



Wednesday, February 13, 2002

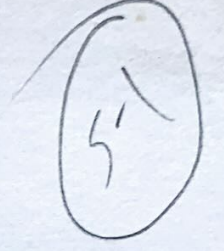
3:27:41 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M



पावती क्र. : 194

दिनांक 13/02/2002

गावाचे नाव आकुर्ली

दस्तऐवजाचा अनुक्रमांक वदर5 - 01147 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव अभिजीत भास्करराव देशपांडे


नोंदणी फी :- 10000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 320.00

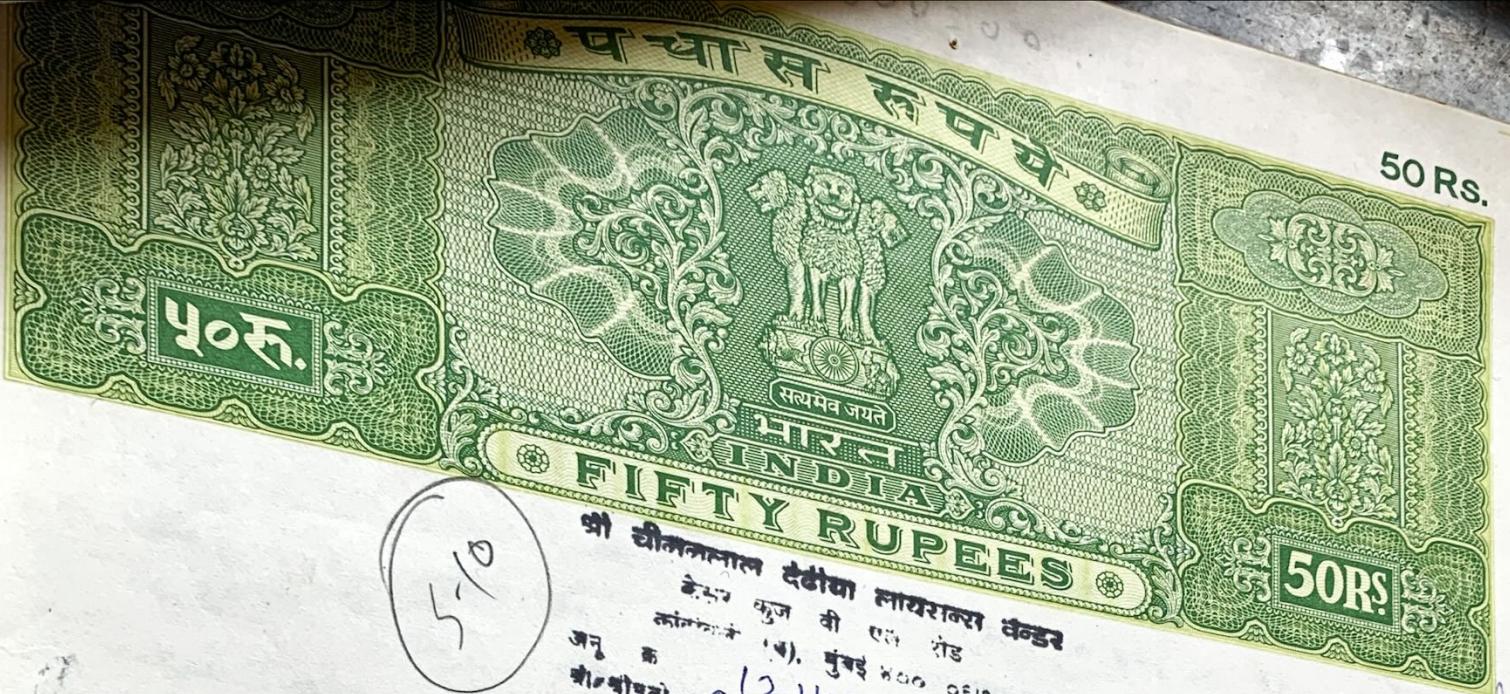
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण 10320.00

आपणास हा दस्त अंदाजे 3:42PM ह्या वेळेस मिळेल


दुय्यम निबंधक

मुद्रांक शुल्क :- 38750



5-10

श्री चीलजालाल देवीका लायराकरा वन्दर
 केंद्र कुज की एरि रोड
 कांठारके (ब), मुंबई ४०० ०६७
 जन्म क 12/14/55 दि
 शोभीयता *Abhijit B. Deshpande*
 कान विकसल तेल शोभीयल स्टेप पपर
 बंधाकरत *Chelu*

FEB 2002

बदर-५.
9986/9/95
२००२

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI
 this 13th day of FEBRUARY, 2002, : BETWEEN: MR. M. S.
 RAO, an adult, Indian Inhabitant of Mumbai, residing at
 Flat No. B-9, KOTI-UDDAN CO-OPERATIVE HOUSING SOCIETY
 LTD., Akurli Cross Road No.1, Kandivali (East), Mumbai
 - 400 101, hereinafter called "THE TRANSFEROR" (which
 expression shall unless it be repugnant to the context
 or the meaning thereof shall mean and include his heirs
 executors, administrators and assigns) of the ONE PART;
 AND MR. ABHIJIT BHASKARRAO DESHPANDE, also an adult,
 Indian Inhabitant of Mumbai, residing at 1/2, Anubhuti
 Co-op. Hsg. Soc. Ltd., Arya Chanakya Nagar, Kandivali
 (East), Mumbai - hereinafter called "THE
 TRANSFEREE" (which expression shall unless it be

GENERAL STAMP OFFICE
 EXTENDED SALES COUNTER
 MMRDA BLDG. BANDRA (E)
 MUMBAI - 400 051
 MAH/GSO/070

INDIA
 Rs. 0038800
 281993
 MAHARASHTRA
 00047
 -8.2.2002
 SPECIAL ADHESIVE



BY SUPERINTENDENT OF STAMPS,
 BANDRA.

R/10 Rs 58800/- thirty eight thousand eight hundred only

बदर-५		
११४७	२	१५
२००२		

5-11

repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS : -

a. "THE TRANSFEROR" is the sole, absolute and exclusive owner, fully seized, possessed and well sufficiently entitled to ownership Flat No.B-9 in the building known as KOTI-UDDAN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Akurli Cross Road No.1, Kandivali (East), Mumbai - 400 101, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").

b. "THE TRANSFEROR" is the bonafide member of the "KOTI-UDDAN CO-OPERATIVE HOUSING SOCIETY LTD.," a Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/5112 of 1977, hereinafter referred to as "the said Society", and by virtue of the membership, "THE TRANSFEROR" is holding five fully paid up shares of Rs.50/- each, bearing No. from 106 to 110 (both inclusive) entered into Share Certificate No.22 dated 30th June, 1979 issued by the said Society.

c. "THE TRANSFEROR" declares that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received any notice of expulsion from the membership of the said Society, or any other notice depriving him from transferring the said flat.



[Handwritten signature]

बदर-५
७७४७ १३ १७
२०१२

512

d. "THE TRANSFEROR" further declares that his over the said Flat is marketable and free from all encumbrances.

e. "THE TRANSFEROR" has agreed to sell to "THE TRANSFEREE" and "THE TRANSFEREE" has agreed to purchase from "THE TRANSFEROR" the said Flat No.8-9 and interest in the capital of the Society together with all rights, title, interest, benefits, shares etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. "THE TRANSFEROR" has agreed to sell, transfer and assign to "THE TRANSFEREE" and "THE TRANSFEREE" has agreed to purchase and acquire the said Flat No.8-9 in the building known as "KOTI-UDDAN CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Akurli Cross Road No.1, Kandivali (East), Mumbai - 400 101, together with all rights, title, interest, benefits, shares etc. at the lump sum price or consideration amount of Rs.10,00,000/- (RUPEES TEN LAKHS ONLY).

2. "THE TRANSFEREE" has paid to "THE TRANSFEROR" the sum of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), on or before execution of this Agreement, as advance out of the abovesaid Rs.10,00,000/- being the PART consideration amount, as per the particulars mentioned in the receipt hereafter (the payment & receipt whereof "THE TRANSFEROR" both hereby admits and acknowledges).



बदर-५		
११४७	४	१५
२००२		

3. "THE TRANSFEREE" has agreed to pay to "THE TRANSFEROR" a sum of Rs.9,00,000/- (RUPEES NINE LAKHS ONLY) on or before _____ 2002, being the BALANCE FULL & FINAL consideration amount.

4. "THE TRANSFEROR" shall hand over to "THE TRANSFEREE" the vacant and peaceful possession of said Flat against receiving the balance full & final consideration amount.

5. "THE TRANSFEROR" hereby declares that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE TRANSFEROR" doth hereby agrees and undertakes to indemnify "THE TRANSFEREE" against such claims.

6. "THE TRANSFEREE" is entitled to become the member of the said Society and also agrees to abide by the Rules, Regulations and Bye-laws of the said Society.

7. "THE TRANSFEROR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings, etc. in favour of "THE TRANSFEREE" and/or in favour of the Society and/or in favour of other Government/Semi-Govt. authorities for effective transfer of the said Flat and all incidentals thereof in the name of "THE TRANSFEREE".



9980 4 24
2003
to get the

8. "THE TRANSFEROR" agrees and undertakes said Flat transferred in the records of the said Society in the name of "THE TRANSFEREE" and transfer charges or donation payable to the society shall be paid and borne by both the parties in equal proportion.

9. "THE TRANSFEROR" has paid the society's dues, arrears and outgoings like maintenance, Municipal Taxes, Water Charges, Electricity charges, funds etc. pertaining to the said Flat till the date of possession of the said flat and there after such charges will be paid by "THE TRANSFEREE" only and both the parties keep indemnified each other in this respect.

10. "THE TRANSFEROR" shall hand over to "THE TRANSFEREE" the all original papers, Share Certificate and other relevant documents pertaining to the said Flat on completion of transaction of sale.

11. "THE TRANSFEROR" hereby declares that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Flat. "THE TRANSFEROR" further declares that no attachment has been levied on the said Flat.

12. "THE TRANSFEREE" shall pay the necessary stamp duty as leviable by the concerned Government authority on this Agreement and shall lodge this agreement for registration. "THE TRANSFEROR" agrees to co-operate with "THE TRANSFEREE" to complete the registration formalities.



5-13

: 6 :

SCHEDULE OF THE PROPERTY

बदर-५	
११४७	६१५
२००२	

Flat No. B-9 admeasuring 628 sq.ft. (Built-up) area in the Building known as "KOTI-UDDAN CO-OPERATIVE HOUSING SOCIETY LTD.," situated at Akurli Cross Road No.1, Kandivali (East), Mumbai - 400 101, bearing Survey No.50, Hissa No.8, 13 and bearing C.T.S. Nos.40, 40/1, 40/2, 40/3 and 40/4, of Akurli Village, in the registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring 1525 sq. yards or thereabouts.

The Building consists of Ground + 4 floors without lift and the year of construction is 1978.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day the year first hereinabove written.

SIGNED AND DELIVERED by the
 withinnamed TRANSFEROR
 MR. M. S. RAO
 in the presence of

[Handwritten signature]

SIGNED AND DELIVERED by the
 withinnamed TRANSFEREE
 MR. ABHIJIT B. DESHPANDE
 in the presence of.....

[Handwritten signature]



: 7 :

RECEIPT

बदर-५		
९९४७	७	९५
२००२		

5-14

RECEIVED with thanks from the withinnamed "THE TRANSFEREE", the sum of Rs.1,00,000/- (RUPEES ONE LAKH ONLY), being the PART consideration amount as withinmentioned.

AMOUNT	CHQ. NO.	DATED	DRAWN ON
1,00,000/-	975326	2/2/02	ICICI Bank Ltd Bandra Branch.

Rs.1,00,000/- ...Total. (RUPEES ONE LAKH ONLY)

I SAY RECEIVED



(MR. M. S. RAO)
THE TRANSFEROR

WITNESSES :

1. *[Signature]*

2. J.N.gandhi.

f:\shetty\society\koti-2



Extract from the Property Register Card.



City Survey: २०

Taluka: बोरीवडी District: B. S. D.

City Survey Number:	Area	Tenure	Particulars of assessment or rent Paid to Govt. and when due for revision.
<u>२०</u>	<u>१२२१.६</u>	<u>C</u>	<u>२.२०.२३.०</u> <u>२०११ ते २०१४ पर्यंत</u> <u>१-६-६१</u>

Easement:

बंदर-५:	
<u>११४०</u>	<u>६१५</u>
<u>२००२</u>	

Holder in 19६६
Origin of the tital (so far traced)

अभिंती निधिवाडी मध्यम - २१२११ २.२०.७०००.०
११.६.६-१९६६
अभिंती नारावाडी पुनर्स्थापन १९६१

Lessee:-

Other encumbrances -

Other Remarks :-

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
------	-------------	---------	---	-------------

सत्य प्रतिलिपि
११/११/७०
नगर न्यायन अधिकारी &
मुंबई उपनगर, मुंबई.

बंदर-५ तयार करणार १२.१.७०
बंदर-५ वसाणी करणार १२.१.७०



Extract from the Property Register Card.



City Survey: १२०१

Taluka: कोरोड District: B. S. D.

City Survey Number:	Area	Tenure	Particulars of assessment or rent Paid to Govt. and when due for revision.
<u>१२०</u>	<u>१०.२</u>	<u>२</u>	<u>सि.नं. १० ५२५</u>

Easement:

बदर-५		
११४७	१०	१५
२००२		

Holder in 19 ६६
Origin of the tital (so far traced)

सिध्दा निवासी प्रभु - कोरोड सि.नं. १० ५२५

Lessee:-

Other encumbrances -

Other Remarks :-

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
------	-------------	---------	---	-------------

सत्य प्रतिलिपि

५.१.२०१२
बदर भूमापन अधिकारी ६,
मुंबई उपनगर, मुंबई.

बदर भूमापन अधिकारी ६
मुंबई उपनगर, मुंबई



Extract from the Property Register Card.



City Survey: ३२०३

Taluka: कांदिवली District: पुणे

City Survey Number:	Area	Tenure	Particulars of assessment or rent Paid to Govt. and when due for revision.
३२	०.९	८	३२०३

Easement:

बंद ६
११४० १११५
२००२

Holder in १९६५
Origin of the tital (so far traced)

जिमीत निहालार्हे मद्युंग २०११११ सि.मि.गं. ३०५२५५

Lessee:-

Other encumbrances -

Other Remakrs :-

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
------	-------------	---------	---	-------------

सत्य प्रतिलिपि
५.१२.२०१५
नगर न्यायापन अधिकारी ६,
पुणे ई. उषनगर, पुणे ४११००६

नगर न्यायापन अधिकारी
नगर न्यायापन अधिकारी



Extract from the Property Register Card.



City Survey: 3200

Taluka: कोरीपूर District: S. D.

City Survey Number:	Area	Tenure	Particulars of assessment or rent Paid to Govt. and when due for revision.
<u>13</u>	<u>90.0</u>	<u>C</u>	<u>कि.मं. १०५१५५</u>

बदर-५
 ११४७ १२०५
 २००२

Holder in 19२६
 Origin of the tital (so far traced)

अभिजित निमिषाबाई प्रभुभा - २५२६१० कि.मं. १०५१५५

Lessee:-

Other encumbrances -

Other Remakrs :-

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
------	-------------	---------	---	-------------

सत्य प्रातोलपि
Y. J. J. J.
 बंदर भूमापन अधिकारी ५,
 मुंबई उपनगर, मुंबई.

बकाल तयार करणार
 बकाल तपासणी करणार



Extract from the Property Register Card.



City Survey:

२२०१

Taluka:

वोडवळ

District:

B. S. D.

City Survey

Area

Tenure

Particulars of assessment or rent Paid to Govt. and when due for revision

Number:

१०

२५२

८

सि.अ.नं. २०५६१०१

Assessment:

बदल-५

११४० १३१५

२००२

Holder in 19 ५५
Origin of the title
(so far traced)

इतिहास निम्नलिखित प्रमाण - २९२६/११ सि.अ.नं. २०५६१०१

Lessee:-

Other encumbrances -

Other Remarks :-

Date	Transaction	Vol.No.	New Holder (H) Lessee (L) or Encumbrances (E)	Attestation
	<p>एकल तयार करण्यात आले</p> <p>एकल तपासणी करण्यात आले</p>		<p>सत्य प्रतिलिपि</p> <p>५-१-११</p> <p>सब रजिस्ट्रार कार्यालय, मुंबई उपनगर, मुंबई.</p>	



दस्त गोषवारा भाग-1

बदर-५

११/१०/१४/१५

२००२

1147/2002

पक्षकाराचे नाव : Agreement

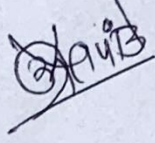
पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

पक्षकाराचे नाव
अभिजीत भास्करराव देशपांडे

Executant





1/2, अनुभूति को. ओ. हौ. सो. लि. कांदिवली (पू) मुं सही

Executor

सही





एम एस राव
वरील प्रमाणे



दस्त गोषवारा भाग - 2

दस्त क्र. [बदर-5-1147-2002] चा गोषवारा
देणार मुल्य : 933760 मोबदला : 1000000 भरलेले मुद्रांक शुल्क : 38800

दस्त हजर केल्याचा दिनांक : 13/02/2002 03:23 PM
निष्पादनाचा दिनांक : 13/02/2002

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 13/02/2002 03:23 PM
शिकका क्र. 2 ची वेळ : (फी) 13/02/2002 03:27 PM
शिकका क्र. 3 ची वेळ : (कबुली) 13/02/2002 03:28 PM
शिकका क्र. 4 ची वेळ : (ओळख) 13/02/2002 03:29 PM

दस्त नोंद केल्याचा दिनांक : 13/02/2002 03:29 PM

दस्ताऐवज करुन देणार तथाकथित [करारनामा] दस्ताऐवज करुन दिल्याचे कबूल करतात.

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्ताऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व
त्यांची ओळख पटवितात.

- 1) चेतना संजय सिंग , गोरेगाव (पू)
- 2) जयेश गांधी , सदर

Singh Electronics
J.N. Gandhi

दु. निबंधकाची सही
बोरीवली 2 (कादिवली)

पावती क्र.: 194 दिनांक: 13/02/2002
पावतीचे वर्णन
नाव: अभिजीत भास्करराव देशपांडे

10000 : नोंदणी फी
320 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

10320: एकूण

दु. निबंधकाची सही, बोरीवली 2 (कादिवली)

बदर-5:		
9980	94	94
२००२		



दस्त-5. 9980/2002
पुस्तक क्रमांक १ क्रमांक वर
नोंदला
दिनांक 93-2-2002

सह दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

KOTI-UDDAN

CO-OPERATIVE HOUSING SOCIETY LTD.

Registered No. BOM/HSG/5112 of 1977

बंदर-४	
११४७	८१५
२००२	

Akurli Cross Road No. 1,
Kandivali (East),
BOMBAY-400101.

Date 12th February 2002
19

Ref. No. KU

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Flat No. B-9 admeasuring 628 sq. ft. (Built up) area in the Building known as "KOTI-UDDAN COOPERATIVE HOUSING SOCIETY LTD" Situated at Akurli Cross Road No. 1, Kandivali (E), Mumbai-400101, bearing survey No. 50, Hissa No. 8, 13 and bearing CTS Nos. 40, 40/1, 40/2, 40/3 and 40/4 of Akurli Village, in the registration Sub-District and District of Mumbai City and Mumbai Suburban admeasuring 1525 sq. yds or thereabout. The Building consists of 4 floors and without lift and the year of Construction 1978.



For KOTI-UDDAN Co-operative Hsg. Soc. Ltd.

Askanet
Chairman

Secretary

Sudhakar
Treasurer

Share Certificate No. 16 Member's Regn. No. _____ No. of Shares _____

Share Certificate

~~KOTI UDDAN CO-OP. HSG. SOCIETY LTD.~~ CO-OPERATIVE HOUSING SOCIETY LTD.

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

Authorised Share Capital Rs. _____ Divided into _____ Shares of Rs. Fifty each
Registration No. 44 Date 01-08-2018

This is to certify that Shri/ Smt./M/s. A. B. Deshpande

_____ is the Registered Holder of Five fully paid up shares
of Rs. FIFTY each numbered from 47 to 51 both inclusive, in

KOTI UDDAN CO-OPERATIVE HSG. SOCIETY LTD., Kandival

Subject to the Bye-laws of the said Society

(E)

Given under the Common Seal of the said Society at Mumbai

this 1st day of August 20 18



Jadhav
Authorised
M.C. Member

M. Kulkarni
Secretary

Chitambar
Chairman

P.T.O.

THE KOTI-UDDAN CO-OP HSG SOCIETY LTD.

CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act. 1960)

No. 22

Authorised Share Capital Rs. _____ Divided into _____ Shares each of Rs. 50/-

Member's Register No. 17 Share Certificate No. 22

THIS IS TO CERTIFY that Shri/ Smt. M. S. Rao

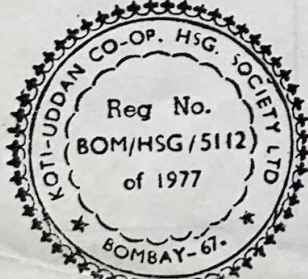
of _____ is the Registered Holder of Shares [Five] from No. 106

to 110 of Rupees Fifty each [Rs 50/- each]

in THE KOTI. UDDAN CO-OPERATIVE HOUSING SOCIETY LTD.

Mandivali (east) subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 30th day of June 1979.



[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee

P. T. O.