

- 15) Vacant land tax payment should be done.
- 16) C.C for building F4,G will be released only after submission of Environment Clearance for S.No. 9, H.No. 1/1A,B.
- 17) Affidavit dated 28/04/2008 as submitted by you, will be binding on you.
- 18) C.C for bldg F4 & G will be released only after complaint regarding shed of New S.No. 9 H.No. 1/1B is cleared.

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN TRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNASIBLE OFFENCE PUNISHABLE UNDER THE MAHARASTHRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. _____
 Office Stamp _____
 Date _____
 issued _____



(Signature)

कार्यकारी अभियंता
 (शहर विकास विभाग)
 ठाणे महानगरपालिका ठाणे.

दिनांक
 हस्ताक्षर
 पद
 ठाणे



| |
|----------------------|
| टनन-१ |
| दस्त कजांक १०९४/२०१० |
| १०/२० |

| |
|----------------------|
| हवम-६ |
| दस्त कजांक ११६४/२०१० |
| ४६/६३ |



Thursday, December 30, 2010

6:00:23 PM

पावती

पावती क्र. : 10334

दिनांक 30/12/2010

गावाचे नाव ठोकरी

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

टनन1 - 10194 - 2010
करारनामा



सादर करणाराचे नाव: नरेंद्र दत्तात्रय भानुशाली

30000.00

नोंदणी फी

540.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)

30540.00

एकूण रु.

आपणास हा दस्त अंदाजे 5:15PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक वर्ग-२
दुय्यम निबंधक
ठाणे - मणे 1

बाजार मुल्य: 3427000 रु. मोबदला: 50000000रु.

भरलेले मुद्रांक शुल्क: 232650 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एच डी एफ सी बँक;

डीडी/घनाकर्ष क्रमांक: 061972; रक्कम: 30000 रु.; दिनांक: 24/12/2010

Shai



दस्तक्रमांक व वर्ष: 10194/2010

Thursday, December 30, 2010

5:02:06 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ठोकरी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 5,000,000.00
वा.भा. रु. 3,427,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) वर्णन: झोन नं 8/33/2; जुना स नं 135/1पा, 2पा, नविन स नं 9/1/1सी, 1/डी, 1/ई,
1/एफ, 1/जी, सदनिका नं 704, 7 वा मजला, जे विंग, रिविअेरा, सिद्धेश्वर गार्डन, स्टिल्ट व
पार्किंग सह, कोलशेत रोड, ढोकाली ठाणे
(1)84.75 चौ मी

(3) क्षेत्रफळ

(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) जॉन बाइ - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;
पेठ/वसाहत: श्रुती पार्क सो., ढोकाली ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर:
ABWPV3839M.

(6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) नरेंद्र दत्तात्रय भानुशाली - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईम
नं: -; पेठ/वसाहत: जय त्रिमूर्ती सो., कळवा ठाणे; शहर/गाव: -; तालुका: -; पिन: -; पॅन
नम्बर: AGSPB8149F.

(2) विंदा एन भानुशाली - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत
पेठ/वसाहत: व प्र; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADOPB8648J.

(7) दिनांक

करून दिल्याचा

30/12/2010

(8)

नोंदणीचा

30/12/2010

(9) अनुक्रमांक, खंड व पृष्ठ

10194 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 232600.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 30000.00

(12) शेरा

सह दुय्यम निबंधक वर्ग-२,

ठाणे - १



HDFC BANK

Understand your world

THE SUB REGISTRAR THANE

PAY THIRTY THOUSAND ONLY

AGES

BANK LTD. MUMBAI - THANE (WEST) THANE - 400002

MANAGER'S CHEQUE VALID FOR SIX MONTHS FROM THE DATE OF ISSUE

Rs.

*10,000.00

For HDFC BANK LTD.

Prakash Buss
For Mr. C. R. 46
AUTHORISED SIGNATORIES

061972 400240029: 999991* 12

HDFC BANK LTD.

M1865 PART III

For the Customer
ACKNOWLEDGEMENT

Serial No. : 332970

Document Delivered

Received From MR. NARENDRA D. Bhowalki

Franching Amount : 2,32,650.00

Changes : 10 = 0

Total : 2,32,660.00

Vide P/O No. / Cash / Transfer Cheque

Drawn on

or Cash towards Franching of document Agreement for Sale

Signature / Stamps of Bank

Signature of Customer

I confirm that I have checked the value/franchise amt. & a bank is not liable for anything related to the document.



| |
|----------------------------|
| टनन-9 |
| दस्ता क्रमांक 30908/2009 D |
| 2/20 |

PERMANENT ACCOUNT NUMBER
ADOPB8648J



नाम / NAME
VINDA NARENDRA BHANUSHALI

पिता का नाम / FATHER'S NAME
VINAYAK SHETE

जन्म तिथि / DATE OF BIRTH
02-07-1958

 SIGNATURE

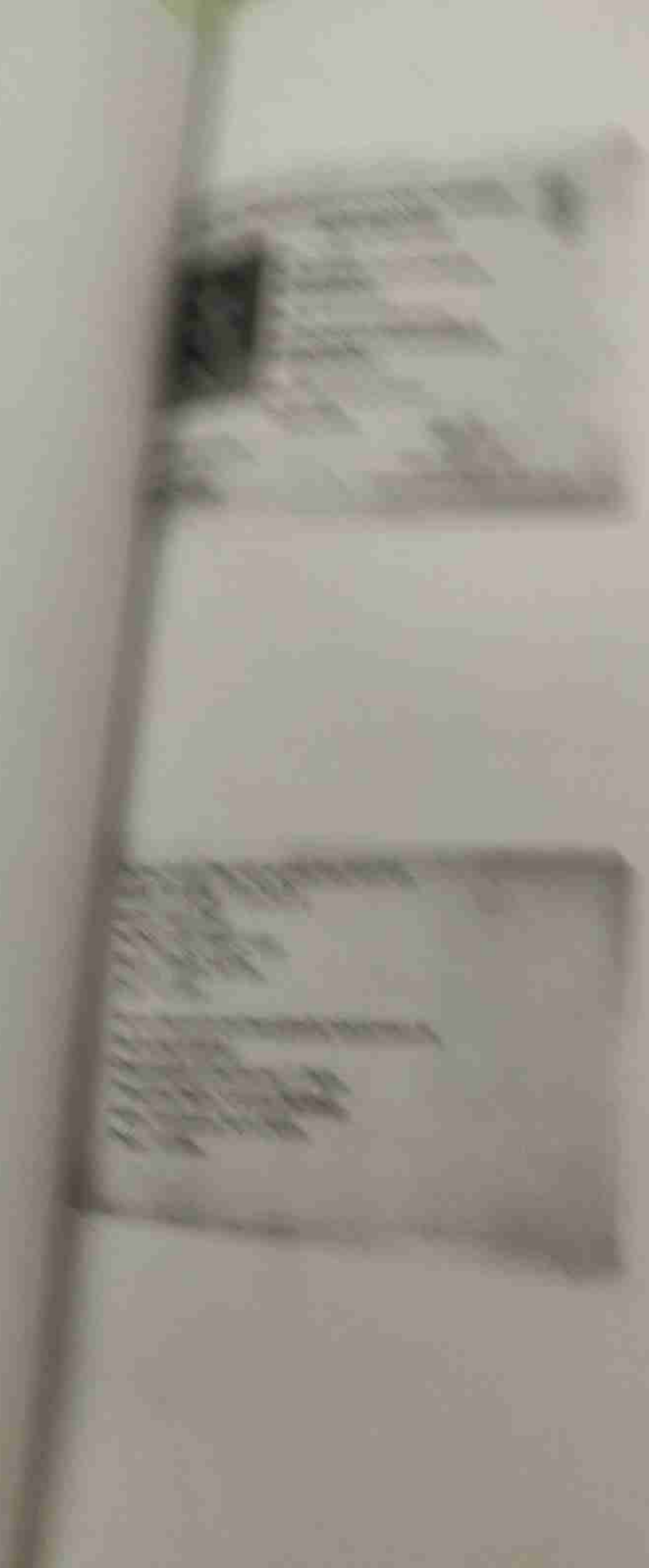

 अधिकार वास्तु-1, पुणे
 Commissioner of Income-tax I, Pune

यदि यह कार्ड खो जाये / मिल जाने पर कृपया जारी करने वाले
 अधिकारी को सूचित / वापस कर दें
 आभार व्यक्त है। पुणे,
 अधिकार वास्तु (संलग्न भवन),
 1181, एरंडवाणे, कार्वे रोड,
 पुणे - 411 004.

If this card is lost/found, kindly inform/return to
 the issuing authority :
 Commissioner of Income-tax - 1 Pune,
 "Vaidkar Sadan" (Annex Building),
 1181, Erandwane, Karve Road,
 Pune - 411 004.



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| दस्तावेज का |
| |



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

ABWPV3839M



नाम /NAME
JOHN VAZ

पिता का नाम /FATHER'S NAME
SABASTIAN VAZ

जन्म तिथि /DATE OF BIRTH
28-05-1954

हस्ताक्षर /SIGNATURE

John Vaz
Signature of the Applicant



P.001







आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

| | |
|-----------------|---------------|
| दस्तावेज संख्या | 24120 |
| दस्ता क्रमांक | 90904/2009-10 |
| टिकट नं-9 | |

THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS

MEMBER INFORMATION CARD
NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP: _____

| NAME | ADDRESS | PHOTO | PHOTO |
|--------------|-----------------|---|---|
| [Faded Name] | [Faded Address] |  |  |
| [Faded Name] | [Faded Address] |  |  |
| [Faded Name] | [Faded Address] |  |  |



Handwritten signature or note in purple ink.

दस्त गोषवारा भाग - 2

टनना
दस्त क्रमांक (10194/2010)
20/20

दस्त क्र. [टनना-10194-2010] चा गोषवारा
बाजार मुल्य :3427000 मोबदला 5000000 नरलेले मुद्रांक शुल्क : 232650

दस्त हजर केल्याचा दिनांक :30/12/2010 04:55 PM
निष्पादनाचा दिनांक : 30/12/2010
दस्त हजर करणा-याची सही :

[Signature]

पावती क्र.:10334 दिनांक:30/12/2010
पावतीचे वर्णन
नाम: श्री दत्तात्रय मानुशाली - -

30000 :मोदणी फी
540 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
शुजवात (अ. 12) व कायधिरण (अ. 13) ->
एकत्रित फी

30540: एकूण

दु. निबंधकाची सही, ठाणे 1

[Signature]

दस्ताचा प्रकार :25) करारनामा
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 30/12/2010 04:55 PM
शिक्षका क्र. 2 ची वेळ : (फ्री) 30/12/2010 05:00 PM
शिक्षका क्र. 3 ची वेळ : (फबुली) 30/12/2010 05:01 PM
शिक्षका क्र. 4 ची वेळ : (ओळख) 30/12/2010 05:01 PM

दस्त नोंद केल्याचा दिनांक : 30/12/2010 05:01 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतले,
व त्यांची ओळख पटवितात.

1) सचिन पडुजा - - ,घर/प्लॉट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: वसंत विहार ठाणे
शहर/गाव:-
तालुका: -
पिन: -

[Signature]



2) संदेश शिर्के - - ,घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: कळवा ठाणे
शहर/गाव:-
तालुका: -
पिन: -

[Signature]



पुस्तक क्रमांक 9 मध्ये
दस्त क्रमांक: 10194/2010 वर नोंदला
अस्तून त्यास एकूण 240 पाने आहेत

सह दुय्यम निबंधक वर्ग-२
ठाणे - १.
३०/१२/२०१०

[Signature]
दु. निबंधकाची सही
ठाणे 1



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into at Thane on this 30TH day in the month of DECEMBER, 2010.

BETWEEN

MR. JOHN VAZ, PAN ABWPV3839M aged 57 years, Indian Inhabitant, residing at 004/C, Shruti Park Co-op. Hsg. Soc. Ltd., Dhokali, Kolshet Road, Thane (W) - 400 607, hereinafter referred to as the "**TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MR. NARENDRA DATTATRAYA BHANUSHALI, PAN ACSPB8149F, aged 55 years and **MRS. VINDA N. BHANUSHALI, PAN ADOPB8648J**, aged 51 years, both Indian Inhabitants, residing at 1/A, Jai Trimurti Co-operative Hsg. Society, Mumbai - Poona Road, Opp. Sahyadri Socceity, Near Kalwa Rly. Stn., Kalwa Thane - 400 605, herein after referred to as the "**TRANSFEREES**" which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns) of the **SECOND PART**;



John Vaz
WB

Narendra Dattatraya Bhanushali

| |
|-------------------|
| टनन-१ |
| दस्त कमर १०९०८/१० |
| ३ / २० |

INDIA
STAMP DUTY
MAHARASHTRA
Rs. 0232650/- PB5191
162608
DEC 30 2010
13:26

Two thousand Six Hundred Fifty only.

Sharad Kumbh, Dr. Moose Road, Taloo Pali, Thane(W)-400 602. D-5/STP(W)/C.R.1010/07/2005/1427-30

WHEREAS :-

1. WHEREAS TRANSFEROR herein is owner of the flat bearing **Flat No. 704** admeasuring **760 sq. ft. Carpet area** on **7th Floor** in '**A**' - wing in Building known as **RIVIERA**, lying, being and situated at **Dhokali, Thane (W)**, bearing **Old Survey No.135/1P, 135/2** and Corresponding **New Survey No.9/1/1(C), 9/1/1(D), 9/11(E), 9/1/1(F), 9/1/1(G)**, **Old Survey No.135/2, New Survey No.9/2/1(p)** and **Old Survey No.135/3, New Survey No.9, Hissa No.3** of Revenue Village - **Dhokali (Balkum)**, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation (hereinafter referred to as the "**SAID FLAT**") and who originally purchased the said flat from **M/s. Shree Tirupati Greenfield Developers**, vide an Agreement for Sale dated **31/12/2009** and registered the same with Sub - Registrar of Assurances, Thane under **Document No. TNN5-11876-2009** at **Receipt No.12132** dated **31/12/2009**.
2. The TRANSFEROR has paid up the consideration amount payable by him towards the said Flat and has been absolute owner of the said Flat.
3. The TRANSFEROR is in possession of the said Flat and has all the rights, title and interest to deal with the said Flat in whatever way he likes.
4. The TRANSFEROR has now agreed to sell the said Flat to the TRANSFEREES and the TRANSFEREES have







has not entered into any agreement orally or in writing to sell, transfer, alienate or encumber the said Flat and or any part thereof to or in favour of any other person whomsoever.

3. The TRANSFEROR has not received any token money, earnest money or any amount whatsoever in respect of the said Flat from any other third party.
4. There are no outstanding mortgages, liens and notices for acquisition in respect of the said Flat.
5. The said Flat is not subject matter of any pending suit or attachment before or after judgement of any court of law or authority for recovery of any debt, decretal amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and / or penalties thereon.
6. There do not subsist any order of injunction or appointment of Court Receiver on the Said Flat or any part thereof issued by court of Law or other Authority.
7. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgement or at the instance of taxation authority or any other authorities, and the TRANSFEROR has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the said Flat and that the TRANSFEROR has full and absolute power to deal with the same.
8. There are no attachment or prohibitory order issued by the Competent authority or Court or any government or



Johnyaz *W.B.* *Shah*

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|---------------------|
| टतत-१ |
| टतत नमंनं १०१०५१०१० |
| ६१ २० |

semi-government authority or bank prohibiting from dealing with or selling or transferring the said Flat contemplated under these presents.

9. Should there be any claim in respect of the said Flat from any person or persons or authority pertaining to any period prior to the transfer of the said Flat to and in the name of TRANSFEREES in the books / records of the society, the TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREES against all or any such claims.
10. The TRANSFEROR shall sell and the TRANSFEREES shall purchase the **Flat No. 704 admeasuring 760 sq. ft. Carpet area on 7th Floor in 'A' - wing in Building known as RIVIERA, lying, being and situated at Dhokali, Thane (W), bearing Old Survey No.135/1P, 135/2 and Corresponding New Survey No.9/1/1(C), 9/1/1(D), 9/11(E), 9/1/1(F), 9/1/1(G), Old Survey No.135/2, New Survey No.9/2/1(p) and Old Survey No.135/3, New Survey No.9, Hissa No.3 of Revenue Village - Dhokali (Balkum), Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of **Rs.50,00,000/- (Rupees Fifty Lacs****

John Vaz
WB
Only). ALONG WITH ONE RESERVED STAMP No. S-17.

11. The TRANSFEREES agreed to pay the **Rs.50,00,000/- (Rupees Fifty Lacs Only)** under:-



John Vaz
WB

| |
|----------------------------|
| टनन-१ |
| दस्त क्रमांक १०९०६/२०१० |
| ०/२० |

- a. Rs.1,00,000/- (Rupees One Lac Only) paid as token amount.
- b. Rs.19,00,000/- (Rupees Nineteen Lacs Only)paid as a part payment before the execution of this Agreement.
- c. Rs.30,00,000/- (Rupees Thirty Lacs Only) shall be paid within 10 days from the date of registration of this agreement and also from the date of obtaining NOC from builder.
- d. Balance above payment of Rs.30,00,000/- (Rupees Thirty Lacs Only) shall be paid at the time of handing over possession of the said flat.
- e. If the above said balance amount is not paid within the above mentioned period then the transferees agreed to pay the interest @ 18% per annum up to one month thereafter the said deal will be terminated.
12. The TRANSFEROR hereby states and declares that the said Flat is free from all encumbrances and liabilities and if any, the same will be cleared by the TRANSFEROR at his own cost. The TRANSFEROR have to pay Maintenance Charges, Water Charges, Electricity Charges, Municipal Taxes / Government Dues, Taxes / Local Govt. Taxes, and builder other expenses charges etc. and other charges payable by him to the concerned authorities as the same may be till the date of handing over possession of the said Flat. The TRANSFEREES will have to pay all the dues, charges, fees, taxes, maintenance charges etc. against the said flat from the date of taking possession of the said flat and the



John V. 23
WB
[Signature]

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|-----------------------------|
| एनन-१ |
| दस्तावेज क्रमांक १०१०६/२०१० |
| ११/२० |

TRANSFEROR shall not be responsible to meet the same from the date of such possession.

13. The TRANSFEROR has got all the rights, title and interest to sell, transfer and convey the said Flat as the same is his self acquired separate property and no other person or persons have got any rights, title or interest or claim of whatsoever nature into and upon the said Flat.
14. The TRANSFEROR hereby agrees and undertakes to get the said Flat along with Electric Meter duly transferred in favour of the TRANSFEREES herein with relevant records and for the purpose the TRANSFEROR herein agrees and undertakes to sign and execute and / or get signed and executed all such necessary applications, forms, deeds, matters, and thing as may be necessary at any time in future, but at the cost of the TRANSFEREES herein.
15. The TRANSFEREES hereby declare that all the Rules, Regulations in force and bye - laws of the said Building / Proposed Society will be observed by the TRANSFEREES.
16. The TRANSFEREES hereby declares that they have taken inspection of the said Flat in all respect and the Flat is in order.
17. The TRANSFEROR hereby agrees to sign the various forms as per provisions of the various acts and co - operate with the TRANSFEREES for completing all the formalities in connection with the said matters.



[Handwritten signatures]
 W.B.P.
 [Signature]

| |
|----------------------------|
| टनन-१ |
| दस्तावेज क्रमांक १०१४/२०१० |
| ९/२० |

18. The TRANSFEROR has agreed to deliver to the TRANSFEREES all original documents relating to purchase of the Flat which are in possession of the TRANSFEROR and application duly signed by the TRANSFEROR for transfer of the said Flat in favour of the TRANSFEREES.
19. The TRANSFEROR undertakes to deliver vacant and peaceful possession of the said Flat to the TRANSFEREES only on receipt of full and final consideration amount.
20. The TRANSFEREES shall bear the amount to be spent towards stamp Duty, Registration fee etc. as applicable and Transfer charges/fees will be paid by TRANSFEROR alone.
21. This Agreement is made subject to Maharashtra Ownership Flat Act, 1992 and the rules made there under.



SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. 704 admeasuring 760 sq. ft. Carpet area on 7th Floor in 'A' - wing in Building known as RIVIERA, lying, being and situated at Dhokali, Thane (W), bearing Old Survey No.135/1P, 135/2 and Corresponding New Survey No.9/1/1(C), 9/1/1(D), 9/11(E), 9/1/1(F), 9/1/1(G), Old Survey No.135/2, New Survey No.9/2/1(p) and Old Survey No.135/3, New Survey No.9, Hissa No.3 of Revenue Village - Dhokali (Balkum), Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation.

[Handwritten signatures and initials]

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| टनन-9 |
| दस्तावेज क्र. 90968/2009/10 |
| 90/200 |

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED, SEALED & DELIVERED By
Within named "TRANSFEROR"
MR. JOHN VAZ
In the presence of.....

1. SACHIN S. PANDYA
2. Prachant - C.M
Prachant

John Vaz



SIGNED, SEALED & DELIVERED by
Within named "TRANSFEREES"
MR. NARENDRA DATTATRAYA BHANUSHALI

MRS. VINDA N. BHANUSHALI
In the presence of.....

1. SACHIN S. PANDYA
2. Prachant

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|-----------------|
| C.M टकल-9 |
| दस्त नमूना 2019 |
| 99/20 |

Narendra Dattatraya Bhanushali



प्रमाणित करण्यात येते की, सदर दस्तऐवजास जोडलेली पूरक कागदपत्रे ही अस्सल व खरी आहेत. तथापि छोटी/बनावट आढळून आल्यास नोंदणी अधिनियम 1906 चे कलम 42 अन्वये कोर्टाच्या कारवाईस आम्ही व्यक्तीस जबाबदार राहू.

John Vaz
लि. देणार

Narendra Dattatraya Bhanushali
लि. घेणार

