



Wednesday, January 12, 2011

11:43:23 AM

Original

नोंदणी 39 म.

Regn. 89 M

पावती

पावती क्र. : 339

गावाचे नाव कांदिवली

दिनांक 12/01/2011

दस्ताऐवजाचा अनुक्रमांक वदर11 - 00339 - 2011

दस्ता ऐवजाचा प्रकार घोषणा पत्र



सादर करणाराचे नाव: हिरत्रा आयत्रा पोगले

नोंदणी फी	:-	3810.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:-	440.00
एकूण	रु.	4250.00

आपणास हा दस्त अंदाजे 11:58AM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 1 रु.

मोबदला: 0रु.

दुय्यम निबंधक बोरीवली 5

भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ त्रावणकोर ;

डीडी/धनाकर्ष क्रमांक: 048629; रक्कम: 3810 रु.; दिनांक: 12/01/2011

बोरीवली - ५

Delivery Date: 12 JAN 2011

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch: BORIOLI (W)	Date: 15-11-10
Pay to: Acct. Stamp Duty	299179
Frinking Value	Rs. 100/-
Service Charges	Rs. 10/-
TOTAL	Rs. 110/-
Name of the person for whom stamp duty is impressed HEERANNA A. POGALE	
Address of the Stamp duty paying party 417/A-27 "PARNKUTI" RSC-41, SECTOR-4, CHK. KAN(W)M- KANDIVALI (W), MUMBAI-400 067	
DD / Cheque No.	869226991
DD / Cheque	CASH
Drawn by	-
DELIVERED (For Bank's Use only)	
Tran ID	A254 Rs.
Frinking Sr. No.	PL-548 Rs.
Cashier	<i>[Signature]</i>



DEED OF DECLARATION

THIS DEED OF DECLARATION is made and entered into at Mumbai, on this 15TH day of November, 2010, BY **MR. HEERANNA AYANNA POGALE**, aged 44 years, an adult, Indian Inhabitant of Mumbai, presently residing at Room No. A-27, in Charkop (1) PARNKUTI Co-op. Housing Society Ltd., situated at Plot No. 417, Road No. RSC-41, Sector-4, Charkop, Kandivali (West), Mumbai-400 067, as under :-

WHEREAS :

I say that I have entered into an Agreement for Sale dated **12th February, 2002**, for the purchase of Room No. A-27, admeasuring **25 sq. metres BUILT-UP area**, in Charkop (1) PARNKUTI Co-op. Housing Society Limited, situated at Plot No. 417, Road No. RSC-41, Sector-4,

L.H.T. I.



बदर-११
४३९७
२०११

INDIA STAMP DUTY MAHARASHTRA

शुद्ध ४३६३१

१४०५६२

R.0000100/-PB5498

NOV 15 2010

12:14

For THE KAPOL CO-OP. BANK LTD.
Kandivali Branch, Bhandarkar Bhawan,
S.V. Road, Borioli (W),
Mumbai-400 092
Authorised Signatory / C.R. 1061/09/05/2005-2008

Charkop, Kandivali (West), Mumbai-400 067, with **MR. CHANDRAKANT VITHAL KATE** (Vendor therein) for a total cost price/consideration amount of **Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)**, as mentioned therein and on the terms and conditions therein.

I say that I have paid the full consideration amount of **Rs. 1,25,000/- (Rupees One Lakh Twenty Five Thousand Only)**, to the Vendor on the Agreement for Sale dated 12th February, 2002 in respect of said Room purchased by me.

I say that I have adjudicated the said Agreement for Sale dated 12th February, 2002, in the Office of the General Stamp Office, Mumbai under Bombay Stamp Act, 1958, vide **Case No. ADJ/B/2974/2009**, dated **28th September, 2010** and have paid proper **STAMP DUTY** of **Rs. 5,190/-** and **PENALTY** of **Rs. 10,300/-** thereon.

I say, declare and confirm that the Vendor put me into quiet, vacant and peaceful possession of the said Room.

I state, declare and confirm that the said Agreement for Sale dated 12th February, 2002 is still in **FORCE** and **VALID** and the terms and conditions are binding to me.



I further state and declare that after execution of the abovesaid Agreement for Sale dated 12th February, 2002 the same remained to be lodged for registration before the Sub-Registrar of Assurances, Mumbai, within the time limits granted for the purpose of registration of documents as per provision of Section 4 of the Maharashtra Rooms Ownership Act and Regulations of Promotion, Construction, Sale and Management Act, 1963, as provided under the Indian Registration Act, 1908.

बंदर-११/	
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L. H. T. I.

...3...

I state that despite repeated request by me, the Vendor has not been coming forward to register the said Agreement for Sale dated 12th February, 2002.

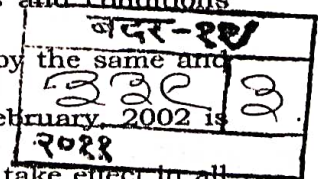
I therefore in order to safeguard my interest in respect of the above said Room desire and will to execute this **DEED OF DECLARATION** and register the Agreement for Sale dated 12th February, 2002, adjudicated by the Collector of Stamps, Taluka-BORIVALI, which has been "ANNEXED" hereto.

I, therefore, state, declare and confirm that the said Agreement for Sale dated 12th February, 2002, between the said Vendor and myself is valid, subsisting and binding to me.

I further agree and undertake to indemnify and keep indemnified the concerned Sub-Registrar of Assurances against any loss, damage, claim, etc. arising due to non-availability/presence of the Vendor/Party of the First Part, in respect of Agreement for Sale dated 12th February, 2002.



I, therefore, now desirous to lodge it for registration, admit execution thereof and to ratify and confirm the execution thereof with the Registrar/Sub-Registrar of Assurance, on the same terms and conditions noted therein and ratify and confirm and agreed to abide by the same and every part thereof as if the said Agreement dated 12th February, 2002 is duly registered under the Registration Act, 1908 and shall take effect in all respect thereto as it the parties thereto have been appeared before the Sub-Registrar of Assurances and admit the execution in time.



L. S. I

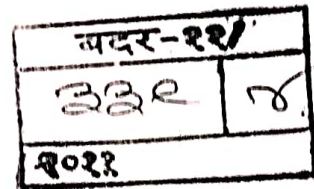
141

SCHEDULE OF THE PROPERTY ABOVE NAMED

BEING Room No. A-27, in the society known as Charkop (1) PARNKUTI Co-operative Housing Society Limited, situated at Plot No. 417, Road No. RSC-41, Sector-4, Charkop, Kandivall (West), Mumbai - 400 067, admeasuring **25 sq. meters BUILT-UP area**, Ground Floor structure i.e. Cluster Single Brick wall covered with Cement/Asbestor Sheet as Roof as per copy of the approved MHADA Plan, and the same has been constructed in the YEAR- 1987-88, within the Jurisdiction Municipal Corporation of Greater Mumbai, lying, being or situated on the land at Charkop, Muml. "R" Ward, bearing C. T. S. No. **1C-1/272**, of Village : **KANDIVALI**, Taluka : **BORIVALI**, in the Registration District and Sub-Registration District, Mumbai, and more particularly described in dated 12th February, 2002.



Whatever stated hereinabove are true and correct to the best of my knowledge.



SOLEMNLY AFFIRMED AT MUMBAI)

THIS 15TH DAY OF NOVEMBER, 2010)

H.H.T. I. OF
HEERANNA POGALE

MR. HEERANNA AYANNA POGALE)

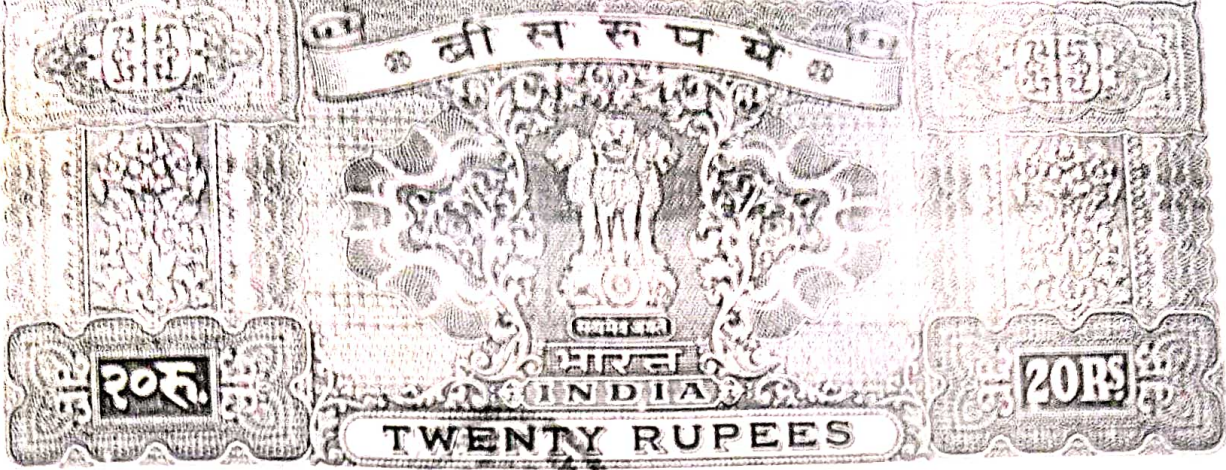
In the presence of २)

1. JAYANNA POGALE)

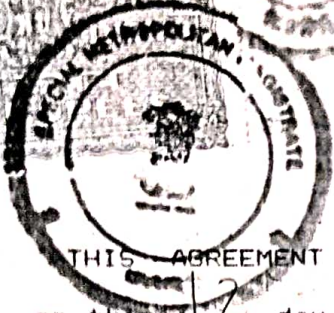
2. ANTHONY MISQUITA)



(Handwritten signature/initials)



गहपत्र नोंदविण्यांत आलेले नाही.
Heeranna POGALE

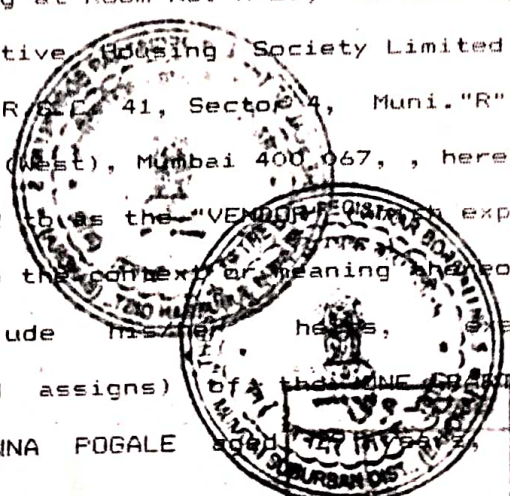


AGREEMENT

[Handwritten signature]

Bale

THIS AGREEMENT is made and entered into at Mumbai, on this 12 day of FEBRUARY, 2002, BETWEEN MR. CHANDRAKANT VITHAL KATE aged 56 years Indian Inhabitant of Mumbai, residing at Room No. A-27, at Charkop (I), PARNKUTI Co-operative Housing Society Limited, Plot No. 417, Road No. R-41, Sector 4, Muni. "R" Ward, Charkop, Kandivali (West), Mumbai 400 067, hereinafter called and referred to as the "VENDOR" whose expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) and MR. HEERANNA AYANNA POGALE aged 47 years Indian Inhabitant,



AND	
वदर-२४	
Indian	
32e	90
2022	

Bale



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11
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5449

18/2974/89 M.V. - 381000/-

28/09/10 -
Heeranna A. Pogale

5190/- Five Thousand One Hundred -
Ninety Only.

39,40
28/09/10
25(d)

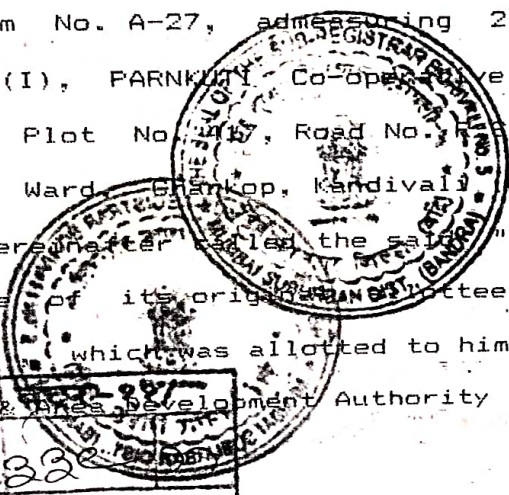
5190/- Five Thousand One Hundred Ninety only.
10300/- Ten Thousand Three Hundred Only.
25(d)

Borivali
28/09/10
[Signature] EE



Mumbai residing at Room No. 29, E-11, Sahyadri C.H.S.L.,
Charkop, Kandivali (W), Mumbai 400 067, hereinafter
called and referred to as the "PURCHASER" (which
expression unless repugnant to the context or meaning
thereof shall mean and include his/her heirs, executors,
administrators and assigns) of the OTHER PART.

WHEREAS the tenancy rights in respect of the above
said Room No. A-27, measuring 25 Sq. Meters, at
Charkop (I), PARNKUTI Co-operative Housing Society
Limited, Plot No. 217, Road No. C. 41, Sector 4,
Muni. "R" Ward, Charkop, Kandivali (West), Mumbai 400
067, (hereinafter called the said "ROOM" stands in
the name of its original allottee DHONDU BHOMAYYA
TALKOKUL which was allotted to him/her by Maharashtra



US-
Housing & Area Development Authority under World Bank
Project. 32
384532

Housing & Area Development Authority under World Bank
Project. 32
384532
AND WHEREAS DHONDU BHOMAYYA TALKOKUL, is
bonafide member of Charkop (I), PARNKUTI Co-Operative
housing Society Ltd., having Regh. No. BOM / (WR) / HSG
/(TO)/2714/87-88 and holding its shares bearing No.
to under Share Certificate No.

Pali



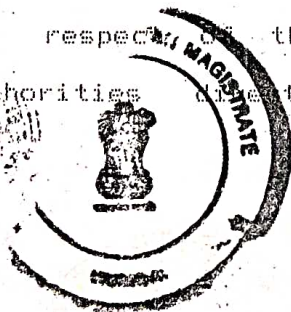
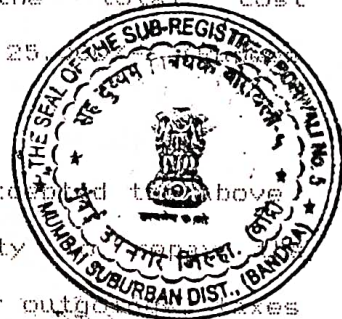
13;

AND WHEREAS original allottee OHOHOU BHOPALYYA TALKOKUL, under affidavit/NOC, Agreement and S.P.A. dated 30-10-1991, has assigned and transferred all his/her rights, title and interest in the above said room in favour of Vendor and as such the Vendor has got full and absolute rights over the said room.

WHEREAS the Vendor has paid upto date land cost and also paid upto date construction cost of the said room and the Vendor has also cleared society's monthly outgoings, taxes etc. till 31ST JANUARY, 2002.

AND WHEREAS the Vendor has personal reasons and therefore agreed to assign and transfer all his/her right, title and interest in the abovesaid room in favour of the Purchaser; for the total cost price/consideration amount of Rs. 1,25,000/- (ONE LAKH TWENTY FIVE THOUSAND ONLY)

AND WHEREAS the Purchaser has accepted the above offer of the Vendor with the liability to pay the balance land cost and society's further outgoings in respect of the said room to the concerned authorities directly on the following terms and



contd...4/-

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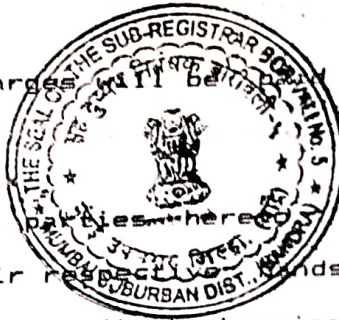
13. The Vendor further declares that he/she has no objection for transfer/regularisation of the said room along with the cost price thereof in favour of the purchaser.

14. The Vendor further declares that he/she has no objection for the transfer of membership/shares/interest of Charkop (1), PARNKUTI Co-operative Housing Society Limited, in favour of the Purchaser.

15. The Vendor hereby hands over the possession of the said room along with the all the documents, papers, receipts, Certificate/s, allotment order etc. pertaining to the said Room/Society to the Purchaser on the date of execution hereof.

16. The Society Transfer charges shall be borne by the VENDOR.

IN WITNESS WHEREOF the parties hereunto set and subscribed their hands to this presents the day and the year first hereinabove written.



SIGNED AND DELIVERED by the []
with named "VENDOR" in the []
presence of []



Reli

बदर-११	
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SIGNED AND DELIVERED by the []
with named "PURCHASER" in the []
the presence of []



VEENA GAWDE-JATHAR
B.A.LLM.
Advocate High Court
12/110, Siddharth Nagar No. 5,
Opp. Prabhodhan Stadium,
Goregaon (W); Mumbai-400 104.

12/2/2011

.....8/-

[Signature]
Special Metropolitan Magistrate
Mumbai

गावाचे नाव : कांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00
बा.भा. रु. 1.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1/सी 1/272 वर्णन: रुम नं ए 27 प्लॉट नं 417 चारकोप (1) पर्णकुटी को ओं हौ सोसा लि, आर एस सी 41 सेक्टर 4 चारकोप कांदिवली प मुं 67-----मुळ निष्पादन दिनांक 12/2/2002 भरलेले मु शु रु 5190/- व दंड रु 10300/ एडीजे /की /2974/09 दिनांक 28/9/2010
(1)25.00 चौ मी बिल्ट अप
- (3) क्षेत्रफळ
- (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) घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) हिरजा आयना पोगले - -; घर/प्लॉट नं: -; गल्ली/रस्ता: - रुम नं ए 27 प्लॉट नं 417 चारकोप (1) पर्णकुटी को ओं हौ सोसा लि, आर एस सी 41 सेक्टर 4 चारकोप कांदिवली प मुं 67; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.
- (7) दिनांक करून दिल्याचा 15/11/2010
- (8) नोंदणीचा 2/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 339 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 3810.00
- (12) शोरा

No. WBP/004/1782/DD-II-1986
Office of the Deputy Director-II
World Bank Project, M.H. & A.D. Authority,
Griha Nirman Bhavan, Bandra (East),
Bombay - 400 051.

To,

Kum./Smt./Shri D. B. Talkokul Date 15-5-86

Subject: Your application No. 999 Lot No. 1758
for open plot at Charkop-Kandivli.

Madam/Sir,

On scrutiny of your application, it is observed that you have not furnished following information / documents with your application.

- A) Proof of age / monthly income/stay in the Maharashtra/ Bombay Metropolitan Region and rental accommodation is not produced (Proof produced is not clear as required)
- B) Monthly income of spouse is not mentioned and the proof in support thereof is not produced.
- C) Caste/Tribe Certificate issued by Metropolitan/Executive Magistrate is not produced. (Certificate attached is not proper as required.)
- D) Declaration (Affidavit) for not having ownership residential accommodation is not produced. (See para 8 (1) /5(3) of the Brochure)
- E) _____

You are therefore, requested to furnish the above information/ documents etc. personally on 27-5-86 on the following address during Office hours failing which, your application is likely to be rejected.

Yours faithfully,
[Signature]
For Director-II,
World Bank Project/Bombay.
Please turn over

Allotment letter.

उपसं-२.
जा. क्र. डब्लू. बी. पी/००४/
उपसंचालक २, जागतिक बँक प्रकल्प, यांचे कार्यालय,
महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण
गृहनिर्माण भवन, बंद्रा [पूर्व] मुंबई-४०० ०५१.

दिनांक:

ड./श्रीमती/श्री.

15/5/86
क्र. 5011101
क्र. 5011101

विवरण: चार्कोप-कान्दिवली येथील मुंबईवासीचा आपला अर्ज सोदत क्र. _____

- महोदय/महोदयजी
आपल्या अर्जाची छाननी केली असता असे आढळले की, आपल्या अर्जासोबत आपण खालील माहिती/कागदपत्रे जोडलेली नाहीत.
[अ] वयाचा/मासिक उत्पन्नाचा/महाराष्ट्रातील/मुंबई महानगरप्रदेशातील वास्तव्याचा/माह्याची बाण/अखत्यारी पुरावा जोडलेला नाही. [जोडलेला पुरावा आवश्यकप्रमाणे स्पष्ट नाही].
[ब] आपल्या वैवाहिक सार्थदारांचे मासिक उत्पन्नाचा उल्लेख केलेला नाही. तसेच त्यावास्तवचा पुरावा जोडलेला नाही.
[क] जाती/जमातीचा महानगर/कार्यकारी दंडाधिकारी यांनी प्रमाणित केलेला दाखला जोडलेला नाही. [जोडलेला दाखला आवश्यकतेनुसार योग्य नाही].
[ड] नाटकी हक्काचे निवासस्थान नसल्याचे प्रतीपादन अर्जासोबत दिलेले नाही. [माहिती पुस्तिकेतील परिच्छेद ८ (१)/५ (३) नुसार आवश्यक]
[इ] _____

आपणास विनंती करण्यात येते की, वरील माहिती / कागदपत्र या कार्यलयाकडे पाठीमागे नमूद केलेल्या पत्त्यावर दि. रोजी, कार्यालयीन वेळेत समस आणून द्यावेत, अन्यथा आपला अर्ज अपात्र ठरविला जाईल.

आपला विश्वासू,

उपसंचालक २ करिता,
जा. बँक

(किंवा मूल्या आणि शक्यतासाठी मागे पहा)

Share
Certificate

THE CHARKOP (1) PARNAKUTI CO-OPERATIVE HOUSING
SOCIETY LIMITED. BOM (W/R) HSG (T.O.)/2714/87-88

(Registration No. _____) Date _____

Address : Flat No. 417, Sector No. IV,
Part-II, Charkop,
Kandivali (W), Bombay-400 067.

THIS IS TO CERTIFY that the person(s) named in this Certificate is/are the Registered Holder(s) of the within-mentioned Share(s) bearing the distinctive number(s) herein specified in the above Society subject to the Bye-Laws of the Society and that the Shares mentioned below are fully paid up.

SHARES OF RUPEES 50/- EACH, FULLY PAID UP.

Member's Register No. <u>27</u>	Certificate No. <u>0027</u>
Name(s) of Holder(s) <u>SHRI DHONDURAM BHUVANYA TALKOKUL</u>	
No. of Share(s) held <u>FIVE</u> (in words)	<u>005</u> (in bold figures)
Distinctive No(s) From <u>0131</u>	To <u>0135</u>
(Both Inclusive)	

GIVEN under the Common Seal of the Society this 24TH day of APRIL 1995



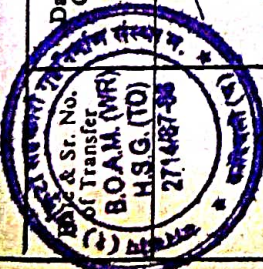
Chairman

Hon. Secretary

Member of the Committee.

S.S. Kumbhar.

MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

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 is Registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
 <p>प्राणी सं. 204 14/6/17</p>	<p>2</p> <p>श्री. हिरोकाजी अयणजी पोगाडे</p> <p>Chairman</p>	<p>3</p> <p>श्री. अशोकजी यशवंतजी 0131 TO 0135</p> <p>Hon. Secretary</p>	<p>4</p> <p>श्री. अशोकजी यशवंतजी 2501- वराहजी अयणजी</p> <p>Hon. Secretary</p>	<p>5</p> <p>सहकारी ग्रहनिर्माण संस्थान अशोकजी यशवंतजी सचिव Committee Member</p>
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member

Form No. 1

RECEIPT Form / w / m / 2205

No: 531929

Maharashtra Housing And Area Development Authority
MHO / M3 HOUSING AND AREA DEVELOPMENT BOARD

04/6/2014

BOU

Subject to realisation of cheque

ORGANISATION CODE

Received Cash / Cheque / Draft Rs 9,109/-
Rupees nine thousand one hundred nine

Voucher No.					
Date	26	06	20	14	

From Hirama A. Pagale

Cheque / Draft No. 617860 Dated 28/6/14 Name of Bank Bank of Maharashtra

For (Purpose) Plot-417, Gharkul No A-27, Branch Gharkul, Kondivadi
Chs, KSC-41, Sector-4, Gharkul, Kondivadi (W)

Major Code	Sub Major Code	Ledger Code	Sub Ledger Code	Sr No. of BUD	Account Description	DR / CR	Amount	P	
							Rs.	P.	
013	02	122	000		Lease Rent	CR	336	00	
013	05	331	001		N/A (2/88 to 07/16)	CR	3220	00	
018	00	924	002		CHAS	CR	83	00	
018	00	030	002		late pro	CR	5470	00	
813 To Bank							DR	9,109	00

Signature of Receiver / Cashier

Approved By

Authorised Officer

Tax Receipts Paid
after this society is
Paying MHAPD Tax

