

Printed: December 17, 2004  
12:30:00 PM

## नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार

करारनामा

### सूचना

- 1) ही माहिती पक्षकारांनी साक्षांकित केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात. \* लागू नसलेला मजकूर खोडावा
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

- (2) मोबदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)
- (4) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (5) बाजारभावाप्रमाणे नोंदणी फी
- (6) दस्त निष्पादित केल्याचा

रु. 650,000.00

रु. 837,000.00

रु 41850.00

रु 8370.00

17/12/2004

21

(1)

- (7) पृष्ठांची संख्या
- (8) मू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (9) मालमत्तेचे इतर वर्णन

(1) वर्णन: मौजे गजबंधन पाथली मधील सि टी एस नं 9536 यावरील सिधुदुर्ग को ऑ हौ सो मधील तळ मजल्या वरील कमर्शियल युनिट नं 3 क्षेत्र 46.46 चौ मी

(1)

(10) क्षेत्रफळ

(11) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(12) \*दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

(1)

(1) श्री दिलीप प्रभाकर कुडाळकर; घर/फ्लॅट नं: आर 3; गल्ली/रस्ता: -; ईमारतीचे नाव: चिंतामणी सो; ईमारत नं: -; पेठ/वसाहत: एम आय डी सी; शहर/गाव: डोंबिवली; तालुका: -; पि नं: -; पॅन नम्बर: ए एल एच पी के 2338 एन.

(2) सौ अनिता दिलीप कुडाळकर; घर/फ्लॅट नं: आर-3; गल्ली/रस्ता: -; ईमारतीचे नाव: चिंता सो; ईमारत नं: -; पेठ/वसाहत: एम आय डी सी; शहर/गाव: डोंबिवली; तालुका: -; पिन: -; पॅन नम्बर: ए एम इर पी के 2211 पी.

(13) \*दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

(1) हरेंदर हरगुनदास नीहलानी; घर/फ्लॅट नं: 102,103; गल्ली/रस्ता: न्यु टेलिफोन एक्सचेंज रोड; ईमारतीचे नाव: शारदा पॅलेस; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: उल्हासनगर; तालुका: -; पिन: -; पॅन नम्बर: ए ए ओ पी एन 4084 डी.

नोंदणी गोषवारा-यामध्ये इनपुट फॉर्म प्रमाणे करणयात आली आहे.

पूर्व नोंदणी गोषवारा तपासून पाहिला  
\* तो बरोबर आहे/त्याच्यात नमूद केलेले \*  
बदल/दुरुस्त्या कराव्यात.

*(Handwritten Signature)*

(पक्षकाराची स्वाक्षरी)

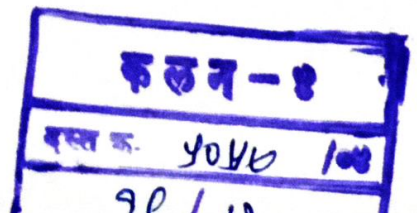
*(Handwritten Signature)*

ऑपरिटर ची स्वाक्षरी)

नोंदणी गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

*(Handwritten Signature)*

निबंधकची स्वाक्षरी)





(Customer Copy)

THE BANK OF RAJASTHAN LTD. Br. Kalyan Date 17/12/04

Stamp Duty	Rs. <u>41,850/-</u>
Service Charges	Rs. <u>10/-</u>
Total	Rs. <u>41,860/-</u>

Name of stamp duty paying party  
Shri Harendar H Nihalani

Name of counter party  
Dilip P Kudalkar

Purpose of transaction  
for Payment

Cheque No. (if any.)

Drawn on Bank  
13 Dec 2004

Branch

Cashier

Authorised signator  
5/1860

Adhs-1140040011-1400400

## AGREEMENT FOR SALE OF COMMERCIAL UNIT

THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO AT DOMBIVLI THIS 17<sup>th</sup> DAY OF DECEMBER 2004.

### BETWEEN

**SHRI DILIP PRABHAKAR KUDALKAR** Age 44 Years, Occupation Business, & **MRS. ANITA DILIP KUDALKAR**, Age 36 Years, Occupation Business, Both Residing at : **CHINTAMANI CO-OPERATIVE HOUSING SOCIETY LTD., Plot No. R-3, M.I.D.C., Dombivli (East), Tal. Kalyan, Dist. Thane**, hereinafter called and referred to as "**THE VENDORS TRANSFERORS**" (which expression shall unless and it be repugnant thereto shall mean and include their heirs, executors, successors, administrators legal representatives and assigns etc.) of the **FIRST PART**.

**A N D . . . . .**

**SHRI HARENDAR HARGUNDAS NIHALANI**, Age 41 Years Occupation - Business, Residing at : **102, 103, SHARADA PALACE, New Telephone Exchange Road, Dist. Thane**, hereinafter called and referred to as the "**PURCHASER TRANSFEREE**" ( which expression unless it be repugnant to the meaning or context thereof shall mean and include his heirs, executors, successors, administrators, legal representatives and assigns etc.) of the **SECOND PART**.

**Mrs. SUNITA G. RAMANAN**  
 THE BANK OF RAJASTHAN LTD. (Prepar Office)  
 Lokran, Kalyan (E)  
 Name: 5 / STP / V / C R 8  
 2004 1167 - 69 / 04  
 The Bank of Rajasthan Ltd. Kalyan (E)



9177 14454  
 102599  
 Rs. 301050/- P85  
 INDIA  
 STAMP DUTY  
 MARHARASI  
 Special Adhesive  
 DEC 16 2004  
 16



WHEREAS the VENDORS / TRANSFERORS has acquired five fully paid up shares of the SINDHUDURG CO-OPERATIVE HOUSING SOCEITY LTD., bearing Shares Nos. — to — & having Certificate No. — in respect of Commercial Unit . 03, on Ground Floor, admeasuring 500 sq.ft. Built up in SINDHUDURG CO-OPERATIVE HOUSING SOCIETY LTD., The Society Registered Under Maharashtra Co-operative Societies Act, 1960 vide Registration No (TNA/KLN/ HSG/(T.C.)/740/1970).

AND WHEREAS the VENDORS is absolute owner of the above Commercial Unit

AND WHEREAS the VENDORS/TRASFERORS hereby states that previously the said Commercial Unit was a residential flat and for the purpose of residential use but after taken permission from the society authorities by the VENDORS / TRASFERORS the said residential flat converted in to Commercial use. Accordingly in municipal assessment record it is converted in to commercial purpose & pays the taxes for commercial instead as residence.

AND WHEREAS the VENDORS/TRANSFERORS has purchased the Said Commercial Unit bearing No. 03 admeasuring 500 sq.ft. as per Agreement dated 31/12/2001 with Shri Sameer Arun Kale by paying full consideration and taken the lawful possession and the same is lodged for Registration at Sub Registrar Kalyan, under No. 8338/2001 dated 31/12/2001 and accordingly registered the said document.

AND WHEREAS the VENDORS / TRANSFERORS as such being lawfully owner and absolutely seized and possessed of and or otherwise well and sufficiently entitled to the said Commercial Unit . 03 on Ground Floor in of SINDHUDURG CO-OPERATIVE HOUSING SOCIETY LTD., with occupancy rights, title & interest along with five shares of Rs. 50/- each of the said society, hereinafter referred to as " THE SAID COMMERCIAL UNIT ".

AND WHEREAS as a result of consultation between the parties hereto the VENDORS / TRANSFERORS agreed to sell and transfer the Said Commercial Unit . 03, together with the occupancy rights, title and interest along with five shares of SINDHUDURG CO-OPERATIVE HOUSING SOCIETY LTD., Opp. Parmam Nagar, Dombivli (East), to the



*Mahar*

*Abudab*

*Pratik*

कलन-४
क्र. ४०४० / ०४
२/३



**PURCHASER / TRANSFEREE** and the **PURCHASER / TRANSFEREE** have agreed to purchase and acquire the Said Commercial Unit together with said shares & occupancy rights, title and interest from the **VENDORS / TRANSFERORS** at the agreed price or consideration and upon Terms & Conditions hereinafter appearing

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

1) The **VENDORS/TRANSFERORS** shall sell and the **PURCHASER/TRANSFEREE** shall purchase the **Commercial Unit . 03** in **SINDHUDURG CO-OPERATIVE HOSUING SOCIETY LTD.**, Opp. Parasmani, Tilak Nagar, **Dombivli (East)**, Tal. Kalyan, Dist. Thane, **admeasuring about 500 sq.ft.** built up area for a consideration of **Rs. 6,50,000/- (Rupees Six Lakhs Fifty Thousand Only)** to be paid by the **PURCHASER/TRANSFEREE** to the **VENDORS / TRANSFERORS** as follows:

(a) **Rs. 50,000/- (Rupees Fifty Thousand Only)** paid as **PART** consideration before execution of this Agreement .

(b) **Rs. 6,00,000/- (Rupees Six Lakhs Only)** to be paid at the time of possession.

2. The **VENDORS/TRANSFERORS** do hereby covenant with the **PURCHASER / TRANSFEREE** that the said Commercial Unit agreed to be sold are free from all encumbrances and the **VENDORS / TRANSFERORS** has not created any liability of any nature whatsoever and that the **VENDORS / TRANSFERORS** has full and absolute power to transfer and deliver the possession of the **SAID COMMERCIAL UNIT** to the **PURCHASER/TRANSFEREE**. The **VENDORS / TRANSFERORS** further state and declare that they have not created any tenancy or license as on date                      in favour of any person nor mortgaged said Commercial Unit to anybody                     

*Mah*

*Abubakar*



*H.N.H.*

कलन-४
रजि. नं. ५०५४/०४
३/२७



3. The **VENDORS / TRANSFERORS** has delivered the proof of following documents pertaining to the **SAID COMMERCIAL UNIT** and shares of the Society :-

- i) Last paid up bills in respect of the outgoings, Electricity Bills etc.,
- ii) No dues Certificate and N.O.C. from the Society.
- iii) Share Certificate.
- iv) Agreement copy and Registration Receipt.

And agreed to hand over originals of above documents after payment of full consideration infact after execution of this Agreement.

4. The **VENDORS / TRANSFERORS** do hereby covenant with the **PURCHASER / TRANSFEREE** that the **PURCHASER / TRANSFEREE** shall quietly and peacefully possess, occupy and enjoy the said Commercial Unit premises without any hindrance and interruption as he received the full consideration .

5. The **VENDORS / TRANSFERORS** hereby states and declares that they has not done any act or deed which may come in the way of this transferring and assigning the afore Said Commercial Unit to the **PURCHASER/TRANSFEREE** and that they have good title to transfer and assign the same as aforesaid.

6. That the **PURCHASER / TRANSFEREE** and his heirs, successors shall be entitled to hold possession, occupation and use of the Said Commercial Unit forever without any rights, interest, demands, or lien of the **VENDORS / TRANSFERORS** subject to the payment of all taxes, assessment charges, duties or call which will be demanded by the said **SINDEHDURG CO-OPERATIVE HOUSING SOCIETY LTD.**, in respect of the said Commercial Unit

7. The **PURCHASER/TRANSFEREE** hereby do covenant with the **VENDORS/TRANSFERORS** that he shall become a member of the society and shall abide by the Rules and Regulations and Bye-laws of said Society on transferring the membership thereof. The **PURCHASER / TRANSFEREE** agrees to pay the Society's outgoings, Municipal Taxes etc. of the period after



*Mah*  
*Abdullah*

*(H. N. Nihal)*

कडन-४
पल्ल नं. ५०५६/१०४
२/३



possession of the Said Commercial Unit. The **VENDORS / TRANSFERORS** hereby agrees to clear all the previous dues to the society or any revenue authorities prior to the date of possession.

8. The **VENDORS / TRANSFERORS** shall pay and discharge all the taxes, outgoings and maintenance charges payable to the said Society upto the date of completion of Sale and transfer and putting the **PURCHASER / TRANSFEREE** in possession thereof, to the entire satisfaction of the **PURCHASER / TRANSFEREE**.

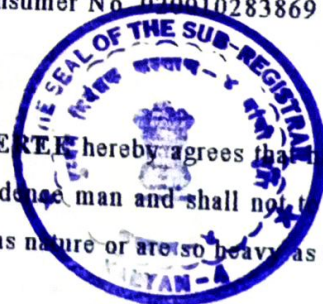
9. The **VENDORS/TRANSFERORS** shall for no additional consideration be bound to obtain from the Society a transfer to the name of the **PURCHASER / TRANSFEREE** of all amounts standing in the name of the **VENDORS / TRANSFERORS** towards all deposits with the society.

10. The **VENDORS / TRANSFERORS** do hereby declare that the Said Commercial Unit and the said shares constitute their sole and absolute property and are free from all encumbrances and that they have good right full power and absolute authority to sell and transfer the same.

11. The **VENDORS/TRANSFERORS** hereby agrees that they shall bear the transfer charges payable to the **SINDHUDURG CO-OPERATIVE HOUSING SOCIETY LTD.**, and as regards the stamp duty and Registration fees the **PURCHASER/ TRANSFEREE** alone agrees to pay.

12. The Consideration mentioned in clause No. 1 above includes the Electric Meter No. 9110339515 & having consumer No. 020010283869 affixed in the said Commercial Unit.

13. The **PURCHASER / TRANSFEREE** hereby agrees that he shall use the said Commercial Unit as a ordinary prudent man and shall not store the goods/articles which are hazardous or dangerous nature or are so heavy as to damage the construction or structure of the building.



*M. Malik*

*Atul*

*H. H. H.*

- 5 -

कठन-४
दस्तावेज नं. ५०५८/१०४
५/२९

**:- SCHEDULE OF THE PROPERTY :-**

All that piece & parcel of the Commercial Unit. 03, admeasuring 500 sq.ft. Built up Area on Ground Floor, in SINDHUDURG CO-OPERATIVE HOUSING SOCIETY LTD., Opp. Parasmani, Tilak Nagar, Dombivli (East), Tal. Kalyan, Dist. Thane, constructed on the N.A. piece & parcel land lying and situated in village Gajbandhan Patharli, Tal. Kalyan, Dist. Thane, within the limits of Kalyan Dombivli Municipal Corporation, Dombivli Division, bearing City Survey No. 9536 & S.No 63 H.No 123.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SIGNED THEIR RESPECTIVE HANDS THE DAY AND YEAR FIRST HEREINABOVE MENTIONED :-

SIGNED & DELIVERED BY THE  
withinnamed "VENDOR / TRANSFEROR"  
SHRI DILIP PRABHAKAR KUDALKAR &

MRS. ANITA DILIP KUDALKAR

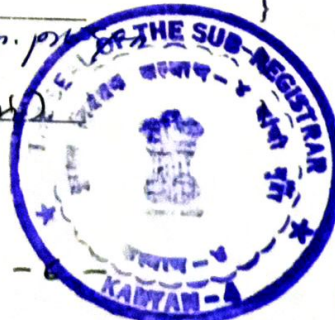
In the presence of .....

1. श्रीमती अनीता मंगणुकी एम. प्रभुकर
2. श्री (D.K. हार्गुंडा)

SIGNED & DELIVERED BY THE  
withinnamed "PURCHASERS / TRANSFEREES"  
SHRI HARENDAR HARGUNDAS NIHALANI

In the presence of :-

1. श्रीमती अनीता मंगणुकी एम. प्रभुकर
2. श्री (D.K. हार्गुंडा)



कलन-४
दस्तावेज नं. 4046/08
६/२९



# **NDHUDURGA CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regd. No. TNA / HSG / 740 / 1970)

Tilak Road, Tilak Nagar, Dombivli (E) 421 201, Dist. Thane.

.....

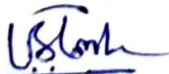
Date 15 / 12 / 2004.

The Minutes of the General Body Meeting held on 14th December, 2004.

## **SUBJECT NO.2**

To accept the resignation of the outgoing member and accept new member in his place.

It was resolved that resignation of Mr. Dilip Prabhakar Kudalkar and Mrs. Anita Dilip Kudalkar may be accepted and in his/their place Shri Harender Hargundas Nihalani be admitted, the dues recoverable from outgoing member may be recovered from incoming member. It was further resolved that society has no objection to transfer the said block No.3 and 11 to Mr. Harender Hargundas Nihalani if he is ready to accept the above conditions. His admission is subject to the acceptance of the above conditions.



(Mrs. U. B. Tambe)  
HON. SECRETARY

Nandhudurga Co-op. Housing Society Ltd



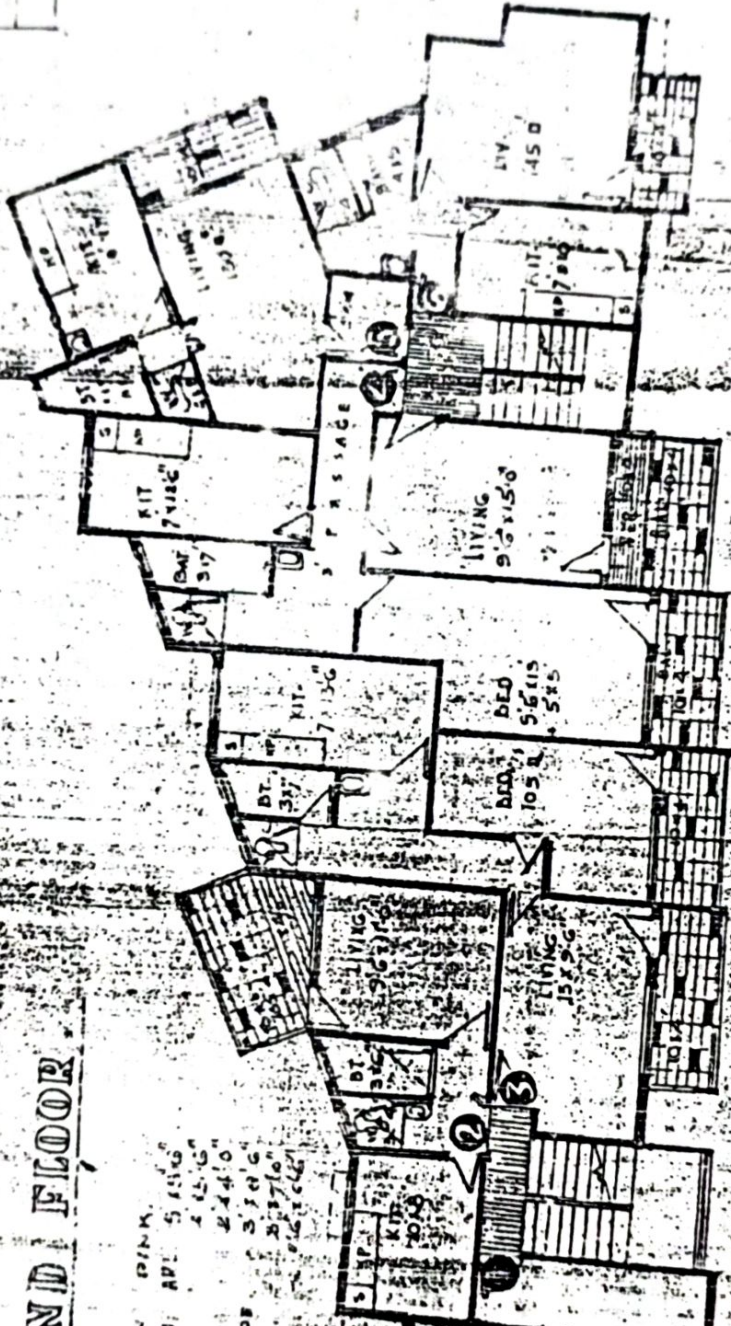


# FIRST & SECOND FLOOR

PREPARED WORK SHOWN IN PINK.  
 ALL WORK TO BE DONE BY 15/11/56.  
 ALL WORK TO BE DONE BY 15/11/56.  
 ALL WORK TO BE DONE BY 15/11/56.



4016/10  
 20/29

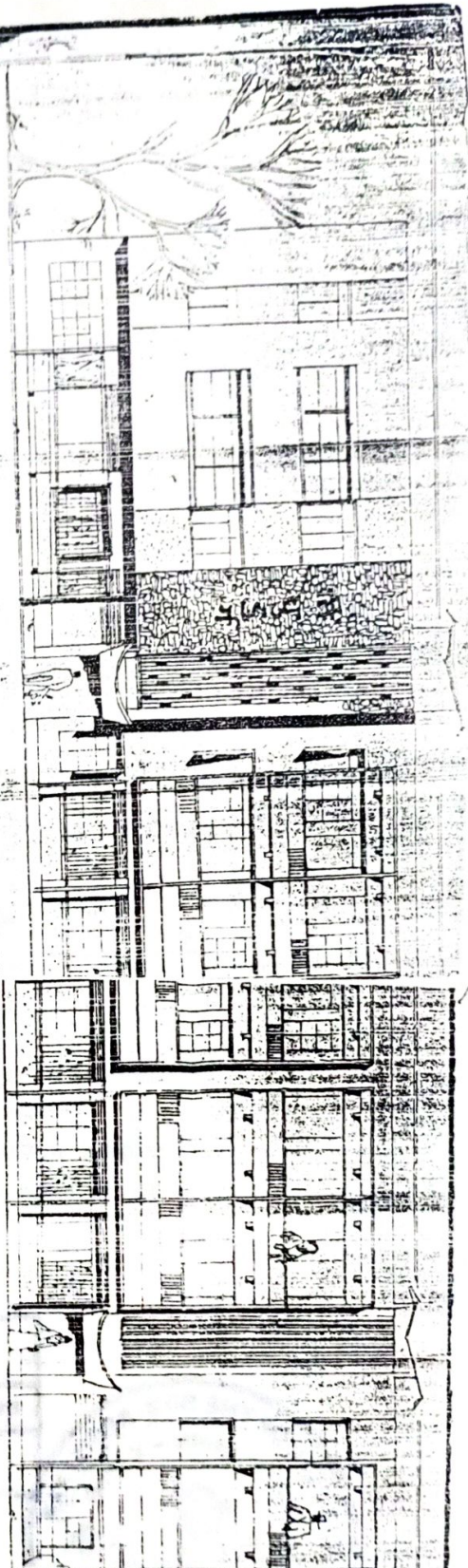
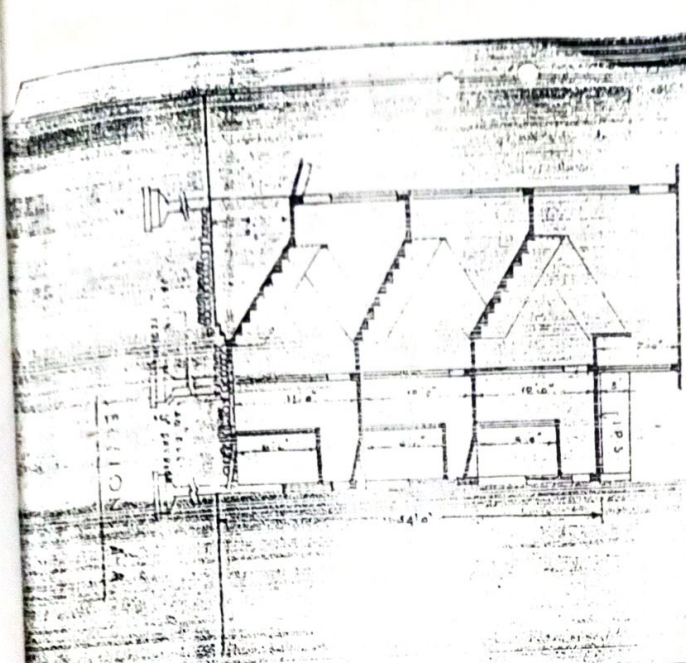


1	1000	415	8
2	1000	311	8
3	1000	492	8
4	1000	589	8
5	1000	292	8
6	1000	327	8

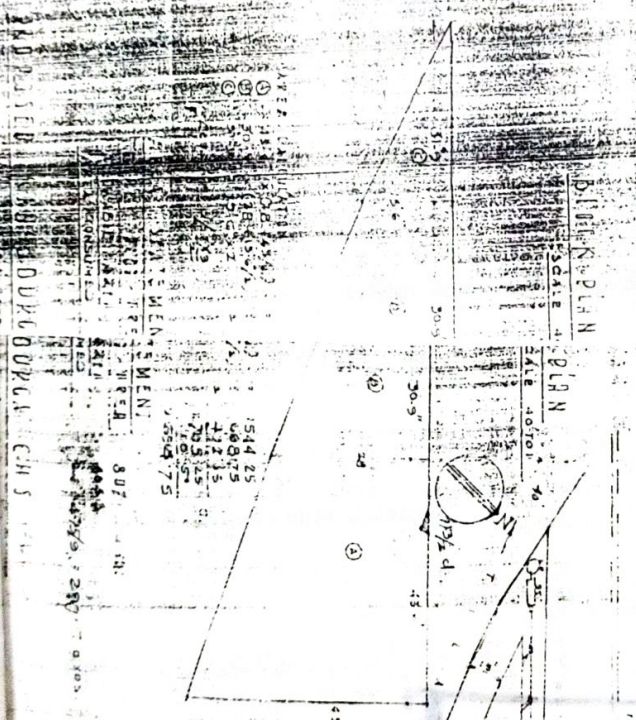
JHI BIR MATHKAR  
 4110 G D ARCH ARCHITECT  
 2/85 SARAJHATI KUNT  
 PETHKAR BLDG DUMBAI  
 (CW)

JOB NO.  
 DRG NO.  
 DATE  
 SCALE 1/8" = 1'-0"





FRONT ELEVATION



AREA OF BUILDING 1544.25  
 AREA OF PLOT 1350.00  
 AREA OF ROAD 111.15  
 AREA OF WELLS 70.50  
 AREA OF OTHER 104.10  
 TOTAL AREA 2760.00



PREP. WORK IN PINK  
 DRAUGHT & RED  
 DRAWING IN  
 THIS DRAWING IS













17/12/2004  
12:37:18 pm

दुय्यम निबंधकः  
कल्याण 4

दस्त गोषवारा भाग-1

कलन4

दस्त क्र 5057/2004

20/2

दस्त क्रमांक : 5057/2004

दस्ताचा प्रकार : करारनामा

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्री दिलीप प्रभाकर कुडाळकर  
पत्ता: घर/फ्लॅट नं: आर 3  
गल्ली/रस्ता: -  
ईमारतीचे नाव: चिंतामणी सो  
ईमारत नं: -  
पेट/वसाहत: एम आय डी सी  
शहर/गाव: डोंबिवली  
तालुका: -  
पिन: -  
पॅन नम्बर: ए

लिहून देणार

वय 44

सही

*(Signature)*



2 नाव: सौ अनिता दिलीप कुडाळकर  
पत्ता: घर/फ्लॅट नं: आर-3  
गल्ली/रस्ता: -  
ईमारतीचे नाव: चिंतामणी सो  
ईमारत नं: -  
पेट/वसाहत: एम आय डी सी  
शहर/गाव: डोंबिवली  
तालुका: -  
पिन: -  
पॅन नम्बर: ए एम्

लिहून देणार

वय 36

सही

*(Signature)*



नाव: हरेंदर हरगुनदास नीहलानी  
पत्ता: घर/फ्लॅट नं: 102,103  
गल्ली/रस्ता: न्यु टेलिफोन एक्सचेंज रोड  
ईमारतीचे नाव: शारदा पॅलेस  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: उल्हासनगर  
तालुका: -  
पिन:

लिहून घेणार

वय 41

सही

*(Signature)*





DUPLICATE

CO-OPERATIVE HOUSING

THE Sindhudurga

SOCIETY LIMITED.

[Registered under M. C. S. Act, 1960]

No.:

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. \_\_\_\_\_ Share Certificate No. \_\_\_\_\_

THIS IS TO CERTIFY that Shri/Smt. Sanjeev Arun Kale

of Bombivli is the Registered Holder of Shares [ Five ] from No. 36 To

to 40 of Rupees Two hundred fifty only [ Rs. 250/- ]

in THE Sindhudurga CO-OPERATIVE HOUSING SOCIETY LTD.

Bombivli subject to the By-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 Bombivli this \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_ 19 \_\_\_\_\_

Sau. K. P. Shivrajkar Chairman

Usham Hon. Secretary

Member of the Committee

