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उपरोक्त मुद्रांक प्रकृतिग अर्थात् ध्वजलेट लॉय खाली तपासले व एस.एम.एस. / संबंधित प्राधिकृत अधिकार्याशी दुरुध्वनीवरून संपर्क साधून, येल बरोबर आढळून आला.

व.नि./क.लि.

सह/लेखक/सिद्धिक



दस्तावा प्रकार (Nature of Deed)	Agreement for Sale
दस्त नोंदणीचा लक्ष (Registration Deed)	Registrable / Non Registrable
Name of S.R.O.	Kurla-2
जमावा मुद्रांक नंबर (Framing Number)	22519
निव्वळतीचे बाबतचा उल्लेख (Property Description in brief)	Flat No 303, 3rd Floor, 1/2 Herby AP. Ganesh Gawade Rd, Mulund (W), M-80
पारदर्शक रकम (Consideration Amount)	26,50,000/-
मुद्रांक खर्चाचा उल्लेख (Stamp Purchaser's Name)	Laukik C. Pednekar & others
दस्तावात प्रकृत अधिकार्याची संज्ञा (Other Party)	Ramesh B. Bhosale
दस्तावात प्रकृत अधिकार्याचा पत्ता (Address)	Hareesh Thakkar s.n-2 Mg Rd Mulund (W) M-80
मुद्रांक शुल्काची रक्कम (Stamp Duty Amt) अक्षरी (in words)	132500/-
प्राधिकृत अधिकार्याची पूर्ण स्वाक्षरी व शिक्का (Authorized Person's full Signature & Seal)	Mr. Navin H. Tarde Sr. Clerk

Mr. Navin H. Tarde
Sr. Clerk
Authorised Signatory
For Thane Bharat Sahakari Bank Ltd.

Authorised Signatory
For Thane Bharat Sahakari Bank Ltd.

Thane Bharat Sahakari Bank Ltd.
Mulund Branch, Keshav Bhawan,
M. C. Road, Near Railway Station,
Mulund (W), Mumbai - 400 080
D-5/STPW/C.R. 1005/03/05/724-727

AGREEMENT FOR SALE

R. Bhosale

Pednekar
Bhosale

ARTICLES OF AGREEMENT made at Mumbai, this 14th Day of May 2012 BETWEEN MR. RAMESH BABURAO BHOSALE, age 43 years, Indian Inhabitant, residing at B2/29, 7th Floor, BEST Officers Quarters, Devidayal Road, Mulund (West) Mumbai- 400 080, hereinafter called "THE TRANSFEROR/VENDOR" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART,

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AND

(1) MR. LAUKIK CHARUDUTTA PEDNEKAR, age 30 years,
 (2) MRS. BHARATI LAUKIK PEDNEKAR, age 29 years, both Indian inhabitants, residing at Flat No. 5, 1st Floor, Bhagwati Niwas, Bhatwadi, Ghatkopar (West) Mumbai- 400 084, hereinafter called "THE TRANSFEREES/PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns of the OTHER PART:



WHEREAS by Agreement dated 19th May 2000, registered in the office of Sub Registrar of Assurances at Kurla Sr. No. BDR-3/1833/2001, for the consideration and on the terms and conditions contained therein, MR. DATTAPRASAD MANOHAR DALVI purchased from the Developers M/S. BOMBAY SLUM REDEVELOPMENT CORPORATION LTD., the residential premises bearing Flat No.303, admeasuring 225 sq. ft. Carpet area, located on the 3rd floor of the building known as "1/C Heritage Apartment", situated at Ganesh Gawade Road, Mulund (West), Mumbai- 400 080, and more particularly described in the Schedule here under written (hereinafter for the sake of brevity referred to as "the Said Flat").

AND WHEREAS by Agreement For Sale dated 21st April 2006, registered in the office of the Sub-Registrar of assurances at Kurla under Sr. No. BDR-14/2478/2006, for the consideration and on the terms and conditions contained therein, the said MR. DATTAPRASAD MANOHAR DALVI, sold and transferred the said Flat to MR. RAMESH BABURAO BHOSALE, the TRANSFEROR/VENDOR, herein.

R. Bhosale

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Bhosale

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AND WHEREAS incidental to the holding of the said Flat, the TRANSFEROR/VENDOR is entitled for membership rights of the Co-operative Society, to be formed and registered under the Co-operative Societies Act, 1960 (hereinafter for the sake of brevity referred to as "the said proposed Society")

AND WHEREAS under the circumstances stated hereinabove as on today the TRANSFEROR/VENDOR is the absolute Owner of the said Flat, free from all encumbrances.

AND WHEREAS the TRANSFEREES/PURCHASERS approached the TRANSFEROR/VENDOR and negotiated for sale and transfer of the said Flat in their favour and during the course of negotiations, the TRANSFEROR/VENDOR made following representations in respect of the said Flat. i.e.



- a. There are no suits, litigation, civil or criminal or any other proceedings pending against them in respect of the said Flat.
- b. There are no attachments or prohibitory orders against the said Flat and the same are not subject matter of any lispendance or attachments either before or after judgments.
- c. There are no attachments or prohibitory orders against the said Flat. The TRANSFEROR/VENDOR has not created any encumbrances or third party interest in against the said Flat and the same is free from all encumbrances or charges.
- d. They have not received any notice either from Income Tax, Sales Tax or wealth Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Flat.

R. Bhosale

R. Bhosale
Bhosale

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- e. There are no claims of any nature whatsoever by any person or persons or by Government, Mumbai Municipal Corporation or any other person or authority in or upon or against the said Flat and the title of the TRANSFEROR/VENDOR to the said Flat is clear and marketable.
- f. There are no arrears against them regarding municipal taxes, maintenance, outgoing, electricity charges and other charges in respect of the said Flat.

Relying upon the aforesaid representations made by the TRANSFEROR/VENDOR, the TRANSFEREES/PURCHASERS agreed to purchase the said Flat on ownership basis, free from encumbrances, for the consideration of ₹.26,50,000/- (Rupees Twenty Six Lacs and Fifty Thousand only) and on the terms and conditions appearing hereinafter.



NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO As follows-

1. The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.
2. The TRANSFEROR/VENDOR has hereby agreed to sell, transfer and convey to the TRANSFEREES/PURCHASERS his right, title and interest in the said Flat No. 303, admeasuring 225 sq. ft. Carpet area, located on the 3rd floor of the building known as "1/C Heritage Apartment", situated at Ganesh Gawade Road, Mulund (West), Mumbai- 400 080 and more particularly described in the Schedule hereunder written together with all profits, advantages, rights and appurtenances whatsoever attached with the said Flat for the consideration of ₹.26,50,000/- (Rupees Twenty Six Lacs and Fifty Thousand only). The said amount of the consideration shall be

R. B. Hosale

D. Madhukar
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paid by the TRANSFEREES/PURCHASERS to the TRANSFEROR/VENDOR in the following manner that is to say shall be paid by the TRANSFEREES/PURCHASERS to the TRANSFEROR/ VENDOR in the following manner that is to say,

(a) ₹.10,00,000 /- (Rupees Ten Lacs only) paid as earnest money on or before the execution hereof (The payment and receipt whereof the TRANSFEROR/VENDOR DO hereby admit and acknowledge)

AND

(b) ₹.16,50,000/- (Rupees Sixteen Lacs and Fifty Thousand only) being a balance consideration to be paid within a period of 45 days from the date of Registration of this Agreement, at the time of taking over the possession of the said Flat.



(The time being the essence of this Contract)

Nothing contained in these presents shall be considered as a transfer, assignment, demise, sale or conveyance of the right, title and interest in the said Flat in favour of the TRANSFEREES/PURCHASERS till the balance consideration is paid by the TRANSFEREES/PURCHASERS to the TRANSFEREES/PURCHASERS in full and final satisfaction as agreed herein.

3. The TRANSFEROR/VENDOR declare that he is the absolute Owner of the said Flat and he is holding the said Flat quietly without any claim or obstruction from any other persons. The TRANSFEROR/VENDOR further declare that he has full power and absolute authority to transfer his right, title and interest in the said Flat to the TRANSFEREES/PURCHASERS in the manner agreed herein.

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4. If any person claims any right, title or interest in the said Flat through the TRANSFEROR/VENDOR and thereby the TRANSFEREES/PURCHASERS are put to any losses, expenses, then in such event the TRANSFEROR/VENDOR agrees and undertakes to indemnify and keep indemnified the TRANSFEREES/PURCHASERS against all claims, actions, demands and proceedings arising in respect of the said Flat.

5. On receiving full consideration as mentioned herein above, the TRANSFEROR/VENDOR shall hand over to the TRANSFEREES/PURCHASERS the title documents in his custody in respect of the said Flat. The TRANSFEROR/VENDOR undertakes to give full cooperation and produce the relevant title documents in his custody, for disbursement of loan to the TRANSFEREES/PURCHASERS.



6. The TRANSFEROR/VENDOR declares that the said Flat is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The TRANSFEROR/VENDOR further declares that he has not entered into any agreement for transfer, sale or leave and licence or let out in respect of the said Flat with any other person or persons.

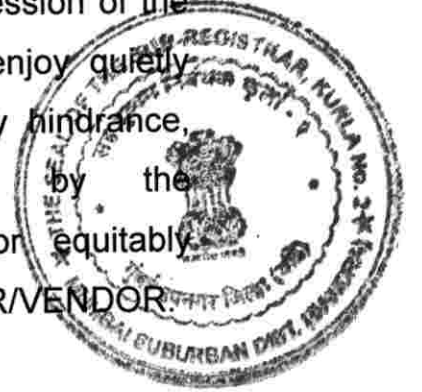
7. All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Flat shall be paid by the TRANSFEREES/PURCHASERS from the date of taking over possession of the said Flat from the TRANSFEROR/VENDOR. Till handing over possession of the said Flat to the TRANSFEREES/PURCHASERS, the TRANSFEROR/VENDOR shall pay all the taxes, electricity charges, maintenance charges and all other outgoings to the respective Authorities.

R. Bhosale

R. Bhosale
Bhosale

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8. At present the said Flat is in lawful possession of the TRANSFEROR/VENDOR. Without reserving any right, the TRANSFEROR/VENDOR shall hand over peaceful physical possession of the said Flat to the TRANSFEREES/PURCHASERS on receiving the full consideration as agreed. The TRANSFEROR/VENDOR do hereby covenant with the TRANSFEREES/PURCHASERS that after taking possession of the said Flat, the TRANSFEREES/PURCHASERS shall enjoy quietly and peacefully and occupy the said Flat without any hindrance, denial, demands, interruption or eviction by the TRANSFEROR/VENDOR or any person lawfully or equitably claiming through, under or in trust for the TRANSFEROR/VENDOR.



9. The TRANSFEREES/PURCHASERS confirm that before execution of this Agreement, they have personally inspected the said Flat and satisfied themselves regarding area, quality of construction and condition thereof. In future, the TRANSFEREES/PURCHASERS shall not raise any objection or dispute regarding the said issues. Any further costs towards repairs, improvement etc. of the said Flat shall be borne by the TRANSFEREES/PURCHASERS.

10. The TRANSFEREES/PURCHASERS shall abide themselves by the rules and regulations of the proposed Society, when formed and registered and pay the taxes and all other outgoing in respect of the said Flat with effect from the date they take over possession of the said Flat as and when the same become due for payment.

11. The TRANSFEROR/VENDOR and the TRANSFEREES/PURCHASERS will execute necessary documents as and when required for giving proper effect to what is agreed

R. Bhosale

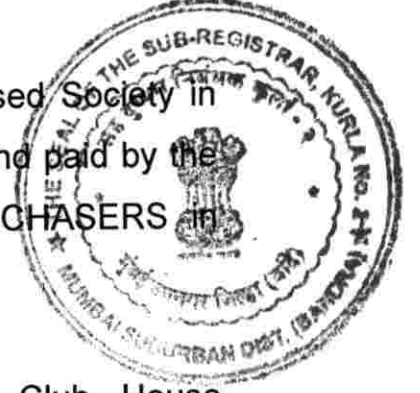
D. P. Mehta
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herein and the said Flat to the TRANSFEREES/PURCHASERS from that of the TRANSFEROR/VENDOR.

12. The TRANSFEROR/VENDOR shall obtain the consent or no objection certificate the said Developer /proposed Society for transferring the said Flat in favour of the TRANSFEREES/PURCHASERS.

13. The premium / Transfer fee of the said proposed Society in respect of the transfer of the said Flat will be borne and paid by the TRANSFEROR/VENDOR and TRANSFEREES/PURCHASERS in equal share.



14. Electricity/ Water meters/ Swimming Pool/ Club House deposits, Corpus Fund, Sinking fund, Society registration charges, Corpus Fund, and all the amount standing to the credit of the TRANSFEROR/VENDOR in the books of the said Promoters/proposed Society in respect of the said Flat shall be transferred in the name of the TRANSFEREES/PURCHASERS.

15. The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the TRANSFEREES/PURCHASERS only. The Parties here to undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Flat in the record of the Sub-Registrar of assurances.

16. The TRANSFEROR/VENDOR shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things as shall be reasonably required for more perfectly transferring the right, title and interest of the TRANSFEROR/VENDOR in the said Flat to the TRANSFEREES/PURCHASERS but subject to the payment of full consideration as agreed herein.

R. Bhosale

R. Bhosale
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17. The TRANSFEREES/PURCHASERS hereby agree to acquire the said Flat premises with the clear understanding that all the terms and conditions mentioned in the Agreement 19th May 2000 by and shall be binding on the TRANSFEREES/PURCHASERS.

18. This Agreement shall be governed by the provisions of the Maharashtra Ownership Flats (Regulation of promotion of construction, sale, management and transfer) Act, 1963.

19. In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to two arbitrators one each to be appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.



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

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES, bearing Flat No. 303, admeasuring 225 sq. ft. Carpet area, located on the 3rd floor of the building known as "1/C Heritage Apartment", situated at Ganesh Gawade Road, Mulund (West), Mumbai- 400 080, standing on the Plot of land bearing CTS No. 1115 (pt), 1480 (pt), 1483 (pt) of Village Mulund (West), Taluka kurla, District Mumbai Sub-urban,

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within the limits of "T" ward of Municipal Corporation of Mumbai Suburban.

SIGNED SEALED AND DELIVERED

by the within named TRANSFEROR/VENDOR
MR. RAMESH BABURAO BHOSALE
 PAN: AATPB5589Q

in the presence of

Name: *Sangita Ramesh Bhosale*
 Address: *132/29 4th floor*
Best Officers Quarters
Davidaraj Road,
 Signature: *Mulund West Mumbai*
S. R. Bhosale.



SIGNED SEALED AND DELIVERED

by the within named TRANSFEREES/PURCHASERS

(1) **MR. LAUKIK CHARUDUTTA PEDNEKAR**
 PAN: AXIPP1670Q
 (2) **MRS. BHARATI LAUKIK PEDNEKAR**
 PAN: BTQPP8954C

Name: **MR. LAXMAN D. PEDNEKAR**
 Address: **9, PARIJATAK CHS., AMBEDKAR RD.,**
MULUND (WEST), MUMBAI-400080
 Signature: *[Handwritten Signature]*



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RECEIPT

RECEIVED of and from the within named TRANSFEREES/PURCHASERS (1) MR. LAUKIK CHARUDUTTA PEDNEKAR (2) MRS. BHARATI LAUKIK PEDNEKAR, the sum of ₹.10,00,000 /- (Rupees Ten Lacs only) within expressed under clause No.2 (a) herein above towards part consideration of the Flat No. 303, located on the 3rd floor of the building known as "1/C Heritage Apartment", situated at Ganesh Gawade Road, Mulund (West), Mumbai- 400 080, as under,

Cheque No.	Date	Bank	Amount
Cash	25/04/2012		₹. 15,000/-
390710	25/04/2012	Bank Of India Kalyan Br.	₹.1,00,000/-
390711	07/05/2012	Bank Of India Kalyan Br.	₹.5,35,000 /-
390712	08/05/2012	Bank Of India Kalyan Br.	₹.3,50,000 /-
Total			₹.10,00,000 /-



I SAY RECEIVED

R. Bhosale

MR. RAMESH BABURAO BHOSALE

TRANSFEROR/VENDOR

Witnesses

1. S. R. Bhosale.

2. *[Signature]*



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Future ready

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TO WHOMSOEVER IT MAY CONCERN

THIS IS TO STATE THAT, Mr. Ramesh Baburao Bhosale, are the lawful owners of and well sufficiently entitled to a Flat No. 303 on 3rd Floor in building No. 1 wing 'C' known as Heritage Apartment situated at Ganesh Gawade Road, Mulund (W), Mumbai - 400 080 .

The building in which the said flat is situated is constructed in the year 2000 and the building consists of Ground + 7 upper floors and does have a lift facility.

The said flat No. 303 belongs to sale residence flat as per O.C. dated 11th Feb 2003 issued by Slum Rehabilitation Authority.

As per this office record Mr. Ramesh Baburao Bhosale, has obtained loan from The Bank of India for purchase of the said flat. Now the lien/charge of Bank of India on the said flat has been released pursuant to payment of outstanding loan to Bank of India as per the letter dated 28.04.2012 issued by Bank of India as submitted to this office.

Now , Mr. Ramesh Baburao Bhosale, has sold the said flat to Mr. Laukik Charudatta Pednekar and has desired NOC for registration of Agreement.

The said flat, building and the land appurtenant thereto are not subject to any encumbrance charge or liability of any kind whatsoever and that the entire property is free and marketable.

We have No Objection for the said Mr. Ramesh Baburao Bhosale, selling the said Flat No. 303 and the prospective buyer/s will be enrolled as the member of the society to be formed by the occupants of the said building.

This NOC is issued on request of Mr. Ramesh Baburao Bhosale, for registration of agreement between the parties. A copy of duly registered Sale Agreement shall be submitted for this office record. Further, payment of necessary dues towards maintenance, BMC tax and any other payment payable to the competent authority till date shall be cleared in respect of the said flat by Mr. Ramesh Baburao Bhosale, and/or by new purchasers.

For **Bombay Slum Redevelopment Corporation Ltd.**

[Signature]

Director

Place : Mumbai

Date : 04.05.2012



Bombay Slum Redevelopment Corporation Ltd.

Corporate Office 603, Trade Centre, Bandra Kurla Complex, Bandra (E), Mumbai - 400 051. | Tel: +91-22-6112 7777 | Fax: +91-22-6112 7778

Email: corporate@khemani.co.in | Website: www.khemani.co.in

Registered Office : 5/6 Geeta Building, Shivram Society, Devidayal Road, Mulund (W), Mumbai - 400 080.

मालमत्तेच्या राजिस्टर कार्डातील उतारा

दि. ०४ नं. ११८३	मुल्य/चौकी २११८३.८	इस ८	तारिखा २९/८/१९	मुंबई उपनगर
संज्ञा प्रकाश			सरकारला भारतीय राज्यघटनेच्या अन्वयेत वंदनाचा तपशील देण्यात येतो असा सल्ला देण्याचा बदलवयाचा	
संज्ञा प्रकाश			३८०२ १६	



११ दिवस धारण होण्याचे नाव

वसरकार

एकूट वसाहत शासन (गोदवत तबास लागला नो पर्यंत)

पदेदार :-

तार दिने :-

तार दिने :-

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ठारोळ	वसतार	व्याप्त नं.	नविन धारण करणाऱ्या (१) पदेदार (२) अथवा उतर घेणाऱ्या भागधार (३)
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			<p>१. कल्याणी तारोळ ... ११.१५...</p> <p>२. सिल्ल तायार यारोळ ... १५.१५...</p> <p>३. सकल दिवसांचा वसतार २९ AUG १९९९</p> <p>४. वसतार करणाऱ्या</p> <p>५. भागधार्या वसतार</p> <p>६. तारी नवकरत</p> <p>जिल्हा निरीक्षण, मुंबई</p> <p>तथा नगर भू-नियंत्रण अधिकारी २९/८/९९</p> <p>मुंबई उपनगर जिल्हा, मुंबई.</p>



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एकूट वसतार

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SLUM REHABILITATION AUTHORITY

No. SRA/ENG/56/1114/71AP/Rehab
5th floor, Griha Nirman Bhavan, Bldg no 1
Bandra (E), Mumbai-400 051
Date:

To,
Ms. Sushma A. Deodhar, Architect,
M/s. Grit Architectural Consultancy,
5/6 Geeta Bldg., Shivram Society,
Devidayal Road, Mulund (West),
Mumbai - 400 080.

11 FEB 2003



Sub: Proposed full occupation permission to wing B and wing C of composite building no.1 under S.R.D. Scheme on plot bearing CTS No. 1480 (pt), 1483 (pt) & 1115 (pt) of village Mulund at P.K. Road, Mulund (West) for Sai Shradha CHS Ltd.

Ref: Your letter dated 26/8/2002.

Madam,

With reference to your letter mentioned above, I have to inform you that the permission to occupy the wing-B & wing-C of composite building no.1 comprising of Ground+ 7 floors and completed under the supervision of Architect Ms. Sushma A. Deodhar of M/s. Grit Architectural Consultancy, License no. CA/83/7825 and shown by red colour in the plans submitted by you on 26/8/2002 is hereby granted subject to the following conditions.

1. This occupation permission is for 63 nos. of Rehab tenements, 01 society office and 48 nos. of sale residence tenements.
2. That the balance IOA conditions and balance LOI shall be complied with.
3. That the layout shall be got approved and the conditions thereof shall be complied with.
4. That the certificate under Section 270A of BMC, Act shall be obtained from A.E.(WW)-S ward and a certified copy of the same shall be submitted to this office.

Note: This permission is issued without prejudice to action under section 305,353A of BMC, Act.

Yours faithfully,

— Sd —
Executive Engineer-I
Slum Rehabilitation Authority



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Copy to: 11 FEB 2003

1. M/s. Bombay Slum Redevelopment Corpn. Ltd.,
Developers
2. Asst. M.C., T- ward
3. A.E.(WW), T - Ward
4. A.A.& C., T-Ward
5. Addl. Collector (SRA)

Prathina
11/2/2003
Executive Engineer-I
Slum Rehabilitation Authority

CERTIFIED TRUE COPY

For Bombay Slum Redevelopment Corporation Ltd.

mm
Director,

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