

SBS/श्रीम अभिषेक शिंदे

Account 8286306952
PP(111) 8591114969
Vittal Shinde

3



Thursday, May 03, 2012

1:09:28 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3248

गावाचे नाव ऐरोली

दिनांक 03/05/2012

दस्तावेजाचा अनुक्रमांक

टनन8 - 03182 - 2012

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: श्री खंडु सुभाष शिंदे - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 500.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

एकूण

रु.

30500.00

आपणास हा दस्त अंदाजे 1:24PM ह्या वेळेस मिळेल

समाशोधनाच्या अधीन राहून

सह दुय्यम निबंधक दफ्तरे - 1
दुय्यम निबंधक
ठाणे 8

बाजार मूल्य: 1920500 रु. मोबदला: 3750000रु.

भरलेले मुद्रांक शुल्क: 187500 रु.

दस्तावेजाचा प्रकार :डीडी/धनाकर्षाद्वारे;

दस्तावेजाचे नाव व पत्ता: बँक ऑफ बडोदा ;

डीडी/धनाकर्ष क्रमांक: 665597; रक्कम: 30000 रु.; दिनांक: 30/04/2012

Shinde



गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,750,000.00
बा.भा. रु. 1,920,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: विभाग क्र. 1/3, रो हाऊस नं. 35, तळमजला +दुसरा मजला, प्रितम को ऑप हौ सोसा लि प्लॉट नं. 33 ते 48, से. 2ए ऐरोली नवी मुंबई
- (3) क्षेत्रफळ (1) 38.79 चौ मि बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री प्रबिर चंद्रा - -; घर/प्लॉट नं: रो हाऊस नं. 35, तळमजला +दुसरा मजला, प्रितम को ऑप हौ सोसा लि प्लॉट नं. 33 ते 48, से. 2ए ऐरोली नवी मुंबई ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABNPC7380H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्री खंडु सुभाष शिंदे - -; घर/प्लॉट नं: एल ए /8 श्रीकृष्ण सोसा सुंदरबाग कमानी कुर्ला पश्चिम; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVQPS3424F.
- (7) दिनांक करून दिल्याचा 03/05/2012
- (8) नोंदणीचा 03/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 3182 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 187500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

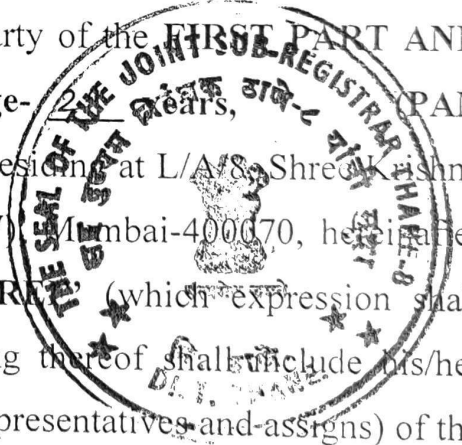


सह दुय्यम निबंधक ठाणे क.८

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Navi Mumbai, on this 03rd day of MAY- 2012 BETWEEN MR. PRABIR CHANDRA, age- 52 years, (PAN No. ABNPC7380H), an adult, Indian Inhabitant, residing at **Row House no.35, Pritam Chs. Ltd., Plot no.33 to 48, Sector-2/A, Airoli, Navi Mumbai, hereinafter** for brevity's sake called the 'TRANSFEROR' (which expression shall unless repugnant to the context or meaning thereof shall include her/his heirs, executors and administrators, Legal representatives and assigns) of the party of the **FIRST PART AND MR. KHANDU SUBHASH SHINDE**, age- 22 years, (PAN No. AVQPS3424F) an adult, Indian Inhabitant residing at **L/A/8, Shree Krishna Chs. Ltd., Sunderbaug, Kamani, Kurla- (W) Mumbai-400070, hereinafter** for brevity's sake called the 'TRANSFEREE' (which expression shall unless repugnant to the context or meaning thereof shall include his/her heirs, executors and administrators, Legal representatives and assigns) of the party of the **SECOND PART.**



M. Khandu

BS Shinde

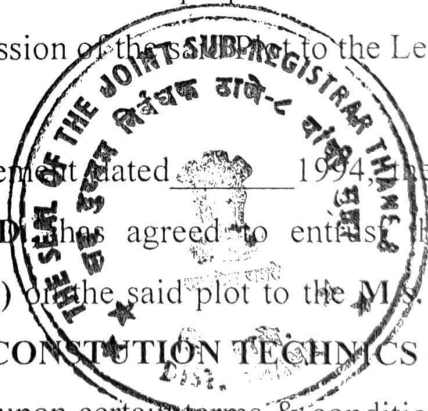
WHEREAS: - The City & Industrial Development Corporation of Maharashtra Ltd a Government Company within the meaning of the Companies Act, 1956 (hereinafter referred to as the "CORPORATION") having its office at Nirmal 3rd Floor, Nariman Point Mumbai- 21 is a New Town Development Authority Under the provision of Sub-Section (3-A) of the Section 113 of Maharashtra Regulation & Town Planning Act, 1966 (Maharashtra Act. No. XXXVIII of 1966) hereinafter referred to as the said Act.

AND WHEREAS: - The State Government in pursuant to Section 113 (A) of the said Act, acquired the land described therein and vesting such land in the said Corporation for development and & disposal.

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3092

AND WHEREAS: - The Corporation Leased to **M/S. PRITAM CO.OP.HSG.SOC.LTD.,** Vide Agreement dated 13/3/1990 of Land being Plot No. 33 to 48, admeasuring about 640.00 Sq.mtrs, or thereabouts at Sector-2/A, Airoli, Navi Mumbai and for the purpose Residential use and has handed over the physical possession of the said plot to the Lessee.

AND WHEREAS: - By an Agreement dated 1994, the said **M/S. PRITAM CO.OP.HSG.SOC.LTD.** has agreed to entrust the work of construction of the **Row House (S)** of the said plot to the **M/s. RIDGE & ROOF WATERPROOFING & CONSTRUCTION TECHNICS** (hereinafter referred to as the said Developer), upon certain terms & conditions to which the developers have agreed to.



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Brahde

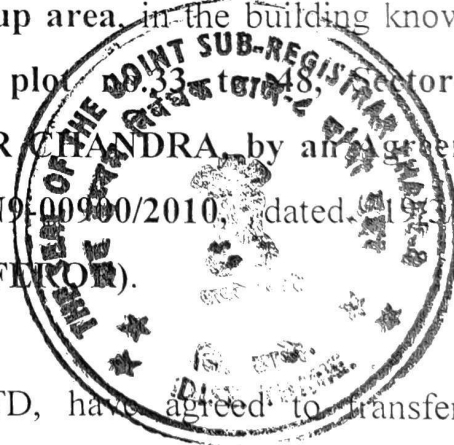
AND WHEREAS THE SAID **BUILDER** have obtained permission from CIDCO for Development of Residential building/ Row House(s) on the said Plot of land in accordance with the plan of CIDCO/ NMMC.

AND WHEREAS:- The development is done as per the Town Planning Authority of the Navi Mumbai Municipal Corporation by its **Occupancy Certificate Ref. no. NMMC/TPO/OC/2232**, dated 19/9/1997.

AND WHEREAS: - After the construction of the said Row House(s), the developer sells the Row House no.35, Ground + 2 upper floors, admeasuring about 38.79 sq.mtr. Built up area, in the building known as "PRITAM CO.OP.HSG.SOC.LTD.", plot no.33 to 48, Sector-2/A, Airoli, Navi Mumbai, to MR. NARSHI PREMJI PATEL, by an Deed of Assignment, vide document no. TNN3-02991/2009, dated 16/6/2009 (hereinafter referred to as the TRANSFEROR).

dated 16/6/2009	6
390-0091	
2009	

AND WHEREAS: - The said TRANSFEROR MR. NARSHI PREMJI PATEL, sell the said Row House no.35, Ground + 2 upper floors, admeasuring about 38.79 sq.mtr. Built up area, in the building known as "PRITAM CO.OP.HSG.SOC.LTD.", plot no.33 to 48, Sector-2/A, Airoli, Navi Mumbai, to MR. PRABIR CHANDRA, by an Agreement for Sale, vide document no. TNN9-00900/2010, dated 19/3/2010 (hereinafter referred to as the TRANSFEROR).



AND WHEREAS: - The CIDCO LTD, have agreed to transfer the membership of the said Row House no.35, "PRITAM CO.OP.HSG.SOC.LTD.", plot no.33 to 48, Sector-2/A, Airoli, Navi Mumbai, vide its permission letter no. CIDCO/EMS/ EO(I)/2011/630, dated 5/5/2011.

Prabir Chandra

Prabir Chandra

AND WHEREAS: - M/S. PRITAM CO-OP HSG. SOC. LTD a society duly registered under the Maharashtra Co-operative Societies Act 1960 under Registration No. TNA/(TNA)/HSG/(TC)/3404/1989-1990, Plot no. 33 to 48, Sector-2/A, Airoli, Navi Mumbai (hereinafter for brevity's sake referred to as "THE SAID SOCEITY").

AND WHEREAS: -

The TRANSFEREE approached the TRANSFEROR and discussed the prospects of selling the said Row House and negotiated sale price, at Rs.37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand only) to which the TRANSFEROR has agreed.

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AND WHEREAS: -

BOTH THE PARTIES mutually discussed the terms and conditions governing this agreement and are now desirous of recording the same as hereinafter appearing:

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. THE TRANSFEROR has agreed to sell, transfer and assign all possessory rights, titles and interests and share in and Row House no.35, Ground + 2 upper floors, and measuring about 38.79 sq.mtr. Built up area, in the building known as "PRITAM CO.OP.HSG.SOC.LTD.", plot no.33 to 48, Sector-2/A, Airoli, Navi Mumbai, (hereinafter to as the "Said Row House") under this Agreement for sell, with all benefits for the total consideration of Rs.37,50,000/- (Rupees Thirty Seven Lac Fifty Thousand only) which shall be paid in the following manners:

Amreshwari

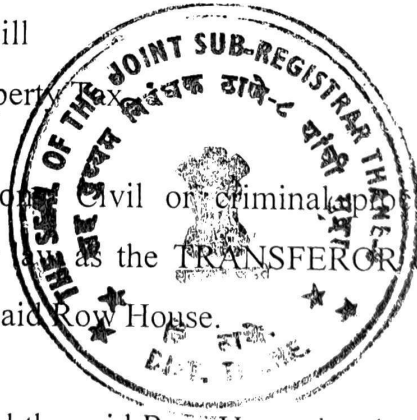
B. Shinde

- a. Rs. 7,50,000/- (Rupees Seven Lac Fifty Thousand only) paid by cheque no. 127983, drawn on AXIS Bank, Bandra Kurla branch, dated 25/04/2012, towards the Part Payment.
- b. The Transferee shall pay to the Transferor the balance sum of Rs.30,00,000/- (Rupees Thirty Lac only) shall be paid within _____ days from the date of registration of this agreement on raising loan from any nationalized/Co-op Bank/Financial Institution, **This is mutually agreed between both of the parties that if the CIDCO transfer will be not done within the prescribed period then the final payment will be paid by the TRANSFEREE whenever such TRANSFER & NOC will be issued or done.**

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2. The TRANSFEROR assures the Transferee as under

1. That the TRANSFEROR has paid and cleared the following outstanding dues till the date of execution of these presents
 - a. Maintenance Charges.
 - b. Electricity Bill
 - c. NMMC Property
2. That no suits, litigation, Civil or criminal proceedings are pending in any court or as the TRANSFEROR of any kind affecting the sale of the said Row House.
3. That nothing in or around the said Row House has been done that would invite any notice from any statutory body or action from the Corporation.

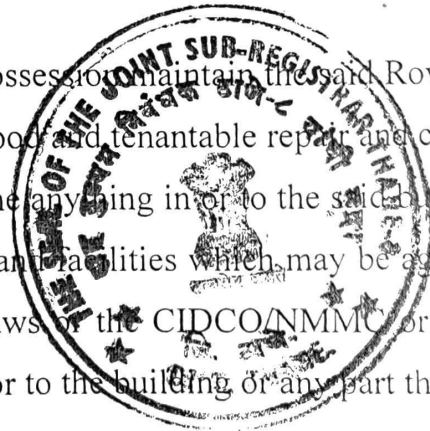


Ar. S. Chavda

BSShinde

4. That the TRANSFEROR has paid and cleared all out goings and necessary charges of the said Row House before the day of agreement for sale.
3. The TRANSFEROR has obtained transfer N.O.C. from ' **PRITAM Co-Op. Hsg. Society Ltd.** required for the Transfer/sale of the said Row House and a copy of it is herein enclosed along with this Agreement.
4. The TRANSFEROR on receiving full & final consideration shall deliver the actual and physical possession of the Row House to the TRANSFEREE. The Transferee shall not have any right, share, interest, claim to the said Row House unless the full & final consideration is received by the TRANSFEROR.
5. The Transferee upon taking over the vacant, peaceful and physical possession of the said Row House from the TRANSFEROR, shall be liable to bear and pay all outgoing charges in a way of maintenance, taxes, electricity, other charges etc. the same, as mentioned earlier under Para-3.
6. The Transferee from the date of possession shall maintain the said Row House at the cost of the Transferee in a good and tenable repair and condition and shall not do or suffer to be done anything in or to the said building or Row House or the common areas and facilities which may be against the rules and regulations and/or by laws of the CIDCO/NMMC or the said Society in or to the said premises or to the building or any part thereof.
7. The Transferee is aware that all persons who have purchased Row House in the society shall automatically become members of the said **PRITAM CO-OP. HSG. SOCIETY LTD** constituted in pursuance of the

consideration is	₹
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	2012



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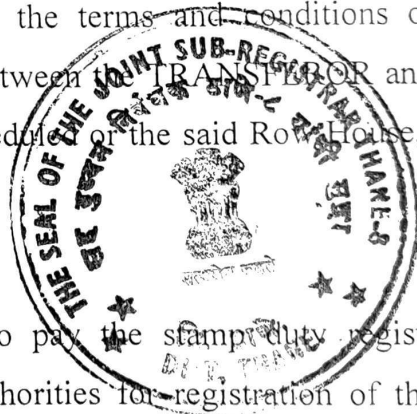
Maharashtra Row Houses Owner's Association Act, and shall thereby act according to the byelaws of the said Society.

8. The TRANSFEROR doth hereby covenants with the Transferee to sign and execute documents, papers, writings and assurances for perfectly vesting and assuring the said Row House, with all rights, title and interest of the TRANSFEROR to the Transferee, and for which no extra premium shall be charged.

9. Subject to the provisions and terms and conditions of this agreement, the TRANSFEROR hereby agrees to transfer and sell all their rights, interests in and upon the said Row House to the Transferee in and upon the said Row House to the Transferee and the Transferee is entitled to hold, possess, occupy and enjoy the said Row House without any interruptions from the TRANSFEROR or any persons claiming through the TRANSFEROR thereof.

claiming through C
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10. Save and except as aforesaid, all the terms and conditions of the Agreement made and entered into between the TRANSFEROR and the Transferee as if all the same are scheduled or the said Row House, were incorporated in this Agreement.



11. The Transferee do hereby agree to pay the stamp duty registration charges payable to the revenue authorities for registration of the sale Agreement as it is mandatory to pay the stamp duty registration charges as per the provisions of the Bombay Act 1908.

Boreschanda.

B. Shinde

12. All costs, charges and expenses in connection with the formation preparation, approving engrossing stamping and the registration of the Agreement of Row House and/or any other legal documents to be executed shall be borne and paid by the Transferee only.

THE SCHEDULE ABOVE REFERRED TO

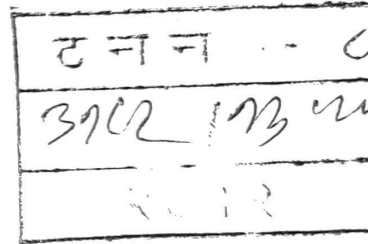
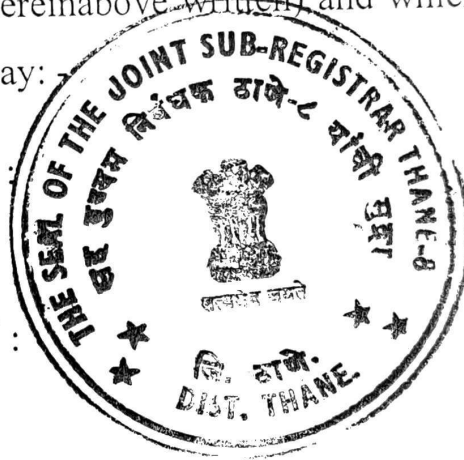
ALL THAT piece or parcel or land known as Plot no.33 to 48, admeasuring about 640 sq.mtrs Sector-2/A, Airoli, Navi Mumbai (more particularly described in the first schedule hereinabove written) and which the said plot is bounded as follows that is to say:

ON THE NORTH BY :

ON THE SOUTH BY :

ON THE EAST BY :

ON THE WEST BY :



Amarendra

Bshinde

RECEIPT

RECEIVED of and from the within named **THE TRANSFEREE**,
MR.KHANDU SUBHASH SHINDE being the Part payment paid in
 respect of Sale of Row House no.35, Ground + 2 upper floors,
 admeasuring about 38.79 sq.mtr. Built up area, in the building known
 as "PRITAM CO.OP.HSG.SOC.LTD.", plot no.33 to 48, Sector-2/A,
 Airoli, Navi Mumbai.

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I Say Received
 Rs.7,50,000/-

Prabir Chandra

MR. PRABIR CHANDRA
 (TRANSFEROR)



Witness

1. MRS. SAKHI BHAVSAR.

Sakhi Bha

2. MR. RAVIUDAY BHAVSAR

Raviuday

नवी मुंबई
महानगरपालिका

Navi Mumbai
Municipal Corporation

पहिला पाळा, बेलपुर भवन, सी.बी.डी.,
नवी मुंबई - ४०० ६१४.

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.

दुरध्वनी क्र : ७५७ १७ ३१, ७५७ १७ २८
७५७ २५ ११
७५७ ३७ ८५

TEL. No. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

NO.: NMMC/TPO/OC/ 223 2

Date 19/10/1997.

To,
The Secretary,
M/s. Pritam Co-op. Hsg. Soc. Ltd.,
Plot No. 33 to 48,
Sector 2A, Airoli,
NAVI MUMBAI.

FILE NO.: NMMC/DP/872/37.

Sub: Occupancy Certificate for Row House on
Plot No. 33 to 48, Sector 2A, Airoli,
Navi Mumbai.

Ref: Your Architect's letter dt. 27/8/1997

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sir,

Please find enclosed herewith the necessary Occupancy
Certificate for Row House on Plot No. 33 to 48, Sector 2A,
Airoli, Navi Mumbai.

Thanking you,

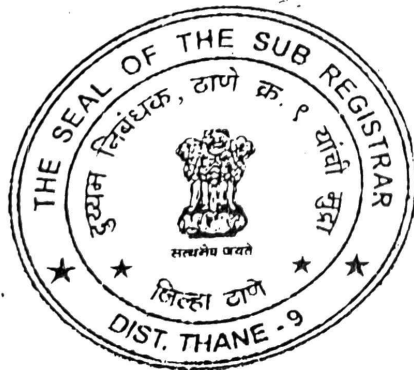


Yours faithfully,

TOWN PLANNING OFFICER,
NMMC

- cc TO: M/s. Space Arct Architect, B:13/02, Sector 6,
Vashi, Navi Mumbai.
- The Ward Officer, NMMC, Airoli.
 - The Dy. Assessor & Collector, NMMC.

टनन ९	
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१५	१६





नवी मुंबई
महानगरपालिका

Nav Mumbai
Municipal Corporation

महिला बाळा, बेलपूर भवन, सी.बी.डी.
नवी मुंबई - ४०० ६१४.
दफ्तरी क्र : ७५७ १७ ३३, ७५७ १७ २८
७५७ २५ ९१
फॅक्स : ७५७ ३७ ८५

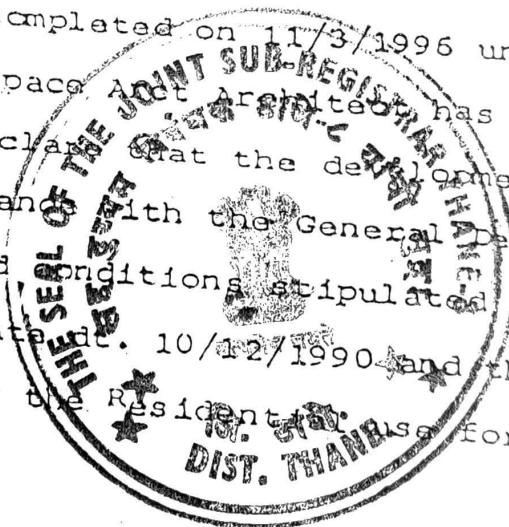
1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,
NAVI MUMBAI - 400 614.
TEL. No. : 757 17 33, 757 17 28
757 25 91
FAX : 757 37 85

NO. : NMMC/TPO/OC/ 2232

Date : 17/11/1997. C
31/12/1997

OCCUPANCY CERTIFICATE

I hereby certify that the development of Row House (BUA 616.58 SQ.M.) completed by the Owner M/s. Pritam Co-op. Hsg. Soc. Ltd. on Plot No. 33 to 48, Sector 2A, Airoli, Nav Mumbai completed on 11/3/1996 under the supervision of M/s. Space Architects has been inspected on 20/8/1997 and I declare that the development has been carried out in accordance with the General Development Control Regulation and conditions stipulated in the Commencement Certificate dt. 10/12/1990 and that the development is fit for the Residential use for which it has been carried out.



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TOWN PLANNING OFFICER,
NMMC





दस्तक्रमांक व वर्ष: 900/2010

Friday, March 19, 2010

2:22:41 PM

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : ऐरोली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,050,000.00
बा.भा. रू. 1,007,000.00

- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) वर्णन: (झोन नं.अ/1)रो हाऊस क्र.35, तळ मजला + दुसरा मजला,प्लॉट नं.33 ते 48,प्रितम को.ऑ.हौ.सो.लि.सेक्टर 2ए ,ऐरोली, नवीमुंबई, क्षेत्र 38.79 चौ.मी. बिल्डअप

- (3)क्षेत्रफळ (1)

- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) नरशी प्रेमजी पटेल - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: से 8ए ऐरोली; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AHDPP9906G.

- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) प्रवीर चंद्रा - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: से 16,ऐरोली; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ABNPC7380H.

- (7) दिनांक करून दिल्याचा 19/03/2010

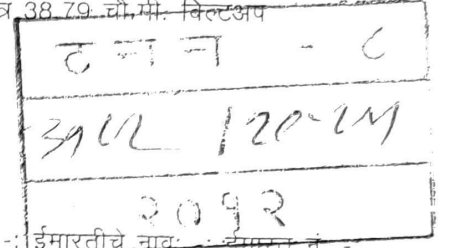
- (8) नोंदणीचा 19/03/2010

- (9) अनुक्रमांक, खंड व पृष्ठ 900 /2010

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 35100.00

- (11) बाजारभावाप्रमाणे नोंदणी रू 10500.00

- (12) शेरा



सह दुय्यम निबंधक वर्ग २ ठाणे क्र. ९

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