

INDIA NON JUDICIAL

FRIDAY, DECEMBER 14, 2012

Friday, December 14, 2012
6:03 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

दिनांक 12/13/2012

पावती क्र.: 9222 दिनांक: 14/12/2012

गावाचे नाव: पी.एस.पहाडीगोरेगांव
दस्तऐवजाचा अतुक्रमांक: बरल-6-9140-2012
दस्तऐवजाचा प्रकार: करारनामा
सादर करणाऱ्याचे नाव: जया स्टीफेन पलघडमल

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 580.00
पृष्ठांची संख्या: 29

एकूण: रु. 30580.00

आपणास हा दस्तऐवज अंदाजे 6:23 PM ह्या वेळेस मिळेल आणि सोबत थंबनेल प्रत व CD घ्यावी.

सह. हु. नि. बोरीवली 6

बाजार मूल्य: रु. 5564500/-

मोबदला: रु. 5500000/-

भरलेले मुद्रांक शुल्क: रु. 278250/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 015745 दिनांक: 10/12/2012
वैकेचे नाव व पत्ता: Other Than the List

2) देयकाचा प्रकार: By Cash रक्कम: रु. 580/-

सह दुय्यम निबंधक बोरीवली क्र.-६,
मुंबई उपनगर जिल्हा.

J. S. Palghadmal.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 14/12/12

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(Rule 19 or 20)

निहाय घट/वाढ
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वाहन तळाचे मूल्य +

इमारती भोवतीच्या खुल्या जागेचे मूल्य

+ 0.00 + 0.00 + 0.00 + 0.00
= 5,564,328.00

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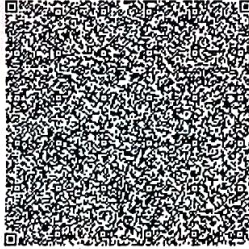
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: ADITYA DHAWALE
Stock Holding Corporation of India Ltd.
Localised Date: 27-Nov-2012 02:35 PM
Signature:
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH13142075164382K
 Certificate Issued Date : 27-Nov-2012 02:35 PM
 Account Reference : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSKCIL01140314414013286
 Purchased by : JAYA S PALGHADMAL AND STEPHEN M PALGHADMAL
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : FLAT NO 401, 4TH FLR, JATIN ROAD, GOREGAON(W), MUMBAI 62
 Consideration Price (Rs.) : 55,00,000
 (Fifty Five Lakh only)
 First Party : RAVINDRA A BAGUL AND RASHMI BAGUL
 Second Party : JAYA S PALGHADMAL AND STEPHEN M PALGHADMAL
 Stamp Duty Paid By : JAYA S PALGHADMAL AND STEPHEN M PALGHADMAL
 Stamp Duty Amount(Rs.) : 2,78,250
 (Two Lakh Seventy Eight Thousand Two Hundred And Fifty only)



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Please write or type below this line-----

प्रतिज्ञापत्र
 * सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत अमलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तावेज संपूर्ण गजबंद, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सन्धता तपासली आहे. * दस्तावेज सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व वाच्यत्वाचाक हे संपूर्ण जण जबाबदार राहतील.

लिहून देणारे :
 लिहून घेणारे :

0001967122

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilestamp.com

648 59. Pto

Stamp		Receipt		(To be filled in by the party)	
Stamp Duty Paid By	Daya S. Palghadmal & Stephen M. Palghadmal	Stamp Duty Paid by	<input type="checkbox"/> 1st Party <input checked="" type="checkbox"/> 2nd Party		
Stamp Duty Amount	Rs. 2,78,250/-	Type of Payment	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input checked="" type="checkbox"/> Pay Order <input type="checkbox"/> NEFT		
Check/ DD/ PO/ UTR/ RET/ Account No.	4255		<input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer	Date: 27/11/2012	
Bank Name	Union Bank of India	Branch Name	Goregaon (W)		
Counter Signature with Seal					



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 28th day of November, 2012, between (1) MR. RAVINDRA ATMARAM BAGUL, aged 48 years & (2) MRS. RASHMI RAVINDRA BAGUL, aged 41 years, both Indian Inhabitants of Mumbai, residing at Flat No.401, 4th Floor, Jatin Probha, L.T. Road No.5, M.G. Road, Goregaon (West), Mumbai-400 062, hereinafter referred to as "THE TRANSFERORS" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND (1) MRS. JAYA STEPHEN PALGHADMAL, aged 35 years & (2) MR. STEPHEN MARSHAL PALGHADMAL, aged 41 years, both Indian Inhabitants of Mumbai, residing at Flat No.77, 4th Floor, Building No.1, Trimurti Co-operative Housing Society Ltd., Sane Guruji Nagar, M.G. Road, Goregaon (West), Mumbai- 400 062.

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Stephen M. Palghadmal

hereinafter referred to as "THE TRANSFEREES" (which expression unless it be repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **OTHER PART**;

WHEREAS:-

a) Pursuant to an Agreement for Sale dated 19th day of April, 2010, duly signed and registered at the Office of Sub-Registrar of Assurances, Borivali-1, Mumbai Suburban District, vide Serial No. BDR2 – 03730 - 2010, dated 19/04/2010, made and executed by and between **M/s. VAISHALI ENTERPRISES**, therein referred to as "the Developer" of the One Part and (1) **MR. RAVINDRA ATMARAM BAGUL** & (2) **MRS. RASHMI RAVINDRA BAGUL**, the Transferors herein, therein referred to as "the Purchaser/s" of the Other Part, the Transferors herein have purchased and acquired **Flat No.401** admeasuring 540 Sq. ft. carpet area (equivalent to 60.22 Sq. meters built-up area) on the 4th Floor in the building known as "JATIN PROBHA" situated at L.T. Road No.5, M.G. Road, Goregaon (West), Mumbai- 400 062, bearing C.T.S. No.199, Plot No.92 of Village- Pahadi Goregaon (West), Taluka- Borivali, Mumbai Suburban District, (hereinafter referred to as "the Said Flat") on ownership basis

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J. S. Patil
Patil m.p.

together with all rights, title, interest and benefits attached thereto for the consideration and on the terms and conditions mentioned therein.



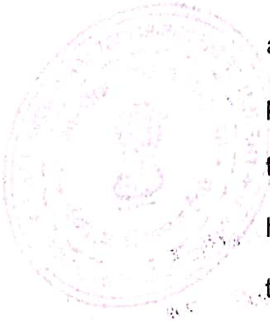
- b) Pursuant to the abovesaid Agreement for Sale dated 19th day of April, 2010, **M/s. VAISHALI ENTERPRISES** has handed over the vacant and peaceful physical possession of the Said Flat along with its original title deed, documents and papers to the Transferors herein and since then the Transferors herein owned, seized and possessed on ownership basis of the Said Flat.

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- c) The Transferors herein are the absolute owners, well seized and possessed of and/or otherwise well and sufficiently entitled to **Flat No.401** admeasuring 540 Sq. ft. carpet area (equivalent to 60.22 Sq. meters built-up area) on the 4th Floor in the building known as "JATIN PROBHA" situated at L.T. Road No.5, M.G. Road, Goregaon (West), Mumbai- 400 062, bearing C.T.S. No.199, Plot No.92 of Village- Pahadi Goregaon (West), Taluka- Borivali, Mumbai Suburban District and more particularly described in the schedule hereunder written.
- d) The Transferors have agreed to sell, transfer, assign and assure to the Transferees the Said Flat on ownership basis

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R.R. Bagul

J. S. Patghatmal.
Stephen M.P.



together with all their rights, title, interest and benefits attached thereto and the Transferees have agreed to purchase and acquire from the Transferors all their rights, title, interest and benefits in respect of the Said Flat to hold, possess and own as the absolute owners thereof, together with all deposits and contributions made by the Transferors with various local authorities for the total consideration price of Rs. 55,00,000/- (Rupees Fifty Five Lacs Only) on the terms and conditions mutually agreed by and between the parties hereto as under:-

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NOW THEREFORE THIS AGREEMENT WITNESSETH AS

UNDER:-



1) The parties hereto are agreed that all the recitals recorded herein above in these presents shall form integral part and parcel of this Agreement, as if they are expressly and specifically incorporated into the body of these present and the parties hereto shall be deemed to have recorded, repeated and confirmed the recitals recorded hereinabove.

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2) The Transferors hereby sell, transfer, assign and assure to the Transferees the Flat No.401 admeasuring 540 Sq. ft. carpet area (equivalent to 60.22 Sq. meters built-up area) on the 4th Floor in the building known as "JATIN PROBHA"

[Handwritten mark]

R.R. Bagwani

J.S. Polyhadmal

[Handwritten signature]

situated at L.T. Road No.5, M.G. Road, Goregaon (West),
 Mumbai- 400 062, bearing C.T.S. No.199, Plot No.92 of
 Village- Pahadi Goregaon (West), Taluka- Borivali,
 Mumbai Suburban District on ownership basis together
 with all their rights, title, interest and benefits
 thereto and the Transferees agree to purchase and acquire
 from the Transferors the Said Flat together with the rights
 title, interest and benefits attached thereto including the
 possessory and ownership right of the Said Flat for the
 total consideration price of **Rs. 55,00,000/- (Rupees Fifty
 Five Lacs Only)**.



- 3) The Transferees have already paid to the Transferors a
 sum of **Rs. 7,00,000/- (Rupees Seven Lacs Only)** as and
 by way of part payment towards the total consideration
 price of **Rs. 55,00,000/- (Rupees Fifty Five Lacs Only)** in
 respect of sale of the Said Flat before the execution of this
 Agreement. The receipt whereof the Transferors hereby
 confirms and acknowledges to have received from the
 Transferees on the foot hereof.

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- 4) The Transferees shall pay to the Transferors the balance
 consideration amount of **Rs. 48,00,000/- (Rupees Forty
 Eight Lacs Only)** by arranging / obtaining loan from a
 Bank / financial institution within 60 (sixty) days from the

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borne by the Transferors and the Transferees in equal proportion.

THE SCHEDULE OF THE SAID FLAT

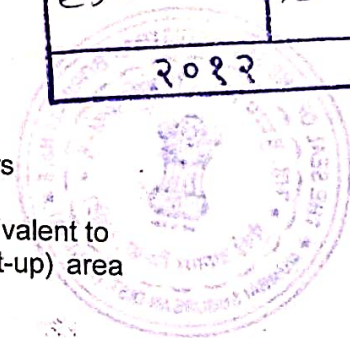


ALL THAT Flat No.401 admeasuring 540 Sq. Carpet area (equivalent to 60.22 Sq. meters built-up area) on the 4th Floor in the building known as "JATIN PROBHA" situated at L.T. Road No.5, M.G. Road, Goregaon (West), Mumbai- 400 062, bearing C.T.S. No.199, Plot No.92 of Village- Pahadi Goregaon (West), Taluka- Borivali, Mumbai Suburban District.

The details of the Said Flat are as follows.

- | | | |
|-------------------------|---|---|
| 1) Building Known as | : | "JATIN PROBHA" |
| 2) Year of Construction | : | 2011 |
| 3) No. of Floors | : | Ground + 6 upper floors |
| 4) Area of Flat | : | 540 Sq. ft. carpet (equivalent to 60.22 Sq. meters built-up) area |
| 5) Village | : | Pahadi Goregaon (West) |
| 6) C.T.S. No. | : | 199 |

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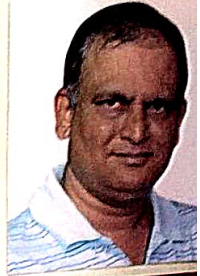
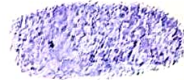
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R.R. Bagul

S. S. Patghatmal,

Stephen M.P.

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

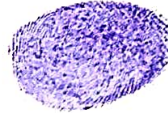
SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFERORS")
(1) MR. RAVINDRA ATMARAM BAGUL)
(2) MRS. RASHMI RAVINDRA BAGUL)
in the presence of)



R.R. Bagul

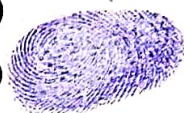
1) Mr. Mukesh T. Singh *M.T. Singh*
2) Mrs. Shanta J. Gawali *शान्ता ज गवळी*

SIGNED AND DELIVERED by the)
withinnamed "THE TRANSFEREES")
(1) MRS. JAYA STEPHEN)
PALGHADMAL &)
(2) MR. STEPHEN MARSHAL)
PALGHADMAL)
in the presence of)



J. S. Palghadmal

Stephen M.P.



1) Mr. Mukesh T. Singh *M.T. Singh*
2) Mrs. Shanta J. Gawali *शान्ता ज गवळी*



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BRIHANMUMBAI MAHANAGARPALIKA.

NO.CHE/9393/BP(WS)/AP of 4 FEB 2011.

PART OCCUPATION

To,
Shri V.S. Nimbalkar &
Shri H.V. Nimbalkar,
Owner.

संपूर्ण प्लॉट वर (पहाडी) वास्तु
विकास कार्य १९९१, मधील अंतिम
१० फीट ०.००, हे अंतर राखण्यास,
अर्जात (१९), प्रत्येक १०१.

Sub : Part occupation for proposed re-development of building on plot bearing C.T.S. No.199 of Village Pahadi, Goregaon at Shree Nagar Colony at Goregaon (W), Mumbai.

Ref :- Your Architect's letter dtd.23

Sir,



The part development work of Residential Building Gr. Floor & 3rd to 6th upper floors on plot bearing village Pahadi Goregaon situated at Shree Nagar Colony under the supervision of Shri Manish V. Patel, Architect having Lic. No.CA/03/31350 Shri R.D. Magdum, Lic. Structural Engineer License No.STR/M-14 and License Site Supervisor, Shri Mahendra G. Gole having Lic. No.G/208/SS-1, may be occupied on the following conditions:-

- 1) That all the balance conditions of I.O.D. and amended plans shall be complied with.
- 2) That the certificates under Section 270-A of B.M.C. be obtained from A.E.W.W. 'P/South' Ward and a certified copy of the same shall be submitted to this office.
- 3) That D.I.L.R's certificate for transfer of ownership of land in the name of M.C.G.M. shall be submitted before B.C.C.

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A set of certified completion plan is returned herewith.

CERTIFIED TRUE COPY
For CONTEMPORARY DESIGN ARCHITECTS

Yours faithfully,

Manish Patel
(Sr. MANISH V. PATEL)
CA/03. 31350

23/2 2/11
for Ex. Eng.(Bldg.Prop.) W.S. 'P' Ward

Tel. : 28711219

VAISHALI ENTERPRISES

Registered under the No. B-A-43389

BUILDERS & DEVELOPERS

(Vinod', Plot No. 37, L. T. Nagar Road No. 3, Off M. G. Road, Goregaon (W), Mumbai-400 062.

Date : _____

POSSESSION LETTER

To,

Mr. RAVINDRA A.BAGUL
Mrs. RASHMI R. BAGUL
FLAT NO.401, 4TH FLOOR,
L.T.Nagar, Road No.5, off M.G.Road,
Goregaon (West), Mumbai-400 062.



Sub: - Possession Letter of Flat No.401, on 4TH Floor, "JATIN PROBHA"
on Plot No.92.L.T.Nagar Road No.5,Off M.G.Road, Goregaon (w)
Mumbai-400062.

We hereby give you possession of Flat No.401 on 4TH Floor. The work of above said flat has been completed in all respect, and you have seen the flat and been satisfied with the work.

(Mr. RAVINDRA A.BAGUL)

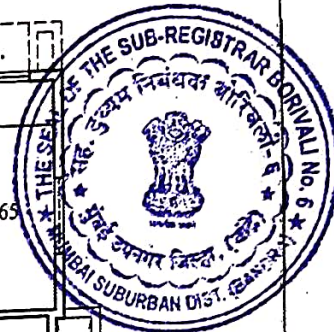
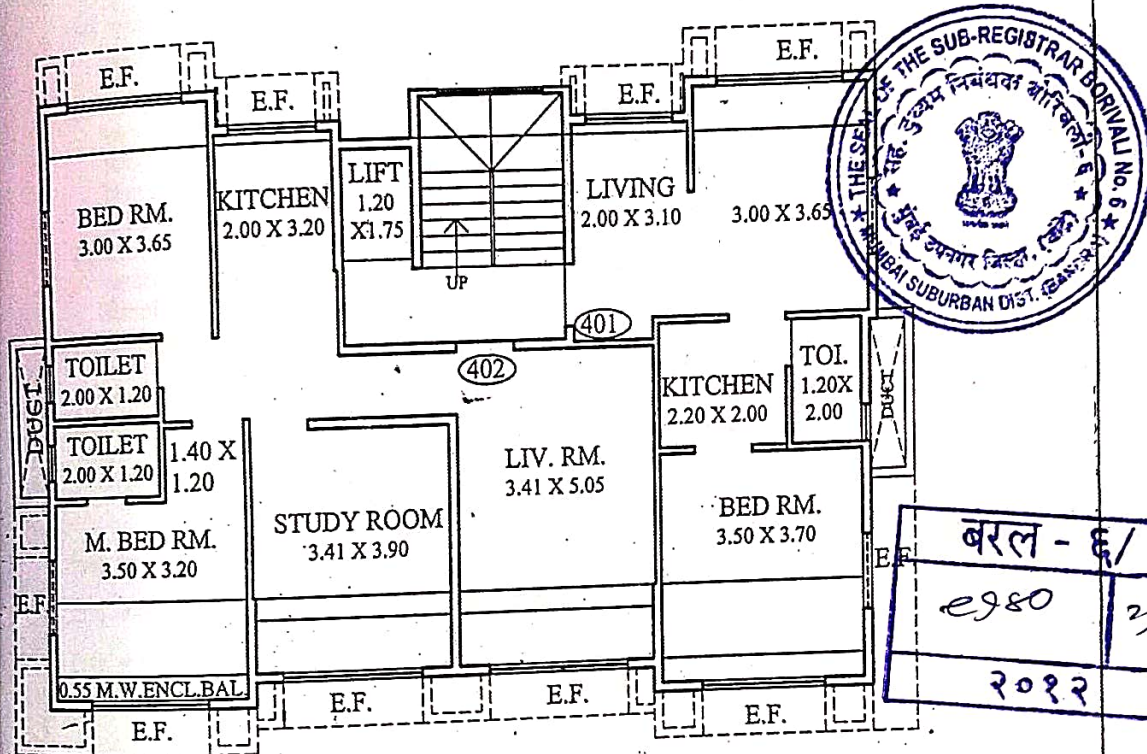
FOR VAISHALI ENTERPRISES

PARTNER

(Mrs. RASHMI R. BAGUL)

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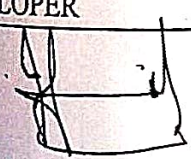
FLOOR	FOURTH
FLAT NO.	40.1
AREA	540



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4TH FLOOR PLAN



DEVELOPER	PROJECT	ARCHITECT
	"JATIN - PROBHA" ON PROPOSED BUILDING ON PROPERTY BEARING C.T.S. NO. 199, OF VILLAGE - PAHADI GOREGAON, AT ROAD NO. 5, LOKMANYA TILAK NAGAR, GOREGAON - (WEST), MUMBAI - 400095	REENOWNED ARCHITECTS ARCHITECTS-INTERIOR DESIGNERS- VALUERS B-207, ROLEX SHOPPING CENTER, STATION ROAD, GOREGAON - (WEST), MUMBAI-400062 ☎ + 91 22 2878 1838, + 91 98203 65577 EMAIL: reenowned_architects@rediffmail.com
SHALI ENTERPRISES		



Handwritten signatures and initials: 'R. B. G. S. W.'

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गावाचे नाव : पी.एस.पहाडीगोरेगांव

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मं बदल रु. 2,750,000.00

बा.मा. रु. 3,709,552.00

(2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 199 वर्गन: सदनिका नं 401 चौथा मजला

(3) क्षेत्रफळ

(1) 60.22 चौ मी विल्टअप

(4) आकारणी किंवा जुडी देण्यात असलेले तसे

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) मे वैशाली दंडरपायडेसचे मागीदार हितेंद्र विवेककर नर्फ सुखलप्रसाद पलेश देसाई -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: विवेक प्लॉट नं: 87 एम 2 नगर रोड गोरेगाव पो मं 63; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAPV0226B.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) रविंद्र आत्माराम बागुल -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: वी 303 सिध्दीविनायक गार्डन अमाट, वीर सावरकर मार्ग, खोरीवली पो मं 66; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ACHPB3661K.
(2) रमेश रविंद्र बागुल -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: वरीलप्रमाणे; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFGPB2161L.

(7) दिनांक

करून दिल्याचा 19/04/2010

(8)

नोंदणीचा 19/04/2010

(9) अनुक्रमांक, खंड व पृष्ठ

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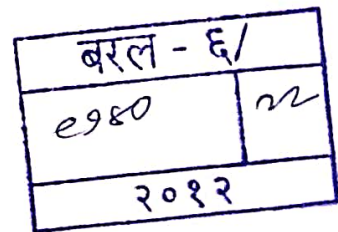
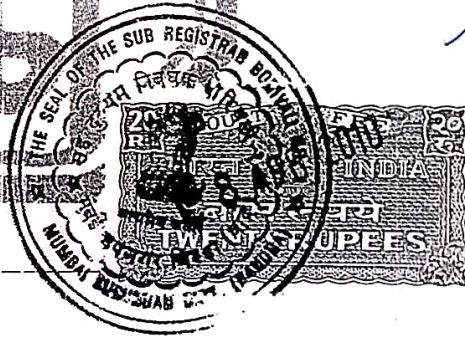
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 1681000.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 30000.00

(12) शेर



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली,
मुंबई उपनगर जिल्हा.