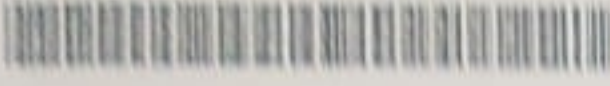




Suyamant

5167



Monday, September 24, 2007

11:28:57 AM

पावती

Original

नोंदणी 99 म.  
Regn. 99 M

cash  
credit  
family

24/09/2007  
bedkia 10

पावती क्र. : 5167

दिनांक 24/09/2007

मावाचे नाव गजबंदन पावली

दस्तऐवजाचा अनुक्रमांक कलना - 05160 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाऱ्याचे नाव: सुरेकांत डी. सिंह - -

नोंदणी फी	:-	5000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (38)	:-	760.00
एकूण	रु.	5760.00

आपणास हा दस्त अंदाजे 11:43AM ह्या वेळेस मिळेल

सह-दुय्यम निबंधक  
कल्याण ४

बाजार मूल्य: 488000 रु. मोबदला: 500000 रु.  
भरलेले मुद्रांक शुल्क: 25000 रु.



Mahendra  
Sambheli  
9820679840

क ल न - ४
दस्त क्र ३९६०/०७
२ BC

Survey No. : 57  
 Hissa No. : 3 & 4 (P)  
 Plot No. : 39 & 40  
 Ward No. :  
 Revenue Village : Mouje Gajbandan Patharli  
 Area of Shop : 175 Sq.ft.  
 Sq. Meter : 16.26  
 Market Value : Rs.  
 Agreement Value : Rs.5,00,000/-  
 Stamp Duty : Rs.25,000/-  
 No. Of Pages :

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.  
 Authorised Signatory

**AGREEMENT FOR SALE**

This agreement for Sale/Transfer is made, executed and entered into on 20<sup>th</sup> day of the month of Sep 2007, Dombivli

**BETWEEN**

MR. MUKESH PREMJI DEDHIA, SELLER/TRANSFEROR

AND

MR. SURYAKANT D. SINGH, PURCHASER/TRANSFEEE

Industrial Development Bank of India Ltd. Shop No. 1-4, Jai Milkant, Babasaheb Joshi Marg, Off. Phadke Road, Dombivli-421 201.  
 R-5/STP(V)/C.R.1007/07/05/  
 0067-70

भारत 45478  
 184874  
 R. 00250001-PB5508  
 13:36  
 SPECIAL ALTERNATIVE SEP 20 2007  
 INDIA STAMP DUTY MAHARASHTRA

*M.P. Dedhia*  
 Seller/Transferor



Purchaser/Transferee

क ल न - ४

दस्त क्र. १६०/०७

३/३८

5 MR. MUKESH PREMJI DEDHIA aged 47 years, Occupation: Business, residing at: B/7, 3<sup>rd</sup> Floor, Bhalchandra Krupa Co. Operative Housing Society Ltd., Near Shirodkar Hospital, Manpada Road, Dombivli (East) - 421 201, Taluka Kalyan, Dist - Thane, hereinafter referred to as "The Seller /Transferor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the First Part.

A N D

MR.SURYAKANT D. SINGH, aged 25 years, occupation: Business, residing at: - 101 & 102, New Arihant Co-op. Hsg. Ltd., 1<sup>st</sup> Floor, Near Vijaya Bank, Manpada Road, Dombivli (East) 421 201, hereinafter referred to as "The Purchaser/Transferee" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his legal heirs, executors, administrators and assigns) of the Second Part.

4 Whereas by virtue of the Agreement Executed on 14-08-2006 for the sale of Ownership Shop to MR. MUKESH PREMJI DEDHIA from Raju Ishwar. Patel and registered with Sub-Registrar Kalyan on 14/8/2006 under dastaved Sr. No. 04005-2006 vide Receipt Sr.No. 4005, with absolute ownership right, title, interest, possession and occupation in respect of the Shop No. 17, on ground Floor,

MP Dedhia  
Seller/Transferor



Suryakant D. Singh  
Purchaser/Transferee

क ल न - ४
दस्त क्र ३१६०/०७
४/३८

admeasuring 175 sq.ft. 16.26 sq.mtrs. Built-up area, in the building known as Om Anurag Co-op Hsg. Soc. Ltd. Situated At, Opp. Vijaya Bank / Anand Nagar, Manpada Road, Dombivli (E) Pin- 421 201, Taluka Kalyan, Dist. Thane.

3 And whereas the said Shop purchased by seller/ transferor Mr. Raju Ishwar Patel by virtue of the Agreement executed on 28-03-2004. For sale of Ownership Shop from Mrs. Jayshree Kishor Sotta and registered with Sub-Registrar Kalyan on dt.29/07/2004 under dastaved Sr. No.03168/2004 & Receipt No.3170 dt. 29/07/2004.

2 And whereas the said Shop purchased by seller/ transferor Mrs. Jayashree Kishor Sotta by virtue of the Agreement executed on 05-10-2000. For sale of Ownership Shop from Mr. Hiranand C. Bhatia and registered with Sub-Registrar Kalyan on dt. 05/10/2000 under dastaved Sr. No. 4175/2000 & Receipt Sr.No.0361751 dt.: 5/10/2000.

And whereas the said Om Anurag Co-Operative Housing Society Ltd., is a Co-operative Housing Society, duly registered under the provisions of The Maharashtra Co-Operative Housing Societies Act, 1960 and the Rules framed there under and having Registration No. TNA / KLN / HSG / TC / 613 / 85/86, dt.23-12-1986 having its registered Office at Om Anurag CHS. Ltd., Opp. Vijaya Bank / Anand Nagar, Manpada Road, Dombivli (East) 421201, Taluka-Kalyan, Dist:

*Raju Ishwar Patel*  
Seller/Transferor



*[Signature]*  
Purchaser/Transferee

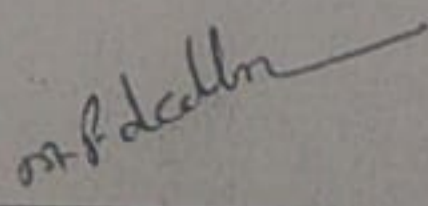
क ल न - ४
दस्त क्र ५१६०/०७
५/३८

Thane, (hereinafter referred to as the said society) and within the limits of the then Dombivli Municipal Council, Dombivli and now known as Kalyan Dombivli Municipal corporation, jurisdiction of the registration District Thane and sub-registration District Thane Taluka Kalyan.

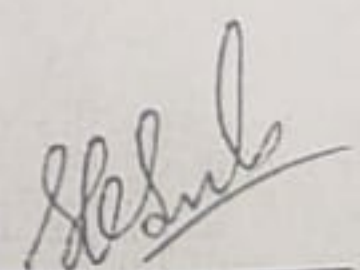
And whereas the Seller /Transferor being a bonafide member is holder of Five shares of Rs. 50.00 each and total value of Rs.250.00 bearing shares No. 81 to 85 and share certificate No. 127, dated 01-12-2006 and issued in favor of seller. (Hereinafter referred to as the said shares).

And whereas the said society executed deed of conveyance on 10-05-1991 vide Dastaved Sr. No. PBBM 2119-91, Registered on 10-05-1991, at Sub Registrar Bombay.

And whereas the Seller / Transferor being an owner, became a member of the said society in respect of the Shop, Bearing No 16. Ground Floor, admeasuring about 175 Sq. ft. equivalent to 16.26 Sq. Mtrs. built up area, and the SELLER/TRANSFEROR is sufficiently in possession on ownership basis of the said Shop in the building known as Om Anurag Co-Op. Hsg. Soc. Ltd., constructed on the piece and parcel of land bearing, Plot No. 39 & 40 and Survey No. 57, Hissa No. 3 & 4 (P) and, within the limits of village: Mouje, Gajbandhan

  
Seller/Transferor



  
Purchaser/Transferee

क ल न - ४
दस्त क्र ५१६०/०७
६/३८

Patharli admeasuring about 1112 Sq. mtrs. Situated at Village Gajbandhan Patharli, Manpada Road, Dombivli (East) - 421 201. Taluka - Kalyan, Dist - Thane, and within the limits of the then Dombivli Municipal Council and now known as Kalyan Dombivli Municipal Corporation, and more particularly described in the schedule hereunder written (hereinafter referred to as "The said property & said Shop")

And whereas the seller/transferor is no more in need of the said Shop, as seller/transferor has procured another accommodation & therefore he has decided to dispose off the same in favour of a prospective transferee.

And whereas the Seller/Transferor desires to sell, transfer, assign and convey the said Shop for the total lump-sum consideration of Rs. 5,00,000.00 (Rupees Five Lakhs Only).

And whereas the Purchaser/Transferee has expressed his desire to purchase, possess and acquire the said Shop along with the said Shares on ownership basis from the Seller/Transferor for the same consideration/price.

And whereas and Purchaser/Transferee had taken full and complete inspection of the title of the land, municipal authority's building construction permission, approved building plan, title of Seller/

*MP deella*

Seller/Transferor



*[Signature]*

Purchaser/Transferee

क ल न - ४
दस्त क्र. ३९६०/०७
१४/३८

## SCHEDULE OF THE PROPERTY

A self contained Ownership Shop, No. 17, on Ground Floor, admeasuring to 175 Sq. ft. equivalents to 16.26 Sq. Mtrs. Built-up area in the building known as Om Anurag Co-Op Hsg. Society Ltd, Ground Floor, + 4, without lift and now known as Om Anurag Co-Op. Housing Society Ltd. situated at: -Om Anurag, Opp. Vijaya Bank / Anand Nagar, Manpada Road, Dombivli (E) - 421 201, constructed on piece and parcel of land bearing CTS no. Nil and Survey No.57, Hissa No. 3 & 4 (P) Plot No. 39 & 40 admeasuring about 1112 Sq. Mtrs. of Revenue Village Mouje, Gajbandhan Patharli, Taluka Kalyan, Dist-Thane, and within the limits of then Dombivli Municipal Council and now the Kalyan Dombivli Municipal Corporation, Kalyan (Dombivli division) and within the limits of registration district Thane and sub-registration district Kalyan.

*[Signature]*

Seller/Transferor



*[Signature]*

Purchaser/Transferee

OM ANURAG Co-operative Housing Society Ltd.

(Reg.No.TNAKLN/HSG/TC/613/85-86/Dt.23-12-1986)  
Manpada Road, Dombivli [E], Dist.-Thane.

क ल न - ४

दस्त क्र ११६० / ०१

१५३८

Serial No. 127

Authorised Share Capital Rs. 36,000/- Divided into 720 Shares each of Rs.50/- only

Member's Registration No. 17

THIS IS TO CERTIFY that Shri/Smt./M/s. MUKESH PREMJI DEDHIA

of FNO/SNO 17 is the Registered Holder of Five Shares from No. 81

to 85 of Rs.50/- Each (Rupees Fifty Each) in OM ANURAG CO-OPERATIVE HOUSING SOCIETY LIMITED, Dombivli [East] 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 Dombivli [East].

this 1st Day of December, 2006

~~CHAIRMAN~~ ~~SECRETARY~~ ~~TREASURER~~

~~CHAIRMAN~~ ~~SECRETARY~~ ~~TREASURER~~

Chairman

Hon. Secretary

~~CHAIRMAN~~ ~~SECRETARY~~ ~~TREASURER~~ Member of the Committee

Rs. 250/-









ग्रामपंचायत पाथली-नांदिवडी

ता. कल्याण. जि. ठाणे.

जा. नं.

१६/१२/८०

कल नदिनांक

वापर रवाना  
दस्ता क्र ५१६०/०७  
दाखला २६/३८

दाखला रेषणात येणे का ह्या  
पंचायत हकीकत गात्रे ठाना पत्रा  
संगे ५७ नदिनांक ३ (५) फ्राट कः ३९ हा  
जमिनीवर शिगाती अकर बाक ह्या  
बांधले ह्या विडीगंचे बांधकाम  
झाडेवे अगून राहावया अगून  
कमडे ह्या शेती पूर्ण झाल्या अगून  
विडीगं राहाणेसाठी वापर कराय  
अगून झाल्यामुळे त्या राहाणे  
देण्यात अगून अगून शहर विडीगती  
पंचायतीने आत्रेचे शिगाती ३  
(पेथरा कारन) दिनांक धरुवे की  
कामणे शिगाती अगून अगून अगून  
आडिक क

Attested

*Signature*

VISHWASRAO K.



ग्रामपंचायत पाथली-नांदिवडी

३६/४३

From : (Seller)

Mr. M. P. Dechhia

Shop No 17, Om Anurag CHS Ltd,  
Marpuda Road

कलन - ४

दस्त क्रम १६० / ०७

Date :-

10/10/2007 38/36

POSSESSION LETTER

To: (Purchaser)

Mr. Suryakant D. Singh  
Shop No. 17, Om Anurag  
CHS Ltd, Marpuda  
Dombivli (E)

Dear Sir/Madam,

I have handed over quite vacant and peaceful possession of the Flat /  
Shop No. 17 on Ground Floor situated at Om ANURAG Co-  
op. Hsg., Soc., Dombivli (E) today i.e. on 10/10/2007 to  
Mr. Suryakant D. Singh owner hereafter. (Purchaser)

I hereby relinquish all our right, title and interest whatsoever in the said  
flat/Shop and shall have no claim, whatsoever in respect of the said flat and  
received all-payment by as per the agreement and I seller clear Electric Bill and  
society's maintenance bill upto date of possession.

For

M. P. Dechhia

(Flat/Shop Seller)  
M. P. Dechhia  
Signature

I have received the possession of above said flat/shop in presence of  
Mr./Mrs. \_\_\_\_\_ and I purchaser received possession with  
clear of MSEB Bills and Society Maintenance Bills upto today.

[Signature]

Witness

Name : \_\_\_\_\_

Address : \_\_\_\_\_

\_\_\_\_\_



(Flat/Shop Purchaser)

Signature

दस्त गोषवारा भाग-1

कलन4

दस्त क्र 5160

24/09/2007

दुय्यम निबंधक

11:29:20 am

कल्याण 4

दस्त क्रमांक : 5160/2007

दस्ताचा प्रकार : करारनामा

छायाचित्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: सुर्यकांत डी.सिंह - -  
पत्ता: घर/फ्लॅट नं: 101, 102, न्यु अरिहत सो,  
विजयाबंदे जवळ, मानपाडा रोड, डोंबिवली पू., ए एस  
डी पी एस 5830 आर  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत:

लिहून घेणार

वय 25

सही



2 नाव: मुकेश प्रेमजी देटीया  
बी/7, भालचंद्र कृपा सो, मानपाडा रोड, डोंबिवली पू, ए  
ई टी पी डी 3489 बि - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-

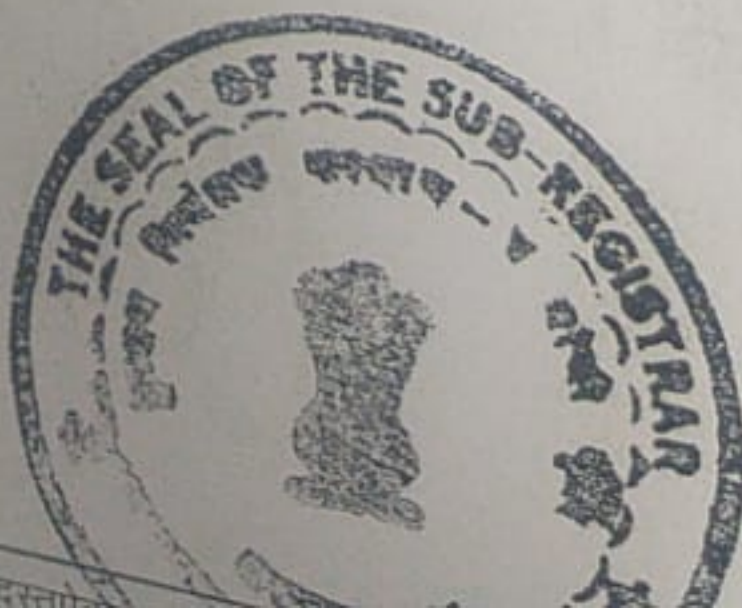
लिहून देणार

वय 47

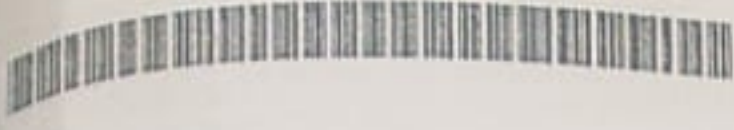
सही



सह-दुय्यम निबंधक कल्याण



दस्तावेज करून देणार तथाकथित [करारनामा] दस्तावेज



दस्त गोषवारा भाग - 2

कलन4

दस्त क्रमांक (5160/2007)

3430

दस्त क्र. [कलन4-5160-2007] चा गोषवारा  
बाजार मुल्य : 488000 मोबदला 500000 भरलेले मुद्रांक शुल्क : 25000

पावती क्र.: 5167 दिनांक: 24/09/2007  
पावतीचे वर्णन  
नांव: सुर्यकांत डी.सिंह - -

दस्त हजर केल्याचा दिनांक : 24/09/2007 11:24 AM  
निष्पादनाचा दिनांक : 20/09/2007  
दस्त हजर करणा-याची सही :

5000 : नोंदणी फी  
760 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

5760: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 24/09/2007 11:24 AM  
शिकका क्र. 2 ची वेळ : (फी) 24/09/2007 11:29 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 24/09/2007 11:29 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 24/09/2007 11:29 AM

दु. निबंधकाची सही, कल्याण 4

दस्त नोंद केल्याचा दिनांक : 24/09/2007 11:29 AM

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

1) चंद्रकांत डी सिंह- - , घर/प्लॉट नं: 101, 102, न्यु अरिहंत सो, विजयापेके जवळ,  
मानपाडा रोड, डोंबिवली पू,

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



2) सी एम दोशी- - , घर/प्लॉट नं: महावीर नगर डोंबिवली पू

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: --  
पिन: -



दु. निबंधकाची सही  
कल्याण 4



प्रमाणीत करण्यात येतेकी सदर  
दस्त क्र 5167 मध्ये सु.सि. पाने  
आहेत. पुरतक क्रमांक 3430 वर  
नोंदला दि 24/09/2007

दु.सह दुय्यम निबंधक कल्याण 4

दस्तक्रमांक व वर्ष: 5160/2007  
Monday, September 24, 2007  
11:29:52 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : गजबंधन पाथर्ली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00 वा.भा. रु. 488,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: स नं 57, हि नं 3,4 पी यावरील ओम अनुराग सोसायटी मधील दुसरे तळमजला, क्षेत्र 175 चौ फुट बांधीव, ( वि क्र.8/32)
- (3) क्षेत्रफळ (1) 16.26 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) मुकेश प्रेमजी देढीया बी/7, भालचंद्र कृपा सो, मानपाडा रोड, डोंबिवली पू, ए ई टी पी डी 3489 वि. -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; 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) सुर्यकांत डी.सिंह -; घर/फ्लॅट नं: 101, 102, न्यु अरिहंत सो, किवली मानपाडा रोड, डोंबिवली पू., ए एस डी पी एस 5830 आर; गल्ली/रस्ता: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 20/09/2007
- (8) नोंदणीचा 24/09/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 5160 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 25000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5000.00
- (12) शेरा



सह-दुय्यम निबंधक कल्याण

