

536/10401

Wednesday, May 29, 2024

11 21 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 11198

दिनांक: 29/05/2024

गावाचे नाव: कळवा

दस्तावेजाचा अनुक्रमांक: टनन9-10401-2024

दस्तावेजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: योगेश प्रकाश दळवी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1160.00

पृष्ठांची संख्या: 58

रु. 31160.00

एकूण:

आपणाम मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
11:40 AM ह्या वेळेस मिळेल.

सह दुय्यस निबंधक वर्ग २ ठाणे क. ९

Sub Registrar, Thane 9

बाजार मूल्य: रु. 4210944 /-

मोबदला रु. 5200000/-

भरवेलें मुद्रांक शुल्क : रु. 364000/-

- 1) देयकाचा प्रकार: DHC रकम: रु. 800/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524281922347 दिनांक: 29/05/2024
वॅकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: DHC रकम: रु. 360/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 0524299903770 दिनांक: 29/05/2024
वॅकेचे नाव व पत्ता:
- 3) देयकाचा प्रकार: eChallan रकम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002692800202425E दिनांक: 29/05/2024
वॅकेचे नाव व पत्ता:

गुप्त दस्त हॉटेम फल्लव
पक्षकारांना दिला.

Yash

सूची क्र.2

द्वयम नियंत्रक: दु.नि. ठाणे 9

दम्न क्रमांक: 10401/2024

नोंदणी:

Regn:63m

05/2024

गावाचे नाव: कळवा

1)चिक्केबाचा प्रकार	व्यवहारात
2)संख्या	5200000
3) वाजाराभाव(भांडेपट्ट्याच्या आवृत्तपट्ट्यासार आवागणी देतो की पट्टेदार ने नमूद करावे)	4210944
4) भू-भागान.पॉटन्सिमा व घरक्रमांक(अमल्याम)	1) पाविकेचे नाव:ठाणे म.त.पा. इतर वर्णन: , इतर माहिती: मदनिका क्र. सी-211,दुमरा मजला,न्यू व्हाईट हाऊस को-ऑप.हौ.सो.लि.,मुंबई पुणे रोड,कळवा,ठाणे प. मदनिकेचे क्षेत्र 590 चौ. फूट वाधीव ...((Survey Number : 24, Hissa No. 3 :))
5) क्षेत्रफळ	1) 590 चौ.फूट
6)आवागणी किंवा जुडी देण्यात असेल तेव्हा.	
7) दम्नगवत करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मचिन दिनकर जोशी तर्फे कु. मु. म्हणून नितीन दिनकर जोशी . वय:-57; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मदनिका क्र. सी-211, दुमरा मजला, न्यू व्हाईट हाऊस को-ऑप.हौ.सो.लि., मुंबई पुणे रोड, कळवा, ठाणे प., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AKHPJ9812G
8)दम्नगवत करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमल्याम प्रतिवादिचे नाव व पत्ता	1): नाव:-योगेश प्रकाश दळवी वय:-44; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: मदनिका क्र. एफ-2/605. गोविंदधाम को-ऑप.हौ.सो.लि., जुना मुंबई पुणे रोड, महाद्री सोमायटी ममोर, कळवा, ठाणे प., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AIHPD9807D 2): नाव:-चामी योगेश दळवी वय:-43; पत्ता:-प्लॉट नं: ., माळा नं: ., इमारतीचे नाव: एफ-2/605, गोविंदधाम को-ऑप.हौ.सो.लि., जुना मुंबई पुणे रोड, महाद्री सोमायटी ममोर, कळवा, ठाणे प., ब्लॉक नं: ., रोड नं: ., महाराष्ट्र, ठाणे. पिन कोड:-400605 पॅन नं:-AEBPD5836N
9) दम्नगवत करून दिल्याचा दिनांक	29/05/2024
10)दम्न नोंदणी केल्याचा दिनांक	29/05/2024
11)अनुक्रममाक.खड व पृष्ठ	10401/2024
12)वाजाराभावाप्रमाणे मुद्रांक शुल्क	364000
13)वाजाराभावाप्रमाणे नोंदणी शुल्क	30000
14)श्रेण	

सह द्वयम नियंत्रक वर्ग २ ठाणे क्र. ९

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

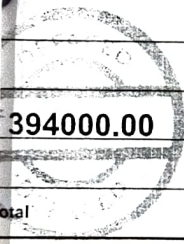


CHALLAN
MTR Form Number-6



SRN	MH002692800202425E	BARCODE			Date	28/05/2024-18:40:35	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
				PAN No.(If Applicable)				
Office Name	THN9_THANE NO 9 JOINT SUB REGISTRAR			Full Name	YOGESH PRAKASH DALVI			
Location	THANE			Flat/Block No.	FLAT NO C-211, 2nd FLOOR			
Year	2024-2025 One Time			Premises/Building				
Account Head Details		Amount In Rs.	Road/Street					
030046401	Stamp Duty	364000.00	NEW WHITE HOUSE CHS LTD., MUMBAI PUNE ROAD					
030063301	Registration Fee	30000.00	Area/Locality		KALWA, THANE			
			Town/City/District					
			PIN	4 0 0 6 0 5				
			Remarks (If Any)					
			SecondPartyName=SACHIN DINKAR JOSHI-					
			Amount In	Three Lakh Ninety Four Thousand Rupees Only				
			Words					
Total			3,94,000.00					
Payment Details			FOR USE IN RECEIVING BANK					
IDBI BANK								
Cheque-DD Details			Bank CIN	Ref. No.	69103332024052821276 2871136108			
Cheque/DD No.			Bank Date	RBI Date	28/05/2024-18:41:44 Not Verified with RBI			
Name of Bank			Bank-Branch		IDBI BANK			
Name of Branch			Scroll No. , Date		Not Verified with Scroll			
Department ID :						Mobile No. :	9000000000	
This challan is valid for document to be registered in Sub Registrar Office. Not valid for other purposes.						Registered document		
दस्तावेज-९						9000000000		
दस्ता क्र. 90809 / 2024						9000000000		
9/46						9000000000		
Seal of the Registrar of Thane						9000000000		
Sl. No.	Remarks	Defacement No.	Defacement Date	User Id	Defacement Amount			
1	(IS)-536-10401	0001484118202425	29/05/2024-11:21:17	IGR121	30000.00			
2	(IS)-536-10401	0001484118202425	29/05/2024-11:21:17	IGR121	364000.00			
Total Defacement Amount					3,94,000.00			

394000.00



दस्ता क्र. 90809 / 2024
9/46



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CHALLAN
MTR Form Number-6



GRN	MH002692800202428E	BARCODE	[Barcode]		Date	28/05/2024-18:40:35	Form ID	26.2
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID / TAN (If Any)				
Type of Payment Registration Fee				PAN No. (If Applicable)				
Office Name THN9_THANE NO 9 JOINT SUB REGISTRAR				Full Name		YOGESH PRAKASH DALVI		
Location THANE				Flat/Block No.		FLAT NO C-211, 2nd FLOOR		
Year 2024-2025 One Time				Premises/Building		NEW WHITE HOUSE CHS LTD., MUMBAI PUNE ROAD		
Account Head Details		Amount In Rs.	Road/Street		NEW WHITE HOUSE CHS LTD., MUMBAI PUNE ROAD			
0030046401	Stamp Duty	364000.00	Area/Locality		KALWA, THANE			
0030063301	Registration Fee	30000.00	Town/City/District					
				PIN		4 0 0 6 0 5		
				Remarks (If Any)				
				SecondPartyName=SACHIN DINKAR JOSHI-				
				Amount In Words				
				Three Lakh Ninety Four Thousand Rupees Only				
Total		3,94,000.00						
Payment Details IDBI BANK				FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	Ref. No.	69103332024052821276 2871136108		
Cheque/DD No.				Bank Date	RBI Date	28/05/2024-18:41:44 Not Verified with RBI		
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		

Department ID :
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 चापट चलन केवल दुर्यम निबंधक कार्यालय नोंदणी कार्यालयाच्या दस्त्यासाठी लागू आहे. नोंदणी न करतावयाच्या दस्त्यासाठी चापट चलन लागू नाही.
 Mobile No. : 9000000000

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दस्ता क. १०००९/२०२४
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AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Thane on this 28th
day of May, 2024,

BETWEEN

MR. SACHIN DINKAR JOSHI, Age 56 years Pan Card No. AKHPJ9812G through Power Of Attorney MR. NITIN DINKAR JOSHI, Age 58 years Pan Card No. ABLPJ7066P, Indian Inhabitant, having residing at Flat C-211, Second Floor, New White House Co-Op Hsg. So. Ltd., Mumbai Pune Road, Kalwa, Thane (W)-400605. hereinafter referred to as "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof and to mean and deemed to include his heirs, executors administrators and assigns)

THE PARTY OF FIRST PART.

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दस्ता क्र १०००९ / २०२४

AND

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1) MR. YOGESH PRAKASH DALVI, Age 44 Years, Pan Card No. AIHPD9807D and 2) MRS. CHARMY YOGESH DALVI, Age 43 Years, Pan Card No. AEBPD5836N having Both Indian Inhabitant, residing at Flat No. F-2/605, Govindham Co., Op. Housing Society, Old Mumbai Pune Road, Opp. Sahyadri Society, Kalwa, Thane (W)-400605. hereinafter called "THE TRANSFEREES" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) THE PARTY OF THE SECOND PART.

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WHEREAS by virtue of a registered Agreement dated 1st May, 1991 (Registered with the Collector of Stamps of Thane at EVN. No. 3240/94 on dated 23/11/1994) executed between Mr. Dattatray Harishchandra Masurkar having Residence at Flat C-211, Second Floor, New White House Co-Op Hsg. So. Ltd., Mumbai Pune Road, Kalwa, Thane (W)-400605 and the transferor herein, the Transferor purchased and acquired all rights, title and interest in Flat No. C-211, admeasuring 590 Sq. Feet. (Built-up) area on Second Floor, of Building known as "New White House Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 24, Hissa No. 3, Village - Kalwa, Thane, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, which flat hereinafter referred to as the "SAID PREMISES"

AND WHEREAS the Transferor has made the entire payment of consideration to the Said Mr. Dattatray Harishchandra Masurkar having Residence at Flat C-211, Second Floor, New White House Co-Op Hsg. So. Ltd., Mumbai Pune Road, Kalwa, Thane (W)-400605, of such being on and thereupon, the Transferor has been put into the actual and physical possession of the Said Premises as the and absolute and lawful owner thereof.

The said Mr. Dinkar. R. Joshi died intestate on dated 28/04/2007 and Mrs. Vandana D. Joshi died intestate on dated 26/01/2023 leaving behind him the Seller herein i.e. Son Mr. Sachin Dinkar Joshi are the only legal heirs and hence by virtue of law of succession they have inherited the right, title, interest of the said deceased Mr. Dinkar. R. Joshi and Mrs. Vandana D. Joshi, hence they have all rights to deal with and dispose of the Said flat as the intending purchaser/seller.

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AND WHEREAS the TRANSFEROR is the bonafide member of "New White House Co-Operative Housing Society Ltd.", a Society registered under Registration No. TNA/TNA/HSG/(TC)/3673/89-90 on Dated 18/06/1990, and having right, title and interest and membership in respect of the said Premises, which society hereinafter in this agreement for brevity's sake is referred to as "The Said Society" and being the member of the said Society, the TRANSFEROR is holding Five fully paid up shares of Rs. 50/- each under Share Certificate No. 41, bearing Distinctive No. 201 to 205, (hereinafter referred to as the SAID SHARES) and thus the TRANSFEROR has clear and marketable title in respect of the said premises and thus the TRANSFEROR is well and sufficiently entitled to the said Premises and has absolute right and power to hold, occupy and deal with and dispose off the said premises and every part thereof and to dispose off the same to any third party.

AND WHEREAS the TRANSFEROR out of his own sweet will decided to sell the aforesaid flat on OWNERSHIP BASIS.

AND WHEREAS the TRANSFEREES being in need of permanently suitable accommodation, came to know of the same, approached the TRANSFEROR whereupon the TRANSFEROR represented to the TRANSFEREES that :

A) That he is the absolute and lawful owner of the said premises and is a bonafide member of the said Society and no other person/s has/ have right, title or interest in the said premises and he is well and sufficiently entitled to deal with and or dispose of the premises

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B) There are no suits, litigations, civil or criminal or any other proceeding pending as against the Seller / TRANSFEROR personally affecting the said premises.

C) There are no attachments or Prohibitory order as against or affecting the said premises and the said premise is free from all encumbrances or charges and/or is not the subject matter to any lispensens or easements or attachments either before or after judgment. The TRANSFEROR has not received any notice either from the Government, Semi-government, Society, or Municipal Corporation regarding any of the proceedings in respect of the said premises.

D) The TRANSFEROR has not mortgaged the said Flat with any institutions and the said premises is free from all encumbrances, charges, lien, etc.

E) The TRANSFEROR has paid all the necessary charges of any nature whatsoever in respect of the said premises and the TRANSFEROR has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said premises.

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F) The TRANSFEROR in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or other way whatsoever and has not created any tenancy, leave and licence or any other rights of the like nature in the said premises and have not dealt with or dispose of the said premises in any manner whatsoever.

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[Signature]

G) Neither the TRANSFEROR or any of his predecessor in title has/had received any notice either from the Municipal Corporation and/or from and other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

H) The TRANSFEROR has good and clear title, free from all encumbrances of any nature whatsoever of the said premises and every part thereof and there are not outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise howsoever outstanding against the TRANSFEROR and/or against the said premises or any part thereof.

I) The TRANSFEROR is not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra land Revenue Code, ULC Act or under any other stature from disposing of the said premises or any part thereof in the manner stated in this Agreement.

J) The TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFEROR has all the right, title and interest to enter into this agreement with the TRANSFEREES on the various term and conditions as stated herein.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the said flat and right, title and interest in and upon the said premises and also along with the benefits of the membership, including the said shares of the said premises of the said

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society, at and for Consideration of Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only).

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFEROR and the parties hereto have decided to reduce the terms and conditions of the said agreement into writing, as follows :

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

1. The TRANSFEROR doth hereby agrees to sell, assign and transfer and the TRANSFEREES hereby agrees to purchase and acquire the right, title and interest in and upon the said flat bearing Flat No. C-211, admeasuring 590 Sq. Feet. (Built-up) area on Second Floor, of Building known as "New White House Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 24, Hissa No. 3, Village - Kalwa, Thane, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of Thane, as and for a Consideration of Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only) along with the right, title and interest in and upon the said premises and also

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together with the benefits of membership, shares and more particular described in the SCHEDULE hereunder written.

The TRANSFEREES have paid an amount of 1) Rs. 2,00,000/- (Rs. Two Lakh Only), by Cheque No. 000240 on dated



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14/04/2024 Drawn on HDFC BANK, Mumbai, 2) Rs. 6,50,000/- (Rs. Six Lakh Fifty Thousand Only), by Cheque No. 100130 dated 14/04/2024 Drawn on GP Parasik Sahakari Bank Ltd., Kalwa, Thane. 3) Rs. 8,50,000/- (Rs. Eight Lakh Fifty Thousand Only), by Cheque No. 100056 dated 14/04/2024 Drawn on GP Parasik Sahakari Bank Ltd., Kalwa, Thane. on or before execution hereof, as and by way of Earnest Money Payment of Consideration, as more particularly described in the Receipt hereunder written and the payment and receipt whereof, the TRANSFEROR doth hereby admit and acknowledge and hereby release, acquit and discharge the TRANSFEREES from the payment thereof absolutely and forever. The TRANSFEREES have agreed to pay the Balance Amount of Consideration of Rs. 35,00,000/- (Rs. Thirty Five Lakhs Only) within working 45 days from the dated of registration of this Agreement time for payment of balance amount of consideration is the essence of the contract.

3. Upon receipt of an amount of Consideration of Rs. 52,00,000/- (Rupees Fifty Two Lakhs Only) from the TRANSFEREES being the full and final payment of consideration of the said premises, the TRANSFEROR has put the TRANSFEREES in actual, physical, legal, vacant and peaceful possession of the said premises, to the Transferees, free from all the encumbrances charges, equity, etc.

4. The Transferee committing default in payment on due date of any amount due and payable by the Transferees to the Transferor under this agreement or in the Transferees committing breach of any terms and conditions herein contained, the Transferor shall be entitled at their own option to terminate this agreement. Upon termination of this agreement as aforesaid, the Transferor shall refund to the Transferee's the amount which may be till then have

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been paid by Transferees to Transferor but the Transferor shall not be liable to pay to the transferees any interest on the amount so refunded and up on termination this agreement and refund of aforesaid amount by Transferor, Transferor shall be at full liberty to dispose of and sell the said Flat to such person and at such price as Transferor may in their absolute discretion think fit and the Transferee's shall have no objection to the same.

5. The TRANSFEROR, after receipt of full and final amount of consideration, now shall have no claim, right, title, interest, demand or charge of whatsoever nature in or upon the said flat through himself or through his predecessors in title. The TRANSFEREES hereafter shall do all the needful in respect of the said flat to secure their title to the said flat and the TRANSFEROR shall keep the TRANSFEREES indemnified from all the liabilities and / or claim against the said premises.

6. The TRANSFEROR and TRANSFEREES shall make necessary application as contemplated in the Society's Bye-Law No.40 (a). The TRANSFEROR will also give the necessary resignation of the membership etc., in order to effectuate the legal transfer of the said premises and also the share certificate, in the name of TRANSFEREES and obtain the necessary sanction as per the bye

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Law, rules and regulations of the Society. Accordingly the TRANSFEROR shall give a notice under Bye - Law No. 40 (a) to the Society of his intention to transfer the said premises and seeking no objection for such transfer along with the consent of the TRANSFEREES. The transfer fees of the Society shall be borne by the Transferees alone. The transferor shall make an application from transfer of shares under bye-law No. 40 (b) (i). The

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TRANSFEROR and TRANSFEREES shall also make application for Transfer of membership and for induction the TRANSFEREES as member under bye-law No. 40 (d) (ii). The TRANSFEROR and TRANSFEREES shall give undertakings, No Objections to the Society as required under bye-law 19 (IV) and under ULC Act. The TRANSFEROR shall also hand over his previous Agreement, allotment letter, last maintenance charges receipt, last electricity bill and other records amounting to the title of the premises, for the purpose of their record.

7. THE TRANSFEREES hereby agrees that, on becoming the members of the said Society, the TRANSFEREES shall abide by all single bye laws, rules and regulations adopted by the Society.
8. The TRANSFEROR hereby states, declares and confirms that the TRANSFEREES shall be entitled to get transferred the Electricity Meter No. _____ installed in the said Premises to their name and the TRANSFEROR shall, of required, give her fullest co-operation in that regard.
9. The TRANSFEREES, after taking possession of the said premises, shall be entitled to have hold on the occupation and use of the said premises as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim charges interest demand or lien of the TRANSFEROR or any person on him behalf or who may claim through him or in trust for him, subject only on the part of the TRANSFEREES to pay taxes, assessments, charges, duties or calls made by the Builders,

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Municipal Corporation, Government or any local authority or corporation or cooperative society in respect of the said premises.

10. The TRANSFEROR hereby declares that the said flat shall be made free from all encumbrances and liabilities arising in future pertaining to the period upto the date of possession and shall be cleared off by him. The TRANSFEREES declare that they will clear off all the liabilities towards Municipal Taxes, Electricity bills, Society's maintenance and other charges, etc. due against the said flat, after taking the possession of the said premises.

11. The TRANSFEROR further declares that he has full right and absolute authority to enter into this agreement and that he has not done or performed or caused to be done or suffered by act, deed, matter and thing whatsoever whereby the said flat is encumbered in any way or he may be prevented from entering into this Agreement or transferring the said premises as purported to be done hereby or whereby and / or hindered in enjoying the rights, title to be conferred or transferred hereby in their favour whereby the quiet and peaceful possession or enjoyment of the TRANSFEREES in respect of the said premises may be disturbed. In the event contrary being found, the TRANSFEROR shall indemnify and keep

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indemnified the TRANSFEREES from any loss caused to the TRANSFEROR. The TRANSFEROR shall obtain the necessary no objection certificate from "New White House Co-Operative Housing Society Ltd.", to effectuate the legal perfect transfer of the said society has confirmed the above transfer of the flat and the said

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shares in respect of the said premises in favour of the TRANSFEREES herein.

13. It is mutually agreed by and between the parties that the aforesaid consideration includes the cost of the said shares, and benefits annexed to the said premises and various deposits paid by the TRANSFEROR to the said society.

14. THE TRANSFEROR hereby agrees, assures and declares that there is no suit or litigation pending in any court of law in respect of the said flat.

15. THE TRANSFEREES are bound to get the said premises legally transferred in their own name / favour after observing all the necessary procedures and get all the deed, documents, application etc. executed. The TRANSFEROR hereby undertakes to render his fullest co-operation to the TRANSFEREES for legal, full, perfect and effectual transfer of the said flat in favour of the TRANSFEREES and further undertakes not to charge any extra consideration and / or charges etc. for the same.

16. The TRANSFEROR hereby agree to sign all necessary, papers, documents, deeds and swear affidavits and declaration as and when necessary for effective transfer of the said premises in favour of the TRANSFEREES.

17. The TRANSFEROR and TRANSFEREES shall indemnify and keep indemnified the said society for any further debts, which shall accrue upon the said premises on account of pending litigations or

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unforeseen liabilities which are unaccounted till the date of handing over possession of the said premises to the TRANSFEREES.

18. The charges of stamp duty, registration fees, and the charges of this agreements, application, deeds, legal charges, etc, shall be borne and paid by TRANSFEREES ALONE.

19. This Agreement shall always be subject to the provisions of the Maharashtra Ownership of Flats Act, 1963 and the Rules made thereunder.

:: SCHEDULE ABOVE REFERRED TO ::

THE SAID PREMISES bearing Flat No. C-211, admeasuring 590 Sq. Feet. (Built-up) area on **Second Floor**, of Building known as "New White House Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 24, Hissa No. 3, Village - Kalwa, Thane, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605 within the limits of Thane Municipal Corporation, and within the Registration District and Sub-District of

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

SIGNED SEALED AND DELIVERED

by the withinnamed "TRANSFEROR"

MR. SACHIN DINKAR JOSHI,
through Power Of Attorney
MR. NITIN DINKAR JOSHI



निदेशावली

in presence of

- 1) *Jumes Joshi* टनन - ९
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- 2) *Bunt* २१/५८



SIGNED SEALED AND DELIVERED

by the withinnamed "TRANSFEREES"

1) MR. YOGESH PRAKASH DALVI

2) MRS. CHARMI YOGESH DALVI

in the presence of

- 1) *Jumes Joshi*
- 2) *Bunt*



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:: RECEIPT ::

RECEIVED from 1) MR. YOGESH PRAKASH DALVI, and 2) MRS. CHARMY YOGESH DALVI a sum of 1) Rs. 2,00,000/- (Rs. Two Lakh Only), by Cheque No. 000240 on dated 14/04/2024 Drawn on HDFC BANK, Mumbai, 2) Rs. 6,50,000/- (Rs. Six Lakh Fifty Thousand Only), by Cheque No. 100130 dated 14/04/2024 Drawn on GP Parsik Sahakari Bank Ltd., Kalwa, Thane. 3) Rs. 8,50,000/- (Rs. Eight Lakh Fifty Thousand Only), by Cheque No. 100056 dated 14/04/2024 Drawn on GP Parsik Sahakari Bank Ltd., Kalwa, Thane. being Earnest Money Payment of Consideration against the sale of Flat No. C-211, admeasuring 590 Sq. Feet. (Built-up) area on Second Floor, of Building known as "New White House Co-Operative Housing Society Ltd.", standing on the plot of land bearing Survey No. 24, Hissa No. 3, Village - Kalwa, Thane, lying, being and situated at Mumbai Pune Road, Kalwa, Thane (W)-400605, within the Registration District and Sub-District of Thane.

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दस्तावे. १०००९ / २०२४
२२ / ४८



Rs. 17,00,000/-

I SAY RECEIVED

[Signature]

MR. SACHIN DINKAR JOSHI,
through Power Of Attorney
MR. NITIN DINKAR JOSHI
"TRANSFEROR"

WITNESSES :-

- 1) *[Signature]*
- 2) *[Signature]*

[Signature]

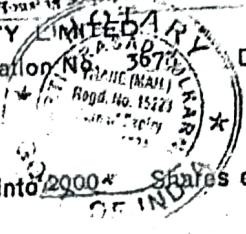
NEW WHITE HOUSE
Co-op. Housing Society Ltd.

CO-OPERATIVE

THE NEW WHITE HOUSE HOUSING SOCIETY LIMITED
Registered under the M. C. S. Act. 1900 (Registration No. 3679)
Date 18-6-1990

Serial No. 41

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/- only
Member's Registration No. 41



THIS IS TO CERTIFY that Shri/Smt. D.H. HASURKAR
C-211, White House, Bombay-Poona Road, Kalve, Thane-400605

of Kalve is the Registered Holder of (Five) Shares from No. 201
to 205 of Rs. 250/- (Rs. Two hundred fifty only)
in THE NEW WHITE HOUSE CO-OPERATIVE HOUSING SOCIETY
LIMITED KALVE, THANE DISTRICT 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 KALVE this 19th
Day of July 19 94

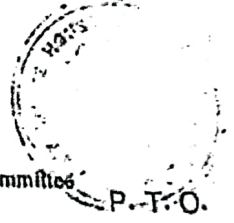
[Signature]

L.D. THORAT Chairman

[Signature]

K.R.S. HANJARI Hon. Secretary

S.M. SHARAD KULKARNI Member of the Committee



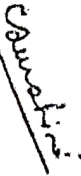

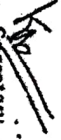




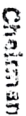





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Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Meeting at which Committee was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of shares held by the transferor are registered	Sr. No. in the share Register at which the name of the Transferee is recorded						
2	11-10-1992 	MR. D. R. JOSHI 	4	5 						
16-05-2008	 Chairman	MRS. VANDANA DINKAR JOSHI 	MR. DINKAR JOSHI on Page no. 68, 104 & in 5 form of Sr. No. 80. 	Committee Member						
Meeting held on 28-02-2008	 Chairman	MR. SACHIN D. JOSHI 	SR. NO. 41 Share form 20 App. Shares 	Committee Member						
4	 Chairman			 <table border="1" data-bbox="141 1312 472 1648"> <tr> <td>सम-९</td> <td>४२०२/६००६</td> <td>५/१०</td> </tr> <tr> <td>दस्तावेज</td> <td>Committee Member</td> <td>Committee Member</td> </tr> </table>	सम-९	४२०२/६००६	५/१०	दस्तावेज	Committee Member	Committee Member
सम-९	४२०२/६००६	५/१०								
दस्तावेज	Committee Member	Committee Member								
5										

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY



Commencement Certificate No. V.P.No. 86/1550 Date: 12-11-86

Permission is hereby granted under Section 48 of the Maharashtra Regional & Town Planning Act, 1966 (Maharashtra XXXVII of 1966)

To:

Shri. M/s. Shama Bhadur Nori Suryarao (Architect)

For:

Shri. Jayvant Kashinath Pendse (Owner)

To,

Construct proposed building on plot bearing S.No. 24

Missa No. 3 at Kalwa, Thane

As per your plans and application dated - 23/10/86

SUBJECT TO THE FOLLOWING CONDITIONS, VIZ :-

- 1] काम सुर करणपूर्वी व वापर परवान्या पूर्वी पाणी देणे विभागाचे दाखले सादर करावे
- 2] काम सुर करणपूर्वी व वापर परवान्या पूर्वी बुध्दिकाारी यांचे फंडित दाखले सादर करावेत
- 3] काम सुर करणपूर्वी व वापर परवान्या घेण्या पूर्वी अग्निशामक दल प्रमुख यांचे फंडित दाखले सादर करावेत
- 4] कांठी माडेकडे करावणारे पैसेदखले दाखल वतून इतर सर्व माडेकडे करावणारे जोत्याचे प्रमाण पत्र घेण्याची सादर करावीत
- 5] परीच अट क्रमांक 8 प्रमाणे विधिले सर्व भडेकडेची सोय येथिल मानकांनी करण जा आडे
- 6] काम सुर करणपूर्वी चक्रीमाटी ठरणे महानगरपालिके वतून विनयसूचया मुंबव दिलेला दाखला सादर करावा

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

PLACE :

DATE :



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 For Commissioner
 Thane Municipal Corporation
 Thane 4028
 दस्त क्र. 96007
 28/11/86



THANE MUNICIPAL CORPORATION, THANE.
(Regulation No. 37)
Occupancy Certificate

No. 0384

[FOR GROUND + 4 UPPER FLOORS]

V.P.No. 86/1550

TMC/TDD/

930

Date

11/07/1991

To,

M/s. Sharma Bahadur Nori Suryarao (Architect)
126, Punjani Industrial Estate,
Eastern Express High way
Thane (W) 400601

For :- Shri. Jaywant Kashinath Pendse (Owner)

Sub OCCUPATION CERTIFICATE FOR PROPOSED BUILDING
PLOT BEARING SERVEY NO. 24 HISSA NO. 3 AT
KALWA, DIST- THANE.

Ref:- V.P. No. 86/1550 DT. 12/11/1986

Your letter No. :- Ref No. 039, dated 24/01/1991

Sir,

The part / full development work / erection / re-erection or alteration in / of building / part building No. GROUND + 4 UPERS FLOORS Situated at :- KALWA Road / Street Thane WARD NO. — Servey No. 24 Hissa NO. 3 HISSA NO. — Dist. THANE, under the supervision of M/s. Sharma Bahadur Nori Suryarao Licensed / Surveyor/ Engineer/Structural Engineer/ Supervisor/Architect/ License No. CA / 0989/84 may be occupied on the following conditions.

१. ठाणे महानगरपालिका उपलब्धतेनुसार पाणी पुरवठा करेल.
२. बी. सी. सी. पूर्वी उर्वरित आर.जी. विकसित करावी.

set of certificate and plan is returned to you.



Yours faithfully,

[Signature]
11/07/1991

Executive Engineer
Town Planning Department
Municipal Corporation of
the city of Thane.

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Date 11/7/91

- Copy To
- 1) Collector of Thane
 - 2) Dy. Mun. Commissioner
 - 3) E. E. (water works)
 - 4) Assessor Tax Deptt. TMC
 - 5) Vigilence Deptt. T.D.D. TMC