

Cosmos Beme



Tuesday, January 24, 2006

3:08:13 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 433

गावाचे नाव कळंबोली

दिनांक 24/01/2006

दस्तऐवजाचा अनुक्रमांक उरण - 00433 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: व्यंकटेश बालया बित्री - -

नोंदणी फी	:-	3750.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	4130.00

आपणास हा दस्त अंदाजे 3:22PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 360000 रु. मोबदला: 375000रु.
भरलेले मुद्रांक शुल्क: 22500 रु.

मुळ दस्तऐवज परत दिला.

लिपिक

दुय्यम निबंधक, उरण
मुळ दस्तऐवज परत मिळाला

V. B. Bhat
दस्तावेजाची मणी

गावाचे नाव : कळंबोली

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 375000
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 360000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	पालिकेचे नाव: इतर वर्णन : शॉप नंबर 25, तळ मजला, शिवम अपार्टमेंट, प्लॉट नंबर 12, सेक्टर 2-ई, कळंबोली, ता. पनवेल, जि. रायगड. जी + 2
(5) क्षेत्रफळ	15 चौ. मी. बिल्टअप.
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- बालराज बन्ननोरे यांचे तर्फे अख. व्यंकटेश बालया बिन्नी - - वय:- 36 पत्ता:- २०५, संतोष सी एच एस, सेक्टर ३-ई, कळंबोली नवी मुंबई पिन कोड:- पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:- व्यंकटेश बालया बिन्नी - - वय:- 36 पत्ता:- २०२, सत्यम सी एच एस, सेक्टर २-ई, कळंबोली नवी मुंबई पिन कोड:- पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	24/01/2006
(10) दस्त नोंदणी केल्याचा दिनांक	24/01/2006
(11) अनुक्रमांक, खंड व पृष्ठ	433/2006
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	22500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	3750
(14) शेरा	-

R. TWENTY TWO THOUSAND FIVE HUNDRED ONLY

ICICI BANK LTD. Meet Avenue, MIDC 02232
 Plot No. 5, Sector 19, MAHARASHTRA
 Panvel Matheran Road, 114799
 New Panvel-410 206
 D-33 STP(V) C.R. 101116/2005/736
 TO: 339
 RE0022500/-PB5345
 STAMP DUTY MAHARASHTRA

AGREEMENT FOR SALE

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Customer Copy		Date: 24/1/2006
Deposit Br.	Acct Stamp Duty	Rs. 22500
Pay to:	Rs.	10
Franking Value	Rs.	22570
Service Charges	Rs.	
Total	Rs.	
Name of Stamp duty paying party: Venkatesh B. Binny		
Received with Thanks 22500/- Payee of Stamp duty		
DD / Cheque No.	Drawn on Bank	
(For Bank's Use only)		
Tran ID	Franking Sr. No.	2232
Officer		

THIS AGREEMENT IS made and entered into at : Kalamboii, Navi Mumbai
 on This - 24th day of - January - 2006 (Year : Two Thousand Six)
 BETWEEN

SHRI. BALARAJU BANNENORE aged 33 years an adult Indian Inhabitant
 occupation Service - residing at : FLAT No : 205, Society know Santosh Co-
 op Housing Society Ltd. , Sector-3E / Kalamboii Navi Mumbai - 410 218
 (Hereinafter for brevity's sake is called and referred to as (" THE SHOP
 OWNER") which by expression shall unless it be repugnant not be the context
 or meaning thereof be deemed to mean and include his / here heirs execu
 administrators, and assigns) of the ONE PART AND.

SHRI. VENKATESH BALAYA BINNY aged 36 adult Indian Inhabitant
 occupation Service residing at : FLAT No : 202, on the Second Floor Societ
 know SATYAM Co-op Housing Society Ltd. , Sector-2E / Kalamboii Navi
 Mumbai - 410 218 (Hereinafter for brevity's sake called and referred
 to as (" THE PURCHASER") (which by expression shall unless it be repugnant
 context or meaning thereof be deemed to mean and include his / her heirs execu
 administrators and assigns) of the OTHER PART



POWER OF ATTORNEY HOLDER

ICICI BANK LTD FRANKING DEPOSIT SLIP

WHEREAS:

1) THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED , (CIDCO) a town development authority under THE MAHARASHTRA regional Town Planning Act , has agreed to grant on lease for 60 years the Plot No :12 , in Sector No – 2E / at : Kalamboli Cidco Colony Navi Mumbai , Admeasuring about : 1611. 623 Sq. Miter Plot Area and or thereabout more particularly described in the Schedule written hereunder to M/S. SHABI ENTERPRISES , Registered firm under the provision of the Indian Partnership Act-1932 , having its office at: Samuel Street Masjid Bunder Road Bombay- 400009 (hereinafter referred to as “ THE BUILDER ” and therein referred to as “ THE CIDCO ” on the terms and Conditions asset out in The Agreement to Lease dated : 24 / 04 / 1993 .

AND WHEREAS

2) Under the aforesaid Agreement to Lease dated : 24 / 04 / 1993 , The Said SHIVAM APARTMENT, are entitled to develop the said Plot of land on the terms and Conditions set out in the said Agreement to Lease dated : 24 / 04 / 1993 .

AND WHEREAS

IN PURSUANCE of the said Agreement the Corporation handed over Possession of the said Society enabling the Society to Construct a Building thereat residential purpose as per the terms and Conditions in the Said Agreement to Lease

AND WHEREAS

THE SOCIETY has agreed to entrust the work of Construction of the Building on the said Plot to the Development M/S. SHABI ENTERPRISES upon certain terms and Conditions listed in the Agreement .



V. S. Binny
POWER OF ATTORNEY HOLDER

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AND WHEREAS

The Said Shop No : 25, on the Ground -Floor , SHIVAM APARTMENT Situated at : Sector-2E / Kalamboli Navi Mumbai , Allotted by CIDCO & Construction also completed on said date and Occupancy Certificate given on dated : 17/ 07/ 1991.

AND WHEREAS

THE SELLER / OWNER is fully seized , and well Possessed of to hold the said Shop agreed to sell and Transfer all their rights interests and benefits to the Purchaser hereditary and absolute rights of use and Occupation of the said Shop and also the benefits of the deposit lying and being in The Co-operative Societies Ltd.

AND WHEREAS

THE SELLER / OWNER and the PURCHASER have held several discussions And discussed the various terms and Conditions and agreed to the Parties as hereinafter Appearing .



NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1) THE SELLER hereby agrees to sell transfer and assign all his rights title and interest in and the Shop No : 25 , on the Ground -Floor , SHIVAM APARTMENT Situated at : Plot No.12 , Sector-2E / Kalamboli Navi Mumbai having, Built up Area about : 161.4 Sq. Feet (15.00 Sq. Meters) the Society known as the SHIVAM APARTMENT, at : Plot No : 12 , Sector – 2E/ Kalamboli , Navi Mumbai , District – Raigad , to the party of the Second Part / PURCHASER , which the PURCHASER has agreed to acquired the same which the said share and interest of the SELLER for a total Consideration of RS.3,75,000/- (RUPEES. THREE LAKH SEVENTY FIVE THOUSAND ONLY) inclusive of all costs , share capital and the amount to the credit of the SELLER in the book of the Said Society .

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POWER OF ATTORNEY HOLDER

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2) **IN CONSIDRATION** of the **aforeaid** representation made by the **Vendor** to the **Purchaser** herein agreed to Purchase the said Premises for the **Consideration** of **RS.3,75,000/- (RUPEES. THREE LAKH SEVENTY FIVE THOUSAND ONLY)** Received Full and Final Consideration From Purchase to Shop.

3) **IT IS DECLARE** by the **Seller** that the Built up area of : **161.4 Sq. Feet)** and the Building Consists .

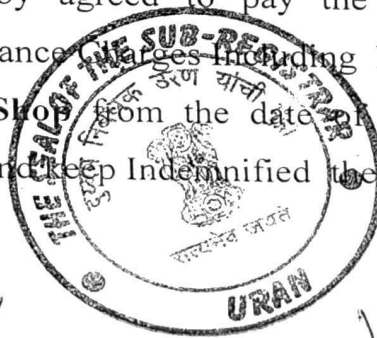
4) **THE PURCHASER** hereby agreed to Become member of the Said Society and shall abide by all the rules and regulations ado prod by a or which it may adopt from time to time .

5) **THE SELLER** hereby admits and declares that the said **Shop** the Society and the said Shares having Certificate No : _____ with distinctive No: _____ To _____ are free from all encumbrances charges and liabilities of whatsoever nature and the **Seller** has full and absolute right and authority to sell the same or Transfer it to **any Person's** .

6) **THE SELLER** hereby agrees to pay all the outstanding due for payment maintenance and **Service Charges** , or any other dues payable to the Said **Society** till the date of physical Possession is handed over to the **Purchaser** and the **Seller** further undertake that **in no Cash** the **Purchaser** shall be liable for Payment or dues of the Said Society for the period of Membership / Occupancy of the said **Shop** of the **Seller** .

7) **THE PURCHASER** hereby agreed to pay the **Society** the dues Water Charges / Service and Maintenance Charges Including Periodical Ground / Lease Rent in respect of the said **Shop** from the date of Possession and shall not withhold and shall Indemnify and keep Indemnified the **Seller** in this Behalf .

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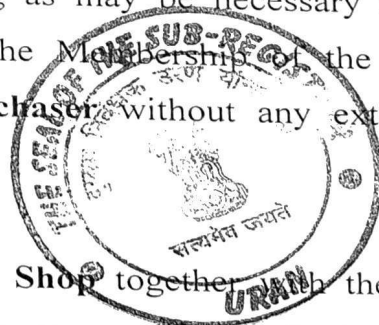
8) **THE SELLER** hereby agrees declares and assures that the **Seller** has not on or before the date of this Agreement Mortgaged Transferred , Assigned or alienated her interest in the Capital of the Society i. e. the shares hereinabove Mentioned and his / her interest in Property of the said Society that is the **Shop** hereinabove referred to The **Seller** agrees and undertakes to remove all such Objections or demands , if any at their **Own Cost** .

9) **SUBJECT TO THE** provisions and terms and conditions of the Agreement the **Seller** hereby agrees to Transfer his shares , Mentioned hereinabove and the interest in the said **Shop** to the **Seller** and the **Purchaser** is fettled to hold possess , occupy and enjoy the said **Shop** Without any interruptions from

10) **THE SELLER** further declares that he / has full right and absolute authority to enter into This Agreement Subject to Section-29, of **THE MAHARASHTRA CO - OPERATIVE SOCIETIES Act -1960** , and that the **SELLER** has not done or performed any act Deed , Matter or thing Whatsoever whereby he / may be prevented from entering into this Agreement as purported to be done hereby or whereby the **Purchaser** may be obstructed , prevented or hindered in enjoying the right to be conferred or Transferred or Assigned in their favour or whereby the quit and peaceful enjoyment or possession of the **Purchaser** in respect of the said **Flat** may be disturbed ,

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11) **THE SELLER** hereinafter at the request and cost of the **Purchaser** shall execute and Document , paper and writing as may be necessary for perfectly vesting the said **Shop** and benefits of the Membership of the said Society and Transferring the same unto the **Purchaser** without any extra or excess **Consideration** .



12) **THE SELLER** shall transfer the said **Shop** together with the said shares held by him in the Said Society by making an application for its Transfer and also deposits with , **M. S. E. B.** or other statutory **Authorities** .

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POWER OF ATTORNEY HOLDER

13) All Costs and Charges expenses Including **Transfer charges** in connection with Preparation engrossing Registration of **The Shop , Agreement For Sale / Deed of Assignment / Sale Deed** and any other Legal Document such as **Stamp Duty & Registration / Society NOC , CIDCO NOC** and any Charges Necessary for or in Connection with the **Transfer of the said Shop** shall be Borne / Paid and by the Purchaser

14) **THE VENDER / SHOP OWNER** has executed a **GENERAL POWER OF ATTORNEY** dated: **19th day of- January- 2004**, in favour of **SHRI. VENKATESH BALAYA BINNY**, where by he is empowered to execute **The Agreement For Sale / Deed of Assignment / Sale Deed** and appear before The sub - Registrar of Assurance at : Panvel Office and Dist : Raigad , Register the same for and on behalf of the **VENDOR / SHOP OWNER** and Original allottee, by the **SHRI. BALARAJU BANNENORE .**

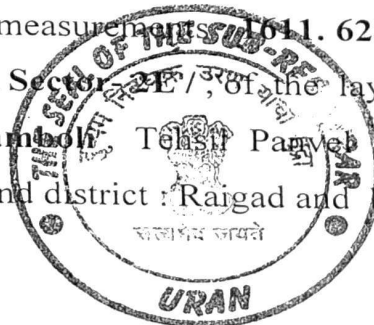
15) **THE TRANSFEROR** agreed and undertakes to get the said Shop Premises Transferred in the name of the Transferee in the records of the said all other **Concerned Authorities**

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16) **This Agreement** shall always be Subject to the **Provision** contained in the **Maharashtra Flat Rules -1964 , Maharashtra Ownership for Flats Act-1970** as amended up to date or any other **Provisions** of Law Applicable Thereto.

THE FIRST SCHEDULE ABOVE REFERRED TO:

All that piece or Parcel of land Admeasurement **11. 623, Square Meters**, or thereabouts being **Plot No : 12 , in Sector - 2E /**, of the layout of land situated lying and being at : **Village - Kalamoli , Talast Panvel** district : Raigad in the Registration sub - District Panvel, and district : Raigad and bounded as follows .



V. K. Binny
POWER OF ATTORNEY HOLDER

That is to Say :

on the north by : By Road 11 Mtrs. Wide Road
on the East by : 20 Mtrs. Wide Road
on the south by : Housing Colony / Electric Sub Station
on the west by : 20 Mtrs. Wide Road

THE SECOND SCHEDULE ABOVE REFERRED TO :

SHOP No : 25 , on the Ground-Floor , SHIVAM APARTMENT Situated at : Plot No.12 Sector-2E/ Kalamboli Navi Mumbai Admeasuring about : 161.4. Sq. Feet (15.00 Sq. Meters) Build up Area) on the building known as SHIVAM APARTMENT, The Plot No :12 , in Sector No: 2E/ Kalamboli Navi Mumbai , District- Raigad (more particularly described in the first schedule herein - above written .

WITNESS WHEREOF the parties hereto have hereunto set and Subscribed their respective hands and sealed the day and the year first hereinafter written

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SIGNED , SEALED AND DELEVERED BY

The within named " **SHOP OWNER / VENDOR** "

SHRI. BALARAJU BANNENORE .

Through its Power of Attorney Holder

SHRI. VENKATESH BALAYA BINNYx

V. B. Binny

POWER OF ATTORNEY HOLDER

In the presence of

- 1) M. K. Kuril *Mannar*
- 2) Rajesh Patil *Patil*

SIGNED , SEALED AND DELIVERED BY

The within named " **PURCHASER** "

SHRI. VENKATESH BALAYA BINNYx

V. B. Binny

In the presence of

- 1) _____ *Mannar*
- 2) Rajesh Patil *Patil*



do

RECEIPT

I, RECEIVED of and From the within named " PURCHASER " SHRI. VENKATESH BALAYA BINNY a sum of RS.3,75,000/- (RUPEES. THREE LAKH SEVENTY FIVE THOUSAND ONLY) by Cash , being the Full and Final Payment of paid to the Shop Owner / Vendor THE SAID SHOP No : 25 on the Ground-Floor, SHIVAM APARTMENT Situated at Plot No.12, Sector-2E / Kalamboli Navi Mumbai - District – Raigad .

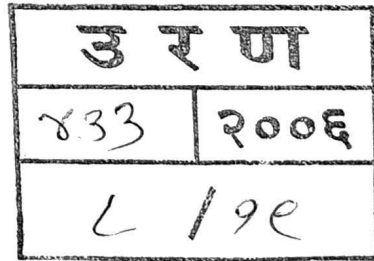
I SAY RECEIVED

RS.3,75,000/-



(SHRI. BALARAJU BANNENORE)

*Through its Power of Attorney Holder
SHRI. VENKATESH BALAYA BINNY



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