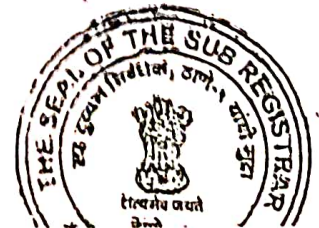


मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202412129969	12 December 2024, 07:12:39 PM			
मूल्यांकनाचे वर्ष	2024				
जिल्हा	ठाणे				
मूल्य विभाग	तालुका : ठाणे				
उप मूल्य विभाग	3/15/A-3ब) वागळे औद्योगिक वसाहतीतील भूखंड क्रमांक अ-टाईप				
क्षेत्राचे नांव	Thane Municipal Corporation	सर्व्हे नंबर /न. भू. क्रमांक :			
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर क.	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
खुली जमीन	101800	117500	127200	117500	चौ. मीटर
46000)					
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)	48.3092 चौ. मीटर	मिळकतीचा वापर -	निवासी सदनिका	मिळकतीचा प्रकार -	बांधीव
बांधकामाचे वर्गीकरण -	1-आर सी सी	मिळकतीचे वय -	0 TO 2 वर्षे	बांधकामाचा दर -	Rs.26620/-
उद्ववाहन सुविधा	आहे	मजला -	1st To 4th Floor		
Sale Type -	First Sale Date - 11/04/1997				
Resale	Sale/Resale of built up Property constructed after circular dL02/01/2018				
मजला निहाय घट/वाढ	= 100 / 100 Apply to Rate = Rs.101800/-				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर	= ((वार्षिक मूल्यदर - बुनिया जमिनीचा दर) * घसा-यानुसार टक्केवारी) * बुनिया जमिनीचा दर)				
	= (((101800-46000) * (100 / 100)) + 46000)				
	= Rs.101800/-				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 101800 * 48.3092				
	= Rs.4917876.56/-				
Applicable Rules	= 3. 9. 18. 19				
एकत्रित अंतिम मूल्य	- मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + सेझिगनईन मजला क्षेत्र मूल्य + तगतच्या गच्चीचे मूल्य (बुनी बात्कनी) + वरील गच्चीचे मूल्य + बँडिस्त बाह्य तळाचे मूल्य + बुनिया जमिनीवरील बाह्य तळाचे मूल्य + इमारती भोवतीच्या बुनिया जागेचे मूल्य + बँडिस्त बात्कनी + स्वयंपूर्णित बाह्यतळा = A + B + C + D + E + F + G + H + I + J = 4917876.56 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0 = Rs.4917877/- = ३ एकाचपन्नास लाख घतरा हजार आठ शे सत्याहत्तर A-				

Home PWA

सह दुय्यम निबंधक, ठाणे क्र. ५

ट न न - ५
दस्त क्र. 22727/2024
9 / 82



CHALLAN
MTR Form Number-6



GRN	MH01244252202425E	BARCODE	Date 11/12/2024-23:15:33		Form ID	25.2
Department			Payer Details			
Inspector General Of Registration			TAX ID / TAN (If Any)			
Type of Payment			PAN No.(If Applicable)			
Stamp Duty			Full Name		Santosh Sampat Kakad	
Office Name THN1_HQR SUB REGISTRA THANE URBAN 1			Flat/Block No.		Flat no. 35, Omega society	
Location THANE			Premises/Building		Shrinagar Wagle estate thane	
Year 2024-2025 One Time			Road/Street			
Account Head Details		Amount In Rs.	Area/Locality		Thane	
0030046401 Stamp Duty		200000.00	Town/City/District			
0030063301 Registration Fee		30000.00	PIN		4 0 0 6 0 4	
Total			Remarks (If Any)		230000.00 Amount In Words: Two Lakh Thirty Thousand Rupees Only SecondPartyName=Rajendra Somaiya-CA=6000000- MarketVal=4920000 दस्त क्र. 22928/2028 2 / 86 Shambhulal	
Payment Details			FOR USE IN RECEIVING BANK			
IDBI BANK			Bank CIN	Ref. No.	69000329241212 290363398	
Cheque-DD Details			Bank Date	RBI Date	11/12/2024-23:15:33 Not Verified with RSI	
Cheque/DD No.			Bank-Branch		IDBI BANK THANE-5	
Name of Bank			Scroll No. , Date		Not Verified with RSI	
Name of Branch			Mobile No. : 9892281153			

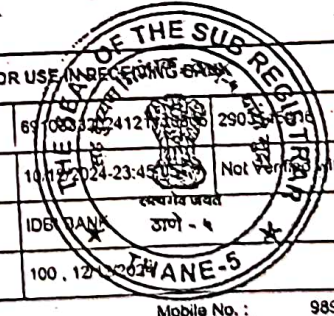
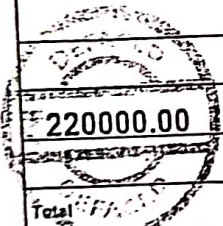
Department ID :
 NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 धरतः चालन वरुड दस्तावेज निलंबन कार्यालयत मोदणी करावयाच्या दस्तावेजाती लागू आहे. मोदणी व कारावाच्या दस्तावेजाती सदर चालन लागू नाही.

Sl. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(/S)-335-22124	0006896999202425	12/12/2024-19:29:25	IGR117	30000.00
2	(/S)-335-22124	0006896999202425	12/12/2024-19:29:25	IGR117	200000.00
Total Defacement Amount					2,30,000.00

CHALLAN
MTR Form Number-6



GRN	MH012370901202425E	BARCODE	Date		10/12/2024-23:43:51	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty		TAX ID / TAN (If Any)				
			PAN No.(If Applicable)				
Office Name	THN1_HQR SUB REGISTRA THANE URBAN 1		Full Name	Santosh Sampat Kakad			
Location	THANE		Flat/Block No.	Flat no. 35, Omega society			
Year	2024-2025 One Time		Premises/Building	Shrinagar Wagle estate thane			
Account Head Details	Amount In Rs.	Road/Street					
0030046401 Stamp Duty	220000.00	thane					
		Town/City/District					
		PIN					
		4 0 0 6 0 4					
		Remarks (If Any)					
		SecondPartyName=Rajendra Shambhulal					
		Somaiya-CA=6000000-MarketVal=0					
		टनन - ५					
		दस्त क्र. २२९२७/२०२४					
		3 / ४८					
		Amount In	Two Lakh Twenty Thousand Rupees Only				
		Words					
Total	220000.00	2,20,000.00					
Payment Details	IDBI BANK		FOR USE IN RECEIVING BANK				
Cheque/DD Details	Bank CIN	Ref. No.	6910033724127396290				
Cheque/DD No.	Bank Date	RBI Date	10/12/2024-23:43:51 Not Verified with RBI				
Name of Bank	Bank-Branch		IDBI BANK ठाने - ५				
Name of Branch	Scroll No. , Date		100 , 12/12/2024 THANE-5				
		Mobile No. :	9892281158				



Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
हादर चालान पत्रांत दरमग निमांक कार्यालयांत नोंदणी करावयाच्या दस्तासाती लागू आहे . नोंदणी न करावयाच्या दस्तासाती सदर चलन लागू नाही .

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-335-22124	0006896993202425	12/12/2024-19:29:20	IGR117	220000.00
Total Defacement Amount					2,20,000.00



Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 1224111923305

Receipt Date 12/12/2024

Received from Santosh Sampat Kakad, Mobile number 9892281158, an amount of Rs.520/-, towards Document Handling Charges for the Document to be registered on Document No. 22124 dated 12/12/2024 at the Sub Registrar office Joint S.R.Thane 5 of the District Thane.

DEFACED

₹ 520

DEFACED

Payment Details

Bank Name SBIN

Payment Date 11/12/2024

Bank CIN 10004152024121121089

REF No. 100045012928

Deface No 1224111923305D

Deface Date 12/12/2024

This is computer generated receipt, hence no signature is required.

ट न न - ५

दस्त क्र. 22927/2024

५ / ४८



ट न न - ५

दस्त क्र. २२१२४/२०२४

AGREEMENT FOR SALE

This Agreement for sale is made and entered into at THANE, 12 on this day of December, 2024, BETWEEN Mr. Rajendra Shamshulal Somaiya, Age- 64 years, (Pan No. ACAPS6084L) Hindu, Indian Inhabitant, having address at Flat No.2, Patil Villa, Chandraganga Hospital Compound, Gavanpada, VTC, Mulund (East), Mumbai-400081 hereinafter called as the "TRANSFEROR" (which expression shall unless it be otherwise repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors and assigns) the party of the FIRST PART, AND 1. Mr. Santosh Sampat Kakad, Age-39 years, (Pan No. BFIPK6959N) 2. Mrs. Mangal Santosh Kakad, Age-35 years, (Pan No. HOJPK6806Q) Both are Hindu, Indian Inhabitant residing at Room No.19, Sakhre Chawl, Kailasnagar, Behind Madina Matan Shop, I.T.I. Circle, Road, No.28, Wagle Estate, Thane(W)-400604 hereinafter called as the "TRANSFEREES" (which expression shall unless it be otherwise repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors and assigns) the party of the SECOND PART.

WHEREAS THE TRANSFEROR is the owner of Flat No. B/35, 3rd Floor, Building No.02, Sector-7, Shree Nagar, Wagle Estate, Thane(W)-400604 Area 520 Sq.fts (Built-up) area in OMEGA CO-OP. HSG. SOCIETY LTD., registered under the Maharashtra Co-Operative Society Act 1960, under registration TNA/(TNA)/HSG/(TC)/4352 of 1991-92, constructed on the plot of Land bearing survey No.430 situated, lying and being at Village-PANCHPAKHADI Tal. And District-Thane hereinafter referred to as the "SAID SOCIETY". As member of the said Society, the Transferor is holding together with the said Shares bearing distinctive Nos. from 156 to 160 (both inclusive) allotted under Share certificate No.32 dated 24.07.1991.

Obs m.s. kakad
Rajendra

ट न न - ५

दस्त क. 22928/2028

U 18C

....02....

AND WHEREAS THE Transferor is desirous to sell the said flat along with its shares. The Transferee came to know about the said intention of Transferor and hence approached to the Transferor And requested to sell the said flat and 156 shares to him and the Transferor has agreed to sell the said Flat and his shares to the Transferee on consideration and upon the terms and conditions Mentioned hereinafter.

AND WHEREAS the Transferor assured the Transferees that he has paid all taxes, dues, maintenance charges, outstanding, electricit and water charges in respect of the said flat to and inclusive upto December, 2024.

AND WHEREAS Society has accepted the Transferee as a Member of the Society and agree to transfer the shares in the name Of the Transferee incoming member, the said Society has No Objection to transfer right, title and interest of the said Flat No.B/35 in favour of incoming member Mr.Santosh Sampat Kakad & Mrs. Mangal Santosh Kakad the present Transferee herein.

AND WHEREAS the Transferor has agreed to sell, assign, and transfer all his right, title, interest and benefits in the said flat as also in the fully paid total 05 shares bearing Nos. 156 to 160 bearing Certificate No. 32 of the said society in favour of the Transferee which the Transferee has agreed to purchase for a total consideration of Rs. 60,00,000/-

AND WHEREAS the Transferor has represented to the Transferee that in pursuance of his request, the said OMEGA CO-OP. HSG. SOCIETY LTD., has agreed to transfer the said shares in the name of the Transferee in place of the Transferor.

Ghs

M.S. Kulkarni
Rajendra

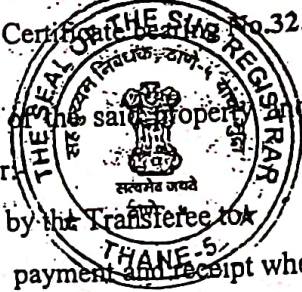
टनन - ५

....03.....

दस्तावेज 22928/2028

NOW THIS AGREEMENT WITNESSETH UNDER:-

1. The Transferor has agreed to sell transfer the said Flat/No.B/35 to the Transferee for a total consideration of Rs.60,00,000/- (Rupees Sixty Lakhs only) including the benefit under the said Share Certificate No.32.
2. The Transferee shall pay the consideration of the said property and its shares to the Transferor in the following manner:
 - a) Rs.6,00,000/- (Rupees Six Lakhs only) paid by the Transferee to the Transferor as and by way of part payment (the payment and receipt whereof the Transferor both hereby admit and acknowledges.)
 - b) Rs.54,00,000/- (Rupees Fifty Four Lakhs only) being the balance purchaser price of the said property payable by the Transferees to the transferor on sanctioning of the housing Loan or direct payment to cheque before 30 days. The Transferee declare that in case they are not in a position to get loan sanctioned from any bank or financial institution and/or unable to make and realize all the payments on or before 30 calendar days, from the date of registration of this agreement, then the deal will be cancelled and this agreement of sale will be null and void and advance any payment paid to transferor to agree to refund advance payment to transferee without interest except the token amount Rs.51,000/- (Rs. Fifty One Thousand only.)
 - c) A sum of Rs.60,000/- (Rupees Sixty Thousand only) has been deducted towards TDS as applicable by law as per rule of the total consideration amount which is more particularly described in the receipt annexed after hereto, which the Transferor do hereby admit and acknowledge or The same shall be paid to the authorities by the Transferee within 15 days from the date of registration of this agreement and the challan/TDS certificate shall be handed over to the Transferor herein.



Ch Mrs. Kakaad
Sajwadi

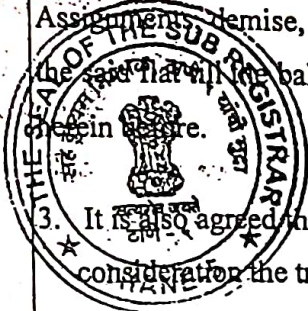
ट न न - ५

दस्त क्र. 2292/2024

८ / ४८

...04....

~~Nothing contained in these presents shall be considered as a transfer, Assignment, demise, sale or conveyance of the said right, title and interest in the said Flat. The balance amount is paid by the Transferee herein as agreed therein.~~



3. It is also agreed that after the receipt of the balance sale price/ consideration the transferor shall put the Transferee in vacant and peaceful possession of the said Flat No.35, and shall handover all the original documents to the Transferee forthwith.
4. The Transferor shall clear and pay all the Municipal Taxes, Maintenance charges and other outgoing in respect of the said Flat No.35, upto the date of handing over the possession of the said Flat No.35 to the Transferee.
5. The transferees hereby agrees and undertake that he will observe and fully comply with and abide by all the rules and bye-laws of the said society.
6. The Transferor and all the person claiming under him shall obtain the necessary consent and or No Objection from the said society and for the transaction of sale so contemplated in these present, if required.
7. In consideration of the said amount of Rs.6,00,000/- (Rupees Six Lakhs only) paid by the Transferee to the Transferor and promise to pay the balance amount of Rs.54,00,000/- (Rupees Fifty Four Lakhs only) as agreed, the Transferor both hereby assign and transfer and assure all his

Ok
M.S. Kulkarni
Balwade

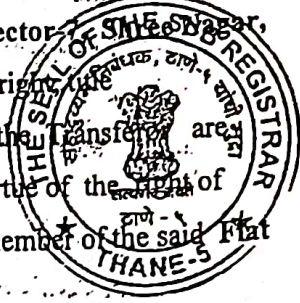
टनन - ५

दस्त क्र. 22928/2028

90 / 86

....05...

rights, title and interest and benefits in the said Flat No.35, Omega Co-op. Hsg. Society Ltd, 3rd floor, Wing-B, Sector-7 Wagle Estate, Thane-(W)-400604 and all the rights and interest and benefits whatsoever which the Transferor are possessed of and is otherwise entitled to by virtue of the rights of holding the said shares and being the owner/member of the said Flat No.35, to the Transferees.



8. It is agreed that after the payment of the balance amount within the stipulated time after the execution of the Agreement by the Transferor the beneficial ownership of the said shares and all the rights, title and interest of the Transferee herein in respect of the said property will be of the transferee and the Transferor shall not have any right, title or interest, claim, demand or charge of whatsoever nature on the payment and contribution made by the Transferor to the said society or on the said Flat No.35.
9. The Transferor further declares that the Transferee is fully entitled to the exclusive use peaceful possession and enjoyment of the said property including the shares of the said society.
10. The Transferor declares that he has not mortgaged the said property to any other person or persons or financial institution and has not created any charge/encumbrances of whatsoever nature in respect of the said property as well as the said share Certificate bearing No.32.
11. The Transferor shall sign all form in favour of the Transferees including forms for transferring of the Share Certificate in favour of the

Cher M.S. Kulkarni

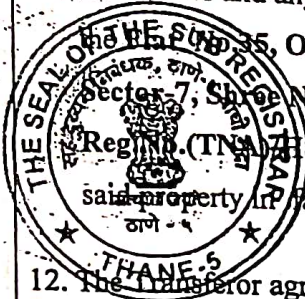
Rajesh

टनन - ५

दस्त क्र. २२९२ / २०२४

११ / ४८

...06



Transferees and any other forms, applications, undertakings, required by the said Society, Omega Co-op. Hsg. Society Ltd, 3rd floor, Wing-B, Sector 7, Shree Nagar, Wagle Estate, Thane-(W)-400604 Society Reg. No. (TNA) HSG/TC/4352/1991-92 for effecting the sale of the said property in favour of the Transferee.

12. The Transferor agrees to sign any other document, papers, Writings in the prescribed form any application letter to the said society for the purpose if transferring the said property in favour for the Transferees and to enable the Transferees to have clear title over the said property.
13. The transferee hereby convenants to the transferor that prior to the registration of this agreement, both the transferee and his lending bank and legal counsel have inspected the flat and the original chain of document including previous agreements, index-2, NOCs from society, share certificate stamp duty paid receipt and all other included documents and that the Transferee and his lending bank have found them to be in order and satisfactory.
14. The Transferor and the Transferee agree that the transfer fee that is levied by Omega Co-Op Hsg.Society Ltd. for transferring the flat in favour of the transferee has been paid equally by both parties.
15. The Transferor shall hand over to the Transferee the Original Agreement Original Share Certificate and all other original papers in relating to the said Flat after registration of this Agreement to submit the same to the

Ch

M.S. Kalkud
Boyeru

टनन - ५

दस्त क. 22928/2028

92 / 86

...07...

Bank or Financial Institution from which the Transferee is availing loan simultaneous upon receipt of the bank loan amount from the bank /from the Transferee's lending bank on behalf of the Transferee

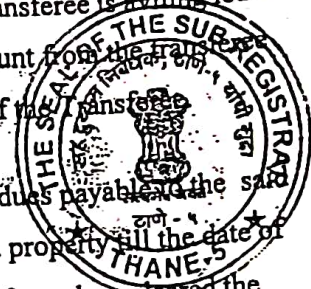
16. The Transferor declares that now there are no dues payable to the society by the Transferor in respect of the said property till the date of the execution of this Agreement and the Transferor has cleared the same and in the event it is found that any dues are still to be paid, the Transferor both hereby indemnify and keep indemnified the Transferee against any dues of the society till the handing over possession of the said property to the Transferee.

17. The transferee shall be entitled to get transfer to his name the Electric meter or Gas Connection installed by the M.S.E.B./MGL undertaking for the Supply of electricity to the said property and the transferor agree to execute any writing or give his consent us and when required and on the demand being made by the transferee in respect thereof.

18. From the date of handing over possession of the said property the Transferee shall pay the requisite dues and all dues of the said society and the Transferor shall not be liable to pay any dues in respect of the said property.

19. As provided in this Agreement and subject to the full payment or consideration amount hereinabove mentioned the Transferor shall put the Transferee vacant and peaceful possession of the said flat and handover the keys of the said property to the Transferee and the Transferor shall

M. S. Kulkarni
Dapodi



ट न न - ५

दस्त क्र. 22927/2028

93 / 86

....08....

remove all his articles, things, materials of whatsoever nature lying in
property.



20. The Transferor further declares that the said property is not under
attachment from any court in India and no injunction restraining the
transferor from transferring the said property has been granted by any

21. The Transferor also declares that the said property is not attached by the
income Tax Authorities for payment of their dues and the Transferer
indemnify and shall keep indemnified the Transferee in respect of dues
if any, payable to the local and/or Public bodies and/or Central or State
Government in respect of the said property.

22. The Transferor declares that the said property is free from all
encumbrances.

23. The Stamp duty and Registration Charges of this Agreement of sale will
be borne all other government charges and expenses as well as those
levied by the Society by the Transferee, except the transfer charges which
will be shared equally by both parties.

24. The Transferor shall obtain necessary permission of the said society viz.
Omega Co-op. Hsg. Society Ltd Regist.No.TNA/(TNA)/HSG/(TC)
/4352/1991-92 for transferring the said property favour of the tansferees.
The Transferor hereby declares that Transferee is the full and absolute

....09....

Ob

M.S. Palced
Rajender

टनन - ५

दस्त क्र 22928/2028

१४ / ४८

....09....

owner of the said property and have the right to sell and dispose of the said property and the said declaration is subject to the full payment of the consideration amount hereinabove mentioned.

25. The Transferor has not received any token money or earnest money amount whatsoever in respect of the said premises from any other third party.

26. The transfer and Transferee agree that after the registration of this agreement, if the transferor is inavailable to carry out the balance proceedings at the Transferee's lending bank or financial institution, or any government office, Society or any other place due to his pre-planned visit abroad or any other reason, then the balance proceedings will be excuted under Power of Attorney granted by the transferor to any person of his choosing.

27. The transferee do hereby conform to the transferor that before the registration of the Deed of Transfer, The Transferee's lending bank of fincial institution as duly sanction loan elgibility to the said premises after due valuation of the flat.

28. The Transferor and/or Transferee shall not break any of the terms & conditions of this agreement.

29. This agreement shall always be subjected to the provisions of Maharashtra Ownership Flat Act, 1963 and rules made there under.

....10....

ms. kabra

Sapinder

ट न न - ५

दस्त क्र 22928/2028

१५ / ४८

....10....

SCHEDULE OF PROPERTY



Omega Co-op. Hsg. Society Ltd, 3rd floor, Wing-B, Sector-7, Shree Nagar Wagle Estate, Thane-(W)-400604, Area-520Sq.Feet(Built-up) registered under the Maharashtra Co-Operative Society Act 1960, under registration TNA/(TNA)/HSG/(TC)/ 4352-91-92 constructed on the plot of Land bearing S.No.430 lying being and situated at Village-Panchpakhadi within the Registration Sub-Registrar, Thane in the District Thane.

IN WITNESS WHERE OF the parties hereto have put their respective hands to this writing on the day and year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED

By the withinnamed Transferor Rajendra Shambhulal Somaiya in presence of

Rajendra



(Rajendra S.Somaiya)
TRANSFEROR

SIGNED, SEALED & DELIVERED

By the withinnamed Transferees Santosh Sampat Kakad, & Mrs. Mangal Santosh Kakad in Presence of

Witness:-

1. *Deepti*

(वदन कापडी) क.स.सर्वी

2. *Jaagru*

P. H. Thakkar. Age 37 years



Santosh

1.(Santosh S. Kakad)

M.S. Kakad
2.(Mangal S.Kakad)

TRANSFEREES

Ch
M.S. Kakad
Rajendra

टनन - ५

दस्तक्र. २२७२७/२०२४

१६ / ४८

....11....

RECEIPT

Received from the Transferee Santosh Sampat Kakad & Mrs Mangal Santosh Kakad sum of Rs.6,00,000/- (Rupees Six Lakhs only) by Cheque by way of earnest money/part payment against the sale price consideration as within mentioned below. Property Flat No. 35, Omega Co-op. Hsg. Society Ltd, 3rd floor, Wing-B, Sector-7, Shree Nagar, Wagle Estate, Thane-(W)-400604, Area-520Sq.Feet(Built-up) / Advance amount Rs.6,00,000/- Minus TDS Rs.60,000/- Rs.5,40,000/- (The Transferor do hereby admit and acknowledge or The same shall be paid to the authorities by the Transferee within 15 days from the date of registration of this agreement and the challan/TDS certificate shall be handed over to the Transferor herein.

Sr.	Date	Bank	Cheque No.	Amount
01.	09.11.2024	HDFC Bank, Worli	Ref.No.N314243386242342	51,000/-
02.	11.12.2024	HDFC Bank, Worli	Ref.No.N346243449652913	4,89,000/-

I say Received Rs.5,40,000/-
(Rupees Five Lakhs Forty Thousand only)

Rajendra

(Rajendra Shambhulal Somaiya)
TRANSFEROR.

Chk
m.s kakad

Rajendra

THE _____ OMEGA _____ CO-OPERATIVE

HOUSING SOCIETY LIMITED

Registered under the M.C.S. Act. 1960 (Registration No. _____) Date _____
No. TNA(TNA)/HSG/(TC)/4352/91-92 dt.2.4.91

Serial No. 32

Authorised Share Capital Rs. 25000/- Divided into 500 Shares each of Rs. 50/- only
Member's Registration No. 32

THIS IS TO CERTIFY that Shri/श्री Arvind Shah

of Thane is the Registered Holder of (Five) Shares
to 160 of Rs. 250/- (Rupees two hundred fifty only)

in THE OMEGA _____ CO-OPERATIVE HOUSING SOCIETY
LIMITED Thane. subject to the Bye-laws of the Society

and that upon each of such Shares the sum of Rupees Fifty has been paid.

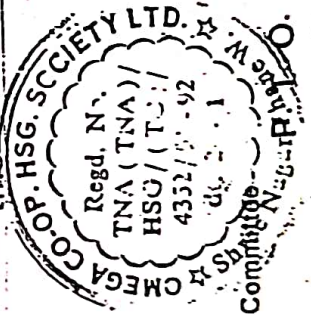
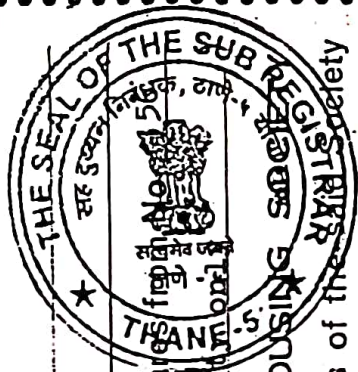
GIVEN under the Common Seal of the said Society at Thane this 24th
Day of July, 1991

(B.S.Sharma) B.S.Sharma Chairman

(B.R.Mangaluru) B.R.Mangaluru Hon. Secretary

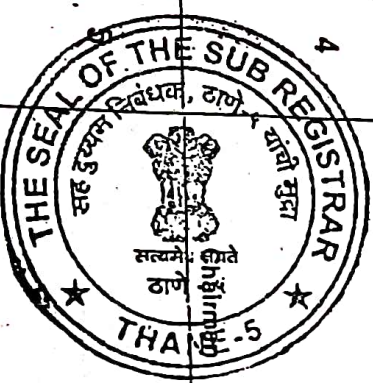
(D.N.Pai) D.N.Pai Member of the Committee

टनन - ५
दस्त क्र. 22928/2028
90/8C



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 registered	Sr. No. in the share Register at which the name of the Transferee is recorded
1	2 29/9/1996	3 RAJENDRA S. SOMAZHA <i>Rajendra S. Somazha</i> Chairman	4	5 Committee Member
1	Omega Co-op. Hsg. Society Ltd. <i>Rajendra S. Somazha</i> Chairman	Hon. Secretary <i>Rajendra S. Somazha</i> Chairman		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member



ट न न - ५
दस्ता क्र. 22928/2028
१८ / १८

Rajendra S. Somazha

MUNICIPAL CORPORATION OF THE CITY OF THANE

APPROX 2
1845

Occupation Certificate No. V.P. 814/1990
Municipal Corporation Act, 1949

7112199 Ols Heroby Granted. Parly/Fully for the building mentioned Below under the Provisions of Section 203 of the

Reference No. 11 Building Permit and Commencement granted under No. V.P. 814/1990
Site for the Construction granted under No. V.P. 814/1990
above existing. floor vide V.P. No. 814/1990

28/09/1990 Privately granted for

Project Name & Address

Mrs UNIT ARSINS

MADHURIN APARTMENT

CONDOMINIUM REGARD THANE

Special

Owner's Name & Address

UNIT ARSINS DEVELOPERS ON

BEHAR SHARANI BROTHERS

ANURKHA D. THANE

WHALE ESTATE

Plot No. Ticket No. Street No. No. of the Resp.

4135 4135 4135

THANE

1. Permission is hereby granted to occupy the Building from the date on which of occupation certificate is issued.
2. Property tax will be paid from the date of occupation certificate is issued.
3. Total floor area: at each floor, sq. ft.

S.E.

Assistant Director, Thane Municipal Corporation

Municipal Corporation of Thane

for

Secretary

Room	Area	Dist	Dist No
LIVING	4 x 10' 6" x 12' 9"	11	2292
KITCHEN	4 x 8' 6" x 12' 9"	11	2292
BED	3 x 10' 6" x 12' 9"	11	2292
BATH	4 x 6' 6" x 4' 6"	11	2292
W.C.	4 x 4' 6" x 3' 6"	11	2292
COVERED TERRACE	4 x 12' 9" x 10' 6"	11	2292
COVERED TERRACE	4 x 6' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 10' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 9' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 4' 6" x 3' 6"	11	2292
COVERED TERRACE	4 x 10' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 9' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 4' 6" x 3' 6"	11	2292
COVERED TERRACE	4 x 10' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 9' 6" x 4' 6"	11	2292
COVERED TERRACE	4 x 4' 6" x 3' 6"	11	2292



MEGA Corp. Secretary

for

Secretary

गाव नमुना प्राय (अधिकार अपिलेख पत्रक)

गाव: पांचपाखाडी (943884)
ULPIN: 38239432017

पुनारण क्रमांक व उपविभाग: 430/23

विस्था: ठाणे

OR LEGAL PURPOSE

पुनारणा पत्रकी: 1. भोगवटादार वर्ग: 1

क्र.	अंश, एकक व आकाराचा	वार्ड क्र.	भोगवटादाराचे नाव व पत्ता	क्षेत्र	आकार	पो.ख.	फ.फा.	मुळ, खं व इतर अधिकार
1	अंश 1, एकक 1, आकार 1	1	श्री. राजेंद्र प्रभाकर शिंदे	9.18.00	0.27		(4618)	पुनारण क्र. 430/23
2	अंश 2, एकक 2, आकार 2	2	श्री. विठ्ठल रामदास शिंदे	9.18.00	0.27		(4618)	पुनारण क्र. 430/23

पुनारणा: या संकेतस्थळावर द्याविलेली माहिती ही कोमत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरली जाणार नाही.

पुनारणा: या संकेतस्थळावर द्याविलेली माहिती ही कोमत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरली जाणार नाही.

गाव नमुना प्राय (अधिकार अपिलेख पत्रक) (अपिलेख पत्रक) दि. 19/11/2017

गाव: पांचपाखाडी (943884) पुनारण क्रमांक व उपविभाग: 430/23

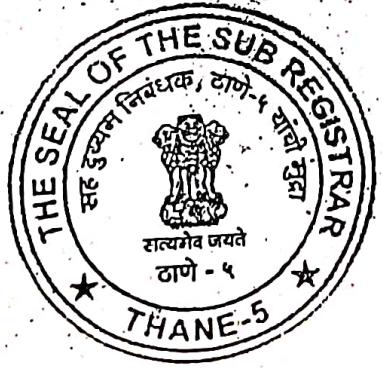
क्र.	वार्ड	गाव	आयतन	पिकाचा प्रकार	पिकाचे नाव	अन्न सिंचित	अन्न सिंचित	अन्न सिंचनाचे साधन	अन्न सिंचित	अन्न सिंचित	अन्न सिंचित
1	1	पांचपाखाडी	0.27	धान	धान	ना	ना	ना	ना	ना	ना

पुनारणा: या संकेतस्थळावर द्याविलेली माहिती ही कोमत्याही शासकीय अथवा कायदेशीर बाबीसाठी वापरली जाणार नाही.

ट न न - ५

दस्त क्र. 2292/2024

20 / 11



Handwritten signatures: m.s. kalwad

93

MV 449,800/-
NV 155,000/-

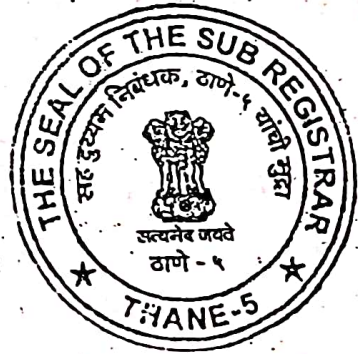
16410

875
865x520-

9846
36

Revenue Village Wapale
 Flat/Shop/Office No Plot
 Area Built up 520x865
 No. of Floors of Bldg 1-flr
 Consideration 449,800/-
 Market Value 449,800/-
 Stamp Duty 155,000/-
 Total 725,000/-

ट न न - ५
 दस्त क्र. 22928/2028
 29 / 8C



Buyer

M.S. Kulkarni

2250/-

2250/-
15500/-

गावेची क.

दिनांक 15 जून
दिनांक 29 जून

दस्तावेजाचा प्रकार

दिनांक 99/8/2024

दस्तावेजाचा प्रकार-

99/15000/-

सादर करणाऱ्याचे नाव-

श्री. रमेश दास सोमया

खातीलप्रमाणे फी-मिळवली-

- नोंदणी फी
- नकल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा शापने (कलम ६४ ते ६७)
- गोप्य किंवा निरीक्षण
- दंड - कलम २५ बन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) घाब क.

8400	
60	
2	
2	
92	
8454	

ट न न - ५

दस्त क्र. 22928/2024

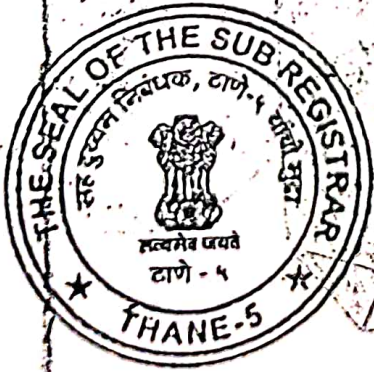
22 / 8

श्री. रमेश दास सोमया

सब दस्त मिळवला

12/8/2024

22928



दस्तावेज मकसद

रोजी तयार होईल व

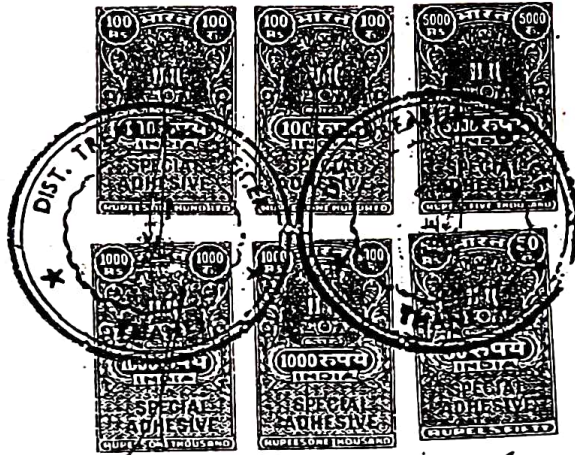
नोंदणीकृत अर्के पाठवली जाईल
या कार्यालयीन दिनांक येईल

दस्तावेज घाती नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत अर्के पाठवता
दयाली करावा

सादरकर्ता

१/६



दस्तावेज-१
१९५४/१-१६
१९६०

Rs 7250/- Seven thousand two hundred and fifty only

ट न न - ५
दस्त क्र. 22928/2028
23 / 84

[Signature]
 Addl. Treasury Officer
 Thane
 7 APR 1997

A G R E E M E N T

₹ 21

THIS AGREEMENT OF TRANSFER entered into at Thane on the 7th day of April, 1997 BETWEEN SHRI. *[Signature]* **AMIND RAMSHAH** a Hindu Indian Inhabitant, residing at - Omega Apartment, Flat No. 35, 3rd Sector No. 7, Shree Nagar, Wagle Estate, Thane, hereinafter referred to as the 'SELLER/TRANSFEROR' (which terms and expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the FIRST PART.



[Signature]

[Signature]

[Signature] ..2/-

दलन - ३
१९५४/२-१६
१९६७

A N D

MR. RAJENDRA SHAMBHULAL SOMAIYA ,aged 32 years
Hindu, Indian Inhabitant residing at - 25/39
Dadashiv Cross Lane, Mumbai - 400 004.

hereinafter called the 'PURCHASER/TRANSFEREE'
(which terms and expression shall unless it
is repugnant to the context or meaning thereof
shall mean and include his heirs, executors,
administrators and assigns) OF THE SECOND
PART.

दलन - ५
दस्ता क्र. 22927/2028
28 / 86

WHEREAS under an Agreement of Sale dated

day of April, 1997 the seller/transferor

herein (the transferee in the said agreement)
purchased a Flat bearing No. 25 in the flat No. 25
situated at Omega Co-operative Housing Society
Ltd. from M/S. OMEGA CONSTRUCTION and having their
office at - Laxmi Sadan, Kasturba Marg, Mulund
(W) Mumbai - 400 080 The said flat shall be
hereinafter referred to as 'THE SAID FLAT'



WHEREAS the seller transferor is fully seized
and possessed of or otherwise well and
sufficiently entitled to the said flat and
lay virtue of his membership of said society.

AND WHEREAS the Transferor/Seller
herein have absolute right and power to hold



[Handwritten signature]

[Handwritten signature]

[Handwritten signature]

दस्तावेज - १
१९५४/३-१६
१९६७

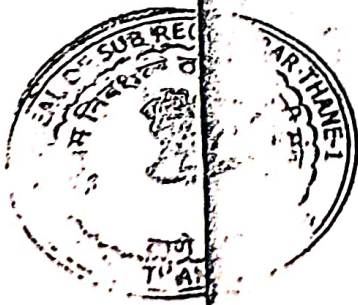
- 3 -

occupy and deal with or dispose off the said flat, those ownership rights he has agreed to transfer to the Transferee/Purchaser herein at or for lumpsum price consideration of Rs. 1,55,000/- (Rs. One Lakh Fifty Five Thousand Only) and the Transferee/Purchaser has agreed to purchase the said flat relying upon the following representation made by

दस्तावेज - ५
दस्त क्र. 22928/2028
24/86

the Transfer/Seller that :

- a) There are no suits, litigations, civil and criminal or any other proceedings pending as against the said Transferor personally affecting the said flat.
- b) There are no attachments or prohibitory orders as against or affecting the said flat and the said flat is free from all encumbrance or charges and/or is subject matter to any lispende or easements or attachments either before or after judgement.
- c) The said flat is free from all mortgages, charges incumbrances of any nature whatsoever.



Handwritten signature or mark.