

Silver Crest Co-operative Housing Society Limited

Reg. No. MUM-2/WL/HSG/(TC) 9902/2009-2010/Year 2009 Dt. 30-5-2009
Plot No. 31, C.T.S. No. 119 F/1A, Tungwa Village, Raheja Vihar, Powai, Mumbai - 400 072.

No. **51**

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

FLAT No. **621**

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

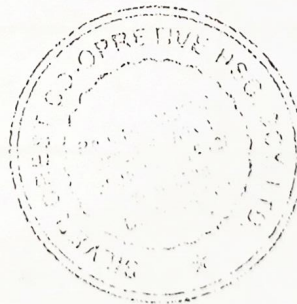
Member's Register No. **51** Share Certificate No. **51**

THIS IS TO CERTIFY that Shri/Smt./M/s. **MR. CHANDRASHEKAR PRABHAKAR PHANSATKAR**

of Mumbai is the Registered Holder of **FIVE** Shares from No. **256** To **260**
to _____ of Rupees **FIFTY EACH**

in **SILVER CREST CO-OPERATIVE HOUSING SOCIETY LIMITED** subject to the
bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty
has been paid.

GIVEN under the Common Seal of the said Society at **30th** this **MAY**
day of **2009**.



Chairman _____

Hon. Secretary **[Signature]**

Member of the Committee **[Signature]**

P.T.O.

Memorandum of the transfers of the within mentioned Shares.

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To whom Transferred	Share Regr. No. (New)
11-04-2010	3/2010	51	MR. ASHOK MAHADEV VANGE for SILVER CREST CO-OPRETIVE HSC SCY LTD	71
			Chairman Hon. Secretary Treasurer	

मूल्यांकन पत्रक

दिनांक 2/4/2010

मूल्यांकनाचे वर्ष

2010

जिल्हा

मुंबई (उपनगर)

प्रमुख मूल्य विभाग

117-तुंगवा - कुली

उपमूल्य विभाग

117/544A-भुभाग तुंगवा गावातील खालील दर्शविलेल्या मिळकती

मिळकतीचा क्रमांक

शि.टी.एस. नंबर -- 119

नागरी क्षेत्राचे नाव

मुंबई (उपनगर)

मिळकतीचे वर्गीकरण

बाधीव

वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन

43,600

निवासी सदनिका

72,600

कार्यालय

87,100

दुकाने

108,000

औद्योगिक

72,600

मिळकतीचे क्षेत्र

40.03

चौरस मीटर

मिळकतीचा वापर

निवासी सदनिका

बांधकामाचे वर्गीकरण

1-आर सी सी

मिळकतीचे वय

0 TO 2

(Rule 5)

उद्बलन सुविधा

आहे

मजला

6

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी

= 72,600.00 * 100.00 / 100

= 72,600.00

(Rule 5 or 8)

A) मुख्य मिळकतीचे मूल्य

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

= 72,600.00

= 3,051,486.90

(Rule 19 or 20)

* मजला निहाय घट/वाढ

* 105.00 / 100

वैत अंतिम मूल्य

= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाक्याचे मूल्य + खुल्या जमिनीवरील वाढन तळाचे मूल्य + वाटदारा वाढन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरिष्ठ तळघराचे मूल्य + उभारती भायतीच्या खुल्या जागेचे मूल्य

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

= 3,051,486.90

+ 0.00

+ 0.00

+ 0.00

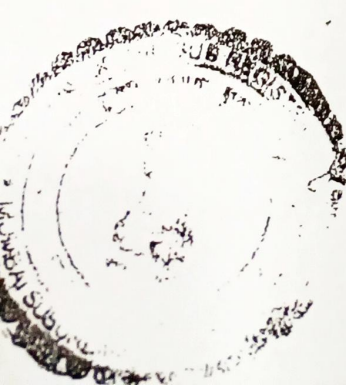
+ 0.00

+ 0.00

+ 0.00

+ 0.00

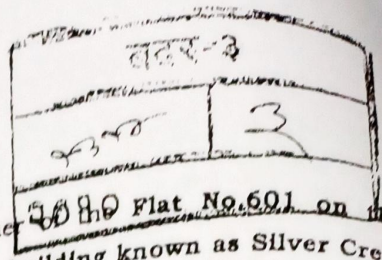
= 3,051,487.00



INDIA
R.01521
STAMP DUTY

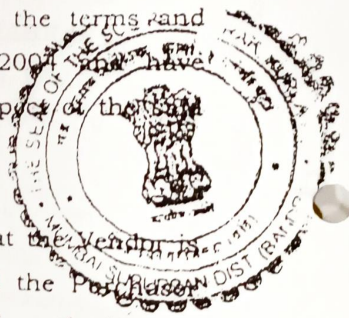
268

2



WHEREAS:

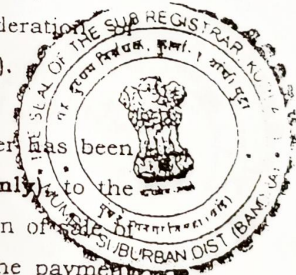
- i) The Vendor herein is the Owner of Flat No. 601 on the 6th floor in the "A" Wing of the building known as Silver Crest of Raheja Vihar situated at Plot No.B, Andheri (E), Mumbai-400072, admeasuring about 358.98 sq.ft. Carpet Area, more particularly described in the schedule hereunder written and hereinafter for the brevity sake referred to as "the said premises"
- ii) The Vendor had purchased the said premises from the Developers (HILL CREST DEVELOPERS (PROP. K. RAHEJA CORP. PVT. LTD.) (Hereinafter referred to as "Said Builders") by and under Agreement dated 29th October, 2004, for the terms, covenants and consideration as mentioned therein. The aforesaid agreement is registered in the Office of the Sub-Registrar of Assurance, Kurla-III, vide Serial No. **BDR-13-98-2005** on 5.1.2005.
- iii) The Vendor has not committed any breach of the terms and conditions of Agreement dated 29th October, 2004 and has performed all the obligations there under in respect of the said premises.
- iv) The Vendor has represented to the Purchaser that the Vendor is desirous of disposing off the said premises and the Purchaser herein has agreed to purchase the said premises from the Vendor together with all the rights, title and interest of the Vendor in the said premises and the shares to be allotted by the (proposed) society of the flat owners to be formed and registered including rights and deposits as member of the proposed society.
- v) The Vendor has agreed to grant, convey, sell, assign, transfer and assure unto the Purchaser and the Purchaser has agreed to purchase and acquire the said premises from the Vendor for total sale consideration of **Rs.25,00,000/- (RUPEES TWENTY FIVE LACS ONLY)** on the terms and conditions hereinafter appearing.



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

1. The Vendor hereby agrees to grant, convey, sell, transfer, assign and assure unto the Purchaser the said Flat No.601 on the 6th floor in the "A" Wing of the building known as Silver Crest of Raheja Vihar situated at Plot No.B, Andheri (E), Mumbai-400072, along with the shares to be allotted by the (proposed) society of the flat owners to be formed and registered and rights and deposits as members of the said proposed society and the beneficial right, title interest, claim, demand and benefit whatsoever of the Vendor in the said premises together with permanent and absolute right of use, possession and occupation of the said premises and all the benefits appurtenant thereto and accruing there from and also funds, deposits, reserves, etc. standing to the credit of the Vendor in respect of the said premises absolutely and forever for a total sale consideration of Rs.25,00,000/- (RUPEES TWENTY FIVE LACS ONLY).
2. In pursuance of the above clause No.1, the Purchaser has been paid a sum of Rs.4,00,000/- (Rupees Four Lacs Only) to the Vendor, being the part payment towards consideration of the said premises on execution of this Agreement (the payment and receipt whereof the Vendor doth hereby admits, confirms and acknowledges).



It is agreed by and between parties hereto that Rs.21,00,000/- (Rupees Twenty One Lacs Only) shall be paid by the Purchaser to the Vendor on or before 30 days from the date of the registration of this Agreement.

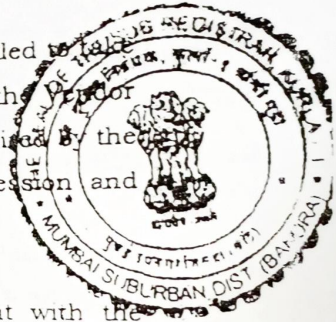
It is agreed between both the parties that if in any circumstances the purchaser is unable to pay the balance consideration within 30 days as agreed hereinbefore, then this agreement is become null and void and the Vendor will return the payment which he received from the Purchaser till date.

290

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बदर-३	
397	4
2010 and peaceful	

3. The Vendor shall put the Purchaser in quiet possession of the said premises after full and final payment made by the Purchaser to him and here onwards the Purchaser shall be entitled to have, hold and possess the said premises and enjoy the occupation and benefits of the said premises absolutely and forever without any claim of the Vendor and/or any person or persons claiming for or on behalf of the Vendor and/or through, under any trust for the Vendor.
4. The Vendor shall handover original Agreement dated 29th October, 2004 along with its registration related documents and/or any other document pertaining to the said premises to the Purchaser.
5. The Purchaser, by virtue of this agreement shall be entitled to take possession of the said premises from the Vendor and the Vendor shall sign all such papers or documents as may be required by the said Builders to enable the Purchaser to take possession and ownership thereof.
6. The Vendor hereby declares, represent and covenant with the Purchaser as follows: -
 - a. The Vendor purchased the said premises for the purpose of investment and is the sole owner of the said premises and no other person/entity has any share, right, title or interest therein or any part thereof.
 - b. The Vendor is entitled for exclusive use, occupation and possession of the said premises and every part thereof and except him no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof and has full powers and absolute authority to deal with and dispose off the said premises.
 - c. It is expressly agreed by and between the parties hereto that the Vendor shall obtain No-objection certificate of the Builders for the transfer of the said premises from the name of the Vendor to the Purchaser and shall hand over copy of the same to the Purchaser as



297

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BGR-3	
7/11/8	99
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SCHEDULE OF THE PROPERTY

All the piece and parcel of the immovable property being **FLAT NO.601**, admeasuring about **358.98 sq.ft.** Carpet area, on the **6th FLOOR**, in the "**A**" Wing of the building known as "**SILVER CREST**" of **RAHEJA VIHAR** situated at Plot No.B, Andheri (E), Mumbai-400072, lying on the land bearing C.T.S. No 119F/1A, Village Tungwa Taluka-Kurla (B.S.D.), bearing a distinct Mumbai and within the limits of the **MUMBAI MUNICIPAL CORPORATION**.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED "**VENDOR**"
MR CHANDRASHEKHAR PRABHAKAR PHANSATKAR

PAN NO. **ADLDP1480LE**

In the presence of

1. Amol D. Shinde *Amol D. Shinde*

2. *[Signature]*

SIGNED SEALED AND DELIVERED BY
WITHIN NAMED "**PURCHASER**"

MR ASHOK MAHADEV VANGE

PAN NO. **AS2PV2694BD**

In the presence of

1. Amol D. Shinde *Amol D. Shinde*

2. *[Signature]*

THE SUGGESTION
OF THE
MUMBAI MUNICIPAL CORPORATION

299



नोंदणीचे प्रमाणपत्र

नोंदणी क्रमांक : एमयुएम-२/डब्ल्यु-एल/एचएसजी/(टी.सी)/९९०२/२००९-२०१०/सन-२००९

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

सिल्वर क्रेस्ट को-ऑप हौसिंग सोसायटी लि.

प्लॉट नं.३१, सी. टी. एस. नं. ११२, एफ/१अ, तुंगा व्हिलेज, रहेजा

विहार, पवई, मुंबई ४०० ०७२

ही संस्था महाराष्ट्र सहकारी संस्था अधिनियम १९६० चे कलम ९ (१) व महाराष्ट्र सहकारी संस्थाचे नियम १९६१ चे नियम ५ अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र सहकारी संस्थांचे नियम १९६१ चे नियम १० (१) अन्वये संस्थेचे दर्जीकरण

असून उप-दर्जीकरण आहे.

कार्यालयीन मोहर



गृहनिर्माण संस्था

भाडेकरू सहभागीदारी संस्था

सही

हुद्दा

(डि. बी. पाटील)

उपनिबंधक,

सहकारी संस्था एल-विभाग, मुंबई

स्थळ : मुंबई
मह. मुंबई (कोंकण भवन)

दिनांक : ३०/०५/२००९

गावाचे नाव : तुंगवा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.2500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 3051500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :मौजे तुंगवा ----- प्लॉट नं 601, 6 वा मजला, ए विंग, सिल्वर क्रेस्ट को ऑ हौ सो लि, रहेजा विहार,प्लॉटनं बी , अंधेरी पुर्व मुं 72 ----- स्टील्ट +7 मजले, सि टी एसन 119एफ /1 ए, क्षेत्र 358.98 चौ फुट कारपेट
(5) क्षेत्रफळ	-
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- चंद्रशेखर प्रभाकर फणसटकर - - वय:-46पत्ता:- ६०१, ६ वा मजला, ए विंग, सिल्वर क्रेस्ट को ऑ हौ सो लि, रहेजा विहार,प्लॉटनं बी , अंधेरी पुर्व मुं ७२पिन कोड:-पॅन नं:- ADLPP1480F
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:- अशोक महादेव वनगे - - वय:-41पत्ता:-४०१-१२ बी, अभिलाशा सोसा, म्हाडा कॉलनी चांदीवली, साकीनाका मुं ७२पिन कोड:-पॅन नं:-ABZPV0694B
(9) दस्तऐवज करुन दिल्याचा दिनांक	29/01/2010
(10) दस्त नोंदणी केल्याचा दिनांक	04/02/2010
(11) अनुक्रमांक, खंड व पृष्ठ	1314/2010
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	152250
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	-