

Tuesday, April 08, 2008
12:52:35 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

गावाचे नाव : ह.दे.दे.

पावती क्र. : 3273

दस्तऐवजाचा अनुक्रमांक

टनन4 - 03273 - 2008

दिनांक 08/04/2008

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: राजाराम पन्नाजी रामिना - -

नोंदणी फी

7530.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)

480.00

एकूण रु.

8010.00

आपणास हा दस्त अंदाजे 1:07PM ह्या वेळेस मिळेल

दुय्यम निबंधक

बाजार मूल्य: 753000 रु. मोबदला: 400000 रु.

भरलेले मुद्रांक शुल्क: 20250 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे:

बँकेचे नाव व पत्ता: सि.टि.अनक्रेडीट को-ऑप.बँक लि.मिररोड, पू:

डीडी/घनाकर्ष क्रमांक: 356056; रक्कम: 7530 रु.; दिनांक: 29/02/2008

राजाराम पन्नाजी

20250

Customer's Copy
THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP

Branch _____ Date: 22-2-08
 Pay to: Acct. Stamp Duty **71582**

Franking Value	Rs. 20556
Service Charges	Rs. 10
TOTAL	Rs. 20580

Name & Address of the Stamp duty paying party
 Ramesh P. Raminra
 307 Jubbha Sadan
 Goddard Dhatsk Road
 Bhayandar (E) 401105
 Tel./Mobile No. 28143678

Desc. of the Document: _____
 DD/Cheque No.: _____
 Drawn on Bank: _____

(For Bank's Use only)

Tran ID 7254 Rs.
 Franking Sr. No. PL-546 Rs.
 Cashier *[Signature]* Officer

DELIVERED

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered into at BHAYANDAR on this 25th day of Feb, 2008, BETWEEN MR. SATISH GANAPATHY an adult, Indian Inhabitant, residing at 3/57, Juhu Sameep, D. N. Nagar, Andheri (West), Mumbai-400 058 hereinafter called and referred to as "THE VENDOR"

CONTD.....2.....

[Handwritten Signature]
S



R 2101214141414

टनन - ४
दस्त क्रमांक 3203/2006
9/28

For THE KAPOL Co-operative Bank Ltd.,
 Bhayandar, Bhatich, Goddard Road,
 Tuli Road, Tower, 1st Floor,
 Opp. Shivaji Office,
 D-5/ST/1/10/05/2008-2012
 Auditor

भारत 89001
 198485
 R. 00202501-P85497
 12:48
 FEB 22 2008
 STAMP DUTY MAHARASHTRA

(Which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his respective legal heirs, legal representatives, executors, administrators and assigns) of the "ONE PART" AND MR. RAJARAM PANNAJI RAMINA an adult, Indian Inhabitant, residing at Shop No. 1, Bangarwala Chawl, Azad Nagar, Bhayandar (East), Dist. Thane-401 105, hereinafter called and referred to as "THE PURCHASER" (which expression shall, unless it be repugnant to the context or contrary to the meaning thereof, be deemed to mean and include his respective legal heirs, legal representatives, executors, administrators and assigns of the "OTHER PART."

WHEREAS the vendor is absolute owner and in exclusive possession of and otherwise well and sufficiently entitled to the Flat No. 307, on the Third floor, and holding Share Certificate No. 307, bearing distinctive Nos. 146 to 150 (both inclusive) in the Society known as The SULBHA SADAN Co-Operative Housing Society Ltd, Goddev Phatak Road, Bhayandar (East), Dist. Thane - 401 105 (Regn. No. T.N.A./HSG./ (T.C.) / 4579 / 1991-92), having Built Up area 33.45 Sq. Mtrs. (360 Sq. Ft.), situated at Revenue village of GODDEV, bearing Old Survey No.117, New Survey No. 121, Hissa No. 9, within the Registration District and Sub-District of Thane and within the jurisdiction of MIRA BHAYANDAR MAHANAGAR PALIKA. (more particularly described in scheduled hereinafter mentioned).

CONTD.....3....

Devraj Ramprasad
S



R

राजाराम रमिना

टनन-४
स्त क्रमांक 3203 / 2006
2
2/28

:: 3 ::

AND WHEREAS, the said FLAT PREMISES herein after for the sake of brevity is referred to as " the said PREMISES".

AND WHEREAS by and under an AGREEMENT FOR SALE, dated 20th May, 1991 entered in to BETWEEN M/S. SONI & KANAKIA BUILDERS, (Builder) of the ONE PART and Mr. SATISH GANAPATHY the Vendor herein and Purchaser therein of the OTHER PART acquired the said premises on ownership basis on payment of FULL & FINAL SALE CONSIDERATION therefore mentioned therein and took possession thereof.

AND WHEREAS the Vendor herein CONFIRMED that the above said Agreement executed between the above given parties herein are all legally valid, existing, subsisting and are not cancelled, terminated, revoked and the Vendor herein is in quiet, vacant and peaceful physical possession of the said premises.

AND WHEREAS the vendor has agreed to sell his right, title, interest, shares & deposits under the said agreement for sale and the purchaser has agreed to acquire the said FLAT on OWNERSHIP BASIS on the terms and conditions hereinafter mentioned.

NOW THESE PRESENT WITNESSETH AS FOLLOWS

1. The Vendor is the sole, exclusive and absolute owner of the FLAT PREMISES bearing No. 307, Third Floor, having Built Up area 33.45Sq. Mtrs. (360 Sq. Ft.) and holding Share Certificate No. 300 for five fully paid up shares of Rs. 50/- each bearing distinctive Nos. 146 to 150 (both

CONTD.....4....

Devraj Ganapathy



२। धारण अधिकारी

दस्तावेज - ४
दिनांक ३२/०३/२००८
३/२४

3

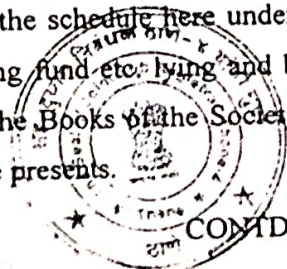
inclusive) of THE SULBHA SADAN CO-OP. HSG. SOCY. LTD., (Regn.No. T.N.A. / HSG. / (T.C.) / 4579 / 1991-92), situated at Goddev Phatak Road, Bhayandar (East), Dist Thane-401 105. (more particularly described in the Schedule hereunder written).

2. The Purchaser has agreed to acquire from the Vendor and the Vendor has agreed to sell and transfer the said premises together with undivided interest appurtenant to the said premises and to the common area and facilities of the said land and building as heritable and transferable immovable property on ownership basis for the sum of Rs. 4,00,000/- (Rupees Four Lac Only) to be paid by the Purchaser to the Vendor at the time and in the manner hereinafter mentioned.

3. (a) The Purchaser has paid to the Vendor a sum of Rs.4,00,000/- (Rupees Four Lac Only) being the agreed Full and Final sale consideration of the said premises hereby agreed to be acquired on OWNERSHIP BASIS by him. (the payment and receipt whereof the vendor doth hereby SUBJECT TO REALISATION hereby confirm, admit and acknowledge of and from the purchaser).

(b) Both the parties understand that the consideration amount herein above mentioned are for transfer of all the said Shares / Ownership rights of the Said Premises (more particularly described in the schedule here under) and also of all deposits and sinking fund etc. lying and being at the credit of the Vendor in the Books of the Society as on this date of execution of these presents.

[Handwritten Signature]
5



CONFID.....5.....

टनन - ४
वस्तु क्रमांक ३२७३ २००६
४/२४

राजकीय राशि-॥

मिरा भाईंदर नगरपालिका परिषद

मुख्य कार्यलय भाईंदर

RA BHAYANDAR MUNICIPAL COUNCIL

उपरोधी निवासी महामात्र भांगे, भाईंदर पोस्ट कोड २०१ २०१.

१. मे. सोनी अन्ध जनाजीबा विरुद्ध यांचा दि. १४-७-८३ चा अर्थ.
२. मे. लक्ष्म प्राणिकारी नागौर सेकुलम ठाणे यांचेवरील ऑर्डर क्र. पूरवती/टी.डी./भाईंदर
एसआर-८१ दि. ८-फेब्रुवारी १९८३
३. मे. अश्विनल कोवटार सांगी ठाणे यांचेवरील ऑर्डर क्र. आरई टा.पु.वती/एन.डि.पी./एसआर.
१५०/१७५ दि. २७-६-७५
४. मिरा भाईंदर नगरपालिका परिषद जा. नं. १३८६/८७/८८ दि. २६-१०-८७ ची मंजूरी

आ प र दा म ला

मिरा भाईंदर नगरपालिका येथील भाईंदर पूर्व हद्दवरील त. नं. ११७
दि. नं. ९ मध्ये मे. सोनी अन्धजनाजीबा विरुद्ध यांची " लुभासल " नावाची
झारत चावून पूर्व जेता कुमुद, अर जाल मे. लक्ष्म प्राणिकारी नागौर सेकुलम ठाणे,
मे. अश्विनल कोवटार ठाणे, मिरा भाईंदर नगरपालिका परिषद, नव्यर ग्रामपंचायत
आदींच्या परवानग्या घेतलेल्या आहेत. सदरची झारत पूर्व भाषाव्यवस्था
" मे. टू स्टेजर असोसिएट " अर्कीटिक्ट यांची [वापर] पायला दिलेला आहे.
या सर्व बाबींचा विचार करून, सदरच्या झारतीचा वापर करणेत नगरपालिकेची
काहीही हरजा नाही. सत्य पायला दिले आहे.

प्रतीपक्ष
मिरा भाईंदर नगरपालिका परिषद

टनन-४
क्रमांक 3203 / 2006
१३ / २४

टनन-४
क्रमांक ११४०
१७ / २४

No. M-114P-44-150/75
Collector's Office, Thana
Dated: 27th June 1975

Recd: 1) Application from Shri/Smt. Krishna Shankar Bhoir of Chhindar
C/o. M/s. Wesavkar & Co.
Asstt. Director Town Planning Thana dated 30.5.1975.
(ii) Municipal Corporation letter No. K/Chhindar/1621
dated 20.6.1975

ORDER:

In exercise of the powers vested in him under section 42 read with section 44 of the Maharashtra Land Revenue Code, The Collector, Thana is hereby pleased to grant permission for non-agricultural use to Shri Krishna Shankar Bhoir (herein

after said occupant) out of S.No. 117 Hissa No. 9

area measuring 750 Sq. Yds. of village Chhindar Tal. Thana

for Residential purposes only subject to the relevant

provisions of the M.L.R. Code 1956 and rules framed thereunder &

the Bombay Tenancy & Agricultural Lands Act on the following conditions.

(i) That the occupant will pay from the date of commencement of N.A. use a revised assessment at the rate of 50/- per 600 Sq. Yds./Acre and will be entitled to 3/5th concession in the land is used for non-commercial or non-industrial purposes. The occupant shall pay N.A. Assessment of Rs. 5000 which is guaranteed upto 31-7-75. The area and assessment mentioned above shall be liable to alteration in accordance with the survey correction issued by the Survey Deptt.

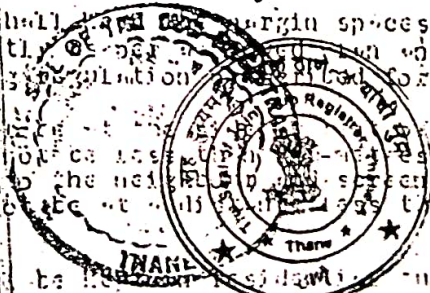
(ii) that the occupant shall construct the building in accordance with approved plan sanctioned and attached herewith.

(iii) that the occupant shall maintain margin spaces and distance from the road strictly in accordance with the plan and shall not violate any building regulations.

(iv) that the building shall be constructed in such a manner that it shall be innocuous to the neighbourhood, shall not be visible from public view and it shall not be a nuisance to the neighbours.

(v) That no cattle shall be kept in the building.

(vi) that the occupant is prohibited u/s 45 for putting the land to any use other than for which permit is granted.



रज-१
१९/२४

रज-४
३२३/१९६
१४/२४

- (ii) that the occupant shall use N.A. use of the lands in each plot within period of one year from the date of this order.
- (iii) that the occupant shall inform the Collector/Thasildar & village officer in writing of the commencement of N.A. use within the period of thirty days from the date of such commencement in default the shall be liable to pay such fine as the Collector may impose U/s 44(5) Maharashtra Land Revenue Code 1966.
- (iv) that the built-up area of the plot shall not exceed 170 sq.yds/area as shown in the accompanying approved plan dt: 27-6-1975 and remaining area viz. 816 Sq.Yds. shall be open to the sky.
- (v) no addition to or alteration in a building shall be carried out without the previous written permission of the undersigned.
- (vi) that the occupant shall obtain necessary permission before the commencement of N.A. under Town Planning Act or Municipal Act Village Panchayat Act 1959 or Bombay Highway Act 1935 and National Highway Act 1956 from the respective Authorities.
- (vii) that the land will be regarded as agricultural land till its actual use for N.A. purpose permitted under this order and till then it shall be liable to be governed by the provisions of section 63 of B. N. & S.H. Act.
- (viii) that the occupant shall be liable to the imposition of any penalty attached to this N.A. permission for breach of condition.
- (ix) that the occupant shall execute said in the form Schedule V within one month from the date of commencement of N.A. use.

2. If the applicant complies with any of the foregoing conditions the Collector may without prejudice to any other penalty to which applicant may be liable under the provisions of the said code, continue the said plot in the possession of the applicant on payment of such fine or assessment as may direct.

3. Notwith standing any thing contained in part above it shall be lawful for the Collector to direct the removal of alteration of any building or structure erected or use contrary to the provisions of this order and to take any action prescribed in that behalf by the Collector and to prevent alteration not being carried out within the prescribed period he may cause the same to be carried out and recover the cost of carrying out the same from the applicant as arrears.

19. Mr. ...
 20. ...

20/28
 20/28



- 2/- He should direct the ...
- 2/- Copy with copy of the ...
- 2/- He should carry out ...
- 2/- Copy files ...

Collector, Thana.
 20/28



Collector, Thana.

In the court of Shri. J. B. Pawar, Dy. Collector and Competent Authority, Thane Urban Agglomeration & K. B. Periurbal Area of Gr. Bombay.

Case No. UIC/TA/Banyandar/SR-81
 Date of decision: 6th Feb' 1983
 Name of declarant: Shri. Shantipriya J. Sampat.

ORDER UNDER SECTION 8(4) OF THE URBAN LAND (CEILING AND REGULATION) ACT, 1976

Shri. Shantipriya J. Sampat has filed a return u/s 6(1) of the Urban Land (Ceiling and Regulation) Act, 1976 in respect of the following land.

<u>DIST & T-2.</u>	<u>VILLAGE</u>	<u>S. NO.</u>	<u>AREA IN SQ. METRS.</u>
Thane	Banyandar	117/9	658-00

The case was referred to the City Survey Officer for measurement and verification of the holding of the declarant. The City Survey Officer has measured the land and zoning of the lands involved has been verified by the Assistant Town Planner who has also prepared the scrutiny sheet. The total holding of the declarant as per the measurement carried out by the City Town Survey Officer is 658-00 Sq. mtrs.

The notice u/s 6(1) along with the draft statement was issued to the declarant calling upon him to present his objections if any to the draft statement within a statutory period of 30 days.

The declarant has filed his written objection statement. He has stated that he has constructed a small house with the permission of the Collector and the area kept open for the purpose of the garden. He is also stating that the area is being used as garden. The area is being used as garden. The area is being used as garden. The area is being used as garden.



रजि. नं.	१४७/२००४
दि. क्रमांक	३२०३/१९८६
२९/२४	१६/२४

On verification of the record, the holding of the declarant is computed as under:-

	Area in Sq.mtrs.
Total holding	658-00
Non Buildable	116-00
Built up area	139-07
Land Appurtenant	100-00
Add. Land Appurtenant	106-23
Total	622-00
Net vacant land	36-00

The village Bhandar is in the 8 Kms. Peripheral Area of Gr. Bombay Agglomeration, where the ceiling limit is 500 Sq.mtrs. In view of the above facts, I declare that the declarant is not a surplus land holder.

Drop the proceedings intimating the declarant accordingly.

By Collector &
Competent Authority
Thane Urban Agglomeration & 8 Kms.
Peripheral area of Gr. Bombay.



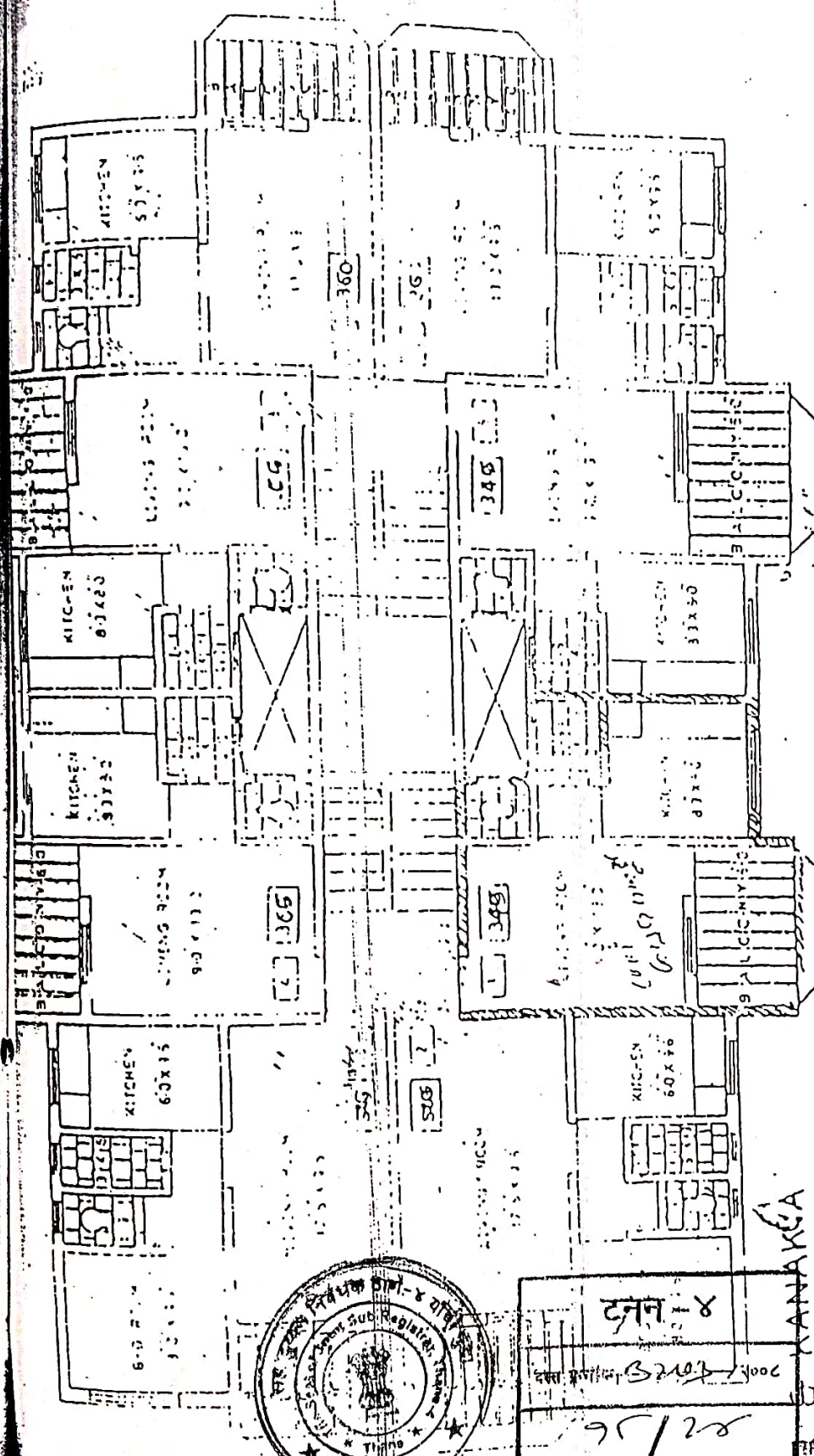
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Applied for...
Registered on...
Valued by...
Compared by...

टनन-४
दस्ता क्रमक 3203 / 2006
१० / १४



टनन-४
दस्ता क्रमक १४७ / २००६
२२ / २४



द्वार-४
 २१/२४
 ३२०३/१०००

द्वार-५
 १०/२४

SONI & KANAKGA

BUILDERS.
 Sulbha Sadan, Goddev Road,
 Bhayandar (East).

1st Floor

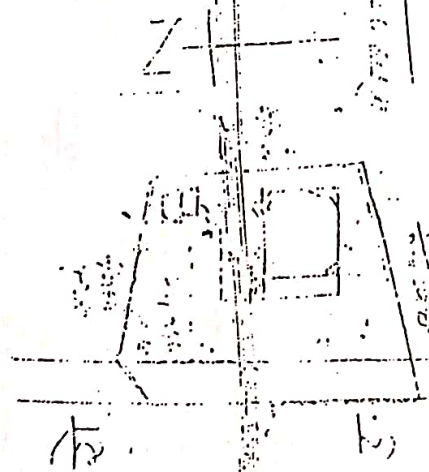
दिवाना १११

SONI & KANAKGA

- विक्रयपत्र पारकाची उत्पत्ती
- अतिशय बांधकाम
- असाधारण उत्पत्ती (रिस्क शॉट) असलेली
- विक्रयपत्र पराकाचे वगैरे

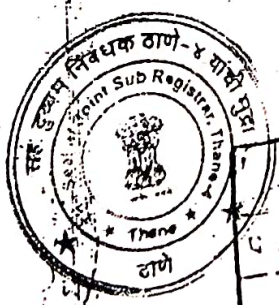
विक्रयपत्र पारकाची उत्पत्ती
 मालिका - २२२२, ता. १५/०५/८८, जि. १०८०

क्र. १	विक्रयपत्र	२२/०५/८८
क्र. २	अतिशय बांधकाम	२२/०५/८८
क्र. ३	असाधारण उत्पत्ती	२२/०५/८८
क्र. ४	विक्रयपत्र पराकाचे वगैरे	२२/०५/८८



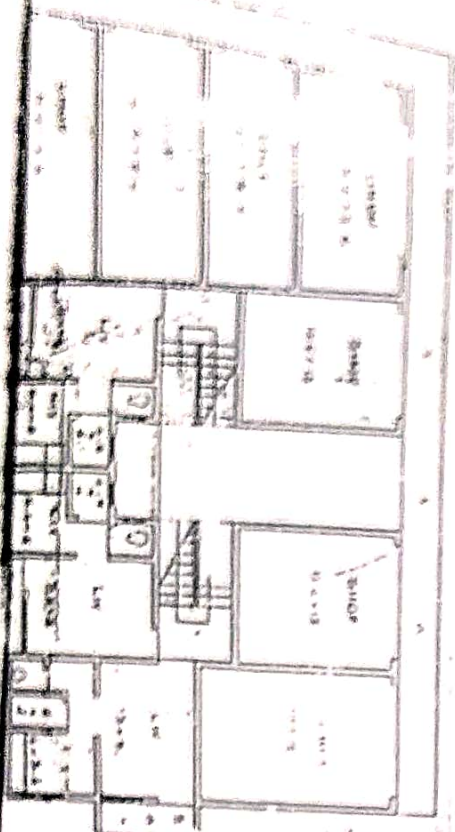
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 Certified by
 Sub-Registrar Urban Registration, Thane

दस्ता क्रमांक	3203/2006
दिनांक	२२/०५/८८
विक्रयपत्र	२२/०५/८८
नगर प्रशासन अधिकारी	न. स. र. र.

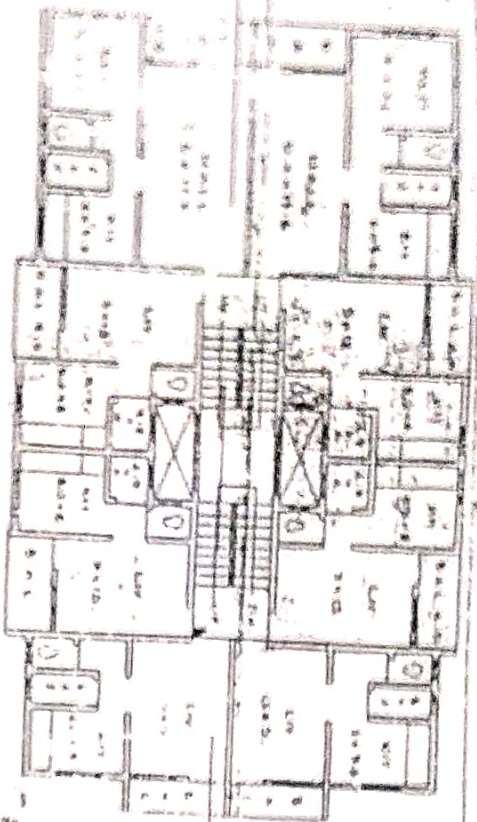


१०,०००/-
 १८/२८

विक्रयपत्र पारकाची उत्पत्ती
 मालिका - २२२२, ता. १५/०५/८८, जि. १०८०
 विक्रयपत्र - २२/०५/८८
 न. स. र. र.

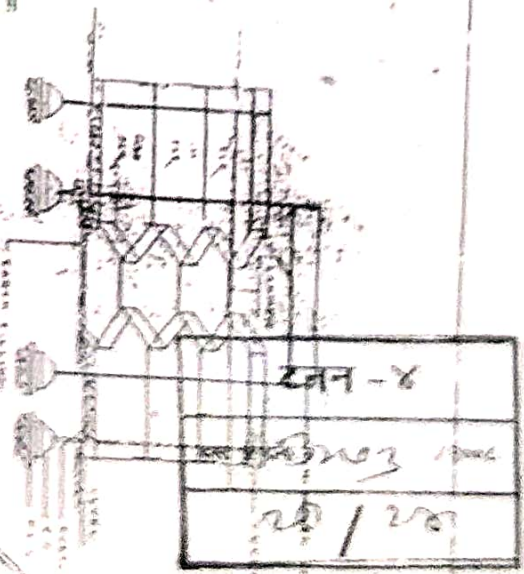


TYPICAL
FLOOR PLAN

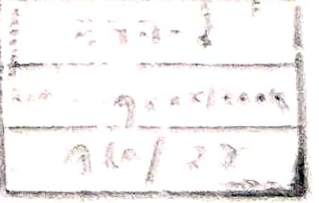


Schenck, Dr. Ogers
Hudson

CROSS
SECTION EE



ARCHITECT
Schenck, Dr. Ogers
Hudson





समभव गयते

महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टी.सी.) / ४५७९/ २१-२२.

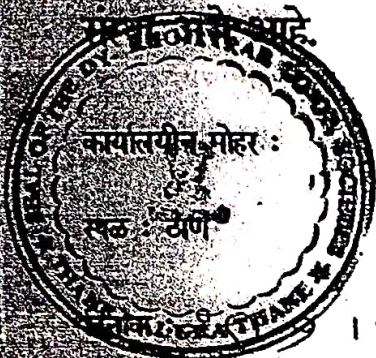
या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की,

सुद्धा सदन कोआपरेटिव्ह वॉशिंग सोसायटी दि. भा. वि.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टीएनए / (टीएनए) / एचएसजी / (टीसी) / ४५७९ / २१-२२ / दिनांक २२ / १ / १९९३ ने नोंदण्यात आलेली आहे.

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

संस्थेचे आहे.



१९९३

[Handwritten Signature]

एच. पी. सांगळे

उपनिबंधक सहकारी संस्था

ट ब न ७

ठाणे, वालुका ठाणे

दस्ता क्र. ७२५५१/२०५

२५/४



मिरा भाईंदर नगरपालिका परिषद

दुसऱ्या नं. : २५/५/१९८८

मुख्य कार्यालय भाईंदर

A BHAYANDAR MUNICIPAL COUNCIL

समजाती दिवाजी महाराज मार्ग, भाईंदर, पिन कोड ४०११०१.

तारीख 25/5/1988

१. मे. तोनी अन्ड कनाजीया विव्हर्त बांधा दि. १४.४.८३ वा अर्ज.

२. मे. तोनी प्राधिकारी नागौर संजुलन ठाणे बांधेकडील अर्जर क्र. धूरखती/टी. भाईंदर
सतार - २१ दि. ८. फेब्रुवारी १९८३

३. मे. तोनी विधानल वलेक्टर सातो, ठाणे बांधेकडील अर्जर क्र. आरई आख्खी/पन्डेनी/सरआर
१५०/१५५ दि. २७.६.७५

४. मिरा भाईंदर नगरपालिका परिषद जा. नं. १३८६/८७/८८ दि. २६.१०.८७ ची मंजूरी

वा प र दा स ला

मिरा भाईंदर नगरपालिका क्षेत्रात भाईंदर पूर्व उपदीप्त स. नं. ११७

अर्जाबाबत मे. तोनी अन्ड कनाजीया विव्हर्त ह्यांनी " सुलभासन " बांधाची इमारत बांधून पूर्ण केलेली असून, तद्वर बाबत मे. सधम प्राधिकारी नागौर संजुलन ठाणे, वलेक्टर सातो, मिरा भाईंदर नगरपालिका परिषद, नकसर प्रांशवायत बांधकाम परवानग्या घेतलेल्या आहेत. तद्वरची इमारत पूर्ण झाल्याबद्दल

" अर्कीटिकट असो तिखट " अर्कीटिकट ह्यांनी [वापर] दाखला दिलेला आहे.

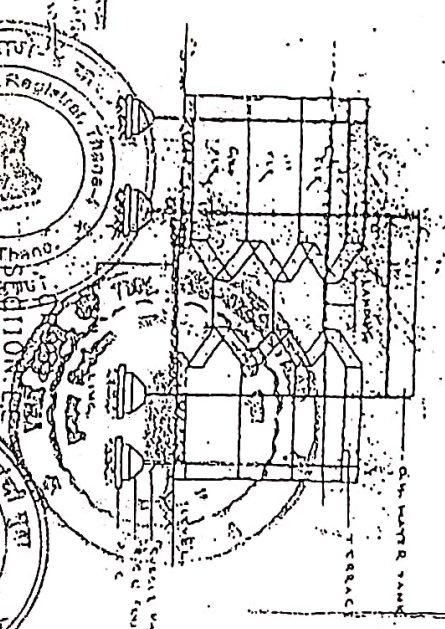
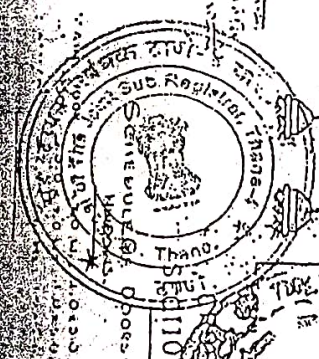
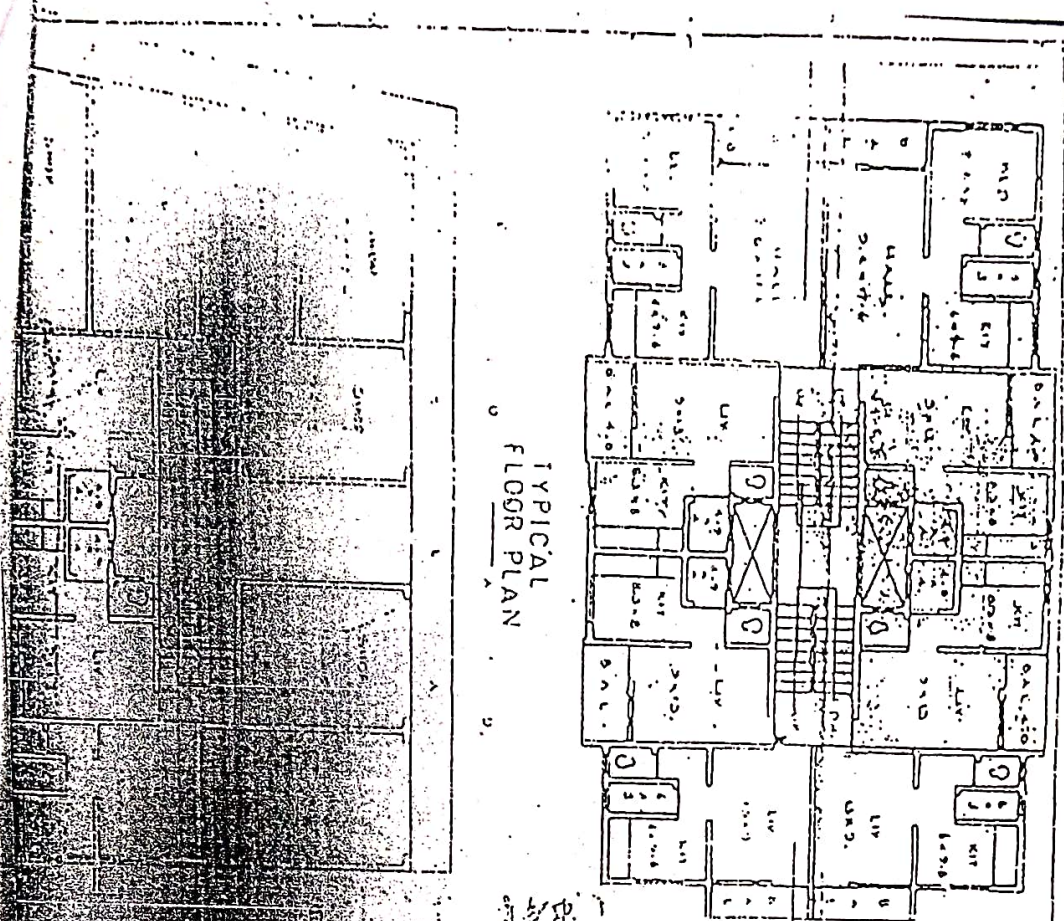
सुलभासना बांधाचा विचार करून, तद्वरच्या इमारतीचा वापर करणेंत नगरपालिकेची बांधकाम इतरता नाही. तसब दाखला दिला असे.



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दस्त क्र	१९९५५/२०२
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दस्त क्रमांक 9602 / 2020

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दस्त क्र. 9649 / 2022

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THE. SUBHA SADAN CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. A579 and Date 29.01.92)

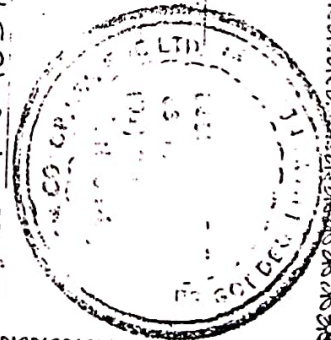
No. 30

Authorised Share Capital Rs. 250/- Divided into FIVE Shares each of Rs. 50/- only
Member's Register No. SS/TF-307/030

THIS IS TO CERTIFY that SATISH GANAPATHY

of BHAYANDAR (E) is the Registered Holder of (FIVE) Shares from No. 146
to 150 of Rs. 50/- EACH (RUPEES FIFTY EACH ONLY)
in THE SUBHA SADAN CO-OPERATIVE HOUSING SOCIETY LTD.
BHAYANDAR (E) 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 BHAYANDAR this FIFTEENTH
day of AUGUST 1992.



Manoj

Chairman



Prakasham

Hon. Secretary

Prakasham

Member of the Committee

P.T.O.

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 registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	20-04-2008	RATARAM PANWARI RAMINA K.K. Poteni Hon. Secretary	30	30  Committee Member
2	 Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member