



दिनांक १७/१

क्यास नं. १६/१

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10 FEB 1993

बदर-१३
₹ 300
2006

Annexure Not Registered

AGREEMENT



THIS AGREEMENT made and entered into at Bombay on the _____ day of April 1993 BETWEEN SHRI JUGALKISHOR BAJRANGJI VARMA of Bombay Indian Inhabitant, hereinafter referred to as the "TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the ONE PART AND (1) SHRI PREMCHAND MEGHJI PATEL and (2) SMT. MANJULA PREMCHAND PATEL both Indian inhabitants of Bombay, hereinafter referred to as the 'Transferees' (which expression unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors and administrators and assigns) of the OTHER PART:

WHEREAS the Transferor is the registered holder of 5 (Five) Shares bearing Nos. 66 to 70 (both inclusive) as per share certificate No. 14 of the face value of Rs. 250/- (i.e. Rs. 50/- each hereinafter referred to as the said shares in The Shree Swastik Co-operative



CHHAGANLAL KANJI POKAR
SPECIAL EXECUTIVE OFFICER
3, KETKI APARTMENT,
NEW MANEKLAL ESTATE,
GHATKOPAR (W), MUMBAI-400 086.
PH. NO. OFF. 25119890, 2515 9890

Contd....Page 2

Shri Premchand Meghji Patel

Amalgamated
 No. 10/52/2864/94.
 GENERAL STAMP OFFICE
 Bombay



RECEIVED from P. M. Patel
 the sum of Rs. 250/- being the stamp duty
 payable on the instrument of Transfer of Flat No. 44
 dated 27/10/2008 in respect of Flat No. 44
 situated at Block B of The Shree Swastik Co-operative Housing Society Ltd., Ghatkoper, Bombay-86
 and the same has been paid in respect
 of the instrument.
[Signature]
 COLLECTOR

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Housing Society Ltd., Ghatkoper, Bombay 400 086 registered under the provisions of Maharashtra Co-operative Housing Society Act, 1960, under No. BOM/MS/HSGL (T+C) 953 (hereinafter referred to as 'the said Society') AND WHEREAS the Transferor as the member of the said society is allotted and is entitled to the use, occupation, enjoyment and possession of flat No. 44 on the 1st Floor of the building known PANKAJ B of The Shree Swastik Co-operative Housing Society Ltd., Ghatkoper, Bombay-86 and owned by the said Society, measuring 630 Sq. Ft. (approximately), (hereinafter referred to as the 'said flat').

AND WHEREAS the Transferor has till date paid to the Society all the amounts becoming due and payable by the Transferor to the Society and has also complied with all the bye-laws, rules and regulations of the said Society.



Contd....Page 3

[Signature]
 27/10/2008
 CHHAGANLAL KANJI POKAR
 SPECIAL EXECUTIVE OFFICER
 2, KETKI APARTMENT,
 NEW MANEKAL ESTATE,
 GHATKOPAR (W), MUMBAI-400 086.
 PH NO. OFF 28118000, 2818 8420

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AND WHEREAS the Transferor is desirous of transferring all his rights, title and interest in the said flat at or for the price of Rs. 4,00,000/- (Rupees Four Lakhs Only) to the Transferees AND WHEREAS the Transferees are desirous of purchasing all the rights, title, interest and claim of the Transferor in the said flat and the said shares on the terms and conditions mentioned hereon between the parties, AND WHEREAS the parties are desirous of recording the terms and conditions of the said agreement in writing as under:-



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

1. The Transferor hereby agree to transfer in favour of the Transferees and the Transferees hereby agree to purchase from the Transferor, all the rights, title and interest of the Transferor in the said Shares bearing distinctive Nos. 66 to 70 under Share certificate No. 14 of the face value of Rs. 250/- (i.e. Rs. 50/- each) and to use, occupy, enjoy and possess the said flat No. 44 in the said building known as Pankaj 'B' of The Shree Swastik Co-operative Housing Society Limited, Ghatkhopar, Bombay 400 086, belonging to the said Society, admeasuring about 630 Sq. Ft. (approximately) for the price of Rs. 4,00,000/- (Rupees Four Lakhs Only).
2. That Transferees have paid Rs. 10,000/- on as earnest money receipt of which is acknowledged by Transferor and Rs. 3,90,000/- (Rupees Three Lakhs Ninety Thousand Only) to be paid hereinafter. That said balance amount of sales price will be paid by the Transferees to the Transferor on or before 30th April 1993.

That on payment of the balance consideration amount of Rs. 3,90,000/- (Rupees Three Lakhs Ninety Thousand Only) the sale of the said flat shall be completed and the transferor shall handover peaceful vacant possession of the said flat. The transferor also shall get the names of the transferees entered into the record of the Society.



CHHAGANLAL KANJI POKAR
 SECRETARY, EXECUTIVE OFFICER
 3, KETKI APARTMENT,
 NEW MANEKLAL ESTATE,
 GHATKOPAR (W), MUMBAI-400 086,
 PH NO. OFF. 25119890, 2515 9890

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Handwritten signature and date:
 27/10/2008

Handwritten notes:
 P.M. 18/10/93

बदर-१३	
₹ 300	₹
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3.

IN WITNESS WHEREOF the DECLARANTS hereto have hereunto executed these presents the day, month and year first hereinabove written.



SCHEDULE

A Residential Premises being Flat No.44, Situated at, Pankaj Building, L.B.S Marg, behind Hotel airways, Ghatkopar (West) Mumbai-400 086, admeasuring 630 Sq.Ft (Carpet) area situated on C.T.S No.171 (part) of village Ghatkopar in the Registration District and Sub-District of Mumbai Suburban District of Greater Mumbai.

The building consisting of Ground plus 4 (Four) Upper Floors, constructed on or about 1978.

SIGNED AND DELIVERED BY THE DECLARANT

- (1) Mr. PREMCHAND MEGHJI PATEL) प्रेमचंद मेघी
- (2) Mrs. MANJULA ^{PREMCHAND} ~~MEGHJI~~ PATEL) मंजुलादेवी प्रेमचंद पटेल
- प्रेमचंद मेघी
मंजुलादेवी प्रेमचंद पटेल

In the presence of

WITNESS:

- (1) Ramesh Lavhavi B/50 Pankaj, L.B.S Marg, Ghatkopar, (W) Mumbai. 46
- (2) Bhenuprasad. A. Upadhyay Pankaj B, Flat 74 L.B.S. Marg (W) Mumbai-46



27/10/2008



दस्तावेजांक व वर्ष: 8300/2008

दुय्यम विभाग, राह दु.नि.का-कुर्ली 3

Revised by: August 27, 2008

ALLAH KH

सूची क्र. दोन INDEX NO. II

पाने 22 व

Page No. 22

गावाचे नाव घाटकोपर

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|---|---|
| <p>(1) विविधा प्रकाराचे, भौतिकदृष्ट्याचे सर्वसाधारण व
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| <p>(2) भू-साधन, पोटॅशियम व धरकमाक
 (असाधारण)</p> | <p>(1) विविधा प्रकाराचे, भौतिकदृष्ट्याचे सर्वसाधारण व
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| <p>(3) क्षेत्रफळ</p> | <p>(1) विविधा प्रकाराचे, भौतिकदृष्ट्याचे सर्वसाधारण व
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| <p>(4) आकारणी किंवा जुडी देण्यात
 आलेले क्षेत्र</p> | <p>(1) विविधा प्रकाराचे, भौतिकदृष्ट्याचे सर्वसाधारण व
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| <p>(5) दस्तावेजाचे कायदे देण्या-या
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 नाव व संपूर्ण पत्रा</p> | <p>(1) दस्तावेजाचे कायदे देण्या-या
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 नाव व संपूर्ण पत्रा</p> |
| <p>(6) दस्तावेजाचे कायदे देण्या-या
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 किंवा आदेश असल्यास, प्रतिवादीचे
 नाव व संपूर्ण पत्रा</p> | <p>(1) दस्तावेजाचे कायदे देण्या-या
 पत्राविराही व संपूर्ण पत्रा नाव किंवा
 दिवाणी न्यायालयाच्या हुकुमनामा
 किंवा आदेश असल्यास, प्रतिवादीचे
 नाव व संपूर्ण पत्रा</p> |
| <p>(7) दिनांक</p> | <p>28/08/2008</p> |
| <p>(8) नोंदणीचा</p> | <p>28/08/2008</p> |
| <p>(9) अनुक्रमांक, खंड व पृष्ठ</p> | <p>8300/2008</p> |
| <p>(10) बाजारभावाप्रमाणे मूद्रांक शुल्क</p> | <p>₹ 100.00</p> |
| <p>(11) बाजारभावाप्रमाणे नोंदणी</p> | <p>₹ 5000.00</p> |
| <p>(12) इतर</p> | |



Handwritten signature and date: 27/10/2008

ENHAGANLAL KANJI POKAR
 SPECIAL EXECUTIVE OFFICER
 KETAI APARTMENT
 IN MANEKLAL ESTATE
 GHATKOPAR (W), MUMBAI-400 088.
 PH NO. OFF 25119590, 2515 8890

91 days to 181 days	4.25%
182 days to 12 months	5.00%

6382

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CE/4713/BPES/A/M, of 23rd April 1980.

To Shri P. P. Karani,
Licensed Surveyor,
Fort, Bombay-400 080.

Construction of building 'B'
Subject on plot bearing S.No.171, R.No. 7/10, 10B & 10C, Chhatkopar
for Shri Fateh Mohamed Abdulla.
Reference: *****

Sir,

The Completion Certificate submitted by you on 5-4-1980
for the above work, is hereby accepted, subject to obtaining certificate under section 270A of the Bombay Municipal Corporation Act from Hydraulic Engineer.

Yours faithfully,

Sd/

Executive Engineer, Bldg. Proposals,
Zone (Eastern Suburbs)

No. CE/4713/BPES/A/V of 23rd April 1980.



Copy forwarded for information to—

- (1) W.O. N Ward.
- (2) Dy. A & C.
- (3) E. E. V.
- (4) D. E. H. O.
- (5) Owner: Shri Fatehmohammed Abdulla.

TRUE-COPY.

Executive Engineer, Bldg. Proposals,
Zone (Eastern Suburbs)

ARB/16/6/80

Exc Eng. Bldg. Prop.

[Handwritten signature and scribbles]

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