

765728

पावती

Original/Duplicate

Friday, May 17, 2019

नोंदणी क्र.: 39म

12:56 PM

Regn.: 39M

पावती क्र.: 6886 दिनांक: 17/05/2019

साबाचे नाव: नवधर

इस्तऐवजाचा अनुक्रमांक: रन4-5728-2019

इस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: मेसर्स भार्गव को. ऑप. ही सोसायटी लिमिटेड चे वेअरमैन रायरत्ता बी शर्मा :-

नोंदणी फी

रु. 1000.00

वरत ह्याताळणी फी

रु. 6000.00

पृष्ठांनी संख्या: 300

एकूण:

रु. 7000.00

Joint Sd/- Registrar, Thane 4

बाजार मूल्य: रु. 1/-

मोबदला रु. 1/-

परतलेले मुद्रांक शुल्क: रु. 2000/-

सह दुय्यम निर्बंधक वर्ग-२

ठाणे क्र. ४

1) देयकाचा प्रकार: eChallan रक्कम: रु. 1000/-

ईसी/खनादेश/पी ऑर्डर क्रमांक: MH001612792201920E दिनांक: 17/05/2019

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु. 6000/-

नोंदणी फी बाफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees



17/05/2019

सूची क्र.2

दुय्यम निबंधक : सह पु.नि. ठाणे 4

दस्ता क्रमांक : 5728/2019

नोदणी :

Regn.63m

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार खरेदीखत

(2) मोबदला 1

(3) बाजारभाव (भाडेपट्ट्याच्या बाबत पट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

(4) भू-मापन, पोटहिसा व धरकक्रमांक (असल्यास)

(5) क्षेत्रफळ

(6) आकारणी किंवा जुडी देण्यात असेल किंवा

(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

(9) दस्तऐवज करून दिल्याचा दिनांक

(10) दस्त नोंदणी केल्याचा दिनांक

(11) अनुक्रमांक, खंड व पृष्ठ

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

(14) शेर

1) पालिकेचे नाव: मिरा-भाईंदर मनपा इतर वर्णन : इतर माहिती : इतर माहिती: मौजे नवघर, खो. क्र. डब्ल्यू. उपविभाग 11/41, जुना सर्वे क्र. 223, नवीन सर्वे क्र. 191, हिस्सा क्र. 2/ब, एकूण क्षेत्रफळ 560 चौ.मी. त्या वर उभी असलेली बांधीय इमारत जिचे नाव भार्गव को. ऑप. ही. सोसायटी लिमिटेड, नोंदणी क्र. टी. एन. ए/टी. एन. ए/एच. एस. सी/ (टी. सी)/31048/2018-2019/ सन 2018 दि. 30/11/2018, इंग्रजी फेस 3, भाईंदर पू., ठाणे-401105, एकूण सभासद 20, तसेच दस्तात नमुद केल्याप्रमाणे, ((Survey Number : 191 ; HISSA NUMBER : 2B ;))

1) 560 चौ.मीटर

1): नाव:- 1. श्री. नाना हरी पाटील, 2. श्रीमती कृष्णीबाई हरी पाटील, 3. श्री. किशोर लक्ष्मण पाटील, 4. श्री. अशोक लक्ष्मण पाटील, 5. श्रीमती तुतंडा विष्णुनाथ ठाकुर, 6. श्रीमती. सुमा सुरेश म्हात्रे, 7. श्रीमती. निर्मला नरेश भगत, 8. श्रीमती. येसूबाई महेंद्र पाटील, 9. श्री. रविंद्र महेंद्र पाटील, 10. श्री. रमेश महेंद्र पाटील, 11. श्री. राजू महेंद्र पाटील, 12. श्रीमती. निराबाई रोहिदास पाटील, 13. श्री. प्रमोद रोहिदास पाटील, 14. श्री. राजकुमार रोहिदास पाटील, 15. श्री. पद्माकर हरी पाटील, 16. श्रीमती. वेणूबाई भाऊ म्हात्रे, 17. श्री. दयानंद सदानंद म्हात्रे, 18. श्री. रमाकांत सदानंद म्हात्रे, 19. श्री. शेखर नंद म्हात्रे, 20. श्रीमती. रुक्मिणी प्रकाश म्हात्रे, 21. श्रीमती नलिनी मुकुंद घनागर, 22. श्रीमती. मीना सोरेश्वर देशळीकर उर्फ मीना हरी पाटील तर्फे कु.मु. म्हणून मेसर्स गुजरात इस्टेट आणि मेसर्स गुजरात रिबल्टर्स तर्फे कु.मु. म्हणून आर. एन. इंटरप्रासेस तर्फे त्याचे भागीदार नीरज बाबुराज साहू वय:-46; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: शांति क्र. 02, तळमजला, शुभ लाभ प्लाझा, इंग्रजी फेस 6, अधपूरणी इस्टेट, भाईंदर पू., ब्लॉक नं. -, रोड नं. -, महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं.-APFPS5743C

2): नाव:- मेसर्स आर. एन. इंटरप्रासेस तर्फे त्याचे भागीदार नीरज बाबुराज साहू -- वय:-46; पत्ता:- प्लॉट नं. शांति क्र. 02, माळा नं. तळमजला, इमारतीचे नाव: शुभ लाभ प्लाझा, ब्लॉक नं. -, रोड नं. इंग्रजी फेस 6, अधपूरणी इस्टेट, भाईंदर पू., महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-APFPS5743C

1): नाव:- मेसर्स भार्गव को. ऑप. ही. सोसायटी लिमिटेड चे चेअरमन रामरक्षा बी. शर्मा -- वय:-52; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भार्गव को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं. इंग्रजी फेस 3, भाईंदर पू., महाराष्ट्र, THANE. पिन कोड:-401105 पॅन नं.-BMFPS4425P

2): नाव:- मेसर्स भार्गव को. ऑप. ही. सोसायटी लिमिटेड चे ड्रेझर अभया पी. पाटील -- वय:-40; पत्ता:- प्लॉट नं. -, माळा नं. -, इमारतीचे नाव: भार्गव को. ऑप. ही. सोसायटी लिमिटेड, ब्लॉक नं. -, रोड नं. इंग्रजी फेस 3, भाईंदर पू., महाराष्ट्र, ठाणे. पिन कोड:-401105 पॅन नं.-ATQPP0544F



दुय्यम निबंधक वर्ग-2
ठाणे क्र. ४

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क साकारताना निवडलेला अनुसूची:

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

(i) within the limits of any Municipal Corporation or any Cantonment area



CHALLAN
MTR Form Number-6



GRN	MH0016127922019206	BARCODE	17052019111523		Date	17/05/2019-11:15:23	Form ID	25.1
Department				Inspector General Of Registration				
Type of Payment				Stamp Duty Registration Fee				
Office Name				THN4_THANE NO 4 JOINT SUB REGISTRA				
Location				THANE				
Year				2019-2020 One time				
Account Head Details				Amount In Rs.				
0035045401 Stamp Duty				2000.00				
0030063301 Registration Fee				1000.00				
Total				3,000.00				
Payment Details				STATE BANK OF INDIA				
Cheque/DD Details				FOR USE IN RECEIVING BANK				
Cheque/DD No.				Bank CIN				
Name of Bank				Ref No.				
Name of Branch				Bank Date				
				RBI Date				
				Bank Branch				
				Serial No. , Date				
				Not Verified with RSI				
				Not Verified with Seal				



ट.न.न.-४
इस क्रमांक ५०२८ / २०१९
300

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चालन केवल दस्तावेज निलंबक कार्यालयों में ही दर्ज कराया जा सकता है। अनिलंबक कार्यालयों पर चालन लागू नहीं है।

For BHARGAV CO-OP. HSG. SOC. LTD.

Chairman / Secretary / Treasurer



CHALLAN
MTR Form Number-8



GRN	MH00161279201820E	BARCODE			Date	17/05/2019-11:15:23	Form ID	25.1
Department Inspector General Of Registration				Payer Details				
Stamp Duty				TAX ID (If Any)				
Type of Payment Registration Fee				PAN No.(If Applicable)				
Office Name THANE THANE NO 4 JOINT SUB REGISTRA				Full Name	BHARGAV CO OF HSG SOCIETY LIMITED			
Location THANE				Flat/Block No.	BHARGAV CO OF HSG SOCIETY LIMITED			
Year 2019-2020 One Time				Premises/Building	INDRAPALOK PHASE 3			
Account Head Details			Amount In Rs.	Road/Street	Bhayandar East			
0030046401 Stamp Duty			2000.00	Area/Locality	TOWN/CITY/DISTRICT			
0030063301 Registration Fee			1000.00	PIN	A 0 1 1 0 5			
				Remarks (If Any)	SecondPartyName=NANA HARIPATI ANB QIHBSS			
				Amount In	Three Thousand Rupees Only			
				Words				
Total 3000.00								
Payment Details STATE BANK OF INDIA				FOR USE IN RECEIVING BANK				
Cheque/DD Details				Bank CIN	Ref. No.	00340572019051700242	JKDABGMBY6	
Cheque/DD No.				Bank Date	RBI Date	17/05/2019 11:16:42	Not Verified with RBI	
Name of Bank				Bank Branch		STATE BANK OF INDIA		
Name of Branch				Scarf No. / Date		Not Verified with Scarf		

Department ID
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
तद्वर वक्तुन कर्तव्य दुरायन निवासात् कार्यालयान्तरा इत्येवमपि तस्य भागः ।
स्वी.

ट.न.न.-४

Chatian Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(5)-76-5728	0000935759201920	17/05/2019-12:31:36	IGR116	1000.00
2	(15)-76-5728	0000935759201920	17/05/2019-12:31:36	IGR116	2000.00
Total Defacement Amount					3,000.00

DEED OF CONVEYANCE



THIS DEED OF CONVEYANCE made at Bhayander on this 17th
day of May 2019.

ट.न.न.-४
दस्ता क्रमांक ५०२८ / २०१९
३ / १००

BETWEEN

1. SHRI. NANA HARI PATIL 2. SMT. KRUSHNIBAI HARI PATIL
3. SHRI KISHOR LAXMAN PATIL 4. SHRI ASHOK LAXMAN
PATIL 5. SMT. SUNANDA VISHWANATH THAKUR 6. SMT.
SUMA SURESH MAHATRE 7. SMT. NIRMALA NARESH
BHAGAT 8. SMT. YESUBAI MAHENDRA PATIL 9. SHRI.
RAVINDRA MAHENDRA PATIL 10. SHRI. RAMESH
MAHENDRA PATIL 11. SHRI. RAJU MAHENDRA PATIL 12.
SHRI. PRAMOD ROHIDAS PATIL 13. SHRI. RAJKUMAR
ROHIDAS PATIL 14. SHRI. PADMAKAR HARI PATIL 15.
SMT. VENUBAI BHAU MHATRE 16. SHRI. DAYANAND
SADANAD MHATRE 17. SHRI. RAMAKANT SADANAND

M/S. R. N. ENTERPRISES

Partner

For BHARGAV CO-OP HSG. SOC. LTD.

Chairman / Secretary / Treasurer

MHTRE 18. SHRI. SHEKHAR SADANAND MHATRE 19. SMT.RUKHMINI PRAKASH MHATRE 20. SMT.NALINI MUKUND DHANAGAR 21. SMT. MEENA MORESHWAR DEVLIKAR alias SMT.MEENA HARI PATIL 22. SMT.NIRABAI ROHIDAS PATIL Through its Constituted Power of Attorney M/S. GUJARAT ESTATE AND M/S. GUJARAT REALTORS Through its Substituted Power of Attorney M/S. R. N. ENTERPRISES Through Its Partners SHRI NIRAJ BABURAJ SHAH, hereinafter referred to as "THE OWNERS" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the **FIRST PART.**

AND

M/S. R. N. ENTERPRISES Through Its Partners SHRI NIRAJ BABURAJ SHAH , having its office at Shop No.2, Ground Floor, Shukh Labh Plaza, Indralok Phase-IV, Annapurna Estate, Bhayander (E), Thane-401105, its hereinafter referred to as "**THE DEVELOPER/BUILDER**" (Which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the said firm and its partner of partners from time to time and their respective heirs, executors, administrators and assigns) of the **SECOND PART.**

AND

M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD., Duly registered under the provision of Maharashtra Co-operative Housing Society Act 1960, vide Registration No. TNA/(TNA)/HSG/(TC)/31048/2018-2019 SN 2018 DT. 30/11/2018. having its Address office at, Indarlok Phase-3, Bhayander (E), Dist. Thane-401105 hereinafter referred to as

M/S. R. N. ENTERPRISES

Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

[Signature]
Secretary

[Signature]
Treasurer

"PURCHASER" (Which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include the successors and assigns of the said Association comprising the respective society) of the **THIRD PART**.

WHEREAS:-

- 1) The piece and parcel of land property bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 2/B, admeasuring 5.6 Guntha or 560 Sq. Meters, of Revenue Village NAVGHAR, Taluka & District Thane, lying, being and situate at Bhayander (E), Registration sub District at Thane, hereinafter referred to as "the said property, which belonged to SHRI NANA HARI PATIL AND 21 OTHERS hereinafter referred to as "The Owners" the names of the Owners above named appear in the Record of Rights including

Annexure "A"

- 2) The said Owners, SHRI NANA HARI PATIL AND 21 OTHERS by an Agreement for Development dated 25/01/2007 registered under Doc. No. TNN-4/00858/2007 dated 25/01/2007 agreed to sell, assign and transfer the said property and the development rights in respect of the said property to M/s. GUJARAT ESTATE and entrusted the said property unto them with exclusive rights to commence and carry on the developments and constructions of buildings over the said property with absolute right to sell the flats and hereunder the prospective buyers under the powers and authorities granted there under and by virtue of the Power of Attorney of the same date registered under Doc. No. TNN-4/00858/2007

223
25/01/2007
4/00858/2007

M/S. R. N. ENTERPRISES

Partner

For BHARGAV CO-OP. HSG. SOC. LTD

Chairman / Secretary / Treasure

4/00859/2007 date 25/01/2007 with various power and authorities interalia to sell the said property and execute conveyance thereof in favour of their nominee/s or any person/s or any party of their choice. The said M/s. GUJARAT ESTATE had paid the full consideration to SHRI NANA HARI PATIL AND 21 OTHERS at the time of execution of the said Agreement. **Annexure "B"**

3) The said M/s. GUJARAT ESTATE after acquiring the said property, in turn, on the basis of said power of attorney by an Agreement for Sale dated 19/12/2010 sold, assigned and transferred the said property to M/s. GUJARAT REALTORS for consideration price and the on the terms and conditions mentioned therein. **Annexure "C"**

4) In the manner aforesaid the said M/s. Gujarat Realtors have obtained the full right and absolute authority from the Owner and all such person or persons having rights or claims in any manner in respect of the said property with covenant from them to execute the conveyance of the said Property in favour of the nominee/s of the developers.

5) The said M/s. Gujarat Realtors are entitled to all the benefit in respect of the said Property including the commencement of developments. M/s Gujarat Realtors above named shall execute a conveyance of the said Property in favour of the Co-operative Housing Society formed by the flat purchasers.

6) The said M/s. Gujarat Realtors after purchasing and acquiring the said property, have prepared a plan through their Architect for the development of the said property which includes the Road Set Back area in respect of another property Bearing Old Survey No. 226, New Survey No. 29,

ट.न.न.-४	
दस्तावेज क्रमांक	५०२/१३११
६	३००

M/S. R. N. ENTERPRISES

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Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

[Signature]

[Signature]

Hissa No. 3, of Village Navghar, Taluka & District Thane and the said approved area is used for additional construction in the layout which consists of 2 Building/Wings namely; Buildings/Wings A-1, and B-1 and submitted the same to the Mira-Bhayander Municipal Corporation for its sanctions and approvals and accordingly Mira Bhayander Municipal Corporation have sanctioned the said plan and thereby granted its permissions, approvals and issued Commencement Certificate for commencement of construction of the building on the said property as per the sanctioned plan.

- 7) The said M/s. Gujarat Realtors after purchasing and acquiring the rights of development, construction and sale of flats in the manners aforesaid and pursuant thereto sanction and approval of plans, layout conversion of lands and clearance from the ULC department the said M/s. Gujarat Realtors, have by an Assignment of Development Right dated 27/09/2014, duly registered under Sr. No. TNN-7/7502/2014 and Irrevocable General Power of Attorney of the same date and registered under Sr. No. TNN7/7503/214, both dated 29/09/2014, agreed to sell and granted development rights in respect of Building/Wing No. A-1 being Ground + 4 Upper Floors as per sanctioned plan on the part of the said property to the Builders i.e. M/s. R. N. ENTERPRISES above named and transferred their rights of development as well as all the sanctions and permissions unto and in favour of the builders above named with exclusive rights to carry out and complete the constructions and sell the flats to any one of their choice free from all encumbrances of any nature. They have granted the full Powers and authorities unto the partners of the

ट.न.न.-४
दस्तावेज क्रमांक ४०२
७/१००

M/S. R. N. ENTERPRISES

ND

Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

[Signature]
Chairman

Secretary

[Signature]
Treasurer

Builders with specific terms and covenants to make out and deduce a clear and marketable title, right and liberty to the Builders to sell the flats to prospective buyers and ultimately a covenant for conveyance in favour of the Builders or their nominee/s or co-operative Housing Society Formed by the flat purchasers. **Annexure "D"**

- 8) In pursuance hereof we the said M/s. GUJARAT REALTORS, after completing all the necessary formalities in respect of sanction of lay out and approval of building plan after complying with all the requirements pertaining to the said development including the grant of F.S.I., have, by an Assignment of Development Right sold, assigned and transferred the development right by way of sale of F.S.I. admeasuring 8189 Sq. Ft. (Carpet) (760.78 Sq. Metes Carpet) of F.S.I. for Building/Wing No. A-1 Wing Ground + 4 Upper Floors as per sanctioned plan (including the stair case, cupboard and balcony area) to and in favour of M/s. R. N. ENTERPRISES, a registered partnership firm, having its office at Shop No.2, Ground Floor, Shudh Labh Plaza, Indralok Phase-IV, Annapurna Estate, Bhayander (E), Thane-401105, through its partners: (1) SHRI BABURAJ R. SHAH, (2) SHRI NIRAJ BABURAJ SHAH and (3) SHRI RAJAN PARAMBATH KUNHI and as their instance and as per the provision made in the said agreement, we are required to execute this general power of attorneys to enable them to complete the development project and sale of the flats and other units and do all the works at the strength of this General Power of Attorneys. **Annexure "E"**



ट.न.न.-४
दस्तावेज क्रमांक ५०२८ / २०१९
८/३००

Thus the rights of development and construction of buildings and sale of flats granted, conferred and assign to M/S. R. N.

M/S. R. N. ENTERPRISES

For BHARGAV CO-OP. HSG. SOC. LTD.

Partner

Secretary / Treasurer

ENTERPRISES as with in mentioned is valid and subsisting and they are entitled to proceed with.

- 10) The Dy. Collector and the Compctent Authority Thane had granted permission to develop the said property under Section-20 of the Urban Land (Ceiling and Regulation) 1976, vide an order No. ULC/TA /TAN.4/Bhayander/SR-1485+292/Dated 19/03/2007. **Annexure "F"**
- 11) The Collector of Thane has granted N.A. permission in respect of the said property vide an Order No. Revenue/ K-1/T-2/ Navghar/ SR-18/dated 10/08/2018 + No. Revenue/K-1/T-2/Kavi-F1519724348386/dated 16/07/2017. **Annexure "G"**
- 12) The Mira Bhayander Municipal Corporation has issued Revised Commencement Certificate bearing No. MNP/NR/2836/2014-15, Dated 05/01/2015 in respect of the building to be constructed on the said property. **Annexure "H"**
- 13) The Mira Bhayander Municipal Council had also issued Occupation Certificate No. MNP/NR/4449/2015-2019, dated 24/10/2018, in respect of the said building. **Annexure "I"**
- 14) On the basis of power and authorities granted to the Developer herein to construct the building* on the said Property. The developer has constructed building* on an area 560 Sq. Meters (as per Commencement Certificate Sanction Plan Building No. A having 804.43 Sq. Meters constructed built up area) ,(hereinafter referred to as the Said Building) The Copy of the Plan **Annexure "J"**
- 15) The Developers has formed and Registered M/S BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD., vide Registration

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Partner

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No TNA/(TNA)/HSG/(TC)/31048/2018-2019 SN 2018 DT. 30/11/2018 and being the purchaser herein. The Copy of the Society Certificates **Annexure "K"**

- 16) The Developers had delivered the possession of the flats to the respective purchasers thereof and the respective purchasers in the said building have taken possession of their respective flat of the Developers. A statement showing the name of the purchaser of the respective Flat in the said building, the date of agreement executed by the developers in favor of the purchasers of the flat in the said building, the amount of the registration fee paid by purchaser of flats in the said building and the registration numbers of the agreement pertaining to the respective purchaser of the flats in the said building and subsequently transfers are more particularly set out in the List **Annexure -L** annexed herewith.
- 17) The purchasers of the respective flats in the said building had agreed with the developers to get the land and building conveyed in favour of M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD. in the layout of the said properties then to be formed and registered by the Developer.

- 18) As per the term of the agreement executed between the Developers and the individual Flat/Shop purchaser being members of each co-operative society from time to time of the purchaser, and in consideration of the amount paid by the Flat/Shop purchaser under their respective agreement to the Developers which included the land cost the owner have at

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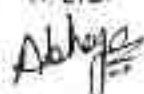
the request of the Developers agreed to convey and transfer unto and in favor of the Purchaser their right, title and interest in the said area admeasuring 560 Sq. Meters (as per

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For BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD.



Secretary



Treasurer

 Partner

Commencement Certificate Sanction Plan Building No. A
having 804.43 Sq. Meters constructed built up area) more
 particulars described in the Second Schedule hereunder
 written together with a building standing thereon, subject to
 the right of the Developer which relate to the lands more
 particularly described in the First Schedule hereunder written
 and also subject to the liability of the Purchaser to maintain
 the infrastructure laid in the lay-out as specifically mentioned
 hereinafter

- 19) The purchaser has approved the draft of conveyance in the
 General Body Meeting held on 28/04/19 and passed resolution
 authorizing its office bearers to execute the same for and on
 behalf of the purchaser and affixed the seal of the Purchaser
 and represent the purchaser before the sub- Registrar and
 register the same under the Registration Act, A Copy of the
 resolution passed by the purchaser is annexed hereto and
 marked **Annexure "M"**
- 20) The Developer herein has agreed to transfer the right, interest,
 and claims for the exclusively use of undivided shares in the
 common amenities such as water tanks, sewerage line,
 drainage line and common roads in the building known as
 "M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD".
- 21) The Developer confirm that purchasers have the exclusive
 right, title interest, and claims to use and enjoy peacefully
 possession of the entire land which is belong to the society as
 per plan sanction by the competent authority. The Developer
 confirm that purchasers have the exclusive right, title interest,
 and claims to use and enjoy peacefully possession of the said
 society premises without any interference of any other

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Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

[Signature]
 Chairman

Secretary

[Signature]
 Treasurer

person/s, societies in the building known as "M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD".

- 22) The Developer has sold the said flat to various flat owners in the purchaser (hereinafter referred to as "the said flat purchaser") under various agreements all the said Agreement are duly stamped and registered. The name of the said flat purchaser together with particulars regarding flat numbers, Cost of the flats. Stamp duty paid and the serial number under which the said agreements are lodged for registration are more particularly Describe in **Annexure N**.
- 23) All the 20 Flats as mentioned and described in the Annexure - N are sold and their respective agreement for sale is duly stamped and registered. The flat purchasers have paid to the Developer the total consideration of **Rs. 65272913/-** (Rupees Six Crore Fifty Two Lacs Seventy Two Thousand Nine Hundred And Thirteen Only) and Stamp duty of **Rs. 3922500/-** (Rupees Thirty Nine Lacs Twenty Two Thousand And Five Hundred Only) was paid to the Government at the time of Registration of Such Agreements.
- 24) At the request of the said various flat purchasers and as agreed under the Agreement for sale with them by The Developer and at the request of the purchasers herein, The Developer have agreed to execute the present conveyance in favor of the purchasers in respect of the said plot along with structure thereon i.e. the said building of "M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD". More particularly described in the second Schedule of property herein under.

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Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

[Signature]
Secretary / Treasurer

NOW THIS INDENTURE WITNESSETH that in pursuance of the aforesaid and in pursuance of the agreement consideration of **Rs. 65272913/-** (Rupees Six Crore Fifty Two Lacs Seventy Two Thousand Nine Hundred And Thirteen Only) paid by the said flat purchasers (being the members of the purchasers Society) to the Developer under diverse Agreements (receipt whereof the Purchaser do hereby admit and acknowledge and acquit, release, and discharge the purchasers forever) and in pursuance of the said various agreements entered into with the members of the purchaser and as agreed therein and at the instance of the Developer the owners doth hereby grant convey transfer and assure unto the purchasers **ALL THOSE** piece or parcels of N. A. land or ground 560 Sq. Meters (as per **Commencement Certificate Sanction Plan Building No. A having 804.43 Sq. Meters constructed built up area**). To exclusively **"M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD"**. land Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 2/B, admeasuring 5.6 Guntha or 560 Sq. Meters of Revenue Village Navghar, Tal & Dist. Thane, within the limits of sub Registrar of Document Thane at Mira Road/Bhayander along with permanent right to use common areas and facilities including using of internal pathways, street lights, etc. and more particularly described in the schedule hereunder written. (Which said land, hereditaments and premises are hereinafter for brevity's sake referred to as "the said premises") **TOGETHER WITH** all and singular the structure building standing thereon with edifices building court yards areas compound sewers drains ditches **ह.म.प. ways path** passage, waters, water-courses, lights, liberties, privileges, easements, profits, advantages, **902/12099** **93/800**

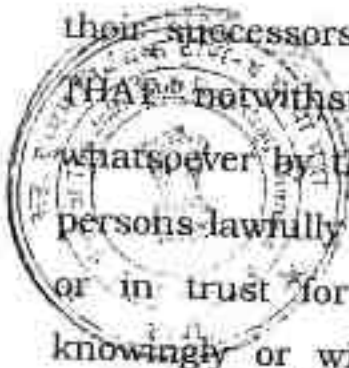
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For **BHARGAV CO-OP. HSG. SOC. LTD.**

Chairman / Secretary / Treasurer

appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof now at or any time here before usually held used occupied or enjoyed or reputed or known as part or members thereof and to belong or be appurtenant thereto free from any encumbrances whatsoever AND ALL THE ESTATE right, title, interest claim and demand whatsoever at law and in equity of the Developer and the purchaser and its predecessor- in- title into out of or upon the said property or any part thereof TO HAVE AND TO HOLD all singular the said land hereditaments and premises hereby granted, conveyed, sold, transferred and assured or intended or expressed so to be with their and every their rights members and appearance UNTO AND TO THE USE and benefit of the purchaser forever AND TO PERMENTALY USE JOINTLY with other societies all other common amenities and facilities such as pathways etc.- SUBJECT TO the payment of all rents rates assessments taxes and dues now chargeable upon the same or hereafter to become payable to the government any other public body, or Mira Bhayander Municipality in respect thereof AND the vendors and the Developers and each of the both hereby for themselves and their successors and assigns covenant with the purchasers THAT notwithstanding any act, deed, matter or thing whatsoever by the vendors and Developers or any person or persons lawfully or equitably claiming by from through under or in trust for them made done committed omitted or knowingly or willingly suffered to the contrary THEY the vendors and the Developers now have in them good right full power and absolute authority to grant convey transfer and assure the said premises hereby granted conveyed transferred and assure or intended so to be unto and to the use of the



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Partner

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purchasers in manner aforesaid AND THAT it shall be lawful for the purchasers from time to time and at all times hereafter peaceably and quietly to hold use. Occupy, possess, and enjoy the said premises hereby granted conveyed transferred and assured with their appearance and receive the rents issues and profit thereof and of every part thereof to and for its own use and benefit without any suit- lawful eviction interruption claim and demand whatsoever from or by the Owners / Developer or their respective successor and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Developer well and sufficiently saved defended kept harmless and indemnified of from and against all former and other estates. Title, charge, and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the purchasers or by any other person or persons or government or semi government or financial institutes lawfully or equitably claiming any estate. Right, title, or interest at law or in equity in the said premises hereby granted conveyed transferred and assured or any part thereof. By from under or in trust for them the Developer or their respective successors, assigns or any of them shall and will from me to time and at all times hereafter at the request and cost of the purchasers do and execute or cause to be done and executed all such other and other lawful and reasonable acts, deeds, matter, and things conveyance and assurances in law whatsoever for the better other and more perfectly and absolutely granting unto and to the use of the purchasers in the manner aforesaid as shall or

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may reasonably require by the purchasers its successor and assigns or their counsel-in-law for securing the said premises and every part thereof hereby granted conveyed transferred and assured unto and to the use of the purchasers in manner aforesaid AND THAT the stamp (if any) and registration charges in respect of the present Deed of conveyance shall be borne and paid by the purchasers AND LASTLY it is recorded that no separate consideration is being paid by the purchaser to the Developer in respect of this conveyance Deed save and expect that aggregate sum of **Rs. 65272913/-** (Rupees Six Crore Fifty Two Lacs Seventy Two Thousand Nine Hundred And Thirteen Only) has been paid to the Developers for purchase of flats and which said payment of stamp duty is herein adjusted as per provision of Articles 25 read with second proviso to Explanation of Schedule I of Bombay stamp Act. 1958.



THE FIRST SCHEDULE

ALL those pieces of parcel of free hold on non- agricultural land bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 2/B, admeasuring 5.6 Guntha or 560 Sq. Meters, of Revenue Village Navghar, Tal & Dist. Thane, and within the limit of Mira Bhayander Municipal Corporation, District- Thane. And within the Jurisdiction of Sub- Registrar, Bhayander-Mira Road at Thane, Which is bounded as follows,

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Partner

Secretary

Treasurer

THE SECOND SCHEDULE

ALL those pieces of parcel of free hold on non- agricultural land bearing as per possession land admeasuring 560 Sq. Meters out of land bearing Old Survey No. 223, corresponding New Survey No. 191, Hissa No. 2/B, admeasuring 5.6 Guntha or 560 Sq. Meters, of Revenue Village Navghar ,Tal & Dist. Thane, together with Building standing thereon known as "M/S. BHARGAV CHS.LTD" (as per Commencement Certificate Sanction Plan Building No.A having 804.43 Sq. Meters constructed built up area), and within the limit of Mira Bhayander Municipal Corporation. District- Thane. And within the Jurisdiction of Sub- Registrar, Bhayander-Mira Road at Thane, Which is bounded as follows, that is to say,

TOWARDS NORTH : Survey No. 226, Hissa No. 7

TOWARDS SOUTH : Survey No. 223, Hissa No. 10

TOWARDS WEST : Survey No. 223, Hissa No. 9

TOWARDS EAST : Survey No. 223, Hissa No. 3



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

SIGNED AND DELIVERED by the

Within named OWNERS

1. SHRI. NANA HARI PATIL
2. SMT. KRUSHNIBAI HARI PATIL
3. SHRI KISHOR LAXMAN PATIL
4. SHRI ASHOK LAXMAN PATIL
5. SMT. SUNANDA VISHWANATH THAKUR

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Partner

For BHARGAV CO-OP. HSG. SOC. LTD.

Chairman / Secretary / Treasurer

6. SMT. SUMA SURESH MAHATRE
7. SMT. NIRMALA NARESH BHAGAT
8. SMT. YESUBAI MAHENDRA PATIL
9. SHRI. RAVINDRA MAHENDRA PATIL
10. SHRI. RAMESH MAHENDRA PATIL
11. SHRI. RAJU MAHENDRA PATIL
12. SHRI. PRAMOD ROHIDAS PATIL
13. SHRI. RAJKUMAR ROHIDAS PATIL
14. SHRI. PADMAKAR HARI PATIL
15. SMT. VENUBAI BHAU MHATRE
16. SHRI. DAYANAND SADANAD MHATRE
17. SHRI. RAMAKANT SADANAND MHTRE
18. SHRI. SHEKHAR SADANAND MHATRE
19. SMT. RUKHMINI PRAKASH MHATRE
20. SMT. NALINI MUKUND DHANAGAR
21. SMT. MEENA MORESHWAR DEVLIKAR
alias SMT. MEENA HARI PATIL
22. SMT. NIRABAI ROHIDAS PATIL

Through its Constituted Power of Attorney

M/S. GUJARAT ESTATE



M/S. GUJARAT REALTORS

Through its Substituted Power of Attorney

M/S. R. N. ENTERPRISES

Through Its Partners

SHRI NIRAJ BABURAJ SHAH

M/S. R. N. ENTERPRISES



Partner

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In the presences of

- 1) प्रमिला द. पाटील
- 2) Kiran Randell

SIGNED AND DELIVERED by the

Within named "DEVELOPER"

M/S. R. N. ENTERPRISES

Through Its Partners

SHRI NIRAJ BABURAJ SHAH

M/S. R. N. ENTERPRISES

In the presences of

- 1) प्रमिला द. पाटील
- 2) Kiran Randell

SIGNED AND DELIVERED by the

Within named "PURCHASERS"

M/S. BHARGAV CO-OPERATIVE HOUSING SOCIETY LTD

By its Chairman **MR. RAMRAJ HA B. SHARMA**

For BHARGAV CO-OP. HSG. SOC.

Chairman / Secretary / Treasurer

Treasurer **MRS. ABHAYA P. PATIL**

For BHARGAV CO-OP. HSG. SOC. LTD.

In the presences of.

Member Shri. प्रमिला पाटील Chairman / Secretary / Treasurer

Member Shri. Kiran Randell

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