

RECEIPT

RECEIVED ON _____ OF AND FROM THE WITHIN NAMED
PURCHASERS A SUM OF Rs. _____ /- (Rupees)



दुय्यम निबंधक: सह दु.नि.का-ठाणे 10

दस्तक्रमांक व वर्ष: 4256/2012

नोंदणी 63 म.

Wednesday, May 02, 2012

सूची क्र. दोन INDEX NO. II

11:22:54 AM

Regn. 63 m.e

गावाचे नाव : पेणकरपाडा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 2,100,000.00
बा.भा. रु. 2,002,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 213 वर्णन: विभाग-क्र. पेणकरपाडा-पी/ 4-21, सदनिका क्र. 201, दुसरा मजला, बि नं- बी-17, अमरछाया शांती नगर को ऑ हौ सो लि, सेक्टर-7, शांती नगर मिरा रोड पू
- (3) क्षेत्रफळ (1) 52.04 चौ मी बि अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) निलेश नाथालाल देसाई - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरा रोड पू; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) नाथालाल मुलजीभाई देसाई - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरा रोड पू; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) संदिप न्यालचंद ठोसाणी - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरा रोड पू; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) सोनल संदिप ठोसाणी - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: मिरा रोड पू; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 30/04/2012
- (8) नोंदणीचा 02/05/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 4256 /2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 126000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 21000.00
- (12) शेरा



सह दु.नि.का-ठाणे-१०

MIL

दस्तावेज नं: ८११२८२८/८११२००५/८११२००७/८११२५५१

फैसल: ८११०६३६

मिरा - भाईंदर नगर परिषद

मुख्य कार्यालय, भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

प्रचपती शिवाजी महालाल मार्ग, भाईंदर (प.) पीन कोड - ४०१ १०१.

१९९४/३५८६/२०००-२००१

दिनांक १३/१२/२०००

- १) मे. शांतिस्टार बिल्डर्स यांचा दि. २४. ८. २००० चा अर्ज.
- २) नागरी जमिन कमालधारणा अधिनियम १९७६ चे कलम २० अन्वये सामान्य प्रशासन विभाग, मंत्रालय यांचेकडील आदेश क्र. एच. डब्ल्यू. स्त. १०७०/३५, दि. ११. १. ७८ व गृहनिर्माण व विशेष सहाय्य विभाग यांचेकडील आदेश क्र. सुदत १४५२६/१३७/नाजकथा-३, दि. १६. २. ९८ चो मंजुरी.
- ३) या. जिल्हाधिकारी, ठाणे यांचेकडील आदेश क्र. आ. र. ई. ठहो. /स्न. ए. पी. / १२. आ. र. ७३, दि. ६. ४. ७८ चो विनयतो मंजुरी.
- ४) मे. नरमचे ग्रामपंचायत, मिरा यांचेकडील जा. क्र. २२/दि. ३१. ५. ७८ अन्वये परवानगी.
- ५) मे. नरमचे ग्रामपंचायत, भाईंदर यांचेकडील जा. क्र. /८०५/७८-७९, दि. १६. ११. ७८ अन्वये वा. धकाम परवानगी.
- ६) मिरा भाईंदर नगरपरिषद, जा. क्र. नपा/नर/१३५२/७५३१/२७-२८, दि. २८. ११. ९७ व जा. क्र. नपा/घर/११४४/८२८२/२८-२९, दि. ३१. ३. ९७ अन्वये परवानगी.
- ७) मे. ज्योती कन्सल्टिंग्स यांचा दि. १९. ११. १९९६ अन्वये हमारत ता. १३ दुकट्या योग्यते बाबतचा दाखला.
- ८) मे. आर्च युनिक यांचा दि. १८. ८. २००० अन्वये हमारत पूर्णत्वाचा दाखला.
- ९) मे. केशव रंजरामराव यांचा दि. ३१. ८. ९८ व मे. मोनार्च कन्सल्टिंग्स व मे. हर्षी. आर. महा यांचा दि. २. ९. ९८ अन्वये हमारतल्या परवानगी बाबतचा दाखला.

२०४७२
१३ १८

// श्री. भोयठटा यांच्या //

मिरा भाईंदर नगरपरिषद क्षेत्रातील सीजे भाईंदर
१३ मे २००१ येथील मंडळ रेकॉर्ड नकाशा मधील लेखः



दूरध्वनी : ८११२८२८/८११,२००५/८१११४००/८११२५५१
फॅक्स : ८११०६३५

मिरा - भाईंदर नगर परिषद

मुख्य कार्यालय भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

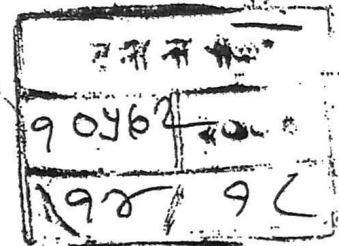
उत्रपती शिवाजी महाराज मार्ग, भाईंदर (प.) पीन कोड - ४०१ १०१.

दिनांक १०/१२/२००९

दिनांक १०/१२/२००९

[शांति नगर घरकूल प्रकल्पातील] इमारत प्रकार "अ" [तब् अधिक चार मजले], इमारत प्रकार "बो" [तब् अधिक चार मजले], इमारत प्रकार "सो" [तब् अधिक चार मजले] व इमारत प्रकार "डो" [तब् अधिक चार मजले] ह्या प्रकारच्या खालील तक्त्यात नमूद केल्या प्रमाणे इमारतीचे बांधकाम पूर्ण झाल्याबाबतचा दाखला वस्तुविशारद मे. आर्च युनिक घांनो सादर केलेला नाही तसेच इमारतीचे बांधकाम तांत्रिक दृष्ट्या योग्य झाल्याबाबतचा दाखला मे. जोशी कन्सल्टंट्स घांनो सादर केलेला असा, इमारतीच्या प्लॅनिंग बाबतचा दाखला मे. केवल एंटरप्रायजेस, व मोनार्च कन्सल्टंट्स व मेसर्स व्हो. अर. शहा घांनो सादर केलेला आहे.

| वेक्टर/प्रभाग क्रमांक | इमारत प्रकार | प्रस्तावित केलेला इमारत क्रमांक | इमारतीची संख्या |
|-----------------------|--------------|---------------------------------|-----------------|
| २. | ३. | ४. | ५. |
| ०३ | "अ" | ३२ ते ४६ ५५, ५६, ५९, ६० | १२ |
| | "बो" | ४७ ते ५४ ५७, ५८ | १० |
| | "सो" | २ ते ३० ६१ | ३० |
| | "डो" | १, ३१ ते ३८ | ०९ |
| ०५ | "अ" | २ ते ९ १, १० ते १२ | १२ |
| | "बो" | ११ ते २३ २४ ते २९ | १९ |
| | "सो" | १, २ | ०२ |



दूरधनी : ८१५२८२८/८१५२००५/८१५२४००/८१५२५५१
फैक्स : ८१५२५३६

मिरा - भाईंदर नगर परिषद

मुख्य कार्यालय भाईंदर

MIRA - BHAYANDAR MUNICIPAL COUNCIL

उद्यपती शिवाजी महाराज मार्ग, भाईंदर (प.) पीन कोड - ४०१ १०१.

MIRA/H/1612/3468/2000-2009 ... 3...

दिनांक १३/१२/२०००

२

३

४

५

"घो"

१ ते ०८,
१२ ते १५,
२१ ते २५,
२९ ते ३२.

२१

"तो"

०९ ते ११
१६ ते २०,
२६ ते २८,
३६ ते ३८,
३९

१५

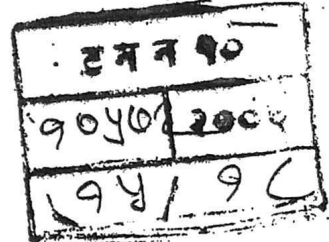
उपरोक्त नमुद लेक्टर / प्रभाग क्रमांक ३, ४ आणि ११ या प्रभागातील इमारतींचा वापर करणेस
आवश्यक तेवढा विपुल पुरवठा होणेत नगरपरिषदेची हरकत नाहो. शहरातील पाणो टँपाई
ता देता आपणित नक कनेक्शन मिळेलच ह्याचो हमो नगरपरिषद देत नाहो. नगरा जमोन
एक कळस अधिनियम कलम २० अन्वये मंजूर योजना व त्या अनुषंगीक अदवावत आदेशाचे पालन
याची जबाबदारी विकासकाची राहो. सदरचा वापर परवाना हा मंजूर बांधकाम नकाशे
तुहेच केलेला वापर व धेन्नाच्या मर्यादोत आहे.

१) से. आर्च मुनिक.

२) कर विभाग.

मुख्याधिकारी,

मिरा भाईंदर नगर परिषद.





Wednesday, May 02, 2012

11:22:23 AM

POP-9

पावती

Original
नोंदणी 39 म.
Regn. 39 M

पावती क्र. : 4303

दिनांक 02/05/2012

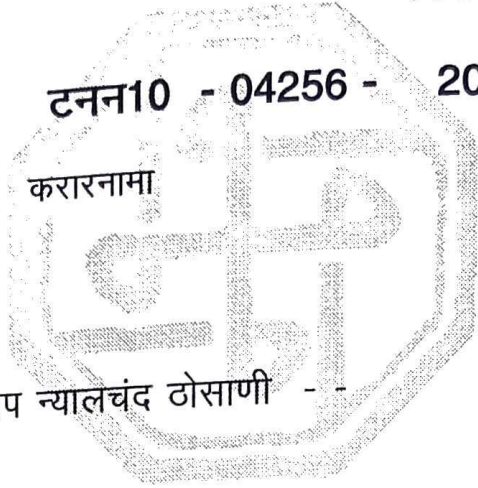
गावाचे नाव पेणकरपाडा

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

टनन10 - 04256 - 2012

करारनामा



सादर करणाराचे नाव: संदिप न्यालचंद ठोसाणी - -

नोंदणी फी

:-

21000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

:-

520.00

एकूण

रु.

21520.00

आपणास हा दस्त अंदाजे 11:36AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-ठाणे 10

सह दुय्यम निबंधक ठाणे-१०

बाजार मुल्य: 2002000 रु. मोबदला: 21000000रु.

भरलेले मुद्रांक शुल्क: 126000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओ बी सी बँक ;

डीडी/धनाकर्ष क्रमांक: 849060; रक्कम: 21000 रु.; दिनांक: 02/05/2012

Sundeep M. Thosani

मुळ दस्तऐवज परत केला



उमट मुद्रांक फ्रँकिंग आल्ट्रा व्हायलेट लॅम्प
खाली तपासले व एस.एम.एस./संबंधित
प्राधिकृत अधिकाऱ्याशी दुरध्वनी वरून
संपर्क साधून मेळ बरोबर आढळून आला

सह/दुय्यम निबंधक ठाणे क्र 90
जिल्हा-ठाणे

SMS No. 3949 12 2
Sig: [Signature]

POP - 1
Sub - 1
[Circular Stamp]

| | |
|---|---|
| दस्ताचा प्रकार (Name of Document) | Agreement for Sale |
| दस्ताचा नोंदणीचा तपशिल (Registration Details) | Non Registrable |
| If Registrable Name of S.P. | Thane-10 |
| ठशाच्य युनिक नंबर (Franking Unique No) | 53573 |
| मिळकतीचे थोडक्यात वर्णन (Property Discription in Brief) | 201, B-17, Sect no. 7 Shantinagar mira road |
| घोबदला रक्कम (Consideration Amount) | 21,00,000/- |
| मुद्रांक खरेदीकाराचे पक्षकार-१ नांव (Stamp Purchasers Name) | S. N. Thosani |
| दस्तातील दुसऱ्या पक्षकाराचे नांव (Name of the Other Party) | N. N. Deshai |
| हस्त असल्यास नांव व पत्ता (If Through Name & Address) | self |
| मुद्रांक शुल्काची रक्कम (Stamp Duty Amt.) अक्षरी (in words) | 1,26,000 L |
| शुल्क अधिकाऱ्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's Full Signature & Stamp) | |

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mira Road this 30th day of APRIL 2012, BETWEEN

(1) MR. NILESH NATHALAL DESHAI

(2) MR. NATHALAL MULJIBHAI DESHAI

adults, Indian Inhabitants of Mumbai, having their address at Flat No. "201"/"B-17-AMAR CHHAYA SHANTINAGAR CHS." at Sec-VII, Shantinagar, Mira Road (East), Thane-401 107, hereinafter called the "V E N D O R / T R A N S F E R O R S" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of the ONE PART

A N



N.N. Deshai
N.M. Deshai

Sandeep M. Thosani
Sonali S. Thosani

ट न न - 90
224E/20
9 - 2E

FOR THE KOPOL
Authorised Signatory
The Kabil Co-operative Bank Ltd.,
Bijapur Branch, Goddeo Naka,
M/S/Vrased Tower, 3rd Floor,
Opp. Shivsen, Office,
Bhayander East, Thane-401 105.
D-55 (2009)/C.R. 1061/10/05/2009-2012

भारत 53573
131482
R. 0126000/-PB5497
SPECIAL ADHESIVE
APR 30 2012
16:25
INDIA STAMP DUTY MAHARASHTRA

(1) MR. SANDEEP NYALCHAND THOSANI &

(2) MRS. SONAL SANDEEP THOSANI

adults, Indian Inhabitants of Mumbai, having their address at Flat No. 304/B-14/Sec-7, Shantinagar Mira Road (E) Thane-401 107, hereinafter called the "PURCHASER/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS by an Agreement dated 16th April, 1994 entered into by and between M/S. SHANTI STAR BUILDERS having their Office at Sector I Shantinagar, Mira Road (East), Thane referred as "the Builders" therein and Mr. PARIKH MAHASUKHBHAI NAGINDAS referred as the Purchaser therein (hereinafter called the Ist Purchaser) and the said Builders have sold to the Ist Purchaser and the Ist Purchaser had purchased and acquired from them a flat being the FLAT NO. "201" on the "2nd" floor of Building No. "B-17" now known as "AMAR CHHAYA SHANTINAGAR CO-OP HSG SOCIETY" situate at Sector-VII, Shantinagar, Mira Road (East), Thane-401 107 admeasuring "560" Sqft. Builtup area equivelent to "52.04" Sqmtrs. Builtup area at the price and on the terms and conditions as mentioned therein on the land more particularly described in the schedule written hereunder and exempted by the Govt. of Maharashtra u/s 20 of Urban Land (Ceiling and Regulation) Act, 1976 for construction of houses for weaker section of the society.



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Sonul S. Thosani

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The said original Agreement for Sale dtd. 16th April, 1994 is duly registered at the office of the Sub-Registrar of Assurances Thane under No. "747/1994" on 16-4-1994.

A N D

The Ist Purchaser herein had paid full and the entire purchase price consideration of the said flat to the said builders as per the agreement and the said Builders admitted, confirmed and discharged that no amount /money is due and payable by the Ist Purchaser on any account whatsoever herein in respect of the said flat and the Ist Purchaser herein had taken a quiet, vacant and peaceful possession of the said flat.

A N D

By an Agreement dtd. _____ the said flat was sold and transferred by the Ist Purchaser herein in favour of MRS. BHAVINI PRAFUL OZA & MR. RITESH P. OZA. who had paid deficit stamp duty payable on the said instrument.

A N D

By and under an Agreement dtd. 26-12-2006 entered between the MRS. BHAVINI P OZA & Jt. and the Vendors herein, the Vendors herein have purchased and acquired all rights, title and interest in respect of the said flat at and for the total consideration and on the terms and conditions contained therein and have paid full and final consideration to their predecessor as



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per the agreement duly registered at the office of the Sub-Registrar of Assurances Thane under No. "10572/2006" on 28-12-2006 and have completed all requisite formalities thereof and have taken quiet, vacant and peaceful possession of the said flat and were and till this day are in occupation of the said flat.

A N D

The Vendors declare that the said agreement is valid and subsisting and they have not assigned the benefit of the said agreement to anybody else by way of security or otherwise. The Vendors agree to sign any document, if required, as and by way of confirmation of this agreement or of the right of the purchasers to purchase the said flat under the terms of the said agreement.

A N D

The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said flat being the FLAT NO. "201" on the "2nd" floor of Building No. "B-17" now known as "AMAR CHHAYA SHANTINAGAR CO-OP HSG SOCIETY" situate at Sector-VII, Shantinagar, Mira Road (East), Thane-401 107 with the fixtures, fittings and amenities provided therein by the builders/Vendors at and for the agreed consideration of Rs. 21,00,000/- (Rupees TWENTY ONE LAKH ONLY) and the parties hereto are desirous of this agreement for sale in respect thereof.

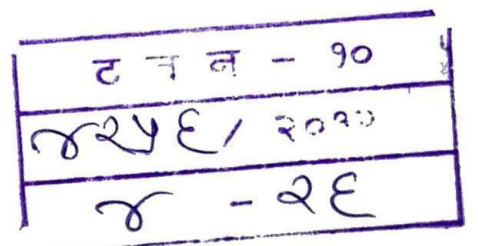


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Sundeep N. Thosani
Sonaj S. Thosani



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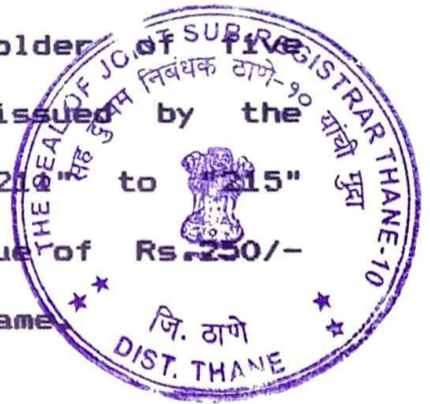
The construction of the said building completed in accordance with the approved plan and sanctions accorded by the local authorities and as per the Occupation Certificate issued by the Mira Bhayandar Municipal Corporation in the year 2000 and copy of the same is annexed herewith for availing depreciation allowable on payment of stamp duty/registration charges.

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This agreement shall always be subject to the provision of Maharashtra Ownership Flats Act, 1963 and also the M.C.S. Act, 1960 and the Rules made thereunder.

A N D

The Vendors are sole and absolute legal and lawful members of the " AMAR CHHAYA SHANTINAGAR " CO-OPERATIVE HOUSING SOCIETY LTD." a registered society of the premises in the building referred to hereinabove and registered under the provision of M.C.S. Act, 1960 under No. T.N.A/(T.N.A.)/HSG/ TC/8888/1997 dtd. 20-6-1997 with its Registered Office at the same building. AND WHERE AS the members are registered share holders of fully paid up shares of Rs. 50/- each issued by the Society bearing distinctive Nos. from "210" to "215" (both inclusive) for the total face value of Rs. 250/- of the said society standing in their names.



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Sonal S. Thosani

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AND WHEREAS the members and the share holder the Vendors have acquired the full right, liberty, privilege, title and interest therein and sole and exclusive ownership and possession of the said flat in the said society's building situate at Mira Road (East), Thane.

A N D

The Purchasers are desirous of acquiring the said shares alongwith right, title and interest of the said flat with all deposits and contributions made by the Vendors or their predecessor with various local authorities including Reliance Energy Ltd. for peaceful beneficial, uninterrupted enjoyment and lawful occupation of the said flat.

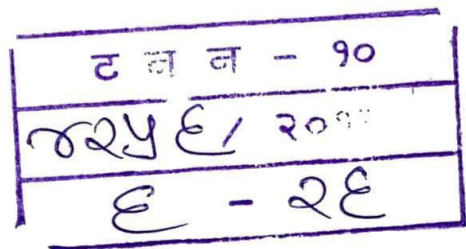
A N D

The Vendors have agreed to sell, assign and transfer to the Purchasers all the said shares including rights, title and interest, liberty, previlege of the said flat and handover a quiet. vacant and peaceful possession of the said flat to the Purchasers at and for the total consideration of Rs. 21,00,000/- (Rupees TWENTY ONE LAKH ONLY) inclusive of all deposits and contributions made by the Vendors or their predecessor with various local authorities including Reliance Energy Ltd. for the peaceful beneficial, unintrupted enjoyment and lawful occupation of the said flat.

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Sonal S. Thosani



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The Vendors have represented to the Purchasers :

- (a) That the Vendors have not entered into any agreement/s with any person(s) in respect of the said premises.
- (b) That the Vendors have not transferred and assigned their rights, title and interest in respect of the above said premises with any person(s).
- (c) That except the Vendor no other person or persons have any rights in the said premises and the Vendors being the owner of the said premises have got full and absolute right to assign & transfer all the rights, title and interest in the above said premises in favour of the Purchasers.

A N D

The Purchasers acting on the faith of the representations and assurances as aforesaid made by the Vendors. have agreed to purchase the said shares and rights of the said Flat with all deposits and benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in their name with permanent right of use and occupation of the said Flat.

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: NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The Vendors shall sell, assign and transfer to the Purchasers all their rights title and interest in respect of the said flat together with all deposits and benefits thereof to the Purchasers at and for the total consideration of Rs. 21,00,000/- (Rupees TWENTY ONE LAKH ONLY) and the Purchasers shall pay to the Vendors entire fixed amount of agreed consideration of Rs. 21,00,000/- (Rupees TWENTY ONE LAKH ONLY) in the following manners:

Rs. 13,00,000/- /- The Purchasers shall pay to the Vendors on/or before execution hereof being part payment of agreed consideration.

Rs. The Purchasers shall pay to the Vendors on/or before as and by way of the part payment of agreed consideration.

Rs. 800,000/- /- The Purchasers shall pay to the vendors on/or before being the balance amount of agreed consideration through housing loan scheme of any financial institution.
(TIME IS ESSENCE OF CONTRACT)

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N.M. Desai

Sundeep M. Thosani,
Sonay S. Thosani



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The Vendors doth and each of them do hereby admits and acknowledges that they have received the said sum of Rs.13,00,000/- 1-(Rupees Thirteen Lacs only) only being the part payment of the agreed consideration and the Vendors doth shall acquit, release and discharge every part thereof to the Purchasers forever only on receipt of the balance amount of agreed consideration as mentioned herein above.

2. The Vendors declare that all amounts pertaining to the said flat and the said shares are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders and/or the said society and also expressly agree and undertake to pay all dues, if any, to any claimants lawfully or any other authorities including the difference of the stamp duty, registration charges, municipal and assessment taxes or any penalty thereof for the period till the possession of the said flat is handedover to the Purchasers and thereafter they will not be liable for the same.

3. The Vendors declare that they have obtained the necessary permission from the said society as required under the Rule 38 (a) of the bye-laws of the said society to transfer all their rights, title and interest in respect of the said flat including the shares and deposits that may be lying in favour of the Purchasers and agree and undertake to co.operate and assist with the Purchasers for perfectly and effectively transferring the same flat with all benefits thereof unto the Purchasers.

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N.M.Deshai



Sundeep M. Thosani,
Sonali S. Thosani

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4. The Vendors declare that being the sole and exclusive owner of the said flat they have full right and absolute power and authority to sell, assign and transfer to the Purchasers all their rights, title and interest in respect of the said flat and that no other person or persons has/have any rights, title and interest or claim or demand of any nature whatsoever into, over, upon the said flat or any part thereof either by way of a sale, exchange, mortgage, gift, trust, lien or tenancy etc. or otherwise the said flat is absolutely free from all attachments and encumbrances beyond a reasonable doubts and also hereby agree and undertake to indemnify and keep indemnifying to the Purchasers against all such acts, actions, claims, demands, proceedings, costs and expenses arising from any third person or persons relating to the said flat.

5. The Vendors hereby agree and undertake that immediately on receipt of the balance amount of agreed consideration as mentioned in clause (1) herein they will handover a quiet, vacant peaceful possession of the said flat to the Purchasers alongwith all relevant original documents including bills, receipts, vouchers, correspondence etc. standing in their name and received from their predecessor.

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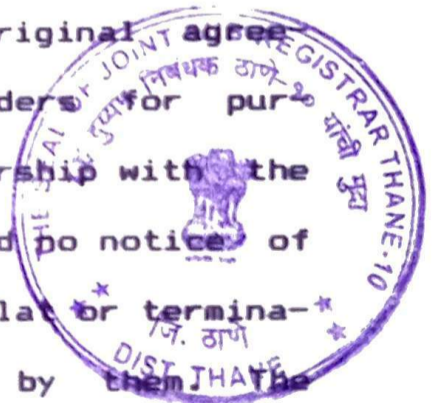
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6. The Vendors declare that on giving possession of the said flat to the Purchasers, the Purchasers shall be as an exclusive owner of the rights, title and interest in respect of the said flat which the Vendors have in the said flat and then the Purchasers shall peacefully hold possess, occupy and enjoy the said flat without any let or hindrance and/or denials and/or demand and/or interruption and/or eviction and/or claim by the Vendors or any other person or persons lawfully or equitably claiming through, under or in trust of the Vendors.

7. The Vendors hereby agree and undertake to execute at the cost of the Purchasers all further agreements, conveyance, affidavits undertakings and forms etc. in favour of the Purchasers as and when required by the Purchasers and the said society for perfectly and effectively transferring the said flat with all benefits thereof including all amount standing to the credit of the Vendors in the records of the said society towards deposits, stock, bonds, sinking funds, dividend etc. unto the Purchasers.

8. This agreement has been concluded between the parties hereto on the basis of the representation of the Vendors that their agreement under the original agreement of their predecessor with the builders for purchase of the said flat and their membership with the said society are valid and subsisting and no notice of requisition or acquisition of the said flat or termination of membership have been received by them. The Purchasers declare that they have inspected all the documents of title in respect of the said flat and fully satisfied with the same.



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Sonul S. Thosani

9. All expenses incidental to this agreement including stamp duty, registration charges etc., if any payable on this agreement shall be borne and paid by the Purchasers only who shall also be liable to pay all outgoings in respect of the said flat as and when due for the payment from the date of possession. It is specifically agreed that any transfer premium payable to the said society shall be shared equally.

: THE SCHEDULE OF THE PREMISES REFERRED TO :

FLAT NO. "201" on the "2nd" floor of Building No.

"B-17" now known as " AMAR CHHAYA SHANTINAGAR CO-OP HSG

SOCIETY" situate at Sector-VII, Shantinagar, Mira Road

(E), Thane-401 107 Admeasuring "560" Sqft. built up

equivalent to "52.04" Sqmtrs. area on all that piece or

parcel of leasehold land or ground lying and being

situate at village PENKARPADA in taluka and district of

Thane within limits of Mira Bhayandar Municipal Corpo-

ration and in the registrations district and sub-dis-

trict of Thane bearing PENKARPADA Survey No. 213 part.

Year of Construction : O.C. 2000

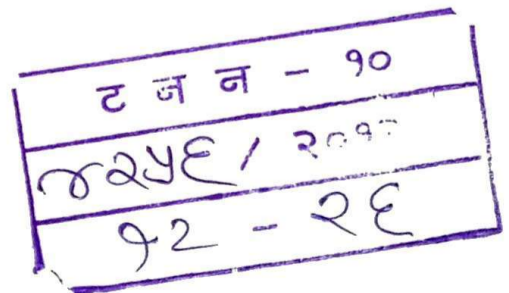
Structure: RCC GROUND + FOUR UPPER FLOORS WITHOUT LIFT

Depreciation allowable : 20 % (DC ATTACHED)

N.N. Deshai

N.M. Desai

Sandeep N. Thosani,
Sonu S. Thosani



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

SIGNED & DELIVERED by the
withinnamed " V E N D O R S "

(1) MR. NILESH NATHALAL DESHAI & N.N.Deshai



(2) MR. NATHALAL MULJIBHAI DESHAI

N.M. Desai

In the presence of

M.P. Desai



SIGNED & DELIVERED by the

withinnamed " P U R C H A S E R S "

(1) MR. SANDEEP NYALCHAND THOSANI & Sandeep N. Thosani



(2) MRS. SONAL SANDEEP THOSANI & Sonal S. Thosani

In the presence of

Sonal S. Thosani



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| Customer's Copy | |
| THE KAPOL CO-OP. BANK LTD. | |
| FRANKING DEPOSIT SLIP | |
| Branch : 29282 | Date : 30/4/12 |
| Pay to : Acct. Stamp Duty | |
| Franking Value | Rs. 26,000 |
| Service Charges | Rs. 10 |
| TOTAL | Rs. 26,010 |
| Name & Address of the Stamp duty paying party | |
| <i>Sandeep N. Thosani</i> | |
| Tel./ Mobile No. | |
| Desc. of the Document | |
| DD/Cheque No. : <i>Cash</i> | |
| Drawn on Bank : | |
| (For Bank's Use Only) | |
| Tran ID | A254 Rs. |
| Franking Sr. No. | PL-546 Rs. |
| Cashier | Officer |



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024E/2012

R E C E I P T

RECEIVED ON/OR BEFORE THE EXECUTION HEREOF OF AND FROM
THE WITHINNAMED PURCHASERS A SUM OF Rs. 13,00,000/-
(Rupees Thirteen Lacs only ONLY) BEING THE PART
PAYMENT OF THE AGREED CONSIDERATION AS MENTIONED HEREIN
AND PAID TO US IN THE FOLLOWING MANNERS:

Rs. 13,00,000/- /- CHEQUE NO. 945453 DTD. 02-05-2012
DRAWN ON ICICI BANK, FORT BRANCH

+++++

Rs. 13,00,000/- /-

=====

(Subject to realisation)

POP-8

WE SAY RECEIVED Rs. 13,00,000/- /-

N.N. Deshai



N.M. Deshai

(NILESH NATHALAL DESHAI)

(NATHALAL MULJIBHAI DESHAI)

VENDORS

WITNESSES:

- 1) Kothari
- 2) M.P. 4A



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