

No. 3708

सादेनागी वर / Party Copy
दि नॉव कॅनरा जी. एस. बी.

को-ऑप. बँक लि.

SHIBSARTH KANARA
CO-OP BANK LTD.
(Secured Bank)

General Sir...
R 10420205
S33 DL 22-07-05

BRANDRA
58766

Service Charges
11

Tax
Rs 58761

Documents / No. of Documents
1

संज्ञा / Amount in words
Fifty Eight
Thousand Seven Hundred Sixty
One

युक्त शुल्क भरणाने नंतर वरती
Name & Address of stamp duty paying party
Mr. Wilson Nadar

सादेनागी वरकर्ता / Name of counterparty
Prakash, Sai

बदलावा देणारे कागद / Purpose of transaction
PAYMENT

शुकोर भरणे / Payment Details
कोट / शीट / बनावटा क्र.

Cash / DD / Cheque No. if any
कोचे नॉव

Drawn on Bank
शारा / Branch

युक्त शुल्क देणे दस्तऐवज भरणाने नंतर ही वरती आणणे आरंभ कर
आहे. / This counterfoil has to be presented at the
time of delivery of stamped documents

तेषांचा
Cashier
शुद्धीकारी सती
Authorised Signatory



AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai on this 24th day of May 2006
between the undersigned Year Two Thousand six BETWEEN MR. RAJAN VINAYAK
PARELKER Age () PAN NO. YALPP4165H an Adult Christian, (ed) of the Building
Flat No. E-19, in the Building No. A/2 of "PARSHVATI CO-OPERATIVE
HOUSING SOCIETY LTD." Marol Maroshi Road, Andheri (East), Mumbai-400 059
hereinafter called the "TRANSFEROR" (which expression shall unless the context
and meaning thereof be deemed to include his heirs, executors, administrators,
successors and assigns) of the FIRST PART

AND MR. WILSON NADAR Age (32) PAN NO. ABTPN9326K an Adult
Christian Indian inhabitant presently staying at Flat No. 207, 2nd floor, in the Building
No. 6/10/1, M. L. Mapkhan Nagar, Marol Naka, Andheri (East), Mumbai-400 059
hereinafter called the "TRANSFeree" (Which expression shall unless the context
and meaning thereof be deemed to include his heirs, executors,
administrators, successors and assigns) of the OTHER PART

Prakash

Authorised Signatory
Bandra (E) Branch

Wilson Nadar

Rs. 58,761/-
Rupees fifty eight thousand seven hundred sixty one

SHIBSARTH KANARA CO-OP BANK LTD.
Bandra (E) Branch, ZADURDA,
Sahar for Sahayads Kalandarai,
Mumbai-400 051
D-5/STP/VIC P 10420205/1306 to
1303

INDIA STAMP DUTY MAHARASHTRA
Re. 0058750/- PB5100

11355
145766
MAY 19 2006
16:18

Prakash

Wilson Nadar

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AND WHEREAS by an Allotment letter dated 18/03/1986 " PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD." had allotted Flat No: E-19 , in the Building No: A/2 to MR. SHARDACHANDRA R.PATWARDHAN.

AND WHEREAS BY AN AGREEMENT FOR SALE dt: 11/09/1994 made between MR.SHARDACHANDRA R. PATWARDHAN has sold the said flat to MR.RAJAN VINAYAK PARELKAR at the price and terms & conditions contained therein.

AND WHEREAS the " PANCHAVATI CO-OPERATIVE HOUSING SOCIETY.LTD. " is Registered bearing Registration No: BOM/HSG/W-KE/7032 of 1983 hereinafter referred to as the " SAID SOCIETY "

AND WHEREAS Transferor is the Member of said Co-operative Housing Society and also the absolute owner of the 5 fully paid shares of Rs.50/- each issued in respect of the said flat by the society of an aggregate value of Rs.250/- from : 1451 to 1455 (both inclusive) under the Share Certificate No: 91

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

1. The Transferor shall sell to the Transferee and the Transferee shall purchase from the Transferor on ownership basis Flat No:E-19, 4th floor the Building No: A/2 of the Said Society admeasuring 524 Sq.feet. (Built Up) with all rights of its occupation, enjoyment and ownership which said Transferor possess and transfer to the said Transferee for the Sum of Rs. 15,00,000/- (Rupees Fifteen Lacs, only) alongwith Furniture & Fixture and 5 (five) Shares of Rs.50/- each issued by the Society from: 1451 to 1455 in respect of the " Said Flat " by " PANCHAVATI CO-OP. HOUSING SOCIETY LTD. "
2. The total purchase price of the " Said Flat " the Transferee hereby agrees to pay to the Transferor herein the Sum of Rs. 15,00,000/- (Rupees Fifteen Lacs, only) including furniture & fixture by Cheque /Payorder as under:



Parelkar

[Signature]

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AGREEMENT FOR SALE

THIS AGREEMENT made and entered into at Mumbai on this 24th, May 2006
 i.e. in the Christian Year Two Thousand six BETWEEN MR. RAJAN VINAYAK
 PARELKAR Age () PAN NO. AAEP4165H an Adult, Christian, Indian Inhabitant
 of Flat No: E-19, in the Building No: A/2 of " PANCHAVATI CO-OPERATIVE
 HOUSING SOCIETY LTD." Marol Maroshi Road, Andheri (East), Mumbai-400 059,
 hereinafter called the "TRANSFEROR" (Which expression shall unless be repugnant to
 the context or meaning thereof be deemed to include his heirs, executors, administrators,
 successors and assigns) of the FIRST PART

Parelkar

**Authorised Signatory
Bandra (E) Branch**

Wadga

AND, MR. WILSON NADAR Age (32) PAN NO. ABUPN9326R an Adult,
 Christian, Indian Inhabitant presently staying at Flat No: 207, 2nd floor, in the Building
 Neelratna A/2, Mapkhan Nagar, Marol Naka, Andheri (East), Mumbai-400 059
 hereinafter called the " TRANSFEREE " (Which expression shall unless it be repugnant
 to the context or meaning thereof be deemed to include his heirs, executors,
 administrators, successors and assigns) of the OTHER PART

The North Karwas G.S.B. Co-op
 Bank Ltd. Bandra Branch, Zaporita
 Sehitya, Sahakar, Kalamagar,
 Mumbai-400 051
 D-S/STP/V/C.R. 104/20/205/1 300 to
 1303

(Rupees fifty eight thousand

STRT 1135
 1457
 R.S.D.
 INDIA ST

a) Rs 3,00,000/- [Rupees Three lacs only] on or before execution
of this Agreement

b) Rs 12,00,000/- [Rupees Twelve Lacs only] against the possession of the said flat.
on or before 20th June 2006

Rs.15,00,000/- : TOTAL.

3. The Transferor represents, states and declares that he is the exclusive and absolute owner of the said flat and the said shares and that no mortgage, charge, encumbrance, or any other lien of any nature whatsoever by way of maintenance or otherwise howsoever has ever been created and /or exists with respect to the said flat and that there is no person except the Transferor who have any right, title, interest or claim upon or in respect of said flat and the Transferor are fully and absolutely entitled to transfer and assign all his rights, title and interest in the said flat to any person to whomsoever the Transferor deems appropriate without any hindrance, impediment or restriction and that the transferor has fully and completely discharged all his outgoing and other amounts payable by them or alleged to be payable by them to the society till the date of this Agreement.

4. The Transferor declares that there is no prohibitory order by Government and /or local authority or Corporate Body or the injunction from any court restraining them from handing over the said flat and shares or transferring the said flat and shares to the Transferee on completion of the transaction.

5. The Transferee agrees to become a member of the said society and sign such papers and documents as May be necessary for being admitted as " MEMBER " of the said society and transfer of said shares in the name of the Transferee and for occupancy rights of the said flat to the Transferee.

6. The Premium charges shall be payable by the Transferor & Transferee equally to the society.



[Handwritten signature]

[Handwritten signature]

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7. The Transferee also agrees to pay amount of Transfer charges of Rs. 500/- along with Rs. 100/- towards Entrance fee in respect of the transfer of said flat to the name of Transferee in the society.

8. The Transferor shall on receipt of the total consideration as provided in Clause: 2 above put the Transferee in quiet, peaceful and vacant possession of the said flat.

9. The Transferor shall hereafter at the request and cost of the Transferee execute any Documents as the Transferee may require for more perfectly ensuring unto the Transfer all the rights, title, interest and benefits in respect of the said flat of the Transferee.

10. The Transferor undertakes to handover the ORIGINAL DOCUMENTS of the " Said Flat " along with signed papers / letters etc. to effect the necessary transfer of the membership with the Said Society.

11. The Transferor will pay Society's Maintenance & Other dues till the date of possession and thereafter the Transferee will pay to the said Society.

12. The Transferor covenant with the Transferee that all the amount standing to the Transferor's credit on this day in the Books of the society towards Deposits, Sinking Funds and other amounts to which the said Transferor is legitimately entitled in respect of him being the member of the said society shall be transferred to the name of the Transferee

13. The Transferor will sign all the Transfer papers of Reliance Energy Ltd. in respect of Electricity meter/s of the Said Flat.

14. The Transferee shall Pay Stamp Duty and Registration fees of this Agreement as may be applicable at the time of execution.

15. Any forbearance shown by either party and/or any or more of terms & conditions of this Agreement shall not constitute a waiver or act as estoppel. Notwithstanding any such

[Handwritten signature]



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forbearance or omission by either party shall be entitled to enforce all the terms & conditions of this Agreement.

16. The Transferor & Transferee hereby covenant that this Transaction has been done subject to Mumbai Jurisdiction.

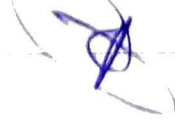
IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS ON DAY, MONTH & YEAR FIRST HERFIN ABOVE WRITTEN:

SIGNED, SEALED & DELIVERED by the)

With named TRANSFEROR)

MR. RAJAN VINAYAK PARELKAR)

in the presence of _____)



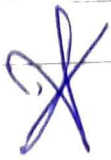


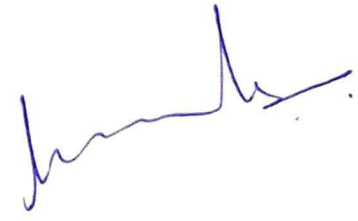
SIGNED, SEALED & DELIVERED by the)

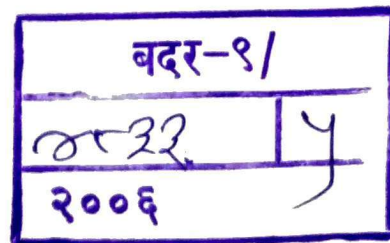
With named TRANSFEREE)

MR. WILSON NADAR)

in the presence of _____)







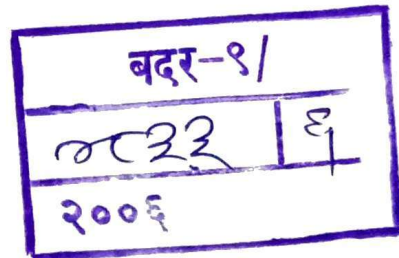
SCHEDULE OF THE PROPERTY

Name of Society : PANCHAVATI CO-OPERATIVE HOUSING SOCIETY LTD
Registration No : BOM/HISG/W-KF/7032 of 1983
Year of Construction : 1986
Flat No : E-19
Building No : A/2
Floors : Ground + 6
Lift : Yes
Area of Flat : 524 sq. ft. (Built up)
Amenities : Normal standard facilities
Location : CTS No: 8, 8/1 to 8/28, 9 & 9/1 of Village Marol, CTS No:
15/16, Village Panjarpur at Marol Maroshi Road, Andheri (East)
in the Registration district of Bombay suburban, Andheri (East),
Mumbai - 400 059

LIST OF FURNITURE & FIXTURE

- 1) Double Bed
- 2) Air Conditioner
- 3) Computer Table
- 4) Ward Robe
- 5) Ceiling Fans (2)
- 6) Dining Table with 6 chairs

[Handwritten signatures]



RECEIPT - I

RECEIVED on the ____ April, 2006 from the with named TRANSFEREE MR.
WILSON NADAR the Sum of Rs. 3,00,000/- [RUPEES THREE LACS ONLY] as
Part payment of Clause: 2 (a) of this Sale Agreement as under:-

<u>AMOUNT</u> Rs.	<u>CHEQUE NO:</u>	<u>DATE</u>	<u>DRAWN ON</u>
	019747	20/4/2006	Janakalyan Sahakar Bank Ltd. Sahar Branch.

3,00,000/- : Total :
=====

I Say Received,



[MR. RAJAN VINAYAK PARELKAR]

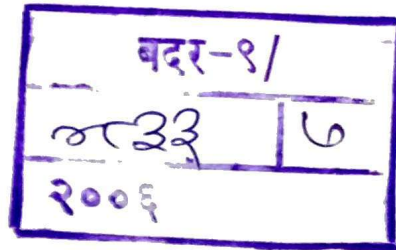
WITNESS:

NAME & ADDRESS

SIGNATURE

<1>

<2>



RECEIPT - II

RECEIVED on this
WEDNESDAY
April, 21st 1941 from the
WILSON NADAR
The date of No. 1210, 1941. (RECEIVED IN FULL ONLY)
an Balance payment of Rs. 2 (Two) of the Sales Agreement as under:-

AMOUNT **CHEQUE NO.** **DATE** **DRAWN ON**
Rs.

1 Day Received.

[MR. RAJAN VISAYAK PARELKAR]

WITNESS:

NAME & ADDRESS

SIGNATURE

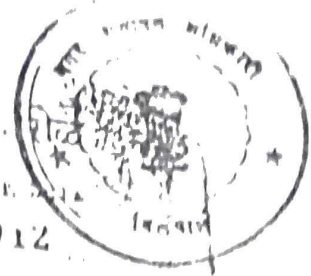
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2-



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Y. P. P. 1/C/102-7-(8)-WCA 5 (Ca) 240.
G. L. R. D., No. 6610, dated 1-1-24.



RULED CARD

No. 012

वि. घ. नं. 12
बी. मिटर. 90.9

सन 1955

अधिसूचना - न्यायिक सेवा अधिनियम 1955

नं. 10/90/55	10/90/55	10/90/55
10/90/55	10/90/55	10/90/55
10/90/55	10/90/55	10/90/55
10/90/55	10/90/55	10/90/55
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सदय विधि

परिष्कार



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Y. P. F. 1,00005-7-19-WCA 2- (Ca) 210
 G. L., L. D., Sec. 6010, dated 1-4-19



RULED CARD

सि. नं. | बी. मिटर:

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सन 1955

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सत्य प्रतिलिपी

बदर प्रमाणन अधिकारी, बिल्डिंग



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 2006

14 JAN 2002

OCCUPANCY CERTIFICATE

To,
The Chairman,
Panchvati Co.Op.Hsg.Soc.Ltd.,
Marol Maroshi Road,
Andheri (East),
Mumbai-400 059.

Ex. Engineer Bldg. Proposal (W. S.)
H. and - K. Wards.
Municipal Office, K. K. Kar Marg
Bldg. No. 122001 - 400 050

Sir,

The full development work of building A-3 on plot bearing S No. 8, B/1 to 28, 9, 9/1 of Village Marol and C.T.S. No.15, 16 Village Panjarpur situated at Marol Maroshi Road, Andheri (East) completed under the supervision of Shri C.M.Belekar, Licensed Surveyor/Architect, Licence No. B/28 may be occupied on the following conditions:-

- 1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupants cft.
- 2) This occupancy certificate is granted without prejudice to any action initiated under Section 353-A/471 of B.M.C.Act.
- 3) That the temporary godown shall be got regularised before grant of I.O.D. for building No. A3/ within one month whichever is earlier.
- 4) That the temporary cell phone cabin and antenna erected on terrace shall be got regularised within three months from the date hereof.
- 5) That the work of compound pavement and plinth protection shall be carried out within one month.

The certified completion plan is attached herewith.



Yours faithfully,
Sd/-

Executive Engineer, (Bldg.Proposals)
Western Subst. H & K/ East Wards.

NO.CE/958/WS/AK of 14 JAN 2002

- Copy to :
- 1) Architect, Shri C.M.Belekar,
 - 2) E.E.D.F. 3) E.E.V. 4) A.A.A.C.(S)
 - 5) Sup.K/East Ward, 6) A.E.W.U.K/East Ward,
 - 7) W.O. K/East Ward

For information please.

E.E.D.F. (H & K/ East Wards)

Jay 1122001 occup958

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C. M. BELEKAR
INWARD NO. - 1228
DATE - 14 JAN 2002

