

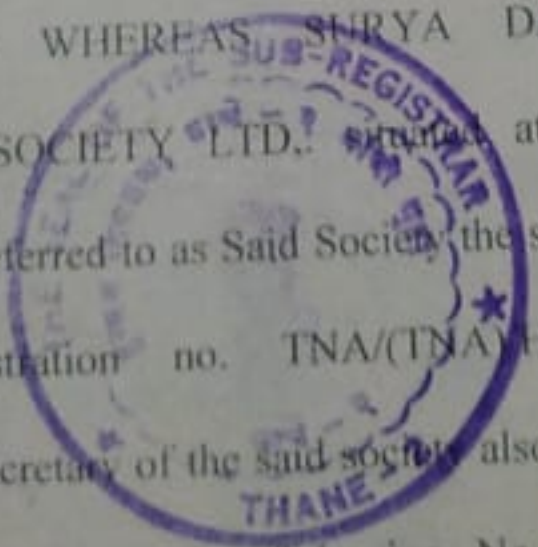
WHEREAS the party of the One part is the owner of Flat No. 205, admeasuring area 420 sq. ft. Built Up, 2<sup>nd</sup> Floor, 'A' Bldg. SURYA DARSHAN CO.OPERATIVE HOUSING SOCIETY LTD, Eastern Express Highway, Luiswadi, Thane (w), hereinafter referred to as SAID FLAT. The party of the One Part is a member and share holder of SURYA DARSHAN CO.OPERATIVE HOUSING SOCIETY LTD, as he owns the Said Flat in the said Society referred to above. The said Society has issued a Share Certificate No. 15, bearing shares from 71 to 75 of shares amount Rs. 250/- relating to the Said Flat to the TRANSFEROR. And it is hereby agreed between the parties hereto that the TRANSFEREES will be entitled to get the said Share Certificate transferred in the name of TTRANSFEREES which is issued by the said society in the name of TRANSFEROR.

AND WHEREAS the TRANSFEROR herein have paid full and final consideration to the SHRI. DEEPAK KALURAM PAWAR as per Agreement dated 10/4/2001, and took physical possession of the Said Flat in SURYA DARSHAN CO.OPERATIVE HOUSING SOCIETY LTD, The same is registered on 8/5/2001, stand on her name. Vide registration serial no. 2472.

AND WHEREAS the TRANSFEROR desirous to transfer his all rights, title and interest in respect of the Said Flat to the TRANSFEREES.

AND WHEREAS SURYA DARSHAN CO.OPERATIVE HOUSING SOCIETY LTD, situated at Louis Wadi, Thane (w), hereinafter referred to as Said Society, the said society has been registered under registration no. TNA/(TNA)HSG/(TC)/7653/1995-96. The Chairman/Secretary of the said society also given their consent to transfer the Said Flat by way of issuing No Objection Certificate to the TRANSFEROR vide letter dt. \_\_\_\_\_

*Santa*  
*bedeck*  
*Subh*



No Objection Certificate to the ट न न - २
दिनांक २९/०५/२००९
३१२२

SCHEDULE OF PROPERTIES

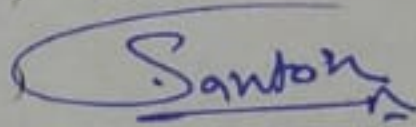
A residential Flat No. 205, On 2<sup>nd</sup> Floor, having area 420 Sq.ft  
**Built up**, SURYA DARSHAN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Louis Wadi, Thane (W), Village - Panchpakhadi, Tal. & Dist. Thane, bearing f. p. No. 81, of T. P. Scheme No. 1, City Survey No. 708 to 744 and 801 to 824, building constructed Ground + 4, within the Limits of Thane Municipal Corporation & Registration, Sub - Registration Dist - Thane Taluka & District Thane.

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

SIGNED AND DELIVERED by the )

Within named the TRANSFEROR )

MR. SANTOSH NIVRUTI HAWARE )



In the presence of ... )

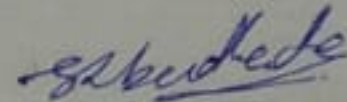
1. *SI Sunny V. Lachore*

2. *S R Daut* *S R Daut*

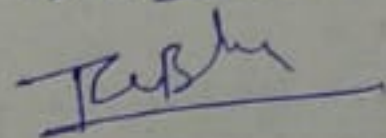
SIGNED AND DELIVERED by the )

Within named the TRANSFEREES )

MRS. SHAILAJA RAJU BADADE )



MR. RAJU CHANDRAKANT BADADE )



the presence of ... )

1. *SI*

2. *S R Daut* *S R Daut*



ट न न - २
दस्तावेज क्रमांक ३६०/२००९
७/२२
७१-



Customer Copy Sr. No. 3736  
 Deposit Br. Date 8/5/06  
 Pay to: Acct. No. 1172720010000-484 A/C stamp duty  
 Type of Document *Agreement*  
 Type of Stamp  
 Franking Value Rs. 1430/-  
 Service Charges Rs. 100/-  
 Total Rs. 1530/-  
 Name of stamp duty paying party  
*Santosh N. Badade*  
*Kamchabba Nagar, Vaity wadi*  
*Mr. Saibab Mandir, Thane*  
 Charge / DD. No. *1172720010000-484*  
 Drawn on Bank *1172720010000-484*  
 Signature of purchaser  
*[Signature]*  
 (For Bank's Use only)  
 DC No.  
 Franking Sr. No.  
 Authorized By (Sign. Name & Date)  
 Please sign the declaration printed behind

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE & TRANSFER is hereby made and entered into at THANE 10<sup>th</sup> day of may 2006 BETWEEN

MR. SANTOSH NIVRUTI HAWARE, age 40 years, Occupation Business, PAN CARD NO. AAVPH3069B, residing at Surya Darshan Co Op. Hsg. Soc. Ltd., 'A' Wing, Flat No. 205, 2<sup>nd</sup> floor, Eastern Express Highway, Luiswadi, Thane, hereinafter called as the TRANSFEROR

(which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) OF THE ONE PART;

AND

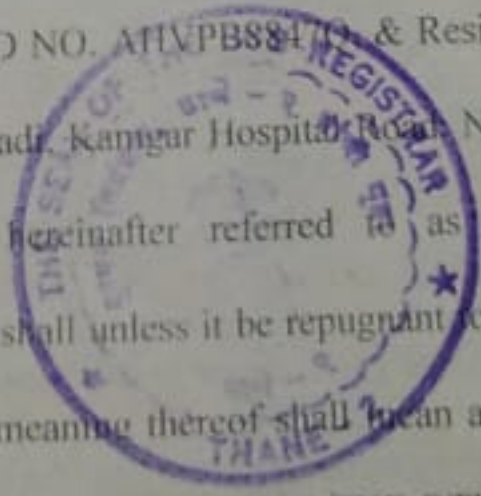
MRS. SHAILAJA RAJU BADADE, Age 29 Years, Occupation Business, PAN CARD NO. AHVPB8848B, & MR. RAJU CHANDRAKANT BADADE, Age 31 Years, Occupation - Business

PAN CARD NO. AHVPB8848B & Residing at Ramchandra Nagar No. 3, Vaity Wadi, Kamgar Hospital Road, Nr. Sai Baba Mandir, Thane (W), 400604, hereinafter referred to as the TRANSFEREES (which

expression shall unless it be repugnant to the unless it be repugnant to the contest or meaning thereof shall mean and include their heirs, executors, administrators and assigns) OF THE OTHER PART.

*Santosh N. Badade*

*[Signature]*



ट न न - २  
 वस्त क्रमांक २६८५/२००६  
 २/२२

INDIA DEVELOPMENT BANK LTD  
 Industrial Development Bank of India Ltd  
 India Ltd Ground Floor  
 CRI Yeshwant Building  
 Near Mahur Cinema, Gornale  
 Road, Maupada, Thane-400602  
 SUST V/C R. 1007705-05/16-6-8

भारत 28335  
 136002  
 MAY 08 2006

वस. सं. २९०/२००३  
९-२४

FORM NO. 2

Thane Municipal Corporation

PLANNING AUTHORITY



Commentment Certificate No.

Permission is hereby granted, vide  
Regional & Town Planning Act, 1966  
(Maharashtra XXXVII of 1966)

To,  
Shri. Smt. Shreed Gopalakar (Arph)  
For  
Shri. Smt. Catherine Levide (Owner)

to construct proposed buildings 'A' & 'B' on plot  
bearing F.P. No. 01 of Thane T.P. Scheme No. 1  
Panchpakhadi, Thane as per your approved plans  
and application dated 24/11/06. The building  
permission granted for building 'A' & 'B' are to  
be constructed as per approval vide Y.P. No. 1207  
dt. 17/0/1982 and the permission granted for building 'E' is hereby  
subject to the following conditions, viz -

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

PLACE  
DATE



*Yogendra*  
Commissioner  
Thane Municipal Corporation,  
Thane.

ठाने - २  
वस. सं. २९०/२००३  
९०/२२

FORM 111  
(Rule 7)

THANE MUNICIPAL COUNCIL, THANE  
Planning Authority.

Commencement Certificate. V.P. 12.87. Date 11/11

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

To, Shri./Smt. SHARD GHOSALKAR (P.R. CH)  
For Spri./Smt. DAIZY LEWIS

to CONSTRUCT BUILDINGS ON  
PLAT BEARING FINAL PLOT  
N.O. 81. AT T.P.S. NO 1 THAKAT  
AS PER YOUR PLANS AND  
APPLICATION DATED 30.08

Subject to the following conditions, viz. :-

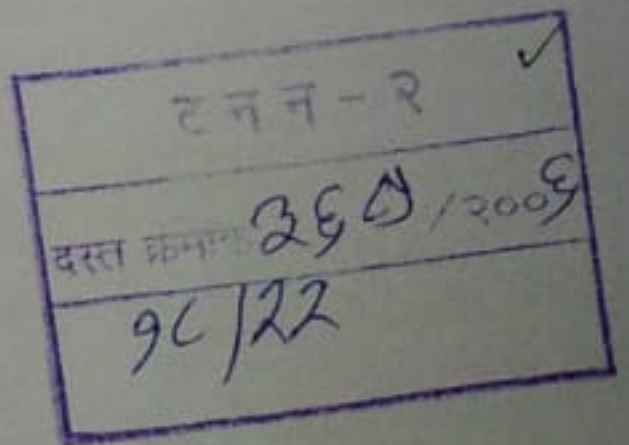
1. This certificate shall remain valid for a period of one year commencing on the date of its issue.

Place \_\_\_\_\_

Date \_\_\_\_\_

*[Signature]*  
ADMINISTRATOR

Thane Municipal Council  
(Planning Authority).



**RECEIPT**

RECEIVED from MRS. SHAILAJA RAJU BADADE & MR. RAJU CHANDRAKANT BADADE, (The TRANSFEREES) a sum of Rs. 90,000/- (Rupees Ninety Thousand Only) as Under :

- a. Rs. 40,000/- (Rupees Fourty Thousand Only) received by Cheque No. 590382, Dated 16/03/2006, The Thane Janata Sahakari Bank Ltd., Panchpakhadi Branch. Thane.
- b. Rs. 50,000/- (Rupees Fifty Thousand Only) received by Cheque No. 590383, Dated 21/03/2006, The Thane Janata Sahakari Bank Ltd., Panchpakhadi Branch. Thane.

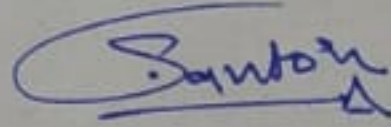
Against the Flat No. 205, On 2<sup>nd</sup> Floor, Surya Darshan Co-Op. Housing Society Ltd, Louisewadi, Thane.

Date :- 10-5-06

Place :- Thane

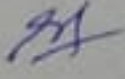
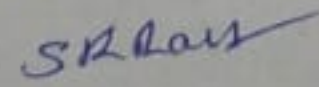
I SAY RECEIVED,

Rs. 90,000/-



MR. SANTOSH NIVRUTI HAWARE  
TRANSFEROR.

Witnesses :

1. 
2. 



तमन - २
दस्ता क्र. ३६०५ / २००६
८ / २२



10/05/2006  
3:52:03 pm

दुस्यम निबंधकः  
सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

टनन2  
दस्त क्र 3685/2006  
29/22

दस्त क्रमांक : 3685/2006

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: शैलजा राजू बडदे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: रामचंद्र नगर 3 ईमारत नं: - पेट/वसाहत: वैती वाडी शहर/गाव:- तालुका: ठाणे पिन: - पॅन नम्बर: AHVPB8848B</p>	<p>लिहून घेणार वय 29 सही <i>shilja</i></p>		
2	<p>नाव: राजू घट्टकांत बडदे - - पत्ता: घर/फ्लॅट नं: वरिल प्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: AHVPB8847Q</p>	<p>लिहून घेणार वय 31 सही <i>Raj</i></p>		
3	<p>नाव: संतोष निवृत्ती हावरे - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: इस्टर्न एक्सप्रेस हायवे ईमारत नं: - पेट/वसाहत: लुईस वाडी शहर/गाव:- तालुका: ठाणे पिन: - पॅन नम्बर: AAVPH3069B</p>	<p>लिहून देणार वय 40 सही <i>Santosh</i></p>		



M. M. ACT-1965 Section 109

Permit No. V.P. 1287

Tika No. \_\_\_\_\_

Dated 17/5/1982

Case No. FINAL PLOT NO 87

T.P.S. No 1 Road, Thane.

To  
Shri/Shri~~mat~~

SHARD GHOSALKAR (ARCHT)  
FOR SMTI DAIZY LEWIS

With reference to your application dated 30.6.81 I have to inform you as follows.

You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within R.L. of Street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be 50'-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be on the owner and the Engineer.
12. The R.C.C. wall below G.L. should be constructed between well and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement Certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise the permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. H.A. Permission from the Revenue Authorities for the proposed work be obtained and produced before 7 days of starting the constructions work.
19. The owner and the Architect or Engineer is responsible for constructions.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction, particularly outer walls, reached the plinth level and the construction should not be proceeded further unless and until the completion certificate is obtained from this office.

*(Handwritten signature)*

Date: \_\_\_\_\_

Seal: \_\_\_\_\_



तनव-२ ✓
वस्तु क्रमांक ३६७/२००९
१९/१२



PROPOSED BUILDINGS ON THE BR...

EXPRESS

HIGHWAY



APPROVED SUBJECT TO  
 THE APPLICABLE REGULATIONS  
 IN THE DISTRICT OFFICE  
 ASSIST. DISTRICT ENGINEER  
 THE DISTRICT OFFICE  
 MIDC LITTELL PETH, PUNE  
 01.12.07  
 5.0.0.1

SHRI S. S. S. & SOCIETY

रजम - २
दस्ता क्रमा ३६८५/२००९
२०/१२२



TO THE  
 DISTRICT OFFICE  
 ASSIST. DISTRICT ENGINEER  
 MIDC LITTELL PETH, PUNE



दस्त गोपवारा भाग - 2

टननं2  
दस्त क्रमांक (3685/2006)  
*Mur*

दस्त क्र. [टननं2-3685-2006] चा गोपवारा  
वाजपु मुल्य :686928 मोबदला 490000 भरलेले मुद्रांक शुल्क : 16430

दस्त हजर केल्याचा दिनांक :10/05/2006 03:45 PM  
निबंधादनाचा दिनांक : 10/05/2006  
दस्त हजर करणा-याची सही :

*Shedede*

दस्ताचा प्रकार :25) करारनामा  
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 10/05/2006 03:45 PM  
शिक्षा क्र. 2 ची वेळ : (फी) 10/05/2006 03:50 PM  
शिक्षा क्र. 3 ची वेळ : (कबुली) 10/05/2006 03:51 PM  
शिक्षा क्र. 4 ची वेळ : (ओळख) 10/05/2006 03:51 PM

दस्त नोद केल्याचा दिनांक : 10/05/2006 03:51 PM

ओळख :  
दुय्यम निबंधक यांच्या ओळखीचे इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना  
व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात.  
1) सनी लाकरे- - घर/फ्लॅट नं: - *81*  
गल्ली/रस्ता: -  
ईमारतीचे नावा: कोर्ट नाका  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: ठाणे  
पिन: -

पावती क्र.:3817 दिनांक:10/05/2006  
पावतीचे वर्णन  
नाव: शैलजा राजू बडदे - -  
6540 :नोदणी फी  
440 :नक्कल (क्र. 11(1)), पृष्ठांकनाची नक्कल  
(क्र. 11(2)),  
रुजवात (क्र. 12) व छायाचित्रण (क्र. 13) ->  
एकत्रित फी  
1670 :अतिरीकत मुद्रांक शुल्क

8650: एकूण

पावती क्र.:3818 दिनांक:10/05/2006  
पावतीचे वर्णन  
नाव: शैलजा राजू बडदे - -

300 :नोदणी फी

300: एकूण

पावती क्र.:3819 दिनांक:10/05/2006  
पावतीचे वर्णन  
नाव: शैलजा राजू बडदे - -

30 :नोदणी फी

30: एकूण

*Mur*  
दु. निबंधकाची सही, सह दु.नि.ठाणे 2

*Mur*  
दु. निबंधकाची सही  
सह दु.नि.ठाणे 2

प्रमाणित करण्यात येते की या दस्तानाचे  
एकूण... *2* ...पाने आहेत.

*Mur*  
दुय्यम निबंधक ठाणे क्र. 2

पुस्तक क्रमांक.....

*3685* ..... क्रमांक *92* नोंदना

*Mur*  
(श्री. जी. साठे)

दुय्यम निबंधक ठाणे क्र. 2

तारीख. 90 मजे... *04* ... सन 2006



ASST. DIR. TOWN PLANNING  
 THE MUNICIPALITY OF THANE  
 FILE LETTER/PERMIT NO. VP. 12. 87  
 DT. 12.12.87

SHARAD GHOSALKAR & ASSOCIATE



दस्तावेज - 35  
 दस्त नामा - 28/9/2008  
 e/22

PLOT NO. 81 OF T.P. SCHEME NO. 1

THANE K.W. FOR

BY 2382  
 C. 2532  
 D. 440  
 E. 142  
 TOTAL PROPOSED BUILT UP AREA 11,500 SQ. FT.

AREA STATEMENT

DESCRIPTION	SQ. FT.	REMARKS
TOTAL AREA OF THE PLOT INCLUDING	11500	
RECREATIONAL AREA	1200	
AREA UNDER ACCESS	6100	
BUILT UP AREA (2382)	9278	
TOTAL PROPOSED AREA	9278	

AREA CONSUMED: BUILT UP AREA LESS RECREATIONAL AREA

STATEMENT

TERMENT	AREA	REMARKS
A	10	AS SHOWN IN PLAN
B	15	AS SHOWN IN PLAN
C	10	AS SHOWN IN PLAN
D	10	AS SHOWN IN PLAN
E	10	AS SHOWN IN PLAN
TOTAL	55	

NOTES:-

BOUNDARY OF THE PLOT MARKED IN RED  
 PROPOSED WORK SHOWN IN PINK  
 ACCESS SHOWN IN BROWN  
 CAR PARKING SHOWN IN BLUE

SCALE	1:500	ISSUED BY
DATE	12/12/87	SHARAD GHOSALKAR

**RECEIPT**

RECEIVED from MRS. SHAILAJA RAJU BADADE & MR. RAJU CHANDRAKANT BADADE, (The TRANSFEREES) a sum of Rs. 90,000/- (Rupees Ninety Thousand Only) as Under :

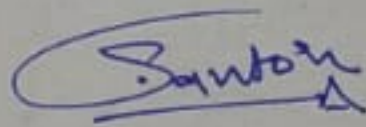
- a. Rs. 40,000/- (Rupees Fourty Thousand Only) received by Cheque No. 590382, Dated 16/03/2006, The Thane Janata Sahakari Bank Ltd., Panchpakhadi Branch, Thane.
- b. Rs. 50,000/- (Rupees Fifty Thousand Only) received by Cheque No. 590383, Dated 21/03/2006, The Thane Janata Sahakari Bank Ltd., Panchpakhadi Branch, Thane.

Against the Flat No. 205, On 2<sup>nd</sup> Floor, Surya Darshan Co-Op. Housing Society Ltd, Louisewadi, Thane.

Date :- 10-5-06


Place :- Thane

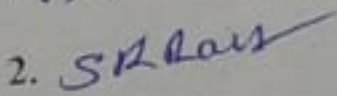
I SAY RECEIVED,  
Rs. 90,000/-



MR. SANTOSH NIVRUTI HAWARE  
TRANSFEROR.

Witnesses :

1. 

2. 



हसन - २
दस्तावेज क्र. ३६८५ / २००६
८/२२

TRUE COPY

गा. नं. ७, ७ अ व १२

टनन-१  
२००७

द. वं. ३०५

विभा. नं. १२५६



दिव	अक्षर	गार	प्रती	२	
दही कावच ...		८	८		
दंड कावच ...		७	७		
एकूष ...		१०	८		१८.३४
बाकार				१	१०
दुही कावच	...			३	२०
बाका बाकार	...				
बाकी	...				

दिनांक -  
गावचा -  
राज्य -

२००४  
१५-२४

दिव	साधक कल्याणचे नांव	दिव	दिव	विके मागि साधक	दिव	दिव
२०/०८	६	०८/०८	१	२०/०८	०८/०८	

महाराष्ट्र सरकारचे अधीन

ना.



TRUE COPY  
ATTESTED BY ME

*[Signature]*  
MR. S. H. O'MELLA  
NOTARY THANE  
4148968



टनन-२  
दस्तावेज नं. २६८५/२००७  
१६/१२

Memorandum of the transfers of the within-mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer 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
1	2	<p>SRI. DEEPAK KALURAM PAVAR</p> <p><i>BADDA</i> Chairman Surya-Darshan Co-op. Hsg. So. Ltd., Thane Llewes Wadi, Thane (W)-400 604.</p>	4	<p><i>30/9/2020</i> Committee Member</p>
1	2	Chairman	4	Committee Member
2	2	Chairman	4	Committee Member
3	Chairman	<p><i>Santosh H.</i> Hon. Secretary</p> <p><i>Chairman</i> Surya-Darshan Co-op. Hsg. So. Ltd., Thane Llewes Wadi, Thane (W)-400 604.</p>	<p><i>30/9/2020</i> Committee Member</p>	Committee Member
4	<p><i>Shailaja Raju Badde</i> Chairman <i>Rajesh Chandrakant</i> Surya-Darshan Co-op. Hsg. So. Ltd., Thane Llewes Wadi, Thane (W)-400 604.</p>	<p><i>Chairman</i> Surya-Darshan Co-op. Hsg. So. Ltd., Thane Llewes Wadi, Thane (W)-400 604.</p>	<p><i>30/9/2020</i> Committee Member</p>	Committee Member
5	Chairman	Hon. Secretary	Committee Member	Committee Member

FOR SURYADARSHAN CHS. LTD.

Chairman

Hon. Secretary

Committee Member

THE SURYA DARSHAN

**HOUSING SOCIETY LIMITED**

**CO-OPERATIVE**

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

(Registration on TNA/(TNA)/HSG/(TC)/7653/1995-96 Date 30-6-1995 )

**Serial No 15**

Authorised Share Capital Rs. 1,40,000/-Divided into 2800 Shares each of Rs. 50/- only  
Member's Registration No. 15

**THIS IS TO CERTIFY** that Shri/Smt. KAMAL SAHEBRAO PATIL

of Thane is the Registered Holder of Five Shares No. from 71

to 75 of Rs. 250/- (Rupees Two hundred fifty only )

in THE SURYA DARSHAN **CO-OPERATIVE HOUSING SOCIETY**

**LIMITED** Luj's Badl, Thane **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 Thane

this 30th Day of June 1995

Chairman

Hon. Secretary

Member of the Committee

*S. B. Singh*

P. T. O.

