

सूची क्र.2

दुय्यम निबंधक : दु.नि. ठाणे 1

दस्त क्रमांक : 5049/2020

नोंदणी :

Regn:63m

17/11/2020

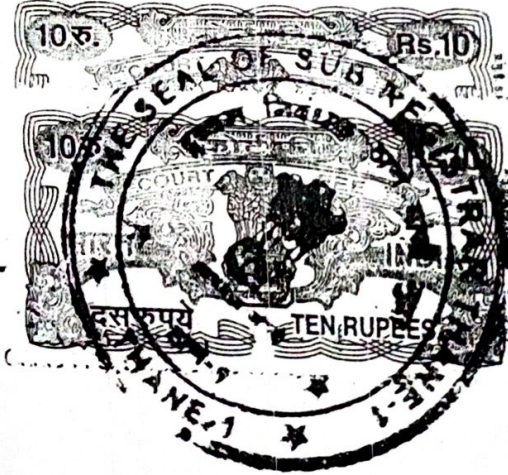
गावाचे नाव : नौपाडा

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	4347000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: ठाणे म.न.पा. इतर वर्णन : सदनिका नं. सदनिका क्र. 004, माळा नं: तळमजला, बी विंग, इमारतीचे नाव: सन्मित्र को.ऑ.ही.सोसायटी लि., ब्लॉक नं: एम.जी.रोड, रोड नं: नौपाडा, ठाणे, इतर माहिती: सदनिकेचे क्षेत्रफळ 575 चौ. फुट बिल्ट्रप ((Survey Number : 35, HISSA NO 3, SURVEY NO 36 HISSA NO 1 ; C.T.S. Number : 563 TO 575, 103 TIKKA NO 21 TPS NO 2 ;))
(5) क्षेत्रफळ	1) 575 चौ.फुट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-विद्या सुरेंद्र रहाळकर -- वय:-56; पत्ता:-सदनिका क्र. बी/004, तळमजला, सन्मित्र को.ऑ.ही.सोसायटी लि., एम.जी.रोड, नौपाडा, ठाणे, गोखले रोड (ठाणे), MAHARASHTRA, THANE, Non-Government. पिन कोड:-400602 पॅन नं:-ADLPR8546C 2): नाव:-सुरेंद्र गजानन रहाळकर -- वय:-58; पत्ता:-प्लॉट नं: सदनिका क्र. बी/004, माळा नं: तळमजला, इमारतीचे नाव: सन्मित्र को.ऑ.ही.सोसायटी लि., ब्लॉक नं: एम.जी.रोड, रोड नं: नौपाडा, ठाणे, महाराष्ट्र, ठाणे. पिन कोड:-400602 पॅन नं:-AAPPR6001B
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-मनिषा शानेश्वर पवार -- वय:-47; पत्ता:-प्लॉट नं: सदनिका क्र. 1 सी, माळा नं: -, इमारतीचे नाव: गजराज को.ऑ.ही.सोसायटी लि., ब्लॉक नं: बारा बंगला एरीया, रोड नं: फॉरिस्ट कॉलनी जवळ, कोपरी, ठाणे पूर्व, महाराष्ट्र, ठाणे. पिन कोड:-400603 पॅन नं:-ACWPP9661J
(9) दस्तऐवज करून दिल्याचा दिनांक	17/11/2020
(10) दस्त नोंदणी केल्याचा दिनांक	17/11/2020
(11) अनुक्रमांक, खंड व पृष्ठ	5049/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	130500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरत	

मुल्याकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any (



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पावती

Original/Duplicate

Tuesday, November 17, 2020

नोंदणी क्र. :39म

4:24 PM

Regn.:39M

पावती क्र.: 7347 दिनांक: 17/11/2020

गावाचे नाव: नौपाडा

दस्तऐवजाचा अनुक्रमांक: टनन1-5049-2020

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: मनिषा ज्ञानेश्वर पवार - -

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 45

रु. 900.00

एकूण:

रु. 30900.00

आपणास मूळ दस्त ,थंबनेल प्रिंट,सूची-२ अंदाजे

4:41 PM ह्या वेळेस मिळेल.

Sub Registrar Thane 1

बाजार मुल्य: रु.4347000 /-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 130500/-

सह दुय्यम निबंधक वर्ग-२,

ठाणे - १

1) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH006871139202021S दिनांक: 17/11/2020

बँकेचे नाव व पत्ता: IDBI

M. P. P. P.



महाराष्ट्र शासन
 GOVERNMENT OF MAHARASHTRA
 ई-सुरक्षित बैंक व कोषागार पावती
 e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

Bank/Branch: IBKL - 6910317/THANE
 Pmt Tran id : 689435055
 Pmt DtTime : 10-NOV-2020@19:03:06
 ChallanIdNo: 69103332020111051879
 District : 1201-THANE

Stationery No: 18313732616049
 Print DtTime : 17-NOV-2020 15:07:34
 GRAS GRN : MH006871139202021S
 Office Name : IGR113-THN1 HQR SUB REG
 GRN Date : 10-Nov-2020@19:11:40

StDuty Schm: 0030046401-75/STAMP DUTY
 StDuty Amt : R 1,30,500/- (Rs One, Three Zero, Five Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees
 RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : B25--Agreement to sell/Transfer/Assignment
 Prop Mvblty: Immovable
 Prop Descr : Flat No 004, Ground Floor, Wing B Sanmitra, C H S Ltd, M G Road, Naupada
 , Thane West, Maharashtra, 400602
 Duty Payer: PAN-ACWPP9661J, Manisha Dnyaneshwar Pawar

Other Party: PAN-ADLPR8546C, Vidya Surendra Rahalkar

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Bank Official1 Name & Signature

[Signature]

Bank Official2 Name & Signature

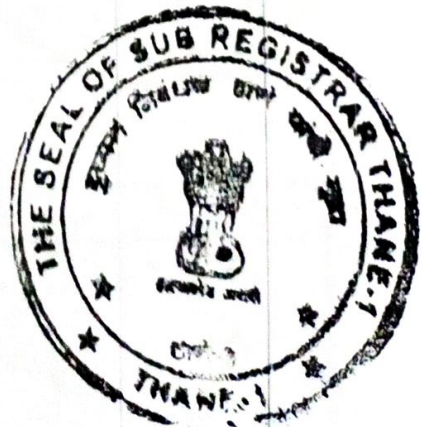
[Signature]



Space for customer/office use - - - Please write below this line - - -

Rahalkar

M. Pawar



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AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Thane this 17th day of November, in the Christian Year Two Thousand Twenty by and between

(1) **MRS VIDYA SURENDRA RAHALKAR**, age 56 years, Occupation Business, PAN ADLPR8546C, and (2) **MR. SURENDRA G. RAHALKAR**, age 58 years, Occupation Business, PAN AAPPR6001B, both adults, Hindu Indian Inhabitants, residing at Flat No.B-004, ground floor, Sanmitra Co-operative Housing Society Limited, M. G. Road, Naupada, Thane (W) 400602. hereinafter referred to as "the Transferors" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators, nominees and/or assigns) of the One Part;

AND



MRS MANISHA DNYANESHWAR PAWAR, age 47 years, PAN ACWPP0861J, Indian Inhabitant, residing at 1-C, Gajraj CHSL, 12-Bungalow area, Near Forest Colony, Kopri, Thane (E) 400603, hereinafter referred to as "the Transferee" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, nominees and/or assigns) of the Other Part;

WHEREAS: -

- (I) The Transferors have represented unto the Transferee as follows:
 - a) One Shri Mukund Vasudev Gokhale was the original member of the Sanmitra Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act, 1960, formed in the year 1947 and having Registration No B-332 dated 1947 (hereinafter referred to as "the said Society"), having its building constructed in the year 1996, vide Occupation

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Certificate bearing V.P. No. 90/359/TMC/TDD/1885 dated 09.12.1996, lying, being and situate on the plot of land bearing Survey No. 35 Hissa No. 3 and Survey No. 36 Hissa No. 1, C.T.S. No. 563 to 575 and 103, Tika No. 21, T.P.S. II, at M. G. Road, Village Naupada, Taluka and District Thane;

b) The aforesaid Shri Mukund Vasudev Gokhale was holding five fully paid shares of Rs.50/- each bearing distinctive numbers 960 to 964 (both inclusive) comprised in Share Certificate No. 4 dated 21st September, 1980 issued by the said Society, which shares are hereinafter referred to as "the said shares" and as a right consequential thereto was the owner of and as such seized and possessed of and even otherwise well and sufficiently entitled to the residential premises bearing Flat No. 004 admeasuring 575 sq. ft. built up area, on the ground floor in the Wing-B of the ground plus five upper stories building of the said Society which Flat is hereinafter referred to as "the said Flat" and together the said shares more particularly described in the schedule hereunder written;

By and under an Agreement for Sale dated 24th December, 1996, which is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. 81207 of 13/02/1997 read with Deed of Confirmation dated 18th May, 1999 which is registered under Serial No. 3430 on 19th May, 1999, the said Flat and the said shares were purchased and acquired by Shri Anant Shankar Dhonde and Mrs. Sunanda Anant Dhonde, at and for the consideration and other terms and conditions therein contained

d) The name of the aforesaid Shri Anant Shankar Dhonde was duly recorded in the said Share Certificate comprising the said shares and a duplicate share certificate was issued in that behalf;

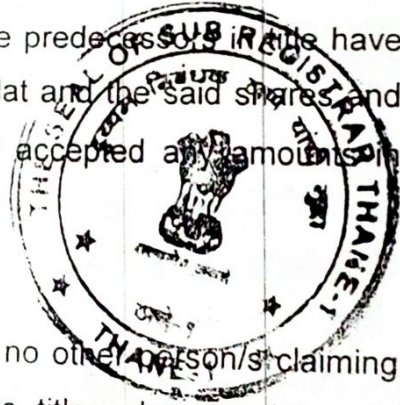
e) By and under an Agreement for Sale dated 23rd June, 2006, which is duly registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN-1/3464/2006, the aforesaid Shri Anant Shankar Dhonde and Mrs. Sunanda Anant Dhonde sold, transferred and alienated the said Flat and the said shares unto and in favour of the Transferees herein, at and for the consideration and other terms and conditions therein contained.



Handwritten signatures and names at the bottom of the page, including 'Shri Anant Shankar Dhonde' and 'Mrs. Sunanda Anant Dhonde'.

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- f) The Transferors have paid the entire consideration to the said Shri Anant Shankar Dhonde and Mrs. Sunanda Anant Dhonde and have been put in the quiet, vacant and peaceful possession of the said Flat and the said shares and their names have been duly incorporated in the Share Certificate comprising the said shares and the other records of the said Society;
- g) Accordingly, the Transferors herein are the absolute owners of and as such seized and possessed of the said shares and the said Flat and their title to the said Flat and the said shares is free, clear and marketable;
- h) The Transferors state that neither they nor the predecessors have mortgaged and/or created any charge on the said Flat and the said shares and that they have not agreed to sell the same and/or accepted any amounts in connection therewith from any person/s whatsoever;
- i) The Transferors further state that there is/are no other person/s claiming through, by or under either of them who has any rights, titles, shares or interests in the said Flat or the said shares;
- j) The Transferors state that there is no litigation and/or any encumbrance on the said Flat or the said shares and that there is no order of attachment or injunction on account of any action in respect of contractual or statutory defaults;
- k) All the municipal taxes, cesses, expenses, dues and other outgoings including the maintenance charges, electricity and water charges and any other charges in respect of the said Flat have been paid up-to-date and that there is no amount due and outstanding in that behalf;
- l) The Transferors were desirous of selling and transferring the said Flat and the said shares together with all rights consequential thereto including rights of deposits standing to the credit in the said society, sinking fund, dividend and

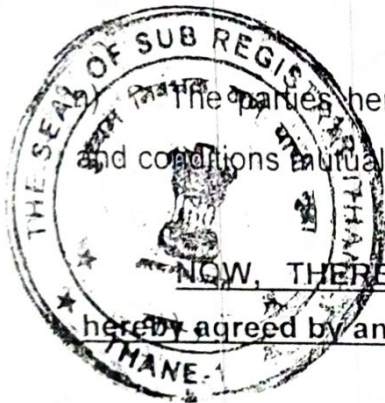


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other amounts to a suitable purchaser and the Transferee on knowing such intention approached the Transferors and on relying the representations herein made by the Transferors, offered to purchase and acquire the said Flat and the said shares at and for a mutually agreed consideration and other terms and conditions:

m) There were then deliberations and negotiations by and between the parties hereto and the Transferors have agreed to sell, transfer and alienate the said Flat and the said shares together with all rights consequential thereto including rights of deposits standing to the credit in the said society, sinking fund, dividend and other amounts, in favour of the Transferee herein at and for a total consideration of Rs.40,00,000/- (Rupees Forty Lakhs only), which offer has been accepted by the Transferee;



The parties hereto are desirous of reducing to writing the various terms and conditions mutually agreed in the manner hereinbelow recorded.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The Transferor doth hereby expressly agree and undertake to sell, transfer and alienate unto the Transferee and the Transferee doth hereby expressly agree to purchase and acquire from the Transferor, all the ownership rights, titles, shares and interests of the Transferor in respect of the said Flat being Flat No. 4 admeasuring 575 sq. ft. built up area, on the ground floor in the Wing-B of the ground plus five upper stories building of the Sanmitra Co-operative Housing Society Limited (herein referred as "the said Society"), lying, being and situate on the plot of land bearing Survey No. 35 Hissa No. 3 and Survey No. 36 Hissa No. 1, C.T.S. No. 563 to 575 and 103, Tika No. 21, T.P.S. II, at M. G. Road, Village Naupada, Taluka and District Thane, together with five fully paid shares of Rs.50/- each bearing distinctive numbers 960 to 964 (both inclusive) comprised in Share Certificate No. 4 dated 21st September, 1980 issued by the said Society alongwith all rights the consequential thereto including rights of deposits, sinking fund, dividend and other amounts standing to the credit

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₹ 40,00,000/- (Rupees

in the said Society, at and for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only).

2. The Transferee, on or before the execution hereof, has paid and delivered to the Transferor an amount of Rs.5,00,000/- (Rupees Five Lakhs only) vide (i) cheque No. 108220 dated 26/06/2020 for Rs. 1,00,000/- (Rupees One Lakh only), and (ii) cheque No. 118198 dated 26/08/2020 for Rs.4,00,000/- (Rupees Four Lakhs only) drawn on the Union Bank of India, Thane (E) Branch, the payment and receipt whereof the Transferors do and each of them doth hereby admit, acknowledge and confirm and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever.

3. The Transferee agrees and undertakes to make payment of the balance amount of consideration to the Transferors, by obtaining loan and/or financial assistance from banks and/or financial institutions within a period of two months from the date of execution hereof. The Transferors, immediately on the registration of these presents, shall handover to the Transferee all the original documents including the title deeds and such other documents for enabling the Transferee for obtaining loan and/or financial assistance. It is hereby agreed by and between the parties hereto that the time expended in obtaining the loan and/or financial assistance from banks shall not be attributable to the Transferee. The Transferee, on disbursement of the loan and/or financial assistances, shall immediately tender to the Transferors the amount of balance consideration. The Transferee shall endeavour to complete the transaction within a period of ninety (90) days from date of registration hereof, failing which the Transferee shall pay the balance consideration with interest @18% p a. thereon from 90th day till the realization thereof.

4. The Transferors agrees and undertakes to handover the quiet, vacant and peaceful possession of the said Flat to the Transferee, immediately on receipt of the entire consideration.

5. The Transferee shall become the absolute owner of the said Flat and the said shares, after payment of the entire consideration to the Transferors. The Transferee shall be liable to pay all the outgoings, taxes, cess and other expenses in respect of the said Flat to the said Society and/or government, semi-

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other amounts to a suitable purchaser and the Transferee on knowing such intention approached the Transferors and on relying the representations herein made by the Transferors, offered to purchase and acquire the said Flat and the said shares at and for a mutually agreed consideration and other terms and conditions.

m) There were then deliberations and negotiations by and between the parties hereto and the Transferors have agreed to sell, transfer and alienate the said Flat and the said shares together with all rights consequential thereto including rights of deposits standing to the credit in the said society, sinking fund, dividend and other amounts, in favour of the Transferee herein at and for a total consideration of Rs.40,00,000/- (Rupees Forty Lakhs only), which offer has been accepted by the Transferee;

The parties hereto are desirous of reducing to writing the various terms and conditions mutually agreed in the manner hereinbelow recorded.

NOW, THEREFORE, THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The Transferor doth hereby expressly agree and undertake to sell, transfer and alienate unto the Transferee and the Transferee doth hereby expressly agree to purchase and acquire from the Transferor, all the ownership rights, titles, shares and interests of the Transferor in respect of the said Flat being Flat No. 4 admeasuring 575 sq. ft. built up area, on the ground floor in the Wing-B of the ground plus five upper stories building of the Sanmitra Co-operative Housing Society Limited (herein referred as "the said Society"), lying, being and situate on the plot of land bearing Survey No. 35 Hissa No. 3 and Survey No. 36 Hissa No. 1, C.T.S. No. 563 to 575 and 103, Tika No. 21, T.P.S. II, at M. G. Road, Village Naupada, Taluka and District Thane, together with five fully paid shares of Rs.50/- each bearing distinctive numbers 960 to 964 (both inclusive) comprised in Share Certificate No. 4 dated 21st September, 1980 issued by the said Society alongwith all rights the consequential thereto including rights of deposits, sinking fund, dividend and other amounts standing to the credit

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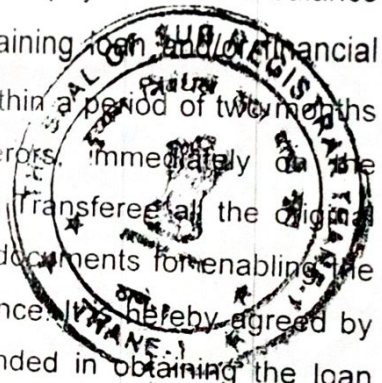
दस्तक्र. 4022 / 2020

₹ 40,00,000/- (Rupees

in the said Society, at and for a total consideration of Rs. 40,00,000/- (Rupees Forty Lakhs only).

2. The Transferee, on or before the execution hereof, has paid and delivered to the Transferor an amount of Rs.5,00,000/- (Rupees Five Lakhs only) vide (i) cheque No. 108220 dated 26/06/2020 for Rs. 1,00,000/- (Rupees One Lakh only), and (ii) cheque No. 118198 dated 26/08/2020 for Rs.4,00,000/- (Rupees Four Lakhs only) drawn on the Union Bank of India, Thane (E) Branch, the payment and receipt whereof the Transferors do and each of them doth hereby admit, acknowledge and confirm and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever.

3. The Transferee agrees and undertakes to make payment of the balance amount of consideration to the Transferors, by obtaining loan and/or financial assistance from banks and/or financial institutions within a period of two months from the date of execution hereof. The Transferors, immediately on the registration of these presents, shall handover to the Transferee all the original documents including the title deeds and such other documents for enabling the Transferee for obtaining loan and/or financial assistance. It is hereby agreed by and between the parties hereto that the time expended in obtaining the loan and/or financial assistance from banks shall not be attributable to the Transferee. The Transferee, on disbursement of the loan and/or financial assistances, shall immediately tender to the Transferors the amount of balance consideration. The Transferee shall endeavour to complete the transaction within a period of ninety (90) days from date of registration hereof, failing which the Transferee shall pay the balance consideration with interest @18% p a. thereon from 90th day till the realization thereof.



4. The Transferors agrees and undertakes to handover the quiet, vacant and peaceful possession of the said Flat to the Transferee, immediately on receipt of the entire consideration.

5. The Transferee shall become the absolute owner of the said Flat and the said shares, after payment of the entire consideration to the Transferors. The Transferee shall be liable to pay all the outgoings, taxes, cess and other expenses in respect of the said Flat to the said Society and/or government, semi-

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government and/or local authorities, from the date of being put in the quiet, vacant and peaceful possession of the said Flat. Till such time, all the aforesaid expenses and outgoings shall be borne and paid by the Transferors without making the Transferee liable in that behalf in any manner whatsoever.

6 The Transferors do and each of them doth hereby covenant with the Transferee that -

(a) The Transferors hath in themselves good right and full power to assign, assure, convey and transfer by way of sale the said Flat and the said shares hereby agreed to be conveyed or intended so to be unto and to in favour of and to the use of the Transferee in the manner aforesaid.

(b) All the rights of the Transferors in respect of the said Flat and the said shares are still valid and subsisting and the same shall stand transferred, sold, assigned and assured unto the Transferee. The Transferors do and each of them doth hereby also declare unto the Transferee that the Transferors have in no way created any charges, claims, liens, mortgages or any other encumbrances on the said Flat and the said shares and that the said Flat and the said shares are free from all claims, liens, charges, mortgages, liabilities and encumbrances.

(c) The Transferors do and each of them doth hereby expressly undertake to settle and discharge any claims, if any, that may be made in respect of the said Flat and/or the said shares and shall keep the Transferee forever indemnified in that behalf.

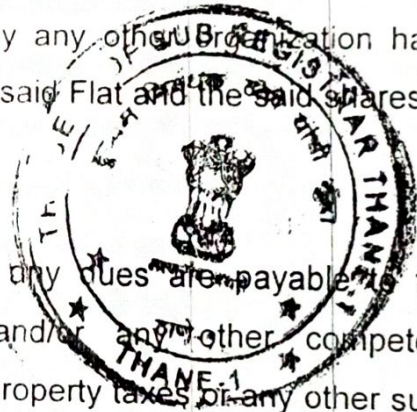
(d) The Transferee shall hold the said Flat and the said shares free and clear and freely and clearly and absolutely exonerated, and forever released and discharged or otherwise by the Transferors and well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned and suffered by the Transferors or any other person or persons claiming or to claim by from, through, under or in trust for the Transferors.

(e) The Transferors and all persons claiming by, under or through the Transferors in respect of any estate, right, title or interest in the said



Flat and the said shares hereby agreed to be ~~conveyed or any part~~ thereof, shall and will from time to time and all times hereafter at the request and costs of the Transferee do and execute and cause to be done and executed all such further and other lawful acts, deeds, things in the law whatsoever for the better and more perfectly and absolutely granting the said Flat and the said shares and every part thereof hereby transferred unto and to the use of the Transferee in the manner as aforesaid by the Transferee, their successors, trustees, heirs, executors or administrators and assigns shall reasonably require.

7. The Transferors do and each of them doth hereby further declare:-
- (a) That no proceedings or notice for intimating any proceedings for acquisition or requisition by any governmental, semi governmental or local bodies or authorities or by any other organization have been initiated or issued against the said Flat and the said shares or any part thereof ;
- (b) That no notice for intimating that any dues are payable to the government, semi government and/or any other competent authority pertaining to stamp duty, property taxes or any other such outgoings in respect of the said Flat and the said shares is issued or received by the Transferors and that in case any such dues are noticed at any time hereafter, the Transferors doth hereby declare, agree and undertake to pay and discharge the same without making the Transferee liable in that behalf in any manner whatsoever;
- (c) That no notice of attachment has been issued attaching or causing to be attached the said Flat and the said shares by Income Tax, Sales Tax, Service Tax, Central Excise Tax, Local body tax or any other department of any governmental, semi-governmental or local body or authority for arrears of taxes, cess, levies or duties payable by the Transferors and/or there no appeals pending in respect thereof;



ट न न - १
दस्त क्र. १००६ / २०२०
१२ / १४

(d) That there are no liabilities of Provident Fund, E.S.I., Sales Tax, Income Tax, Excise Duty, Professional Tax or Gratuity outstanding against the Transferors so as to bring attachment by any statutory or other body or authority on the rights, titles and interests of the Transferors to the said Flat and the said shares hereunder sought to be transferred unto the Transferee; and,

(e) That no litigation with any financial institution or other creditors affecting the rights, titles and interests of the Transferors to the said Flat and the said shares hereunder sought to be transferred are pending nor are there any order of attachment or appointment of Receiver made or pending against the said Flat and the said shares or any part thereof.

8. The Transferors, prior to the execution hereof, have obtained from the said Society the requisite No Objection Certificate and No Dues Certificate in respect of the transaction herein contemplated.



9. The Transferee shall become and be a member of the Sanmitra Co-operative Housing Society Limited and abide by all the bye-laws, rules and regulations thereof. The Transferors shall sign and execute all the necessary transfer forms and other documents as are necessary for the proper and effectual transfer of the said Flat and the said shares including the shares bearing No. 960 to 964 (both inclusive) comprised in Share Certificate No. 4 issued by the Sanmitra Co-operative Housing Society Limited, unto the ownership of the Transferee. The Transferors have further agreed to sign and execute applications and forms and affidavit for the purposes of transferring the electricity meter bearing No. 07642830585 and Consumer No. 000010251613 as well as Mahanagar Gas Connection bearing Meter No. 3170622867 and C. A. No. 210000993528 to the name of the Transferee. The Transferors do and each of them doth hereby agree to assist and co-operate from time to time by signing all letters, writings and documents and do all other acts, deeds, matters and things as may reasonably be required by the Transferee.

10. The Transferors do and each of them doth hereby expressly declare that on the execution hereof, the Transferee have acquired partial rights in the said

Flat and the said shares and that the Transferors shall not enter into any further agreement/s or understanding/s with any other person/s for sell and transfer thereof. On completion of the transaction herein contemplated, the Transferee shall be entitled to apply to the Thane Municipal Corporation and such other authorities for making necessary changes in their records and incorporating the name of the Transferee as the owner thereof, sans recourse to the Transferors.

11. The Transferors do and each of them doth hereby declare that should the Transferee be required to bear, suffer, incur or meet any expenses, losses or damages due to or on account of any of the representations and declarations herein contained being found out to be false, untrue and/or incorrect any time hereafter, the Transferors do and each of them doth hereby agree to indemnify and keep indemnified the Transferee against all such expenses, losses, and damages including the expenses of enforcing the indemnity hereinabove contained and shall pay and reimburse all such amounts without any delay.

12. It is hereby agreed by and between the parties hereto that the transfer charges in respect of the said Flat and the said shares to be paid to the said Society Sanmitra Co-operative Housing Society Ltd. shall be borne and paid by the parties hereto in equal proportion. The Transferee shall bear and pay all the costs and the expenses towards the Stamp duty, Registration charges and also other costs, charges which may be incidental to the presents herein contained.

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

THE SCHEDULE ABOVE REFERRED TO

All that residential premises bearing being Flat No. 004 admeasuring 575 sq. ft. built up area, on the ground floor in the Wing-B of the ground plus five upper stories building of the Sanmitra Co-operative Housing Society Limited (herein referred as "the said Society"), lying, being and situate on the plot of land bearing Survey No. 35 Hissa No. 3 and Survey No. 36 Hissa No. 1, C.T.S. No. 563 to 575 and 103, Tika No. 21, T.P.S. II, at M. G. Road, Village Naupada, Taluka and District Thane, together with five fully paid shares of Rs.50/- each bearing distinctive numbers 960 to 964 (both inclusive) comprised in Share Certificate No. 4 dated 21st September, 1980 issued by the said Society, within

Sanmitra

Dehalhas

टनन - १

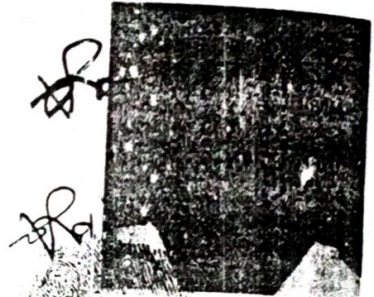
दस्त क्र. ५००८ / २०२०

the limits of the Thane Municipal Corporation and within the registration district and sub-district of Thane, together with all rights consequential thereto including rights of deposits standing to the credit in the said society, sinking fund, dividend and other amounts.

SIGNED, SEALED AND DELIVERED by the withinnamed the Transferors,

Rahalkar

(1) Mrs Vidya Surendra Rahalkar,

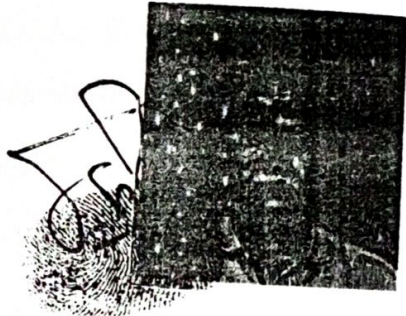


S. W. Rahalkar

(2) Mr. Surendra G. Rahalkar, in the presence

of... *Prakash m. chavan*

Prakash

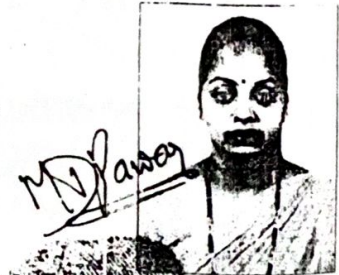


2. D. K. Pawar

D. K. Pawar

SIGNED, SEALED AND DELIVERED by the withinnamed the Transferee, Mrs Manisha Dnyaneshwar Pawar, in the presence of...

M. Pawar



1. D. K. Pawar

D. K. Pawar

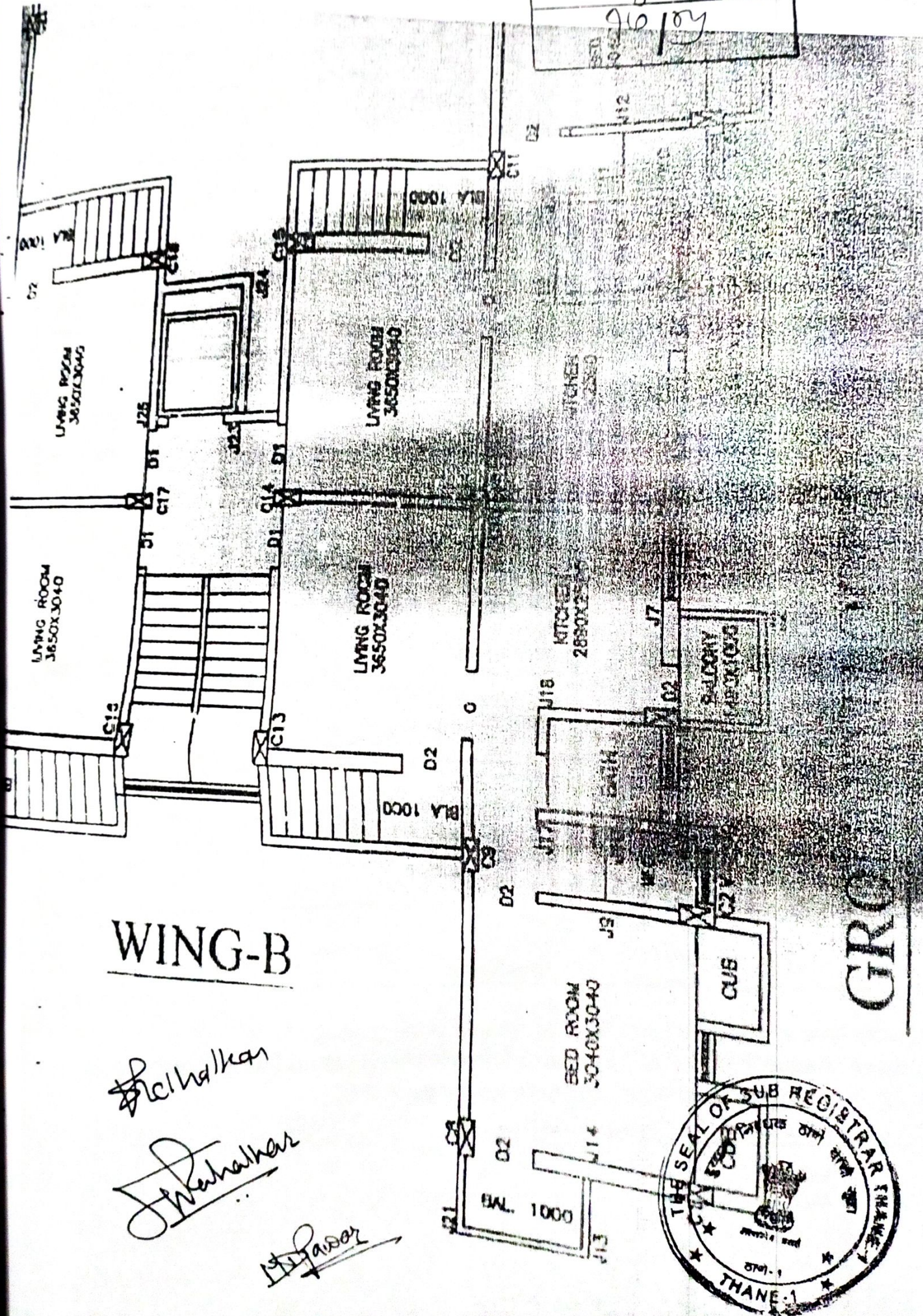
2. *Prakash*



टनन - 9

दस्तक्र. योर 2020

96/87



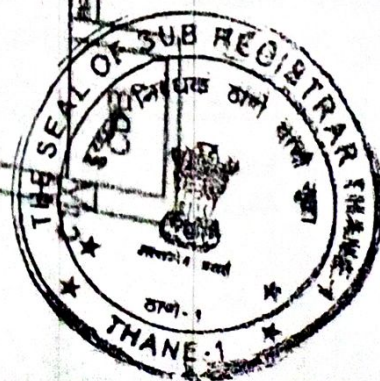
WING-B

M. Chalkar

M. Chalkar

M. P. Sawar

GRC



SANMITRA CO-OPERATIVE HOUSING SOCIETY LTD.

M. Gandhi Road, Naupada, Thane (West) - 400602

Established : 1947, Registration No. : B-332

No. : B004

टनन - 9
Mrs. V. Rahalkar

Bill No : 238
Bill Date : 01/07/20
Due Date : 15/07/20

क्र.क. 902
July 2019/2020

	(1)	(2)	(3) = (1)-(2)	(4)	(5) = (3)+(4)
	Previous Bill Amount (Rs.)	Received Amount (Rs.)	Balance Amount (Rs.)	Current Bill Amount (Rs.)	Total Due Amount (Rs.)
प्ले	1991.0	1991.0	0.0	1991.0	
स्ट	1991.0	1991.0	0.0	1991.0	1991.0

Breakup of Maintenance Charges

Annual Summary

Particulars	Amount (Rs.)	Month	Bill Amount	Received Amount	Balance Amount
Service Charges	595	April	1991	1991	
Common Electricity	510	May	1991	1991	
Rep. & Maint.	200	June	1991	1991	
Maint.	100	July			
Sinking Fund	70	August			
Water Charges	260	September			
Education & Health Fund		October			
Cleaning Charges		November			
Penalty		December			
Interest Charges	75	January			
Occupancy Charges	181	February			
		March			
Total Current Charges	1991	Total	5973	5973	

Sl. No	Amount (Rs.)	Cheque No.	Cheque Date	Bank Name	Month
13	1991	NEFT	05/06/2019	Kotak	Jun'19

One Thousand Nine Hundred Ninety One only

Secretary

[Signature]
Treasurer

Please write Name, Wing & Flat number on reverse of the cheque.
We will issue cheque in favour of "Sanmitra Co-operative Housing Society Ltd." only.
@ 21% p.a. will be charged on the Defaulted payments.

2020/9
टनन-9

FORM No. 2

THANE MUNICIPAL CORPORATION

क्र. 4022/2020
THANE

PLANNING AUTHORITY

92/04

Commencement Certificate No. V.P.No. 90359

Date - 10-6-91

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXXVII of 1966) :-

To
For

Shri/Smt. V. K. Linaya

(Architect)

Sanjivra Co-Op Housing Society Ltd, Thane

(Owner)

To
Construct proposed building on plot bearing C.S.No.563 to 575 and 562 (pt) of R.P.S. - 2 of No.21, C.S.No.103 (pt) at K.R. Road, Naupada, Thane, as per your plans & application dated 19-3-91



SUBJECT TO THE FOLLOWING CONDITIONS, viz :-

- 1) दि.नं-२१, सि.स.नं-१०३ वा सखीय सोसायटीच्या मालकीचा भाग असलेल्या प्लॉट नं. २१, सि.स. वा नकाशा अंशकाम चालू करण्यापूर्वी दाखल करावा.
- 2) वृक्ष विभागाकडील ना हरकत प्रमाण पत्र अंशकाम चालू करणे पूर्वी दाखल करावे.
- 3) पाणी व पुनर्वन विभागाकडील ना हरकत प्रमाण पत्र अंशकाम चालू करणे पूर्वी दाखल करावे.
- 4) अंशकाम चालू करण्यापूर्वी अग्नीशमक दलाकडील ना हरकत प्रमाण पत्राप्रमाणे हमीपत्र मिळवावे. तसेच वस्तु मरवाणा प्रमाण पत्राचे अंशकाम अग्नीशमक दलाकडील अंशकाम ना हरकत दाखला घ्यावा.

2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

RECEIVED



सत्यप्रताप

कार्यालय अधिवक्ता
शहर विकास विभाग
ए/२१ अणे महानगरपालिका ठाने



For Commissioner
Thane Municipal Corporation,
Thane

M.P. Jaiswal

दस्तावेज नं- 9
 दस्तावेज No. 20/10/2020
 V.P. No. 90/359/

THANE MUNICIPAL CORPORATION, THANE.
 (Regulation No. 37)
 Occupancy Certificate
 (For 'B' Wing - G + 5 Upper floors.)

47214
 169

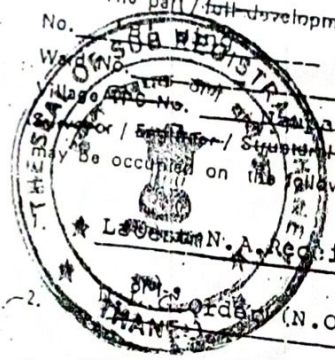
To: TMC / TDD / 1885 Date 9/12/96

Shri. Molay Bakshi (Architect)
 Nilkanth Apartment, 4th floor,
 Near Dr. Apte Hospital, Rammaruti Road,
 Thane-2.

For Sanmitra Co-op. Hsg. Society Ltd., Naupada, Thane. (Owner)
 Sub: Part Occupation Certificate for 'B' Wing of M/s. Sanmitra Co-op. Hsg. Society Ltd. on Land bearing d. No. 502 to 575 & 103 at Naupada, Thane. (Tika No. 21)
 Ref: V. P. No. 90/359

Your Letter No. 1326 dt. 29/11/96.

The part / full development work / erection / re-erection or alteration in / of building / part building situated at Naupada Tika No. 21 Road/Street M.G. Road under the supervision of Shri. Molay Bakshi Licensed Engineer / Supervisor / Architect / Licence No. CA/89/12277. may be occupied on the following conditions. (Tika No: 21)



1. A receipt should be submitted before further O.C.
2. N.O.C. should be submitted before further O.C.
3. All the conditions in the Indemnity Bond will be binding to you.
4. M.C. will not provide water to the building.
5. Connection Free, Water & Drainage N.O.C. should be submitted before further O.C.
6. Building should be demolished within 15 days (Fifteen) from the date of Receipt of the Occupation Certificate.

A set of certified completed documents returned herewith

सत्यप्रत
 कार्याकारी अभियंता
 नगर विकास विभाग
 नगरपालिका कार्यालय
 थाने, तहसील थाने, जिल्हा ठाणे
 दिनांक 9/12/96
 प्रमुख प्रशासक, नगरपालिका
 यास ३ वर्षे रु. ५०००/- रकम होऊ शकते.

Yours faithfully,

6) The Owner
 Municipal Commissioner, Zone
 (water works), TMC
 Tax Dept, TMC
 T.D.D. TMC

Dy. City Engineer
 (Planning & Development)

Handwritten signatures and initials: *M. J. ...*, *...*



द.न.नं.-१
 तला क्रमांक: 378/1200
 9/12/96

27 1 19

TMC / TDD / 1825

सन्मित्र को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

(स्थापना : १९४७, र. नं. बी ३३२)
कार्यालय : म. गांधी रस्ता, नौपाडा, ठाणे (पश्चिम) - ४०० ६०२.

पावती नं. 316

दिनांक 1/7/19

श्री/श्रीमती Rahalkar

फ्लॅट क्र. B/004 सन्मित्र को-ऑपरेटिव्ह हाऊसिंग सोसायटी लि.

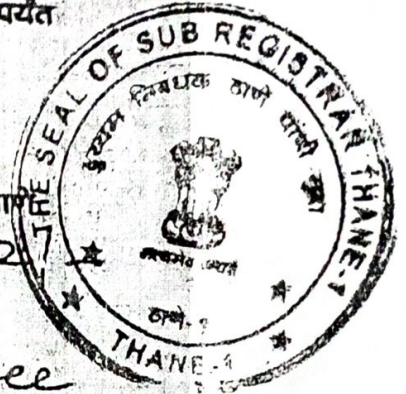
माहे 2019 पासून 2020 पर्यंत

	रु.	पैसे
नालमत्ता कर ...	3002	
FR ...		
Total		
216		
100043		

बाजूला दाखल व ल्यापमासि
रकम रु. 3002

(अक्षरी रूपये Three
पैसे Thousand Two on)

रोख मिळाले



[Signature]

सचिव

ग

3002

अजिनदार

Rahalkar

[Signature]

[Signature]

forms, deeds, matters and thing as may be necessary at any time in future, but at the cost of the "TRANSFEREES" herein.

ट न न - १
दस्तावेज क्र. १००० / २०२०
२५/१०

- All deposits standing at the credit of the "TRANSFERORS" society, shall automatically stand transferred to the name of "TRANSFEREES" on completion of the sale intended to be effected.
- All expenses regarding stamp duty, and Advocate's charges, registration charges shall be paid and borne by the "TRANSFEREES" alone. The premium (transfer fee), if any, payable to the Society shall be borne and paid by the "TRANSFERORS" & "TRANSFEREES" in equal proportion.
- This Agreement is subject to the provisions of Maharashtra Ownership Flats Act, 1963 and Maharashtra Co-operative Societies Act 1960.



SCHEDULE ABOVE REFERRED TO.

ALL THAT PREMISES being Flat No. 04, admeasuring 575 sq.ft. Built up area, on the Ground Floor, in 'B' Wing, of the (G+5) building known as SANMITRA Co-operative Housing Society Ltd., constructed in the year 1996, vide Occupation Certificate vide V.P. No. 90/359/TMC/TDD/1885 dated 09.12.1996 on a Plot of land bearing Survey No. 35, Hissa No. 3 & Survey No. 36 Hissa No. 1, C.T.S. No. 563 to 575 & 103, Tika No. 21, T.P.S. II, lying, being and situated at M. G. Road, Village Naupada, Thane, Taluka & District Thane, within the Registration District & Sub-District of Thane and within the limits of Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day, month and year first hereinabove mentioned.



Handwritten signature

Handwritten signatures: Anhalika, Anhalika

Handwritten signature: J. K. Kulkarni

Handwritten signature: Anhalika

ट.न.नं.-१
दस्तावेज क्र. ३०६४ : २००६
१/२०६

THANE MUNICIPAL CORPORATION, THANE.

(Regulation No. 37)

Occupancy Certificate

(For 'B' Wing - 3 + 5 Upper floors.)

164

V. P. No. 90/359/

TMC / TDD / 1885

Date 9/12/96

To,

Shri. Moloy Bakshi (Architect)

Nilkant Apartment, 4th floor,

Near Dr. Apts Hospital, KEMASUTI Road,
Thane-2.

For Sanmitra Co-Op. Hsg. Society Ltd., Naupada, Thane. (Owner)

Sub: Part Occupation Certificate for 'B'
Wing Of M/s. Sanmitra Co-Op. Hsg. Society Ltd..
on Land bearing G. No. 562 to 575 & 103 at
Naupada, Thane. (Tika No. 21)

Ref: V. P. No. 90/359

Your Letter No. 4326 dt. 29/11/96.

Sir,

The part / full development work / erection / re-erection or alteration in / of building / part building
No. 'B' wing situated at Naupada Road/Street M. G. Road
Ward No. 10 Tika Center No. 21 G. No. / C. T. S. No. / F. P. No. 562 to 575.
Village/TPS No. Naupada under the supervision of Shri. Moloy Bakshi Licensed
Surveyor / Engineer / Structural Engineer / Supervisor / Architect / Licence No. CA/89/12277.
may be occupied on the following conditions. (Tika No. 21)

1. Latest N.A. Receipt should be submitted before further O.C.
2. U.L.G. Order (N.O.C.) should be submitted before further O.C.
3. All the conditions in the Indemnity Bond will be binding to you.
4. T.M.C. will not provide water to the ~~Building~~ ^{Connection} Building.
5. Tree water & Drainage N.O.C. should be submitted before further O.C.
6. Existing Building should be demolished within 15 days (Fifteen) from the date of Receipt of the Occupation Certificate.

A set of certified completion plan is returned herewith

Office No. _____

Office Stamp _____

Date : _____

Copy to :

- 1) Collector of Thane.
- 2) Dy. Mun. Commissioner, Zone _____ TMC
- 3) E. E. (water works), TMC
- 4) Assessor, Tax Dept. TMC
- 5) Vigilance Dept. TMC
- 6) The Owner.

Yours faithfully,

[Signature]
Dy. City Engineer,
(Planning & Development)
Municipal Corporation of
the city of Thane.



copy

अनुक्रम नंबर 4.

DUPLICATE

सभासद नंबर

ॐ

सन्मित्र को-ऑपरेटिव हाऊसिंग सोसायटी लिमिटेड, मुंबई.

(रजिस्टर नंबर बी ३२२ सन १९४७)



शीअर सर्टिफिकेट

प्रत्येक शेअरची किंमत पन्नास रूपये

श्री./सौ. मुकुंद वासुदेव गोखले

रहाणार सन्मित्र को.ऑप.हाऊसिंग सोसायटी

यांनी चा सोसायटीचे नंबर ९६०

पासून नंबर ९६४

पर्यंत

(दोन्ही नंबर धरून) पाच

शेअर घेतलेले असून त्याबद्दल मागील बाजूस

लिहिल्याप्रमाणे पैसे भरलेले आहेत.



चेअरमन



कमिटी मॅंबर

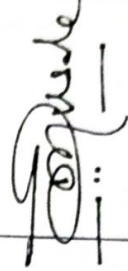
दिनांक २९.९.१९८०

ORIGINAL

भागाच्या हप्त्याची याच

भाग न.	हप्ता	तारिख	रक्कम	सही
	पहिला हप्ता			
	दुसरा हप्ता			
	तिसरा हप्ता			
	चौथा हप्ता			
	पाचवा हप्ता			

भाग वर्ग केल्याबद्दलचा तक्ता

वर्ग केल्याचा अ. नं.	वर्ग केल्याची तारीख	रजिस्टर मधील पानाचा अ. नं.	ज्यास वर्ग केले त्याचे नाव	सेक्रेटरीची सही	शेरा
1.			अनंत शंकर घोडे		
2.	15-6-2009	II-15 NL-25	सौ. विद्या सुरेंद्र महाळकर श्री. सुरेंद्र महाळकर		DUPLICATE issued on 12-4-2005. SR II-15

DATE & STAMP

Occupation is hereby granted
Subject to Conditions mentioned

No. TMC/TD-D/ADPP/1945 V.P. No.

Dated 29/11/47

Deputy City Engineer Asst. Director Town Planning
Thane Municipal Corporation
Thane.



AREA STATEMENTS

1	AREA OF PLOT	सत्यप्रत	2290 23	2474
2	DEDUCTIONS			
	a) ROAD ACQUISITION AREA			
	b) PROPOSED ROAD			
	c) ANY RESERVATION			
	TOTAL			
3	NET AVAILABLE AREA OF PLOT		2290 23	2474
4	DEDUCTIONS FOR			
	a) RECREATION GROUND			
	b) INTERNAL ROAD			
	c) TOTAL (a+b)			
5	NET AREA OF PLOT (3-4C)		2290 23	2474
6	ADDITION FOR F.S.I.			
	a) 100% SET BACK AREA			
7	TOTAL F.S.I. (5+6)		2290 23	2474
8	F.S.I. PERMISSIBLE			
9	PERMISSIBLE B.U.P. AREA		2290 23	2474
10	PROPOSED B.U.P. AREA		2267 67	2469
11	EXISTING B.U.P. AREA			
12	TOTAL B.U.P. AREA (10+11)			
13	F.S.I. BALANCE			
14	F.S.I. CONSUMED			

कार्यकारी अधिकृत
शहर विकास विभाग
ठाणे महानगरपालिका ठाणे

BALCONY AREA STATEMENT

STATEMENT

1	TOTAL B.U.P. AREA OF PLOT			
2	LESS: B.U.P. AREA OF EXISTING			
3	NET PERMISSIBLE B.U.P. AREA FOR TENEMENT		2020 30	2070
4	PROPOSED B.U.P. AREA		2267 67	2469
5	EXISTING B.U.P. AREA			
6	EXCESSIVE B.U.P. AREA			

PARKING STATEMENT

1	PARKING PROVIDED BY REGULATION			
2	GARDEN PARKING			
3	OTHER PERMISSIBLE			
4	TOTAL PARKING PROVIDED			

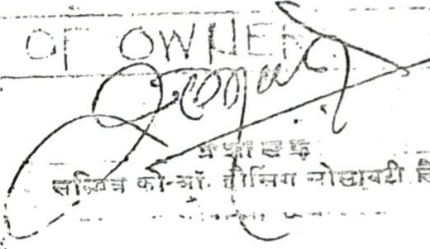
1	PARKING AREA BY REGULATION
2	CAR
3	TOTAL
4	TOTAL PROVIDED

NOTES

1. BOUNDARY OF PLOT SHOWN IN BLACK
2. ROAD LINE SHOWN IN DOTTED GREEN
3. BUILDING READY FOR OCCUPATION SHOWN IN PINK
4. DRAINAGE LINE SHOWN IN DOTTED RED
5. EXISTING STRUCTURE TO BE RETAINED
6. EXISTING STRUCTURE TO BE DEMOLISHED
7. EXISTING WALL AREAS TO BE RETAINED
8. BUILDING ALREADY OCCUPIED SHOWN IN BLUE

DESCRIPTION OF PROPOSAL

PROPOSED BUILDING ON PLOT BEARING C.T. NO. 562, 563 TO 575 AND C.S. NO. 103 T.P.S. II AT M.G. ROAD, THANE (W) FOR

HAVE THE SIGNATURE OF OWNER

 सविन को-ऑ. वीनिंग सोसायटी लि.

CERTIFICATE

THIS PLOT UNDER FILE NO. ... AREA ... DIMENSION ... AREA ... OWNERSHIP ...

ARCHITECT

M. J. SAHNI

NEERKAMH APTS. 4TH FLOOR
 NEAR AITE HOSPITAL
 OFF. NAM. MARUTI ROAD,
 THANE (W)

JOB NO.	DESIGN	SCALE	DATE	DRN.	CHKD.
		1:100		SUNIL P. SHINDE	