

मूल्यांकन पत्रक बांधीव शहरी क्षेत्र

Monday, July 9, 2012
2:44:37PM

यांच्यांचे वर्ष 2012
ठिकाण ठाणे
मुख्य विभाग 5-गावाचे नाव : पांचपाखाडी (ठाणे महानगरपालिका)
मुख्य विभाग 5/17-5ड) मंबई आगा दत्तगति महागाणे व ताजरा पाईप लाईन यांच्या मधील भागात नगर रचना योजना क्रमांक 1 अति
ठिकाणचे नाव Navi Mumbai/Thane
प्लॉट नंबर अंतिम प्लॉट नंबर-482

येथे मूल्य दर तक्त्यानुसार जमिनीचा दर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	श्री.सदनिका
27000.00	57600.00	72000.00	86400.00	72000.00

जमिनीचे क्षेत्र	49.25	बांधकामाचे वर्गीकरण	1-आर सी सी
जमिनीचा वापर	निवासी सदनिका	उद्देशाने स्विधा	आहे
जमिनीचा प्रकार	बांधीव	बांधकामाचा दर	Ground to 4th Floor
जमिनीचे वय	0 TO 2 वर्षे	मजला	

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = (वार्षिक मूल्यदर * घसा-यानुसार जमिन दर) * मजला निहाय प्रत्येक

= (57600.00 * 100 / 100) * (100.00 / 100)

= 57600.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र

= 57600.00 * 49.25

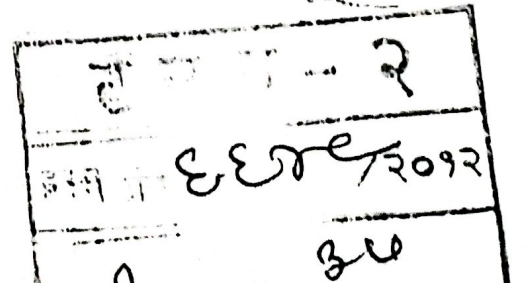
= 2836800.00

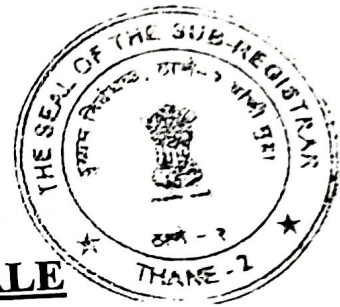
त अंतिम मूल्य = अंतिम मूल्य दर + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदीन वाहन
+ लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

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

= 2,836,800.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 2,836,800.00 /-





AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at THANE
on this 12th day of July of 2012.

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दस्ता क्रमांक ६६८९/२०१२	
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BETWEEN

MRS. NAMARATA SUBHASH RAMANE, an adults, Hindu Indian
Inhabitants, Residing at: TANMAY CO-OP HSG, SOCIETY, Flat No. 4,
Ground Floor, E. S. I. Road, Ramchandra Nagar No. 2, Vaity Wadi, Thane
(West), - 400 604, hereinafter called "THE TRANSFERORS" (which expression
shall unless it be repugnant to the Context or meaning thereof mean and include
their heirs, executors, administrators and assigns) of the **FIRST PART**.

2/12/12

[Signature]

AND

SHRI NILESH LAXMAN TAMBE, An Adults, Hindu Indian Inhabitants,
Residing at: 1/16 Navashki CHS; Nehurunagar, Kanjurmarg (E), Mumbai No. 42.
Hereinafter called "**THE TRANSFEREE**" (which expression shall unless it be
repugnant to the context or meaning thereof mean and include their heirs,
executors, administrators and assigns) of the **SECOND PART**.

WHEREAS by an Agreement of sale the Transferors herein have
purchased a Flat bearing No.4, admeasuring 530 sq. ft. built up area, situated at:
Flat No.4, Ground Floor, Tanmay Co-op. Society Ltd., Panchpakhadi, Thane,
from Mrs. Namrata Subhash Ramane, The Transferors.

AND



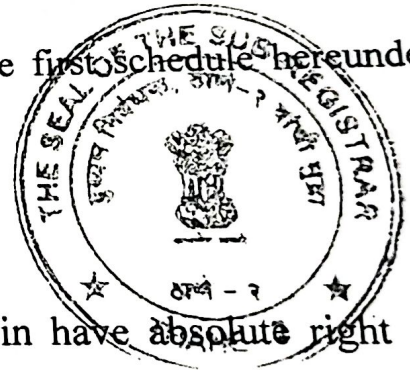
WHEREAS the **TRANSFERORS** are the bonafied members of said **TANMAY
CO-OPERATIVE HOUSING SOCIETY LTD.**, a Society registered under
the provision of the Maharashtra Co-Operative Societies Act, Vide registration
no. **TNA/(TNA)/HSG/(TC/1915/87-88** dated 24-12-1987 having right, title and
interest and membership in respect of the said premises and holding Share
Certificate No. 3 containing shares from 11 to
15 (Five Shares) of Rs. 50 each, which society hereinafter in this Agreement for
brevity's sake is referred to as "**THE SAID SOCIETY**"

[Handwritten signature]
[Handwritten initials]

तं - २
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AND WHEREAS the TRANSFEREE are the member of the above said Society bearing Final Plot No. 482, T.P.S. No. 1, Survey No.313/14, 313/13, 314/8, 314/7 of Village Panchpakhadi, Taluka & District: Thane

AND WHEREAS the TRANSFEROR is the owner of all that piece and parcel of the flat 530 Sq. ft. (Built-up) flat no. 4, Ground floor, "TANMAY Co-Operative Housing Society Ltd." standing on the plot of land bearing No. 482, T.P.S. No. 1, Survey No. 313/14, 313/13, 314/8, and 314/7, Village Panchpakhadi, lying being and situated at Ramchandra Nagar No. 2, Vaity Wadi, Panchpakhadi, Thane. The TRANSFEROR WAS PURCHASED said flat Mr. SHANKAR NAMDEV VITEKAR, vides Registration No. 190909/2010, (part), brevity referred to as the SAID Flat AND is more particularly described in the first schedule hereunder written;



AND WHEREAS the TRANSFERORS herein have absolute right and power to hold, occupy and dispose of the said Flat No.4 those ownership rights they have agreed to transfer to the TRANSFEREE herein at or for the lumpsum price consideration of Rs. 30,00,000=00 (Rupees Thirty Lakhs only) and the TRANSFEREE have agreed to purchase the said Flat relying upon the following representations made by the TRANSFEROR that is to say:-

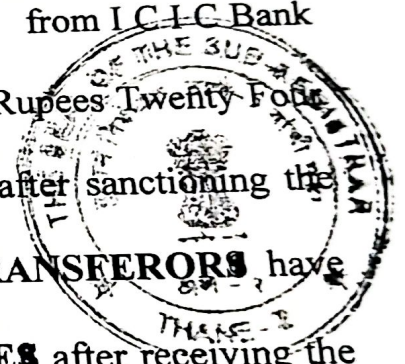
Shankar Namdev Vitekar
Shankar

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is faith and reasonable market value. Besides the aforesaid terms and conditions certain other terms and conditions are also arrived at agreed and understood by and between the parties herein which both of them intend to reduce into writing.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-**

1. The **TRANSFERORS** agreed to transfer and the **TRANSFEREES** agreed to purchase the right title and interest to and in the said flat at consideration price Rs.30,00,000=00 (Rupees Thirty Lakhs only). The **TRANSFEREES** herein have already paid Rs.6,00,000=00 (Rupees Six Lakhs only) by Cheque no. 111283 dated 05-07-2012 from ICICI Bank and that the remaining amount of Rs.24,00,000=00 (Rupees Twenty Four Lakhs only) will be paid by the **TRANSFEREES** after sanctioning the loan from ICICI Bank for the said flat. The **TRANSFERORS** have agreed to give the possession to the **TRANSFEREES** after receiving the full consideration amount mentioned above for the said flat.
2. The **TRANSFEREES** shall take the possession of the said flat and the **TRANSFERORS** shall do all the needful in all respect to secure the title of the said flat to the **TRANSFEREES** and the **TRANSFERORS** shall always keep the **TRANSFEREES** indemnified from all liabilities and/or claim of the said flat.



Signature
Signature

र = २
दस्तावेज नं. ६६७६/२०१२
१० ३०

This Agreement shall always be subject to the provision contained in Maharashtra Ownership Flat Rule 1963 or any other provision or law for the time being applicable hereto.

SCHEDULE OF PROPERTY

A Building of **TANMAY CO-OP. HOUSING SOCIETY** is standing on land admeasuring about 49.25 sq. mtrs. Bearing its **Final Plot No 482, T.P.S. NO 1, Survey No.313/14, 313/13, 314/8, and 314/7** of Village Panchpakhadi, Taluka & District: Thane within the limits of Thane Municipal Corporation and within the limits of Town Planning Scheme No.1 (Final) Thane.

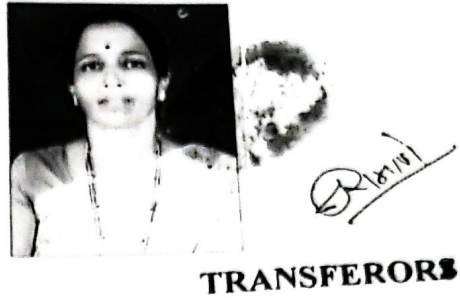


IN WITNESS whereof the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

(Signature)
(Signature)

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SIGNED, SEALED AND DELIVERED by
The withinnamed
SMT. NAMRATA SUBHASH RAMANE,
The PARTY of the First Part
In the presence of _____



1. सौ. शिवा कलानि

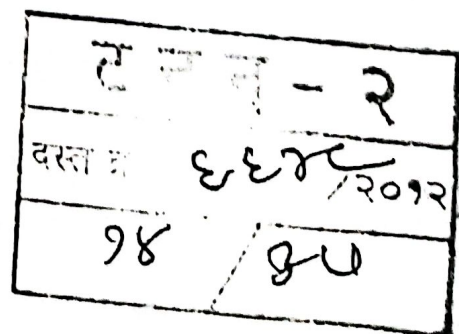
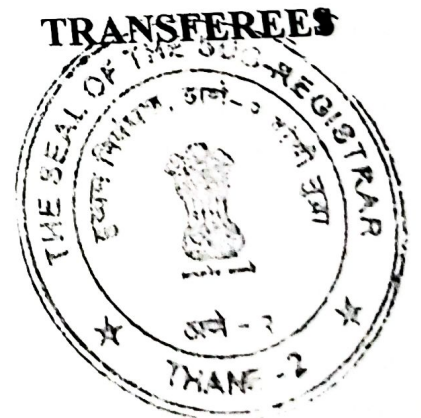
2. सुभाष विनायक रामानुज
रामानुज

SIGNED, SEALED AND DELIVERED by
The withinnamed
SHRI NILESH LAXMAN TAMBE,
The PARTY of the Second Part
In the presence of _____



1. सौ. शिवा कलानि

2. सुभाष विनायक रामानुज
रामानुज



तन्मय को-ऑप. हौसिंग सोसायटी लिमिटेड

(नोंदणी क्र : टीएनए (टीएनए)/एनएससी/(टीसी)/१९८७/१९८७-८८
प्लॉट नं. ४८२, वैतीवाडी, रामचंद्र नगर नं. २, कामना हावेली गेट, थाने, वृहन्महाराष्ट्र

दस्तावेज क्र.: TAN/12-13/191

दिनांक: 12/12/87

Date:
Place:

To:
ICICI Bank Ltd.

Mumbai

Dear Sirs,

Re : Flat No.004 of Mrs. Namrata Subhash Ramane in the building called Tanmay Co-Op. Hsg. Society of the Final Plot No. 482, T.P.S. No.1, Survey No. 313/14, 313/13, 314/8, 314/7 of Village Panchpakhadi, Taluka & District Thane, situated at Ramchandra Nagar-2, Vaitywadi, Thane (W)-400604.

This is to confirm that our above named society registered under No.TNA/(TNA)/HSG/TCI/1915/87-88 dated 24/12/87 is the owner of the above building pursuant to the conveyance dated _____ registered under No. _____ dated _____

OR

The deed conveying/transferring the land and the said Building to our society is not yet executed and it will be done in due course.

Mrs.Namrata Subhash Ramane is a member ("the member") of our Society and share certificate no.3 for shares bearing distinctive numbers 11 to 15 stand in her name and the said flat is possessed by him/her.

The member has informed the Society that he/she has agreed to sell and transfer all his/her right, title, interest in the said shares (in case issued) and the said flat to Mr Nilesh Laxman Tambe to proposed Transferee (the prospective Borrower of Limited), who has approached ICICI Bank Ltd. for a loan for acquiring the said flat.

We confirm that our society has agreed to transfer the above flat to/in the name of the proposed Transferee, subject to completion of the transfer formalities in respect of the said flat and the shares (if issued).

We hereby assure you that the said flat, as well as the said building and the land appurtenant thereto are not subject to any encumbrance charge or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof, and that all taxes and dues in respect thereof have been paid up to date. We also confirm that there are no outstanding dues/charges payable by the said Member in respect of the said flat and he/she has paid all the taxes /dues in respect of the same up to date.

We confirm that there are no restrictive/negative covenants in the Bye laws/Rules of the above mentioned society concerning the transfer of shares/ members interest in the society and other related matters.

We confirm that we have no objection to ICICI Group Enterprise giving a loan to the said proposed transferee and his/her mortgaging the said flat to you/your security trustee by way of security for repayment of the said loan.

And we undertake to register the aforesaid charge on the said flat and the said shares on completion of the transfer formalities.

Yours faithfully,

Authorised Signatories

(Secretary AND/OR Chairman/President)

Handwritten signature and stamp area with text: दस्त क्रमांक ६६८८, २०१२



For Tanmay Co-operative Housing Society Ltd.

Handwritten signature: VBSUNNY



दस्तक्रमांक व वर्ष: 6649/2012

Thursday, July 12, 2012

11:13:42 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पाचपाखाडी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,000,000.00 वा.भा. रु. 2,836,800.00

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

(1) सर्वे क्र.: 313(फायनल प्लॉट क्र.:482 वर्णन: झोन नं. 5/17 5ड - फायनल प्लॉट नं. 482 स.नं. 313/13,14 314/7,8 - सदनिका क्र. 4, तळमजला, तन्मय को.ऑ.हो.सो.लि. रामचंद्रनगर -2, पाचपाखाडी ठाणे प क्षेत्र 49.25 चौ.मी. विल्टअप

(3) क्षेत्रफळ

(1)

(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) नम्रता सुभाष रामाणे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: रामचंद्रनगर, ठाणे प; तालुका: -; पिन: -; पॅन नम्बर: AIHPR3421R.

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

(1) निलेश लक्ष्मण तांबे - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: कांजूरमार्ग, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: AHDPT6430H.

(7) दिनांक करून दिल्याचा 12/07/2012

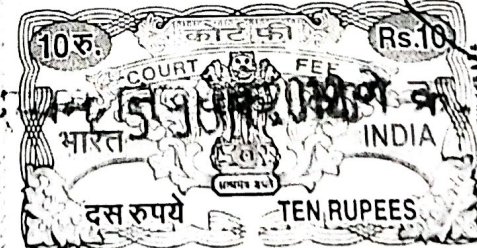
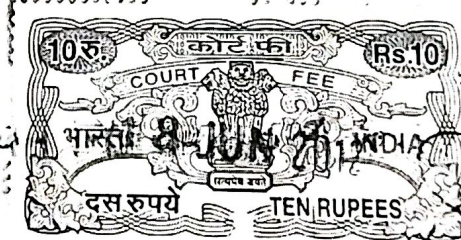
(8) नोंदणीचा 12/07/2012

(9) अनुक्रमांक, खंड व पृष्ठ 6649 /2012

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 150000.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा



(Signature)

सह दुय्यम निबंधक, ठाणे क्र. 2