



27/02/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु.नि. अंधेरी 1

दम्न क्रमांक : 2333/2018

नोंदणी :

Regn:63m

गायाचे नाय : 1) अंधेरी

(1) विलेखाचा प्रकार	बक्षीसपत्र
(2) मोवदला	0
(3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6212500
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाय: मुंबई मनपा द्दतर वर्णन : मदनिका नं: 404, माळा नं: 4 था मजला, इमारतीचे नाय: अलका विल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400058, रोड नं: एम व्ही रोड, नियर राम झरोखा, द्दतर माहिती: एकुण क्षेत्रफळ 642 चौ. फुट कार्पेट पेफी 50% अविभाजित हिस्सा. नाते भाऊ - भाऊ ((C.T.S. Number : 416, 416/1 ते 8 ;))
(5) क्षेत्रफळ	1) 71.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- सुरेश नानजी धरोड वय:-59; पत्ता:- प्लॉट नं: ए / 5, माळा नं: -, इमारतीचे नाय: अंधेरी इंड दर्शन सीएचएम कॉन्वेंट अयेन्सू, ब्लॉक नं: चार बंगला, अंधेरी पश्चिम मुंबई, रोड नं: ऑफ जे पी रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400053 फॅन नं:-AACPD1322Q 2): नाव:- देमुवाई नानजी धरोड वय:-85; पत्ता:- प्लॉट नं: 404, माळा नं: 4 था मजला, इमारतीचे नाय: अलका विल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: एम व्ही रोड, महाराष्ट्र, मुम्बई. पिन कोड:-400058 फॅन नं:-AAEPD6993R
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- शैलेश नानजी धरोड वय:-54; पत्ता:- 404, 4 था मजला, अलका विल्डींग, अंधेरी पश्चिम मुंबई, एम व्ही रोड, अंधेरी राईडवॉर्या स्टडीऑण, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 फॅन नं:-AACPD4692B
(9) दस्तऐवज करुन दिल्याचा दिनांक	27/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2333/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(25-a) Movable Property

दस्ता सोबत सूची क्र - २. दिल्ली.

बरी प्रत

बद. दुय्यम निबंधक, अंधेरी क्र. २
बंदोडर द्दतार जिब्दा.

322/2333

Tuesday, February 27, 2018

8:43 AM

पावती

Original/Duplicate

नोंदणी क्र.: 39म

Regn.: 39M

पावती क्र.: 2715 दिनांक: 27/02/2018

m ID 34

गावाचे नाव: अंधेरी

दस्तऐवजाचा अनुक्रमांक: वदर1-2333-2018

दस्तऐवजाचा प्रकार: बक्षीसपत्र

सादर करणाऱ्याचे नाव: शैलेश नानजी धरोड

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 900.00

पृष्ठांची संख्या: 45

एकूण:

रु. 30900.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

8:43 AM ह्या वेळेस मिळेल.

बाजार मूल्य: रु. 6212500/-

मोबदला रु. 0/-

भरलेले मुद्रांक शुल्क: रु. 186400/-

1) देयकाचा प्रकार: eChallan रक्कम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH011046134201718M दिनांक: 27/02/2018

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: By Cash रक्कम: रु 900/-

नोंदणी फी माफी असल्यास तपशिल :-

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

दुय्यम निबंधक, अंधेरी-1
 ता.ह. दुय्यम निबंधक, अंधेरी क्र.-१,
 मुंबई उपनगर जिल्हा

, ALKA BUILDING,

JARUKHA, ANDHERI

0 0 5 8

:H NANJI DHAROD-

ndred Rupees Only

Shatesh N. Dhawad

IK

260218M1164673

Not Verified with RBI

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NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Availab

चलान केवल दुय्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी न करावयाच्या दस्तांसाठी सादर चलान लागू

Challan Defaced Details

No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
(IS)-322-2333		0006084913201718	27/02/2018-08:31:47	IGR186	30000.
(IS)-322-2333		0006084913201718	27/02/2018-08:31:47	IGR186	186400.
Total Defacement Amount					2,16,400.



GIFT DEED

THIS DEED OF GIFT made on this 27th day of February 2018 at Mumbai

Engined
by
[Signature]

AMONGST

1. **MR. SURESH NANJI DHAROD** (PAN No.: AACPD1322Q) aged about 59 years, Indian Inhabitants, are residing at A/5, Andheri Indra Darshan CHS Conven Anenue, 4 Bunglow, Off J P Road, Andheri (W), Mumbai – 400 053 hereinafter referred to as the “DONOR” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) Party of the **FIRST PART**;
2. **MR. SHAILESH NANJI DHAROD** (PAN No.: AACPD4692B) aged about 54 years, Indian Inhabitant, residing at Flat No.404, 4th Floor. Alka Building, S.V. Road, Andheri (W), Mumbai – 400 058. hereinafter referred to as the “DONEE” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and Assigns) Party of the **SECOND PART**;

AND

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४०४	

3. **MRS. DEMUBAI NANJI DHAROD** (PAN No.: AAEPD6993R) aged about 85 years, Indian Inhabitant, residing at Flat No.404, 4th Floor. Alka Building, S.V. Road, Andheri (W), Mumbai – 400 058, hereinafter referred to as the “CONFIRMING PARTY” (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and Assigns) Party of the **THIRD PART**.

[Signature] Engined by [Signature]

The party hereto individually referred to as "Party" and collectively referred to as "The Parties".

WHEREAS:

1. The First and Third Part hereto have purchased and acquired Flat No. 404, 4th Floor, Alka Building, S.V. Road, Near Ram Jarukha, Andheri (W), Mumbai - 400 058 situated on Plot bearing Survey No.416, 416/1 to 416/3, Main S.V. Road, Andheri (W), Mumbai - 400 058 at Andheri Village, Taluka Andheri Registration Suburban District Mumbai, District of Mumbai City hereinafter referred to as ("The Said Flat") from M/s. Alka Enterprise, a Partnership Concern as per Agreement dated 09/02/1978. For purchase and acquisition of the said Flat, full consideration money to M/s. Alka Enterprise has been paid by Mrs. Demubai Nanji Dharod.

2. MRS. DEMUBAI NANJI DHAROD and MR. SURESH NANJI DHAROD are members of Alka Chambers Premises Co-operative Society Ltd. (bearing registration No.BOM/GEN 1304 of 1979 dated 07/05/1979) (herein after referred as the "said Society") situated at S.V. Road, Andheri (W), Mumbai - 400 058. The parties hereto have been allotted 5 fully paid up shares of Rs.50/- each fully paid up bearing Distn. No.196 to 200 under share certificate No.40 of the said Society (herein after referred the "said Share Certificate")

3. As per purchase Agreement for the said flat dated 09/02/1978, the Donor and Confirming Party, each one of them is 1/2th (50% share) owner of the said Flat and are in quite and peaceful possession of said Flat and enjoying the said Flat.

4. Further the Donor have the 1/2 (50% share) right, title, interest and benefit of whatsoever nature in the said Flat. The Donor is fully capable to deal with, transfer, donate the 1/2 (50% share) right in the said Flat, the said Share Certificate and the membership right of the said Society (hereinafter collectively referred as the "said property").

2333	4	84
The Donee is real brother of Donor.		

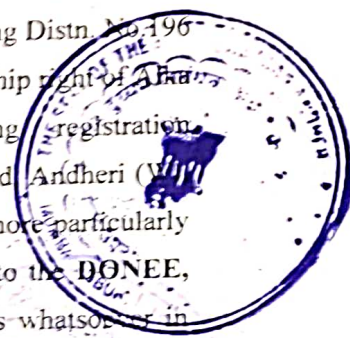
6. Now, in consideration of natural love and affection which the Donor bear towards the Donee, who is real brother of Donor, the Donor is desirous and willing to gift his 1/2 (50% share) in the said property more particularly described in the Schedule hereunder written in favor of MR. SHAILESH NANJI DHAROD (DONEE). MR. SURESH NANJI DHAROD confirm the

शुभे १२/११/८२

said gift by DONOR to DONEE, which Confirming Party also confirm.

7. The DONEE has agreed to accept gift of the said PROPERTY.

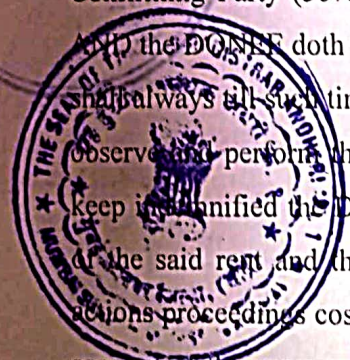
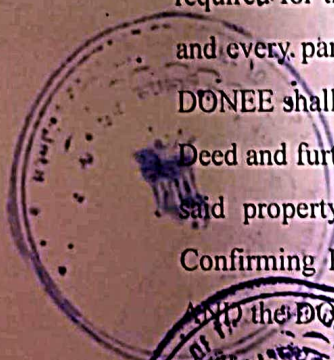
NOW THIS INDENTURE WITNESSETH THAT for effectuating the aforesaid desire and in consideration of natural love and affection which the DONOR bears towards the DONEE, the DONOR doth hereby irrevocably grant, transfers, convey and assign all and singular his 1/2 (50% share) right, title and interest in Flat No.404 admeasuring about 642 sq. ft. carpet area, on 4th Floor, Alka Building, S.V. Road, Near Ram Jarukha, Andheri (W), Mumbai - 400 058 situated on Plot bearing Survey No.416, 416/1 to 416/8, Main S.V. Road, Andheri (W), Mumbai - 400 058 at Andheri Village, Taluka Andheri Registration Suburban District Mumbai, District of Mumbai City along with 5 fully paid up shares of Rs.50/- each bearing Distn. No.196 to 200 under share certificate No.40 of the said Society and membership right of Alka Chambers Premises Co-operative Society Limited (bearing registration No.BOM/GEN 1304 of 1979 dated 07/05/1979) situated at S.V. Road, Andheri (W) Mumbai - 400 058 hereinafter referred to as "said property", and more particularly defined in the Schedule hereunder written and the said property unto the DONEE, **TOGETHER** with all his rights, credits, advantages, appurtenances whatsoever in said property or in any part thereof AND ALL his estate, right, interest, claim and demand whatsoever of the DONOR into said property as aforesaid **TOGETHER WITH** all rights title and interest therein or any part thereof belonging or in anywise appertaining to or with the same or any part thereof AND **TOGETHER WITH** all the deeds and documents writing and vouchers and other evidence of title relating to the said property or any part thereof. AND ALL THE ESTATE right, title interest in heritance, possession property benefit claim and demand whatsoever at law and in equity of the Donor into out of or upon the said property or any part thereof **TO HAVE AND TO HOLD** the same unto and to the exclusive use of the DONEE forever absolutely **SUBJECT NEVERTHELESS** to the payment of all assessments, rates, taxes, cesses, dues and other outgoing hereafter to become payable to any local or public body or authority or anybody in respect thereof AND the DONOR doth hereby represent, warrant and covenant with the DONEE THAT he, the DONOR have good right, full power and absolute authority to grant, release, convey and assure his right in said property hereby granted, released, conveyed, and assured or intended so to be unto and to the use of the DONEE in manner aforesaid AND the DONOR doth hereby further represent, warrant and covenant with the DONEE THAT the DONOR have not at any time hereto fore done or executed or knowingly suffered or been party or privy to any act deed or thing whereby or by reasons or means whereof the said property or any part thereof may be encumbered or affected in any manner whatsoever or whereby the DONOR is in anywise prevented from transferring, granting, conveying and assuring the said property or any part thereof in the manner



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aforesaid AND THAT it shall be lawful for the DONEE from time to time and at all times peaceably and quietly to hold under, upon occupy possess and enjoy the said property with his appurtenances and receive the rents issues and profit thereof and of every part thereof to and for his own use and benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the DONOR or his heirs, administrators, executors or any of them from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for them; AND FURTHER THAT the DONOR and every person having or lawfully or equitably claiming any estate, right, title or interest in the said property under or in trust for the DONOR shall and will from time to time and at all times hereafter, at the request and cost of the person or persons requiring the same, execute or do or cause to be executed and done all such assurances, acts, deeds, matters and things whatsoever as may be reasonably required for the further and more perfectly and effectually assuring the said property and every part thereof unto and to the use of the DONEE AND FURTHER that the DONEE shall bear and pay all Stamp Duty and Registration charges in respect of this Deed and further that he shall bear and pay legal and professional costs. AND that the said property is now in the joint ownership of the DONEE (50% share) and Confirming Party (50% share) and shall hereafter and henceforth remain to be so. AND the DONEE doth hereby covenant with the Donor that he the DONEE have and shall always all such time he owns the said property pay the rents and taxes and shall observe and perform the rules and regulations and bye laws of the said Society and keep indemnified the Donor and his estate and effects from and against the payment of the said rent and the observance and performance of the said covenant and all actions proceedings costs damages claims demands and liability whatsoever for or on account of the same or in anywise relating thereto. AND IT IS DECLARED THAT on execution of this Deed of GIFT the DONEE has become the 1/2 (50% share) owner of said property along with Confirming Party (50% share) and the Donor have ceased to have any beneficial right, title or interest in said property. Further, the Donor hereto authorize the Donee, to get removed the name of Donor – Mr. Suresh Nanji Dharod from the said Share Certificate and to make necessary application, file forms, execute the required documents and to get his name removed from the records of the said society.

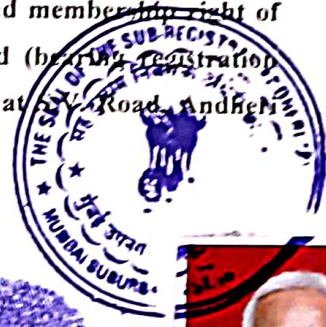


IN WITNESS WHEREOF the DONOR, DONEE and CONFIRMING PARTY confirm the gift of the said property by the Donor to Donee as well as the DONEE by way of acceptance of the said gift, have put their respective hands on the day and year

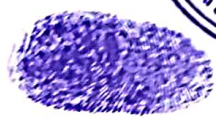
Date hereinafter written		
2033	6	24

SCHEDULE OF PROPERTY

All that 1/2 (50% share) right, title and interest in Flat No. 404, admeasuring 642 sq. ft. carpet area 4th Floor, Alka Building, S.V. Road, Near Ram Jarukha, Andheri (W), Mumbai – 400 058 situated on Plot bearing Survey No.416, 416/1 to 416/8, Main S.V. Road, Andheri (W), Mumbai – 400 058 at Andheri Village, Taluka Andheri Registration Suburban District Mumbai, District of Mumbai City along with 5 fully paid up shares of Rs.50/- each bearing Distn. No.196 to 200 under share certificate No.40 of the said Society and membership right of Alka Chambers Premises Co-operative Society Limited (bearing Registration No.BOM/GEN 1304 of 1979 dated 07/05/1979) situated at S.V. Road, Andheri (W), Mumbai – 400 058.



SIGNED, SEALED AND DELIVERED by the withinnamed MR. SURESH NANJI DHAROD (DONOR), Party of the First Part, in the presence of

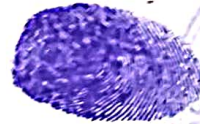


1) A. J. Dharod

[Handwritten signature]

2) *[Handwritten signature]*

SIGNED, SEALED AND DELIVERED by the withinnamed MR. SHAILESH NANJI DHAROD (DONEE), Party of the Second Part, in the presence of



1) A. J. Dharod

Shailesh N. Dharod

2) *[Handwritten signature]*

SIGNED, SEALED AND DELIVERED by the withinnamed MRS. DEMUBAI NANJI DHAROD, the CONFIRMING PARTY, Party of the Third Part, in the presence of

[Handwritten text in Devanagari script]



1) A. J. Dharod

2) *[Handwritten signature]*

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SHARE CERTIFICATE

Member's Register No. 40

No. 40

ALKA CHAMBERS PREMISES CO-OPERATIVE SOCIETY LIMITED

Registration No. BOM/GEN 1954 of 1979 dt. 7-5-79
S. V. ROAD, ANDHERI (W), BOMBAY-400 052.
Registered under Section 9 (1) of the Maharashtra Co-operative Societies Act, 1960 (Act No. XXIV of 1961)

Authorised Capital: Rs. 5,00,000 divided into 10,000 Shares of Rs. 50/- each.

This is to certify that Smt. Donambai Phand. B. Shri. Surech Nanji Phand. of Bombay is the Registered holder of five shares of Rs. 50 each (Rupees Fifty each) numbered from 196 to 200 both inclusive in the above Society subject to the bye-laws of the said Society and that upon each of these shares a sum of Rs. — (Rupees Fifty) only has been paid.

GIVEN under the Seal of the said Society at Bombay this Five day of Nov



P. S. Mehta Chairman
M. V. Joshi Hon. Secretary
M. V. Joshi Member of the Committee

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२३३३	१०	४५
२०४८		

२३३३
बल्लभ निरीशक, श्रीमि. भमिलेख. वता
२०४८ भूमागन अधिकारी क.
मुंबई उपनगर, मुंबई

Alka Chambers Premises Co-op. Soc. Ltd.

REG. NO. BOM/GEN 1304 OF 1979 DATED 07/05/1979

TO WHOMSOEVER IT MAY SO CONCERN

We have no objection to transfer the rights of joint holder Mr. Suresh Nanji Dharod to Mr. Shailesh Nanji Dharod for flat no. A-404, measuring 642 Sq. Feets, Alka Chambers premises co.op.society Ltd (Constructed in year 1979, S.V. Road, Andheri (W), Mumbai- 400 058.

For Alka Chambers Premises Co-op. Soc. Ltd.

Alka Chambers Premises Co-operative Society Ltd.

Chairman



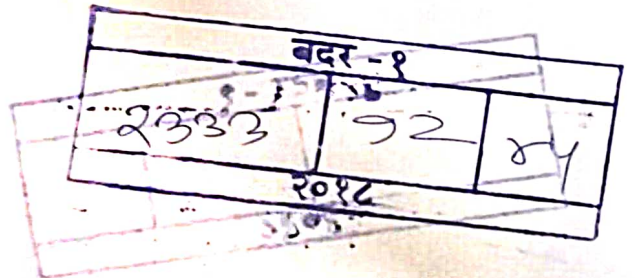
Secretary

Treasurer


Secretary



Date: 17/2/2018



OPP. M.A. HIGH SCHOOL, S.V. ROAD, ANDHERI (WEST), MUMBAI - 400 058.

बदर - १		
२३३३		४५
बदर निरीक्षण, सी.एम. न्याय विभाग, मुंबई २०१८ मूल्यांकन अधिकारी कार्यालय मुंबई उपनगर, मुंबई		

(77)

108

01/4

भारतीय वाणिज्य इमारती प्रमाण
(एडिटेड एक्टिंग एन्ड ड्राइंगिंग)
महाराष्ट्र राज्य शासन
महानगरपालिका, मुंबई
भारत

No. CS/6571/BSII/AK of

M. S. Gupta, Architect,
1st Floor, 2nd Floor,
Military Square Lane,
Fort, Bombay - 400 001

O. C.

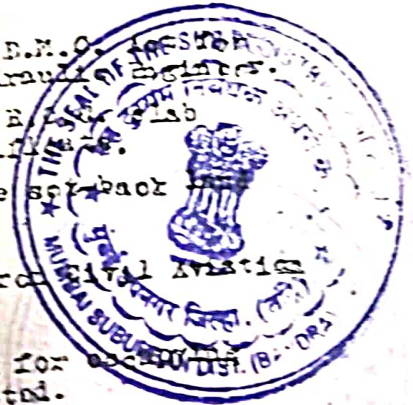
Sub : Proposed building on Plot bearing
M.A. 112, Village Andheri, S.V. Road,
Andheri (West)

Sirs,

Ref : Your letter No. dated

With reference to the above by the directions I have
to inform you that there is No Objection to your client occupying
the premises as shown by you in the completion plans submitted
by you after obtaining water connection and subject to the
following conditions which should be complied with within 3 months
from the date of receipt hereof.

1. That the Cft. under section 270-1 of B.M.C. adequate water supply should be obtained from Hydraulic Lab.
2. That the well should be covered with brick within three months from date of occupation certificate.
3. That the necessary conveyance of the plot should be made.
4. That the fresh No Objection Cft. from Department for 33'-0" height should be obtained.
5. That the agreement with Vijaya Bank for entire ground floor of 'B' wing should be submitted.



Please also note that if any of the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

122/14.5.79.

Copy Forwarded for information to
Shri Pratik Shirodal
C/o Architect.

Assignment Engineer Building
(Western Suburbs)
04 MAY 1979
2333
13204
2086



वृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक वृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक
KW2006660120000

मालमत्ता करवर्ष
2017-2018

देयक क्रमांक
201710BIL06642209
201720BIL06642810

देयक दिनांक
29/05/2017

ALKA CHAMBERS PREMISES

HSG SOCIETY LTD.S V ROAD ANDHERI (WEST),MUMBAI 58

प्रेषक - सहा. क. व स. / विभाग : Asstt Assessor & Collector K/West Municipal Ward office ,3 rd floor,Paliram Path,behind Brahikumari Hospital,Andheri (W), Mumbai-400058

मालमत्ता क्रमांक,सर्वानका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे .

SHRI BHOGILAL

01/11/1977

जलजोडणी क्रमांक : -

एकूण भाडवनी मूल्य : 69731245

Rupees Six Crore Ninty Seven Lakh Thirty One Thousand Two Hundred and Fourty Five Only

३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0

०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0

01/04/2017 ते 31/03/2018

(सर्व रकम रुपयामध्ये)

कराचे नाव :

01/04/2017 ते 30/09/2017

01/10/2017 ते 31/03/2018

मालमत्ता कर	18017	18017
जल कर	0	0
मालमत्ता कर	11303	11303
मालमत्ता कर	0	0
मालमत्ता कर	704	704
मालमत्ता कर	655	655
मालमत्ता कर	573	573
मालमत्ता कर	0	0
मालमत्ता कर	330	330
मालमत्ता कर	8192	8192
मालमत्ता कर	57168	57168
मालमत्ता कर	0	0
मालमत्ता कर	0	0
मालमत्ता कर	0	0
मालमत्ता कर	0	0
मालमत्ता कर	57168	57168
मालमत्ता कर	56146	55124
मालमत्ता कर	56657	55635
मालमत्ता कर	57168	57168



PAID

Rupees Fifty Seven Thousand One Hundred and Sixty Eight Only

Rupees 2333 Seven Thousand One Hundred and Sixty Eight Only

2333	38	84
27/08/2017		31/12/2017


Payment through NEFT - SENDCOLLEC. Beneficiary A/C No - BMCPOKW2006660120000. Name - ICGM Property Tax

ई-आयडी (UID) मधील कोणत्याही काळासाठी भागे पाहणे... UID (Unique Identity) स्टोकर लावण्याचा प्रकल्प महानगरपालिकेने सुरु केला आहे...

Signature and stamp of the official.



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AACPD4692B



नाम / NAME
SAILESH NANJI DHAROD

पिता का नाम / FATHER'S NAME
NANJI RAVJI DHAROD

जन्म तिथि / DATE OF BIRTH
23-07-1964

हस्ताक्षर / SIGNATURE

Sateesh

आयकर निदेशक (सिस्टम्स)
 DIRECTOR OF INCOME TAX (SYSTEMS)

Sateesh Dharod



बदल - १

2333	35	04
२०१८		

आयकर विभाग

INCOME TAX DEPARTMENT

SURESH NANJI DHAROD

NANJI RAVJI DHAROD

25/09/1959

Permanent Account Number

AACPD1322Q



Signature



भारत सरकार
GOVT. OF INDIA



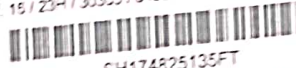


भारतीय विशिष्ट ओळख प्राधिकरण
 भारत सरकार
 Unique Identification Authority of India
 Government of India

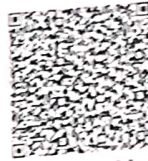
नैटविक्रमाचा क्रमांक / Enrollment No 1018/22007/03786

To,
 शैलेश नान्जी धरोड
 Shailesh Nanji Dharod
 S/O: Nanji Dharod
 N/A/A Alka Apartment
 S V Road
 Opp M A High School Andheri (West)
 Mumbai
 Andheri Railway Station Mumbai, Mumbai
 Maharashtra 400058
 9669777802

Ref 15 / ZH / 30325 / 31922 / P



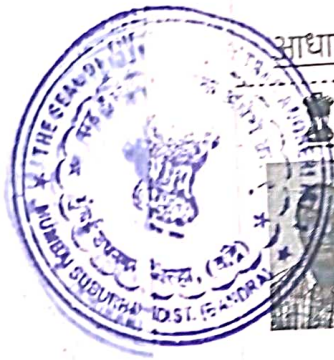
SH174825135FT



आपला आधार क्रमांक / Your Aadhaar No. :

6753 1483 6124

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
 Government of India



शैलेश नान्जी धरोड
 Shailesh Nanji Dharod
 जन्म वर्ष / Year of Birth : 1964
 पुरुष / Male



6753 1483 6124

आधार - सामान्य माणसाचा अधिकार

Shailesh N. Dharod

2333	30	84
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भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

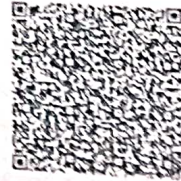
नामांकन क्रम / Enrollment No 1216/00189/01654

To,
सुरेश नानजी धरोद
Suresh Nanji Dharod
S/O Nanji Dharod
Flat No. 5, A Wing, Andheri Indra Darshan CHS Ltd
J P Road, Convent Avenue
Near St. Louis Girls High School 4 Bungalows
Andheri West
Azad Nagar Mumbai
Maharashtra 400053
9869149010

Ref. 1427 / 07L / 508051 / 508826 / P



UE693721707IN



आपका आधार क्रमांक / Your Aadhaar No. :

8189 1588 0443

आधार - आम आदमी का अधिकार



भारत सरकार
GOVERNMENT OF INDIA



सुरेश नानजी धरोद
Suresh Nanji Dharod
जन्म वर्ष / Year of Birth : 1959
पुरुष / Male



8189 1588 0443

आधार - आम आदमी का अधिकार

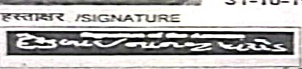
Handwritten notes and stamps at the bottom of the page, including a box with the number 2333 and other illegible markings.

स्थाई लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAEPD6993R

नाम / NAME
DEMUBEN NANJI DHAROD

पिता का नाम / FATHER'S NAME
KUNVARJI VIRJI SATRA

जन्म तिथि / DATE OF BIRTH
31-10-1933

हस्ताक्षर / SIGNATURE


आदकन निदेशक (सदस्य)
 DIRECTOR OF INCOME TAX (SYSTEMS)



डेमुबेन नान्जी धारोड

वर्ष - २०१६		
२३३३	४०	४५
२०१६		



भारत सरकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नामांकन क्रम / Enrollment No 1216/00189/02003

10/12/2011

To,
अरुणा जयंत धरोड
Aruna Jayant Dharod
W/O Jayant Dharod
B/22, Jeevan Sudha
Juhu Lane
Near BMW Show Room
Andheri West
Andheri Railway Station Mumbai
Maharashtra 400058
9869087117

Ref: 1431 / 07L / 510991 / 511263 / P



UE693772235IN



आपका आधार क्रमांक / Your Aadhaar No. :

9948 0190 2231

आधार — आम आदमी का अधिकार

भारत सरकार
GOVERNMENT OF INDIA

अरुणा जयंत धरोड
Aruna Jayant Dharod
जन्म वर्ष / Year of Birth : 1962
महिला / Female



9948

Index-2(सूची - २)



27/02/2018

सूची क्र.2

दुय्यम निबंधक : मह. दु. नि. अंधेरी 1

दस्त क्रमांक : 2333/2018

नोंदणी :

Regn:63m

गावाचे नाव : 1) अंधेरी

(1) विलेखाचा प्रकार	वक्षीमपत्र
(2) मोवदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	6212500
(4) भू-मापन, पोटहिस्मा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 404, माळा नं: 4 था मजला, इमारतीचे नाव: अलका विल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई 400058, रोड नं: एम व्ही रोड, नियर राम झरोखा, इतर माहिती: एकुण क्षेत्रफळ 642 चौ. फुट कार्पेट पैसी 50% अविभाजित हिस्मा. नाते भाऊ - भाऊ (C.T.S. Number : 416, 416/1 ते 8 ;)
(5) क्षेत्रफळ	1) 71.60 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-सुरेश नानजी धरोड वय:-59; पत्ता:-प्लॉट नं: ए / 5, माळा नं: -, इमारतीचे नाव: अंधेरी इंद्र दर्शन सीएचएम कॉन्वेंट अवेन्यू, ब्लॉक नं: चार बंगला, अंधेरी पश्चिम मुंबई, रोड नं: ऑफ जे पी रोड, महाराष्ट्र, मुंबई. पिन कोड:-400053 पॅन नं:-AACPD1322Q 2): नाव:-देमुबाई नानजी धरोड वय:-85; पत्ता:-प्लॉट नं: 404, माळा नं: 4 था मजला, इमारतीचे नाव: अलका विल्डींग, ब्लॉक नं: अंधेरी पश्चिम मुंबई, रोड नं: एम व्ही रोड, महाराष्ट्र, मुंबई. पिन कोड:-400058 पॅन नं:-AAEPD6993R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-शैलेश नानजी धरोड वय:-54; पत्ता:-404, 4 था मजला, अलका विल्डींग, अंधेरी पश्चिम मुंबई, एम व्ही रोड, अंधेरी राईलवा स्टडीऑन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400058 पॅन नं:-AACPD4692B
(9) दस्तऐवज करून दिल्याचा दिनांक	27/02/2018
(10) दस्त नोंदणी केल्याचा दिनांक	27/02/2018
(11) अनुक्रमांक, खंड व पृष्ठ	2333/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	186400
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद

(25-a) Movable Property

दस्ता सोबत सूची क्र - २. दिल्ली.



बारी प्रत
मह. दुय्यम निबंधक, अंधेरी क्र. १
बंदी इलाका विभागा.

1/11/51
Rajji
+ Copy of approved plan.

AGREEMENT
FOR
SALE
OF FLAT/SHOP/PREMISES
GARAGE
IN
"ALKA"

on Plot No. 416, 416/1, to 416/8
Main S. V. Road, Andheri (W)
Bombay 400 058

ALKA CHAMBERS PREMISES CO-OP. SOCIETY LTD.

Reg. No. BOM/GEN 1304 of 1979 dated 07-05-1979
416, S. V. Road,, M. A. High School, Andheri (W), Mumbai - 400 058 Tel: 65255891

Date: 28/7/2010

To,
Corporation Bank
Kalbadevi Branch,
Mumbai

Dear Sir,

SUB : Noting of Lien / charge in respect of flat bearing No. 404 in the 4th Floor in the Multi - Storeyed building by name Alka Chamber Premises Co-operative society Ltd. situated at S. V. Road, Andheri (W), Mumbai - 400 058, and pertaining to the member of the Society / Share holder Mr. D. Dharod.

With reference to your letter date 24th July 2010, we confirm having noted your lien/charge over the flat bearing No. 404/A in the 4th Floor in the Multi - Storeyed building by name Alka Chamber Premises Co-operative society Ltd. situated at S. V. Road, Andheri (W), Mumbai - 400 058, and pertaining to the member of the Society **Mr. D. Dharod.**

Further we undertake not to allow transfer of the said flat /title deed in favour of third party and not to issue duplicate share certificate in Lieu of the original, without the written consent of the Coporation Bank, Kalbadevi Branch.

Yours faithfully,

For Alka Chamber Premises Co-operative society Ltd.


Secretary

Place:



Handwritten notes in Hindi, including a date "10/12/54" and a signature "Signature of Shri. ...".

ARTICLES OF AGREEMENT made at Bombay this 7th day of One thousand Nine hundred and Seventy Eight between MESSRS. M.H.K. ENTERPRISE a partnership firm registered under the Indian Partnership Act carrying on business at 515, Ross Chambers, New Marine Lines, Bombay 20, hereinafter called "the Builders" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the said Messrs. M.H.K. Enterprise and the partners or partner for the time being of the said firm and its assignees) of the One

Part and SHRI/SMT. DEEPAK NANJI DHARMA and SHRI SURESH NANJI DHARMA.

of Bombay Indian Inhabitant hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her heirs, executors and administrators) of the Other Part;

WHEREAS Messrs. Bhogilal Loharchand (hereinafter called "the Owners") are absolutely entitled to all that piece or parcel of land or ground together with the building or structures standing thereon situate lying and being at Andheri Taluka Salsette (Shastri) and Zilla Thane measuring 8047 sq. yds. equivalent to 6728.28 square metres or thereabouts (hereinafter called "the said entire property") and more particularly described in the Schedule hereunder written;

AND WHEREAS by an Agreement for Sale made between the Owner of the One Part and the Builders of the Other Part, the Owner agreed

to sell and the Builders agreed to purchase the said entire property (save and except the structures comprising of the main bungalow shown on the plan hereto annexed in blue coloured boundary lines and other structures if any which are to be retained and/or constructed by the Owners on the portion of the land shown in yellow coloured wash on the plan hereto annexed as provided in the said Agreement for Sale) at the price an on the terms and conditions therein mentioned;

AND WHEREAS in pursuance of the said hereinbefore recited Agreement for Sale, the Builders have been put in possession of the said entire property save and except the said bungalow and other structures if any subject to the right of the Owners in respect of the said bungalow and the said structures and the open spaces around the said bungalow and the said structures and the perpetual right of way and access over the strip of land and over the existing flight of stairs or any other access constructed by the Builders connecting the main S.V. Road to the said portion of land and the said bungalow and other structure or structures if any retained or which may be constructed by the owners as aforesaid with a right to the Builders to develop the said remaining portion of the said entire property by constructing thereon a building or buildings in accordance with the plans and specifications sanctioned by the Municipal Corporation of Greater Bombay;

AND WHEREAS the Builders have commenced construction work on the said remaining portion of the said entire property which has become vacant in accordance with the plans and specifications sanctioned by the Municipal Corporation of Greater Bombay;

AND WHEREAS the builders have produced and/or supplied all the documents and information to the Purchaser and the Builders have made full and true disclosure of all the items covered under the clauses (a) to (k) of Sub-section (2) of Section (3) of the Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, management and transfer) Act, 1963 (hereinafter for brevity's sake to be referred to as "the said Act") as well as items covered under clauses (a) to (g) of Rule 4 of the Maharashtra Ownership Flats Rules 1964 (hereinafter for brevity's sake to be referred to as "the said Rules") and the Purchaser is satisfied with the same and has no further or other information nor disclosure to be required from the Builders;

AND WHEREAS the Builders have commenced construction of the said building or buildings on the said remaining portion of the said property more particularly described in the Schedule hereunder written in accordance with the plans and specifications already sanctioned by the Municipal Corporation of Greater Bombay and of selling the flats, shops, garages, parking spaces and other premises therein to the intending purchasers on what is known as "Ownership basis".

AND WHEREAS the title of the Owners to the said entire property has been investigated by Messrs. Jamsedji Rustomji & Devidas & Jani & Merchant, Solicitors, who have issued their Certificate of Title whereof is hereto annexed and

terms and conditions thereof and has seen the site and has also seen and approved the plans and specifications sanctioned by the Municipal Corporation of Greater Bombay.

AND WHEREAS the Builders are entering into separate Agreements with several persons and parties for sale of the flats, shops, garages and premises in the building or buildings to be constructed by the Builders on the said larger portion of the said property more particularly described in the Schedule hereunder written on such terms and conditions as the Builders may in their sole discretion deem fit;

AND WHEREAS the Purchaser has agreed to acquire on what is popularly known as 'Ownership Basis' flat/shop/garage/premises No 404 on the 4th floor in the said buildings to be constructed on the said remaining portion of the said property (hereinafter referred to as "the said flat/shop/garage/premises with full notice and knowledge of the several covenants and terms and conditions and provisions contained in the said hereinbefore recited writings and on the terms and conditions hereinafter appearing:

3. 20. 46
D. S. M.
C. M. I.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO as follows:—

1) The Builders shall construct a building or buildings on the said remaining portion of the said entire property more particularly described in the schedule hereunder written in accordance with the plans and specifications which have been kept by them at their office at 515, Reva Chambers, New Marine Lines, Bombay 20, and at the building site for inspection and which the Purchaser has seen and approved the same and has also agreed that the Builders shall be entitled to make such variations therein as may be required to be carried out by the Government, the Municipal Corporation of Greater Bombay and other local body or authority or as may be declared by the Builders from time to time without materially affecting the area and the position of the premises agreed to be acquired by the Purchaser. The Purchaser hereby gives his consent to the variation in the plans by the Builders as aforesaid.

2) The Purchaser has satisfied himself/herself as to the title of the Owner to the said whole property comprised in the said hereinbefore recited Agreement for Sale and accepts the same and also accepts the certificate of Title to the said whole property issued by the Builders' Advocates Messrs. Jamsedji Rustomji & Devidas & Jani & Merchant, a copy whereof is hereto annexed and marked Ex. 'A'.

3) The Builders hereby agree to sell and the Purchaser hereby agrees to acquire a flat/shop/garage/premises No. 404 on the 4th floor of the Building as per the plans and specifications and amenities seen and approved by him/her the copies hereto annexed and marked Ex. 'B' and Ex. 'C' respectively at or for the price of Rs. 81415-00 (Rupees Eighty one thousand four hundred and fifteen only.) The Purchaser hereby agrees to pay the consideration for the acquisition of the said flat/garage/shop premises to be acquired by him/her as under:—

3. 20. 46
D. S. M.
C. M. I.

3. 20. 46
D. S. M.
C. M. I.

d
e

J. A. U.
D. S. D.
C. M.

4
Fifteen thousands only. Paid by cheques
as earnest money on or before the

- i) Rs. 15000000 execution of this agreement.
- ii) Rs. 10000000 of each of the ~~slabs~~ slabs, shall be paid on or before the casting
- iii) The balance amount of Rs. 6415000 at the time of handing over of possession, of the said flat/garage/shop/premises. Time for payment of each of the aforesaid instalments shall be of essence of the contract.

4) On an instalment having become due and payable a Notice calling upon the Purchaser to pay the said instalment by a particular date will be served by the Builders on the Purchaser. In the event of the purchaser committing any default in payment of any one of the instalment referred to hereinbefore or any of the moneys due owing and payable by the Purchaser under these presents, the Builders shall be entitled to terminate this Agreement and on the Builders exercising the option so to terminate all moneys paid by the Purchaser till then shall be forfeited and the Builders shall be able to dispose of the flat/garage/shop/premises in the manner they like.

5) The Purchaser doth hereby agree that in case any Security Deposit is demanded by any Department of Municipal Corporation of Greater Bombay or Bombay Suburban Electric Supply Company before giving water connection or electric connection to the proposed building or buildings he/she shall forthwith pay his/her share as may be determined by the Builders.

6) Without prejudice to the rights and remedies of the Builders under these presents and/or in law the Purchaser shall be liable to pay interest at the rate of 15 per cent. per annum on all amounts due and payable by the Purchaser under this Agreement, if such amounts remain unpaid for seven days or more after becoming due.

7(a) The possession of the said premises shall be given by the Builders to the Purchaser after the said building is ready for use and occupation and the Occupancy Certificate shall have been obtained from the Municipal Corporation of Greater Bombay or other relevant authority to body a public authority. Subject to the provisions of Sub-clause (b) and (c) hereof, the Builders shall give possession of the said premises to the Purchaser on or before the 30th April 1977. The Purchaser shall within seven days of the receipt by him of the written notice from the Builders that the said premises are ready for use and occupation and that the Occupation Certificate has been obtained take possession of the said premises.

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7(b) The Purchaser be entitled to take possession of the said premises as contemplated in Sub-clause (a) hereof only if he/she has duly observed and performed all the obligations and stipulation contained in this Agreement and on his/her part to be observed and performed and has also duly paid to the Builders all and whatsoever the amounts payable by his/h under this Agreement.

7(a) Notwithstanding anything contained in this Agreement or in this clause the Builders shall not incur any liability if they are unable to deliver

possession of the said premises on or before the end of *April 1959*

if the completion of the said building/buildings is delayed by reasons of non-availability of steel or cement or on account of civil commotion, riot or any act of God or on account of any notice, order, rule or notification of the Government and/or any other public body or authority or on account of withholding or delay in the grant of the building completion certificate, water connection and/or any other necessary facilities, permission or sanction by the Government, the Municipal Corporation of Greater Bombay and/or any such other or similar public body or authority.

3) Nothing herein contained shall be construed to confer upon the Purchaser any right, title or interest of any kind whatsoever into or over the said property or building/buildings to be constructed or any part hereof until a formal conveyance is executed as hereinafter mentioned.

4) The Purchaser on being put in possession shall become entitled to the use and occupation of the said premises without hindrance. The Purchaser shall not be entitled to refuse to take possession or delay taking possession on the ground that in his/her opinion something still remains to be done or completed in respect of the said premises. It is expressly agreed and understood that upon the possession of the said premises being given to the Purchaser, thereafter the Purchaser shall have no claim whatsoever against the Builders in respect of any item of work in that behalf.

5) The Purchaser shall have no claim save and except in respect of articular flat/garage/shop/premises hereby agreed to be acquired that is open spaces, parking places, lobbies, staircases, lifts, terraces etc., will remain the property of the Builders until the property is transferred to the proposed Limited Company or a Co-operative Society or an Incorporated Society as hereinafter mentioned but subject to the rights of the Builders herein stated.

6) The Builders shall have a right to make additions, alterations, raise storeys or put up additional structures at any time as may be permitted by the Municipal Corporation of Greater Bombay and other competent authorities. Such additions, structures and storeys will be the sole property of the Builders who will be entitled to dispose it of in any way they may see fit and the Purchasers hereby consent to the same. The agreements between the Purchaser and all the Purchasers of flats/garages/shops/premises in the said buildings shall be subject to the aforesaid rights of the Builders. The Purchaser shall not be entitled to raise any objection or to any objection with price of the tenements agreed to be acquired by him/her or to any compensation or damages on the ground of inconvenience or any other ground whatsoever.

PROVIDED that the Builders do not in any way affect or prejudice the right hereby granted in favour of the Purchaser in respect of the flat/garage/shop/premises agreed to be purchased by the Purchaser, the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or exercise of their right, title and interest in the said land, hereditaments,

The said Messrs. Bhogilal Laherchand are further entitled to have a perpetual right of access over the strip of land shown on the plan annexed to the said Agreement in Burnt Sienna wash connecting the said main S. V. Road to the said portion and the said bungalow and other structure or structures if any, retained or which may be constructed by them and by means of existing flight of stairs which is shown in hatched line on the plan annexed to the said Agreement or a pedestrian or vehicular access road which may be constructed in its place and connecting the said road with the said S. V. Road.

Messrs. Bhogilal Laherchand have put Messrs. Alka Enterprise in possession of the said property with authority to develop the same accepting the portion which have been retained by the said Messrs. Bhogilal Laherchand for their exclusive use and benefit as aforesaid and Messrs. Alka Enterprise are entitled to construct one or more building or buildings on the said remaining portion of the said property and to sell and dispose of the same on ownership basis but subject to the terms and conditions contained in the Agreement dated 27th day of July, 1977.

Messrs. Alka Enterprise are entitled upon payment of the balance of the purchase price to Messrs. Bhogilal Laherchand to have a Conveyance of the said property in favour of themselves or their nominee or nominees or Co-operative Society or Limited Company or Association of Apartment-holders as may be desired by them.

Simultaneously on execution of the Conveyance by Messrs. Bhogilal Laherchand in favour of Messrs. Alka Enterprise or their nominee or nominees or co-operative Society or Limited Company or Association of Apartment-holder as aforesaid, the purchaser under such Conveyance is liable to execute in favour of Messrs. Bhogilal Laherchand a lease of the said bungalow and the other structure or structures retained by them as aforesaid with a right to use portion of the said land which is shown in yellow coloured wash on the plan annexed to the said Agreement and with a right of access as mentioned hereinabove subject to payment of rent of rupee one per year for a term of 99 years and on the covenants and conditions contained in the draft Indenture of Lease prepared by us.

THE SCHEDULE ABOVE REFERRED TO:

FIRSTLY: All that piece or parcel of land or ground together with building or structures standing thereon situate lying and being at Andher Taluka Salsette (Shasti) and Zilla Thana Sub-District Bandra now in the registration Sub-District and District of Bombay City and Bombay Suburban forming part of Survey No. 61 Sub No. 1 and non-agricultural Survey No. 71 and entry No. 139/104 and 453 and bearing C.T.S. Nos. 416 Part, 416/1 Part to 416/3 Part containing by admeasurement 7627 square yards equivalent to 6377.16 Square meter or thereabouts and bounded as follows.— that is to say on or towards the East by the Murzbanabad Road on or towards the West by the land of Tribhuvandas Vurjevandas forming part of the Survey No. 61 on or towards the North partly by the property known as 'Shant'Khanan' and partly by the vacant land formerly of Tribhuvandas Vurjevandas and on or towards the South by the property known as 'Mount Pleasant' of the Tribhuvandas Vurjevandas.

The said Messrs. Bhogilal Laherchand are further entitled to have a perpetual right of access over the strip of land shown on the plan annexed to the said Agreement in burnt Sienna wash connecting the said main S. V. Road to the said portion and the said bungalow and other structure or structures if any, retained or which may be constructed by them and by means of existing flight of stairs which is shown in hatched line on the plan annexed to the said Agreement or a pedestrian or vehicular access road which may be constructed in its place and connecting the said road with the said S. V. Road.

Messrs. Bhogilal Laherchand have put Messrs. Alka Enterprise in possession of the said property with authority to develop the same excepting the portion which have been retained by the said Messrs. Bhogilal Laherchand for their exclusive use and benefit as aforesaid and Messrs. Alka Enterprise are entitled to construct one or more building or buildings on the said remaining portion of the said property and to sell and dispose of the same on ownership basis but subject to the terms and conditions contained in the Agreement dated 27th day of July, 1977.

Messrs. Alka Enterprise are entitled upon payment of the balance of the purchase price to Messrs. Bhogilal Laherchand to have a Conveyance of the said property in favour of themselves or their nominee or nominees or Co-operative Society or Limited Company or Association of Apartment-holders as may be desired by them.

Simultaneously on execution of the Conveyance by Messrs. Bhogilal Laherchand in favour of Messrs. Alka Enterprise or their nominee or nominees or co-operative Society or Limited Company or Association of Apartment-holder as aforesaid, the purchaser under such Conveyance is liable to execute in favour of Messrs. Bhogilal Laherchand a lease of the said bungalow and the other structure or structures retained by them as aforesaid with a right to use portion of the said land which is shown in yellow coloured wash on the plan annexed to the said Agreement and with a right of access as mentioned hereinabove subject to payment of rent of rupee one per year for a term of 99 years and on the covenants and conditions contained in the draft Indenture of Lease prepared by us.

THE SCHEDULE ABOVE REFERRED TO:

FIRSTLY: All that piece or parcel of land or ground together with building or structures standing thereon situate lying and being at Andheri Taluka Salsette (Shasti) and Zilla Thana Sub-District Bandra now in the registration Sub-District and District of Bombay City and Bombay Suburban forming part of Survey No. 61 Sub No. 1 and non-agricultural Survey No. 71 and entry No. 189/104 and 453 and bearing C.T.S. Nos. 416 Part, 416/1 Part to 416/8 Part containing by admeasurement 7627 square yards equivalent to 6377.16 Square meter or thereabouts and bounded as follows.— that is to say on or towards the East by the Murzbanabad Road on or towards the West by the land of Tribhovandas Vurjevandas forming part of the Survey No. 61 on or towards the North partly by the property known as 'Shantibhuvan' and partly by the vacant land formerly of Tribhovandas Vurjevandas and on or towards the South by the property known as 'Mount Pleasant' of the Tribhovandas Vurjevandas.

SECONDLY:- All that piece or parcel of land or ground together with building or structures standing thereon situate lying and being at Andheri Taluka Salsette (Shasti) and Zilla Thana in the registration Sub-District Thana now in the registration Sub-District and District of Bombay City and Bombay Suburban forming part of Survey No. 61, Sub-No. 0 and non-agricultural Survey No, 106 and entry Nos. C 189/104 and D 104 and bearing C.T.S. Nos. 416 Part 416/1 Part to 416/8 Part containing by admeasurement 430 square yards equivalent to 351.17 square meters or thereabouts and bounded as follows:— That is to say on or towards the East and South by the property of Bhogilal Leherchand, on or towards the West by the private passage, on or towards the North by the property known as Shanti Bhavan Farmarely belonging to Tribhovandas Vurjevandas.

Dated this 30th day of November 1977.

Jamshedji Rustomji & Devidts &
JANI & MERCHANT

Sd/- F. H. Tapia

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The said Messrs. Bhogilal Laherchand are further entitled to have a perpetual right of access over the strip of land shown on the plan annexed to the said Agreement in burnt Bienna wash connecting the said main B. V. Road to the said portion and the said bungalow and other structure or structures if any, retained or which may be constructed by them and by means of existing flight of stairs which is shown in hatched line on the plan annexed to the said Agreement or a pedestrian or vehicular access road which may be constructed in its place and connecting the said road with the said B. V. Road.

Messrs. Bhogilal Laherchand have put Messrs. Alka Enterprise in possession of the said property with authority to develop the same excepting the portion which have been retained by the said Messrs. Bhogilal Laherchand for their exclusive use and benefit as aforesaid and Messrs. Alka Enterprise are entitled to construct one or more building or buildings on the said remaining portion of the said property and to sell and dispose of the same on ownership basis but subject to the terms and conditions contained in the Agreement dated 27th day of July, 1977.

Messrs. Alka Enterprise are entitled upon payment of the balance of the purchase price to Messrs. Bhogilal Laherchand to have a Conveyance of the said property in favour of themselves or their nominee or nominees or Co-operative Society or Limited Company or Association of Apartment-holders as may be desired by them.

Simultaneously on execution of the Conveyance by Messrs. Bhogilal Laherchand in favour of Messrs. Alka Enterprise or their nominee or nominees or co-operative Society or Limited Company or Association of Apartment-holder as aforesaid, the purchaser under such Conveyance is liable to execute in favour of Messrs. Bhogilal Laherchand a lease of the said bungalow and the other structure or structures retained by them as aforesaid with a right to use portion of the said land which is shown in yellow coloured wash on the plan annexed to the said Agreement and with a right of access as mentioned hereinabove subject to payment of rent of rupee one per year for a term of 99 years and on the covenants and conditions contained in the draft indenture of Lease prepared by us.

THE SCHEDULE ABOVE REFERRED TO:

FIRSTLY; All that piece or parcel of land or ground together with building or structures standing thereon situate lying and being at Andheri Taluka Salsette (Shaati) and Zilla Thana Sub-District Bandra now in the registration Sub-District and District of Bombay City and Bombay Suburban forming part of Survey No. 61 Sub No. 1 and non-agricultural Survey No. 71 and entry No. 189/104 and 453 and bearing C.T.S. Noa, 416 Part, 416/1 Part to 416/8 Part containing by admeasure-ment 7627 square yards equivalent to 6377.16 Square meter or thereabouts and bounded as follows.— that is to say on or towards the East by the Murabanabad Road on or towards the West by the land of Tribhovandas Vurjevandas forming part of the Survey No. 61 on or towards the North partly by the property known as 'Shantibhuvan' and partly by the land formerly of Tribhovandas Vurjevandas and on or towards the South by the property known as 'Mount Pleasant' of the Tribhovandas Vurjevandas.

EXHIBIT 'C'

SPECIFICATIONS AND AMENITIES

1. **Building:**— The structure shall be R.C.C. Frame work with 9" Brick/6" R.C.C. external walls and 4½" thick brick panel walls, The internal plaster shall be Neeru finished and the external wall shall be sand faced and cement painted. All the internal walls, ceiling etc. shall be of superior Lime colour wash. Staircase will have Marble Mosaic steps.

2. **Doors and window:-** All entrance door shall be flush door with teak veneer on one side with necessary Fittings such as Godrej night peep hole, letter slit, safety chain, handle, aldrep etc. & ding dong bell.

The bed room & kitchen door shall be with both side commercial ply with enamel paint having anodised alluminium fitting such as aldrep 6" long tower bolt, Handle & door stopper.

The Bath & W.C. shall be penelled door partly glazed with alluminium Fittings.

3. **Flooring:-** Marble Mosaic tiles in white cement upto Rs. 200/- per 100 sq. ft. shall be Laid in Living room and the same in grey cement upto Rs. 140/- per 100 sq.ft. shall be Laid at all other places such as bed room, kitchen, passage. 5" skirting shall be provided on each wall except balconies.

4. **Kitchen:-** Kitchen will have one cooking platform fixed with black Kadapa stone and a built in sink. 1'-6" dado of 6" x 6" white glazed tiles shall be provided above the platform.

5. **Bath & W.C.:-** The Flooring of the bath shall be in Tandur polish Ladi and 3' dado shall be of 6" x 6" white glazed tiles. The Flooring of W.C. and 1'-6" dado shall be of 6" x 6" white glazed tiles. One geaser 1 to 3 k.w. shall be provided per flat.

6. **Passage:-** One wash basin with mirror will be provided.

7. **Electricity:-** Open type wiring with copper conductors on polish teak wood battens shall be provided. The main Line will be with concealed conduit of heavy guage. All Light points, fan point, power pt., half plug point and bell point with ding dong bell should be provided in each Flat. Also suitable Light points on terrace staircase, common Lobby, entrance hall, peremeter of the building shall be provided.

8. **Plumbing work and water supply:-** All plumbing work will be of approved quality open type & carried out as per plan and rules and regulation of B.M.C.

9. **General:-** General development of the site and the recreation space will be done compound wall and the gate shall be made.

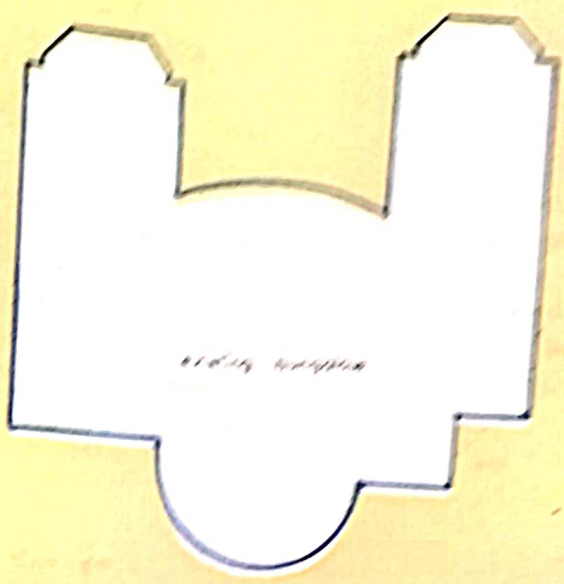
E. A. K.
D. A. L.
C. E. M.

EXHIBIT "D"

LIST OF OUTGOINGS

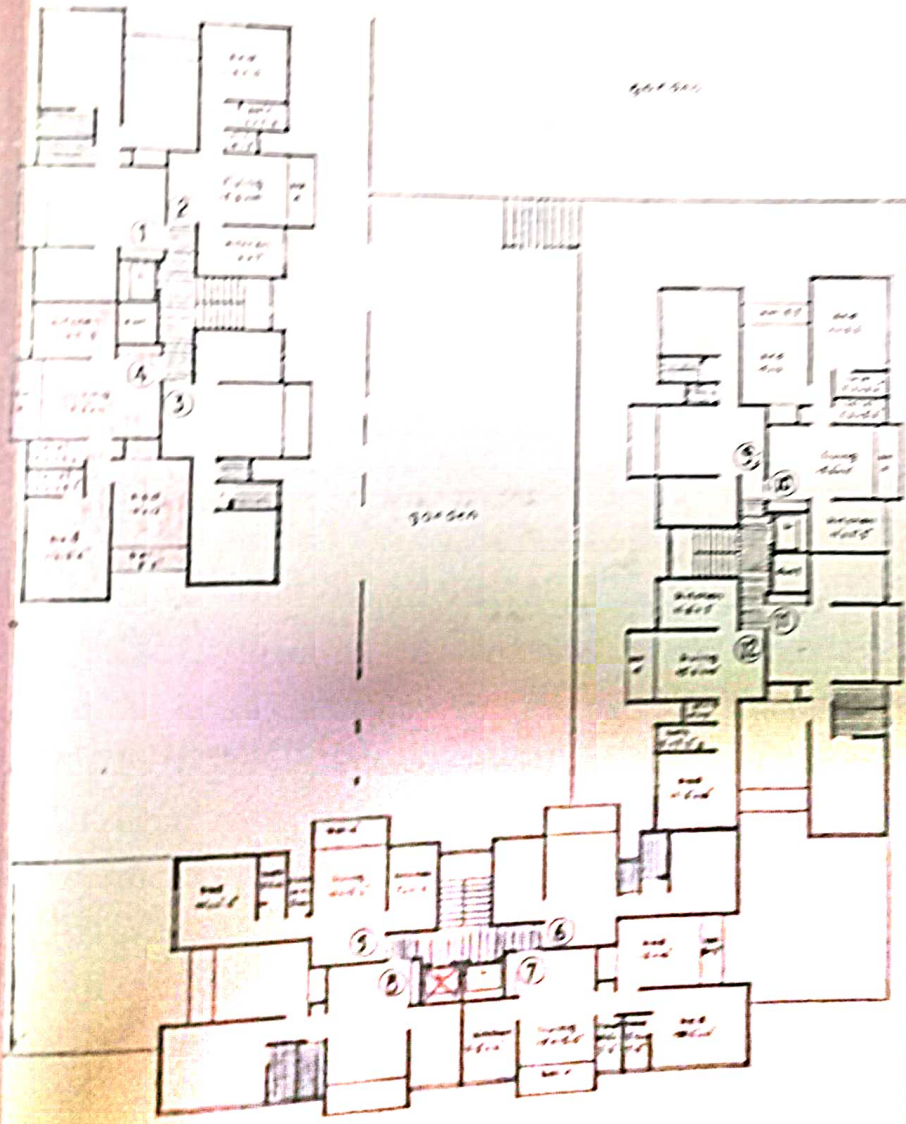
- 1) The expenses of maintenance, repairing, redecorating etc. of the main structure and in particular the terrace gutters and rain water pipes of the building, water pipes, and electric wires in under or upon the building and enjoyed or used by the Party of the Other Part in common with other occupiers of the other premises/garages and the main entrances, passages, landings and staircase of the building as enjoyed by the Party of the Other Part or used by him/her in common as aforesaid and the boundary walls of the buildings, compounds, terraces etc.
- 2) The costs of cleaning and lighting the passages, landings staircase, and other parts of the building as enjoyed or used by the Party of the other part in common as aforesaid.
- 3) The costs of decorating the exterior of the building.
- 4) The costs of the salaries of clerks, bill-collectors chowkidars sweepers etc.
- 5) The cost of working and maintenance of water pumps and lights and service charges.
- 6) Municipal and other taxes, charges rates, cesses etc.
- 7) Insurance of the building.
- 8) Cost of water meter or electric meters and/or any deposit for water or electricity.
- 9) Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.
- 10) Sinking fund as may be required under Co-operative Societies by-laws.

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ACCESS TO EXISTING REGION

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E. 214
Djal.
C.M.I.

ALKA CHAMBERS PREMISES CO-OPERATIVE SOCIETY LIMITED

Registration No. BOM / GEN 1304 of 1979 dt. 7-5-79

416, S. V. Road, Andheri (W)
Opp. M. A. High - School
BOMBAY - 400 058

Ref

Date 28/05/09

To:

The Manager,
Corporation Bank
...Kalbadevi... Branch
.....

Dear Sir,

Ref: Flat No. 404 Of Mr./Mrs. Demuben Nanji Dharod and Suresh Nanji Dharod in the building called Alka Chambers the Premises Co-op. Soc. Ltd. Housing Society Ltd., situated at Opp. M.A. High School, S.V. Road, Andheri (W), Mumbai-400058

This is to confirm that the above society registered under No. BOM/GEN 1304 of 1979 Date 4-5-79 is the owner of the above building pursuant to the conveyance dated 5th MAY 1979 registered under No. 1304/79 dated 7th MAY 1979 and that the society has allotted/ transferred / agreed to transfer the above flat to Mr. /Mrs. Demuben Nanji Dharod and Suresh Nanji Dharod.

We hereby assure you that the said flat and rights relative appurtenant thereto are not subject to any encumbrance, change or liability of any kind whatsoever and that the entire property is free and marketable.

We further confirm that we have a clear, legal and marketable title to the said property and every part thereof and that all taxes and dues in respect thereof have been paid upto date.

We have no objection to your giving a loan to the said allottee / transferee / proposed transferee to others and his / her / their mortgaging the said flat / pledging their title deeds (Shares Certificate) pertaining to flat with you by way of security for repayment.

Yours faithfully,

ALKA CHAMBERS PREMISES CO-OP. SOCIETY LTD
Alka Chambers Premises Co-operative Society Ltd

Chairman

BMD
Secretary