

- : नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : डी एन ए / (बंही एस आय) / मयूसुजी / [टोतो] / २२२७ /

सन २८-२९

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

"मंगलगति" को-ऑपरेटिव्ह हौसिंग सोसायटी लि.

तळे नं. १०३ [पैकी], १०४ [पैकी], १०५ [पैकी], व २६६ [पैकी]

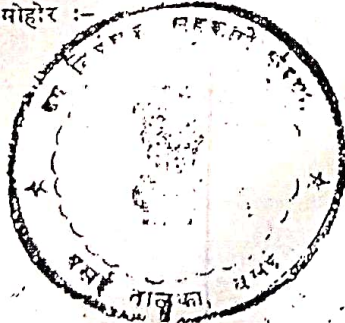
स्वच्छरशाईन सिटी, माणिकपूर, वसई रोड [पूर्व]

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १.२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण संस्था,

संस्था असून उपवर्गीकरण भाडेकरू सहभागीदारो गृहनिर्माण संस्था, आहे.

कार्यालयीन मोहोर :-



सही

[एम. आर. मोर]

उपनिबंधक, सहकारी संस्था,
वसई तालुका, वसई

वसई

दिनांक १ | ४ | १९९८

विभागीय कार्यालय आचोळे, प्रभाग समिती (डी)
मालमत्ता कराचे बिल

(महाराष्ट्र महानगरपालिका अधिनियमाच्या अनुसूची ड मधील प्रकरण ८, नियम ३९, व ४० अन्वये)

सन : 2024-25

देयक दिनांक : 01/04/2024

बिल क्रमांक : 1050418

जुना मालमत्ता क्र : 1302/2

वॉर्ड क्र. : भाणिकपूर 2/3 मालमत्ता क्र.: AC21/45250 करयोग्य मूल्य :

अनु क्र. : 1,415 नोंदणी वर्ष: 1996

गाव : श्री/श्रीमती/शु. सुरेश धी पटेल

पत्ता : ब्लॉक नं ए/2, मंगलदिप, एडव्हर्शार्डन सिटी, आचोळे - 401208

कराचे नाव	मागील थकवाकी	चालू मागणी	एकूण
एकत्रित मालमत्ता कर	1863.00	1863.00	3,726.00
शिक्षण कर	373.00	373.00	746.00
रोजगार हप्त्या कर	0.00	0.00	0.00
वृक्ष कर	62.00	62.00	124.00
उपभोक्ता कर	662.00	695.00	1357.00
अग्निशमन कर	50.00	50.00	100.00
विशेष गफाई कर	180.00	180.00	360.00
शास्ती कर (अन. बांधकाम)	0.00	0.00	0.00
शास्ती कर(२%) ४१ अन्वये	768.00	0.00	768.00
मोठ्या निवासी जागेवरील कर	0.00	0.00	0.00
वॉरंट फी	0.00	0.00	0.00
अनादर घनादेश फी	0.00	0.00	0.00
दर	0.00	0.00	0.00
एकूण बिल रक्कम	3958.00	3223.00	7181.00
एकूण जमा रक्कम			0
समायोजित रक्कम			0
उर्वरित एकूण जमा			0
एकूण देय रक्कम			7181

मागिल भरणा	
दिनांक	र.

ऑनलाईन कर भरणा



वेबसाईट द्वारे कर भरण्यासाठी QR CODE स्कॅन करा

सूचना 1) 30 जून पर्यंत पूर्ण कर भरल्यास एकत्रित मालमत्ता करावर 5% सूट 7088

सूचना 2) 1 जुलै ते 31 जुलै पर्यंत पूर्ण कर भरल्यास मालमत्ता करावर 3% सूट 7125

५ वर्षा वरील एकूण देय रक्कम 20073

विशेष सूट :- सूचना क्र. ए नुसार 31 ऑगस्ट पर्यंत भरल्यास एकत्रित मालमत्ता करावर 15% सूट 18676

ONLINE PAYMENT (ऑनलाईन पेमेंट) - Website - www.vcmc.in येथे करू शकता

विशेष सूचना :-

- महाराष्ट्र महानगरपालिका अधिनियम कलम 99 नुसार मा. सर्वसाधारण सभा क्र. 27, दिनांक 20/02/2020 अन्वये मालमत्ता कराचे 2020-2021 या वर्षापासून सुधारित देयक काढण्यात आले आहे.
- नगर विकास विभाग शासन निर्णय क्र स्वमअ - 2017/प्र.क्र.126/नवि - 14, दि. 11 जुलै 2019 नुसार, जा. क्र. घ. क्र.1878/2022-23, दि. 20/03/2023 अन्वये उपभोक्ता शुल्क निश्चित करून मालमत्ता कराचे 2022-2023 या वर्षापासून सुधारित देयक काढण्यात आले आहे.

(कर भरण्यासंबंधी अधिक सूचना बिलाचे मागील बाजूस उपलब्ध आहेत.)

उपायुक्त

वसई-विरार शहर महानगरपालिका

MANGAL GEET CO-OPERATIVE HOUSING SOCIETY LIMITED



TNA (VSD) HSG (T.C.) 9927 / 98 - 99 Dated 1/4/98

Add. : Bldg. Nos. EC-52 TO EC 59, Evershine City, Manikpur, Vasai - (E). Dist. Thane - 401205

No. **MGCHSL - 180**

Authorised Share Capital **Rs. 1,00,000** Divided into **2000** Shares each **Rs. 50/-** only

Member's Register No. 199

THIS IS TO CERTIFY that Shri/Smt. Akum. M.S. Gogia Intensions.

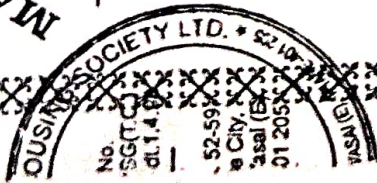
of EC-52, A-002 is the Registered Holder of 5 Shares from No. 896 to 900 of Rs. 250/- (Rupees Two Hundred Fifty Only) in the **MANGAL GEET CO-OPERATIVE HOUSING SOCIETY LTD.**

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 Vasai this 25th day of March 2001.


Chairman

Hon. Secretary Member of the Committee



वसई-३
दस्ता क्र. १७६/२००२
२१/३०

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शहडडडड

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र), मर्यादित

अभिका कमर्शियल कॉम्प्लेक्स, दुसरा मंजला, घसाई (पूर्व), जि. ठाणे ४०१ २१०
दूरध्वनी : (कोड - ९५२१०) - ३९०४८६/३९०४८७ फॅक्स : (कोड - ९५२१०) ३९०४६६

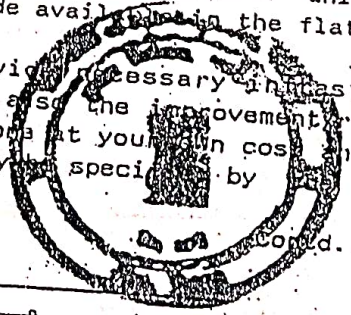
संदर्भ क्र.: CIDCO/VVSR/POC/BP/ZCC-20/15B/E/

दिनांक: /06/2002

PART OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential Buildings No.A-26, 30, 33, 37, B-27, 29, 34, 36, C-28; 31, 35, 55, 56, 57, D-32, 54, 58, E3-18 to 25, 49, 59, 60, 61, 64, 65, 66, 67, 68 69, F-44, G2-38, 39, H1-46, 47, S1, 52, 53, 58, J-40, 41, 42, 43, I-45, on land bearing S.No.201(252), H.No.1, 2, 3, 4, 5(part); S.No.202(253); H.No.1, 2, 3, 5(part), S.No.203(266), H.No.1, 2, 3(part); S.No.204(267), H.No.1, 2, 3, 4(part), S.No.205(249), H.No.3, 4(part); S.No.206, H.No.3(part), S.No.395(268), H.No.1(part), 2(part), S.No.254, H.No.1/6(part), 1/2(part)(New)/357(Old); S.No.259 (part), S.No.260(part), Village Achole, in Sector-6 of ZCC-20 Group Housing Scheme, Taluka Vasai, Dist : Thane with built up area 39695.419 Sq.m. (Detail statement of Sectors, Types, BUA, No. of Buildings and No. of tenements are enclosed herewith), completed under the supervision of M/s. Shah Gattani Consultants (License/ Registration No.CA/B1/6322) and has been inspected on 30/05/2002 and I declare the development has been carried out in accordance with regulations and the conditions stipulated in the Commencement Certificates No.CIDCO/VVSR/BP/ZCC-20/E/B26 dated 06/09/91 and Commencement Certificate No.CIDCO/VVSR/BP/ZCC-20/I/2020 dated 25/08/92 & amended plan approved vide letters dated 12/05/95, 24/08/95, 10/09/96 & 09/01/2001 issued by the CIDCO and permitted to be occupied subject to the following conditions:-

1. No physical possession to the residents shall be handed over by the applicant developers/owner unless power supply and water is made available in the flat.
2. You will have to provide necessary infrastructural facilities on site and also the improvement/repairs to them will have to be done at your own cost and risk to the standards that may be specified by Planning Commission..... 2.



प्रीकृत कार्यालय : 'निर्मल', दुसरा मंजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी : २०२ २४२०
४ कार्यालय : सिडको भवन, सी.बी.डी.-थेनापूर नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ १२४१

पत्र क्र. 96/2022
130

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
शिडको

अधिका कर्मशील कॉम्प्लेक्स, दुसरा मजला, बसाई (पूर्व), जि. टा. ४०१ २१०
दूरध्वनी : (फोन - २५२५७) - ३२०४८८/३२०४८९ फॅक्स : (फोन - २५२५०) ३२०४६६

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:- 2 :- दिनांक :

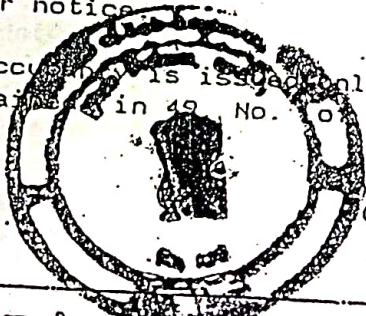
Authority any time in future. These infrastructure are mainly the drainage arrangement for storm water disposal by putting pump rooms etc., electric arrangements and improvement, shifting of poles to suitable locations; collection of solid waste, arrangement for conveyance and disposal of sullage and sewage without creating any insanitary conditions in the surrounding area, channelisation of water courses and culverts, if any.

3. Notwithstanding anything contained in the occupancy certificate conditions it shall be lawful for the Planning Authority to direct the removal or alteration of any building or structure erected or use contrary to the provision of this sanction. Planning Authority may cause the same to be carried out and recover the cost of carrying out the same from grantee/successors and every person deriving titles through or under them.

You are suggested to provide a solid waste disposal unit at a location accessible to the Municipal sweepers; to store/dump solid waste in 2 compartments of 0.67 CUM. & 1.33 CUM. capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

5. The Special Planning Authority reserves the right to enter the premises for inspection of maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.

6. This certificate of occupancy is issued only in respect of 960 Flats contained in 49 No. of Residential Buildings only.



Contd.... 3.

कार्यालय : 'निर्मल', दुसरा मजला, नरीमन पॉईंट, मुंबई - ४०० ०२१. दूरध्वनी : २०२ २४२० / २०२ २५७९ • फॅक्स : ००-२१-२२-२०२ २५०९
लय : सिडको भवन, सी.बी.सी.-बेलापूर, नवी मुंबई - ४०० ६१४. दूरध्वनी : ७५७ १२४१ (९ लाइन्स) • फॅक्स : ००-२१-२२-७५७१०६६

शुद्ध

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र), मर्यादित

अधिका कार्यालय मॉड्यूलर, दूरारा गजरा, धाराई (पूर्व), डि. टाणे ४०१ २१०
दूरध्वनी : (फोन - १५२५०) - ३१०४८८/३१०४८९ फॅक्स : (फोन - १५२५०) ३१०४८८

संदर्भ क्र.:

दिनांक:

You are required to submit revised DLR map, showing the
R.G. amenity plot, D.P. road reservation, buildings, etc.
constructed at site & you will also have to submit necessary
plans in 7/12 extracts showing these components before
proceeding for the provision o.c.c./o.c.c. of the last
stage.

Yours faithfully,

(S.D. VANARAJ)
EXECUTIVE ENGINEER (CP)

Encl: 1/1
2/1

- 1) Mr. Shah Gattani Consultants, Architects
10/5 Lucky Palace, Station Road
Mankhurd State Bank of India, Vasai (W)
Mankhurd Vasai
THANE.
- 2) Chief Officer,
Mallasopara Municipal Council, Mallasopara.

Mangal Geet Co-operative Housing Society Ltd.

Regd. No. TNA (VSI) HSG (T.C.) 9927/98-99 Dated 1/4/98.

Building Nos. EC-52 to EC-59, Evershine City, Manickpur, Vasai (E), Dist. Thane - 401 205.

Date: 20-3-2001.

Ref No. _____

Housing Development Finance Corporation Ltd.
Bambodar Hall Annexe Building,
Dr. Ambedkar Road, Parel,
Mumbai-400 012.

Ref :- Flat A-002 in EC-52 Mangal-Deep of M/s. Gogia Interiors of title
Housing Society Limited, situated at Evershine city, Manickpur,
Vasai (E).

Dear Sirs,

This is to confirm that the above society registered under No.9927-98-9
dated 1-4-98 & the conveyance of the land is not yet done from the 2111
the Society has agreed to transfer the above flat to Mr. Suresh B. Pa

We hereby assure you that the said flat, appurtenant thereto is not
subject to any encumbrance, charge or liability of any kind whatsoever
and that the entire property is free and marketable.

We further confirm that we have a clear legal and marketable title to
the said property and every part thereof and that all taxes and dues in
respect thereof have been paid upto date.

We have no-objection to your giving a loan to the said proposed transferee
and his mortgaging the said flat with you by way of security for repayment.

We have to inform you that Share Certificates have not yet been issued
and as soon as they are issued/transferred/proposed transferred will be
forwarded directly to HDFC Limited.

Yours faithfully,

SUNITI DHAR

Chairman/Secretary.





मुद्रांक विधी परवाना क्रमांक /

गणना A - ५वां मास,
प्रभादेवी, मुंबई-400 025,

5 MAR 2001

संकेत/दिनांक/विवरण S. B. Patel

P. G. Desai

INDEMNITY BOND

We M/s GOGIA INTERIORS with  1) Shri.

Subhash Gogia 2) Mrs. Geeta Gogia as partners do hereby agreed to refund, TO SHRI SURESH BABA DUR BAIJNATH PATEL S/o of Shri Baijnath Ramcharan Patel (hereinafter called "The purchaser / Transferee" with the expression shall, unless, repugnant to the contest and meaning thereof include his heirs, executors, administrator and assignees of the "second part" of the agreement for sale of flat No. A-2, ground floor EC-52, Mangal Geet Co. Op. Hsg. Society Limited (Evershine City) Village Manikpur, Vasai (East) Dist. Thane 401 205 made and interred into at Vasai on 3rd Day of March 2001 between M/s GOGIA INTERIORS and Shri Suresh Baha dur Baijnath Patel S/o of Shri Baijnath Ramcharan Patel) Rs.5,35,000/- (Rupees Five Lac Thirty five thousand only) paid for purchase of flat No. Flat No. A-2, ground floor EC-52, Mangal Geet Co. Op. Hsg. Society Limited (Evershine City) Village Manikpur, Vasai (East) Dist. Thane 401 205 by Shri Suresh Baha dur Patel on "Ownership basis" being full and final

consideration thereof and further undertake to Indemnify the said purchaser /
and keep them Indemnify against loss, demand, damage, claim, cost, charges or
incurred by or made against them in respect the purchase of the said premises as
in the event of legal heirs / next of kin or representative of said Shri Suresh Babu
or any other person whatsoever , hereafter making a claim in respect of the said
otherwise whatsoever in the matter.

Signed this day of March 2001.

INDIA

1. Subash. Gogoi

Identified by me

2. Geeta G

Geeta G

(Signature)

Before me

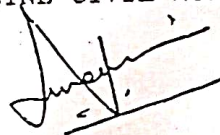
Date : 20/11/99.

POSSESSION LETTER

This is to certify that M/S. GOGIA INTERIORS has been allotted Flat No. A/2, A/101, A/104, A/203, A/302, B/4, B/102, B/201, B/203 & B/303 on 1st, 2nd & 3rd floor in Building No. EC/52 Situated at Evershine City Vasai (East), Dist - Thane as per Agreement for Sale.

This is to further certify that they had paid the consideration in terms of Agreement of Sale and they are the owner of the flat.

For STAR EVERSINE CIVIL WORKS PVT.LTD.



DIRECTOR.

3469/19
पाठवली क्र.

म.प्र. 90000 (Mumbai)

नोंदणी 39 म.
Regn. 39 m.

दस्तऐवजाचा/अज्ञात अनुक्रमांक ६०१-५१५/२००९

दिनांक ११/३१/२००९ मग १९

दस्तऐवजाचा प्रकार- केशिजोतामि CP-3 ६६९०००८

सादर करणाराचे नाव- श्री. प्रमोद शि. पटेल ३२५५००८

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.
- " " " " " "
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श. वसई

PSU 49157

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६२१५	-

एकूण ..

दस्तऐवज
नक्कल

१२/३१/२००९

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जमईल.

या कायद्यानुषंगी नोंदणी होईल

उतप.

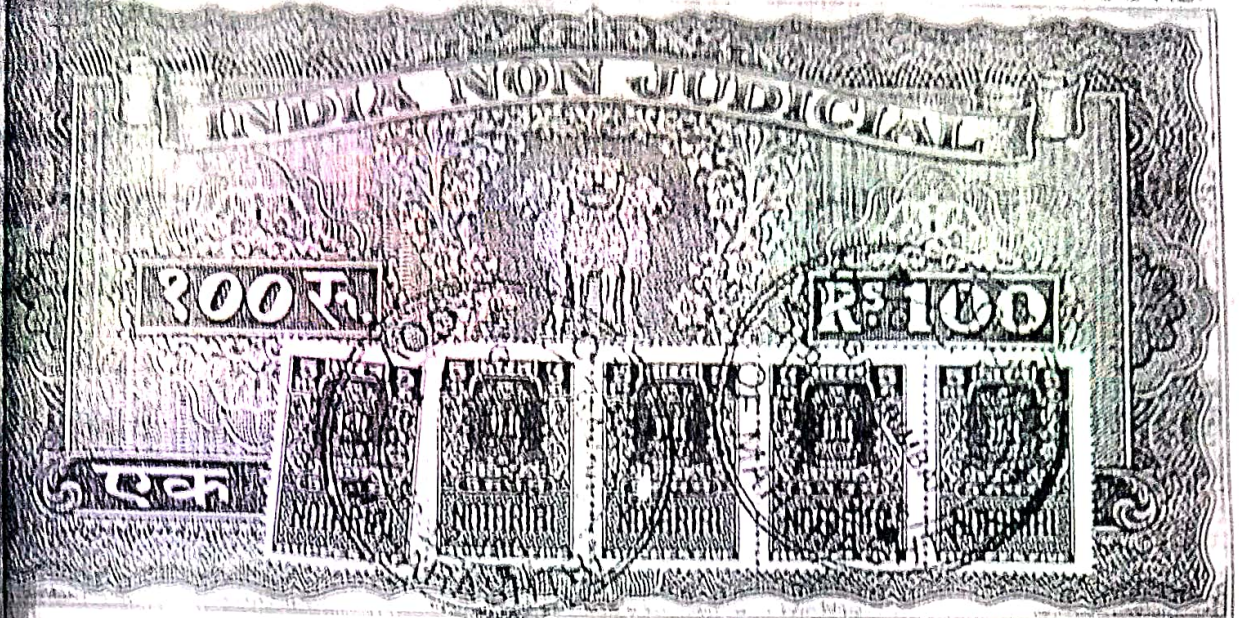
दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत श. वसई वसई-३

हवाली करावा.

सादरकर्ता

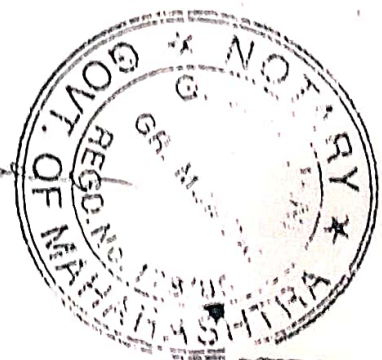


श्री. विलियम गणेशकर अहिरवार
श्री ३ संतर, ह. नं. १०१ (१)

5 MAR 2001

क. नं. 79
नाम..... Geeta Gogia
रा. Vasai

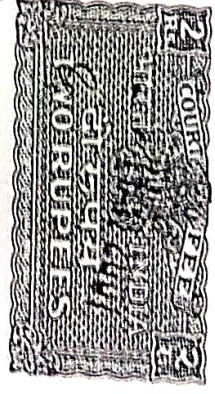
अहिरवार
मुद्रांक चिह्न



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I,
M/S. GOGIA INTERIORS, an adult, Indian
Inhabitant of Vasai, Thane, sends GREETINGS:

WHEREAS I am sole and absolute owner of flat
No. A/002 in EC-52 Mangal Deep in Mangal Geet,
Everashine City, Vasai (E), hereinafter
referred to as 'The Said Flat' vide agreement
for sale. I have entered with the purchaser
the agreement for sale and executed the same
by both of us. Whereas due to my personal
unavoidable difficulties it is not possible
for me to repret before all concerned
authorities in connecten with the said flat.



...2...

..2..

NOW KNOW YE ALL AND BY THIS PRESENTS I DO hereby appoint, nominate and constitute Mr. Ashok Purohit of Vasai as lawful attorney and on behalf of me, to do all any of the following acts, deeds, matters and things:

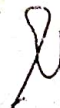
1. To act for me and appear and represent on my behalf before the officers of Tahsildar, Mamledar, Collector or other Revenue Officers, and/or public or local authorities and other authorities in connection with the said property.

2. To sign, execute, present for registration admit, execution or otherwise cause to be signed, executed, registered any agreement conveyance and assignment and other necessary things regarding the said Flat which may in the opinion of my attorney be expedient and necessary from time to time and to appear on my behalf before the revenue authority registrar/ Sub-registrar of the assurances co-operative registrar.

I undertake to ratify and confirm all such acts, deeds, things that my attorney's may do by virtue of these presents.

IN WINESS WHEREOF I M/S. GOGIA INTERIORS,
Signed these present on this 8th day of
March 2001. at Bombay.

..3..



SIGNED AND DELIVERED BY
THE withinnamed
M/S. GOGIA INTERIORS
in the presence of

*For Gogia Interiors MS
Ashok Gogia
Proprietor Gogia Interiors*

SPECIMEN SIGNATURE OF
POWER OF ATTORNEY
ASHOK PUROHIT .

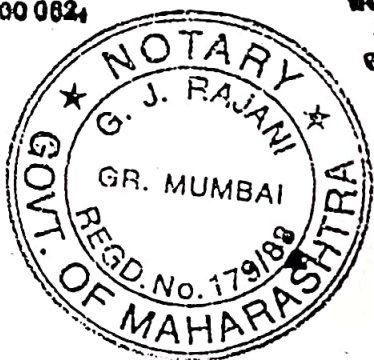
*Ashok Purohit
Ashok H. Purohit*

IDENTIFIED BY ME

BEFORE ME

N. K. Nathani
J. K. NATHANI, B.A. LL.B.,
ADVOCATE, HIGH COURT, MUMBAI
D/201, ... KUNJ,
... NAGAR, DATT PADA,
BORIVALI (E) MUMBAI 400 082.

W. T. 6/8/3/2001
G. J. RAJANI
NOTARY GREATER BOMBAY
21/14, Navjivan Society,
CHEMBUR, MUMBAI - 74.



GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/002



INDIA

STAMP DUTY

महाराष्ट्र

SPECIAL ADHESIVE

Rs. ≈ 0010900

-2.3.2001

281976

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MAHARASHTRA

110287491061

मुद्रांक अधीक्षक, मुंबई कार्यालय

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 3rd day of March 2001, between M/S. GOGIA INTERIORS, registered member of Flat No. A/2, EC-52, Mangal Deep in Mangal Geet Co.Op.Hsg.Soc.Ltd., Evershine City, Vasai (E), Thane 401 205, hereinafter called 'THE VENDOR/TRANSFEROR' (Which Expression shall unless repugnant to the context and meaning thereof include theirs administrators, executors and assigns etc.) of the FIRST PART :

MR. SURESH BAHADUR PATEL S/O. Baijnath Ramcharan Patel, adult, Indian Inhabitant, addressed at 3/409 B, Kadri Mansion, V.S. Marg, Prabhadevi, Mumbai 400 025. hereinafter called 'THE PURCHASER/TRANSFEREE' which expression

shall unless repugnant to the context and meaning thereof include his heirs, executors, administrators and assigns of the SECOND PART :

WHEREAS the Transferor has been admitted as member of EC-52, Mangal Deep in Mangal Geet Co.Op.Hsg.Soc.Ltd., and WHEREAS the TRANSFEROR acquired the rights, title and interest in respect of Flat No. A-2, on Ground floor in EC-52, Mangal Geet CO.OP.HSG.SOC.LTD., Village Manikpur, Vasai (E), Dist. Thane and WHEREAS the Mangal Geet Co.Op.Hsg.Soc.Ltd., has been registered under Registration No. TNA(VSI)/ HSG/ TC// 19.... under Maharashtra Co-operative Societies Act 1960 WHEREAS by an agreement dated 14/07/1994, BETWEEN the present Transferor and M/s. Star Evershine Civil Works Private Limited, a company having its registered office at 215, Veena Beena Shopping Centre, Guru Nanak Road, Bandra (W), Mumbai 400 050, therein referred to as "THE SELLER" of the first part and the present transferor therein referred to as "THE PURCHASER" of the Second part, the second part agreed to acquire on what is known as 'OWNERSHIP BASIS' Flat No. A-2, admeasuring to 575 Sq.Ft. (Built Up) in building No. EC-52 known as 'MANGAL GEET CO.OP.HSG.SOC.LTD' situated at Manikpur Village, Vasai (E), hereinafter referred to as the 'SAID PREMISES' for brevity's sake.

AND WHEREAS the TRANSFEROR herein has agreed to sell, transfer all the right title and interest alongwith share certificate No. ____ of five shares of Rs.50/- each bearing Nos. ____ to ____ in member's register folio No. ____ in respect of the said flat under the above said agreement for sale dated 14/07/1994 and the TRANSFEREE herein has agreed to acquire the said flat on 'OWNERSHIP BASIS' AND WHEREAS the Hon. Secretary/Chairman/Treasurer/Managing Committee of the Society has agreed to as request of THE TRANSFEROR to transfer the flat No.A/2 in the building Mangal Geet Co.Op.Hsg.Soc.Ltd., to THE TRANSFEREE.

NOW THIS INDENTURE WITNESSES AS UNDER :

1. The Transferor is the sole and absolute owner and the exclusive possession of the said flat in the building known as "MANGAL GEET CO.OP.HSG. SOC. LTD" situated at Evershine City, Village Manikpur, Vasai (E), Thane.
2. The Transferee has agreed to acquire from the Transferor and the Transferor has agreed to sell and transfer the said flat on 'OWNERSHIP BASIS' for the sum of

Rs.5,35,000/- (Rs. Five Lac Thirty Five Thousand Only) in Full & Final consideration of their claim to the conditions contained in the said agreement for sale with the builder.

3. The TRANSFEREE has paid to the Transferor the sum of Rs.2,35,000/- (Rs. Two Lac Thirty Five Thousand Only) being the Part payment on the execution of this agreement, receipt whereof the TRANSFEROR do hereby admit and acknowledge of and from the TRANSFEREE. The TRANSFEREE further agrees to pay the balance sum of Rs.3,00,000/- (Rupees Three Lac Only) on sanction & disbursement of loan within 45 days from the date of the agreement.
4. On receiving full price consideration of the said flat, the Transferor shall put the Transferee in the possession of the said flat and all rights and title of the said flat shall stand transferred in the name of the Transferee and the Transferee shall be entitled to enter upon occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders.
5. The Transferor hereby declares and states as under :
 - a) That the said flat is free from all encumbrances and liabilities and demands of any nature whatsoever and the title of the said flat is clear, marketable and free from all reasonable doubts.
 - b) That they shall pay and discharge the rates and taxes, society charges and electricity charges if any, for the period upto the date of handing over possession to the Transferee.
 - c) That they have not mortgaged, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the said flat on or before the date of execution of this agreement.
6. The Transferor will co-operate with the Transferee in getting the said flat transferred to the name of the Transferee in the records of Grampanchayat/ Nagarparishad and the Society and for the said purpose shall sign all letters, applications and forms as and when required.

7. The Transferor hereby declares that they have full right and authority to enter into this Agreement and they have not done or performed any act, deed or thing whatsoever whether they may be prevented from entering into this agreement or transferring the said flat and whereby the Transferee hereto may be obstructed or hindered in enjoying the rights to be conferred or transferred in his favour.
8. The Transferor hereby declare that they shall pay their shares of the water and electric charges, maintenance charges, Nagar parishad taxes and other dues for the said flat for the period upto the date of handing over possession of the said flat to the Transferee. The Transferor agree and undertake to indemnify and indemnified the Transferee from the payment of the said charges for such period.
9. That in pursuance of this Agreement, the Transferor shall put the Transferee in quite, vacant, exclusive, actual, physical and peaceful possession of the said flat.
10. The TRANSFEREE hereby declares and assures :
 - a) That he will become the member of the society.
 - b) That he will observe and perform all the terms and conditions contained in the aforesaid agreement for sale between the builder as 'THE SELLER' and the present Transferor as the 'THE PURCHASER'
 - c) The Transferee hereby agrees to abide by the Rules and Regulations and Bye laws of the Society of which he is being admitted as the member and to pay and discharge all the costs, demands, constructions and dues in respect of the said flat including Naraparishad/ Municipal Taxes after the date of handing over the possession of the said flat by the Transferor to the Transferees.
 - d) That he will abide by all the singular, Byelaws, Rules and Regulations in force of the society and which it may adopt from time to time.
11. The Transfer charges if any payable to the society will be borne by the Transferor and Transferee equally.
12. The Stamp duty and Registration charges shall be borne and paid by the Transferee.

3/1/17

Subject to the clause 3 above the Transferor hereby assigns their rights, title and interest in the said flat to the Transferee who are entitled to hold possess, occupy and enjoy the said flat without any interruption from him.

This Agreement shall always be subject to the provision of Maharashtra Co.op.Hsg. Society Act 1960 and the rules made there under/said Act and the rules made there under.

SCHEDULE OF THE PROPERTY

VILLAGE	MANIKPUR
SURVEY NO.	103
BUILDING NAME	EC-52 MANGAL GEET CO.HSG.SOC.LTD.
FLAT NO.	A-2
AREA	575 SQ.FT (BUILT UP)
TOTAL CONSIDERATION	RS. 5,35,000/-

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

SIGNED, SEALED AND DELIVERED BY THE #

Withinnamed 'TRANSFEROR' #

M/S. GOGIA INTERIORS #

In the presence of #

..... #

[Handwritten Signature]
GOGIA INTERIORS

Partner.

SIGNED, SEALED AND DELIVERED BY THE #

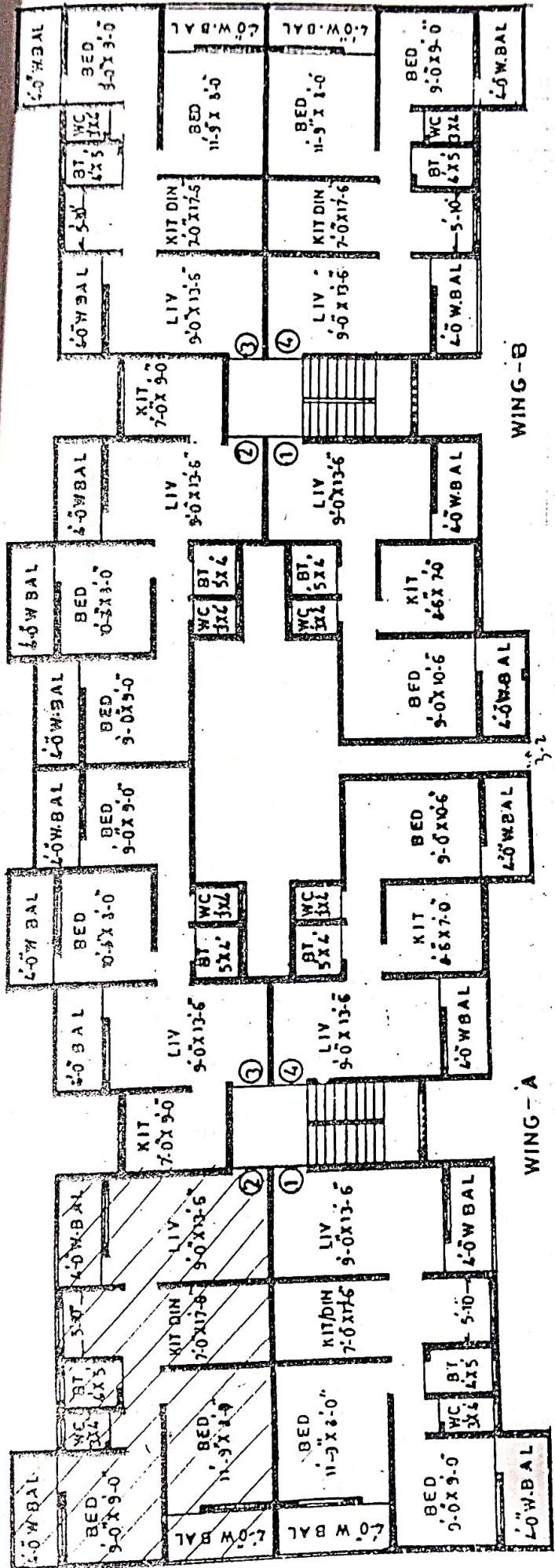
Withinnamed 'TRANSFEE' #

MR. SURESH BAHADUR PATEL #

In the presence of #

..... #

[Handwritten Signature]

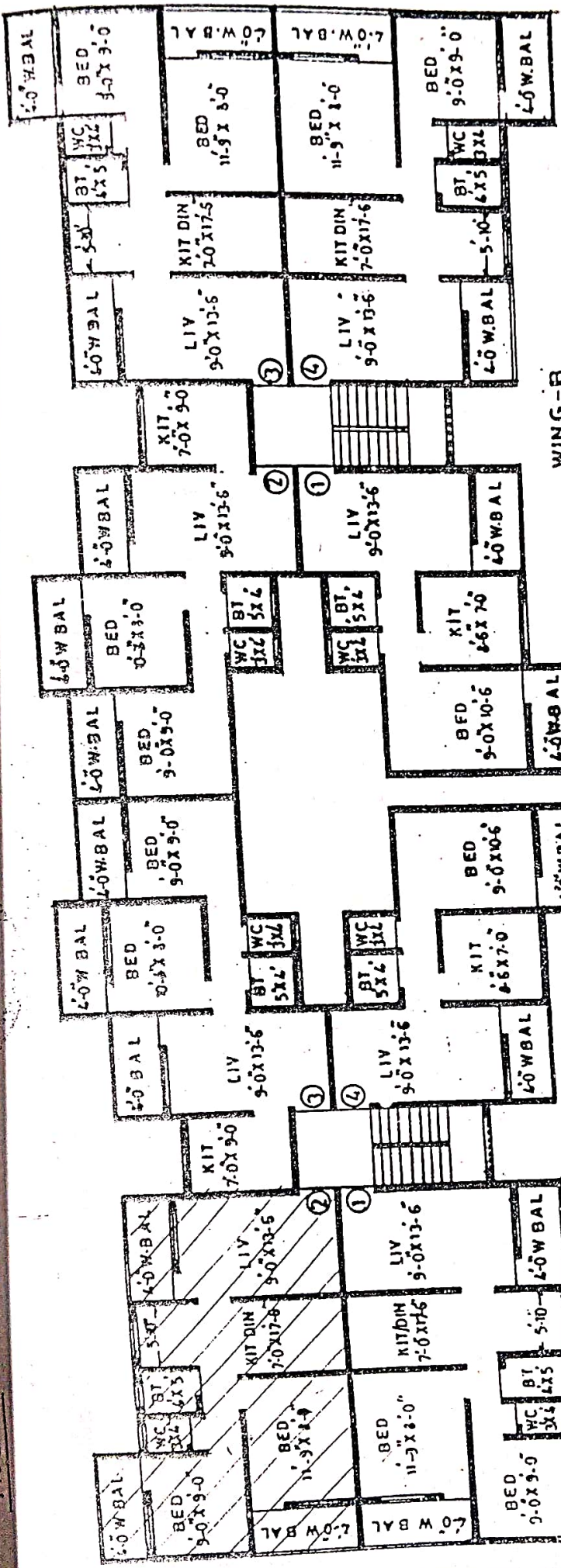


TYPICAL FLOOR PLAN

PROPOSED PLAN OF FLAT NO. _____ ON _____ FLOOR IN _____ WING OF _____ AGREED TO BE ACQUIRED BY THE PURCHASER MARKED WITH RED LINES

(Handwritten signature)

TYPE - 01



WING - B

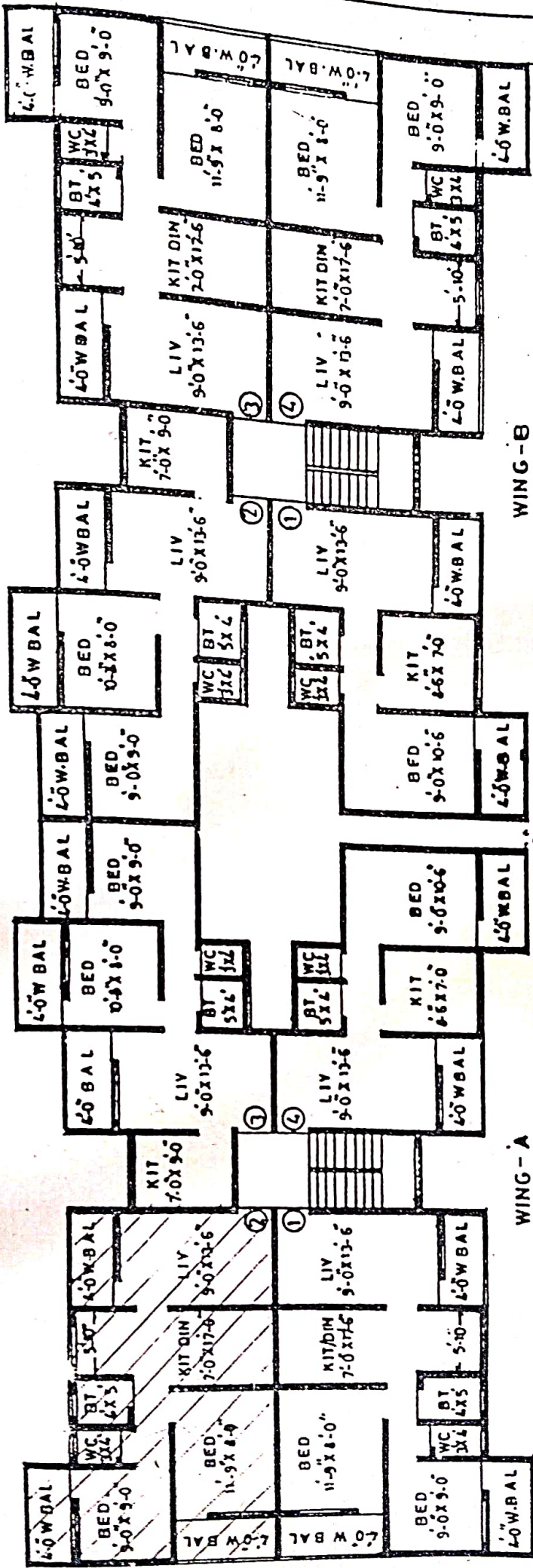
WING - A

TYPICAL FLOOR PLAN

PROPOSED PLAN OF FLAT NO. _____ ON _____ FLOOR IN _____ WING OF _____ AGREED TO BE ACQUIRED BY THE PURCHASER MARKED WITH RED LINES

(Handwritten signature)

TYPE - D1



TYPICAL FLOOR PLAN

PROPOSED PLAN OF FLAT NO. _____ ON _____ FLOOR IN _____ WING OF _____ AGREED TO BE ACQUIRED BY THE PURCHASER MARKED WITH RED LINES

[Handwritten signature]