

# MADHAVI C.M.S. LTD.

नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पं. नं. १०८, रेलगाडी भवन, पो. नं. ११  
नवी मुंबई-४०० ११४  
दुरधनी क्र. ०६६ २७ २६, ०६७ २५ ११

1ST FLOOR, RELAY BUILDING, C.B.D.  
NAVI MUMBAI-400 114  
TEL. No. 766 37 25, 767 25 11

NO. : NM/MC/D-2/TPO/00/1266/95

Date : 22/3/1995.

## OCCUPANCY CERTIFICATE

I hereby certify that the development Residential Building (BUA 8104.5116 M<sup>2</sup>) completed by M/s. Madhavi Co-op. Housing Society on Plot No. 3, Sector 14, Nerul, New Bombay completed on 06/01/1995 under the supervision of M/s. Shivaji Patil & Associates has been inspected on 18/02/1995 and I declare that the development has been carried out in accordance with General Development Control Regulation and condition stipulated in the Certificate dated 11/06/1992 & 14/09/1993 and that the development is fit for the use for which it has been carried out.



(R. V. U...)  
TOWN PLANNING

Navi Mumbai Municipal Corporation.

NAVI MUMBAI.

**TY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**

**GD. OFFICE:**  
RMAL\*, 2nd Floor,  
Naman Point,  
Navi Mumbai - 400 021.  
Tel: 00-91-22-6656 0900  
Fax: 00-91-22-2202 2509

**OFFICE :**  
Office of the Estatementagement  
Section, CIDCO Bhavan,  
1st Floor, CBD-Belapur,  
Navi Mumbai - 400 614.

**HEAD OFFICE :**  
CIDCO Bhavan, CBD-Belapur,  
Navi Mumbai - 400 614.  
Tel. : 00-91-22-6791 8100  
Fax : 00-91-22-6791 8166

Date : 27.07.2010

Ref. No. CIDCO / EMS / AEO (I) / 2010 / 1992  
MS. MADHAVI CHS. LTD.  
PLOT NO-3, SECTOR- 19A  
NERUL, NAVI MUMBAI - 400706

**Sub:** Grant of permission to mortgage Flat/Unit/Plot No. B-1/602  
Constructed on Plot No. 3, Sector No. 19A  
Node NERUL Navi Mumbai.

**Ref.:** Your Letter dated \_\_\_\_\_

Name of the Intending Member/Members DR. ANDHALE AVINASH  
BABASAHEB & DR. ANDHALE KOMAL AVINASH

Madam,

Please refer to your letter dated 15.07.2010 on the above subject.

In this connection, we have to inform you that our Corporation have No Objection to mortgage  
Unit/Plot No. B-1/602 constructed on Plot No. 3 Sector No. 19A  
at NERUL Navi Mumbai as security for loan to be borrowed from STATE BANK OF INDIA  
Subject to Navi Mumbai Disposal of Lands Regulation, 1975 and Subject to the terms & conditions of  
agreement to lease / Lease deed dated \_\_\_\_\_

Yours Faithfully,

**Estate Officer**  
CIDCO Ltd. CIDCO Bhavan,  
Navi Mumbai - 400 614

*Handwritten signature*

# MADHAVI CO-OP. HSG. SOC. LTD.

Registration No. NA/TNA/HSG/196, DATED- 196 Dated: 23/04/1966  
PLOT NO.3, SECTOR-19A, NERUL (E), NAVI MUMBAI - 400 706.

B1-602 Unit Area : 615.00 SqFt Unit Type : 1 B.H.k.

Bill No. : 1129

Andhale Avinash Babasaheb & Dr. Andhale Komal /

Bill Date : 01/03/2014

January, February, March

Due Date : 25/03/2014

B1 Floor No : 6th

## Particulars Of Charges

Amount

Sinking Fund	288.00
Property Tax Contribution	361.00
Building Insurance Contribution	57.00
Repair & Maintenance Fund Contribution	865.00
Water Charges Contribution	384.00
Repair & Maintenance Charges Contribution	90.00
Service Charges Contribution	1,077.00
Electricity Charges Contribution	521.00
lift Maint. Fund	300.00
Sub Total	3,943.00
Adjustment Credit/Rebate	0.00
Interest On Arrears	0.00
Previous Arrears	
Principal	0.00
Interest	0.00
Total Due Amount and Payable ₹	3,943.00

Thousand Nine Hundred Forty Three

& ELECTRICITY

COMPUTER GENERATED BILL NO SIGNATURE IS REQUIRED.

PLEASE MAKE YOUR PAYMENT ON OR BEFORE DUE DATE\*\*\*

Resolution no: 2 of SGBM dated 04.11.2012\*\*\*\*

PLEASE INFORM THE SOCIETY OFFICE IN CASE OF ANY ERRORS/CLARIFICATION REGARDING YOUR BILLS

## R E C E I P T

Thanks from Dr. Andhale Avinash Babasaheb & Dr. Andhale Komal Avinash

Amounts received are as under: Period :- 01/04/2013 To 31/03/2014

Unit No: B1-602

Date Chq No. Chq Date Bank & Branch  
2/2013 367068 Canara Bank,

Towards bill no. Amount  
953, Bill Date: 12,360.00  
11/12/2013

Total : 12,360.00

Thousand three hundred sixty only

(Representation of Cheque)

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

Authorised Signature

Received on 25/3/2014  
LEFT -  
AKS



V

Not in workflow  
Slarcy  
Smit

9987598549



Thursday, July 08, 2010

4:15:24 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

RACPC

पावती क्र. : 3087

दिनांक 08/07/2010

गावाचे नाव नेरुळ

दस्तऐवजाचा अनुक्रमांक टनन11 - 03020 - 2010

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: डॉ. आघळे अविनाश बाबासाहेब - -

नोंदणी फी	:	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)	:	480.00
एकूण रु.		30480.00

आपणास हा दस्त अंदाजे 4:30PM ह्या वेळेस मिळेल

*[Signature]*  
दुय्यम निबंधक  
सह दु.नि.का-ठाणे 11

बाजार मूल्य: 1849000 रु. मोबदला: 3000000रु.

भरलेले मुद्रांक शुल्क: 132600 रु.

देयकाचा प्रकार: डीडी/घनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: विजया बँक परत दिला

डीडी/घनाकर्ष क्रमांक: 873345; रक्कम: 30000 रु.; दिनांक: 23/06/2010

लिपिक  
दुय्यम निबंधक, ता.जे - ११  
मुळ दस्तऐवज परत मिळाला.

*[Signature]*  
अधिकारची सही

857  
5163080/-  
26-88/-

Verified with Original  
For State Bank of India  
Jacob Circle Branch.



दस्तक्रमांक व वर्ष: 3020/2010

नोंदणी 63 म.

Thursday, July 08, 2010

सूची क्र. दोन INDEX NO. II

Regn 63 m e

4:18:10 PM

गावाचे नाव : नेरुळ

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रू. 3,000,000.00

बा.भा. रू. 1,849,000.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) वर्णन: सदनिका क्र-602 सहावा मजला दि नं-बी/1 माधवी सी एच एस लि प्लॉट नं-3 से-19 ए नेरुळ नवी मुंबई

(3) क्षेत्रफळ

(1) 57.16 चौ मी मुपर बाधीव + 45.72 चौ मी बाधीव

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) इमरान याकुब सलमानी - ; घर/प्लॉट नं: सदनिका क्र-बी-1/602 माधवी सी एच एस लि; गल्ली/रस्ता: से-19 ए नेरुळ; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BDXPS2820R.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) डॉ आंधळे अविनाश बाबासाहेब - ; घर/प्लॉट नं: रुम नं-6 वि नं-बी/164 बांद्रा मुंबई; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOHPA2190L.

(2) डॉ आंधळे कोमल अविनाश - ; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AMVPA3887E.

(7) दिनांक करून दिल्याचा

08/07/2010

(8) नोंदणीचा

08/07/2010

(9) अनुक्रमांक, खंड व पृष्ठ

3020 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रू 132600.00

(11) बाजारभावाप्रमाणे नोंदणी

रू 30000.00

(12) शेर

सह दुय्यम निबंधक ठाणे क्र. 11

Verified with Original  
For State Bank of India  
Jacob Circle Branch.

Branch Manager.

2010

ठाणे

ग 157-गावाचे नाव : नेरुळ (नवी मुंबई महानगरपालिका)  
अ/5/14 - नेरुळ नोड सेक्टर नंबर 19, 19अ, (नेरुळ रेल्वे स्टेशनलगत)  
व Navi Mumbai/Thane/Kalyan/Dombivali/Ulhasnagari/Mira Bhaindar  
इतर -

नक्यानुसार जमिनीचा दर

निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
30800.00	50600.00	66000.00	50600.00

57.16	बांधकामाचे वर्गीकरण	1-आर सी सी
निवासी सदनिका	उद्वाहन मविधा	आहे
बांधीव	बांधकामाचा दर	
0 TO 2	मजला	5th to 10th Floor

$$\begin{aligned} \text{मिळकतीचा प्रति} &= \text{वाजार मूल्यदर} + \text{घसा-यानुसार नविन दर} * \text{मजला निहाय घट/वाढ} \\ &= 30800.00 + (100 / 100) * (105.00 / 100) \\ &= 32340.00 \end{aligned}$$

$$\begin{aligned} \text{कतीचे मूल्य} &= \text{घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर} * \text{मिळकतीचे क्षेत्र} \\ &= 32340.00 * 57.16 \\ &= 1848554.40 \end{aligned}$$

$$\begin{aligned} \text{दर} &= \text{अंतिम मूल्य दर} + \text{तळघराचे मूल्य} + \text{पोटमाळ्याचे मूल्य} + \text{खुल्या जमिनीवरील वाहन तळाचे मूल्य} + \\ &\text{वंदिस्त वाहन तळाचे मूल्य} + \text{लगतच्या गच्चीचे मूल्य} + \text{वरील गच्चीचे मूल्य} + \text{इमारती भोवतीच्या खुल्या जागेचे मूल्य} \end{aligned}$$

$$\begin{aligned} &= A + B + C + D + E + F + G + H \\ &= 1848554.40 + .00 + .00 + .00 + .00 + .00 + .00 + .00 \\ &= 1848554.40 \end{aligned}$$

= 18,49,000/-

ट.न.न.११	
3020	2090
9	24



For State Bank of India  
Jacob Circle Branch.

VIJ-NERJL-5062

दिनांक DATE: 23-09-2010

DEMAND PAY TO JOINT SUB-REGISTRAR THANE

कांया उनके आदेश पर OR ORDER

Thirty Thousand only

अदा करें रु. Rs. 30,000.00

9202951

Remitter : ADV RAJASHRI K

मूल्य प्राप्त हुआ FOR VALUE RECEIVED  
कृपे विज्ञापन बैंक FOR VILVAYA BANK

MUMBAI

714873616

अधिकृत/ AUTH. SIGNATORY

अधिकृत/ AUTH. SIGNATORY  
ज.स.स.स. 8376

873616 0000290000

16



जमा होणे आधीन  
(वि. नि. नमुना क्र. १) (Part A Form No. 1) फॅकिस केले सर्वमा  
Gen 11/10

मूळ प्रत [बहस्तांतरणीय] 40185  
ORIGINAL COPY [NO] TRANSFERABLE] DDNO 313101

शासनास केलेल्या प्रदानाची पावती (State Bank of India)  
RECEIPT FOR PAYMENT TO GOVERNMENT India)

ठिकाण/Place Belapur दिनांक/Date 8/12/2010

Received from Andhale Avinash Babasaheb

रु./Rs. 1,26,000/-  
one lakh thirty two thousand

on account of six hundred only

रोखपाल व लेखापाल  
Cashier or Accountant

हस्ताक्षर/Signature  
निर्देशनाम/Designation

ट.न.न.९९  
3020 2090  
2. 2.4

Verified with Original  
For State Bank of India  
Jacob Circle Branch.

ए. ए. तादळे  
 PROPER OFFICER  
 SUP REGISTRAR  
 THANE (BELAPUR)

**AGREEMENT FOR SELL**  
**(PART PAYMENT)**

THIS AGREEMENT is made and entered into at Navi Mumbai, on this 8th day of July, 2010

**BETWEEN**

**Mr. Imran Yaqub Salmani (PAN NO BDXPS 2820 R )**  
 an adult, Indian Inhabitant presently residing at Flat No-602, on the Sixth floor, B-wing, Madhavi CHS Ltd. Situated on Plot No-3, Sector-19A, Nerul(E), Navi Mumbai-400706 & a bonafide member of the Madhavi Co-op. Housing Society Ltd. Plot no-3, Sector No.-19A, at Nerul, Navi Mumbai, 400 706; hereinafter referred to as **the Transferor** [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include his heirs, executors, administrators and assigns] of the One Part.

AND

**Dr. Andhale Avinash Babasaheb (PAN NO: AOHPA 2190 L) & Dr. Andhale Komal Avinash (PAN NO: AMVPA 3887 E)** both adult/s, Indian Inhabitant/s, having address at Room No-6, in Building No-B-164, Govt. Colony, Bandra (E), Mumbai; hereinafter referred to as **"the Transferee/s"** [which expression shall unless and otherwise repugnant to the context or meaning thereof shall mean & include their executors, administrators and assigns] of the **Other Part**

Contd\_pg-2

ट.न.न.९९	
३०७०	२०९०
३	२४

Verified with Original  
 For State Bank of India  
 Jacob Circle Branch.

Branch Manager.



WHEREAS THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD. is a company incorporated under the Companies Act, 1956, (hereinafter referred to as "the Corporation") having its registered office at Nirmal, 2<sup>nd</sup> floor, Nariman Point Mumbai-400021. The Corporation has been declared as a New Town Development Authority by the Govt. of Maharashtra, under the provisions of sub. Sec (1) & (3-A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966) (hereinafter referred to as "the Said MRTP Act") for the development & disposal of lands in the New Town of Navi Mumbai by the Government of Maharashtra in the exercise of its powers for the area designated as site for a New Town under Sub-Section (1) of section 113 of the said MRTP Act.

AND WHEREAS the State Government has acquired land within the delineated area of Navi Mumbai and vested the same in the Corporation by an order duly made in that behalf as per the provisions of section 113 of the said MRTP Act

AND WHEREAS by virtue of being the development authority the Corporation has been empowered under section 118 of the said MRTP Act to dispose of any land acquired by it or vested to it in accordance with the proposal approved by the state Government under the said MRTP Act.

AND WHEREAS MADHAVI CO-OPERATIVE HOUSING SOCIETY LTD. is a Co-operative housing society registered under The Maharashtra Co-operative Societies Act, 1960 under registration no. NA / TNA / HSG / 196 Dated- 23/04/1966 hereinafter referred to as "the Said Society" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns).

AND WHEREAS the said society had applied / requested the said Corporation to grant a plot of land on lease for the purpose of constructing flats for its members:-



Contd \_\_pg-3

ट.न.न.९९	
३०२०	२०९०
४	२५

Verified with Original  
For State Bank of India  
Jacob Circle Branch.

AND WHEREAS by virtue of the said agreement dated 28<sup>th</sup> day of November 1991 for the development of the property the **Said Promoters** herein also obtained the sole and exclusive rights to deal with and dispose of the flats to be constructed in the building on the said plot of land and also to receive and appropriate the consideration in respect thereof on the terms and conditions contained in the said agreement dated 28<sup>th</sup> day of November, 1991.

AND WHEREAS the said Promoters constructed the Residential building as per the plans sanctioned and as per the commencement certificate and development permission granted by "**CORPORATION**" including such additions, modification, revisions, alterations, therein, if any, from time to time as approved by the Corporation / Planning Authorities.

AND WHEREAS Promoters expressed their intentions to dispose of the flats in "**the Said Society**" to be known as "**Madhavi**" on OWNERSHIP BASIS

AND WHEREAS one **Mr. Juzer A. Najmi** had purchased a **Flat No- 602, on the in Building No-B-1 on the Sixth Floor** in the said society from the said Promoters vide its Agreement to sale registered, receipt no- \_\_\_\_\_ dated 03/01/1995 as documented in the office of Sub-Registrar Thane- \_\_\_\_\_ accordingly ~~sub-registrar~~ had issued five shares of Rs.100/- each bearing distinctive numbers from **606 to 610** under **Share Certificate Sr. No-122** in his favor on -01/01/1996



AND WHEREAS ~~the~~ Present Transferor **Mr. Imran Yaqub Salmami** had purchased ~~above~~ said flat in the said society from ~~Mr. Juzer A. Najmi~~ vide its Agreement registered ~~no-5984~~ **Share Certificate Sr. No-122** under **Share Certificate Sr. No.: 122** issued in his favor **receipt no-5984** dated-27/11/2006.

AND WHEREAS the said Transferor is a bonafide member of the Said Society and is holding five shares of Rs.100/- each bearing distinctive numbers from **606 to 610** under **Share Certificate Sr. No.: 122** issued in his favor by the said society dated-24/06/2007.

Contd---pg-5

2.7.7.99	
3020	2090
€	124

*Imran*

*Imran*

AND WHEREAS because of the membership of the said society through the ownership of the aforesaid **Share Certificate No: 122** the Transferor is well & sufficiently entitled to the ownership, use and occupation of the Residential premises being **Flat No. 602 in building no-B-1 on the Sixth Floor** admeasuring about **615 sq. ft. [equivalent to 57.16 sq. mtrs.] Super Built-up area and 492 sq. ft. [equivalent to 45.72 sq. mtrs.] Built-up area** or thereabouts, in the said Society [hereinafter for brevity's sake referred to as "**the Said Premises**"]

AND WHEREAS the said premises is in occupation and possession of the Transferor subject to the bye- laws, rules and regulations of the said Society.

AND WHEREAS the Transferor is desirous of transferring the shares of the said Society together with the occupancy and other rights, title and interest and incidental rights, benefits in the said premises in the said society to the Transferee/s free from all encumbrances and liabilities along with the amounts standing to the credit of the Transferor on this day in the books of the said society towards the deposits, sinking fund and any other amounts which the Transferor is legitimately to in his capacity as the members of the said Society.

AND WHEREAS the Transferee/s are desirous and agreeable to purchase the ~~said shares~~ and occupancy and other rights, title, interest and incidental rights and benefits in the said premises in the said society free from all encumbrances and liabilities in the said society on the terms and conditions agreed amongst the parties hereto.

AND WHEREAS the transfer of the aforesaid shares together with the occupancy and other rights, title and interest in the said premises are subject to the consent of the said society as represented by the Transferor.

AND WHEREAS the parties hereto are desirous of recording and reducing into writing the terms and conditions of the Agreement for Transfer of shares together with the occupancy & other rights, title and interest in the said premises in the said society

Contd\_\_pg-6

2.7.7.99	30.20	2090
	0	2-84

*Handwritten signature/initials*

Verifying Original  
Jacob Circle Branch.

Branch Manager.

The Transferor shall be liable for the payment of the said Shares in accordance with the provisions of the Memorandum of Association and the Articles of Association of the said Company and shall be bound to execute all such documents as may be required for the purpose of the said Shares.

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The Transferor shall be liable for the payment of the said Shares in accordance with the provisions of the Memorandum of Association and the Articles of Association of the said Company and shall be bound to execute all such documents as may be required for the purpose of the said Shares.

The Transferor shall be liable for the payment of the said Shares in accordance with the provisions of the Memorandum of Association and the Articles of Association of the said Company and shall be bound to execute all such documents as may be required for the purpose of the said Shares.

2.7.7.99
2.7.7.99
2.7.7.99

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**Explanation (i):** The additional price means the price determined by the Corporation in the months of January and July each year in respect of a class of apartments with reference to the Carpet area and permitted users and displayed in the office of the Corporation

**Explanation (ii):** Nothing contained here in shall apply to mortgage of the said premises or any part thereof, to the Central Govt. a State Govt. a nationalized Bank, the Life Insurance Corporation the Housing Development Finance Corporation Ltd. or and Employer of the purchaser or any other financial Institutions as may as approved by the Board of the Corporation from time to time for the purpose of securing a loan borrowed from any of the forgoing institutions.

It shall be liability of the Transferor to get the name of the Transferee/s substituted in place of the Transferor in the records of the **CIDCO Ltd., MSED CO. Ltd.** and to complete all such formalities of transfer in the name of the Transferee/s in the record of the society.

The Transferor hereby agrees that on receipt of the balance total consideration from the Transferee/s, the Transferor simultaneously shall hand over the vacant & peaceful possession of the ~~premises~~, to the Transferee/s.



**SCHEDULE OF LAND**

**ALL THAT PIECE AND PARCEL OF LAND** known as Plot no.3, in Sector No.19A, at Nerul, Navi Mumbai-400706, containing by admeasurements 8100.60 sq. Mtrs. or thereabouts, in Taluka, and District Thane, Registration District Thane and Registration Sub-District Thane, and bounded as follows that is to say: -

- ON OR TOWARDS THE NORTH BY: - Open Space
- ON OR TOWARDS THE SOUTH BY: - 12 mtrs wide road
- ON OR TOWARDS THE EAST BY : - 12 mtrs wide road
- ON OR TOWARDS THE WEST BY : - Plot no-11 & 12

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Contd\_\_pg-12

Verified with Original  
For State Bank of India  
Jacob Circle Branch.

*THANE*

SCHEDULE OF FLAT

Flat-602 in building no-B-1 on the Sixth Floor admeasuring about 57.16 sq. mtrs. Super Built-up area and 45.72 sq. mtrs. Built-up area or thereabouts in the Society known as Madhavi Co-operative Housing Society Ltd., Situated on Plot No.-3, in Sector No.-19, at Nerul East, Navi Mumbai-400 706. The building Constructed in the Year- 1995 is of RCC Construction Consisting of Ground +7 upper floors and 1 lift together with 5 shares of Rs.100/- each bearing distinctive numbers from 606 to 610 under Share Certificate No.122 issued by the said society.

IN WITNESS WHEREOF, WITH THE PARTIES HAVE SET AND SUBSCRIBED THEIR HANDS ON THIS 8th DAY OF JUNE 2010.



SIGNED AND DELIVERED BY: X  
The within named "the Transferor" X  
Mr. Imran Yaqub Sahrafi X  
In the presence of - X



1. MR. George Jacob X  
2. MR. Anil Chauhan X



SIGNED AND DELIVERED BY X  
The within named "the Transferees" X  
Dr. Andhale Avinash Babasaheb X



Dr. Andhale Komal Avinash X  
In the presence of - X

1. MR. George Jacob - X  
2. MR. Anil Chauhan X

Contd \_\_pg-13

2.7.1999  
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9-2-24

Verified with Original For State Bank of India Jacob Circle Branch.

Branch Manager

**RECEIPT**

RECEIVED from the within named Transferee/s the sum of Rs. 360,000/- [Rupees Three Lacs Sixty Thousand Only] being the part Payment of total consideration, the day and the year first hereinabove written paid by them to me.

**Rs. 360,000/-**  
**I SAY RECEIVED**

Transferor  
**Mr. Imran Yaqub Salmani**



Witness

1. Imran Yaqub Salmani
2. Imran Yaqub Salmani  
[ANIL CHAUHAN]

**Particular of Payments**

<u>Sr. No.</u>	<u>Cheque No.</u>	<u>Dated</u>	<u>Drawn On</u>	<u>Amounts Rs.</u>
1.	890011	07/06/2010	Canara Bank	100,000/-
2.	890012	1707/2010	Canara Bank	260,000/-
				<u>Total Rs.360,000/-</u>

[Subject to realization of Cheque/Demand Draft/Pay Order]

<b>2.7.7.99</b>	
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Verified with Original  
For State Bank of India  
Jaipur Circle Branch.

Branch Manager

# MADHAVI CO-OP. HOUSING SOCIETY LTD.

Phone : 27710983

(NA/TNA/HSG/196, Dated 23-4-1966

**PLOT NO. 3, SECTOR-19A, NERUL, NAVI MUMBAI - 400706.**

30/06/2010

To,  
**Mr. Imran Yaqub Salmani**  
Mr. Madhavi Co-op. Hsg. Soc. Ltd.,  
B1-602, Madhavi Co-op. Hsg. Soc. Ltd.,  
Plot No.03, Sector-19 A, Nerul, Navi Mumbai - 400 706.

Dear Sir/ Madam,

Sub: No Objection Certificate



You have approached the society for an N.O.C. for the transfer of your flat No. B1-602 of your flat. We confirm that we have received the Maintenance Charges and Property Tax till 30/06/2010. We have no objection in selling the said flat to **Dr. Andhale Babasaheb & Dr. Andhale Komal Avinash** subject to compliance of transfer formalities as per byelaws No. 38 and payment of all charges payable to our Society.

The transfer of the said Flat No. B1-602 will be effective only after the stamp duty & registration charges/CIDCO charges and any other charges, as applicable, are paid, and copies of the same submitted to the society office.

This N.O.C. shall be effective only upon clearance of your outstanding dues towards the Society paid vide cheque No. 485986 dated 14/06/2010 drawn on HDFC Bank for Rs.28812/- AND, if there is an existing loan/mortgage on the flat with any financial institution, you will first vacate the same. If no such loan/mortgage is in existence, you will execute an Indemnity Bond that there has been no loan registered with any Financial Institution in respect to the said flat and that the flat has not been mortgaged either.

For Madhavi Co-op. Hsg. Soc. Ltd.



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Secretary, Chairman

Verified with Original  
For State Bank of India  
Jacob Circle Branch.

Branch Manager.

92130

Verified with Original  
State Bank of India



**SHIVAJI C.M.S. LTD.**

श्री मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

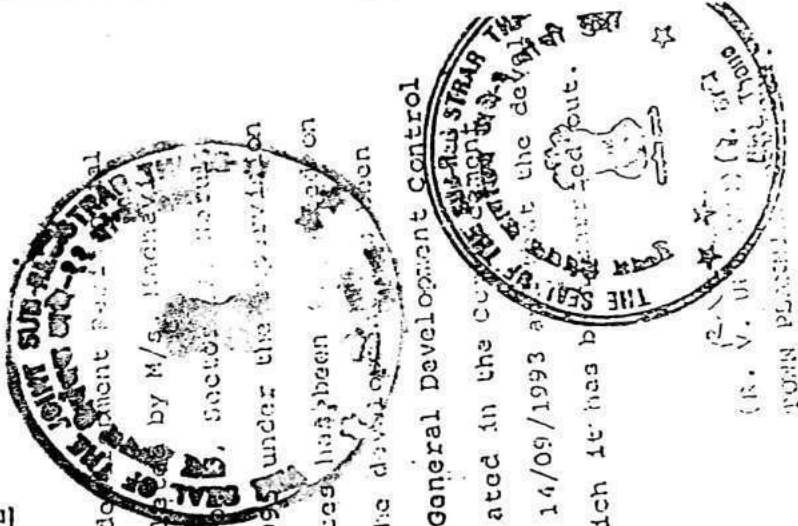
1st Floor, P. C. ...  
NANTAR ...  
TEL. No. 766 22 11, 766 22 12

1st Floor, P. C. ...  
NANTAR ...  
TEL. No. 766 22 11, 766 22 12

NO. : **MMMC/D-2/100/00/1266/9**  
Date : **22/03/1995**

OCCUPANCY CERTIFICATE

I hereby certify that the development of the Sub-Regulation Building (BUA 0104.5116 M<sup>2</sup>) completed by M/s. Shivaji C.M.S. Ltd. Co-op. Housing Society on Plot No. 1266, Sector 12, Narvekar, New Bombay completed on 06/01/1995 under the supervision of M/s. Shivaji Patil & Associates has been carried out in accordance with General Development Control Regulation and condition stipulated in the Certificate of Occupancy dated 11/06/1992 & 14/09/1993 and certificate dated 11/06/1992 & 14/09/1993 and is fit for the use for which it has been approved.



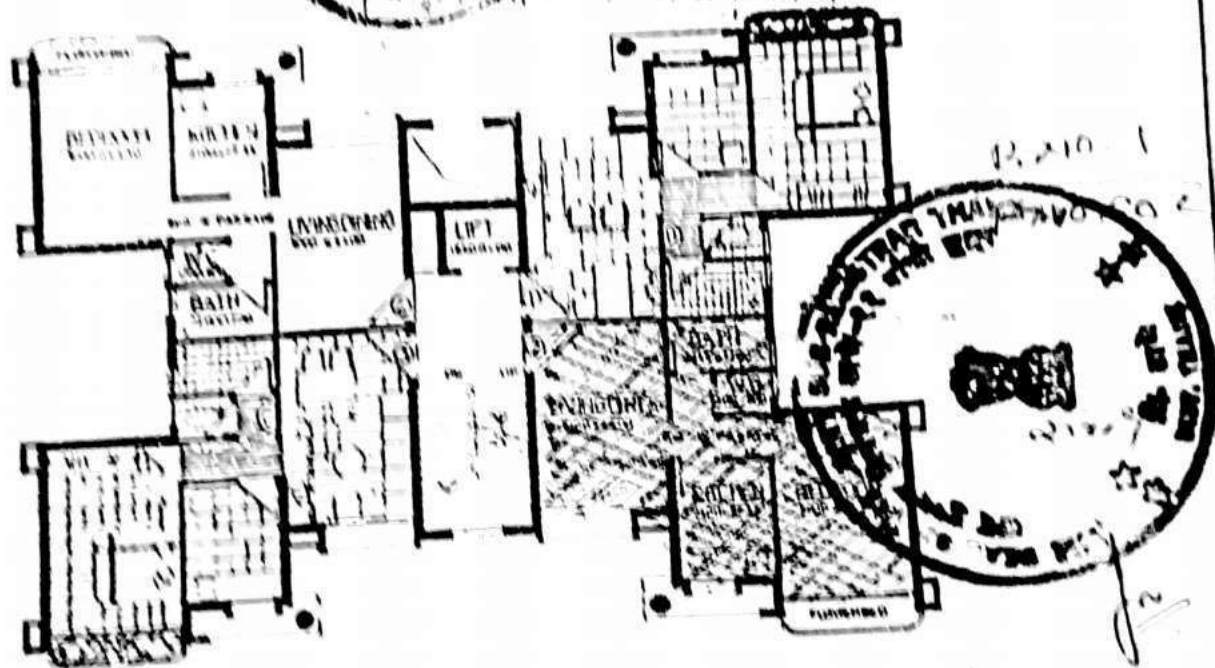
Navi Mumbai Municipal Corporation.  
NAVI MUMBAI.

<b>2.7.7.99</b>
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Verified with Original  
For State Bank of India  
Navi Mumbai Branch



TYPICAL FLOOR PLAN (1st 5th 6th)

DATE: 19/11/76

PROPOSED RESIDENTIAL COMPLEX FOR 'MADHAVI'  
 CO-OP HOUSING SOCIETY, PLOT N° 1, SECTOR 19,  
 AT NEHRU, NEW BOMBAY.

MADHAVI PATEL & ASSOCIATES  
 ARCHITECTS, CONSULTANTS & ENGINEERS IN BOMBAY  
 21, FIRST FLOOR, PRABHAKAR MALL ESTATE,  
 V. S. ROAD, BOMBAY 400 011  
 PHONE: 137141

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Attn: MR. IMRAN.

13.1.602.

THE MADHAVI CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under the Maharashtra Co-operative Societies Act, 1960.)

(Registration no. NA/TNA/HSG/196)

Date 23-4-1966

Serial No. 122 22

Authorised Share Capital Rs. 100,000/- Divided into

Shares each of Rs. 50/- only

Member's Registration No. 122

THIS IS TO CERTIFY that Shri/Smt. Tuzer A. Nagre

of New Bombay is the Registered Holder of Five Shares No. from 606

to 610 of Rs. 500/- (Rupees Five hundred only)

in THE Madhavi CO-OPERATIVE HOUSING SOCIETY

LIMITED Nerul, New Bombay subject to the Bye-laws of the said Society

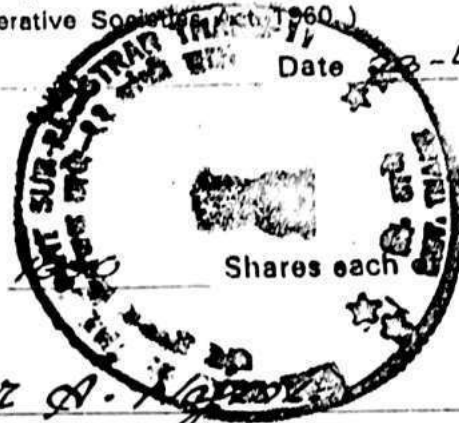
and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Nerul, New Bombay

this 15<sup>th</sup> Day of February 1966

P. D. Jagdale Chairman

D. D. D. D. Hon. Secretary




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Memorandum of the transfers of the within mentioned Shares

Sr. No of Managing Committee Meeting Date of General Body/ at which transfer was approved	S. No of Transfer The Managing Committee Meeting was held on	Chairman	Hon. Secretary	Committee Member
1	22/06/07		Hon. Secretary	Committee Member
2	The Managing Committee Meeting was held on	Chairman	Hon. Secretary	Committee Member
3		Chairman	Hon. Secretary	Committee Member
4		Chairman	Hon. Secretary	Committee Member



Sr. No in the Share Register at which the name of the Transferee is recorded

Committee Member

5