



Tuesday, April 20, 2010

1:50:22 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4382

दिनांक 20/04/2010

गावाचे नाव नौपाडा

दस्तऐवजाचा अनुक्रमांक टनन5 - 04268 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:कमलेश देवचंद गडा - -

नोंदणी फी	: -	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	: -	380.00
एकूण रु.		30380.00

आपणास हा दस्त अंदाजे 2:05PM ह्या वेळेस मिळेल

दुय्यम निबंधक

दुय्यम निबंधक ठाणे क्रं. ९

बाजार मुल्य: 2635000 रु. मोबदला: 3500000रु.

भरलेले मुद्रांक शुल्क: 157600 रु.

देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑ बँक लि ;

डीडी/घनाकर्ष क्रमांक: 592045; रक्कम: 30000 रु.; दिनांक: 20/04/2010

दस्त दिवा



दस्तावेजांक व वर्ष 4268/2010

दुय्यम निबंधक सह दु.नि.ठाणे 5

THANE-5

सूची क्र. दोन INDEX NO. II

पान 10

पान 10-5

गावाचे नाव नोंपाडा

- (1) विनेखाचा प्रकार, सोबतल्याचे स्वसंग व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देता की पट्टादार ते नसूद करावे)

1. 15/04/2010

2. 15/04/2010
- (2) भू-मापन, पाटद्विस्ता व धरक्याक (असल्यास)

1. 15/04/2010

2. 15/04/2010
- (3) क्षेत्रफल

1. 15/04/2010
- (4) आकारणी किंवा जुही दण्यात झालेले तब्दी
- (5) दस्तावेज करून दण्या-या प्रकरणाचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

1. 15/04/2010

2. 15/04/2010
- (6) दस्तावेज करून दण्या-या प्रकरणाचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

1. 15/04/2010

2. 15/04/2010
- (7) दिनांक करून दिल्याचा 20/04/2010
- (8) नोंदणीचा 20/04/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 4268/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 157600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शंरा



Customer Copy

Branch: Thane Date: 20/4/2010
Pay to: THE COSMOS CO-OPERATIVE BANK LTD.

Franking Value	Rs.	157600
Service Charges	Rs.	10
Total	Rs.	157610

Name & Address of Stamp duty paying party
KAMLESH DEVLHAND GARDI

Tel. No.: / Mobile No.:
Purpose of Transaction Sale of Flat
in cash for Franking Documents

Rs. 157610

(For Bank's Use only)

Tran ID 37385

Franking Sr. No. 206145

For The Cosmos Co-op. Bank Ltd.



Service Tax Reg. No.
AAAT0742KST003

Authorised Signatory



AGREEMENT FOR SALE

ARTICLES OF THIS AGREEMENT made and entered into
at Thane on this 20th day in the month of APR., 2010.

BETWEEN

Kamlesh A.K. erada

टलन - ५	
दस्त क्रमांक	<u>४२६८२०९०</u>
	<u>२१९९</u>

INDIA STAMP DUTY MAHARASHTRA
R. 01576001-PB5157
Special Address: Thane
APR 20 2010
115806
06145

ps. one lac fifty seven thousand six hundred
The Cosmos Co-operative Bank Ltd., Thane
Branch: Thane
D-5/STP/IV/C.R.1004/05/200
4/1765-67
Special Address: Thane
APR 20 2010
115806
06145

MR. MEGHANATH GOVIND SARAF, PAN ALTPS4178H, aged 66 years, Indian Inhabitant, residing at D/7, Paramsukh Co-op. Hsg. Soc. Ltd., Gawand Path, Naupada, Thane (W) – 400 602, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof includes his heirs, executors, administrators and assigns) of the **FIRST PART**;

AND

MR. KAMLESH DEVCHAND GADA, PAN ALJPG7731K, aged 31 years and MRS. RANJAN KAMLESH GADA, PAN AMYPG4366M, aged 30 years, both Indian Inhabitants, residing at 8, Panchali, Vishnu Nagar, Naupada, Thane (W), herein after referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof includes their executors, administrators and assigns) of the **SECOND PART**;

WHEREAS :-

1. WHEREAS TRANSFEROR herein is owner of the flat bearing Flat No. D/7 admeasuring 500 sq. ft. Carpet area on First Floor in PARAMSUKH CO-OP. HSG. SOC. LTD., Reg. No. TNA / HSG / 935 / 1977, lying, being and situated at Gawand Path, Naupada, Thane (W) – 400 602, bearing Survey No.41/1-P, 44/2-P, 45/2-P, 45/4-P of Revenue Village – Naupada, Taluka and District Thane, Registration District and Sub – District Thane within the limits of Thane Municipal Corporation (hereinafter referred to as the "SAID FLAT") and who originally purchased the



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Kamlesh
R.K. Gada

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said flat from M/s. **Bhave And Associates** vide an Agreement for Sale dated **03/10/1974** and registered the same through **Deed of Declaration** dated **07/10/2008** with Sub – Registrar of Assurances, Thane under **Document No. TNNI-06292-2008** at **Receipt No.6548** dated **19/11/2008**.

2. The TRANSFEROR has paid up the consideration amount payable by him towards the said Flat and has been absolute owner of the said Flat.
3. The TRANSFEROR is in possession of the said Flat as a member of the said Society and holds Share Certificate No. **55** Comprising Shares from **276** to **280** and has all the rights, title and interest to deal with the said Flat in whatever way he e likes.
4. The TRANSFEROR has now agreed to sell the said Flat to the TRANSFEREES and the TRANSFEREES have agreed to purchase the same from the TRANSFEROR on ownership basis.
5. The parties hereto have agreed upon the terms and conditions in respect of the said sale of the flat.
6. The parties hereto being now desirous of recording the said terms and conditions in writing
7. The Society has no objection for this transaction and agrees to admit the TRANSFEREES instead of TRANSFEROR herein as a member of the society.



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TRANSFEROR hereby agrees to indemnify and keep indemnified the TRANSFEREES against all or any such claims.

10. The TRANSFEROR shall sell and the TRANSFEREES shall purchase the Flat No. D/7 admeasuring 500 sq. ft. Carpet area on First Floor in PARAMSUKH CO-OP. HSG. SOC. LTD., Reg. No. TNA / HSG / 935 / 1977, lying, being and situated at Gawand Path, Naupada, Thane (W) – 400 602, bearing Survey No.41/1-P, 44/2-O, 45/-3P, 45/4-P of Revenue Village – Naupada, Taluka and District Thane, Registration District and Sub – District Thane, within the limits of Thane Municipal Corporation, well described in the schedule written hereunder, at the lumpsum price of Rs.35,00,000/- (Rupees Thirty Five Lacs Only).
11. The TRANSFEREES agreed to pay the said Rs.35,00,000/- (Rupees Thirty Five Lacs Only) as under :-
- a. **Rs.1,00,000/- (Rupees One Lac Only)** paid by Cheque as part amount on or before execution of this agreement.
 - b. **Rs.48,115/- (Rupees Forty Eight Thousand One Hundred Fifteen Only)** paid by Demand Draft in favour of Society on behalf of TRANSFEROR towards **repair fund and maintenance** before execution of this agreement.
 - c. Balance payment of **Rs.33,51,885/- (Rupees Thirty Three Lacs Fifty One Thousand Eight Hundred Eighty Five Only)** shall be paid after sanction of loan from financial institution **within 30-35 days from the date of registration of this agreement.**

mt

Kambal



P. 11 - 1

SCHEDULE OF THE PROPERTY

All that piece and parcel of Flat No. D/7 admeasuring 500 sq. ft. Carpet area on First Floor in PARAMSUKH CO-OP. HSG. SOC. LTD., Reg. No. TNA / HSG / 935 / 1977, lying, being and situated at Gawand Path, Naupada, Thane (W) - 400 602, bearing Survey No.41/1-P, 44/2-O, 45/-3P, 45/4-P of Revenue Village - Naupada, Taluka and District Thane, Registration District and Sub - District Thane, within the limits of Thane Municipal Corporation.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands and seals the day and year first herein above written.

SIGNED, SEALED & DELIVERED BY
Within named "TRANSFEROR"
MR. MEGHANATH GOVIND SARAF
In the presence of.....



- 1. G. M. Poladia 
- 2. R. T. Gogri 

) 

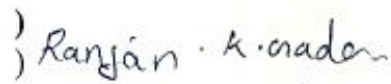


SIGNED, SEALED & DELIVERED BY
Within named "TRANSFEREES"
MR. KAMLESH DEVCHAND GADA

MRS. RANJAN KAMLESH GADA
In the presence of.....

- 1. G. M. Poladia 
- 2. R. T. Gogri 

) 

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दस्तावेज क्रमांक	82EC/2898
दिनांक	१०/१९



THANA MUNICIPAL COUNCIL

OCCUPATION CERTIFICATE No. 994/74

ISS: 994/13/1075

Date: 02/76

Commencement Certificate No. 171 Date: 10/75

Architect's Name: Shri. Pattelkar & Pattelkar Architects

Address: Pattelkar Bungalow, N. Gokhale Path, near T.E. Thana (10)

Owner's Name: Shri. Y.S. Sawand

Address: N. Gokhale Path, Hanpalya, Tika No. --- S. N. ---

Plot No. --- and for which floor: ground, 1st, 2nd

And for which floor: ground, 1st, 2nd

DIMENSIONS of floor: 1st floor only

Floor	Room	Dimensions	Remarks
1st floor	Living Room	4' x 4' x 10' 0" x 14' 0"	
	Bed	4' x 4' x 10' 0" x 10' 0"	
	Kitchen	4' x 4' x 10' 0" x 8' 0"	लक्ष्मण
2nd floor	Bath	4' x 4' x 4' 0" x 6' 6"	
	W.C.	4' x 4' x 3' 0" x 4' 0"	
3rd floor	ota	4' 0" wide, 4 Nos.	
	"	6' 0" " " 4 Nos.	
4th floor	Balcony	3' x 4' Nos. 4' wide	
	"	3' x 4' " 6' wide	

Septic-tank with soak pit

It is hereby granted to occupy the above building as mentioned in the Occupation Certificate shall be issued when the building is completed. The owner shall have to apply for it, after the completion of the building. The building shall be taxed from the date of issue of Occupation Certificate.

Dr. D. Kadam Advocate
 Subhashchandra, Andhra Pradesh
 Thana Municipal Council Thana.

Town Development Officer
 Thana Municipal Council Thana.



TRUE-COPY

दस्तावेज क्रमांक: 82EC/2090

THE PARAMSUKH CO-OPERATIVE HOUSING

SOCIETY LIMITED

[Registered under M. C. S. Act. 1960]

No. : 55

Authorised Share Capital Rs. 100,000/- Divided into 2,000 Shares each of Rs. 50/-

Member's Register No. 55 Share Certificate No. _____

THIS IS TO CERTIFY that Shri/Smt. Meghnath Govind Saraf

of Thane is the Registered Holder of 5 Shares [five] from No. 276
to 280 of Rupees 250/- [two hundred fifty]

in THE PARAMSUKH CO-OPERATIVE HOUSING SOCIETY LTD.

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 1st
day of June 1978




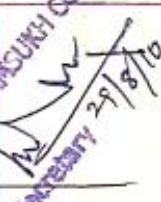
S. M. W. ... Chairman
Murugesu Hon. Secretary
P. S. ... Member of the Committee

P. T. O.

POSSESSION LETTER

Date- 6/7/2010

Memorandum of the transfers of the within - mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. (Old)	To whom transferred	Share Regd. No. (New)
29/08/10	147		MR. Kamlesh Devchand Gada MRS. Ranjan Kamlesh Gada	 Secretary

PARNASHIKHI CO-OP. HSG. SOCIETY LTD.
Chairman