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B E T W E E N

श्रीमती बासन्ती

Mrs. BASANTI .N. JAIN

A N D

Mr. PRAKASH GANPAT BHATKAR

Flat/Shop/Office No. 34/580, 4th Floor,

Azad Nagar Arunoday C.H.S. Ltd,

Veera Desai Rd, Andheri (W),

Mumbai 400 053



Monday March 10 2003

2 53 11 PM

Original

नोंदणी 39 म.

Regn 39 M

पावती

पावती क्र. : 1635

गावाचे नाव आविपती

दिनांक 10/03/2003

दस्ताऐवजाचा अनुक्रमांक वदर4 - 01632 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: प्रकाश गणपत भाटकर

नोंदणी फी	:-	9000.00
नक्कत (अ. 11(1)), पृष्ठांकनाची नक्कत (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) एकत्रित फी (16)	:-	320.00
एकूण	रु.	9320.00

आपणारा हादरजा अंदाजे 3:07PM ह्या वेळेस मिळेल

दुय्यम निबंधक

अधेरी 2 (अधेरी)

बाजार मुल्य: 799232 रु.

मोबदला: 900000 रु.

भरलेले मुद्रांक शुल्क: 32750 रु.

सह. दुय्यम निबंधक अधेरी-
मुंबई उरुनगा (जिल्हा)

असना जय

.1.

BY SUPERINTENDENT OF STAMPS,
BANDRA.

GENERAL STAMP OFFICE
TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 100

Receipt Date : 10/07/00

Received From : PRAKASH G. BHATKAR

On Account of : LOCALITY

MIRDA Counter No. : 2

RECEIVED

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
Cash					12850.00

DELIVERED



Case No.

Lot No.

Lot Date

Total D. O. :

Sr No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
1	SPL ADHV	1	12850	12850.00
Total				12850.00

Rs. 12850.00 Rupees Twelve Thousand Eight Hundred Eighty

Cashier / Accountant

[Signature]

Signature Designation

२ पासना जय
[Signature]

.1.

[Signature]
BY. SUPERINTENDENT OF STAMPS,
BANDRA.

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG BANDRA (E)
MUMBAI - 400 051
MAH GSO/010



INDIA

0012850

281993

SPECIAL ADHESIVE

10.3.2003

00047

MAHARASHTRA

117070111

Basanti Jain
BY. SUPERINTENDENT OF STAMPS,
BANDRA.

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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made at Bombay the *10th* day of *March* 2003, between **MRS. BASANTI .N. JAIN** an adult Indian Inhabitant residing at Flat No. 34/580, 4th Floor, Azad Nagar Arunoday C.H.S. Ltd, Veera Desai Rd, Andheri (W), Mumbai 400 053. hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to include the heirs executors, administrators & assigns) of the One Part; AND **MR. PRAKASH GANPAT BHATKAR** an adult Indian Inhabitant residing at 155/S, Parkar House, Maplawadi, L.J. Road, Mahim, Mumbai 400 016, hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include the heirs, executors, administrators and assigns) of the other part

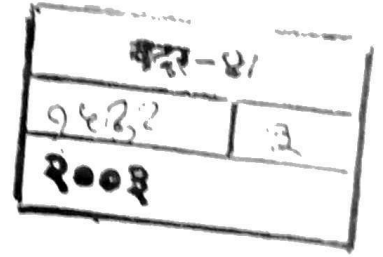
0019900/
281993
10.3.2003
MAHARASHTRA

Basanti Jain
Basanti Jain

.1.

Prakash Ganpat Bhatkar
BY. SUPERINTENDENT OF STAMPS
BANDRA

Basanti Jain
Prakash Ganpat Bhatkar
155/S, Parkar House, Maplawadi, L.J. Road, Mahim, Mumbai 400 016



WHERE AS the VENDOR is sole and absolute owner of the Flat/Shop/Office No34/580, 4th Floor, Azad Nagar Arunoday C.H.S. Ltd, Veera Desai Rd, Andheri (W), Mumbai 400 053, admeasuring 320 sq.ft Carpet/~~Built-up~~/~~Super~~ built up, more particularly described in the scheduled hereunder:

AND WHERE AS the VENDOR has agreed with the PURCHASER to sell and to transfer the said Flat/Shop/Office and possess the said Flat/Shop/Office at or for the total price of **Rs. 9,00,000/- (Rupees Nine Lakhs Only)**, free from all encumbrances and reasonable doubts upon the terms and conditions hereinafter contained.

AND WHEREAS the said Flat/Shop/Office is in good condition and the PURCHASER has taken full inspection of the said Flat/Shop/Office.

AND WHEREAS THE PURCHASER has now requested the VENDOR to sell and transfer the said Flat/Shop/Office, which the VENDOR has agreed to do in the manner as hereinafter appearing.

AND WHEREAS THE VENDOR is the Member and Shareholder of the said Society and the said Society has allotted the vendor Five Shares of Rs.50/- each bearing distinctive nos **106 to 110** (both inclusive) as evidenced by Share Certificate No. **22**.

AND WHEREAS the VENDOR has agreed to give to the PUCHASER the quiet, vacant and peaceful possession of the said Flat/Shop/Office on completion of the sale as hereinafter provided.

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**NOW IT IS AGREED, DECLARED, CONFIRMED AND RECORDED
BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. The VENDOR hereby sells, transfers and assigns to the PURCHASER and the PURCHASER doth hereby take over and acquire from the VENDOR all and singular, his benefits, rights, titles, interest or claim in the property and demands of the VENDOR as the member and shareholder of the said society unto and upon the said Flat/Shop/Office in the building owned by the society together with all rights of possession, occupation and enjoyment thereof at or for the price of **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** being the total consideration of the said Flat/Shop/Office, to be paid by the PURCHASER to the VENDOR as follows:

<u>Cheque No</u>	<u>Date</u>	<u>Bank's Name & Branch</u>	<u>Amount.</u>
456730	26.01.2003	GLOBAL TRUST LTD.	25,000/-
		BALANCE : ..8,75,000/-	

Total Rs. 9,00,000/-



x बसन्ती जैन
(Signature)
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2. It is further expressly agreed and clearly understood that upon the PURCHASER paying the VENDOR the full and final consideration of the purchase price of **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** for the above said Flat/Shop/Office, the VENDOR shall handover to the PURCHASER the quiet vacant and peaceful possession of the said Flat/Shop/Office, also all the relevant documents pertaining to the said Flat/Shop/Office, latest bill for maintenance charges in respect of the said Flat/Shop/Office as well as the latest bill of electricity.

3. Further the VENDOR has agreed to make a good Marketable title to the said Flat/Shop/Office free from and clear of all encumbrances and reasonable doubts. The VENDOR shall sign and execute such deeds, documents or writing as the PURCHASER may require for getting the said Flat/Shop/Office, transferred and shall get the consent of all the Person Interested therein and to duly sign and execute the same as required by the PURCHASER.

4. The VENDOR has represented to and assured the PURCHASER and the VENDOR hereby confirms:

a. THAT THE VENDOR has duly discharged up to date in full and final the dues and liabilities in respect of the said Flat/ Shop/ Office to the Said society and that the monthly outgoings, including the payments of Municipal taxes, insurance charges etc. payable in respect thereof has been paid for the month ending _____.

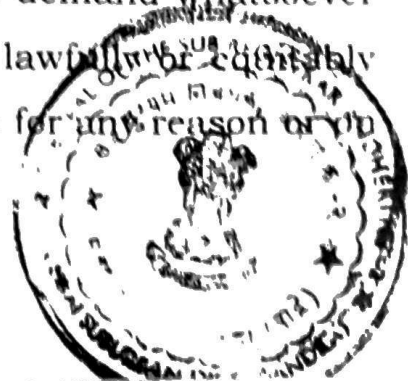
२ वसन्ती जैन
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- b. That THE VENDOR is the sole and absolute owner of the said Flat/Shop/Office and that no other person or persons have any right, title and interest and or claim, property or demand into or upon the same or part thereof by way of Sale, exchange, mortgage, gift, trust, inheritance, possession, lien or otherwise howsoever the VENDOR hereby agrees and undertakes to indemnify and keep indemnified forever the PURCHASER for any person claiming through him against any loss or damage caused to them due to any claim that may be brought forward by any third party to the extent of the loss or damage thus suffered in case the above representation is found to be untrue.
- c. THAT notwithstanding any act, deed, matter or thing whatsoever if any by them the VENDOR or any person or persons lawfully or equitably claiming by/ and/ from/ through/ under/ or in trust/ for him made, done, committed, admitted or knowingly suffered to the contrary, the VENDOR has independent right, full power and absolute authority in his own right to sell assign, transfer the said Flat/Shop/Office hereby agreed to be sold in favour of the PURCHASER and that the VENDOR has nor had anyone on it's behalf done, committed any act, deed, matter or thing whereby the Ownership possession and occupation and enjoyment of the said premises may be rendered void or voidable for any reason or for any account whatsoever.
- d. THAT the PURCHASER shall at all times on payment of the consideration amount aforesaid, peacefully and quietly, Enter upon, occupy, possess, use and enjoy the said Flat/Shop/Office absolutely without any interruption claim and demand whatsoever from the VENDOR or any person or persons lawfully or equitably claiming by from and under or in trust for him for any reason or on any account.

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5. THAT the VENDOR hereby declares that all the dues in respect of the said Flat/Shop/Office previous to the date of the handing over possession thereof have been paid to all the concerned authorities including the Society and after the date of possession the PURCHASER shall pay the same and if any such amount is recovered from the PURCHASER after the date of possession in Respect of the period of VENDOR'S Occupation the VENDOR hereby agrees to indemnify the PURCHASER for such payment thereof. The PURCHASER doth hereby declare that they will abide by the rules and regulations of the Society.
6. It is further agreed that the Transfer Fee in respect of the transfer of the said Flat/Shop/Office and the said five Shares shall be paid and borne by the VENDOR & PURCHASER equally or either the PURCHASER will pay it fully and it shall be the responsibility of the VENDOR to obtain No Objection Certificate from the said society for the sale of said Flat/Shop/Office.
7. The Stamp Duty and Registration charges if any shall be borne by the PURCHASER alone.
8. This agreement shall always be subjected to the provisions of Maharashtra Ownership Flats & Shops (Regulation of the Promotion, Construction, Sale, Management and Transfer) Act, 1963 and the rules made there under.



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SCHEDULE

That Flat/Shop/Office No. 34/580, 4th Floor, Azad Nagar Arunoday C.H.S. Ltd vide Regn No. (BOM/WKW/HSG/OH/1316/1984-85), Veera Desai Rd, Andheri (W), Mumbai 400 053, Bearing C.T.S No. 837 Of Village: Ambivali, Taluka Andheri. The Flat/Shop/Office is having admeasuring 320 sq. ft. Carpet/Built up/Super built up area, the building is Ground + floors with/without lift and is constructed in the year 19 .

Dis



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IN WITNESS WHEREOF THE PARTIES HERETO HAVE
HEREUNTO SUBSCRIBED THEIR RESPECTIVE HANDS
AND SEALS AT BOMBAY THE DAY AND YEAR HEREIN
ABOVE WRITTEN.

SIGNED, SEALED & DELIVERED BY)

The within named VENDOR)

Mrs. BASANTI .N. JAIN)

In the presence of.

.....)

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SIGNED, SEALED & DELIVERED by)

The within named PURCHASER)

MR. PRAKASH GANPAT BHATKAR)

In the presence of)

.....)

Prakash



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RECEIPT

ACKNOWLEDGED to have received the sum of **Rs. 25,000/- (Rupees Twenty Five Thousand Only)** as part payment out of the full and final consideration amount of **Rs. 9,00,000/- (Rupees Nine Lakhs Only)** against my Flat/Shop/Office No. 34/580, 4th Floor, Azad Nagar Arunoday C.H.S. Ltd, Veera Desai Rd, Andheri (W), Mumbai 400 053, the balance amount of **Rs. 8,75,000/- (Rupees Eight Lakhs Seventy Five Thousand Only)** will be paid by the Purchaser on or before 31/3/2003.

<u>Cheque No</u>	<u>Date.</u>	<u>Bank's Name & Branch</u>	<u>Amount</u>
456730	26.01.2003	GLOBAL TRUST LTD.	25,000/-
		BALANCE : ..	8,75,000/-

Total Rs. 9,00,000/-

I SAY RECEIVED

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बसन्ती जैन

**Mrs. BASANTI .N. JAIN
(VENDOR)**

WITNESSES

- 1) [Signature]
- 2) [Signature]



बृहन्मुंबई महानगरपालिका
कर निर्धारण व कर एकत्रित कराने
बाबतचा अर्जा भरण्याबाबतची सूचना
आगवताने १५/१०/२००२

श्रीधरदास विनायक	१४/१०/२००२	०	
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श्रीधरदास विनायक यांचा
सहकाराने घनदाटन घटकप्राप्त कराने श्रीधरदास विनायक

श्रीधरदास



बृहन्मुंबई महानगरपालिका
बाबतचा अर्जा भरण्याबाबतची सूचना

(अर्जा भरण्याबाबतची सूचना)

KW170092008 01/10/2001-31/03/2002 K-6187(30) 94

THE SECY ARUNODAYA CHS
BLDG NO 34
AZAD NAGAR ANDHERI WEST
MUMBAI 400058

अर्जा क्रमांक	बाबतचा अर्जा	करावकाश	तारीख	या बाबतची सूचना
KW-17-0092-00-8	2001-2002	200120	01/10/2001	

अर्जा क्रमांक: 2001-2002, बाबतचा अर्जा: 200120, तारीख: 01/10/2001, या बाबतची सूचना: करदात्याची नावे

K-6187(30) 94/34J P ROAD AZAD NAGAR BLDG NO 34
THE ESTATE MANAGER MAHARASHTRA HOUSING BOARD BOM
BAY

दिनांक संपूर्ण वर्ष	अर्जा क्रमांक	करावकाश दिवसे मुल	दिनांक संपूर्ण वर्ष	प्रदियाली करदाता मुल	देख अर्जा
01/10/2001-31/03/2002	15195	0	15195	0	204391

मूल्यमापन कर	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक	अर्जा क्रमांक				
30.00%	2279	0	12.50%	950	0	7.50%	570	12.00%	912	0.50%	38	15%	1140



न. वि. कटप
अधिकारी, अर्जा भरण्याबाबतची सूचना

दिनांक संपूर्ण वर्ष	अर्जा क्रमांक	करावकाश	दिनांक संपूर्ण वर्ष	अर्जा क्रमांक	करावकाश
01/10/2001-31/03/2002	15195	0	01/10/2001-31/03/2002	15195	0

K/W WARD, OPP RLY STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.

2008
9837
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दुय्यम निबंधकः
अधेरी 2 (अधेरी)

दस्त गोषवारा भाग-1

वदर4
दस्त क्र 1632.2003

क्रमांक : 1632/2003
प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षा गणपत भाटकर
पर प्लॉट न 155/एस
रास्ता
पक्षकाराचे नाव पारकर हाऊस
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पक्षकाराचा प्रकार

लिहून घेणार

वय 38

सही 

छायाचित्र



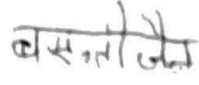
अंगठ्याचा ठसा



पक्ष बसती एन जैन
पर प्लॉट न 34.580
रास्ता
पक्षकाराचे नाव अरुणोदय को भो हो सो लि
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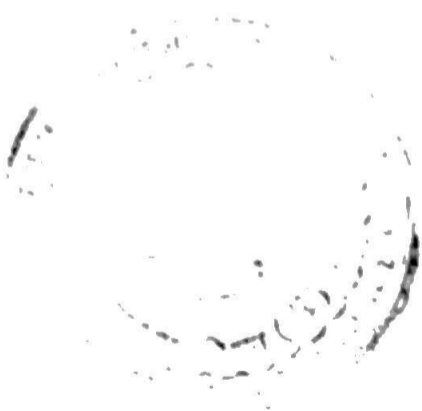
लिहून घेणार

वय 45

सही 



1632. 73



MEMORANDUM OF THE TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To Whom Transferred	Share Regr. No. (New)
30-5-93	106-110	22	Mrs. BASANTI N. JAIN AZADNAGAR ARUNODAYA CO-OP. HOUSING SOCIETY LTD. 34/535, Azadnagar-II, Veera Desai Road, Andheri (West) BOMBAY-400058 <i>Chairman</i> <i>Secretary</i>	34
17-11-06	106-110	34	<i>Parvati Shankar</i> AZADNAGAR ARUNODAYA CO-OP. HOUSING SOCIETY LTD. 34/535, Azadnagar-II, Veera Desai Road Andheri (West) BOMBAY-400058 <i>Chairman</i> <i>Secretary</i>	

Chairman

Hon. Secretary

Committee Member

17) MHADA consent letter for Part Occupation Certificate u/No.CO /MB /REE
/ NOC /F-516/1108/ 2020 dtd.26.11.2020

Dear Applicant,

For building comprising of Wing A (Ground Floor to 8th floor) & Wing B (Ground floor to 21st floor) the Part development work of, Wing A is comprising of stilt (pt) for parking and ground floor (pt.) 2 flats (excluding Additional Lift.) + 1st to 7th floor for residential users and Wing B comprising of stilt for mechanized stack parking + 1st (pt) for fitness centre and (pt) for society office,(pt) for residential user + 2nd to 19 th floor and 20th floor (excluding flat no. 2 of Carpet area 66.14 sq.mt.) for residential user is completed under the supervision of Shri. Vaibhav Tavse Architect Lic. No. CA/2008/43023, Shri. Nitin Jain, RCC Consultant, Lic. No. STR/J/75 and Shri. Pundalik Mestry, Site Supervisor, Lic. No. M/412/SS-III and as per Development Completion Certificate submitted by Architect and as per the Completion Certificate issued by Chief Fire Officer, on FB/HR/R-III/43 dated 01/10/2020 & FB/HR/R-III/86 dated 23/11/2020 The same may be occupied subject to conditions as mentioned below:

The Part Occupation request submitted by you is hereby accepted.

D.A.:- Set of Plan.

--Sd--

(Dinesh Mahajan)
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA

Copy submitted for information please.

- 1) Chief Officer/Mumbai Board.
- 2) Asst. Commissioner K/W Ward (MCGM)
- 3) Dy.Che.B.P/GM.MHADA (SPA)
- 4) Executive Engineer /Bandra Div/M.B.
- 5) Architect / Layout Cell (PA MHADA)
- 6) A.A. & C. 'K/W' Ward (MCGM)
- ✓ 7) A.E.W.W. 'K/W' Ward (MCGM)
- 8) Vaibhav Tavse & Associates

For information please.

- 4 DEC 2020

सहायक आयुक्त
के/पश्चिम विभाग
03 DEC 2020
वेळ-११.१२.१६.१७.१८/१९.१९
६९७ के/प.

(Dinesh Mahajan)

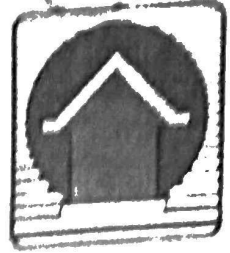
Executive Engineer/B.P.Cell
Greater Mumbai/ MHADA

A.E.W.W.

Eng..... J. Eng.....
N.S.No. I, II, III, IV / HC (Billing)
HC (Estt.) K/W

Handwritten signature and stamp of the Executive Engineer.

(775)



म्हाडा

MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

गृहनिर्माण व क्षेत्रविकास प्राधिकरण
MAHARASHTRA HOUSING AND
AREA DEVELOPMENT AUTHORITY

Building Permission Cell, Greater Mumbai / MHADA

(A designated Planning Authority for MHADA layouts constituted as per Government Regulation no. FPB4315/167/CR-51/2018/UD-11 dtd. 23 May 2018)

PART OCCUPATION CERTIFICATE

No. MH/EE/(B.P.)/GM/MHADA-106/080/2020

DATE: 27 NOV 2020

To
Owner,
Keemaya Build Pvt Ltd - C.A. to
"Azad Nagar Arunodaya Co-Op. Hus. Soc. Ltd.
Bldg No 34, CTS no. 837(p0),
Village Ambivalli at Azad Nagar Andheri (w),
Mumbai 400053.

Subject: - Part Occupation certificate for proposed development of existing bldg no 34, on plot bearing CTS No. 837(pt), Survey No. 133, Society known as Arunoday Co-op Hsg Soc. Ltd at Azad Nagar no. 2, Veera Desai road, Andheri (W) Mumbai 400053

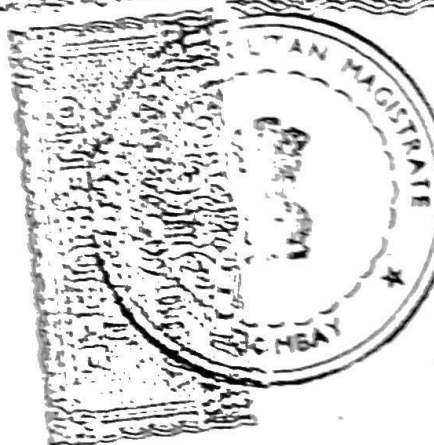
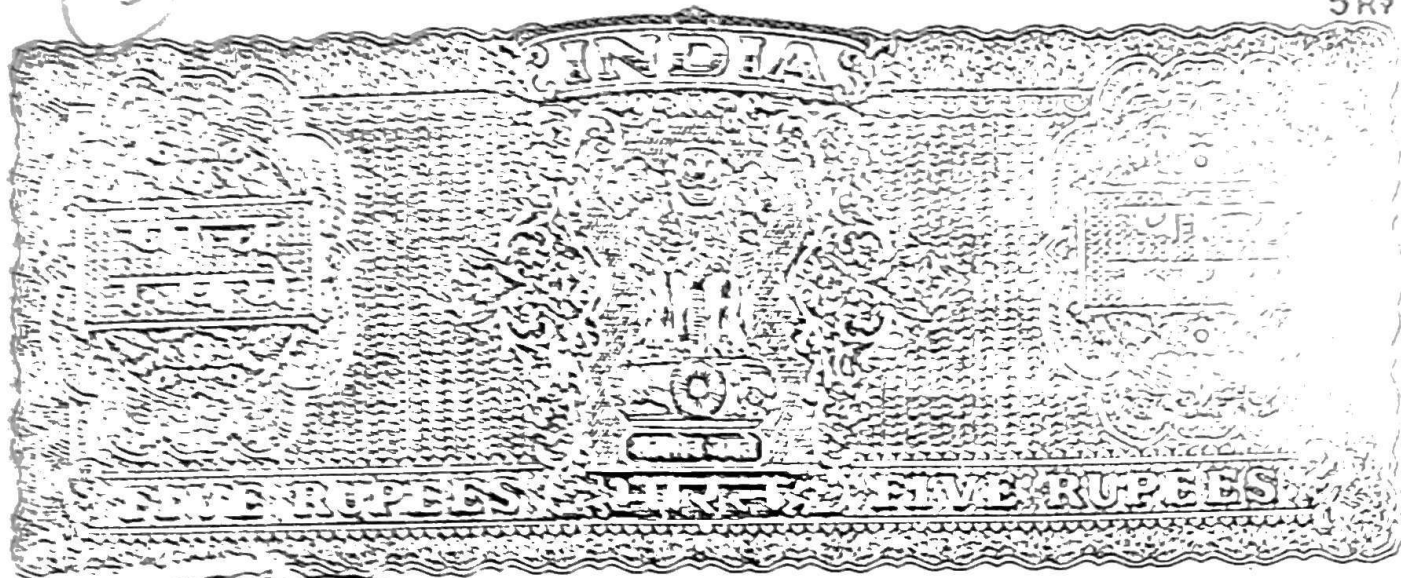
- Ref :-
- 1) MCGM File no. CE/7730/WS/AK (NEW)
 - 2) MCGM/CE/7730/WS/AK 1ST Concession Dtd.08.12.2004.
 - 2) MCGM/CE/7730/WS/AK 2nd Concession Dtd.21.08.2012.
 - 2) MCGM/CE/7730/WS/AK IOD Dtd.15.05.2002,
 - 3) MCGM/CE/7730/WS/AK First CC issued Dated.18.06.2002
 - 4) MCGM/CE/7730/WS/AK 1st Amended issued Dated. 21.09.2007.
 - 5) MCGM/CE/7730/WS/AK 1st F.C.C issued Dated. 09.01.2008.
 - 6) MCGM/CE/7730/WS/AK 2nd Amended issued Dated. 05.11.2012.
 - 7) MCGM/CE/7730/WS/AK 2nd F.C.C issued Dated, 06.03.2014.
 - 8) MCGM/CE/7730/WS/AK 3rd F.C.C issued Dated. 04.08.2015
 - 9) MCGM/CE/7730/WS/AK 3rd Amended issued Dated. 31.01.2017.
 - 10) MCGM/CE/7730/WS/AK 4th FCC issued Dated.03.03.2017
 - 11) MH/EE/(B.P)/GM/MHADA-106/080/2018 4th Amended Dt.31.08.2018.
 - 12) 5th F.C.C issue U/no.MH/MHADA/106/080/2018 On Dated 15.11.2018.
 - 13) 6th F.C.C issue U/no.MH/MHADA/106/080/2019 On Dated 21.02.2019.
 - 14) MH/EE/(B.P)/GM/MHADA-106/080/2019 5th Amended Dt.19.09.2019
 - 15) Full.C.C issue U/no.MH/MHADA/106/080/2020 On Dated 06.01.2020.

गृहनिर्माण भवन, कलानगर, बांद्रे (पूर्व), मुंबई - ४०० ०५१
दूरध्वनी : ६६४०५०००
फॅक्स नं. : ०२२-२६५९२०५८

A

Grha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai - 400 051.
Phone : 66405000
Fax No.: 022-26592058
Website : www.mhda.maharashtra.gov.in

1/2



बहुदुय्यम निकायक कार्यालय

मंडल (पूर्व) परधानाधारक

दिनांक

सर्वेधीधी धामती Flac. No. 102, 1st Fl. Nityanand Sदान.

पाना म्याबाला (मुद्रांक) Nanying Cinema - Bharatwadi.

Andheri (West) Bombay-400 038.

..... बुद्धिक विहित।

7 JUN 1995

Tel: 6282395

R. A. L. S.

AFFIDAVIT

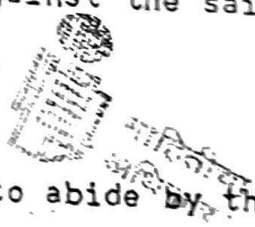
I, MRS. BASANTIBEN NATHULAL JAIN, aged 42 years, Occupation: Business, Indian Inhabitant, at present residing at Tenement No. 34/580, Azad Nagar Arunodaya Co-op. Housing Society Ltd., 2nd floor, Veera Desai Road, Andheri (W), Bombay-53, do hereby state and declare on solemn affirmation as under :

That Tenement No. 34/580, Azad Nagar Arunodaya Co-op. H.S. Ltd., 2nd floor, Veera Desai Road, Andheri (W), Bombay 400 053, stands in the name of MR. MADHUKAR RAJARAM DALVI and I desire to occupy the said tenement along with my family.

That the Original allottee has applied to the B.H. & A.D. Board for transfer of tenancy of

.....2

the said tenement in my favour under regulation 25 in the Maharashtra Housing and Area Development (Estate Management, Sale, Transfer and Exchange of Tenements) Regulations 1981. That the Original allottee desire to relinquish, surrender all his rights, title, share, interest of whatsoever nature in the above said tenement in my favour. I undertake that I will pay any dues against the said tenement on demand by the Board.



That I further undertake to abide by the provisions of Maharashtra Housing and Area Development Act, 1976 and rules and regulations made there under as amended from time to time.

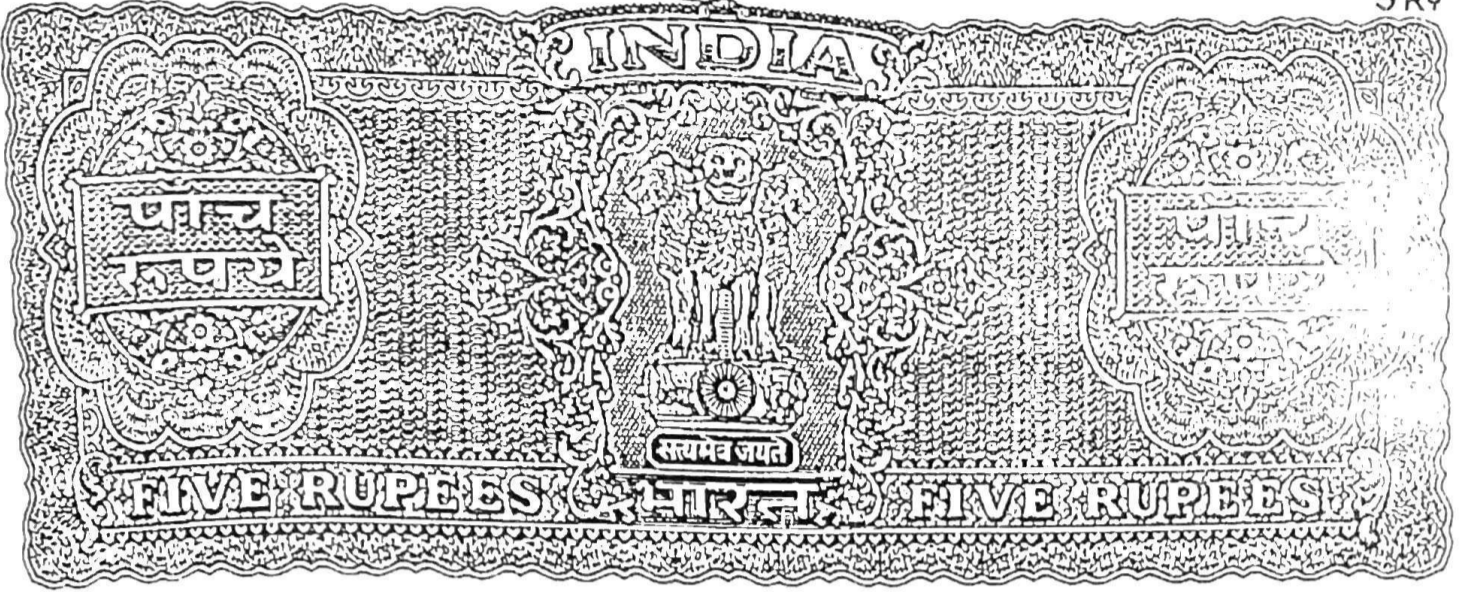
That I further say that I or my spouse or minor children do not possess or own any residential accommodation or residential premises or plot of land or a membership in any Co-operative Housing Society for residential accommodation within the Jurisdiction of Municipal Corporation of Greater Bombay.

.....3

Handwritten signature and date: 21/11/81

77

5RS



सहदुय्यम निबंधक कार्यालय

7 JUN 1995

पत्रा. (पूर्व) परवानाधारक

पिनकोड. भा.भा. 224

सर्वोच्च कोर्टाक. G. Ghogale = Tel: 6289396

पाना म्यापोरत. AP. HIGH COURT P. A., LL. B.

Flat No. 107, G. W. Bhandarkar Sadan.

Opp. Navrang Cinema, Bhandarkar, Anandheri (West), Bombay-400 058.

- 3 -

I am making this affidavit to produce the same before B.H. & A.D. Board with a request to grant necessary permission to transfer the above said tenement in my name.

Whatever I have stated hereinabove is true and correct.

Solemnly affirmed at Bombay this 22nd day of June 1995.

वसन्ती जैन

Deponent.

Identified & Explained by me;

[Signature]

Advocate, High Court.

Tel: 628 93 96
T. G. GHOGLE
B.A., LL.B.
ADVOCATE, HIGH COURT
102, G. W. Bhandarkar Sadan, Bhandarkar
Opp. Navrang Cinema, Bhandarkar,
Anandheri (W), Bombay-58.



Before me;

[Signature]
Special Metropolitan Magistrate
22/6/95
Bombay

(57)

महाडा
MHADA



श्री/श्रीमती वसुंधराबाई नयुडाल जेठ
यांना अर्ज वितरीत केला

अर्ज वितरीत केल्यापासून
त्यातील सर्व बाबींच्या पूर्ततेसह
सादर करण्याची कालमर्यादा
अर्जदारांकरिता १५ दिवसाची आहे

वरिष्ठ सहाय्यकाची
सही व तारीख
किंमत रु. २५/-

मिळकत व्यवस्थापक ()
मुं. गृ. नि. व क्ष. वि. मंडळ
मुंबई

प्रशासकिय कालमर्यादा :- ९० दिवस

अनु. क्र. अ.

17975

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई
गाळा हस्तांतरण करण्यासाठी अर्ज (विनियम २५)

* (१) मी खालील सही करणार आहे / श्रीमती / कुमारी वसुंधराबाई नयुडाल जेठ
इमारत क्र. ३४ गाळा क्र. ५६०

नगर क्राइड नगर मुंबई वरील गाळा / भूखंड हस्तांतरण करण्यासाठी अर्ज सादर करीत आहे.
गाळा / भूखंड ज्याच्या नांवे हस्तांतरण करावयाचा आहे. त्याचा तपशील खालीलप्रमाणे :

* (२) मी खालील सही करणार / करणारे (अधिकृत गाळेधारक / कायदेशीर वारसदार)

श्री/श्रीमती / कुमारी वसुंधराबाई नयुडाल जेठ
सध्या राहणार इमारत क्र. ३४ गाळा क्र. ५६० नगर क्राइड नगर

मुंबई हा श्री/श्रीमती / कुमारी वसुंधराबाई नयुडाल जेठ यांच्या नांवे हस्तांतरण
करण्यासाठी अर्ज करीत आहे.

संपूर्ण नांव श्री. वसुंधराबाई नयुडाल जेठ वय ४२
व्यवसाय दिवा व्यवसायाचा पत्ता शिनिपाकाम

मुंबई मासिक उत्पन्न
रु. १०००/- द. म. (उत्पन्नाचा दाखला सोबत जोडावा.)

मूळ गाळेधारकांचे संपूर्ण नांव श्री. मधुकर राजाराम रेडकी.

व्यवसायाचा संपूर्ण पत्ता _____

निवासाचा संपूर्ण पत्ता _____

अर्जदारांबरोबर गाळ्यांत राहणाऱ्या व्यक्तीची माहिती येणेप्रमाणे.

अनु. क्र.	संपूर्ण नांव	वय	विवाहित/ अविवाहित	अर्जदाराशी नाते	व्यवसाय
१.	श्री. नयुडाल उमरबाई जेठ	नय	विवाहित	व. कु. नि. पाली	
२.	श्री. रमेशकुमार नयुडाल जेठ	नय	विवाहित	पु. कु. नि. दिवा	
३.	श्री. हेमंतराव नयुडाल जेठ	नय	विवाहित	श्री. कु. नि. दिवा	
४.	कु. शिवा नयुडाल जेठ	नय	विवाहित	श्री. कु. नि. दिवा	
५.					
६.					
७.					
८.					

57

राज्य शासनाचे कार्यालय

पि. नं. १००

तपासणी क्रमांक

वसाहतीचे नांव आसाद नगर
 मोली क्रमांक ३४/५८०

दिनांक १२-९-७४
 वेळ ७.१५

भा.रा. पावती अग. विजेचे विन. कोणाच्या नावे आहे. ७२०८/२१०६३४
१.९.७४

श्री/श्रीमती एम्. आर्. दळवी.

मोली तपासणीच्या वेळी खालील व्यक्ती उपस्थित होत्या.

अनुक्रम	संपूर्ण नांव	वय	विवाहित किंवा अविवाहित	भा.रा.करीबी नाते	नोकरी घंटाचा पत्ता व उत्पन्न	कधी पासून राहात आहे.
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१	श्री. मधुकर राजाराम दळवी	३२ वर्षे	मूळ गाडेकड	स्व. शा. ल. र. शा. ल. वारीब. ली. प. ग. र. पु. ल. -	सुरुवाती पासून	
२	श्री. मीना. शि. मा. आई	२७ वर्षे	पत्नी	धरकाम		
३	कुं. सत्येन्द्र	७ वर्षे	कुलगार	वि. भा. अ. री.		
४	कुं. राजेशी	४ वर्षे	कुलगार	रा. शा. ल. कुलगार		
५	कुं. महेद्रा	१ १/२ वर्षे	कुलगार			

खालील राहणाऱ्या इतर व्यक्तींचा तपशील.

६	कुं. वंदना वासुदेव दळवी	१३ वर्षे	पुतणी	वि. भा. अ. री. ली. शा. वे. ल. ग. ली.		
७	कुं. भा. अ. री. वासुदेव दळवी	११ वर्षे				
८	कुं. सुनीता शि. अ. री. दळवी	१३ वर्षे				

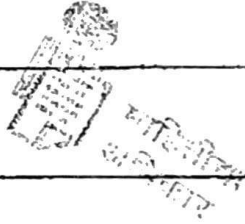
मागे पहा.....

भावेकद लोनीत रहात नसल्यास त्यांचा संवर्ण पती

तपासणीत काढील प्रमाणे तपासणे पाहिजे

- अ) देशीय काम नं. ८८२०३५५
- ब) फासाद नगर रवो नं. ३४/५८०००००
- क) ७.१०.१९९९
- द) कमल १४ कुनीट

इतर अधिक माहिती



मी स्थिर देतो की वरील माहिती स्वतः राजिवुशीमे दिली असून ती बरोबर आहे.

म. र. ड. ल.
१५/९/१४
माहिती देणाऱ्या व्यक्तीची सही

तपासणी अधिकाऱ्याचा शेरा :-

ठोक आहे	पोट भावेकद	अनधिकृत व्यक्ती	अवसायाकरिता उपयोग	एका भागात पोट भावेकद	इतर नियमांचे उल्लंघन
✓					

* या विषयी विशेष स्पष्टीकरण करावे.

१२.९.१४
तपासणी अधिकाऱ्याची सही व मुद्रा

UNDER POSTAL CERTIFICATE:

No. Only/
Office of the Estate Manager
Bombay High Court
Bombay

To:

Sd/-/Smt. Basantiben M. ...

T. No. 34/580

Azad Nagar

Bombay: 53

Sub: Regularisation/Transfer of tenancy
rights in respect of tenement No.

34/580, Azad Nagar

Ref: Your letter dt. 9-10-98

Sir/Madam,

I am directed to inform you that your request to regularise transfer of tenement No. 34/580 at Azad Nagar & Ancher (w) in your name is hereby granted so far as the area of the original tenement is concerned with effect from 18-10-98 subject to the following payments and terms and conditions:-

- 1) rs. 254-00 ✓ Towards rent/instalment for the period ending from July 98 to Sept. 98 (Name of Shri M. R. Dalvi, paid)
- 2) rs. 78-00 ✓ Rent/instalment monthly charges for the month of October 98 in your name. ✓ Nov 98
- 3) rs. 244-00 ✓ Towards tenancy deposit.
- 4) rs. paid ✓ Towards regularisation/Premium/transfer fees.
- 5) rs. _____ Balance purchase price as on _____
- 6) rs. 50-00 ✓ Transfer of tenancy fee.
- 7) rs. 10-00 ✓ Deposit.

Total rs. 636-00
 - 254-00

 - 382-00

RSB
 ..2.

322-00

✓ 636-00

2. You are therefore requested to pay s. within 10 days from the date of receipt of this letter between 10.30 a.m. to 1.00 P.M. on any working day and also sign the tenancy agreement in respect of this tenement.

3. Please note that if you fail to make the payment and to comply rights will be withdrawn and action will be taken against you as per the rules of M.H. & A.D. Authority, Bombay.

4. Please note that only the original build up area of the tenement has been considered for regularisation and you will have to demolish the unauthorised work carried out by you outside the tenement your risk and cost as per undertaking given by you.

5. You will have to accept the terms and conditions of the offer and further undertake to abide by the provisions of the M.H. & A.D. Act, 1978, as amended from time to time and the M.H. & A.D. (Estate Manager, Sale, Transfer and Exchange of tenements) Regulations 1961.

6. The tenement in question shall be used and occupied exclusively for the purpose of residence by you and the bonafide members of your family and then you shall pay the rent in the first week of each month regularly in future.

7. You will have to become members of your Housing society immediately or as and when formed and produced the No objection certificate from the Co-operative Housing Society.

Please make payment of Regularisation premium by the Demand-Draft only.

The Tenancy Deposit is paid by the original tenant will be to your rent accounts, on production of the original receipt with consent letter or original tenant in that case you shall not have to pay fresh tenancy deposit. However, you will have to pay s. being difference of deposit.

महानिरीक्षक
अधिकारी

Yours faithfully,

18/10/98
Estate Manager II,
M.H. & A.D. Bombay

JSP/2.9.94

TIR No. 1463303 & Rs. 3821 -
1463304

8191

No. CB/Allot/ of 95
Office of the Estate Manager - (II),
Bombay Housing & Area Dev. Board,
Gring Nirman Bhavan, Bandra (East),
Bombay-400 051. Dated: 19.10.91

TO,

Smt. ~~Shri~~ Basanti Ben Meshkhal Sain working as

Business in _____

is hereby allotted to occupy tenement No. 34/580 in Arad Nagar

Arad Nagar w.e.f. 1-10-91 Scheme _____



Ms. Basanti Sain
O/S of Estate Manager - (II),
19-10-91 B.H. & A.D. Board, Bombay.

Specimen Signature Basanti Sain
Specimen Signature Basanti Sain
Specimen Signature Basanti Sain

प्रा. सं. १०००/१९९०
१९९०/१९९१
१९९१/१९९२
१९९२/१९९३

१९९३/१९९४
१९९४/१९९५
१९९५/१९९६
१९९६/१९९७

क्रमांक - ३३/५५०, ६१/६१/९२ - नगर
हा आचले नादे हस्तांतरित/निवमित करणी बाबत -

दिनांक - २२-१२-९२
सं. क्र. - २६/२०९५

१९९६/१९९७

संभाषित पत्रावृत्तार आपणांत गाळा निवमित/हस्तांतरित

१९९६/१९९७ १९९७/१९९८
१९९८/१९९९ १९९९/२०००
२०००/२००१ २००१/२००२
२००२/२००३ २००३/२००४
२००४/२००५ २००५/२००६
२००६/२००७ २००७/२००८
२००८/२००९ २००९/२०१०
२०१०/२०११ २०११/२०१२
२०१२/२०१३ २०१३/२०१४
२०१४/२०१५ २०१५/२०१६
२०१६/२०१७ २०१७/२०१८
२०१८/२०१९ २०१९/२०२०
२०२०/२०२१ २०२१/२०२२
२०२२/२०२३ २०२३/२०२४
२०२४/२०२५ २०२५/२०२६
२०२६/२०२७ २०२७/२०२८
२०२८/२०२९ २०२९/२०३०
२०३०/२०३१ २०३१/२०३२
२०३२/२०३३ २०३३/२०३४
२०३४/२०३५ २०३५/२०३६
२०३६/२०३७ २०३७/२०३८
२०३८/२०३९ २०३९/२०४०
२०४०/२०४१ २०४१/२०४२
२०४२/२०४३ २०४३/२०४४
२०४४/२०४५ २०४५/२०४६
२०४६/२०४७ २०४७/२०४८
२०४८/२०४९ २०४९/२०५०

१९९६/१९९७ १९९७/१९९८
१९९८/१९९९ १९९९/२०००
२०००/२००१ २००१/२००२
२००२/२००३ २००३/२००४
२००४/२००५ २००५/२००६
२००६/२००७ २००७/२००८
२००८/२००९ २००९/२०१०
२०१०/२०११ २०११/२०१२
२०१२/२०१३ २०१३/२०१४
२०१४/२०१५ २०१५/२०१६
२०१६/२०१७ २०१७/२०१८
२०१८/२०१९ २०१९/२०२०
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२०४२/२०४३ २०४३/२०४४
२०४४/२०४५ २०४५/२०४६
२०४६/२०४७ २०४७/२०४८
२०४८/२०४९ २०४९/२०५०



आदला विश्वास

मिळकत (संपत्त्यापद - [२], १९९२/१९९३)
गृहनिर्माण व विकासात मंडळ, पुणे.

पुत : सचिव, ३१/२०/१९९५ ल. सं. ३२
३१/२०/१९९५ - नगर वांत माहितीसाठी व सभासद
करून घेण्यासाठी.

पुत : श्री. ए. व्ही. धन मतेर - भाडेवसुलीकार वांना फिल्ड
दुकांमध्ये नोंद घेण्यासाठी अर्गसित.

पुत : श्री. ए. व्ही. धन - यंत्र विभाग वांना रेन्ट रोलमध्ये
नोंद घेण्यासाठी.

अदिरा/१९८३१९

vide G.M. No 8065 dt 17-10-95

मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ

मिळकत व्यवस्थापक नं. २ यांचे कार्यालय

क्रमांक : 3354

गाळे तपासणी तक्ता :

वसाहतीचे नांव आशादासगार कोठी

दिनांक १५/१०/९५

खोली क्रमांक ३४/५६०

वेळ ११:०० - ५:२५

भाडे पावती अगर विजेचे विल कोणाच्या नावे आहे.

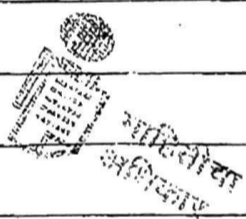
श्री/श्रीमती म. र. कोळी

R.R No 1464289

dt 17-10-95

खोली तपासणीच्या वेळी खालील व्यक्ती उपस्थित होत्या.

अनुक्रम	संपूर्ण नांव	वय	विवाहित किंवा अविवाहित	भाडेकरूची नाते	नोकरी/धंद्याचा पत्ता व उत्पन्न रक्कम	कधी पासून राहात आहे
१	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	श्रीमती लीसा जयशंकर गजगण	५५२५
२	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	११६५३०००	५५२५
३	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	११६५३०००/-	५५२५
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खोलीत राहणाऱ्या अनुपस्थित व्यक्तीचा तपशील

१	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	११६५३०००	५५२५
२	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	११६५३०००	५५२५
३	श्रीमती लीसा जयशंकर गजगण	३४ वर्षे	विवाहित	जागे गंध	११६५३०००	५५२५
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मागे पहा...

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AJ 569/2001

M.V. 207,500/-

Office of The Dy. Inspector General of Registration

And Dy. Controller of Stamps Bombay

Certified that under Section 41 of the Bombay Stamp Act 1958, that the proper Stamp duty Rupees 1050/-
 As one thousand fifty only and penalty Rupees 1100/-
 As one hundred only have been paid in respect of the instrument, Chalan No. 23, 22 DA 15/9/01

Collector

Subject to the provisions of Section 63 A



THIS DEED OF SALE made Bombay this 7th day of October 2001 (~~One~~ Two thousand ~~nine hundred and ninety~~) between the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976, (MAHXXVIII of 1977) hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (E), Bombay-51, the Vendor (hereinafter referred to as "the Authority" which expression shall unless the context requires otherwise include its successors and assigns) of the One Part :

AND

Azad Nagar 'Arunodaya' Co-operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-op. Societies Act, 1960 (MAH.XXIV of 1961) and bearing registration NO.BOM/HSG/ (OH) 1316 dtd 19.7.84 and having its registered office at Tenement No. in Building No. 34, Azad Nagar, Andheri Bombay Mumbai-400053 the purchaser (hereinafter referred to as "the Society" which expression shall unless the context

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requires otherwise include its successors and permitted assigns) of the Other Part :




WHEREAS the Authority being duly constituted with effect from the 5th December, 1977 under Government Notification in the Public Works and Housing Development No ARD-1077 (1) Desk-44, dtd the 5th December, 1977, the Maharashtra Housing Board a corporation established under the Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) (hereinafter referred to as "the Board") stood dissolved by operation of section 15 of the said ACT.

AND WHEREAS under clauses (a) and (b) of section 189 of the said Act all the property rights liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property rights liabilities and obligations of the Authority:

AND WHEREAS the Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidised Industrial Housing Scheme:

AND WHEREAS the Board had in pursuance of the said Government of India Scheme built the building bearing No. 34 at Survey No. 133(Pt) and C.T.S. No. 837/Pt at Asad Nagar Andheri (W.) Bombay 400 053 (hereinafter referred to as "the said building") and more particularly describe in Schedule I hereunder written for housing industrial workers as provided in that scheme:

AND WHEREAS the tenements in the said building were allotted to individual allottees specified in Schedule II hereunder written on rental basis :

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AND WHEREAS persistent demand were made by the occupant industrial workers that the tenements constructed for them under the Subsidised Industrial Housing Scheme of the Government of India by the various housing authorities should be sold to them:

AND WHEREAS the conference of the Housing Ministers of all the States held at Calcutta in December 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable instalments as it was found that it was practically impossible to dispossess superannuated workers or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation:

AND WHEREAS the Government of India after considering the entire problem have permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf:

AND WHEREAS on the basis of the guidelines laid down by the Government of India the Government of Maharashtra have inter-alia directed that the buildings built by the Housing Board and other agencies under certain schemes should be offered for sale in "as is and where is condition" to the authorised and unauthorised occupants whose occupation is regularised on their paying the penalty amounting to fifty percent of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a Co-operative Housing Society :

AND WHEREAS the said allottees have formed themselves into a Co-operative Housing Society called the A.N.Arunoday Co-operative Housing Society Ltd., the said Society being the other part of these presents :

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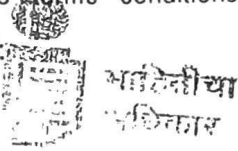
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AND WHEREAS the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said building and the said building is the absolute property of the Authority:

AND WHEREAS the Authority has at the request of the Society decided to convey the said building more particularly described in Schedule I hereunder written by way of sale and to grant the land underneath and appurtenant thereto by way of lease to the society Subject to the terms conditions and covenants hereinafter appearing and contained:



AND WHEREAS in pursuance of such a decision the land underneath and appurtenant to the said building is being granted by the Authority to the Society on a lease for a period of ninety nine years by a separate lease deed of even date between the Authority and the Society:

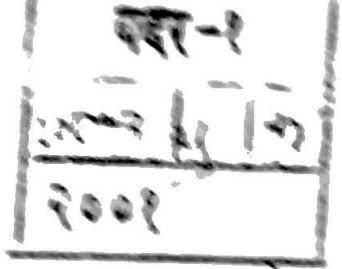
AND WHEREAS the said building is intended to be sold to the society at the price of Rs. 2,09,024/-
(Rupees Two Lakh Nine Thousand Twenty Four only)

_____ only)
exclusive of the rebates given by the Government of India. Government of Maharashtra and the Authority from time to time and the said amount of Rs. 2,09,024/- (Rupees Two Lakh Nine Thousand Twenty Four Only)

_____ only) being the sale price of the said building has been received by the Authority in full from time to time from the allottees and/or the Society (the receipt of which the Authority doth hereby admit and acknowledge):

AND WHEREAS it is expedient to convey the right title and interest of the Authority in the said building to the Society and the Authority hereby agrees to convey and the Society hereby agrees to accept such conveyance by way of sale the right title and interest of

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the Authority in the said building on terms conditions and covenants as are contained hereinafter :

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

1. In consideration of the payment of Rs. 2,09,024/-
(Rupees Two Lakh Nine Thousand Twenty Four only)
only
 (exclusive of the rebates given by the Government of India the Government of Maharashtra and the Authority from time to time) paid by the allottees and/or the Society to the Authority on or before the execution of these presents (the receipt of which sum of Rs. 2,09,024/- (Rupees Two Lakh Nine Thousand Twenty Four only) the Authority doth hereby admit and acknowledge) being the full consideration amount payable to the Authority the authority as the absolute owner hereby conveys grants and assures unto the Society by way of sale all the property consisting of a building bearing No. 34 standing on the piece or parcel of land at S.No. 133 (Pt) and C.T.S. no. 937 (Pt) at Azad Nagar , Anandnagar and more particularly described in the first Schedule hereto and for clarity delineated on the plan hereto annexed and thereon shown by yellow colour together with all its appurtenance such appurtenances not being land and all the estate rights title interest use inheritance property possession benefit claim and demand of the Authority into out of and upon the same as against any other person whatsoever **TO HAVE AND TO HOLD** the said building as owner subject however to the terms conditions and covenants hereinafter appearing.

2. The said building till the time of execution of these presents has been in possession of the said Society and the Authority hereby covenants that the Society shall from the time of execution of these presents continue to be in possession of the said building and hold

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and enjoy the same as owner thereof without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject however to the term conditions and covenants incorporated in these presents

3. The Authority hereby covenants with the Society that the said building hereby sold is free from all encumbrances whatsoever except as stated herein and the Authority is entitled to sell and convey the same to the Society in the manner aforesaid.

4. The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts deeds things conveyances and assurances for better and more perfectly conveying and transferring the said building and every part thereof unto the Society as may be reasonably required by the Society.

5. The society hereby expressly agrees that the land underneath and appurtenant to the said building is and continues to be the property of the Authority and that the Society has no right title or interest in the said land except the rights reserved under separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these presents.

6. The Society shall bear pay and discharge all existing and future rates taxes assessment duties impositions and outgoings whatsoever assessed imposed and charged upon the said building provided that all such taxes rates assessment duties impositions and outgoing shall till the date of conveyance of the said building be borne by the Authority. If there remain any arrears to this effect and any claims are made in respect thereof on the Society by the Government Local Authority or any other authority under any law for the time being in force in the State of Maharashtra the Society shall be entitled to call upon the Authority to pay all such arrears and the Authority agrees that it shall pay the same after due verification.



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7. The Society shall pay to the Authority such proportion to be fixed by the Authority of all expenses as may be determined by the Authority payable from time to time in respect of constructing repairing re-building and cleaning all party walls party fences party hedges sewers drains gates roads paths pavements and other things the use of which is common to the premises hereby sold and to the adjoining premises and also a proportion in respect of charges for water supply and electric supply where separate meters in respect of such service have not been fitted to the premises hereby sold. The society shall pay towards such proportion of such expenses in advance and on account a sum of Rs. 4512/-

(Rupees Four Thousand Five Hundre Twelve Only)

(tentative) at every quarter of the year the first of such payment being made on the - and the subsoquent payment to be made on the first day of the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the Society. If the said sum of Rs. 4512/- (Rupees Four Thousand Five Hundred Twelve Only.

only) to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not) the Society shall pay such unpaid amount or part thereof together with interest thereon at $1\frac{1}{2}\%$ per annum remaining from the date when the sum becomes payable till the payment is made by the Society. Any advance or otherwise to be paid by the Society to this effect shall become payable by the Society subject to the conditions aforesaid. The Authority shall adjust such sums from time to time and render accounts thereof to the society within a reasonable time. The Society hereby agrees to join the federation of the Co-operative Housing Societies owning buildings in the above scheme which shall take over the management and maintenance of the common services aforesaid.

8. It is hereby agreed and declared that all moneys sums dues and other charges payable under these presents shall be

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deemed to be arrears of rent payable in respect of the said building and shall be recoverable from the Society in the same manner as arrears of land revenue as provided in section 180 of the said Act as amended from time to time provided always that this clause shall not affect other rights powers and remedies of the Authority in this behalf.

9. It is hereby further agreed and declared that the Society shall not by virtue of this sale deed acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing buildings or for any other purposes whatsoever and that any enjoyment of light or air by the Society or its successors in title from or over the adjoining land the Authority shall be deemed to be had with the consent of the Authority.

10. All the costs including the stamp duty and registration charges of this deed of sale shall be borne by the Society.

11. The Authority is exempted from payment of income tax under sub-section (20-A) of section 10 of the Income Tax Act, 1961 read with section 4 of the Finance Act, 1970.

IN WITNESS WHEREOF the signature of _____

Shri A. R. Shinde Dy Chief Officer/EM II
of Bombay Housing and Area Development Board, Bombay for and on behalf of the Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the Officer of the Authority and the signature of Shri H.D.Tailor

S.Chitnie Chairman, Shri Smt.Sarla

Secretary and Shri Pramod B.Parab.

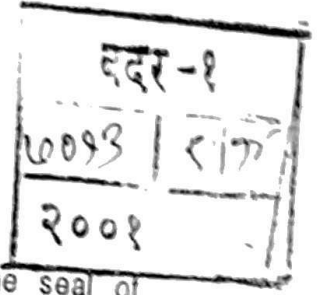
Member of the Managing Committee of
the Society for and on behalf of the Society under the authority of
the Society given to them to execute these presents for and on
behalf of the Society vide Society's General Body's Resolution



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passed in its meeting held on 26.1.2001 and the seal of the Society has been affixed hereunto on the day and the year first hereinabove written.

SCHEDULE - I

SCHEDULE OF PROPERTY ABOVE REFERRED TO :

All that the building No. 34 having a multistoreyed structure situated on the land bearing survey No. 133(Pt) C.T.S. No. 837 (Pt) at Azad Nagar Andheri(W.), Bombay- 400 053 in the registration Sub-District of Bandra Bombay Suburban District and bounded as follows :

That is to say :-

On or towards the North by : 40'-0" Wide Road,
 On or towards the South by : M.H.B. Boundary
 On or towards the East by : Bldg.No.35.
 On or towards the West by : Bldg.No.33.

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SCHEDULE II

LIST OF BONAFIDE ALLOTTEES OF Azad Nagar Arunoday
CO-OPERATIVES HOUSING SOCIETY LTD.

Sr. No.	Tenement No.	Name of Tenant	Carpet area of each Tenement	Sale Price of each Tenement
1.	2.	3.	4.	5.
1.	561	Smt. S.S. Chitanis	20.22 Sq. Mtr.	6532/-
2.	562	Shri R.S. Bandewar	"	6532/-
3.	563	Smt. P.C. Lad	"	6532/-
4.	564	Shri A.V. Basole	"	6532/-
5.	565	Shri J.J. Javeri	"	6532/-
6.	566	Smt. B.S. Panchal	"	6532/-
7.	567	Shri P.B. Parab	"	6532/-
8.	568	Shri B.M. Chavan	"	6532/-
9.	569	Shri B.N. Saye	"	6532/-
10.	570	Shri S.V. Shirodkar	"	6532/-
11.	571	Shri K.R. Karia	"	6532/-
12.	572	Shri Valleppe Reddy	"	6532/-
13.	573	Shri V.S. More	"	6532/-
14.	574	Smt. K.K. Chheda	"	6532/-
15.	575	Smt. S.S. Bhatt	"	6532/-
16.	576	Smt. S.P. Ankolekar	"	6532/-
17.	577	Smt. S.R. Rane	"	6532/-
18.	578	Shri C.S. Ramkrishnan	"	6532/-
19.	579	Shri H.P. Chavan	"	6532/-
20.	580	Smt. B.N. Jain	"	6532/-
21.	581	Shri S.S. Shrigarpure	"	6532/-
22.	582	Shri K.V. Pujari	"	6532/-
23.	583	Smt. P.A. Fernandes	"	6532/-
24.	584	Shri I. Napolian	"	6532/-
25.	585	Smt. S.S. Nayak	"	6532/-
26.	586	Smt. Laxmi B. Bathula	"	6532/-
27.	587	Shri N.D. Tailor Gala	"	6532/-
28.	588	" H.D. Tailor	"	6532/-
29.	589	" K.K. Balchandran	"	6532/-
30.	590	" R.B. Kayande	"	6532/-
31.	591	" S.G. Gawandi	"	6532/-
32.	592	" S.N. Gala.	"	6532/-

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Rs. 2,09,024/-

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SIGNED SEALED AND DELIVERED by

Shri A. R. Shinde

Dy Chief Officer, ^{EMD} Bombay Housing and

Area Development Board Bombay in

the presence of Shri Smt. V. A.

Naik, Sr. Cl. Bombay

Housing and Area Development Board
Bombay.

The Common Seal of the Maharashtra
Housing and Area Development
Authority affixed in the presence of

Shri Smt. S. S. Ghosalkar

Estate Manager Bombay
Housing and Area Development Board

who has signed in taken thereof in
presence of Shri Smt. V. A. Naik,

Sr. Cl.

SIGNED SEALED AND DELIVERED BY

1. Shri H. D. Tailor

Chairman

2. Smt. Sarla S. Chitnis

Secretary

3. Shri Pramod B. Parab.

Member of

the Managing Committee of the said
Society who have hereunto affixed their

signatures in the presence of Shri

S. V. Shiradkar X

a member of the Society

The Common Seal of the Azadnagar
Arunoday

Co-operative Housing Society Limited is

affixed in the presence of Shri

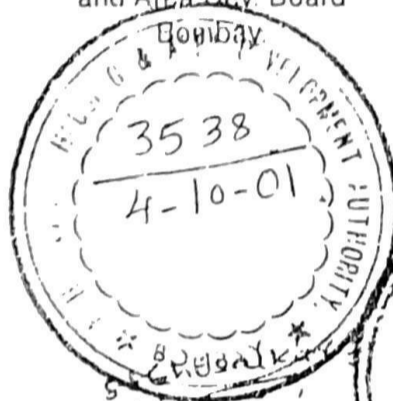
who has signed

in token thereof in the presence of

Shri I. Napolian X

a member of the Society

Arun
(A. R. Shinde)
Dy Chief Officer, (EMD)
Bombay Housing
and Area Dev. Board



SMT. S. S. GHOSALKAR
Estate Manager (Conveyance)
M.H. & A.D. Board, Mumbai
Bombay Housing and
Area Development
Board, Bombay

H. D. Tailor
(Chairman)

Sarala S. Chitnis
(Secretary)

Pramod B. Parab
(Member)

S. V. Shiradkar



I. Napolian

S. V. Shiradkar

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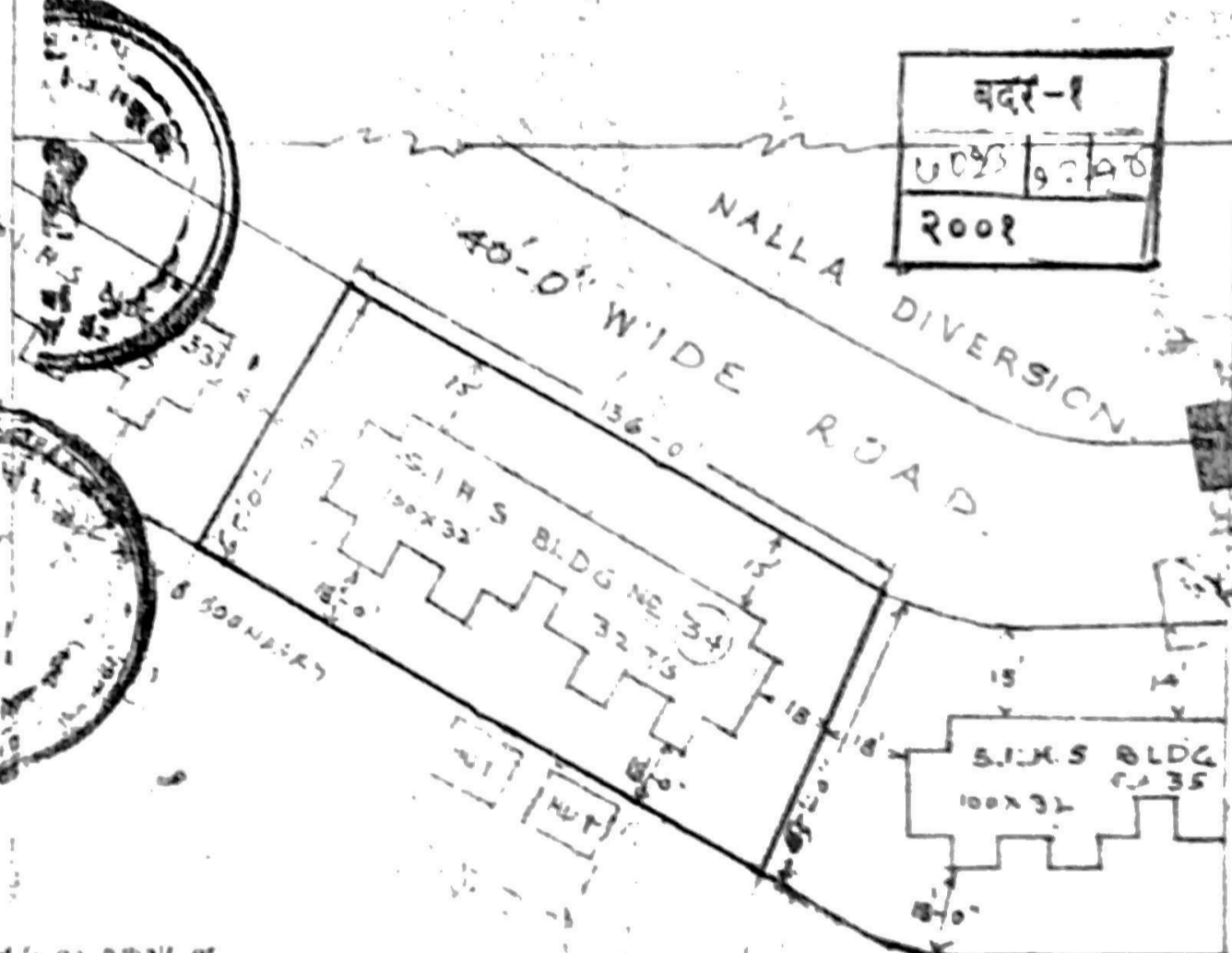
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E. H. S. ANDHERI PLAN NO 33

PART LAY OUT PLAN OF AZAD NAGAR ANDHERI (WEST) S NO 133 SHOWING THE BOUNDRY OF BLDG NO 34 (32 TS OUT OF 312 TS UNDER S.I.H.S)

NOTE

- 1) THE LAND UNDERNEATH AND APPURTANENT TO THE BLDG NO 34 IS 294.00 SFT. I.E. 21.23 SMTR SHOWN BOUNDED RED
- 2) CARPET AREA PER TENEMENT = 217.75 SFT. 20.22 SQ. M.
- 3) PLINTH AREA PER TENEMENT = 325.88 SFT. 30.23 SQ. M.



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on behalf of
AZADNAGAR ARUNODAYA CO-OP HOUSING SOCIETY LTD.

President / Secretary / Treasurer

[Signature]
BY CHIEF OFFICER
M. H. & A. D. B. MUMBAI.

CHIEF ENGINEER
S. H. A. D. B. BOMBAY

BY CHIEF ENGINEER
S. H. A. D. B. (WEST) BOMBAY

EXECUTIVE ENGINEER
HOUSING POISAR DIVN.

DEPUTY ENGINEER
HG POISAR SUB DIVN.

[Handwritten notes and signatures]

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संयुक्त न. बर्ही १

आलाखप्रमाण का प्रमाण

सन २००१ का आयी महिन्याचे

- ५ - तारखेस १२ य मोंवणी

- १ - आज्ञ्याचे बरम्यास साह पुढ्यम शेरे २१००

निबंधक बांद्रा यांचे फायदाबात हजर नक्कल (कॅम्बिपोज) ५०

दला. रुजधान २०

फाईलींग

टपाल

पट्टण २१००

वर्हर-१

सह. दुग्धम निबंधक अंधेरी सह. दुग्धम निबंधक अंधेरी
मुंबई उपनगर जिल्हा मुंबई उपनगर जिल्हा २००१

श्री. हरिदेव न. डेलर वय ५३ वर्ष, नोकरी. हेमो आझाद -
नगर अरुणोदय सोसाय. चेअरमन.

श्री. गणेश नारायण मंग. गिळणीस, वय ६२ वर्ष, राबिणी हेमो
आझादनगर अरुणोदय सोसाय. चे गिळणीस.

३) श्री. प्रमोद सी. परब. वय ५० वर्ष, नोकरी. हेमो आझादनगर
अरुणोदय सोसा. चे. आझादनगर वगिल १ वी. ३. १०० आझादनगर
अरुणोदय सोसा. वि. नं. ३४, वियादेसाई रोड. अंधेरी पश्चि. ५३

१) श्री. सी. आर. शिंदे. वय ४० वर्ष, नोकरी. २१० व्यु मंग. आय. प्रि. कॉलनी
गुलमोहर, वॉले (पु.) मुं. ५१. हेमो मंडळ चे उपमुख्य अधिकारी
(मि. व्य. म.) मुं. मं.

..... दस्तऐवज करून देणार
(सिवाकथित) दस्तऐवज
करून दिव्याचे कळू करवाव.

१) अंमलानु चि टणीस

मि. व्य.



श्री. म. स. सी. शिंदेकर २१० वगिल प्रमाणे

२) श्री. आय. न. पो. लि. म. २१० वगिल प्रमाणे

१) कोणे वगळ करून
दगाच्यास ओळखत अशाकराचे भागतात
२) त्याची थोळाग वेतात.

दि. १०
२००१

सह. दुग्धम निबंधक अंधेरी
मुंबई उपनगर जिल्हा.

१) [Signature]
२) [Signature]



बंदर-१
४०५५/१४/०९
२००९

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सुपरीचीस
दिवस



००२५/८००९३/०९
दुमक क्रमांक १ तमांक बर ४५०.९६९
नाकरा १०/१०/०९
दिनांक ६६९

सद. सुपरीचीस विबंधक भंडेरी
मुंबई उपनगर जिल्हा.