



Wednesday, March 10, 2010  
4:00:57 PM

पावती

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 2739

दिनांक 10/03/2010

गावाचे नाव भाईदर

दस्ताऐवजाचा अनुक्रमांक टनन10 - 02739 - 2010

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: रमेश भिखामाई सोलंकी - -

नोंदणी फी	:-	1530.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (23)	:-	460.00
<b>एकूण</b>	<b>रु.</b>	<b>1990.00</b>

आपणास हा दस्त अंदाजे 4:15PM ह्या वेळेस मिळेल

*(Signature)*  
दुय्यम निबंधक  
सह दु.नि.का-ठाणे 10

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

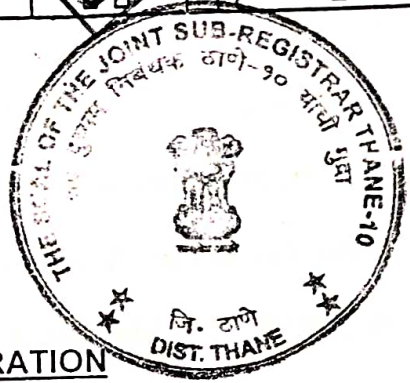
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ हैदराबाद-मिरारोड पू.ठाणे.;

डीडी/घनाकर्ष क्रमांक: 275058; रक्कम: 1530 रु.; दिनांक: 10/03/2010

२०१० मी १०/०३/२०१० २०१० २०१० २०१० २०१०

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	Date 7/3/10
Pay to : Acct Stamp Duty Thane	
Franks Value	Rs. 100
Service Chgs (Rs. 10 per doc)	Rs. —
TOTAL	Rs. 100
Name of the stamp duty paying Party	
R. S. Solanki	
Cheque No. 1	
Drawn on Bank	
Trans ID	
Franks Sr. No. 1508888	
Officer	



**DECLARATION**

We MR RAMESHBHAI BHIKHABHAI SOLANKI & MR BHARATBHAI BHIKABHAI SOLANKI Presently Residing at Flat No 003, Ground Floor, Bldg No C-42, Sector 2, Shanti Nagar 203 Mira Road (E), Dist : Thane - 401107. do hereby declare on Solemn affirmation as under :

*(Signature of Rameshbhai Bhihabhai Solanki)*  
*(Signature of Bharatbhai Bhikabhai Solanki)*

Citizencredit Co-op Bank Ltd.  
 Shop Nos. 34-41, Ground Floor-1,  
 Station Road, Mira Road (East),  
 Thane-401107.  
 D-5/STP(V)/C.R. 1009/02/2005/200-

भारत 88251  
 136880  
 R.00001001-PB5256  
 17.46  
 SPECIAL ADHESIVE  
 MAR 09 2010  
 INDIA STAMP DUTY MAHARASHTRA

96-1112  
 2009/03/07  
 23-9

We Declare that We had Purchased Flat No 003, Ground Floor, Bldg No C-42, Sector 2, Shanti Nagar, Mira Road (E), Dist : Thane - 401107. From MR LAXMICHAND KHIMJI SAVLA Vide an Agreement For Sale dated 2-5-1991 and MR LAXMICHAND KHIMJI SAVLA had Purchased the said Flat From M/S SHANTISTAR BUILDERS Vide Agreement For Sale dated 10-5-1991

We Further Declare that Agreement For Sale dated 2-5-1991 between MR LAXMICHAND KHIMJI SAVLA and our selves is not Registered as required under the Bombay Stamp Act. We Further declare that We want to do the registration of the said Agreement for the said Flat. For this Purpose we went to the above seller and they were not available at their place and therefore We went to the registration of the said Flat by ourselves i.e Purchaser

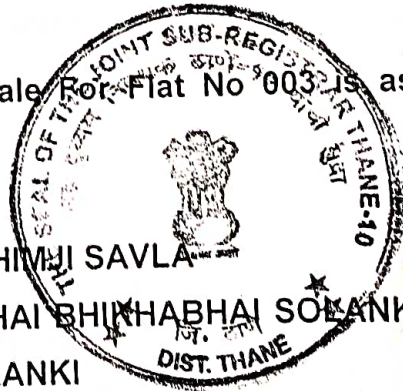
The Details of the Agreement For Sale For Flat No 003 is as Follows :

Date of Execution : 2-5-1991

Name of Seller : MR LAXMICHAND KHIMJI SAVLA

Name of the Buyer : MR RAMESHBHAI BHIKHABHAI SOLANKI & MR BHARATBHAI BHIKABHAI SOLANKI

Particular of the Flat : Flat No 003, Ground Floor, Bldg No C-42, Sector 2, Shanti Nagar, Mira Road (E), Dist : Thane - 401107.



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m<nmw) mmiam) dnhit)

टनन - 90
२ ७३९/२०१०
२ - २३

Area of Flat : 360 Sq.Ft Built-up Area

Total Consideration : Rs 1,17,000/- (Rupees one Lac Sevontoon Thousand only)

Survey No : 742

Village : MIRA/ BHAYANDER / PENKARPADA

We declare that we will be responsible for the consequences incurred due to the registration of the said Flat by ourselves i.e. by the Purchaser . We will bear all the expenses incurred due to the registration of the said Flat by myself. i.e. by the Purchaser. The Registration authority will not be responsible in any way for all the consequences incurred due to the registration of the said Flat.

Whatsoever declared hereinabove is true and correct to the best of our Knowledge, belief and information.

Solemnly declared at Thane on this 09 day of March 2010.

महेशभाई भिकुभाई सोलंकी  
[MR RAMESHBHAI BHIKHABHAI SOLANKI]



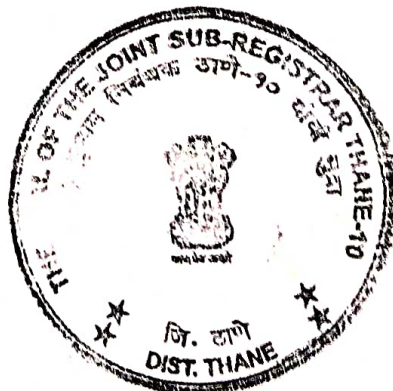
भारतभाई भिकुभाई सोलंकी  
[MR BHARATBHAI BHIKABHAI SOLANKI]



Witness :

1)

2)



टनन - १०
२०३९/२०१०
B-२३

10/03/2010  
4:01:40 pm

दुय्यम निबंधक  
सह पु.नि.का.ठाणे 10

दस्त गोपवारा भाग-1





टनन10

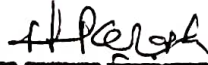
दस्त क्र 2739/2010

E/23

दस्त क्रमांक : 2739/2010

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा छटा
1	नाम: रमेश भिखाभाई सोलंकी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: मिरारोड पू.ठाणे. तालुका: - पिन: - पॅन नम्बर: - 2739/2010	लिहून घेणार वय 43 सही		
2	नाम: भरतभाई भिखाभाई सोलंकी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: मिरारोड पू.ठाणे. तालुका: - पिन: - पॅन नम्बर: - 2739/2010	लिहून घेणार वय 44 सही		
3	नाम: - - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही

  
सह दुय्यम निबंधक ठाणे-१०



दस्तावेज करून देणार तय्यकथीत (घोषणा पत्र) दस्तावेज करून दिल्या। कबूल करतात।

1 OF 1



दस्त गोषवारा भाग - 2

टनन10

दस्त क्रमांक (2739/2010)

4 123

दस्त क्र. [टनन10/2739-2010] चा गोषवारा  
बाजार मुल्य :0 गोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:2739 दिनांक:10/03/2010  
पावतीचे वर्णन  
नाव: रमेश भिखाभाई रोलकी

दस्ता हजर केल्याचा दिनांक :10/03/2010 03:58 PM  
निष्पादनाचा दिनांक : 09/03/2010  
दस्ता हजर करणा-याची सही :

1530 :नोंदणी फी  
460 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
1990: एकूण

दस्ताचा प्रकार :64 घोषणा पत्र  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 10/03/2010 03:58 PM  
शिवका क्र. 2 ची वेळ : (फी) 10/03/2010 04:00 PM  
शिवका क्र. 3 ची वेळ : (कबुली) 10/03/2010 04:01 PM  
शिवका क्र. 4 ची वेळ : (ओळख) 10/03/2010 04:01 PM

दस्ता नोंद केल्याचा दिनांक : 10/03/2010 04:01 PM

द. निबंधकाची सही, सह दु.नि.का-ठाणे 10  
सह दुय्यम निबंधक ठाणे-१०

ओळख :

खालील इराम असे निवेदीत करतात की, ते दस्तपेवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) संजय चक्कर- - ,घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईगारतीचे नाव: -

ईगारता नं: -

पेट/वसाहत: -

शहर/गाव: गिरारोड पू, ठाणे

तालुका: -

पिन: -

2) पंकज गोडा- - ,घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईगारतीचे नाव: -

ईगारता नं: -

पेट/वसाहत: -

शहर/गाव: गिरारोड पू, ठाणे.

तालुका: -

पिन: -



प्रमाणीत करण्यात येते की

या दस्तास एकूण 23... पाने आहेत.

सह दुय्यम निबंधक ठाणे-१०



पुस्तक क्रमांक 9-चे

203e क्रमांकावर नोंदला  
श्रीवसुदेव शंकर मोदविले

सह. दुय्यम निबंधक ठाणे क्र. १०  
तारीख १०... महि ०३... सन २०१०

द. निबंधकाची सही  
सह दु.नि.का-ठाणे 10  
सह दुय्यम निबंधक ठाणे-१०





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x amim miv 21miv

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अवधि पराजय, पूर्ण

7 MAR 1991

Gxv

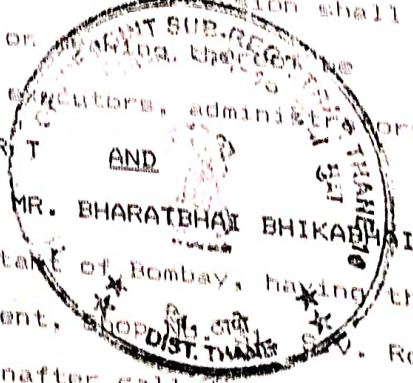
AGREEMENT FOR SALE :-

THIS AGREEMENT FOR SALE is made ~~and~~ entered into at Bombay, this 2<sup>nd</sup> day of MAY, 1991 between

**BH. D. SHAH, ADV.**

MR. LAXMICHAND KHIMJI SAVLA, an adult, Indian of Bombay, presently residing at Neelkanth Ashish, Block No. 16, 4th Floor, Dr. Rajendra Prasad Road, Mulund (West), Bombay - 400 080.

hereinafter called the 'VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the FIRST PART



AND MR. RAMESHBHAI BHIKHABHAI SOLANKI AND MR. BHARATBHAI BHIKHABHAI SOLANKI, also an adult, Indian Inhabitant of Bombay, having their present address at 6, Bhagwati Apartment, Malad (West), Bombay - 400 064, hereinafter called the

'PURCHASERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

x Gxv

be deemed to mean and
of - 90
s and assigns) of
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1 - 23

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x amim miv 21miv

*[Handwritten signature]*

Impounded under section 30  
of Bombay Stamp Act 1958

Collector of Stamps, THANE

Shri/Smt. R. B. Solanki  
of Thane has paid an amount  
of deficit stamp duty of Rs. 1,530/-  
One thousand five hundred thirty only  
and penalty of Rs. 250/-  
only in the State Bank of India.  
Branch Thane vide Challan No 16.  
dated 13/3/95

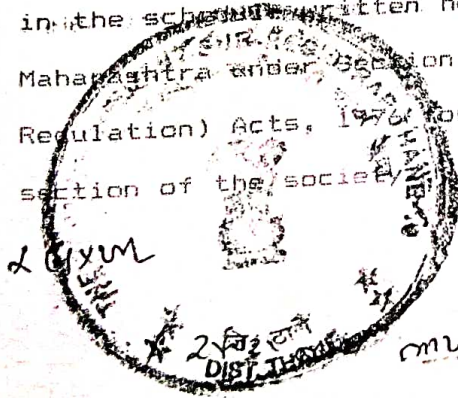
Certified u/s 41 of the Bombay  
Stamp Act, 1958 that the full stamp  
duty of Rs. 1530/- One thousand five hundred  
only has been paid in respect of this thirty only  
Instrument.

Subject to the Provision of  
Sec. 53A of Bombay Stamp Act, 1958



11737-Collector of Stamps, THANE

WHEREAS by and under an Agreement for Sale dated 10-5-91  
entered into between M/s. Shantistar Builders of B, Tulsiani  
Chambers, Nariman Point, Bombay - 400 021, referred to as the  
Builders thereof and the Vendor referred to as the "Purchaser"  
and the said M/s. Shantistar Builders agreed to sell to the  
Purchaser/Vendor and the Vendor agreed to purchase from them a  
flat being Flat No. 003 on the ground floor of building no. C  
of Sector 2 of their Shantinagar Housing Project at Mira Road  
(East), Dist.: Thane, at the price and on the terms and  
conditions mentioned therein on land more particularly described  
in the schedule written hereunder and exempted by the Govt. of  
Maharashtra under Section 20 of Urban Land (Ceiling and  
Regulation) Acts, 1976 for construction of houses for the weaker  
section of the society



Handwritten signature or mark

2002/2090  
C = 23

Handwritten note: \* मरमिड मरमिड मरमिड



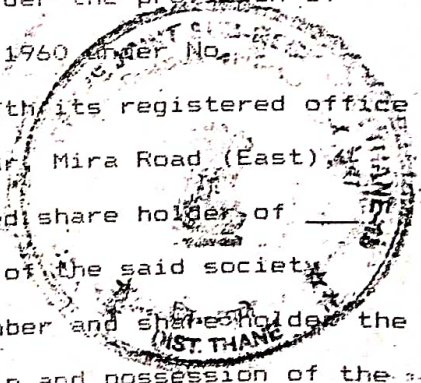
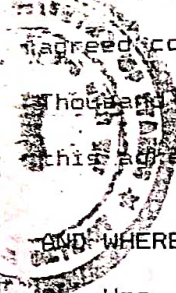
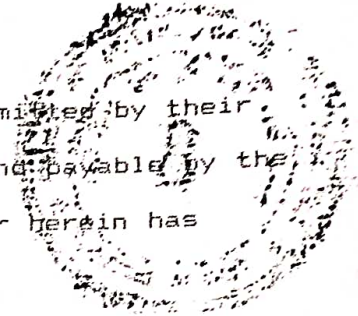
AND WHEREAS the said Agreement for Sale dated 10.5.91 is lodged for registration at the office of the Sub-Registrar of Assurances at Bombay under Sr. No. 0062600 on 13.5.91 CHA 4110/91

AND WHEREAS the Vendor herein has paid all the amount due and payable to the said M/s. Shantistar Builders in r/o the said flat as per the agreement.

AND WHEREAS the said M/s. Shantistar Builders admitted by their letter dated 14.5.91 that no amount is due and payable by the Vendor herein in r/o the said flat and the Vendor herein has taken actual possession of the said flat.

AND WHEREAS the Vendor has agreed to sell to the Purchasers and the Purchasers has agreed to purchase from the Vendor the said flat no. 003 on the ground floor of building no. C-42 of Sector 2 of Shantinagar, Mira Road (East), Dist.: Thane, with fixtures, fittings and amenities provided therein by the builders for the agreed consideration of Rs. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and the parties hereto are desirous of executing this agreement for sale in respect thereof.

AND WHEREAS the Vendor is a member of \_\_\_\_\_ Shantinagar Co-Op. Hsg. Society Ltd., a society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-Operative Societies Acts, 1960 under No. \_\_\_\_\_ dated \_\_\_\_\_ with its registered office at building No. C-42/Sector 2, Shantinagar, Mira Road (East), Dist.: Thane and such member is registered share holder of \_\_\_\_\_ shares of the total value of Rs. \_\_\_\_\_ of the said society standing in his name and whereas such member and share holder the vendor has full right, interest, ownership and possession of the said flat in the said society's building situated at Mira Road (East), Dist.: Thane.



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X amimiv amimiv 21/1/97

et

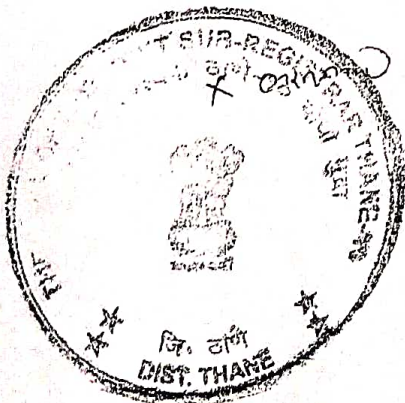
AND WHEREAS the Purchaser is desirous of acquiring the said shares of the Vendor and the rights to the said flat together with the benefits of deposits made by the Vendor with various local authorities including the B.S.E.S. Ltd. for the beneficial enjoyment and occupation of the said flat.

AND WHEREAS the Vendor has agreed to transfer the said shares handover vacant possession of the said flat to the Purchaser the total consideration of Rs. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only) together with the right, to the said shares and benefits of the contribution made by the Vendor in the said flat and all deposits made from time to time either through the said builders or the said society with various local authorities for the beneficial and enjoyment and occupation of the said flat.

AND WHEREAS the Purchaser has agreed to purchase the said shares and acquire the rights to the said flat for the consideration aforesaid and to get the membership and the said shares transferred in their name.

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: NOW THIS INDENTURE WITNESSETH AS UNDER :

1. The Vendor shall sell, assign and transfer to the Purchasers the said shares and the right to the said flat together with all benefits thereof at and for the total consideration of Rs. 1,17,000/- (Rupees One Lakh Seventeen Thousand Only) and the entire amount of agreed consideration shall be paid by the Purchasers to the Vendor in the following manners :

Rs. 1,00,000/- The Purchasers shall pay to the Vendor on/or before execution hereof as part payment of agreed consideration.

Rs. 17,000/- The Purchasers shall pay to the Vendor on/or before 2-5-1991 as balance amount of agreed consideration through housing loan scheme of any financial institution.

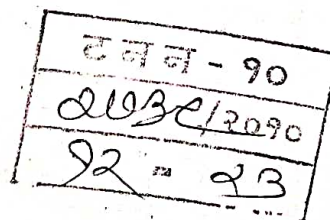
The Vendor doth hereby admit and acknowledge the payment and receipt of the said sum of Rs. 1,00,000/- (Rupees One Lakh Only) being a part payment of agreed consideration and the Vendor doth shall acquit, release and discharge every part thereof to the Purchasers forever only on receipt of the balance amount of agreed consideration as mentioned hereinabove.

X *(Handwritten signature)*

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X *(Handwritten signature)*

X *(Handwritten signature)*



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

SIGNED SEALED & DELIVERED by the )  
 within named 'VENDOR' )  
 MR. LAXMICHAND KHIMJI SAVLA )  
 in the presence of )  
 Shri. Khimji T. Salva, )

*Wany Natar*

*X (Handwritten signature)*

SIGNED SEALED & DELIVERED by the )  
 within named 'PURCHASERS' )

MR. RAMESHBHAI BHIKhabhai SOLANKI )  
 AND )  
 MR. BHARATBHAI BHIKhabhai SOLANKI )  
 in the presence of )

*X (Handwritten signature)*

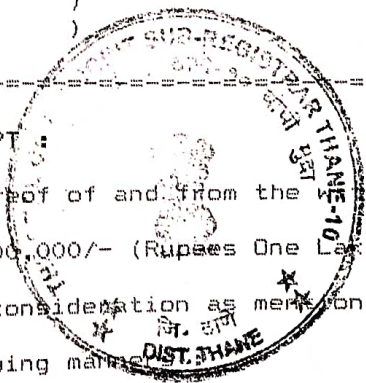
*X (Handwritten signature)*

: RECEIPT :

RECEIVED on/or before execution hereof of and from the within named 'PURCHASERS' a sum of Rs. 1,00,000/- (Rupees One Lakh Only) being part/full payment of agreed consideration as mentioned herein and paid to me in the following manner:

Cheque No. 28601 dt. 29-4-91 for Rs. 1,00,000/- (Rupees One Lakh Only)

*The Samasta Nagar Co-op.  
 Bank Ltd, Malad West  
 Bombay-64.*



LAXMICHAND KHIMJI SAVLA  
 TRANSFEROR

Witness :

- H.C. GEMAVAT
- J.B. GANDHI

*(Handwritten signatures)*

६५४
20BE/2090
१६ २३

मिरा भाईंदर नगरपालिका परिषद  
 मुख्य कार्यालय भाईंदर  
**MIRA BHAYANDAR MUNICIPAL COUNCIL**  
 उपनगरी विद्याजी महापत्ता मार्ग, भाईंदर पिन कोड ४०११०१.

६५३०६१८८-८०

दिनांक २८/०५/८८

- बाबत :-
- १] मे. अर्थ पुनिक आर्गॅटिगट घांघा दि. १६.११.८५ वा अर्थ.
  - २] मे. ग्रामपंचायत भाईंदर वा. १९७०/८०, दि. १६.११.८० वा. या घांघाम मंजूरी.
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  - ४] मे. जनत अडिमिलीट्रेयन डिपार्टमेंट मंत्रालय प्र. एच३८४७५२/१०८८/ सवतसवतपडी/दि. १६.११.८० वा. मंजूरी.

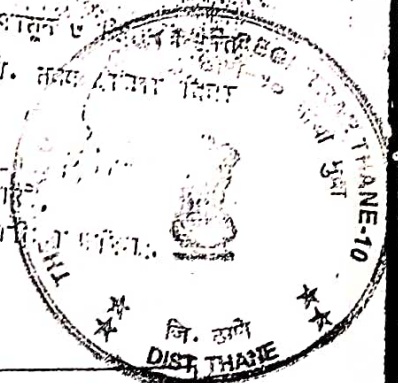
पापर परवाना

मिरा भाईंदर नगरपालिका क्षेत्रांत, गांतीकर नातानि ओबवत्या पाणा-या त्किमला ग्रामपंचायत भाईंदर, मे. विस्थापितारी हाणे म महाराष्ट्र शासनाने मंजूरी दिलेली आहे.

- ए-१, ए-२, ए-३/४, ए-४/८, ए-२, ए-१०, ए-११/१२, ए-१३/६.  
 टाईम - "ती"  
 ती-३/४, ती-४/८, ती-११/१२, ती-३६/४०, ती-२८.  
 ती-३२/४०, ती-४१/४२, ती -४३.

वरील इमारतीचे पूर्ण झाल्या अतून, त्यामुळे अर्थ दिवत व्री. टोळणे, अर्थ पुनिक घांघा वाप्या दिलेला आहे. तसेच वरील इमारतीचा अतून कार्षेय नगरपालिकेची हरका नाटी. मात्र तदर्थे पात्र विवलेलात ए वरील इमारतीचे गावा पारळोडी घाटी वाठविण्यांत वाप्या. तसेच त्याचा विवत जते.

प्रत -  
 १] अर्थ पुनिक आर्गॅटिगट, १५ अर्थ.  
 चेवरी, पहिला भाव, टि. १०१-२१, मु. १२-२  
 २] मुख्यपिपीक, कर विभाग  
 मिरा भाईंदर नगरपालिका परिषद.



टवळ - १०  
 २०८६२०१०  
 १२ - २३

