



Thursday, August 09, 2007

10.35.16 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6064

दिनांक 08/08/2007

गावाचे नाव माजीवडे

दस्तऐवजाचा अनुक्रमांक टनन2 : 05855 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: बिजेश भास्करा मेनन

नोंदणी फी

22500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

400.00

एकूण

रु.

22900.00

आपणास हा दस्त अंदाजे 10:49AM ह्या वेळेस मिळेल

*Amr*

दुय्यम निबंधक

सह दुय्यम निबंधक ठाणे क्र. २

बाजार मुल्य: 2145000 रु. मोबदला: 2250000 रु.

भरलेले मुद्रांक शुल्क: 95100 रु.

दस्ताऐवजाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: STATE BANK OF INDIA THANE; -

डीडी/धनाकर्ष क्रमांक: 347016; रक्कम: 22500 रु.; दिनांक: 08/08/2007



*Bijesh Menon*

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Deposit Br. Lokpura Date: 08/18/07

Pay to: The Bank of Rajasthan Ltd. Stamp FRK Ac

|                 |     |          |
|-----------------|-----|----------|
| Frinking Vall.  | Rs. | 95100-00 |
| Service Charges | Rs. | 10-00    |
| Total           | Rs. | 95110-00 |

Name of Stamp duty paying party:

MR BIJESH BHASKARA - MENON  
MRS DEEPA BIJESH MENON

AGREEMENT FOR SALE

DD / Cheque No. 95110

Drawn on Bank

(For Bank's Use only)

Tran ID

Frinking Sr. No.

Officer

ADHS-1/SHS-1/15L/151/0005

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

AGREEMENT FOR SALE

This Agreement for Sale is made and entered into at Thane on this 9 th day of August in the Christian Year Two Thousand and Seven (2007)

Between

MR. POREYANA POOVAIAH RAMAIAH, age 58 years Indian Inhabitant, presently residing at Flat No.33, Building No.C-29, Jai Jui, Vasant Vihar Complex, Pokhran Road No.2, Thane (W) 400610 hereinafter referred to as the "Transferor" (which expression shall unless it is repugnant to the context or meaning thereof, mean and be deemed to include his respective heirs, executors, administrators, legal representatives and permitted assigns) of the One Part,

And

MR. BIJESH BHASKARA MENON, age 31 years and MRS. DEEPA BIJESH MENON, age 28 years, both Indian Inhabitants, presently residing at Flat No.304/5 Nishigandh Voltas C.H.S. Ltd., Vasant Vihar, Pokhran Road No.2, Thane (W) 400610 hereinafter referred to as the "Transferees" (which expression shall unless it be repugnant to the context or meaning thereof, mean and be deemed to include their respective heirs, executors, administrators, legal representatives and permitted assigns) of the Other Part;



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| टनन-२              |    |
| वसंत कमांड १५/२००७ |    |
| २                  | २० |

Authorised officer,  
The Bank of Rajasthan Ltd  
Thane (W)



Ld. Thane (W)  
D-5/STP M/C.R.10  
12004/1173-75/04



Rs. 00951001-PE5119  
16:02

*[Handwritten signature]*

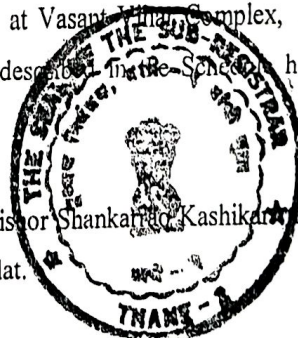
*[Handwritten signature]*

WHEREAS the Transferor represents that he is the owner and/or are otherwise well and sufficiently entitled to and/or are lawfully seized and possessed of, what is commonly known as "on Ownership Basis", the flat being **Flat No.33, in the building No.C-29 JAI JUI** on the 3rd floor comprising of an area of 60.77 Sq.Mtr. Carpet Area consisting of 2 bed rooms, a living room, a kitchen, 1 WC and 1 bath room, which is more particularly described in the Schedule hereunder written (hereinafter referred to as the "said flat") in the Co-operative Society known as **VASANT JAI JUI CO-OPERATIVE HOUSING SOCIETY LTD.** duly registered within the meaning of the Maharashtra Co-operative Society Act, 1960 bearing Registration No. TNA/HSG/(TC)/5275/1992-93 dated 19.10.92 located at Vasant Vihar Complex, Pokhran Road No.2, Thane (W) 400610 (hereinafter referred to as "**The said Society**").

AND WHEREAS the Transferor is the lawful members of the Said Society and is absolute owner of Five Shares of the face value of Rs. 50/- (Rupees fifty only) each having aggregate value of Rs. 250/- (Rupees Two hundred Fifty only) bearing distinctive Nos.156 to 160 (both inclusive) hereinafter referred to as the "**Said Shares**" under Share Certificate No.7 dated 05/02/1993 issued by the said Society, which were duly transferred and registered in the name of Transferor and now stands in the name of the Transferor.

WHEREAS by an Agreement for Sale dated 23rd day of October 2002 registered at the office of the Sub Registrar Thane, vide Registration Receipt No.6344 dated 23/10/2002 made between Mr. Nandkishor Shankarrao Kashikar and the Transferor, the Transferor purchased **Flat No.33, in the building No.C-29 JAI JUI** on the 3rd floor comprising of an area of 60.77 Sq.Mtr. Carpet Area consisting of 2 bed rooms, a living room, a kitchen, 1 WC and 1 bath room, in the Co-operative Society known as **VASANT JAI JUI CO-OPERATIVE HOUSING SOCIETY LTD.** located at Vasant Vihar Complex, Pokhran Road No.2, Thane (W) 400610 more particularly described in the Schedule hereunder written.

Whereas the Transferor paid to the said Mr. Nandkishor Shankarrao Kashikar the entire price of the said flat and took possession of the said flat.



AND WHEREAS the Transferor is entitled to sell and/or dispose of and/or transfer and/or assign the said flat alongwith the said shares in the said society along with the occupancy rights in respect of the said flat and has not done any act, deed, matter or thing whereby he can be prevented from entering into this agreement on the various terms and conditions stated herein.

*Bhumalal*

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| दनन-२            |           |
| दस्तावेज क्रमांक | ४८५५/२००० |
| ३                | २०        |

*B. J. Kashikar*  
*Deputy*

AND WHEREAS the Transferor has assured the Transferees that his title, ownership and occupation of the said flat and also his membership of the said society is free from any encumbrance whatsoever.

AND WHEREAS the Transferor has assured that he has neither received nor agreed to receive any token money, earnest money or any amount whatsoever in respect of the said flat and/or said shares from anybody other than the Transferees.

AND WHEREAS the Transferor doth hereby declares that neither he, nor any one on his behalf has created or caused to create any charge, interest, lien, claim, mortgage or otherwise in any manner whatsoever or has encumbered the said flat or any part thereof and/or the said flat has not been attached either before or after judgement or by or at the instance of taxation authorities or any other authorities and that the Transferor has not given any undertaking to any authorities, in order to not to deal with or dispose of the said right, title and interest in the said shares and or the said flat.

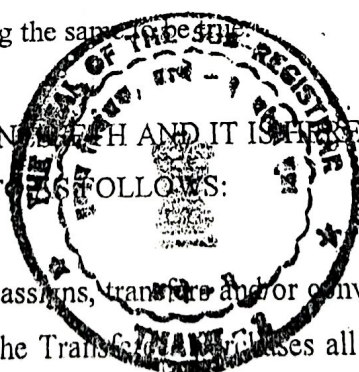
And furthermore, there is no valid, subsistence or existing liability, lien and/or attachment levied in, upon or against the said flat or the said shares or any part thereof.

AND WHEREAS the Transferor has agreed to sell to the Transferees and the Transferees have agreed to purchase from the Transferor the said flat along with the said shares and occupancy rights of the Transferor and with the existing immovable furniture & fixtures in the said flat for a lumpsum consideration price of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) and on certain terms and conditions mutually agreed upon by and between the parties hereto.

*Bijesh Kumar*  
*Diya*

AND WHEREAS the Transferor is fully aware that the Transferees have agreed to purchase and acquire the said flat from the Transferor on the representation made by the Transferor hereinabove and believing the same

NOW THIS DEED OF SALE WITHIN WHICH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:



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| २२,५०,०००/२००० |
| १ / २०         |

1. The Transferor sells, assigns, transfers and/or convey unto and in favour of the Transferees and the Transferees purchase all the rights, titles, claims, interests and benefits in the said Flat along with the said shares free from any encumbrance whatsoever and absolutely forever for a total consideration of Rs.22,50,000/- (Rupees Twenty Two Lakhs Fifty Thousand only) to be paid by the Transferees to the Transferor in the manner following, that is to say:

*[Signature]*

*Bijesh Kumar*  
*Diya*

occupy and enjoy the said flat without any hindrance, denial, interruption or eviction claiming through under or in trust or interest from the Transferor.

12. Should there be any claim in respect of the said flat or said shares from any person or persons or authority pertaining to any period prior to the transfer of the said flat or said shares to and in the name of the Transferees in the books/records of the said society, the Transferors hereby agrees to indemnify and keep indemnified the Transferee against all or any such claims.

**THE SCHEDULE OF PROPERTY HEREINABOVE REFERRED**

Flat No.33, in the building No.C-29 JAI JUI on the 3rd floor comprising of an area of 60.77 Sq.Mtr. Carpet Area consisting of 2 bed rooms, a living room, a kitchen, 1 WC and 1 bath room, in the Co-operative Society known as VASANT JAI JUI CO-OPERATIVE HOUSING SOCIETY LTD. a Society duly registered within the meaning of the Maharashtra Co-operative Society Act, 1960 bearing Registration No. TNA/HSG/(TC)/5275/1992-93 dated 19.10.92 located at Vasant Vihar Complex, Pokhran Road No.2, Thane (W) 400610, all that piece and parcel of lands bearing survey No.166, Hissa No.2 (part), Survey No.169, Hissa No.1 (part) Survey No.170, Hissa No.13 (Part) and 7 (part), Survey No.171 Hissa No.1 (part), Hissa No.3(Part), Hissa No.4(part), Survey No.172 Hissa No. 2 + 2 (part), Hissa No.3, (full), Hissa No.4 (full), Survey No.173 Hissa No.3(part), Survey No.283 B Hissa (part), Survey No.283 K Hissa No.4 + 5 (full), Survey No.284 Hissa (part), Survey No.285 Hissa(part) Survey No.286 Hissa No.1 (part), Hissa No.2 (part) Hissa No.3(part), Hissa No.4(part), Hissa No.5(part), Hissa No.6(part), Hissa No.7 (full), Survey No.287 Hissa (full), Survey No.304 Hissa No.2(part), Hissa No.6(part), Hissa No.7(part), Hissa No.8(full), Survey No.305 Hissa (part), Survey No.306, Hissa No.1 Part, Hissa No.3(full), Hissa No.4 (full), Hissa No.5 (full), Hissa No.6 full, Hissa No.7 Full., Hissa No.8 (part), Hissa No.10 (full), Hissa No.11 (part), admeasuring 1,68,950.94 Sq.Metres being lying and situated at Pokhran No.2, Majiwade, Thane, Taluka within the Registration District & Sub-district of Thane within the limits of Municipal Corporation of the City of Thane.

*[Handwritten signature]*

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| दस्तावेज-२                |
| दस्तावेज क्रमांक १५५/२००० |
| ६ / २०                    |

*[Handwritten signature]*

IN WITNESS THEREOF the parties hereto have set and subscribed their respective hands on the day and the year hereinabove mentioned.

Signed And Delivered by the within named "Transferor"

MR. POREYANA POOVAIAH RAMAIAH

*Poreyana Poovaiah Ramaiah*

in the presence of

1. *T-G. Raveendran*  
T-G. RAVEENDRAN
2. *Asokan D.*  
ASOKAN. D.

Signed And Delivered by the within named "Transferees"

MR. BIJESH BHASKARA MENON,  
MRS. DEEPA BIJESH MENON

*Bijesh Menon*  
*Deepa*

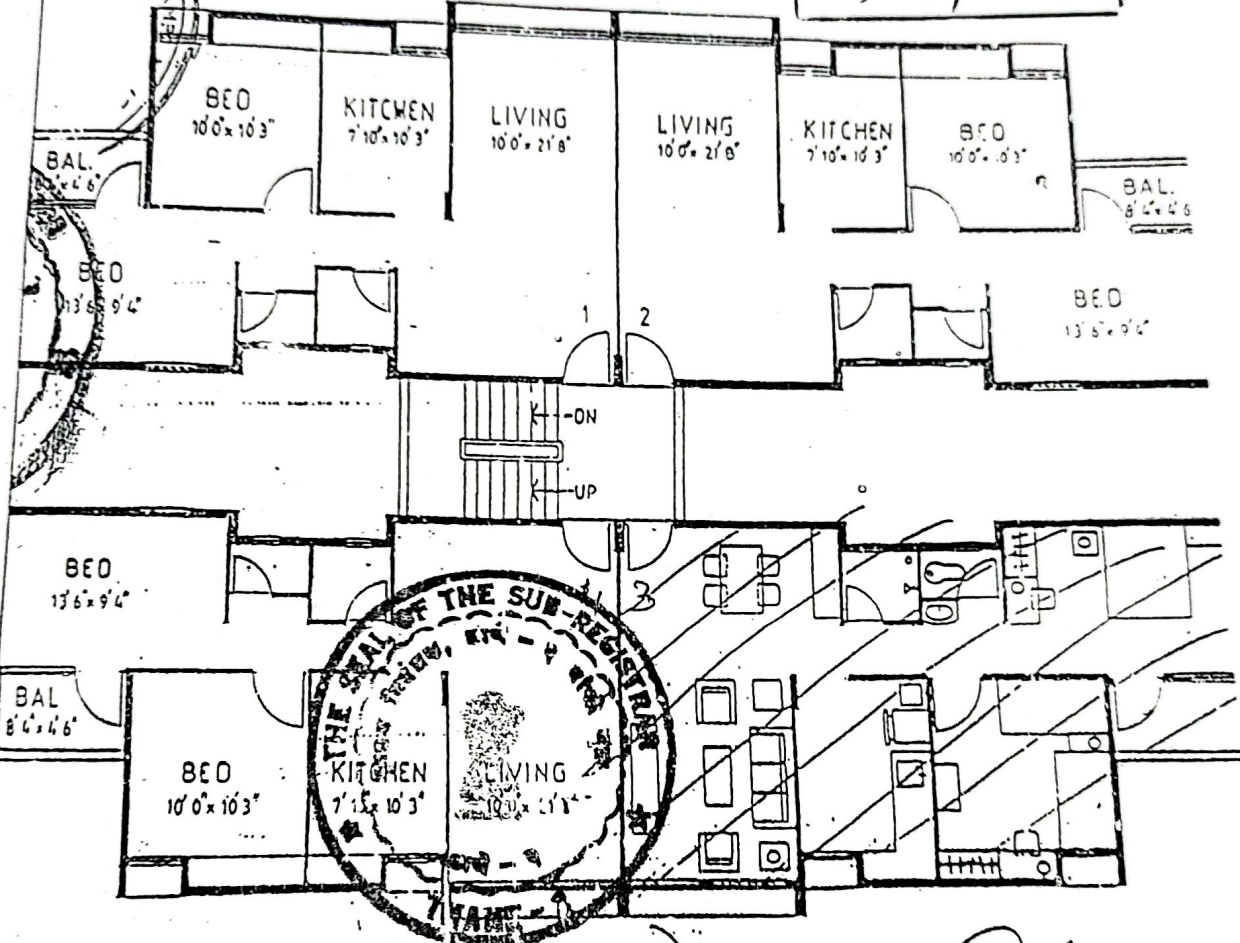
1. *T-G. Raveendran*  
T-G. RAVEENDRAN
2. *Asokan D.*  
ASOKAN. D

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| टनन-२                 |
| दस्ता नमंकांक १५५२००७ |
| ८ / २०                |



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| टन न-२                 |
| बस्त. क्रमांक १५५/२००७ |
| १० / २०                |



*R. Jayam*



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| टन न-१                 |
| बस्त. क्रमांक ७३५/२००२ |
| १३-३७                  |



2/1/79

Job. 124 (28/2001) S-61

# THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1948 Sect. 253, 254 and Rule No. 6 of the chapter XII of the Said Act.

Permit No. V.P. 84153

Dated 21/11/1974

Area Nos. 166 (pt) to 173 (pt), 282 (pt) to

207 (pt), 304 (pt) to 306 (pt) Thane

To: V.M. Punjabi ( M/S. Special designs )

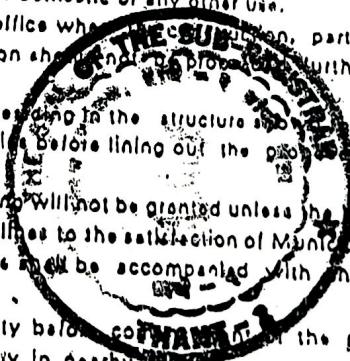
(Owner Architect)

For M/S. Voltas Limited (Owner)

With reference to your application dated 13/3/92 I have to inform you as follows.

- You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you:
1. No projection is allowed on the Municipal Land.
  2. No work is allowed within 10' of street.
  3. Aqua or septic tank privies should be constructed as per Govt.'s approved plan.
  4. It should be 50-00" away from any well.
  5. There should be two units of septic tanks.
  6. The latrines should be provided with flushing apparatus and over-head tank.
  7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire-netting.
  8. The effluent should be passed throughout a soakage pit.
  9. The effluent should be of a standard composition.
  10. Construction should not be occupied without obtaining the completion certificate.
  11. The structural responsibility will be on the owner and the Engineer.
  12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
  13. No work should be carried on without obtaining the commencement certificate from the Municipality.
  14. The work should be commenced within one year from the date of permission otherwise it will be lapsed.
  15. The work should be carried out within the owner's land.
  16. Rain water way shall have to be maintained to pass rain.
  17. Pakka drain for waste disposal should be constructed upto municipal drain.
  18. Non agricultural permission under Maharashtra Land Revenue code should be submitted to this office before applying for construction work.
  19. The owner and the Architect or Engineer is responsible for construction and even after issue of occupation.
  20. Notice shall be given, before 7 days of starting the construction.
  21. Municipality is not responsible to supply water for domestic or any other use.
  22. Intimation in writing, should be given to this office when the construction is in progress, particularly outer walls reaches the plinth level, and the construction should be stopped further unless and until the certificate is obtained from this office.
  23. "The no objection certificate" from the tenants residing in the structure to be demolished should be furnished to the municipal authority before filling out the proposed building on the land.
  24. The occupation certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authority.
  25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
  26. The surface drain should be maintained properly before commencing the proposed work so as to avoid drainage problems of the property in nearby roads.
  27. The building material or earth removed from the tenants should not be dumped or stored on municipal road.

दस्तावेज नं. १  
 वस्तु संख्या १५५२००७  
 १२/११/७४



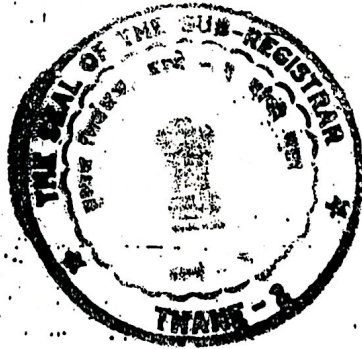
दस्तावेज नं. १  
 ADMINIS TRATOR / COMMISSIONER  
 THANE MUNICIPAL CORPORATION  
 THANE - N.E.  
 20-30

Date: \_\_\_\_\_  
 Seal: \_\_\_\_\_  
 Received Date of Application: \_\_\_\_\_

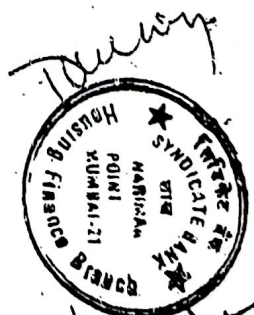


Approved plan is appended  
Total No. of non-residential  
Tenements

*[Signature]*  
Collector and  
Competent Authority No. 3,  
Thane Urban Agglomeration, Thane



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| द्वार नं-२             |
| संज्ञा क्रमांक ५५/२००७ |
| १४ / २०                |



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| द्वार नं-१              |
| संज्ञा क्रमांक ७३५/१००२ |
| १३-३७                   |

# MUNICIPAL CORPORATION OF THE CITY OF THANE

Occupation Certificate No. V. P. 84/153  
 Bombay Provincial Municipal Corporation Thane  
 REFERENCE NO. 24/14190 19

OCCUPATION CERTIFICATE V.P. 84/153  
 is hereby Granted. Partly Fully, for the building mentioned below under the Provisions of Section 21

|   |   |   |   |   |   |   |   |   |    |
|---|---|---|---|---|---|---|---|---|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 |
| 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1 | 1  |

Permit and Commencement granted under No. V. P. 84/153 Dated 7/11/35  
 Construction granted under No. V. P. 84/153 Dated 5/4/35  
 Approved P. No. Dated 19  
 Approved P. No. Dated 19

REGISTRATION NO. 24/14190 19  
 THE MUNICIPAL CORPORATION OF THE CITY OF THANE  
 REGISTERED ARCHITECTS

Architect's Name & Address  
 SHRI V. M. PUNJABI  
 PATIL DESIGNS CON (P) LTD  
 479, KUMHOK, 24 TH ROAD  
 KHAR, BOMBAY-400052

DESCRIPTION  
 BUILDING NO. C-12, C-13 (IN TOW WINGS EACH)  
 BUILDING NO. C-17 (ONE WING)  
 GROUND, FIRST, SECOND THIRD & FOURTH FLOOR  
 EACH FLOOR EACH WING

- LIVING - 4x10 x 17.3 x 5 FLOORS 5 WING 19.10x3.4
- BALCONY - 4x10.5 x 4.6x
- BED - 4x10 x 12.6x
- BALCONY - 4x8.5 x 4.4 x 6x
- BED - 4x13.6 x 9.4x
- KITCHEN - 4x7.10 x 12.0x
- BATH - 4x4.6 x 3.6x
- W.C. - 4x4.6 x 3.6x
- PASSAGE - 4x5.2 x 3.6x
- STAIR CASE - 1x17.3 x 3.3
- SUCTION TANK WITH PUMP ROOM
- SEPTIC TANK WITH SOAK PIT
- COVERED WINGS



Owner's Name & Address  
 M/S. VOLTA LTD (VASANT VIHAR)  
 HOUSING PROJECT MAJIWADE  
 DOKHRAN ROAD NO. 2, THANE  
 Locality MAJIWADE  
 Village THANE  
 Sheet No. 106 (P) to 173 (P)  
 Name of the Road 252 (P) to 257 (P), 304 (P) to 306 (P)

Permit is hereby granted to occupy the building mentioned above

**SPATIAL DESIGNS**  
CONSULTANTS PVT. LTD. CHARTERED ARCHITECTS

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TO WHOMSOEVER IT MAY CONCERN

This is to certify that building nos. given in the T.M Approved Layout no.16A (Approval no.VP.84-153 dated 7. As per the Architect's Master Plan are as follows :

No. As per TMC Approved Plan ----- No. As per Master Plan Indicated on the Bldg -----

- |     |          |
|-----|----------|
| C12 | C25, C26 |
| C17 | C27      |
| C13 | C28, C29 |
| A2  | 35       |
| B2  | 30       |
| B6  | B47, B48 |
| B7  | B49, B50 |
| B8  | B51, B52 |
| B9  | B53, B54 |
| A1  | A55      |
| B1  | B56      |
| B12 | B57, B58 |
| B11 | B59, B60 |
| B18 | B61, B62 |



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| टनन-२                 |
| वस्त क्रमांक १५५/२००० |
| १० / २०               |

ARCHITECT

*Confirmed*  
*Travels*



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| टनन-२                  |
| वस्त क्रमांक १३३५/२००२ |
| ३४-३०                  |

