सी-1, विहंग कॉलो फेस-1, ओवळे, ठाणे.
- (3) क्षेत्रफळ (1) 36.52 चौ मी कार्पेट
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) विहंग इन्फोस्ट्रक्चर प्रा लि तर्फे दिपक मल्होत्रा - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: - 103, 105, शेरीफ रेवजी स्ट्रीट, सुभाष मजिद, मस्जिद (प) मुं-03; तालुका: -; पिन: -; पॅन नंबर: ACGV9897P
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) विवेकानंद सदानंद मोहिते - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: ALIPM2395M
- (2) जाळपी विवेकानंद मोहिते - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: ALIPM2395M
- (7) दिनांक करून दिल्याचा 22/12/2009
- (8) नोंदणीचा 22/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 7847/2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 47850.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13050.00
- (12) शेर

दुस्यम निबंधक, ठाणे-१



88
77
51

MR./MRS./MS. VIVEKANAND SADANAND MOHITE

MRS. JANHAYEE V. MOHITE

having his/her/its/their address at RAIGAD NIWAS,
2ND FLOOR, R.N.17, SHIVAJI NAGAR,
RABODI, THANE.

hereinafter referred to as 'the PURCHASER' (which expression shall unless be repugnant to the context or meaning thereof be deemed to mean and include in the case of an individual/s his/her/their respective heirs, executors, administrators and permitted assigns and in the case of a Partnership Firm the partners for the time being constituting the firm and the survivors or survivor of them and the heirs, executors and administrators of the last survivor of them and their/his/her permitted assigns and in the case of a body corporate its successors and assigns) of the OTHER PART:

In this agreement, unless the context otherwise implies, the expression defined hereunder shall have the respective meanings assigned to them.



- (i) The singular wherever used shall include plural and vice-versa;
- (ii) The masculine gender used herein shall include feminine and/or neutral gender wherever applicable.

WHEREAS:

(A) 1. One Smt. Barkibai Rama Ture (hereinafter referred to as 'the said Barkibai') was cultivating the property being land bearing Survey No. 74/1/1 admeasuring 710 sq. mtrs., Survey No. 74/1/2 admeasuring

74/1/2
74/1/2
9 1900

(Scheduled Bank)

Govt. of Mah. General Stamp office Licence No. D-5/STP/M/C.R. 1042/01/05/1296-1299 Dt. 22-07-05

शाखा / शाखे Br./THANE	दिनांक Date
मुद्रांक शुल्क Stamp Duty	₹. 47850=00
सेवा भाडाली शुल्क Service Charges (Incl. Tax)	₹. 10=00
एकूण Total	₹. 47860=00
दस्तावेजांची संख्या / No. of Documents	

जारी वये / Amount in words Forty Seven Thousand Eight Hundred Sixty

मुद्रांक शुल्क भरणाऱ्याचे नाव व पत्ता
Name & Address of stamp duty paying party
Vivekanand S. Mohite

उपरोक्त दस्तावेजांचे नाव / Name of counter party

दस्तावेजाचा प्रकार व उद्देश / Purpose of transaction
Agreement to sell flat.

मुद्रांक देण्याचा प्रकार / Payment Details :

चेक / सीडी / बचतपत्र इ.
Cash / DD / Cheque No. if any DD

ड्राव्हन ऑन बँक / बँकचे नाव
Drawn on Bank NCo Bank

शाखा / शाखे
Branch Thane

मुद्रांक देण्याचे दस्तावेज वेळीस देण्यात येऊन ही पत्राची प्रत आपले कार्यालयीन कार्यालयीन / This counterfoil has to be presented at the time of delivery of stamped documents

मुद्रांक
Cashier
अधिकृत
Authorized Signatory

मुद्रांक क्रमांक
Franking No. 49150

AGREEMENT FOR SALE



AUTHORISED SIGNATORY
NKGSB CO-OP. BANK LTD., Thane Br.

[Signature]

₹. 47850/- रुपये वरून पन्नास हजार अठरा हजार रुपये अन् पन्नास हजार रुपये

THIS AGREEMENT is made at Thane this 22nd day NINE DEC., in the Christian Year Two Thousand BETWEEN VIHAN INFRASTRUCTUE PVT. LTD., a company incorporated under the provisions of Companies Act, 1956 having office at 103/105, Sheri Devji Street, First Floor, Room No.8, Sugara Manzil, Masjid (W), Mumbai - 400 003, hereinafter referred as the "PROMOTERS" expression shall unless repugnant to the context and meaning shall include it successor or successors and assigns) Of the ONE AND

MAHARASHTRA
STAMP DUTY
R00047850/-PB5082
DEC 17 2009
134549
49150

टक्का-9
दस्तावेजांचे मूल्य / 2009
2 1900

[Signature]

THIRD SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No. 74/5 admeasuring 2200 sq. mtrs., situate lying and being at village Oyale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

FOURTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.97, New Survey No.74, Hissa No.2/B admeasuring 1,110 sq. mtrs., situate, lying and being at Village Oyale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

FIFTH SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Old Survey No.97, New Survey No.74, Hissa No.2/A admeasuring 1,110 sq. mtrs., situate, lying and being at Village Oyale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

Dated this 25th August, 2009



Witness faithfully,

Pravash M. Kulkarni
Advocate



TRUE COPY
ATTESTED BY ME

Rajan Patilak
B.Sc. LL.M.
NOTARY
1st Floor, Vision Business Centre,
Bhiwandiwala Terrace,
Adjacent to Court, Thane.

25 AUG 2009

टनन-9
दस्ता खना ५८०५/२००९
५६ / १००

Trustee of Ratanshi Premji Charitable Trust. with respect to the said second property. I have perused the objections and am of the following opinion :

In the said Objection, it has been alleged that the said Ratanshi Premji Charitable Trust is the owner of the said second property. It has also been alleged that Shri Rama Devashri Kumbhar was the protected tenant of the said second property. On perusal of Mutation Entry No.758, it appears that the said Shri Rama Devashri Kumbhar was the protected tenant in respect of the said second property in 1956. However, since, he was not cultivating the said second property, his name was deleted from the revenue records of the said second property in 1957. It further appears that the said Anusaya was cultivating the said second property and acquired the said second property under the provisions of the Tenancy Act. Thereafter, requisite 32-M certificate was also issued by the concerned authority in favour of the said Anusaya. Thereafter, all the requisite permissions including Sale permission under Sec.43 (1) of the Tenancy Act, have been obtained by the said Anusaya and others and subsequently, by a Deed of Conveyance dated 26/3/2008, registered before the Sub-Registrar of Assurances, Thane under Sr. No.2636/2008, the said Anusaya and others sold, transferred and conveyed the said second property to the said Suraj. Thus, as it appears, I am of the opinion that the said objection recorded by the said Mr. Nikhil Makecha, Managing trustee of Ratanshi Premji Charitable Trust is devoid of legal sanctity and without legal force, as such requires no consideration at all.

In view of the above, I hereby state and certify that in my opinion, subject to (a) the compliance of the terms & conditions contained in the above referred various orders and permissions, (b) my observations in Para No. 1 hereinabove and (c) what has been stated hereinabove, the title of the said First Owner to the said first and second property, the title of the said Second Owners to the said third property, the title of the said Third Owner to the said fourth property and the title of the said Fourth Owner to the said fifth property is marketable and free from encumbrances.

FIRST SCHEDULE ABOVE REFERRED TO:

ALL THOSE pieces and parcels of land bearing Survey No.74/1/1 admeasuring 710 sq. mtrs., Survey No.74/1/2 admeasuring 710 sq. mtrs., Survey No.74/1/3 admeasuring 2230 sq. mtrs., aggregating to 3650 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.

SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Survey No.74 Hissa No.3 admeasuring 4910 sq. mtrs., situate lying and being at village Ovale, Taluka and District Thane in the Registration District and Sub-District Thane and within the limits of the Thane Municipal Corporation.



टनन-9
दस्तावेज नं. 1500/2008
₹ 900

SBI

HLC

0404010

PAL/Take Over/New/Resale/Topup/LAP

LOS/RLMS Ref	CRM/YONO REF NO
Saving A/C No.	Tie up no (if applicable)
CIF NO 1 85753681547	
2 88123126634	
3	

Applicant Name **VIVEKANAND MOHITE**
Co-Applicant Name **JANHAVEE MOHITE**
Contact No. **9833221119** Mobile **9819408829**
Loan Amount **6,00,000** Tenure **5 years**
Interest Rate _____ EMI _____
SBI LIFE YES / NO Rs _____
Loan Type **TOP UP**

SORCIER Consultancy Services LL
HLC CODE : MUM00755/MAHHLC00116
CONTACT NO.: 9930545199
E-MAIL ID.: Sanjosh Nair
LOS/RLMS NO.:

Property Location _____
Property Cost _____
Name of Developer / Vendor _____
RBO - _____ Zone - _____ Branch **VASANT VIHAR** (Code No.) **4314**
Contact Person _____ Mobile No. _____
HLST / MPST / BM / FS / ALONG WITH Mob No. _____
Name of RACPC Co-ordinator along with Mob. No. _____

	Vendor	Send On	Recd. Date
SEARCH - 1	Megha Mahajan	06/04/20	
SEARCH - 2			
VALUATION - 1	Vaata Kala		
VALUATION - 2			

	Done	By Date
RESIDENCE VERIFICATION		
OFFICE VERIFICATION		
SITE INSPECTION		

	Dt.
Co-ordination	
Processing	
Sanction	
Control	
Documentation	
A/c Opening	
Disbursement	

	SIGN
A/C NO	
DOC EXECUTIVE NO	
NOI DONE BY	
EM DONE	
NACH / SI	
TDV	

CERSAI NO. : ASSET ID : _____
SI ID : _____
FILE NO. _____ COMPACTOR NO. _____

BRANCH VASANT VIHAR 4314