

Ms 18993 of *Chor Panu Ghatke* *Maharaj* *Green Hill Road* *Mumbai*
GENERAL STAMP OFFICE
TOWN HALL, FORT
MUMBAI - 400 021
MAH/GSO/008

INDIA
28/03/08
00036
MAHARASHTRA
14 MAR 2008
14.5.00
0186750
OFFICIAL RECEIPT

M. N. P. Bhate
Proprietor,
General Stamp Office Mumbai

SALE DEED

This Sale Deed is made at Mumbai this 29th day of December 2000 between **M/s. Hilla Builders and Developers**,. having address at 10/11, Garden View, Prof. Almeida Road, Bandra, Mumbai - 400 050 hereinafter referred to as "SELLER" OF ONE PART (which expression shall unless repugnant to the context or meaning thereof mean and deem include their respective heirs, executors, administrators and assigns).

AND

MR. BABASO GOVIND BHATE an adult, Indian Inhabitant, residing at Hill Green Building, Opp. D'monte Park, R.No. 109, 1st floor, Carter Road, Bandra (W), Mumbai - 400 050 hereinafter called hereinafter referred to as "PURCHASER" OF Second PART (which expression shall unless repugnant to the context or meaning thereof mean and deem include their respective heirs, executors, administrators and assigns)

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WHEREAS :-

The party of the First Part, i.e. the Seller is seized and possessed of a Flat No. 17pt., 18pt and 19pt, 5th Floor, CTS No. F/1051, Plot No.94, TPS-IV, Modern Park View Bldg., Almeida Road, Bandra (W), Mumbai - 400 050 admeasuring Flat No. 17 pt. - 836 sq.ft, Flat No.18 pt.- 845 sq.ft. & Flat No. 19 pt. - 855 sq.ft. area within the jurisdiction of Sub-Registrar Mumbai, within the limits of Mumbai Municipal Corporation (hereinafter referred to as the 'SAID PREMISES').

WHEREAS :

The party of the first part has agreed to sell and the party of the part has agreed to purchase the above said premises property for total consideration of Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand only).

WHEREAS

The party of the Second part is being in need of residential accommodation has requested to the party of the first part to transfer to the purchaser all his rights, title and interest in the said premises. Thus inspection of the paper done by the party of the second part in respect of the said Premises along with his rights, title and interest free from all encumbrances at or for a

[Handwritten Signature]

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price of Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand only).

WHEREAS :-

The Seller i.e. the party of the first has agreed to transfer by way of said transfer /assignment/Ownership of all his rights, title and interest whatsoever they be in the said Agreement and other relevant agreement into and upon the said Premises there under and with free from all encumbrances at or for a price of Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand only) at the time and in the manner hereinafter mentioned towards the full and final settlement of the price towards the sale/transfer / assignment/Ownership of interest and benefit under or rights, and title in the said Premises upon subject to the terms and condition hereunder written.

NOW THIS AGREEMENT WITNESSETH that it is hereby agreed by and between the parties hereto as follows :

1. The purchaser has paid Rs.3,00,000/- (Rupees Three Lakh only) paid by cheque No. 43911 Bank - Dena Bank, Mumbai, dtd.18.07.2000 towards the TOKEN PAYMENT of the said Premises at the time of executing this agreement. (the receipt



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thereof the Seller doth hereby acknowledge).

➤ Balance amount of Rs.25,50,000/- (Rupees Twenty Five Lakh Fifty Thousand only) paid by partly details are given below

1. Rs. 5,00,000/- (Rupees Five Lakh only) paid by cheque No. 43912 Bank - Dena Bank, Mumbai, dtd.24.08.2000
2. Rs. 5,00,000/- (Rupees Five Lakh only) paid by cheque No. 43913 Bank - Dena Bank, Mumbai,, dtd.20.09.2000
3. Rs. 5,00,000/- (Rupees Five Lakh only) paid by cheque No. 43914 Bank - Dena Bank, Mumbai, dtd.18.10.2000
4. And Balance amount of Rs.10,50,000/- (Rupees Ten Lakh Fifty Thousand only) at the time of full and final payment registration.



2. The purchaser shall use the said premises for the purpose of residential only.

3. The Purchaser has hereby agrees to any all the charges, taxes expenses in respect of the said Premises and indemnify the Seller from the date of possession taken over by him from the party of the First part.

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4. It is agreed by and between the parties that if the Charges of Stamp Duty, Registration charges, or any other charges will be borne and paid entirely by the purchaser and the party of the first part will not pay any share thereof whatsoever. The party of the Second Part i.e. the Purchaser will also bear the charges of transferring the BMC property tax, water bill in the his name i.e the Purchaser will also bear the charges of transferring the Property tax, water bill in the his name i.e. the Purchaser.
6. It is agreed by the Seller that he has not sold or agreed to sale or hypothecated, mortgaged the above said premises to any person or persons or with any bank or any authority.
7. The Seller has agreed to deliver all necessary receipts document and paper in respect of the above said Premises to the purchaser at the time of execution and completion of this Agreement.
8. It is agreed by and between the parties that the Seller will come personally to the Premises of any concerning authority if necessary in respect of the said Premises to



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transferred in the name of the Purchasers as and when required at the cost of the Purchasers.

9. The Seller shall pay and discharge all his obligations in respect of the said Premises upto the date of handing over possession to the purchaser. The Seller undertake to any further or other papers or documents which may be necessary in future to transfer the said Premises in the name of the purchasers without raising any objection.

10. The party of the first part shall at times thereafter at the cost of expenses thereof with the request of the purchaser to execute any documents as the purchasers may required for more perfectly assuring unto and to the purchaser all the rights, title and interest and Seller in the said Agreement and upon the said Premises there under.

PROPERTY SCHEDULE

Flat No. 17pt., 18pt and 19pt, 5th Floor, CTS No. F/1051, Plot No.94, TPS-IV, Modern Park View Bldg., Almeida Road, Bandra (W), Bombay - 400 050 admeasuring Flat No. 17 pt. - 836 sq.ft, Flat No.18 pt.- 845 sq.ft. & Flat No. 19 pt. - 855 sq.ft. area within the jurisdiction of Sub-Registrar Mumbai, within the limits of Mumbai Municipal Corporation.



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

SIGNED, SEALED AND DELIVERED BY)
withinnamed the 'SELLER')
M/s. Hilla Builders and Developers)

For MIS. HILLA BUILDERS AND DEVELOPERS

[Handwritten Signature]
Proprietor

In the presence of

- 1. *Antani's*
- 2. *Saajin Dange*

SIGNED, SEALED AND DELIVERED BY)
withinnamed the 'PURCHASER')
MR. BABASO GOVIND BHATE)
In the presence of)

Bhate

- 1. *Antani's*
- 2. *Saajin Dange*



RECEIPT

I, **M/s. Hilla Builders and Developers**, received on this 29th day December 2000 a sum of Rs.28,50,000/- (Rupees Twenty Eight Lakh Fifty Thousand only) towards full and final payment for sale of Flat No. 17pt., 18pt and 19pt, 5th Floor, CTS No. F/1051, Plot No.94, TPS-IV, Modern Park View Bldg., Almeida Road, Bandra (W), Bombay - 400 050 admeasuring Flat No. 17 pt. - 836 sq.ft, Flat No.18 pt.- 845 sq.ft. & Flat No. 19 pt. - 855 sq.ft. area within the jurisdiction of Sub-Registrar Mumbai, within the limits of Mumbai Municipal Corporation from the withinnamed Purchaser ie. the party of the second part **MR. BABASO GOVIND BHATE** as aforesaid to the Agreement.



I SAY RECEIVED,

Rs. 28,50,000/ -

M/s. Hilla Builders and Developers

Witnesses :

1. *Bhatari*

2. *Saajin Dange*

मध्यम मंदा
मम ५००० से

अबज २३८/२०००

डी.से.बा.रु.मि.याचे

२२ ता. सेल ०२ - ५

३ वातप्रवासे द मान दुयम निवचक
सुंर्षा याचे कापांलयात हजर केला.

दिनांक २३/०८/२०००
स्थान (कोट्टिगोल)
कार्य (कर्म)
भाषा (कर्म)
व्यवस्था
गती
निर्देश
मार्ग

डी.से.बा.रु.मि.याचे

दुयम निबंधक, मुंबई.

डी.से.बा.रु.मि.याचे

वर्षावारी सुधारणी कार्यवाही
५०००००



सर्व दस्तावील मिळकत वां. क्र. P.N.4
मौजे. डी.डी. मधील आहे व इमारत G.D. मॉडर्न पॉलि टेक्यु अपार्टमेंट
आहे. या दस्तावील मिळकतीचे वी. भावाप्रमाणे
मुल्यांकन केले असता वा. क्र. व किंमत रु.२८,५०,०००/-
[अक्षरी डी.डी. क्र. ५९००१५. डेवॉरि मात्र
पैत असून त्यावर योग्य मु. शु. व तो. फी भरलेली
आहे.

२३/१२/२००० मम निबंधक मुंबई (उपकार)

- १) मेसर्स टिळा विन्डर्स आणि डेव्हलपर्स
१०/११, गार्डन व्ह्यू, अल्मोडा रोड,
बांद्रा (प) मुंबई - ४०००५०.
- २) आबासो गोविंद मोटे वय - २५ ज्ञान
कम नं. १०९, पश्चिमा मजला, टिळा वीज बिल्डींग,
कार्डि रोड, बांद्रा (प) मुंबई - ४०००५०.



दस्तावेजाचे उतर देणारे

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१) Zurehath

२) Bhatre

- १) श्री. विजय शहा अंधेरी (पू.) मु. ६८
- २) श्री. कमलेश वसानीज कांदीवली (प.) मु. ६७

१) १४२५५५
२) १४२५५५

१) १४२५५५
२) १४२५५५

१) १४२५५५

२) Kraseni

श्री नवकरा काळे
श्री कावली.
श्री तापसराणी



बवज/६८३८/२०००

दस्तावेजाचे क्रमांक

मौदला

तारीख २६/१२/२०००

३१/१२/००
मुख्यम निबंधक, मुंबई
अपिलाची सुनावणी करण्याखेरीफ
निबंधकाचे सर्व अधिकार बरचसेल



सत्य प्रत

Kadam
हात दिलेला निबंधक
बवज-२ (अभिलेख).
मु. ६७

अर्थ क्रमांक १५८७/०७
बवज-३ अजय-५६६
धवा लवि ता. १३/१२/०७
अनुसुसार नकल दिली.
क्रमांक. १८/१२/०७

Kadam
हात दिलेला निबंधक बवज-२ (अभिलेख)
दिलेला