



Friday, December 16, 2005

12:25:11 PM

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Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव माजीवडे

पावती क्र. 8108

दस्तऐवजाचा अनुक्रमांक

टनन2 - 08032 - 2005

दिनांक 16/12/2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: अतुल बाबुभाई दवे

नोंदणी फी

:- 27180.00

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

:- 480.00

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रु.

27660.00

आपणास हा दस्त अंदाजे 12:39PM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.ठाणे 2

बाजार मुल्य: 2717237 रु. मोबदला: 2150000 रु.

भरलेले मुद्रांक शुल्क: 119650 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: पंजाब नॅशनल बँक ;

डीडी/घनाकर्ष क्रमांक: 871655; रक्कम: 27180 रु.; दिनांक: 15/12/2005

दुय्यम निबंधक ठाणे रु. १

दुय्यम निबंधक
विभागा

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20606

व्यवहारीक नमूना / Party Copy



दि १० जून २००५ सरकारी बैंक लि.

THE THANE JANATA SAHAKARI BANK LTD.

SCHOULDED BANK

दिनांक / Date 13.12.05

गणना / Br. स्टाम्प शुल्क / Stamp Duty ₹. / Rs. 19650/-

सेवा शुल्क / Service Charges / Rs. 10/-

दस्तावेज / No. of Documents ₹. / Rs. 19660/-

शब्दों में / Amount in Words one lakh

हundred sixty five ₹

पेयिंग पार्टी / Name of stamp duty paying party Mr. Atul B. Dave

पता / Address & Tel. No.

S8716 Sukri Nivas P. Chhang

Chembur Mumbai

आभत कुमार त्रिवेदी / Name of counter party

उद्देश्य / Purpose of transaction

Agreement for Transfer

बैंक / Name of the Drawee Bank & Branch

DD / Cheque No. if any

आभत कुमार त्रिवेदी / Cashier

आधिकारिता / Authorised signatory

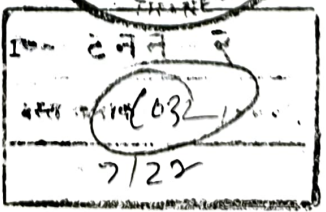
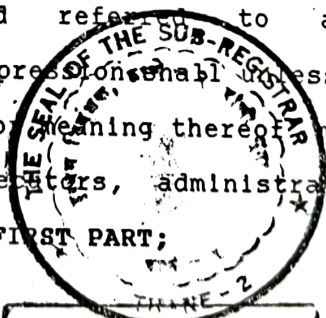
यह दस्तावेज केवल तभी ही प्रामाणिक माना जाएगा / This document has to be presented at the time of delivery of stamps. subject to Delivery of stamp document on next working day

Authorised Signatory
The Thane Janata Sahakari Bank Ltd.
Main Br.

AGREEMENT FOR TRANSFER

THIS ARTICLE OF AGREEMENT made at Thane, 16 th day of December, 2005, BETWEEN 1) MR. ABHAT KUMAR TRIVEDI adult, Occ. Service, and 2) MRS. MANISHA TRVEDI adult, Occ. Housewife, both residing at - 604/704 Building No. C-1, Mrudang Lok Puram Co-Op. Hsg. Soc. Ltd., Lokpuram, Pokharan Road No.2, Thane (W) hereinafter called and referred to as "TRANSFERORS" (which expressions shall be construed repugnant to the context of the agreement thereon shall include their heirs, executors, administrators, assigns) the PARTY OF THE FIRST PART;

One lac hundred thousand six hundred fifty only
147272
DEC 13 2005



INDIA
STAMP DUTY
MAHARASHTRA
Rs. 19650/- PB5198

Handwritten signatures and initials

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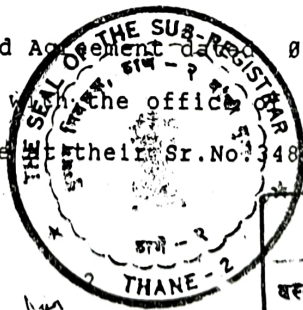
AND

(1) MR. ATUL BABUBHAI DAVE Age - 41 years, and (2) MRS. SUNITA ATUL DAVE, Age 39 years, both Indian Inhabitants, residing at - 587/6, Suki Niwas, R.C. Marg, Chembur, Mumbai - 400 074, hereinafter called and referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) the PARTY OF THE SECOND PART;

WHEREAS by virtue of an Agreement Dated 05.06.1989, the TRANSFERORS herein had purchased and acquired a residential Premises from M/S. LOK HOLDINGS, a registered Partnership Firm having their office at - 14, Vishal Shopping Centre, Sir M. V. Road, Andheri (E), Mumbai 400 069, bearing Flat No. 604/704, admeasuring about 1190 sq.ft. Carpet which is inclusive of 246 sq.ft. carpet area of Balcony, on the 6th Floor, in Building No. C-1, popularly known as MRUDUNG LOK PURAM CO. OP. HSG. SOC. LTD., lying being and situated at - Village Majiwade, Pokharan Road No. 2, Thane, which premises hereinafter hereinafter in this Agreement for brevity's Sake is referred to as "The Said Premises" and more particularly described in the Schedule written hereunder.

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AND WHEREAS the Said Agreement dated 05.06.1989 has been duly registered with the office of the Sub-registrar of Assurances at Thane their Sr.No. 3482 /1989 dated



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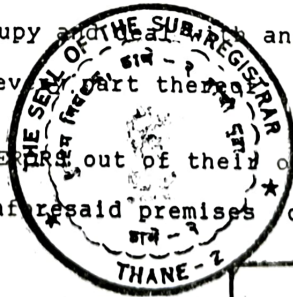
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15.06.1989 and has paid the appropriate stamp duty and Registration Charges in respect of the Said Premises.

AND WHEREAS under the said Agreement dated 5.06.1989 the TRANSFERORS herein have paid the full and final consideration amount to the Said developer M/S.LOK HOLDINGS, and the Said Developer has put the TRANSFERORS herein in to the actual and physical possession of the Said Premises, since thereafter the TRANSFERORS are in use and occupation of the Said Premises;

AND WHEREAS thus, the TRANSFERORS are a bonafide members of the said MRUDUNG LOK PURAM CO.OP.HSG. SOC. LTD., a society registered under Registration No.TNA (TNA) / HSG / (TC)/ 3405 / 89-90 Dated 18.1.1990, and having right title, and interest and membership in respect of the SAID PREMISES, which society hereinafter in this Agreement, for brevity's sake is referred to as "The Said Society" and being the members of the said society, the TRANSFERORS are holding share certificate No.77 containing 5 shares of Rs.50 each having distinctive Share Nos.381 to 385 (hereinafter referred to as "The Said Shares") and thus the TRANSFERORS have clear and marketable title in respect of the SAID PREMISES and the TRANSFERORS are well and sufficiently entitled to the SAID PREMISES and has absolute right and power to hold, occupy and dispose off the SAID PREMISES and every part thereof.

AND WHEREAS the TRANSFERORS out of their own sweet will decided to sell the aforesaid premises on OWNERSHIP BASIS.

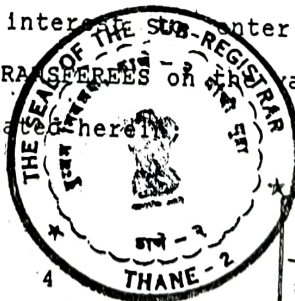


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AND WHEREAS the TRANSFEREES being in need of a suitable and convenient accommodation, came to know about the same, approached the TRANSFERORS whereupon the TRANSFERORS represented to the TRANSFEREES that :

- a. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Seller/ TRANSFERORS personally affecting the SAID PREMISES;
- b. That they have not mortgaged and/or created any charge and/or lien over the SAID PREMISES and the SAID PREMISES is free from encumbrances of whatsoever nature;
- c. The TRANSFERORS have paid all the necessary charges of whatsoever nature in respect of the SAID PREMISES and the TRANSFERORS have not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the SAID PREMISES;
- d. The TRANSFERORS have not done any act, deed, matter or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the TRANSFEREES and the TRANSFERORS have all the right, title and interest to enter into this agreement with the TRANSFEREES on the various terms and conditions as stated here.



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e. If there any previous dues, pending and/or balance to pay any authority, in respect of the Said Premises till handing over the possession, and if there any defect in title of the Said Premises, she shall be solely responsible for that, and she shall indemnify and keep indemnified the TRANSFEREES, in respect thereof.

AND WHEREAS believing the aforesaid representations the TRANSFEREES offered to purchase the Said Premises and right, title and interest in and upon the SAID PREMISES and also along with the benefits of the membership, including the said shares of the SAID PREMISES of the said society, at and for lumpsum price/ consideration of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand only)

AND WHEREAS after considering the said offer from all the angles and being found the same, fair at present market value, the same has been ultimately accepted by the TRANSFERORS and have thus decided to reduce the terms and conditions of the said agreement into writing, as follows;

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

1. The TRANSFERORS do hereby agree to sell, assign and Transfer and the TRANSFEREES do hereby purchase and acquire the right, title and interest in and upon the residential premises bearing Flat No.604/704, admeasuring about 1190 sq.ft. Carpet



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which is inclusive of 246 sq.ft. carpet area of Balcony, on the 6th Floor, in Building No.C-1, popularly known as MRUDUNG LOK PURAM CO. OP. HSG. SOC. LTD., lying being and situated at - Village Majiwade, Pokharan Road No.2, Thane, at and for a lump sum price of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand only) along with the right, title and interest in and upon the SAID PREMISES and also together with the benefits of membership and the said shares.

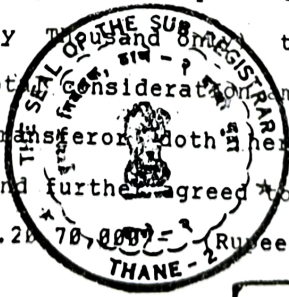
2. The TRANSFEREES have agreed to pay the said total consideration amount of Rs.21,50,000/- (Rupees Twenty One Lakhs Fifty Thousand only) in the following manner:-

- a. Rs.11,000/- by cheque No.101792, dated 01.11.05, drawn on The C.K.P.Co-Op. Bank. Ltd., Lokpuram Branch, Thane. before execution of these presents.
- b. Rs.69,000/- by cheque No. 115230, dated 5-12-2005 drawn on CKP Co.op Bank
Thane. (Co.op)
- c. Rs.20,70,000/- within the period of One months and/or immediately on getting loan sanctioned from bank and/or any financial institution.

Rs.21,50,000/- Total Consideration Amount.

(Rupees Twenty One Lakhs Fifty Thousand only)

Thus, the TRANSFEREES have paid sum of Rs.80,000/- (Rupees Eighty Thousand only) towards the part payment of total consideration amount, receipt of which the Transferor doth hereby admit and acknowledge, and further agreed to pay the balance amount of Rs.20,70,000/- (Rupees Twenty Lakhs

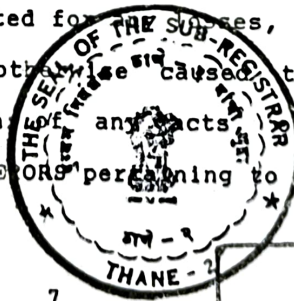


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Seventy Thousand only) towards the full and final amount of consideration, within the stipulated period mentioned hereinabove, for which the TRANSFERORS have no objection.

3. The TRANSFERORS have agreed to deliver the actual, physical, legal, vacant and peaceful possession of the SAID PREMISES upon the receiving the entire amount of consideration.
4. As aforesaid the TRANSFEREES have agreed to pay to the TRANSFERORS full and final payment and thus the TRANSFERORS have agreed to sale and the TRANSFEREES have agreed to purchase the said Flat along with all right, title and interest and benefits attached to it, on ownership basis, and shall use and occupy the same as owner thereof, absolutely and forever.
5. The TRANSFERORS, after receipt of full and final amount of consideration, shall have no claim, right, title, interest, ownership, demand or charge of whatsoever nature in or upon the SAID PREMISES through themselves or through their predecessors in title. The TRANSFEREES thereafter shall do all the needful in respect of the SAID PREMISES to secure their title to the SAID PREMISES and the TRANSFERORS shall keep the TRANSFEREES indemnified from and compensated for all losses, damages or injury legal or other of any nature caused to the SAID PREMISES by reason of any acts or omissions or failure of TRANSFERORS performing to the period

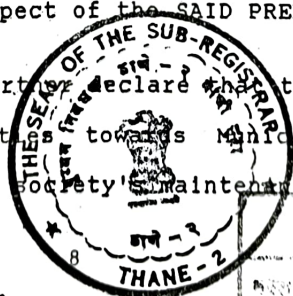


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prior to handing over the possession of the SAID PREMISES to the TRANSFEREES.

6. Upon receiving full and final amount of Consideration, The TRANSFERORS shall transfer share certificates, in favour of the TRANSFEREES for effectual, legal Transfer the Said Premises in the name of TRANSFEREES.
7. The TRANSFEREES hereby agrees that on becoming the member of the said society the TRANSFEREES shall abide by all single bye-laws, rules and regulations adopted by the society.
8. The TRANSFEREES after taking possession of the SAID PREMISES shall be entitled to have hold on the occupation and use of the SAID PREMISES as the same is fit for occupation and the TRANSFEREES can hold the same for unto and to the use and benefit for themselves, their heirs, executors, successors for ever without any claim, charges, interest, demand or lien of the TRANSFERORS or any person on their behalf or who may claim through them or in trust form them subject only on the part of the TRANSFEREES to pay the taxes, assessments, charges, duties or calls made by the Society, Municipal Corporation, Government or any local authority or corporation in respect of the SAID PREMISES.
9. The TRANSFEREES further declare that they shall pay all the liabilities towards Municipal taxes, Electricity bills, Society's maintenance and other



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any other relevant documents in respect of the said Premises to the TRANSFEREES at the time of execution of these presents.

15. It is mutually agreed by and between the parties that the charges of stamp duty, registration fees, and the charges of this agreements, applications, deeds, legal charges, whatsoever for legal Transfer of the right, title and interest of the SAID PREMISES in favour of the TRANSFEREES shall be borne and paid by the TRANSFEREES alone and Society Transfer fee shall be paid by both the parties in equal proportion.

SCHEDULE

ALL THAT PIECE AND PARCEL of residential premises bearing Flat No.604/704, admeasuring about 1190 sq.ft. Carpet which is inclusive of 246 sq.ft. carpet area of Balcony, on the 6th Floor, in Building No.C-1, popularly known as MRUDUNG LOK PURAM CO. OP. HSG. SOC. LTD., standing on the plot of land bearing S.No.165, 166 (1) (1-A) (1AP), 167/3, 168/1, 169/2, 171, 307/3, 342(pt.) lying being and situated at - Village Majiwade, Pokharan Road No.2, Thane, within the limits of Thane Municipal Corporation, and in the Registration District and Sub-registration of Thane.

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Handwritten initials 'M', 'S', and 'G' at the bottom left.

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

SIGNED SEALED & DELIVERED]
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by the withinnamed TRANSFERORS]

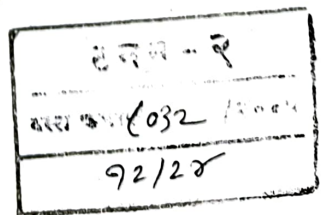
- 1) MR. ABHAT KUMAR TRIVEDI,]
] *Abhat*
] *Trivedi*
2) MRS. MANISHA TRVEDI,]
]]
in the presence of.....]

1. B. N. Gupta,
2. Chandoa. Shetty

SIGNED SEALED & DELIVERED]
]]
by the withinnamed TRANSFEREES]
]]
1) MR. ATUL BABUBHAI DAVE]
]]
2) MRS. SUNITA ATUL DAVE]
]]
in the presence of.....]

1. Chandoa. Shetty

2. B. N. Gupta.



THE Mudang Lok Puram CO-OPERATIVE
HOUSING SOCIETY LIMITED, Thane

Registered under the M.C.S. Act. 1960) (Registration No. TNA/(TNA)/HSG/(TC)/3405/89-90 Date 18.1.90)

Serial No. 77

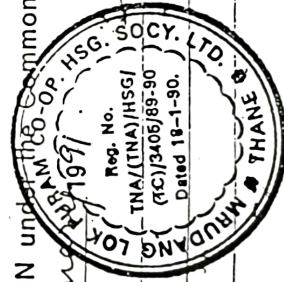
Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/- only
Member's Registration No. 77

THIS IS TO CERTIFY that Shri/Smt. Abhat Kumar Trivedi and
M. Trivedi

of Thane is the Registered Holder of (5 Shares) Shares from No. 381
to 385 of Rs. 250/- (Rupees Two hundred fifty only)
in THE Mudang Lok Puram CO-OPERATIVE HOUSING SOCIETY
LIMITED 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 3rd
Day of February 1991

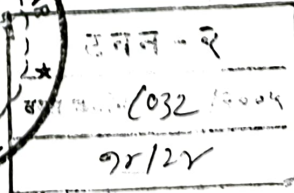


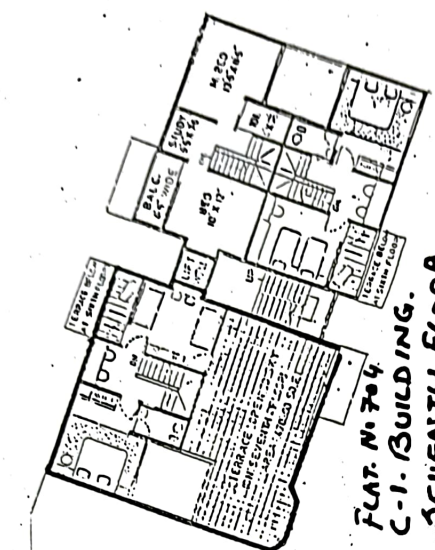
Challman

Hon. Secretary

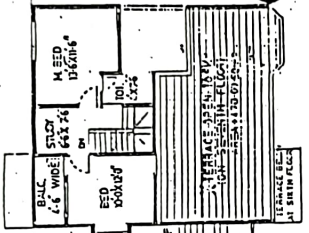
Member of the Committee

P. T. O.



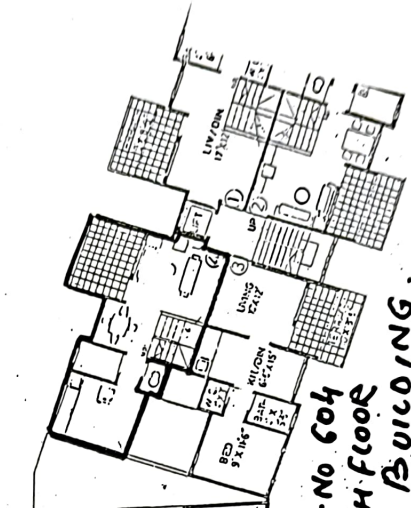


FLAT. No. 704
C-1. BUILDING.
SEVENTH FLOOR

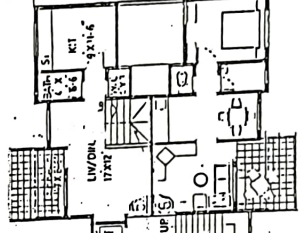


SEVENTH FLOOR PLAN. DUPLEX FLAT

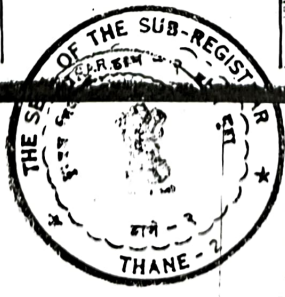
Abhid. & Manisha Trivedi. Nofle-14. Partner
 Albert Trivedi For LOK HOLDINGS



FLAT. No. 604
C-1. BUILDING.
SIXTH FLOOR



SIXTH FLOOR PLAN. DUPLEX FLAT



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 27/2



THE Mrudang Lok Param THANE CO-OPERATIVE HOUSING SOCIETY LIMITED, THANE

Registered under the M.C.S. Act. 1960 (Registration No. TNA/TNA/HSG/CRK/3405/89-90) Date 18.1.90

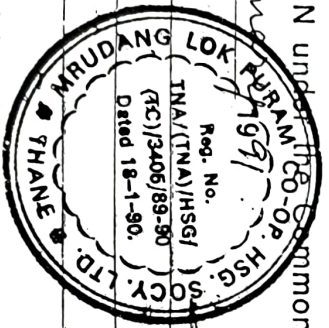
Serial No. 77

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/- only
Member's Registration No. 77

THIS IS TO CERTIFY that Shri/Smt. Abhat Kumar Trivedi and M. Trivedi

of THANE is the Registered Holder of (5 Shares) Shares from No. 381 to 385 of Rs. 250/- (Rupees Two hundred fifty only) in THE Mrudang Lok Param CO-OPERATIVE HOUSING SOCIETY LIMITED 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 3rd Day of February 1990



[Signature] Chairman
[Signature] Hon. Secretary
[Signature] Member of the Committee

P. T. O.

MRUDANG LOKPURAM CO-OP. HSG. SOC. LTD.

TNA/(TNA)/HSG/(TC)/3405/89-90 DT.18.01.90
LOKPURAM, OFF.POKHRAN ROAD NO.2, THANE 400 610.
E-mail: mrudanglokpuramchs@gmail.com

Name : [604] MR.ATUL BABUBHAI DAVE /MRS.SUNITA A.DAVE Bill No. : 1192
AREA : 1240 SQ.FT.
Particulars : BILL FOR THE MONTH APR'24 Date : 01/04/2024

SrNo	Nature of Charges	Amount	SrNo	Nature of Charges	Amount
1.	MUNCIPAL TAXES	393.00	2.	SINKING FUND	62.00
3.	BUILDING REPAIR FUND	248.00	4.	PROPERTY INSURANCE	50.00
5.	MAINT.& SERVICE CHGS	2406.00	6.	WATER CHARGES	350.00
7.	LIFT	60.00		FEDERATION CONTRIBUT	558.00
9.	ELECTRICITY CHARGES	213.00			



Total Rs. 4340.00
Arrears Rs. 0.00
Amount Due Rs. 4340.00

Rupees : Four Thousand Three Hundred Forty Only

NOTES : INTEREST @21% WILL BE CHARGED FOR LATE PAYMENT.
NEFT: SARASWAT BANK, IFSC:SRCB0000148, A/C.NO. 148200100004834
SWIFT CODE FOR WIRE TRANSFER :SRCBINBBGHT
For MRUDANG LOKPURAM CO-OP. HSG. SOC. LTD.

HON.SECRETARY / TREASURER

MRUDANG LOKPURAM CO-OP. HSG. SOC. LTD.

TNA/(TNA)/HSG/(TC)/3405/89-90 DT.18.01.90
LOKPURAM, OFF.POKHRAN ROAD NO.2, THANE 400 610.
E-mail: mrudanglokpuramchs@gmail.com

Receipt No : 707

Date : 14/03/2024

Received with Thanks from [604] MR.ATUL BABUBHAI DAVE /MRS.SUNITA A.DAVE
AREA : 1240 SQ.FT.
Sum of Rupees Four Thousand Three Hundred Forty Only

By Cheque No. NEFT drawn on
Against Bill No. 1032

Rs. 4340.00

Subject to realization of cheque(s).

For MRUDANG LOKPURAM CO-OP. HSG. SOC. LTD.



HON. SECRETARY / TREASURER

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

OMKAR SANJAY KELKAR

SANJAY DIGAMBER KELKAR

15/08/1991
Permanent Account Number

AYVPK8919K

Sanjay Kelkar
Signature



Sanjay Kelkar



भारत सरकार
Government of India



ओमकार संजय केळकर
Omkar Sanjay Kelkar
जन्म तारीख / DOB 15/08/1991
पुरुष / Male



9126 6794 9213

माझे आधार, माझी ओळख

Omkar



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता S/O संजय केळकर, बी-1108 लोटस
बिल्डिंग, गावंड बाग, ठाणे वेस्ट, ठाणे, अपना
बझार, महाराष्ट्र, 400610



Address: S/O Sanjay Kelkar, B-1108 Lotus
Building, Gawand Baug, Thane West,
Thane, Apna Bazar, Maharashtra, 400610

9126 6794 9213



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help@uidai.gov.in



www.uidai.gov.in

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

AMRUTA RAJENDRA GANJAVE
RAJENDRA DAGDOBA GANJAVE

11/09/1992

Permanent Account Number

AWYPG2641K



Amruta
Signature





भारत सरकार
GOVERNMENT OF INDIA



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