



Thursday, November 11, 2010

12:47:58 PM

Original

श्रीधर, ११/११/१०

Page 89.1A

पावली

पावली क्र. : 12917

दिनांक 11/11/2010

भावाचे नाव पाचपाखाडी

दस्तावेजाचा अनुक्रमांक, एन१२ - 12705 - 2010

दस्तावेजाचा प्रकार कर्णधार

मुळ दस्त मिळाला

सादर करणाऱ्याचे नाव: हसमुख वी. ठेडा - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पुष्पांकनाची नक्कल (अ. 11(2)), रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)	:-	340.00
एकूण	रु.	30340.00

आपणास हा दस्त अंदाजे 12:49PM ह्या वेळेस मिळेल

श्री दुष्यम निबंधक ठाणे क्र. २
दुष्यम निबंधक
सह दु.नि.ठाणे २

वाजार मूल्य: 3067500 रु. मोबदला: 3500000रु.

शरलेले मुद्रांक शुल्क: 15700 रु.

वेगवेगळे प्रकार :डीडी/बनाकर्णधार;

केव्हे पास व पत्ता: ठाणे भारत सहकारी बँक लि.;

डीडी/बनाकर्ण क्रमांक: 62107; रक्कम: 30000 रु.; दिनांक: 11/11/2010



दस्तावेजांक व वर्ष: 12765/2010

Thursday, November 11, 2010

12:36:47 PM

दुयम निर्वाचक: सह दु.नि.ठाणे 2

सूची क्र. दोन INDEX NO. II

पेज 63 न.

Page 63 m.s.

गावाचे नाव : पाचपाखाडी

- (1) विलेखाचा प्रकार, मोकदल्याचे स्वरूप करारनामा व वाजारभावा (भाडेपट्ट्याच्या वावरील पट्ट्याकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोकदला रु. 3,500,000.00
वा.भा. रु. 3,067,500.00
- (2) भू-मापन, पोटहिरसा व धरमगांक (असल्यास) (1) वर्णन: शोन नं. 5/19/1 5क - सि.स.नं. 177 टिका नं. 12 - फ्लॅट नं. 402, 4 का मजला, ओअॅरीस सिल्वर स्टोन विल्डींग, राम भारती रोड, पाचपाखाडी, ठाणे क्षेत्र 68.70 चौ.मी. विल्टअप
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुळी 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 वेलजी गुट्या - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: नौपाडा, ठाणे; 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) हसमुख वी. छेडा - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: कोलवाड, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: AFGPC8377M.
(2) नाथीवेन वी. छेडा - ; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: कोलवाड, ठाणे; तालुका: -; पिन: -; पॅन नम्बर: AFGPC8379F.
- (7) दिनांक करून दिल्याचा 11/11/2010
- (8) नोंदणीचा 11/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 12765 /2010
- (10) वाजारभावाप्रमाणे मुद्रांक शुल्क रु 157600.00
- (11) वाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शंरा





शाखा / Br.

मुद्रांक शुल्क / Sia

सेवा आकारणी

No. 1005/1194/MS05-D

पत्ता

अधिकारी

अधिकारी

अधिकारी

मुद्रांक शुल्क भरण

Name of slant

पत्ता / Address

समोरच्या पक्षकारा

व्यवहाराच्या उद्देशा

Purpose of tra

धनादेश / पे ऑर्डर

Name of the Dr

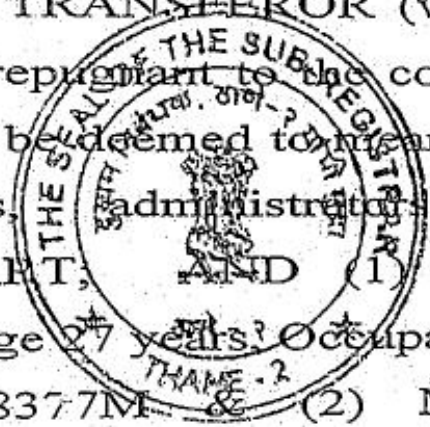
रोखपाल / Cash

This counterfoil has
been cancelled दस्तावेज
सह

AGREEMENT FOR SALE

दस्तावेज - २	
दस्तावेज क्रमांक	3244/2090
2/95	

THIS AGREEMENT is made and entered into at Thane, on this _____ day of November, 2010 BETWEEN MR. PRAVIN VELJI GUTKHA, Age ---- years, Occupation: Business, residing at Oasis Silver Stone, Ram Maruti Road, Thane(W), hereinafter referred to as the TRANSFEROR (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART, AND (1) MR. HASMUKH B. CHHEDA, Age 27 years, Occupation: Service Pan No. AFGPC8377M AND (2) MRS. NATHIBEN B. CHHEDA, Age 51 years, Occupation: Housewife, Pan No. AFGPC8379F both residing at. 602, Laxmi Tark, Opp. Pratap Talkies, Kolbad Road. Thane(W), hereinafter referred to as the TRANSFEREES (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to mean and include their heirs, executors, administrators and assigns) of the SECOND PART;



REGISTRY
STAMP DUTY
MAHARASHTRA
RO: 546001-PB5151
142202

H. Chhedani

For Thane Bharat Sahakari Bank Ltd.

Thane Bharat Sahakari Bank Ltd.
Main Branch, Neaupada, Thane.

Special Adhesive NOV 10 2010

WHEREAS by an Agreement for Sale dated 13/10/2010 lodged for Registration as a document No. TNN5-11125-2010 (hereinafter referred to as the Principal Agreement) the TRANSFEROR, herein purchased from M/S. NANDIVARDHAN CONSTRUCTION PVT. LTD., a Company registered under Companies Act, 1956 having their office at Thane (W), a Flat being Flat No. 402, admeasuring 616 sq.ft. carpet area, on the Fourth of the (G+ --) Building known as OASIS SILVER STONE, constructed on Tika No. 12, City Survey No. 177, lying, being and situated at Ram Maruti Road, Village: Panchpakhadi, Thane (W), Taluka and District Thane Registration District and Sub-District Thane and within the limits of Municipal Corporation of Thane (hereinafter referred to as "M.C. Thane"); more particularly described in the schedule written hereunder.



AND WHEREAS after making full payment of price or consideration to the said Builder and on complying with all the terms and conditions under the said Principal Agreement, the "TRANSFEROR" herein, was put into vacant, peaceful and legal possession of the SAID FLAT.

प्राप्त करी १२/१०/२०१०
३/१९५

AND WHEREAS the "TRANSFEROR", along with the other flat Purchasers became the member of the Co-operative Society formed in 2010 known as TULSI VRINDAVAN CO-OPERATIVE HOUSING SOCIETY LIMITED.

AND WHEREAS the "TRANSFEROR" as such member of the said Tulsi Vrindavam Co-operative Housing Society Ltd., bearing Registration No. TNA/HSG/TC/ / dated the "TRANSFEROR" holds five fully paid up shares of Rs.50/- each bearing distinctive Nos. from --- to ---

Handwritten mark

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Expenses of the building as on 2024
12.00%

(both inclusive) vide Share Certificate No. ----- dated ----- (hereinafter referred to as "said shares") and as such member is holding and is in possession and occupation of the premises being the said 402, admeasuring 616 sq.ft. carpet area, on the Fourth of the (G+ --) Building known as OASIS SILVER STONE, constructed on Tika No. 12, City Survey No. 177, lying, being and situated at Ram Maruti Road, Village: Panchpakhadi, Thane (W), Taluka and District Thane Registration District and Sub-District Thane and within the limits of Municipal Corporation of Thane and by virtue of his being a member of the society is holding undivided rights, title and interest in the assets of the said Society;

AND WHEREAS the "TRANSFEROR" for his own reasons intends to transfer the SAID FLAT to the "TRANSFEREES" along with all his right, title and interest in the SAID FLAT .

AND WHEREAS being aware of the intention of the "TRANSFEROR" the "TRANSFEREES" approached the "TRANSFEROR" and has offered to purchase and accept the SAID FLAT.



AND WHEREAS after negotiations the "TRANSFEROR" has agreed to sell and the "TRANSFEREES" have agreed to purchase from the "TRANSFEROR" the SAID FLAT for the consideration and upon the terms and conditions hereinafter appearing;

ट न न - २
वस्ता क्रमांक १२०१०
४२९५

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

Signature गांधी कोन देस

435.00 24
12.00%
* 1 30,500.00
Expected ...
Age of the building as on 2024
Registration

1. The TRANSFEROR doth hereby agree to sell and transfer to the TRANSFEREES and the TRANSFEREES hereby agree to purchase and acquire from the TRANSFEROR SAID FLAT No. 402, admeasuring 616 sq.ft. carpet area, on the Fourth floor in the (G+--) known as OASIS SILVER STONE , constructed on Tika No. 12, City Survey No. 177, lying, being and situated at Ram Maruti Road, Village: Panchpakhadi, Thane (W), Taluka and District Thane and more particularly described in the schedule hereunder written TOGETHER WITH ALL his rights, title and interest therein for the total price or consideration of Rs. 35,00,000/- (Rupees. Thirty Five Lakhs Only) to be paid as under:-

a) Rs.20,00,000/- (Rupees Twenty Lakhs Only) paid on or before execution of the TRANSFEROR doth hereby * and acknowledge the receipt whereof.



b) Rs.15,00,000/- (Rupees. Fifteen Lakhs Only) to be paid at the time of execution & registration of these presents

920000 / 2020
Y D 30

Total - Rs.35,00,000/- (Rs.-Thirty Five Lakhs Only)

2. On realization of cheques of an amount of Rs. 35,00,000/--(Rupees. Thirty Five Lakhs Only) being the full and final price or consideration for the SAID FLAT, payable hereunder, as per clause 1, above the TRANSFEROR shall handover and put the TRANSFEREES in vacant physical and legal

432000000

12.00%

Rs. 1,30,000.00

Expire on 2024

Age of the building as on 2024

Cost of Construction

100 X (0 / 100)

Handwritten signature/initials

... completing the title of the "TRANSFEREES" in respect of the SAID FLAT.

14. All expenses regarding Stamp duty, Registration fee and Advocate's charges, shall be paid and borne by the "TRANSFEREES" alone.
15. This Agreement is subject to the provisions of Maharashtra Flat Ownership Act, 1963.

SCHEDULE ABOVE REFERRED TO:

ALL THAT premises being a Flat being Flat No. 402, admeasuring 616 sq.ft. carpet area, on the Fourth of the (G+ --) Building known as OASIS SILVER STONE, (known as Tulsi Vrundavan Co-op. Hsg. Sty Ltd.) constructed on Tika No. 12, City Survey No. 177, lying, being and situated at Ram Maruti Road, Village: Panchpakhadi, Thane (W), Taluka and District Thane and within the limits of Municipal Corporation of Thane



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

SIGNED AND DELIVERED by)
the withinnamed "TRANSFEROR")
MR. PRAVIN VELJI GUTKHA)
in the presence of.....)

1. P. K. Khande
2. S.P. Karamde,

ट न व - २
दस्तावेज क्रमांक 3200 / 2070
१० / ११



1 = 0003322 X 12
सर्चा ११
Gulphur
Valuation Person