

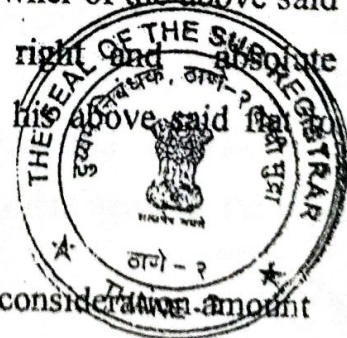
AND

SHRIAMIT KRISHNA BHAGWAT, Age 34 years, residing at - 604, Gagangiri Co. Op. Hsg. Soc. Ltd., Swamy Vivekanand Nagar, Mhada Colony, Near Vasant Vihar, Thane (W), hereinafter referred to as the "TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the **SECOND PART;**

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| टिका नं - २ |
| वस्त क्रमांक ६५०/२०० |
| २/१९ |

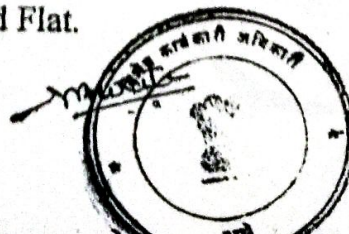
WHEREAS

1. TRANSFEROR i.e. SHRI. SURESH MURLIDHAR AWATE, herein is the owner of the flat bearing Flat No. B/303, admeasuring 1000 Sq.ft. Built-up Area on Third Floor, in the society known as **INDRADHANU PALACE CO. OP. HSG. SOC. LTD.**, bearing Regn. No. TNA/ (TNA)/ HSG/ (TC)/ 187/1991-1992, standing on the plot bearing Tika No.8, CTS No. 58/2(Part), lying being and situated at Uthalsar, Thane, hereinafter referred to as "SAID FLAT" and the above said flat was allotted to the TRANSFEROR by the Society vide Allotment Letter in the year 1995 and now the TRANSFEROR i.e. SHRI SURESH MURLIDHAR AWATE is the sole owner of the above said flat and TRANSFEROR has full right and absolute authority to sell, transfer and assign his above said flat the TRANSFEREE herein.



2. The TRANSFEROR has paid up full consideration amount payable by him towards the Said Flat to the Society and has been absolute owner of the Said Flat.

M. Bhagwat



3. The TRANSFEROR is in possession of the Said Flat as a member of the Said Society and holding five Shares of Rs.50/- each bearing Shares No.241 to 245 under Share Certificate Sr.No.22 and has all the rights, title and interest to deal with the Said Flat in whatever way he likes.

4. The TRANSFEROR has now agreed to sell the Said Flat to the TRANSFEREE and the TRANSFEREE has agreed to purchase the same from the TRANSFEROR on ownership basis.

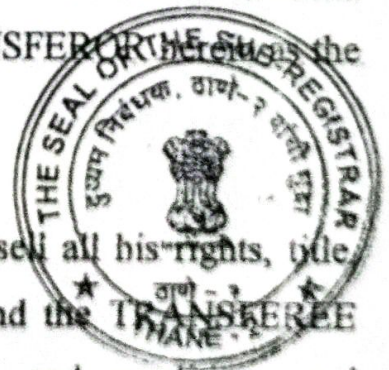
5. The Parties hereto agreed upon the terms and conditions in respect of the sale of the Said Flat.

6. The Parties hereto being now desirous of recording the said terms and conditions in writing.

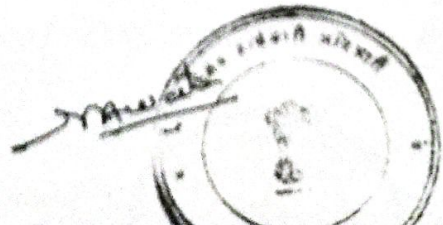
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| ट न न - २ |
| दस्तावेज क्रमांक ६५० / २००८ |
| ३१९८ |

7. The Society has no objection for this transaction and has agreed to issue NOC in respect of the Said Flat and to admit the TRANSFEREE instead of TRANSFEROR as the member of the Society.

8. The TRANSFEROR now intend to sell all his rights, title interest and benefits in Said Flat and the TRANSFEREE agrees to purchase on the terms and conditions and covenants mutually agreed upon by and between the parties hereto as hereinafter appearing.



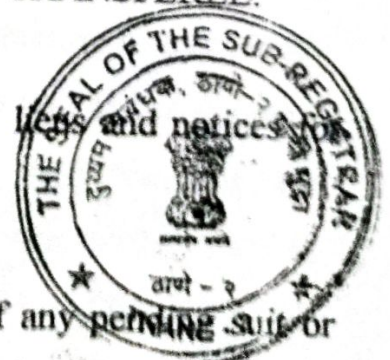
Abhigyan



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

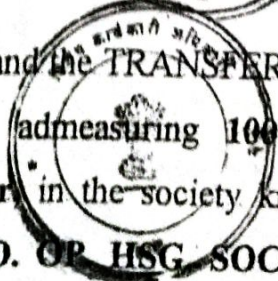
1. The TRANSFEROR is the sole and absolute owner of the Said Flat and he has got a clear title thereto free from all encumbrances, charges, claims and demands of any nature whatsoever and that the TRANSFEROR has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions stated herein in favour of the TRANSFEREE.
2. The TRANSFEROR has not agreed to sell, transfer, alienate or encumber the Said Flat and/or any part thereof and has/have not entered into any agreement orally or in writing to sell, transfer alienate or encumber the Said Flat and/or any part thereof to or in favour of the any other person whatsoever except this Agreement.
3. The TRANSFEROR has not received any token money, earnest money or any amount whatsoever in respect of the Said flat from any third person except TRANSFEREE.
4. There are no outstanding mortgages, liens and notices acquisition in respect of the Said Flat.
5. The Said Flat is not subject matter of any pending suit or attachment before or after judgement of any court of law or authority for recovery of any debt, decrial amount, Income Tax, Wealth Tax, Gift Tax or any other amount by way of taxes and /or penalties thereon.

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| दस्ता क्रमांक ४५० / २००८ |
| ४१९ |



6. There does not subsist any order of injunction or appointment of Court Receiver on the Said Flat or any part thereof issued by court of law or other authority.
7. The said Flat hereby agreed to be sold is free from encumbrances of any nature whatsoever and the same is not attached either before or after the judgment or at the instance of taxation authority or any other authorities and the TRANSFEROR has not given any undertaking to the taxation authorities so as not to deal with or dispose of right, title and interest in the Said Flat and that the TRANSFEROR has full and absolute power to deal with the same.
8. There are no attachment or prohibitory order issued by the Competent Authority or court or any government or Semi-Government authority or bank prohibiting from dealing with or selling or transferring the Said Flat contemplated under these presents.
9. Should there be any claim in respect of the Said Flat from any person or persons or authority pertaining to any period prior to the transfer of the Said Flat to and in the name of TRANSFEREE in the books/ records of the building, the TRANSFEROR hereby indemnify and keep indemnified to the TRANSFEREE against any claims, suits or any period prior to the completion of Sale in respect to the Said Flat.
10. The TRANSFEROR shall sell and the TRANSFEREE shall purchase the Flat No.B/303, measuring 1000 Sq.ft. Built-up Area on Third Floor in the society known as INDRADHANU PALACE CO. OR HSG. SOC. LTD.,

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bearing Regn. No. TNA/ (TNA)/ HSG/ (TC)/ 187/1991-1992, standing on the plot bearing Tika No.8, CTS No. 58/2(Part), lying being and situated at Uthalsar, Thane, well described in the Schedule written hereunder, at the lumpsum price of Rs.28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand only).

11. The TRANSFEREE agreed to pay the said Rs.28,50,000/- (Rupees Twenty Eight Lakhs Fifty Thousand only) to the TRANSFEROR as under:-

a. Rs.5,000/- by way of Cheque bearing No.408668, dated 15.06.2008, drawn on C.K.P. Co. Op. Bank Ltd., Thane (W).

b. Rs.50,000/- by way of Cheque bearing No.450301, dated 23.07.2008, drawn on C.K.P. Co. Op. Bank Ltd., Thane (W).

c. Rs.5,00,000/- by way of Cheque bearing No.466278, dated 03.10.2008, drawn on C.K.P. Co. Op. Bank Ltd., Thane (W).

d. Rs.10,00,000/- by way of Cheque bearing No.466280, dated 14.10.2008, drawn on C.K.P. Co. Op. Bank Ltd., Thane (W).

e. Rs.20,000/- by way of Cash on

| |
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| ₹ 20,000/- |
| ₹ 20,000/- |
| ₹ 20,000/- |

f. Rs.5,75,000/- by way of Cheque bearing No. _____ dated _____ drawn on _____

xx

SCHEDULE OF THE PROPERTY

ALL THAT PIECE AND PARCEL OF a residential premises bearing Flat No. B/303, admeasuring 1000 Sq.ft. Built-up Area on Third Floor, in the society known as **INDRADHANU PALACE CO. OP. HSG. SOC. LTD.**, bearing Regn. No. TNA/ (TNA)/ HSG/ (TC)/ 187/1991-1992, standing on the plot bearing Tika No.8, CTS No. 58/2(Part), lying being and situated at Uthalsar, Than, within the Registration District and Sub-Registrar Thane, within the limits of Thane Municipal Corporation, Thane.

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

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| दिनांक - २ |
| दस्ता क्रमांक ६९० / २००८ |
| २१९२ |

SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFEROR"

SHRI. SURESH MURLIDHAR AWATE
in the presence of.....

1. Mahish Patil MA Patil

2. Krishnakant Chui K Chui



SIGNED, SEALED & DELIVERED by
the withinnamed "TRANSFeree"

SHRI. LAMIT KRISHNA BHAGWAT
in the presence of.....

1. Manish Petil MA Petil

Subhagwan



सत्यमेव जयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एम.ए. / टि.एन.ए. / एच.एस.जी. / (टि.सी.) / १८७ / २१-२२

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| ट न न - २ |
| दस्त क्रमांक ६५० / २०० |
| ११/१९ |

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की, इंद्रधनु पॅलेस को ऑपरेटिव्ह होस्टिंग सोसायटी लि. सी. एम. नं. ५८/सी/२, टिक्का नं. ८, उधाव्तर, ठाणे [प] ता. जि. ठाणे. ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एम.ए. / (टी.एम.ए.) / एच.एस.जी. / (टि.सी.) / १८७ / २१-२२ दिनांक १९/११/२०२२ ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण असून उप-वर्गीकरण भाडे कर संस्था निर्माण



एस. टी. महाडिक

बिल्हा उपनिबंधक सहकारी संस्था आहे.



TRUE - COPY

Handwritten signature

14/10/2008
3:37:19 pm

दुख्यम निबंधकः
सह दु.नि.ठाणे 2

दस्त गोषवारा भाग-1

दस्त क्र 8650/2008

909E

दस्त क्रमांक : 8650/2008

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अभित कृष्णा भागवत - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: 604, गगनगिरी सो., म्हाडा कॉलनी, ठाणे
तालुका: -
पिन: -
पॅन नम्बर: AAIPB1919R

लिहून घेणार

वय 34

सही *Abhigat*



2 नाव: सुरेश मुरलीधर आवटे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: नेहरू नगर, कुर्ला
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून देणार

वय 44

सही *Suresh*



THE HOUSING SOCIETY LIMITED

(Registered under the M. C. S. Act, 1960) (Registration No. INA (INA) H.S.S. Date 9.4.72)
(TC) 187 - 1991 - 92

Serial No. 22 Duplicate copy

Authorised Share Capital Rs. 200000/- Divided into 4000/- Shares each of Rs. 50/- only

Member's Registration No. 50 FIAT NO - B/303

THIS IS TO CERTIFY that Shri/Smt. SURESH MURLIDHAR
AWATE

of Thane is the Registered Holder of [FIVE - 5] Shares from No. 241
to 245 of Rs. 250/- [Two Hundred fifty Only]

in THE Indradhanu Palace CO-OPERATIVE HOUSING SOCIETY
LIMITED Uthalsar, Thane subject to the Bye - laws of the said Society
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this Ninth

Day of April 1992. इंद्रधनु पलेस को-ऑप. होसिंग सोसायटी लि.
(प्रशासक) Chiraman

[Signature] Hon. Secretary

अध्यक्ष / सदस्य / Member of the Committee

11.8-OCT 2007

Memorandum of the transfers of the within-mentioned Shares

| 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 are recorded | Sr. No. in the Share Register at which the name of the Transferee is recorded |
|--------------------|--|---|--|---|
| 1 | 24-05-2012 NCM 24-05-2012 | Sri - Amit Krishna Bhagwat. A.K. Thonk Chairman | 3 | 5 |
| 2 | Chairman | Hon. Secretary | | Committee Member |
| 3 | Chairman | Hon. Secretary | | Committee Member |
| 4 | Chairman | Hon. Secretary | | Committee Member |
| 5 | Chairman | Hon. Secretary | | Committee Member |



627

THANE MUNICIPAL CORPORATION, THANE

Bombay Provisional Municipal Corporation Act 1949 Sect. 253, 254 and Rule No. 6 of the chapter XII of the Said Act.

Permit No. V... 87/120
 Tax No. 5

(TMC/700/559)

Dated 28.11.1991

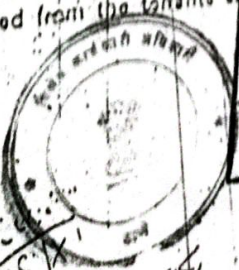
C. T. S. No. 50/2/2, Part
Wah. Road, Thane

To: Shri. Suresh Shorpada

For Shri- Shondu S. Anir & Jagannath A. Anir (Owner Architect)

With reference to your application dated 19/11/91 I have to inform you as follows:
 You have been allowed to construct the works as per accompanying plans and on the following conditions, and on the land owned by you.

1. No projection is allowed on the Municipal Land.
2. No work is allowed within 10 R. L. of street.
3. Aqua or septic Tank privies should be constructed as per Govt.'s approved plan.
4. It should be '50-00" away from any well.
5. There should be two units of septic tanks.
6. The latrines should be provided with flushing apparatus and over-head tank.
7. The chamber should be provided with manholes and ventilating pipes having mosquito proof wire netting.
8. The effluent should be passed throughout a soakage pit.
9. The effluent should be of a standard composition.
10. Construction should not be occupied without obtaining the completion certificate.
11. The structural responsibility will be of the owner and the Engineer.
12. The R. C. C. wall below G. L. should be constructed between wall and Aqua privy and just touching to the chamber.
13. No work should be carried on without obtaining the commencement certificate from the Municipality.
14. The work should be commenced within one year from the date of permission otherwise permission will be lapsed.
15. The work should be carried out within the owner's land.
16. Rain water way shall have to be maintained to pass rain.
17. Pakka drain for waste disposal should be constructed upto municipal drain.
18. Non agricultural permission under Maharashtra Land Revenue code 1966 shall be submitted in this office before applying for construction work.
19. The owner and the Architect or Engineer is responsible for constructions and its occupation.
20. Notice shall be given before 7 days of starting the construction.
21. Municipality is not responsible to supply water for domestic or any other use.
22. Intimation in writing, should be given to this office when the construction particularly outer walls reaches the plinth level and the construction should not be proceeded further unless and until the certificate is obtained from this office.
23. The no objection certificate from the tenants residing in the structure shown to be demolished should be furnished to the municipal authorities before lining out the proposed building on the site.
24. The occupation Certificate for the proposed building will not be granted unless the house drainage lines are connected to the Municipal Main Sewer lines to the satisfaction of Municipal Authorities.
25. Application for completion/occupation certificate shall be accompanied with the plan as per construction done on the site.
26. The surface drain should be maintained properly before commencement of the proposed work to avoid drainage problems of the property in nearby future.
27. The building material or earth removed from the site should not be dumped or stored on the Municipal Road.



वस्तु क्रमांक: 640/206
9212

Applicant.

THANE MUNICIPAL CORPORATION THANE

PLANNING AUTHORITY

Commencement Certificate No. V.P. No. 37/120/TMC/TDD/559 Date: 22/11/91

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Planning Act, 1966. (Maharashtra XXXVII of 1966) :-

To,

Shri/Smt. Suresh Ghorpade (Architect)

For Shri/Smt. Dhonda G. Ahir & Jagannath R. Rout (Owner)

To: Construct a residential building, s on plot bearing

T. No. 3, C.S.No. 58/c/2 (part) at Uthalar, Thane.

Plans and application No. - 16/11/91

SUBJECT TO THE FOLLOWING CONDITIONS, viz :-

- 1] काम चालू करण्यापूर्वी यु. एल. सी. कंडील नाहरफत दाखला सादर करणे.
- 2] काम चालू करण्यापूर्वी सि. एफ. ओ, वृक्ष व पाणी, ड्रेनेज उत्पाचे ना रस्त्यात दाखले सादर करणे.
- 3] जोत्याचे प्रमाणपत्रापूर्वी सदर मिळवणी भोवती बांधणे बांधणे.
- 4] पहिल्या बांध परवान्यापूर्वी अस्तित्वातील बांधाचा काढणी काढणी.
- 5] काम चालू करण्यापूर्वी रस्ताव्दीखालील जागा प्रकल्पानुसार बांधणे बांधणे.



2. This Certificate shall remain valid for a period of one year commencing on the date of its issue.

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वस्त क्रम ९९१० / २०६
१९१२

PLACE :

DATE :



For Commissioner
Thane Municipal Corporation,
Thane.

ARIHANT BUILDERS
BUILDERS & CONTRACTORS

Paulomi Apartment 'B' Wing 1st floor, Next to Lokmanya & Vishwajit Soc. Veer Savarkar Rd., Thane (West) - 400 602

Date : 01.08.2006

TO

MR. SURESH MURLIDHAR AWATE
83/2877 Nehru Nagar
Kurla (East)
Mumbai- 400 024.

Sub : Possession of your Flat No. B/303.

Dear Sir,

We are pleased to give possession of the Flat No. B-303 carpet area admeasuring about 660 including open Terrace on the third floor in 'B' wing, Indradhanu Palace Co-Op Housing Society Ltd. situated at- Opp. Jogila Market, Uthalsar, Thane (W) - 400 601. today dated 01.08.2006, a set of 3 keys is also given to you along with this letter.

Please return copy of this letter duly signed by you as a confirmation or acceptance of the possession.

Thanking you,

Yours cordially,
For Arihant Builders

(Rajnikant Shah)

STAMP OF DATE OF RECEIPT OF PLAN

Plans are approved subject to conditions
prescribed in Permit No V.P.S-7120.

Date Tue/TDD/559/28.11.91

Stacy
A.D.T.P.

[Signature]
For Commissioner

The Municipal Corporation of
The City of Thane

STAMP OF DATE OF APPROVAL OF PLAN

Plans are approved subject to conditions

prescribed in Permit No. V. P. S. 7124.

Date: Thurs. 28.11.41

[Handwritten signature]

[Handwritten signature]

A. D. T. P. For Commissioner

The Municipal Corporation of

The City of Thane

| SCHEDULE OF DOORS AND WINDOWS | |
|-------------------------------|-------------------------|
| TYPE | DESCRIPTION |
| SIZE | |
| D | PANELLED DOOR |
| W | GLAZED WINDOW |
| W | ALUM. GLAZED WINDOW |
| W | |
| W | |
| W | |
| W | |
| W | |
| W | ALUM. GLAZED VENTILATOR |