



Tuesday, August 21, 2007

5:43:53 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6409

गावाचे नाव माजीवडे

दिनांक 21/08/2007

दस्तऐवजाचा अनुक्रमांक टनन5 - 06170 - 2007

दस्ता ऐवजाचा प्रकार चुक दुरुस्ती पत्र

सादर करणाराचे नाव: सुरेश रामराव ईटकापल्ले - -

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (10)	:	200.00
एकूण रु.		300.00

आपणास हा दस्त अंदाजे 5:58PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह पु.नि.टाप 5

बाजार मुल्य: 1 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

मोबदला: 1 रु.

दस्त दिला

FRANKING DEPOSIT SLIP

DD / Cheque No. 1001

Drawn on Bank _____

Received With Thanks,
Towards
Stamp Duty

ICICI Bank

Customer Copy

Deposit Br. Thane Date: 17/8/07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	1002
Service Charges	Rs.	102
Total	Rs.	1102

Name of Stamp duty paying party : Suresh R. Itkapalle

Tran ID _____

Franking S/N No. _____

Officer _____

(For Bank's Use only)

96650

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION made on this 17th day of August 2007 at Thane between **MR. PRAVIN VASHRAM GAMI** age 43 years, Indian Inhabitant, residing at – Ambika, Opp. Swastik Chembar, Chembur, Mumbai, hereinafter called the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof deemed to include his heirs, successors, administrators and assigns) of the **ONE PART AND MR.SURESH RAMRAO ITKAPALLE** age 38 years, Indian Inhabitant, residing at - 4/49, Mhada Colony, Behind Eden Woods, Pawar Nagar, Thane (W), hereinafter called the "TRANSFEEEE" (which expression shall unless it be repugnant to the context or meaning thereof to include his heirs, executors, successors, administrators and assigns) of the **SECOND PART;**

WHEREAS the Transferee had purchased from Transferor Shop No.23 on Ground Floor admeasuring 305 Sq. ft. Built up area of the building known as - **EMERALD PLAZA CO-OPERATIVE**

Pravin V. Gami

AUTHORIZED SIGNATORY
 Nayana Kumbhar
 R. One Hundred Only
 ICICI BANK LTD.
 "Glen Morgan" Veer Savarkar
 Marg, Panchpakhadi,
 Thane - 400 602
 D-5/STP/V/C.R.1011/09/05/
 207-210/2007
 भारत 96650
 194259
 AUG 17 2007
 12:48
 R.0000100/-PB5297
 INDIA
 STAMP DUTY
 MARATHRA

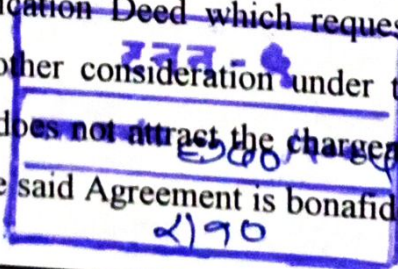
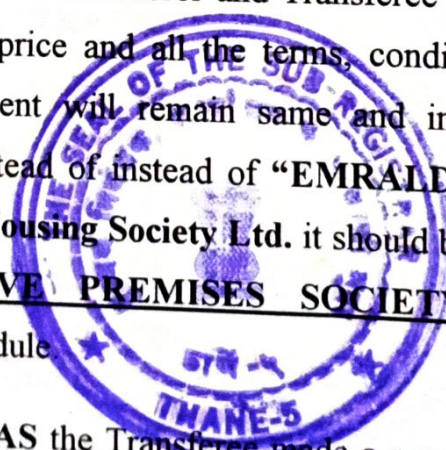
PREMISES SOCIETY LTD. registered under **Regn No.TNA/(TNA)/HSG/(TC)/_____ / _____** situated at **Hiranandani Meadows, Village Majiwade, Near Pawar Nagar, Thane**, within the limits of Thane Municipal Corporation, (hereinafter called the "SAID SHOP") vide **Agreement dated 25.04.2007** (hereinafter called the "Said Agreement") which Agreement is lodge for registration with the office of the Sub-Registrar of Thane having **Document No.TNN5-03257-2007 Receipt No.3432 on 25.04.2007 ;**

AND WHEREAS while preparing the Said Agreement dated **25.04.2007** the name of Society is wrongly mentioned as "**EMERALD PLAZA, BLOCK-1**" Co-operative Housing Society Ltd., instead of "**EMERALD PLAZA CO-OPERATIVE PREMISES SOCIETY LTD.**".

AND WHEREAS the Transferor and the Transferee came to know this mistake and now they have decided to rectify the mistake (i.e. instead of "**EMERALD PLAZA, BLOCK-1**" Co-operative Housing Society Ltd., it should be written "**EMERALD PLAZA CO-OPERATIVE PREMISES SOCIETY LTD.**") by executing rectification deed.

AND WHEREAS Transferor and Transferee confirm that there is no change in sale price and all the terms, conditions and particulars in original agreement will remain same and intact, except abovesaid changes i.e. instead of instead of "**EMERALD PLAZA, BLOCK-1**" Co-operative Housing Society Ltd. it should be "**EMERALD PLAZA CO-OPERATIVE PREMISES SOCIETY LTD.**". in below Rectifying Schedule.

AND WHEREAS the Transferee made a request to the Transferor to execute this Rectification Deed which request is considered by the Transferor for no other consideration under this Indenture. That the above said change does not attract the chargeable of Stamp Duty. The mistake in the above said Agreement is bonafide.



RECTIFIED SCHEDULE

That in the Agreement for sale dated 25.04.2007, Document No.TNN5-03257-2007 Receipt No.3432 on 25.04.2007 it is wrongly mentioned as "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd. instead of "EMERALD PLAZA CO-OPERATIVE PREMISES SOCIETY LTD." on page Nos.2/22, 3/22, 8/22.

SCHEDULE

ALL THAT commercial premises bearing Shop No.23 on Ground Floor admeasuring 305 Sq. ft. Built up area of the building known as EMERALD PLAZA CO-OPERATIVE PREMISES SOCIETY LTD. registered under Regn No.TNA/(TNA)/HSG/(TC)/ _____ / _____ standing on plot of land bearing Survey No.342 (Part) and others, situated at Hiranandani Meadows, Village Majiwade, Near Pawar Nagar, Thane, within the Registration District and Sub-District of Thane, and within the jurisdiction of Thane Municipal Corporation.

IN WITNESS WHEREOF the parties have set & subscribed the respective hands on the day & here first here in above mentioned

Signed sealed & Delivered by

the withinnamed "TRANSFEROR"
MR. PRAVIN VASHRAM GAMI

in the presence of

1. *Sanjay R. Itkapalle*
2. *Sandeep L. Shinde*

Signed Sealed & delivered by

the withinnamed "PURCHASER"
MR.SURESH RAMRAO ITKAPALLE

in the presence of

1. *Sanjay R. Itkapalle*
2. *Sandeep L. Shinde*



Benin. V. Gami

[Signature]

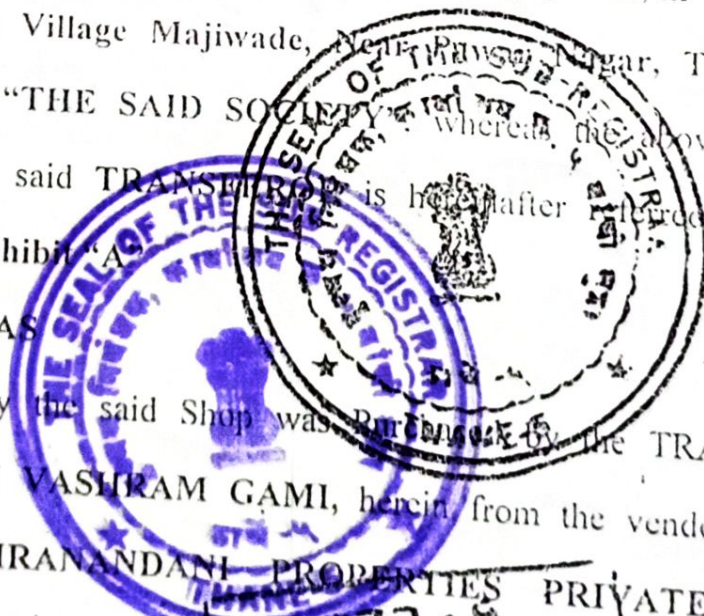
दनन-६
पल्ल कर्मांक २१५०/२००७
३१९०

WHEREAS the TRANSFEROR herein are well seized and possessed of or otherwise sufficiently entitled to a Commercial Shop on Ownership Basis being Shop No. 23, Ground Floor, admeasuring Built up area of 305 sq.ft. situated at "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., in "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. and within the limits of municipal corporation of city of Thane, bearing Survey No. 342 (part). For the brevity it may be referred to hereinafter as "THE SAID SHOP" and is more particularly described in the First Schedule herein under written)

And whereas the TRANSFEROR is member of "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane., Building & Registered under Maharashtra Co-operative Societies act, 1960. and virtue thereof he is registered holders of five fully paid shares of Rs. 50/- each bearing Certificate No. _____ and Distinctive Share No. from _____ to _____ (both inclusive) and are valid & Subsisting subject to the provisions contained in the Bye-laws of the aforesaid Society (for the sake of brevity the said "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., in "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane., is referred hereinafter as "THE SAID SOCIETY" whereas the above referred Shares allotted to the said TRANSFEROR is hereinafter referred as "THE SAID SHARES". Exhibit "A"

AND WHEREAS

- i) Originally the said Shop was purchased by the TRANSFEROR MR. PRAVIN VASHIRAM GAMI, herein from the vendor thereof namely M/s. HIRANANDANI PROPERTIES PRIVATE LIMITED, a company, by an Agreement for Sale dated 20/08/2004 (referred hereinafter "THE SAID FIRST AGREEMENT") on the terms and conditions contained therein. The Said Agreement



Handwritten notes and stamps at the bottom of the page, including the date '20/08/2004' and the Marathi word 'वनन-९' (Vanana-9) written twice in blue ink.

Office, Thane on 09/09/2004 vide Registration No. 07301-2004 Dt. 09/09/2004

- ii) The TRANSFEROR herein has fulfilled all the terms and conditions of the said agreement for sale and also have paid full consideration price in respect of said Shop and in appreciation thereof the said Vendor handed over peaceful, vacant, possession of the said Shop to the TRANSFEROR herein and they are in use, occupation and exclusive possession of the said Shop without any interruption or hindrance.
- iii) The TRANSFEROR was eventually enrolled as a member of the said Housing Society "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. Said shares which shares have been issued / delivered by the said society to the said TRANSFEROR on the _____ (Photocopy attached hereto as Exhibit 'A')
- iv) The said membership of the "TRANSFEROR" herein is still valid and subsisting and by virtue thereof the said TRANSFEROR is deemed allotted the said Shop by the said Society subject to the provision contained in the registered Bye-Laws of the said Society.

AND WHEREAS the TRANSFEROR have agreed to acquire by purchase the legal ownership rights of said Shop and hold the said shares in consideration of payment of Rs. 12,00,000/- (Rupees Twelve Lakhs Only) and the TRANSFEROR have agreed to transfer all their right title & interest in the said Shop & shares thereof unto the TRANSFEREE herein subject to terms & conditions as stated herein below.

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

1. TRANSFEROR herein intend to transfer assign & sell his said shares & transfer his occupancy rights in respect of the said Shop & the TRANSFEREE

Bravin V. Gami

5/90 3

TRANSFEREE

such agreement – if any – nomination, will or any such similar writing that the **TRANSFEROR** might have executed in favour of any such third party or person or institution whosoever, save and except executed with the **TRANSFEROR**.

17. This Agreement shall always be subject to provision contained in the Maharashtra Co-operative Societies Act, 1960 & /or rule, 1961.

The content of this Agreement are read over to the parties herein in their vernacular and they have fully understood the same, the parties hereto IN WITNESS WHEREOF have hereunto set and subscribed their respective hands or signatures hereinabove on the day & year first hereinabove written.

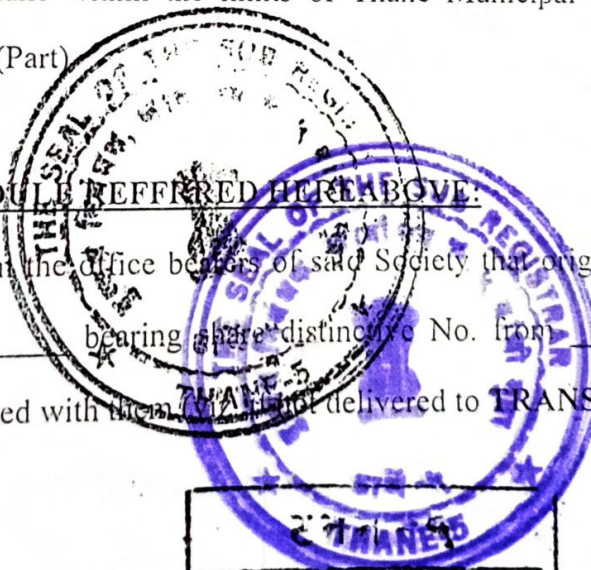
THE FIRST SCHEDULE OF THE PROPERTY REFERRED TO ABOVE :

(Read with Exhibit)

All that a Commercial Shop, being being Shop No. 23, Ground Floor, admeasuring Built up area of 305 sq.ft. situated at "EMERALD PLAZA, BLOCK-1" Co-operative Housing Society Ltd., In "HIRANANDANI MEADOWS", Village Majiwade, Near Pawar Nagar, Thane. Within the Registration and being at Revenue Village Majiwade District Thane in Taluka & Registration District Thane within the limits of Thane Municipal Corporation bearing Survey No. 342 (Part)

THE SECOND SCHEDULE REFERRED HEREBOWE:

Confirmation from the office books of said Society that original copy of Share Certificate No. _____ bearing share distinctive No. from _____ to _____ (both inclusive) is deposited with them (AND NOT DELIVERED TO TRANSFEREE)



तनन ९	६/२२
वसत उपांक ६०००/२००६	
६१०	

Buyer's name

[Handwritten Signature]



दुय्यम निबंधक: सह दु.नि.ठाणे 5

दस्तक्रमांक व वर्ष: 3257/2007

नोंदणी 63 म

Friday, 17 August, 2007

सूची क्र. दोन INDEX NO. II

Regn 63 m e

12:34:08 PM

गावाचे नाव : माजीवडे

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
 व बाजारभाव (भाडेपट्ट्याच्या
 बाबतीत पट्टाकार आकारणी देतो
 की पट्टेदार ते नमूद करावे) मोबदला रू. 1,200,000.00
 बा.मा. रू. 2,044,100.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे माजिवडा स न 342 पै, मौजे चितळसर मानपाडा गट नं 45, 52 आणि इतर दुकान नं 23, तळ मजला, एमराल्ड प्लाझा ब्लॉक नं 1 को ऑ हौ सो, हिरानंदानी मेडोस, पवार नगर माजिवडा, ठाणे

(3) क्षेत्रफळ (1) 28.35 चौ मी.

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रविण वशराम गामी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: अंबिका; ईमारत नं: -; पेट/वसाहत: स्वस्तीक चेंबर्स समोर; शहर/गाव: चेंबुर; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सुरेश रामराव इटकापल्ले - -; घर/फ्लॅट नं: 4/49; गल्ली/रस्ता: -; ईमारतीचे नाव: म्हाडा वसाहत; ईमारत नं: -; पेट/वसाहत: पवार नगर; शहर/गाव: ठाणे; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 25/04/2007

(8) नोंदणीचा 25/04/2007

(9) अनुक्रमांक, खंड व पृष्ठ 3257 /2007



(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 102205.00

(11) बाजारभावाप्रमाणे नोंदणी रु. 20450.00

(12) शोरा



नदरहू नक्कल श्री. दिपक देवमुख
 याचा अर्ज क्रमांक 54 / 2007 अन्वये
 त्यांना दिली असे 9/8/07

दुय्यम निबंधक ठाणे क्रं. 5

टनन - 5

मी नक्कल करी
 मी वाचकी
 मी बाजार प्रेक्षकी
 मी नक्कल करून
 सह दुय्यम निबंधक ठाणे क्रं. 5



21/08/2007
5:45:07 pm

दुय्यम निबंधकः
सह दु.नि.ठाणे 5

दस्त गोषवारा भाग-1

टनन5
दस्त क्र 6170/2007
e/90

दस्त क्रमांक : 6170/2007
दस्ताचा प्रकार : चुक दुरुस्ती पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा

1 नाव: सुरेश रामराव इटकापल्ले - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: पवार नगर
तालुका: ठाणे
पिन: -
पॅन नम्बर: -

लिहून घेणार
वय 38
सही

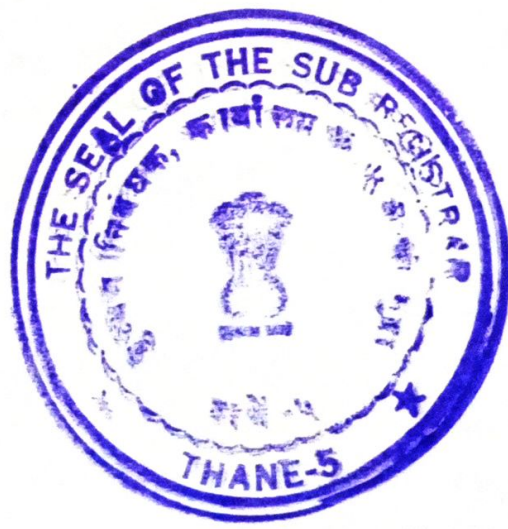


2 नाव: प्रविण वशराम गामी - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: स्वस्तीक चॅम्बर्स समोर, चेंबुर
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार
वय 43
सही



Benin V. Gami



दस्त गोषवारा भाग - 2

टनन5

दस्त क्रमांक (6170/2007)

90/90

दस्त क्र. [टनन5-6170-2007] चा गोषवारा
बाजार मुख्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :21/08/2007 05:39 PM

निष्पादनाचा दिनांक : 17/08/2007

दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार :65) चुक दुरुस्ती पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/08/2007 05:39 PM
शिकका क्र. 2 ची वेळ : (फी) 21/08/2007 05:43 PM
शिकका क्र. 3 ची वेळ : (कबुली) 21/08/2007 05:44 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/08/2007 05:44 PM

दस्त नोंद केल्याचा दिनांक : 21/08/2007 05:45 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) -- संदीप शिंदे ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: कळवा

शहर/गाव:-

तालुका: -

पिन: -

2) -- संजय ईटकापल्ले ,घर/फ्लॅट नं:

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: म्हाडा वसाहत

पेठ/वसाहत: पवार नगर

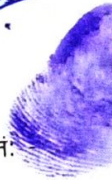
शहर/गाव: ठाणे

तालुका: -

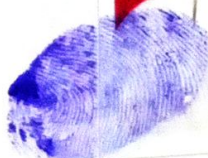
पिन: -



[Handwritten signature of Sandeep Shinde]



[Handwritten signature of Sanjay Itkappalle]



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दु. निबंधकाची सही
सह दु.नि.ठाणे 5

पावती क्र.:6409 दिनांक:21/08/2007
पावतीचे वर्णन
नांव: सुरेश रामराव ईटकापल्ले - -

100 : नोंदणी फी
200 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

300: एकूण

दु. निबंधकाची सही, सह दु.नि.ठाणे 5

प्रमाणित करणेत त्रुटी की वा दस्तावेज
एकूण 90 घाने आहे.

सह. दुय्यम निबंधक ठाणे क्रं. 5

दस्तावेज क्रमांक 8960
क्रमांकावर नोंदला

(एन एम जावडे)
सह दुय्यम निबंधक ठाणे क्रं. 5
तारीख 29 माहे 8 तन 2007

