



Saturday, February 03, 2007

11:04:54 AM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 905

दिनांक 03/02/2007

गावाचे नाव पोयसर

दस्तऐवजाचा अनुक्रमांक वदर11 - 00907 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: प्रणव गिरीष गांधी - -

नोंदणी फी :- 10500.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण रु. 10880.00

आपणास हा दस्त अंदाजे 11:19AM ह्या वेळेस मिळेल

दुय्यम निबंधक
सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 987404 रु.

मोबदला: 1050000 रु.

भरलेले मुद्रांक शुल्क: 35100 रु.

देयकाचा प्रकार : डीडी/घनाकर्पाद्वारे;

बँकेचे नाव व पत्ता: देना बँक मु 67;

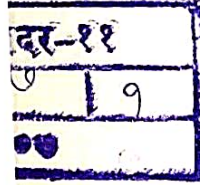
डीडी/घनाकर्प क्रमांक: 215792; रक्कम: 10500 रु.; दिनांक: 31/01/2007

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 3/2/07

Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include the member or members for the time being of the said H.U.F. and his or their respective heirs, executors, administrators and assignees of the ONE PART; AND (1) MR. PRANAV GIRISH GANDHI, aged 26 years & (2) MRS. MEENA GIRISH GANDHI, aged 49 years, both Indian Inhabitants, residing at

M. C. Candu

ICICI Bank	
Customer Copy	
Deposit Br.	Date: 02/02/07
Pay to : ICICI Bank Ltd. A/C Stamp Duty	
Franchising Value	Rs. 35100/-
Service Charges	Rs. 10/-
Total	Rs. 35110/-



at MUMBAI

N : UMESH

ager/Karta

residing at

Housing

KAUSTUBH SANT
OFFICER
ICICI BANK LTD.

ICICI Bank Ltd., Abhilasha-1,
Punjabi Lane, Borivili (West),
Mumbai-400092.
D-6/STP(V)/C.R.1011447/05/330 to
333

MAHARASHTRA
STAMP DUTY

Rs. 0035100/- PB85299

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1666412
FEB 02 2007

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Rs. - thirty five thousand one hundred only.

No.201, Priya Sangam CHS. Ltd., Plot No.105, Sector-1, Charkop, Kandivali (West), Mumbai - 400 067, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART;

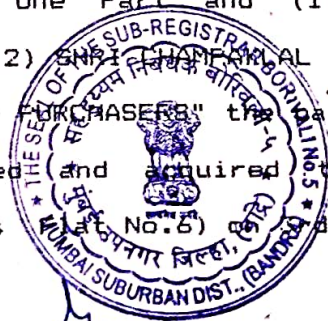
WHEREAS : -

The Transferor herein represents to the Transferees as under:-

Sub

a. By an Agreement for Sale dated 23rd July, 1980, M/s. Deepak Construction Company, therein called "the Promoter/Developer" the party of the One Part and SHRI VALLABHDAS JAMNADAS BATHIA therein called "the PURCHASER" the party of the Other Part; had purchased and acquired the Flat No.302 (formerly known as Flat No.6) on 3rd Floor, in the building known as "MATRU KRUPA", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits and on the terms and conditions and at the consideration mentioned therein;

b. By an Agreement dated 5th August, 1983 said SHRI VALLABHDAS JAMNADAS BATHIA, therein called the VENDOR the party of the One Part and (1) SMT. MANJULA CHAMPAKLAL MEHTA & (2) SHRI CHAMPAKLAL TRAMBAKLAL MEHTA therein called "the PURCHASERS" the party of the Other Part; had purchased and acquired the Flat No.302 (formerly known as Flat No.6) on 3rd Floor, in the



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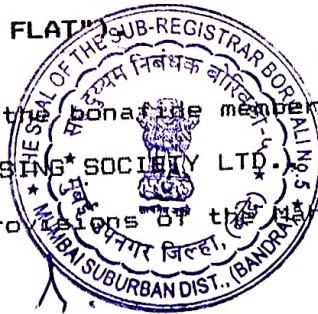
P. Talwar
M. G. Gandhi

building known as "MATRU KRUPA", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits and on the terms and conditions and at the consideration mentioned therein;

c. By an Agreement dated 31st January, 1990 said SHRI VALLABHDAS JAMNADAS BATHIA, therein called the VENDOR the party of the One Part the TRANSFEROR herein therein called "the PURCHASER" the party of the Other Part; had purchased and acquired the Flat No.302 (formerly known as Flat No.6) on 3rd Floor, in the building known as "MATRU KRUPA", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits and on the terms and conditions and at the consideration mentioned therein;

d. The Transferor is the sole, absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to ownership Flat No.302 (formerly known as Flat No.6) on 3rd Floor, in the building known as the "MATRU KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "THE SAID FLAT")

e. The Transferor is the bona fide member of the MATRU KRUPA CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the provisions of the Maharashtra Co-



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P *[Signature]*
M M. C. Chandu

operative Societies Act, 1960 under Registration No. 4229 dated 10.2.1989 hereinafter referred to as "THE SAID SOCIETY", and by virtue of membership in the said Society, the Transferor is holding five fully paid-up shares of Rs.50/- each bearing Distinctive Nos. from 31 to 35 (both inclusive) under Share Certificate No.7 issued by the said Society..

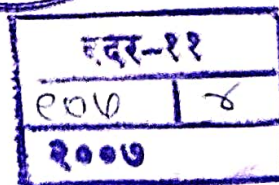
f. The Transferor declares that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received notice of expulsion from the membership of the said Society, or any other notice restraining him from transferring the said Flat and the said five shares.

g. The Transferor further declares that his title over the said Flat is marketable and free from all encumbrances.

h. The Transferor has agreed to sell to the Transferees and the Transferees have agreed to purchase from the Transferor the said Flat No.302 together with all rights, title, interest, benefits, the said five shares etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

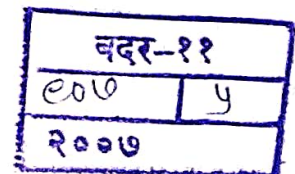
M. C. Grandi

M. C. Grandi



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

1. The Transferor has agreed to sell, transfer and assign to the Transferees and the Transferees have agreed to purchase and acquire the said Flat No.302 (formerly known as Flat No.6) on 3rd Floor, in the building known as the "MATRU KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, together with all rights, title, interest, benefits and said five shares etc. at the lump sum price or consideration amount of Rs.10,50,000/- (RUPEES TEN LACS FIFTY THOUSAND ONLY).
2. The Transferees has paid to the Transferor the sum of Rs.3,00,000/- (RUPEES THREE LACS ONLY), on or before execution of this Agreement, being the part consideration amount, as per the particulars mentioned in the receipt hereafter (the payment & receipt whereof the Transferor doth hereby admits and acknowledges).
3. The Transferees agree to pay to the Transferor the balance consideration amount of Rs.7,50,000/- (RUPEES SEVEN LACS FIFTY THOUSAND ONLY) on or before 10th February, 2007 by raising housing loan from any bank or financial institution and against receipt of vacant and peaceful possession of the said Flat.



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

SCHEDULE OF THE PROPERTY

Flat No.302 (formerly known as Flat No.6) admeasuring 376 sq. fts. built-up area approx. on 3rd Floor, in the building known as the "MATRU KRUPA CO-OPERATIVE HOUSING SOCIETY LTD.", situated at Plot No.40, Kamla Nehru Road, Sanghvi Scheme, Kandivali (West), Mumbai - 400 067, constructed on all that piece or parcel of land bearing C.T.S. No.367 of Village: Poisar, Taluka Borivali.

The said building is constructed in the year 1979-80 consist of Ground + 4 Upper Floor without lift.

SIGNED AND DELIVERED by the)
withinnamed TRANSFEROR)
UMESH HIMMATLAL GANDHI (H.U.F.))
through its Karta)
Mr. Umesh H. Gandhi)
in the presence of)
.....)

For U. H. GANDHI (H.U.F.) /

Mr. Karta

Sub

SIGNED AND DELIVERED by the)
withinnamed TRANSFEREES)
1. MR. PRANAV G. GANDHI &)
2. MRS. MEENA G. GANDHI)
in the presence of)
.....)

M. C. Gandhi



बंदर-११
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MUNICIPAL CORPORATION OF GREATER BOMBAY
No. CE/3321/BSII/A/R of

To

Shri R.P. Hingoo,
Architect.

9 SEP 1980

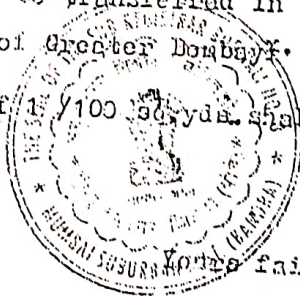
Sub :- Permission to occupy the completed ~~inid~~
2nd, 3rd and 4th floor (additional floor)
on existing building on Plot No. 40 Kamla Nehru
Road, Kandivli (West) for Shri N.H. Gandhi &
Smt. D.H. Gandhi.

Sir,

Ref :- Your letter dated 1.6.80.

By direction I have to inform you that the permission to
occupy the completed portion of 2nd to 4th floors shown by you
in the red colour in the plans submitted by you on 1.6.80 is
hereby granted. Please note that this permission is without
prejudice to action under section 353A/471 of B.M.C. Act and
subject to the following conditions :-

1. That the certificate under section 270A of B.M.C. Act
shall be obtained from Asstt. Engineer Water Works 'R' Ward
and a certified copy of the same submitted to this office.
2. The setback area shall be transferred in the name of
Municipal Corporation of Greater Bombay.
3. The tree at the rate of 1/100 sq. yds. shall be planted within
one month.



Yours faithfully,

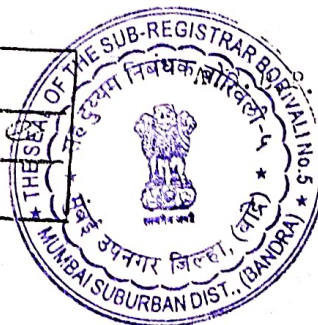
scd

Asstt. Engineer Bldg. Proposals, (W.S.) (RD).

- Copy to owner : Shri N.H. Gandhi & Smt. D.H. Gandhi.
2. E.E.V. 3. A.E.W.R. 4. A.A. & C.R. 5. A.H.S.R. III (6) W.O.R.
7. Dy.C.E. (D.P.) for information please.

Mar. 9. 9.

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वदर-११
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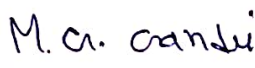


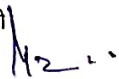


दुय्यम निबंधकः
सह दु.नि.का-बोरीवली 5

दस्त गोषवारा भाग-1

वदर11
दस्त क्र 907/2007

क्रमांक : 907/2007

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
नाव: प्रणव गिरीष गांधी - - पत्ता: घर/फ्लॅट नं: 201 गल्ली/रस्ता: - ईमारतीचे नाव: प्रिया संगम को ऑप हौ सो लि प्लॉट नं 105 ईमारत नं: से नं 1 चारकोप पेढ/वसाहत: - शहर/गाव: कांदीवली प	लिहून घेणार वय 26 सही 	 18452 - 71170	
नाव: मिना गिरीष गांधी - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: -- ईमारत नं: - पेढ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 49 सही 	 18452 - 71171	
नाव: उमेश हिम्मतलाल गांधी एच यु एफ चे कर्ता उमेश हिम्मतलाल गांधी - - पत्ता: घर/फ्लॅट नं: 302, (नविन फ्लॅट नं 6) 3 रा माळा मातृकृपा को ऑप हौ सो लि प्लॉट नं 40 कमला नेहरु रोड संघवी र	लिहून देणार वय 49 सही 	 18452 - 71172	



वदर-११
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दस्तावेज करून देणार तथाकथीत [करारनामा] दस्तावेज करून दिल्याचे कबूल करतात.