

530/637

पावती

Original/Duplicate

Saturday, January 19, 2019

नोंदणी क्र. :39म

12:02 PM

Regn.:39M

पावती क्र.: 685 दिनांक: 19/01/2019

गावाचे नाव: ओवळे

दस्तावेजाचा अनुक्रमांक: टनन12-637-2019

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: मंजू विनोद बोहरा (जैन) - -

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 560.00

पृष्ठांची संख्या: 28

एकूण:

रु.30560.00

आपणास मूळ दस्त, थंबनेल प्रिंट, मुर्ची व ओवळे
12:23 PM ह्या वेळेस मिळेल.

बाजार मूल्य: रु.3453600/-

मोबदला रु.4000000/-

भरलेले मुद्रांक शुल्क : रु. 240000/-

MORTGAGE WITH
The Co-operative Bank Ltd.

JSRTHANE12

(जी. बी. सातदिवे)

सह दुय्यम निबंधक वर्ग - २

ठाणे क्र. १२

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

डीडी/घनादेश/पे ऑर्डर क्र.माक: MH010783784201819R दिनांक: 19/01/2019

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रक्कम: रु 560/-

मुळ दस्तावेज परत मिळाला
सही - किास उमर बोहरा
नाव

गृही क्र.2

दुय्यम निबंधक : सह दु.वि.ठाणे 12

दस्त क्रमांक : 637/2019

नोंदणी

Regn 63m

गावाचे नाव : ओवळे

(1) विलेखाचा प्रकार	करारनामा
(2) भौखल्य	4000000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते मसुदा करावे)	3453600

(4) भू-मापन, पीटहिम्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव ठाणे नं. 504, माळा नं: 5 वा मजला, वी विंग, इमारतीचे नाव: श्री प्रस्थ को. ऑप. ही. सो. लि., ब्लॉक नं: श्रीराम हॉस्पिटलच्या बाजूला, रोड : को. ऑप. ही. सो. लि., इतर मुक्ति नं: मोज-ओवळे, ठाणे येथील मदनिकेचे क्षेत्रफळ 414 चौ. फूट कारपेट, एरिया (Survey Number : जुना सर्वे नं. 136 हिम्सा नं. 3, तवीन सर्वे नं. 17 हिम्सा नं. 3)

(5) क्षेत्रफळ

1) 414 चौ.फूट

(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:-भावेश उल्हास घरत यांच्यातर्फे कु.मु. म्हणुन योगेश उल्हास घरत -- वय:-42; पत्ता:-प्लॉट नं: सदनिका क्रं. 503, माळा नं: 5 वा मजला, वी विंग, इमारतीचे नाव: श्री प्रस्थ को. ऑप. ही. सो. लि., ब्लॉक नं: श्रीराम हॉस्पिटलच्या बाजूला, रोड नं: ओवळे, जी. वी. रोड, ठाणे प., महाराष्ट्र, ठाणे. पिन कोड:-400615 पॅन नं:-ALQPG1790G

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-मंजू विनोद बोहरा (जैन) -- वय:-46; पत्ता:-प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: जिम्मी टॉवर, ब्लॉक नं: प्लॉट नं. 19 ते 22, सेक्टर 18, रोड नं: कोपरखेरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-AFKPJ7612L
2): नाव:-विनोद सुखीलजी बोहरा -- वय:-53; पत्ता:-प्लॉट नं: शॉप नं. 6, माळा नं: -, इमारतीचे नाव: जिम्मी टॉवर, ब्लॉक नं: प्लॉट नं. 19 ते 22, सेक्टर 18, रोड नं: कोपरखेरणे, नवी मुंबई, महाराष्ट्र, ठाणे. पिन कोड:-400709 पॅन नं:-BVRPB2436C

(9) दस्तऐवज करून दिल्याचा दिनांक

19/01/2019

(10) दस्त नोंदणी केल्याचा दिनांक

19/01/2019

(11) अनुक्रमांक, खंड व पृष्ठ

637/2019

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

240000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000

(14) शेष



(जी. वी. सातदिवे)

सह दुय्यम निबंधक वर्ग - 2

ठाणे क्र. 92

मुल्यांकनासाठी विचारात घेतलेला तपशील :-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at-Owale, Taluka- Thane, Dist-Thane on this 19th day of January, 2019.

BETWEEN

MR. BHAVESH ULHAS GHARAT, Age- 44 years, through P.O.A. holder MR. YOGESH ULHAS GHARAT, Age-42 Years, PAN NO. ALQPG1790G Indian Inhabitant of Thane, residing at Flat No. 504 on 5TH floor in Bldg "B" Wing, Building Known as "SHREE PRASTHA CO.OP.HSG.LTD." Near-Sriram Hospital, OWALA, Ghod Bunder Road, THANE (w. 400615, hereinafter called and referred to as the **VENDOR / TRANSFEROR** (which expression unless repugnant to the context or

meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the One Part:

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AND	
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1). MR. VINOD BHURALALJI BOHRA, Age- 51 years, PAN NO. AIFPB9961L 2). MRS. MANJU VINOD BOHRA (JAIN), Age- 46 years, PAN NO. AFKPJ7612L Indian Inhabitant of Thane, residing at: Flat JIMMY TOWER, SHOP NO.6, PLOT NO-19 TO 22, SECTOR-18, NAVI MUMBAI, KOPAR KHAIRNE S. O. THANE, MAHARASTRA-400709. Building Known as "JIMMY TOWER." hereinafter called and referred to as the **PURCHASER / TRANSFEREE** (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of Other Part ;

WHEREAS the Vendor / Transferor is seized and possessed of and or well and sufficiently entitled to Flat No. 504 on 5th floor in Bldg "B"

Wing, admeasuring area 414.00 sq. feet CARPET Building Known as "SHREE PRASTHA CO. OP. HSG. LTD." Standing on the plot bearing Old survey no.136. Hissa no.3. New Survey no.17. Hissa Village -Owale. lying and being and situated at Owale. Near Hospital, Owale, Ghod Bunder Road, THANE (w). 400615. within limits of Thane municipal corporation and within the registration and sub district of Thane which flat hereinafter for the sake of brevity referred to as the said Flat

AND WHEREAS the "SHREE PRASTHA CO. OP. HSG. LTD." Building, having its Registration in list of society members and name on building members list the Vendor / Transferor in respect of the said

AND WHEREAS the Vendor / Transferor due to his personal difficulties has decided to leave the said flat for his newly accommodation.

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AND WHEREAS the Vendor / Transferor has agreed to sell the Flat along with the fittings and fixtures lying therein to the Purchaser / Transferee and the Purchaser / Transferee has agreed to purchase the same on the terms and conditions mentioned hereunder in these presents.

NOW THEREFORE THIS AGREEMENT WITNESSETH UNDER :-

1. The Vendor / Transferor shall sell and the Purchaser / Transferee shall purchase the said Flat as stated above at or for the price of 40,00,000/- (RUPEES FOURTY LAKHS ONLY).
2. The Purchaser / Transferee has paid to the Vendor / Transferor sum of Rs. 100,000/- (RUPEE ONE LAKH ONLY) by cheque

Yogesh
 000001 dated on: 17/05/2018 Drawn on PMC Bank, Branch-Ko
 विनाय सुमार बोरा

khairane, New Bombay, as Token Money before the execution of this Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

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3. The Purchaser / Transferee has paid to the Vendor / Transferor a sum of Rs. 11,000/- (RUPEE ELEVEN THOUSAND ONLY) by CASH as Token Money (SHAGUN) before the execution of this Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

4. The Purchaser / Transferee has paid to the Vendor / Transferor a sum of Rs. 469,000/- (RUPEE FOUR LAKHS SIXTY NINE THOUSAND ONLY) by cheque no. 505891 dated on: 08/01/2019 Drawn on Syndicate Bank, Branch-kasar vadavane, as a first installment before the execution of this Agreement. towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

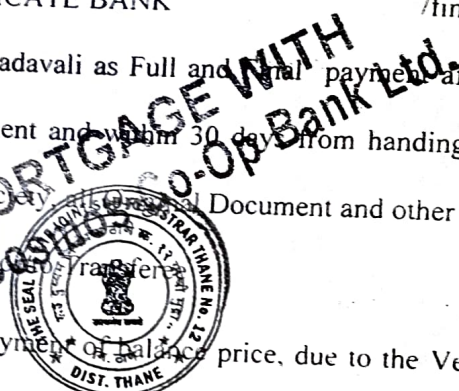
5. The Purchaser / Transferee has paid to the Vendor / Transferor a sum of Rs. 520,000/- (RUPEE FIVE LAKHS TWENTY THOUSAND ONLY) by RTGS to IDBI BANK in Renuka typing dated on: 08/01/2019 Drawn on PMC BANK Branch-kopar khairne, New Bombay, Thane, as a second installment for stamp duty and registration fees and service charges to the execution of this Agreement. On account to the vendor towards the price / consideration of the said Flat, the receipt whereof the Vendor / Transferor hereby admits and acknowledges.

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विजय कुमार बोधा

6. The Purchaser / Transferee shall pay to the Vendor / Transferor the balance price / consideration of Rs. 29,00,000/- (Twenty Nine Lakhs Only) obtaining loan from SYNDICATE BANK, a financial Institute Branch at kasar vadavali as Full and final payment after registration of Agreement and within 30 days from handing over mortgage No.

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Document and other related paper from the Vendor / Transferor shall execute all the necessary documents such as an Affidavit, Sale Agreement, General Power of Attorney, an Indemnity Bond and other documents / legal papers, in favour of the Purchaser / Transferee and will hand over the vacant and peaceful possession of the said flat to the Purchaser / Transferee.

8. That the Vendor / Transferor hereby covenants with the Purchaser / Transferee that:

- a) he is absolute owner of the said Flat and that no other person or persons have any rights, title, shares, interest, benefit claim or demand of any sort or nature whatsoever in or upon the said Flat, either by way of sale, exchange, mortgage, lien, leave and license, gift, trust, inheritance, possession, maintenance or otherwise and that the Vendor / Transferor has got full right and power and absolute authority to enter into this agreement;
- b) That the Vendor / Transferor has not done any acts, deeds, matters and things whereby she is prevented from selling.

40/2/2018

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transferring, assigning and assuring the said flat hereby agreed to be sold unto the said Purchaser / Transferee.

9. The Vendor / Transferor under takes to clear the Society's dues and bring the account up to date before handing over

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the said Flat to the Purchaser / Transferee.

10. The Vendor / Transferor shall give his No Objection Certificate to

transfer the rights of the said Flat, electric meter, share certificate, gas line meter etc. in name of the Purchaser / Transferee when full consideration (price) of the said Flat is received by her.

11. That the Society's transfer charges / donation will be borne by the Vendor / Transferor and the Stamp duty will be paid by the Purchaser / Transferee only.

12. That the Vendor / Transferor and the Purchaser / Transferee that they will jointly give notice i.e. Form No. 20-A, 20-B etc. to the office bearers of the "SHREE PRASTHA CO. OP. HSG. LTD." regarding the intention of the sale of the flat as provided in the Society's laws and regulations.

13. It is further agreed between the parties that the Vendor / Transferor must hand over the possession of the said Flat to the said Purchaser / Transferee on receipt of the balance price / consideration as mentioned hereinabove.

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

SCHEDULE

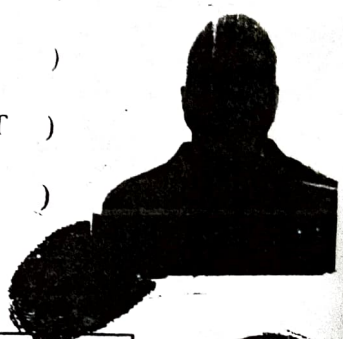
शंभू जी

विनोद कुमार बोधा

to Flat No. 504 on 5th floor in Bldg "B" Wing, admeasur
414.00 squire ft. Carpet Building Known as "SHREE PRASTHA C
HSG. LTD." Standing on the plot of land bearing Old survey no.136
no.3, New Survey no.17, Hissa no.3, Village -Owale,lying and be
situated at Owale, Near-Sriram Hospital, OWALE, Ghod Bunder
THANE (w), 400615,

IN WITNESS WHEREOF the parties hereto have hereunder se
subscribe their respective hands on the day and year written here in abo

SIGNED AND DELIVERED by the)
Within named VENDOR /)
TRANSFEROR)
1). MR. BHAVESH ULHAS GHARAT)
Trough POA Holder)



MR. YOGESH ULHAS GHARAT

in the presence of ^{yogesh}.....

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- 2.

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SIGNED AND DELIVERED by the)
Within named PURCHASER/)
TRNASFEREE)

1). MR. VINOD BHURALALJI BOHRA)
in the presence of विनोद सुभाष बोहरा)



SIGNED AND DELIVERED by the)
Within named PURCHASER /)
TRNASFEREE)

2). ~~MRS. MANJU VINOD BOHRA (WIFE)~~

in the presence of ~~.....~~

2). MRS. MANJU VINOD BOHRA (JAIN)

in the presence of मंजू जैन)

SIGNED AND DELIVERED by the)

Within named PURCHASER /)

TRNASFEREE



MORTGAGE WITH
The Cosmos Co-Op Bank Ltd.

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MORTGAGE WITH
The Cosmos Co-Op Bank Ltd.

(Regulation No. 3 & 24)

SANCTION OF DEVELOPMENT PERMISSION / COMMENCEMENT CERTIFICATE

कारिता "अ" विंग - तळ (पार्ट) + सात मजले.
"बी" विंग - तळ (पार्ट) + सहा + सात (पार्ट) मजले

V.P. No. 2003/११० TMC/TDD ६५२ Date ३०/५/०४

To, Shri / Smt अनिरुध्द प्र. गुर्जर (मे. अर्चित कन्सल्टन्टन्स) (Architect)

Shri / Smt. दशरथ रघुनाथ पाटील व इतर (Owner)
श्री. उमेश पवार व श्री. जितेश पवार (P. A. Holder)

Sir, _____

With reference to your application No. २००३ dated ०५/०४/२००४ For development Permission / grant of Commencement Certificate under sections 45 & 69 of the Maharashtra Regional and Town Planning Act, 1966 to carry out development work and or to erect building No. विंग अ व बी in village प्रोचल Sector No. VI Ward No. _____ situated at Road/ Street घोडचंदर रोड S. No. No. - जुना स. नं. - १३६/३, नवीन स. नं. - १७/३

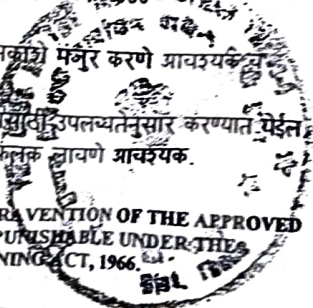
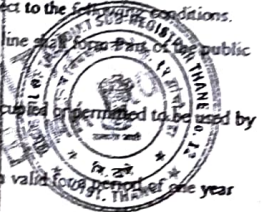
MORTGAGE WITH THE COSMOS CO-OP BANK LTD.

H. No. / F. No. _____

the development permission / the Commencement Certificate is granted subject to the following conditions.

- 1) The land vacated in consequence of the reformation of the street back line shall form part of the public street.
- 2) No new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupancy permission has been granted.
- 3) The development Permission / Commencement Certificate shall remain valid for a period of one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop the land which does not vest in you.
- 5) विनशेती दाखल्यामधील (महसूल क्र. १/एनएपी/एसआर - २९/२००४ दि. ३१/०३/२००४) अटी बांधकामे राहातील.
- 6) C.N. पूर्वी स्टॉर्मवॉटर विचण्याचाचत ड्रेनेज विमागाकदन नकाशे मंजूर करणे आवश्यक त्याप्रमाणे चापरपरधान्या पूर्वी बांधकाम करणे आवश्यक.
- 7) बांधकामासाठी ठा. स. पा. पाणीपुरवठा करणार नाही. पिण्याच्या वि. उपलब्धतेनुसार करण्यात येईल.
- 8) अंतिम चापरपरधान्या पर्यंत जागेवर संपूर्ण माहिती दर्शक फलक लावणे आवश्यक.

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WARNING : PLEASE NOTE THAT DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS AMOUNTS TO COGNISABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. सातधान
Office Stamp मनुष्य शांततास बांधकाम व कारणे तसेच
जवळता नियंत्रण नियमावलीनुसार आवश्यक त्या
परवानग्या व शेता बांधकाम वापर करणे, पहाणूट
गादेशिक व तसे तक्रार अधिनियमाचे कसम ५३
अनुसार दखलभाव गुहा आहे. त्यासाठी बांधकाम
वजन : ३ वीं व ३.५ वीं १०००/१००० टोने प्रत्येकी

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THANE MUNICIPAL CORPORATION, THANE

For the purpose of (Ground/Floor) only.
For the purpose of (Ground/Floor) only.
No. 100 220 Date 11/11/2004

Shri. Parthivsinh Gajjar (Architect)
D/12, Akanksha, Navy Industrial Est.,
Dahanu Road, Thane

MORTGAGE WITH
The Cosmos Co-Op Bank Ltd.
Your V.P. No. 200/217
Your T.D. No. 22100 dated 30/11/2004

The party has developed the construction, the erection or alteration in/of building/part building
No. of Plot of land Road/Street Chodbunder Road
Plot No. 2212 Section No. 7 S. No./C. T. S. No. /F. P. No. 2212/12/1
Village/TPS No. 02/10 under the supervision of Y. N. Reddy



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MORTGAGE WITH
The Cosmos Co-Op Bank Ltd.
THE MUNICIPAL CORPORATION OF THE CITY OF THANE



26	26
26	26

Hand 504/B

Share Certificate No. 049

Member's Register No. _____ No. of Shares _____

SHARE CERTIFICATE

SHREEPRASTHA CHS, LTD.

Co-operative Housing Society Ltd.

G.B. RD., NR. SRIRAM HOSPITAL,
OWALE, THANE (W); 400 607.

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

Registration No. TNA/TNA/HSG/TC/17859/2006

Date 16.10.2006

This is to certify that Shri SHRI. M/s. BHAVESH ULHAS GHARAT

is the Registered Holder of 5 (Five) fully paid up share of Rs. **FIFTY** each
numbered from 246 to 250 both inclusive, in

SHREEPRASTHA

Co-operative Housing Society Ltd.,

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at owale Thane (W)

this 16th day of March 2008

[Signature]

[Signature]

[Signature]



Subscribed M.S. Member

Secretary

Chairman

(P.T.O.)