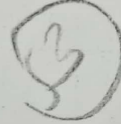


Monday, September 01, 2003

10:20:48 AM



पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 6473

गावाचे नाव ब्यारवली

दिनांक 01/09/2003

दस्ताऐवजाचा अनुक्रमांक वदर4 - 06464 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: मंदार व्ही धर्माधिकारी

नोंदणी फी :- 13620.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (54) :- 1080.00

एकूण रु. 14700.00

आपणास हा दस्त अंदाजे 10:35AM ह्या वेळेस मिळेल

दुय्यम निबंधक

अंधेरी 2 (अ. 39 म.)

सह. दुय्यम निबंधक अंधेरी- ३
मुंबई उपनगर जिल्हा

बाजार मुल्य: 1328356 रु. मोबदला: 1361903 रु.

भरलेले मुद्रांक शुल्क: 60484 रु.

Sonali vaidya
Edu. loan.



60484



59



Handwritten notes: 60484 / - R. S. ...
Mandhar V. Dharmadhikari
R. No. 156
R. S.

AGREEMENT

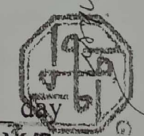
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This Agreement made and entered into at Mumbai this 27th day of August 2003, between (i) M/S. VAMAN ESTATE & (ii) M/S. ABODE BUILDERS as a Joint Venture. (i) M/S. VAMAN ESTATE having their Office at 114, Shyam Kamal B-Building, Agarwal Market, Vile Parle (East), Mumbai-400 057 & (ii) M/S. ABODE BUILDERS having Office at Bilquist Apartment, Mahakali Caves Road, Andheri (East), Mumbai-400 098 hereinafter called THE VENDOR'S (which expression shall unless it be repugnant to the context or meaning thereof mean and include their Partners for the time being of the said firm and their respective heirs, executors administrators of last such survivors and assigns) of the ONE PART and MESSRS / SHRI / SMT / KUM (1) MANDHAR V. DHARMADHIKARI & (2) SWATI M. DHARMADHIKARI hereinafter called 'THE PURCHASER/S' (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their executors, administrators and Assigns) of the OTHER PART



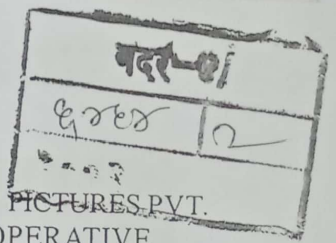
GENERAL STAMP OFFICE
TOWN HALL
MUMBAI
REGISTRATION STAMP
NO. 06484
137761
AUG 22 2003

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ST. SUPERINTENDENT OF STAMPS
BANDRA

WHEREAS:

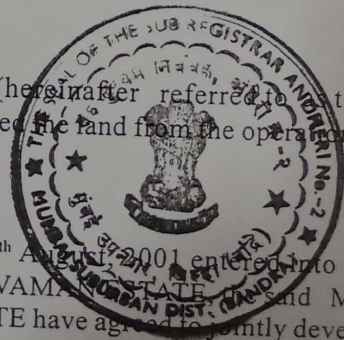


1. By an agreement dated 24/08/1991 entered into between MAHAL PICTURES PVT. LTD. as Owners and the MALAD SATGURU SADAN CO-OPERATIVE HOUSING SOCIETY LTD., as Purchaser and M/S. ABODE BUILDERS as DEVELOPERS. The MAHAL PICTURES PVT. LTD. agreed to sell the piece and parcel of land more particularly described in the (First) Schedule hereunder written. By a Consent Decree dated 18th July, 1995 executed between the MALAD SATGURU SADAN CO-OPERATIVE HOUSING SOCIETY LTD., and M/S. ABODE BUILDERS as Plaintiffs and MAHAL PICTURES PVT. LTD. as Defendants, the said MAHAL PICTURES PVT. LTD. conveyed the land bearing Survey No. 8, Hissa No. 1 (Part) and corresponding C.T.S. No. 17 (Part) admeasuring 12,450.00 sq. mtrs. lying and situated at Village Vyaravali, Taluka Andheri, Mumbai. 400 093, to the said Co-operative Housing Society in High Court Suit No. 1822 of 1995.
2. The said Consent Decree was treated as Conveyance and same was duly registered under Serial No. BDR-1/2671/6/10 with the Sub-Registrar of Assurances at Bandra on 20/08/1998. By the said Consent Decree the said Mahal Pictures recorded that they acknowledge and admit the receipt of Rs. 7,50,000/- (Rupees Seven Lacs Fifty Thousand Only) and an extra amount of Rs. 65,000/- (Rupees Sixty Five Thousand Only) by Cheque No. 179156 and 179157 dated 30/06/1995 for conveying the said land and by the said consent decree M/S. ABODE BUILDERS were appointed as the Sole Developers.
3. Thus the MALAD SATGURU SADAN CO-OPERATIVE HOUSING SOCIETY LTD. and the said M/S. ABODE BUILDERS are well and sufficiently possessed of the property more particularly described in the schedule hereunder written.
4. By Mutation Entry No. 103 the land is transferred in the name of the said MALAD SATGURU SADAN CO-OPERATIVE HOUSING SOCIETY LTD. and their name is entered as Owner and Kapjedar in 7/12 Extract. A copy of the said 7/12 extract is annexed as ANNEXURE 'A'.

The Index-II issued by the Sub-Registrar of Assurances at Bandra is annexed as ANNEXURE 'B'.

Copy of the Property Card maintained by City Survey Office is annexed marked as ANNEXURE 'C'.

5. Whereas by an Order dated 2nd April 1996 (hereinafter referred to as the said Order) Competent Authority has exempted the land from the operation of U.L.C. Act.
6. By an Agreement of Joint Venture dated 28th April 2001 entered into between M/S. ABODE BUILDERS and M/S. VAMAN ESTATE said M/S. ABODE BUILDERS & M/S. VAMAN ESTATE have agreed to jointly develop the plot, more particularly described in the Schedule hereunder written.



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Certificate No. **50**

Member's Register No. **50**

 **Trans Residency I (E & F) Co-operative Housing Society Ltd.**

Regn No.: MUM/WK-E/HSG/TC/12803/2005 Dt 02.02.2005

Subhash Nagar, Road No. 23, M.I.D.C., Andheri (East), Mumbai - 400 093.

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares of Rs. 50/- Each

SHARE CERTIFICATE

This is to certify that Shri/Smt. MANDAR V. DHARMADHIKARI & SWATI

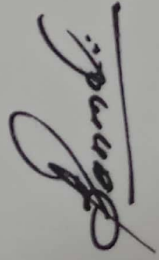
M. DHARMADHIKARI

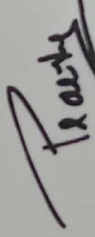
is/are the Registered holder/s of FIVE Fully paid-up shares Numbered 246 to 250 (both inclusive) of Rs. Fifty each of this Society.

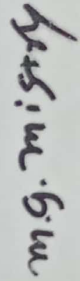
This 17th day of JANUARY 2016

Given under the common seal of
For **Trans Residency I (E & F) Co-operative Housing Society Ltd.**

RS. 250/-

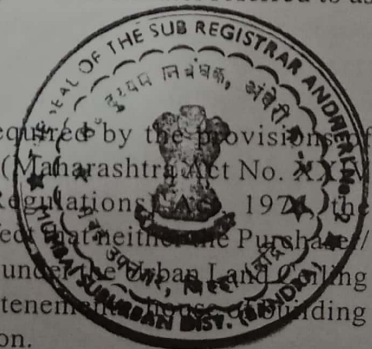

Chairman


Hon. Secretary

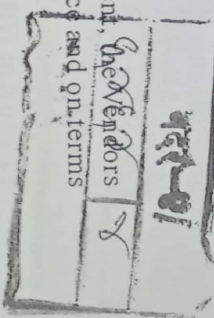

Committee Member

Note : No transfer of shares will be registered without production of this certificate

7. AND WHEREAS as the Vendors have prepared a layout in respect of the said property and the layout is submitted to the B.M.C. and the B.M.C. has sanctioned the said layout by letter dated 21st September 1996 & finally amended on 07/05/2002 under No. CE/1534/BSII/LOKEN & 1.
8. As per the said New Amended layout the Vendors at present envisages to construct 3 BUILDINGS, (i) Building No.1 having 6 Wings, (ii) Building No. 3 having 3 Wings (iii) Building No. 4 having 1 Wing and the T.D.R. as may be permitted by the B.M.C.
9. The Vendors have indicated to the Purchaser and the Purchaser is aware that the Vendors will develop the said property in a phased manner as per the said layout plan (with such modifications thereto as the Vendors may from time to time determine and as may be approved by the Concerned Authorities) and the program of such phased development will also be determined by the Vendors absolutely as their own discretion.
10. The Purchaser has taken inspection of the Layout Plan.
11. The Vendors have submitted plans for Construction of Buildings No. 1 & 3 and the plans have been approved for Building No. 1 under No. CE/6298/WS/AK on 08/01/1997 & Amended on 28/06/2002 for Building No. 3 under No. CE/6300/WS/AK on 08/01/1997 & Amended on 28/06/2002 and I.O.D. for Both the Buildings have been issued. A copy of I.O.D. dated 08/01/1997 & letter of Amended for both the Buildings.
12. The Purchaser has taken inspection of the Consent Decree, Index-II, 7/12 Extract, Property Card, I.O.D. Plan and Joint Venture Agreement.
13. The Vendors have obtained a Title Certificate of SHRI. M. K. NESARI Advocate High Court Mumbai, a copy of the said Title Certificate hereto annexed and marked as ANNEXURE 'D' and Floor Plan of the proposed Flats is annexed and marked as ANNEXURE 'E'.
14. The Vendors are constructing on the said property described in the First Schedule hereinafter written (hereinafter referred to as "the said plot") building to be known as **TRANS RESIDENCY** consisting of Flats, Shops, Offices, Garages, Covered Car parking spaces etc. in accordance with the sanctioned Plan and specifications. The said land and the said buildings are hereinafter referred to as 'THE SAID PROPERTY'.
15. Prior to making application as aforesaid, as required by the provisions of Maharashtra Co-operative Societies Act, 1960, (Maharashtra Act No. 17 of 1960) and the Urban Land (Ceiling and Regulations) Act, 1976, the Purchaser/s has / have made Declaration to the effect that neither the Purchaser/s nor the members of the family (family as defined under the Urban Land Ceiling & Regulation Act, 1976) of the Purchaser/s own tenement or any building within the limits of Mumbai Municipal Co-operation.



16. Relying upon the said Applications, Declaration and Agreement, the Vendors agreed to sell the Purchaser/s a Flat / Shop / Office, at the price and on terms and conditions hereinafter appearing.

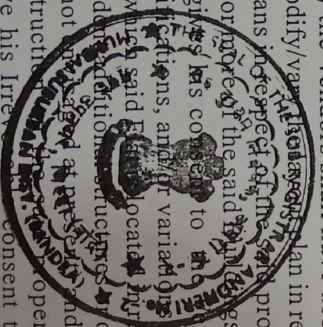


17. Under Section 4 of the said Act, the Vendors are required to execute a Written Agreement for Sale of the said Flat / Shop / Office to the Purchaser/s being in fact these present and also to Register the said Agreement under the Registration Act.

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

1. The Vendors shall construct the said building's being Buildings TRANS RESIDENCY I Wings A, B, C, D, E & F and or G and TRANS RESIDENCY III Wings A, B & C of ground/silt are several upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat allottees which only such variations and modifications as the Vendors may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them, and particularly described in First Schedule herein referred to as the said property.

2. The Vendors have informed the Purchaser and the Purchaser is aware that the Vendors propose to develop the said property by doing construction thereon of Building (consisting wings) as per the layout in respect thereof prepared as aforesaid. The development work would be carried out by the Vendors in a phased manner as per the phased development programme to be determined by the Vendors in their absolute discretion from time to time. Pursuant to that, the Vendors have commenced construction of the said Buildings. The Vendors may as required by the concerned authorities and/or in their (i.e. Vendors) absolute discretion from time to time vary, amend and/or alter, the layout plan of the said property or the Building Plan in respect of one or more such Buildings. As part of such variations amend and/or alteration in the layout and/or in the Building Plans, the Vendors may also construct additional buildings, wings and/or additional construction by way of extension of one or more wings to the proposed (layout) so as to construct additional floors in event of the Vendors obtaining Transferable Development Rights (TDR) in respect of Floor Space Index (FSI) of the other properties for the utilization thereof on the said property in accordance with the provisions of the Development Control Rules applicable to greater Mumbai. Accordingly the Vendors shall have absolute discretion from time to time amend/alter/modify/ vary the said plan in respect of the said property and/or the Buildings Plans in respect of one or more of the said property and/or the Buildings Plans in respect of one or more of the said property. The Purchaser hereby irrevocably agrees and gives his consent to the Vendors carrying out amendments, alterations, modifications, and/or variations to the layout plan as well as same building plan in which said Flat is located in respect of the said property for constructing independent additional structures, one or more Buildings to be constructed (even if not envisaged at present) and/or in respect of the Building now under construction of the said property as aforesaid. The Purchaser hereby also give his Irrevocable consent to the

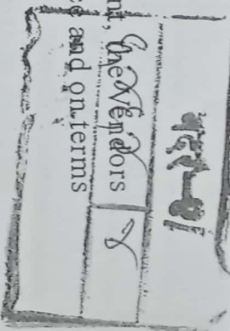


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16. Relying upon the said Applications, Declaration and Agreement, the Vendors agreed to sell the Purchaser/s a Flat / Shop / Office, at the price and on terms and conditions hereinafter appearing.

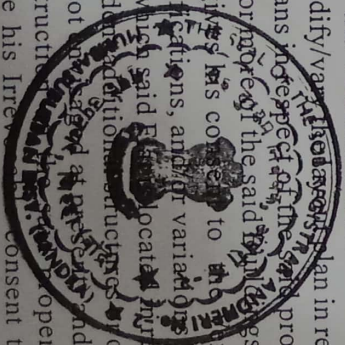


17. Under Section 4 of the said Act, the Vendors are required to execute a Written Agreement for Sale of the said Flat / Shop / Office to the Purchaser/s being in fact these present and also to Register the said Agreement under the Registration Act.

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

1. The Vendors shall construct the said building's being Buildings TRANS RESIDENCY I Wings A, B, C, D, E & F and or G and TRANS RESIDENCY III Wings A, B & C of ground/stilt are several upper floors on the said land in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Flat allottees which only such variations and modifications as the Vendors may consider necessary or as may be required by the concerned local authority/the Government to be made in them or any of them, and particularly described in First Schedule herein referred to as the said property.

2. The Vendors have informed the Purchaser and the Purchaser is aware that the Vendors propose to develop the said property by doing construction thereon of Building (consisting wings) as per the layout in respect thereof prepared as aforesaid. The development work would be carried out by the Vendors in a phased manner as per the phased development programme to be determined by the Vendors in their absolute discretion from time to time. Pursuant to that, the Vendors have commenced construction of the said Buildings. The Vendors may as required by the concerned authorities and/or in their (i.e. Vendors) absolute discretion from time to time vary, amend and/or alter, the layout plan of the said property or the Building Plan in respect of one or more such Buildings. As part of such variations amendment and/or alteration in the layout and/or in the Building Plans, the Vendors may also construct additional buildings, wings and/or additional construction by way of extension of one or more wings to the proposed (layout) so as to construct additional floors in event of the Vendors obtaining Transferable Development Rights (TDR) in respect of Floor Space Index (FSI) of the other properties for the utilization thereof on the said property in accordance with the provisions of the Development Control Rules applicable to greater Mumbai. Accordingly the Vendors shall have absolute discretion from time to time amend/alter/modify/ vary the said plan in respect of the said property and/or the Buildings Plans in respect of the said property and/or the Buildings Plans in respect of one or more of the said Buildings. The Purchaser hereby irrevocably agrees and gives his consent to the Vendors carrying out amendments, alterations, modifications, and/or variations to the layout plan as well as same building plan in which said Buildings are located in respect of the said property for constructing independent additional structures by one or more Buildings to be constructed (even if not envisaged in the said plan) in respect of the Building now under construction of the said property as aforesaid. The Purchaser hereby also give his Irrevocable consent to the



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Vendors
Purchaser

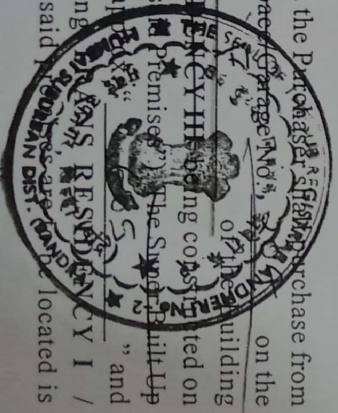
Vendors developing the said property in such phased manner as the Vendors may determine even after the Vendors shall have given to the Purchaser possession of the premises hereby agreed to be sold to the Purchaser, the Vendors shall accordingly be entitled to develop the said property in a phased manner to be determined from time to time by Vendors, including by making changes from time to time in the layout Plan and Building Plan in respect of the said property and/or in the Building Plans of one more Buildings to the constructed as aforesaid, including the buildings which at present are no envisaged by the Vendors. The Purchaser hereby agrees to give all facilities and assistance, the Vendors may require from time to time after the Vendors deliver the possession of the said premises to be sold to the Purchaser but at costs and expenses of the Vendors so as to enable the Vendors to complete the Development of the said property in the manner that may be determined by the Vendors.

3. The Buildings shall be constructed by Vendors in accordance with the Building Plans prepared by the Architect SHRI. NITTIN SHAH. And sanctioned by the concerned authorities as aforesaid with such modifications thereto as the Vendors may incorporate therein as aforesaid. It is expressly agreed that the said premises shall contain (save and except garage, car parking space, area covering stilt) be of normal brick structure with cement plaster and cement flooring specifications, fixtures, fittings and amenities as set out in the Second Schedule hereunder written and the Purchaser confirms the Vendors shall not be liable to provide any other specifications, fixtures, fittings and amenities in the said premises. Vendors shall have right without any reference to the Purchaser to vary or modify such amenities or specifications and Purchaser shall not arise any objection in respect thereof.

4. The sanctioned Building plans from the concerned authorities in respect of the said Buildings will remain open for inspection on all working days during office hours at the building site. The Purchaser has seen plans, I.O.D. as approved and has satisfied him/herself about the same.

5. The Purchaser has made inquiries and is satisfied that the title of the owners to the property described in the First Schedule hereunder written and the Authority of the Vendors to develop the same is marketable and free from encumbrances. The Purchaser has inspected the original title certificates issued by SHRI. M. K. NESARI, Advocate High Court. The Purchaser undertakes not to raise any objection to the title of the owners to the said property or authority of the Vendors to develop the same.

6. The Vendors shall sell to the Purchaser and the Purchaser shall purchase from the Vendors, Flats/Shop/Office Parking Space/Carriage Way, on the ^{2nd} Floor of the Wing ~~TRANS RESIDENCY I / TRANS RESIDENCY II~~ ^{TRANS RESIDENCY III} being constituted on the said property (herein referred to as "the said Premises") in the Sundry Built Up / Built Up area of the said premises is appraised as "ANNEXURE 'E'". The Building ~~TRANS RESIDENCY II~~ ^{TRANS RESIDENCY III} in which the said Premises are located is herein referred to as "the said Building".



7.

The Purchaser shall pay to the Vendors the sum of
Rs. 13,61,903 (Rupees Thirteen Lacs
sixty one thousand nine hundred
as the purchase price in respect of the said premises. The said purchase price shall be paid by the purchaser to the Vendors in accordance with the installments as under: -

13-6-03
13-6-03
13-6-03

1. 20% On execution of Agreement. *Received Rs. 2,61,903*
2. 10% On Completion of Plinth.
3. 7% On Completion of 1st slab.
4. 7% On Completion of 2nd slab.
5. 7% On Completion of 3rd slab.
6. 7% On Completion of 4th slab.
7. 7% On Completion of 5th slab.
8. 6% On Completion of 6th slab.
9. 6% On Completion of 7th slab.
10. 6% On Completion of 8th slab.
11. 4% On Completion of external & internal brick masonry works.
12. 4% On Completion of external & internal plaster. *Balance payment on 1-10-03*
13. 4% On Completion of Plumbing & Electricity work.
14. 5% On Completion of possession.

A certificate forwarded to the Flat Purchaser that a particular stage of the construction is complete which certificate issued by the Architects employed by the Vendors shall be sufficient proof that a particular stage of the construction is complete. It is agreed that the Purchaser shall thereupon accordingly pay to the Vendors the installment of the Purchase price.

8.

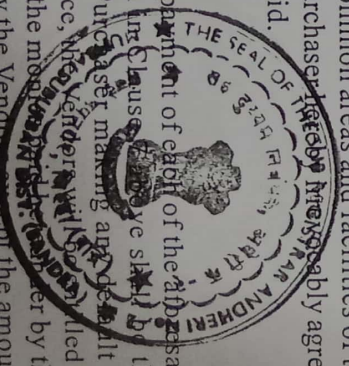
As M/S. VAMAN ESTATE & M/S. ABODE BUILDERS entered into Joint Venture Development of the property as per the terms & condition mentioned therein. Both the companies have the Rights to receive the consideration without forming a Partnership Company. As per the above Arrangement the Purchaser will Issue the cheques in favour of "M/S. VAMAN ESTATE & ABODE BUILDERS", then Vendors in their turns, mandate given to the Bank to Transfer the consideration in Ratio decided between the Vendors from the above Account of Joint Venture.

9

It is expressly agreed and the Purchaser is aware that as a result of change in the layout plan of the said property and/or in the Building Plan of the said property of the said Building the shares of the said premises and/or the Purchaser in the said common areas and Facilities may increase or decrease. The Purchaser hereby expressly authorizes the Vendors to so increase or reduce the said share of the premises and/or of the Purchaser in the said common areas and facilities of the said building and/or the said property and the Purchaser hereby agrees to accept the said share as changed as aforesaid.

10.

It is hereby expressly agreed that the time of payment of each of the aforesaid installments of the purchase price as set out in Clause 7 shall be by the essence of the contract. In the event of the Purchaser making any default in payment of the installments of the Purchase price, the Vendor shall be entitled to terminate this Agreement and in event and all the monies received by the Purchaser shall be refunded to the Purchaser by the Vendor.



[Signature]

[Signature]

37. The Purchaser shall not do or permit to be done any act or thing which shall render void or voidable any insurance of any premises or any part of the said building or cause any increase premium to be payable in respect thereof or which is likely to cause nuisance or annoyance to users and occupiers of the other premises in the said building. However it is certified that this does not create any obligation upon the Vendors to insure the Building or premises agreed to be sold to the Purchaser.

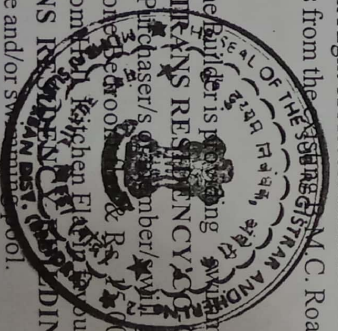
38. It is expressly agreed between the Vendors and the Purchasers that the Vendors shall be fully entitled to develop the said land described in the first schedule hereunder written by exploiting and/or utilizing all the F.S.I. which may become available thereon under the present Mumbai Municipal Corporation Act, Development control Rules and its future amendment or amendments or reenactments and also any additional further or other F.S.I. which may become available by virtue of any new legislation or change in the present statute Act, or Rules by virtue of any of any new scheme directive or policy being decided, announced, adopted or introduced either by the Mumbai Municipal Corporation, State of Maharashtra, Central Government or other body or authority at any time hereafter.

39. After the said Building and the premises to be constructed by the vendors on the said property are complete and ready for occupation and after the Society or Association as aforesaid is registered and only after all the premises in the said building that is to be constructed have been sold and disposed off by the Vendors and the other Vendors and after the vendors shall have received all dues payable to them under the terms of the Agreement with the Purchasers of all the Premises in the said building the Vendors shall execute and/or to be executed Conveyance or Conveyance in respect of the said property. Until the execution of the conveyance, the possession of the said property and the said building and premises thereon shall be deemed to be of the Vendors and the Purchaser who shall have been given possession of the premises agreed to be sold to him/her/ them shall be merely a license thereof.

40. The Purchaser will lodge this Agreement for Registration with Sub-Registrar of Assurance of Mumbai within the time limit prescribed by the Registration Act and the Vendors will attend the Sub-Registrar and admit execution thereof after the Purchasers inform them of the numbers under which it is lodged for the flat Purchaser shall pay Registration charges payable in respect of this transaction alone and Vendors shall not be liable or responsible for the same.

41. The Purchaser is aware that the Vendors have taken Right of Access from the various landlord of adjoining properties to have an access from the **M.C. Road**

42. The Purchaser hereby agrees and confirms that if the Purchaser is purchasing a flat in the pool and health club for the proposed Society **TRANS RESIDENCY DP-ERATIVE HSG. SOC.** In that event all the flat Purchaser/s of the member/s will give Rs. 10,000/- (Rupees Ten Thousand Only) for one Bedroom and Rs. 15,000/- (Rupees Fifteen Thousand Only) for Two Bedroom flat in the pool of **M/S. ATUL BUILDERS PROJECT TRANS RESIDENCY DP-ERATIVE HSG. SOC. BUILDING.** Amount is for becoming a member for Club House and/or swimming pool.



43. The buyers shall not object or have any claim against minor variations if any caused due to inaccuracy of human workmanship in measurement during construction of his/her/their premises when ready for use and compared with the plan annexed hereinafter marked as ANNEXURE 'E'.

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44. All letters, circulars, receipts and/or notices issued by the Vendor's dispatched under certificate of posting to the address known to them of the Purchaser will be sufficient proof of the receipt of the same by the Purchaser and shall completely and efficiently discharge to Vendors. For this purpose the Purchaser has given following Address:

Vendors N. Thomas Chikera & Susha M.
Thomas Chikera, 1/1 Chandra shikera,
Bavelly, S.N. Marg, Andheri (east),
Mumbai - 69.

45. The Purchaser shall at the time of delivery of the possession of the said premises pay to the Vendors the following amounts.

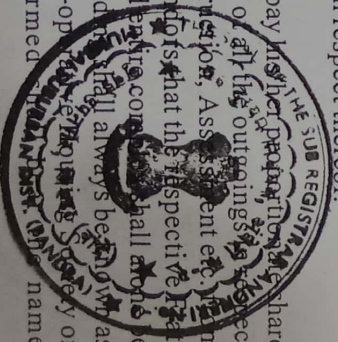
1. Legal Charges	:	Rs. 3,000/-
2. Share Money	:	Rs. 261/-
3. Society Formation Charges	:	Rs. 3,000/-
4. Development Charges Fund	:	Rs. 5430
5. @ Rs. 14 per sq.ft. X 605 Area	:	Rs. 10,000/-
6. Water & Electricity Meter Charges	:	Rs. 6050
7. Corpus Fund (Infrastructure Cost)	:	Rs. 18150
Rs. 10/- per sq.ft. X 605 Area	:	
Advance Maintenance	:	
[@ Rs.2.50 per sq. X 12 Month X 605 Area]	:	

Cheque should be drawn in favour of M/S. VAMAN ESTATE.

46. The Grill design and Fittings of the Grill would be done by the Vendors/Promoters/Developers. The Purchaser will have to pay extra for the Grill and for fitting of the Grill. The Purchaser will not provide separate Grill, change the design or do any alteration with the Grill.

47. The Purchasers shall also deposit Stamp Duty if any, legally payable to the Government in respect of the conveyance to be received in favour of Co-operative Society and Registration Charges in respect thereof.

The Purchaser agrees and bind himself/herself to pay his/her part of the share as may be determined by the Developers/Vendors or at the outgoings of the project of the said property including N. A. Land Construction, Assessment etc. from the date of the intimation by the Developers/Vendors that the respective Grill/Shop/Garage/Parking Space is complete. The said entire cost shall not be known as "TRANS RESIDENCY". The said building shall always be known as "TRANS RESIDENCY" and the name of the Co-op Society or limited Company or Association to be formed shall be the name



[Handwritten signature]

14 *[Handwritten signature]*

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"TRANS RESIDENCY" its first name and this name shall not be changed without the written consent of the Developers/Vendors.

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48. The amount paid by the Purchaser under Clause 45 is not accountable. The amount shown under advance maintenance will be accountable. The said advance maintenance amount after deduction there from the aforesaid outgoings and any other arrears will be refunded to the said Co-operative Housing Society or the Body Corporate as the case may be when it is formed and registered and the property is finally transferred assigned or conveyed to the said Co-operative Housing Society or the Body Corporate as the case may be provided further and is agreed that notwithstanding the aforesaid advance deposit the Purchase shall pay to the Builders after put into the Possession of the flat or occupying the flat for any purpose even before getting Occupation Certificate of the building. A sum of Rs. 3.00 per sq.ft. per month for his/her/their proportionate share of maintenance taxes and outgoings in respect of the said flat till the society or the incorporate body is formed and registered and the charge of the buildings is handed over to the Builders. Purchaser also hereby agrees to pay the stamp duty if required and the same will be accepted without interest.

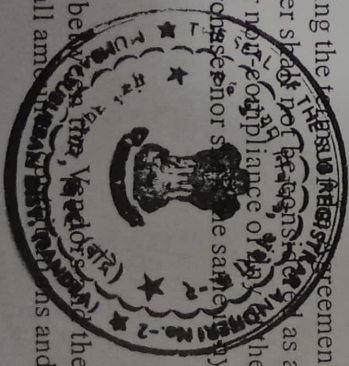
49. The Purchaser hereby agrees that in event of any amount by way of premium or security deposit of IOD or fire access is paid to the corporation or to the State Government or betterment charges or development tax prorate cost of security deposit for the purpose of giving water connection or property taxes and other tax or payments of a similar nature becoming payable by the Vendors the same shall be reimbursed by the purchaser to the Vendors in proportion to the carpet area of the said flat agreed to be acquired by the Purchaser and in determining such amount, the decision of the Vendors shall be conclusive and binding upon the Purchaser. These all charges will be liable to the buyer from the date of I.O.D. issued of the said Building.

50. It is further agreed between the Vendors and the Purchaser if at the time of execution of conveyance in favour of Co-operative housing Society that may be formed by all the Purchasers, the Purchasers and/or the said Society shall reimburse to the Vendors I.O.D. deposits and other refundable deposits paid by the Vendors in respect of the said building.

51. The Deed of Conveyance and other documents for transferring the title shall be prepared by SHRI. M. K. NESARI, Advocate High Court, and the same will contain such covenants and conditions as the said Advocates and Solicitors shall think reasonable and necessary having regard to the development of the said property.

52. Any delay or indulgence by the Vendors in enforcing the terms of the Agreement or any forbearance or giving time to the Purchaser shall not be regarded as a waiver on the part of the Vendors of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser or shall in any manner prejudice the remedies of the Vendors.

53. Irrespective of dispute, if any which may arise between the Vendors and the Purchaser and/or the said Co-operative Society all amounts payable by the Vendors and



such expenses. The Purchaser shall on demand pay to the Vendor proportionate share in regard to the above. The amount payable under this is in addition to the amount as mentioned in Clause 44 above.

64. This Agreement shall always be subject to the provision of the Maharashtra Apartment Ownership Act (Maharashtra Act No. XV of 1971) and the rules made there under.

SCHEDULE ABOVE REFERRED TO:

पगारा-01	
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THE FIRST SCHEDULE REFERRED TO:

All that pieces and parcel of land lying being and situated at Village Yyaravali, Taluka Andheri, Mumbai Suburban District with in the Registration District and Sub-District of Mumbai City and Mumbai Suburban bearing Survey No. 9, Hissa No. 9, Hissa No. 1, C.T.S. No. 17 (part), (17/1 Part) admeasuring 15,000 sq. yds. Equivalent to 12,540 sq.mts. or thereabouts.

THE SECOND SCHEDULE REFERRED TO:

LIST OF AMENITIES AND SPECIFICATION GENERAL AMENITIES

1. R.C.C. Frame structure as per I.S. I. standard.
2. Wooden doors with oil paint.
3. Aluminum sliding windows.
4. Entrance door with flush shutters with safely chains, door stopper, aldtop and latch.
5. Washbasin.
6. Louvered aluminun window in bath and W.C.
7. All external walls to be painted with santex/cement paint and internal walls with white wash.

SPECIAL AMENITIES:

- Common T.V. Antenna, Telephone Point
- MARBLE FLOORING or GRANAMITTE in Living room, Kitchen and bathroom.
- Fan in Living rooms. Tube light in all rooms
- Colorful designed floor tiles in bath and W.C. upto full height.
- Mirror polished granite platform in the Kitchen 2" dado.
- All electrical points concealed in copper wiring.
- The Bathroom fitted with Shower and instant Geyser.
- The W.C. with modern flush value system.

THE THIRD SCHEDULE ABOVE REFERRED TO:

1. The expenses of maintaining, repairing, re-decorating, etc. of the main structure and in particular the roof, gutters and rain water pipes, water pipes, and electric wires in under or upon the building and enjoyed or used by the purchaser and persons with the other occupiers of the other premises of the main entrance, passage, landings,



SIGNED SEALED AND DELIVERED
BY THE within named "VENDORS"
1. M/S. VAMAN ESTATE

) for M/S. VAMAN ESTATE

[Signature]
PARTNER

2. M/S. ABODE BUILDERS

) for M/S. ABODE BUILDERS,

[Signature]
PARTNER.

in the presence of

SIGNED SEALED AND DELIVERED

BY THE within named "PURCHASER"

① MANOHAR N. DHARMA -
DHAKARS -

) *[Signature]*

③ SUNITI M. DHARMA -
DHAKARS

) *[Signature]*

in the presence of

RECEIVED the day and year first

Hereinafter written of and from

The withinnamed PURCHASER the

Sum of Rs. 2,61,903

Rupees Two Lacs Fifty

one thousand three Only

bearing the amount of earnest money

or deposit to be paid by him/her to us

by Cash/Cheque No. _____

dated _____, drawn on

_____ BANK

Cheque is in favour of M/S. VAMAN
ESTATE & M/S. ABODE BUILDERS)

CH. NO 425599
589254
21.9.03
Bank Name
SBI of Madh.
21.9.03
Print
1,00,000
1,61,903
2,61,903

For M/S. VAMAN ESTATE, & For M/S. ABODE BUILDERS,
WE SAY RECEIVED,

[Signature]
PARTNER.

[Signature]
PARTNER.

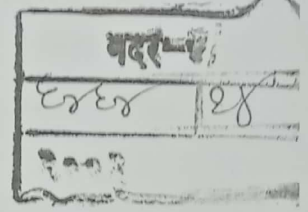


Witness :

- 1.
- 2.

M.K. NESARI
LL.M
ADVOCATE, HIGH COURT

C/o. M/s. Divekar & Co., Solicitors,
14, Ambalal Doshi Marg,
Fort, Mumbai - 400 023.
Tel.: 265 31 96 / 265 23 72



CERTIFICATE OF TITLE

TO WHOMSOEVER IT MAY CONCERN

Re : Land bearing Survey No.8, Hissa No.1, CTS No.17 Part, (17/1 Part) admeasuring 15,000 sq.yards equivalent to 12,540 sq.mtrs. lying and situate at Village Vyaravali Taluka Andheri, Mumbai Suburban District, Mumbai.

The Secretary of the Malad Sadan Satguru Cooperative Housing Society Ltd., requested me to issue a Title Certificate of the above referred property.

I have therefore caused a search of the property above referred to be taken by a search clerk. The search clerk submitted search report and the search report reveals that the entire Vyaravali Village was leased out to one Maria Fernandes. She in turn assigned her rights to one Francis Anthony Cyril Rebello. The late Francis Anthony Cyril Rebello had acquired rights from the Sertore tenants interalia in regards to land bearing old survey No.22 corresponding to new Survey No. 8, Hissa No.1 corresponding to CTS No.17 of Village Vyaravali. The said Francis Anthony Cyril Rebello made a Will before his death. Thereafter administration suit was filed. The administrator of the Estate sold the entire village of Vyaravali to one Captain Wilson and the said Captain Wilson sold the said entire

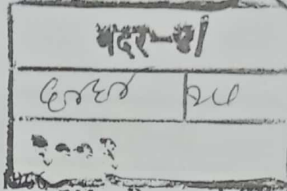


MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No.CE/6298 /BSH/WS/AII/AK of

COMMENCEMENT CERTIFICATE



Ex. Engineer Bldg. Proposal (W. S.)
H. and - K Wards.

Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

To, Shri. Mehtab Laiq. Ahmed 24 JUL 2002

This L. O. D. / C. C. is issued subject
to the provision of Urban Land
celling and Regulation Act. 1976

Sir,

With reference to your application No. 7092 dated 7/11/96 for Development
Permission and grant of Commencement Certificate under Section 4 & 69 of the Maharashtra Regional
and Town Planning Act 1966, to carry out development and building permission under Section 346 of the
Mumbai Municipal Corporation Act. 1888 to erect a building.

To the development work of Bldg No: 1 CTS No. 17/1(P.F.)
at premises at Street B. 30m D.P. Rd. village VyasaVali Plot
No. situated at Andhni (E) Ward K/E

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P.P. Raut
Asst. Executive Engineer to exercise his powers and functions of the Planning
Authority under Section 45 of the said Act.

This CC is valid upto 23 JUL 2003

This Commencement certificate is for

carrying out the work upto/For stillth only.

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Executive Eng./Assistant Eng. Building
(Western Subs.) "H & K/West" "K/East"

FOR

MUNICIPAL CORPORATION FOR GREATER MUMBAI



FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/6300 /BRI/WS/AH/AK of
 COMMENCEMENT CERTIFICATE

Ex. Engineer Bldg. Proposal (W. S.)
 Hand ... Wards.
 Municipal Office, K. K. ... Marg
 Bandra (West), Mumbai - 400 050

24 JUL 2002

To, Shri. Mehtab Lariq Ahmed.

This I. O. D. / C. C. is issued subject
 to the provision of Urban Land
 Ceiling and Regulation Act, 1976

Sir,

With reference to your application No. 7094 dated 7/11/96 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Bldg. NO: 3 CTS No. 17/1 (CPT)
 at premises at Street 18.30m D.P. Rd village Vyasarvali Plot
 No. --- situated at Andheri (E.) Ward K/E

The Commencement Certificate/Building Permit is granted on the following conditions :-

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri P.P. RAUT
Asst. Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 23 JUL 2003

This Commencement certificate is for
 carrying out the work upto/For still w. only

CERTIFIED TRUE COPY.

NITIN SHAH
 CIVIL ENGINEER & ARCHITECT
 5/9, ANKITA, 53, NEHRU ROAD,
 VILE - PARLE (EAST),
 BOMBAY - 400 057.
 PHONE :- 61299 71, 614 95 93.

For and on behalf of Local Authority
 The Municipal Corporation of Greater Mumbai

P.P. RAUT
 Executive Eng./Assistant Eng. In Charge
 (Western Subs.) "H & K/West" "K/E"
 FOR
 MUNICIPAL CORPORATION FOR GREATER MUMBAI



In reply to your letter No. _____
and date of this letter.

44-01
Ex-178
2002

Intimation of Disapproval under Section 346 of the Bombay
Municipal Corporation Act, as amended up to date.

No. ~~XXX~~/CE/ 6298/WS/AK
of 199 -199

MEMORANDUM

8 JAN 1997

Municipal Office,

To,

Bombay.....130

Shri Mehatab Lalk Ahmad Shaikh.

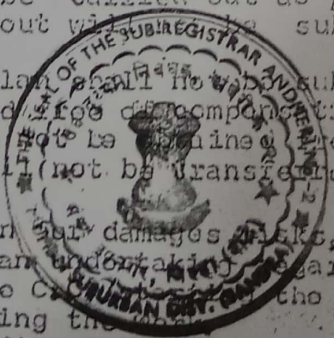
With reference to your Notice, letter No. 330 dated 07/11/96 1996 and delivered on

----- 1996 and the plans, Sections, Specifications and Description and further particulars
Bldg. No. 1 on C.T.S. No. 17 (pt.) Village Varavali,
and details of your building at --- C.T.S. No. 17 (pt.) Village Varavali, --- at Andheri (East), ---

furnished to me under your letter, dated ----- 1996. I have to inform you that I cannot approve
of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you,
under Section 346 of the Bombay Municipal Corporation Act, as amended up to date, my disapproval
by the following reasons: ---

A) CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK/Before
XXXXXXXX PLINTH C.C.

1. That the C.C. under section 44/69(1)(a) of the M.R. and T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holdings before starting the work as per D.C. Regn. No. 38(27).
3. That the low lying plot will not be filled upto a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with mud, earth, boulders, etc. and will not be levelled, rolled, rolled, consolidated and sloped towards road side, before starting the work.
4. That the specifications for layout /D.P./ or access roads /development of setback land will not be obtained from E.E. (W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E. (R.C.) /E.E. (S.W.D.) of W.S. before submitting B.C.C.
5. That the structural engineer will not be appointed, supervision memo as per Appendix (Regn. 5(3) (ix) will not be submitted by him.
6. That the structural design and calculations for the proposed work and for existing Bldg. showing adequacy thereof to take up additional load will not be submitted before C.C.
7. That the regular /sanctioned/proposed lines and reservations will not be ggt. demarcated at site through A.E. (Survey) / E.E. (T.&C.) / E.E. (D.P.) / D.L.L.R. before applying for C.C.
8. That the sanitary arrangement shall not be carried out as per Municipal Specifications and drainage layout will be submitted before C.C.
9. That the B.U.T. and additional copy of plan shall be submitted for agreeing to hand over the setback land / site compensation and that the setback handing over cft. will not be obtained from W.O. that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.
10. That the I.B. indemnifying the Corporation for damages, accidents, etc. and to the occupiers and an undertaking regarding no nuisance will not be submitted before C.C. / starting the work.
11. That the requirements of N.O.C. of (i) Supt. of Garden (ii) P.O.O.K/E. (iii) E.T.B.S.E.S. etc. will not be obtained and the requisitions, if any will not be complied with before occupation cft. / B.C.C. ...3.



श्रीमंत महाराष्ट्र शासनाच्या अधीन

BRIHANNUMBAI MAHANAGARPALIKA

No. CE/6298/NS/AK of

श्रीमंत महाराष्ट्र शासनाच्या अधीन

8 JAN 1997

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Gen-110

12. That the C.C. will not be asked for before approving amended layout.
13. That the qualified/registered site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
14. That extra water and sewage charges will not be paid to A. E. W. W. K/E Ward before C.C.
15. That the true copy of the sanctioned layout/sub-division/amalgamation approved under the F. & C. thereof will not be submitted before C.C. and compliance thereof will not be done before submission of B. C. C.
16. That the development charges as per M. R. and T. P. (Amendment) Act, 1992 will not be paid before asking for C.C.
17. That the R. U. I. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F. S. I. shall not be submitted before asking for C.C.
18. That Betterment charges or lucrative premium will not be paid in respective Ward Office and Cft./receipt will not be submitted before asking for C.C.
19. That the requisite premium as intimated will not be paid before applying for C.C.
20. That the P. U. T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

B) CONDITIONS TO BE COMPLETED WITH BEFORE FURTHER C.C.

21. That the Notice in the form of Appendix XVII of D. C. Regn. shall not be submitted on completion of plinth.
22. That N. O. C. from Civil Aviation Deptt. will not be obtained for the proposed height of the Bldg.
23. That the requirement of N. O. C. from C. A., U. L. C. and P. Act, will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLETED BEFORE OCCUPATION.

24. That the separate vertical drain pipe, soil pipe with a separate Gully, trap, water main, O. H. tank etc. for Maternity Home/Nursing Home, user will not be provided and that the drainage system of the residential part of the Bldg. will not be affected.
25. That the some of drains will not be laid internally.
26. That the dust bin will not be provided as per C. I. Piper. No. CE/9297/II of 26-6-1978.
27. That the surface drainage arrangement will not be provided with E. E. (S. W. D.) or as per his remarks and consultation not be obtained and submitted before applying for C.C.
28. That the existing well will not be covered with C.C. slab provided.
29. That 10'-0" wide paved pathway upto staircase will be provided.



828	3C
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Genl-1000

बृहन्मुंबई महानगरपालिका

BRIHANMUMBAI MAHANAGARPALIKA

कार्यकारी अभियंता इमारती विभाग

(उपकार) २ : बांध कार्यालय

कार्यकारी अभियंतीचे कार्यालय

महानगर कार्यालय, मुंबई

8 JAN 1977

No. CE/6300/MS/AK of

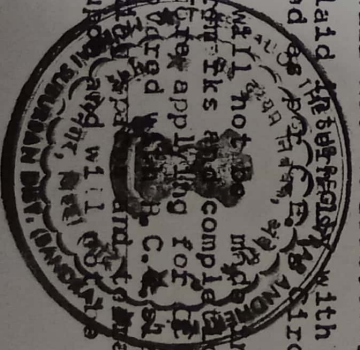
13. That the requirements of N.O.C. of (1) P.C.O./East, (11) Supdt. of Garden, (11f) B.S.E.S. Ltd, will not be obtained and the requisition: if any, will not be complied with before occupation Cft./B.C.C.
14. That the qualified/registered site supervisor through Architect/Structural Engineer will not be appointed before applying for C.C.
15. That extra water and sewerage charges will not be paid to A.E.W.W. K/E Ward before C.C.
16. That the true copy of the sanctioned layout/sub-division/submitte amalgamation approved under the T.8C, thereof will not be done before before C.C. and compliance thereof will not be done before submission of B.C.C.
17. That the development charges as per M.R. and T.P. (Amendment) Act, 1992 will not be paid before asking for C.C.
18. That the R.U.T. in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible F.S.I. shall not be submitted before asking for C.C.
19. That the requisite premium as intimated will not be paid before applying for C.C.
20. That the R.U.T. shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

B) CONDITIONS TO BE COMPLIED WITH BEFORE FURTHER C.C.

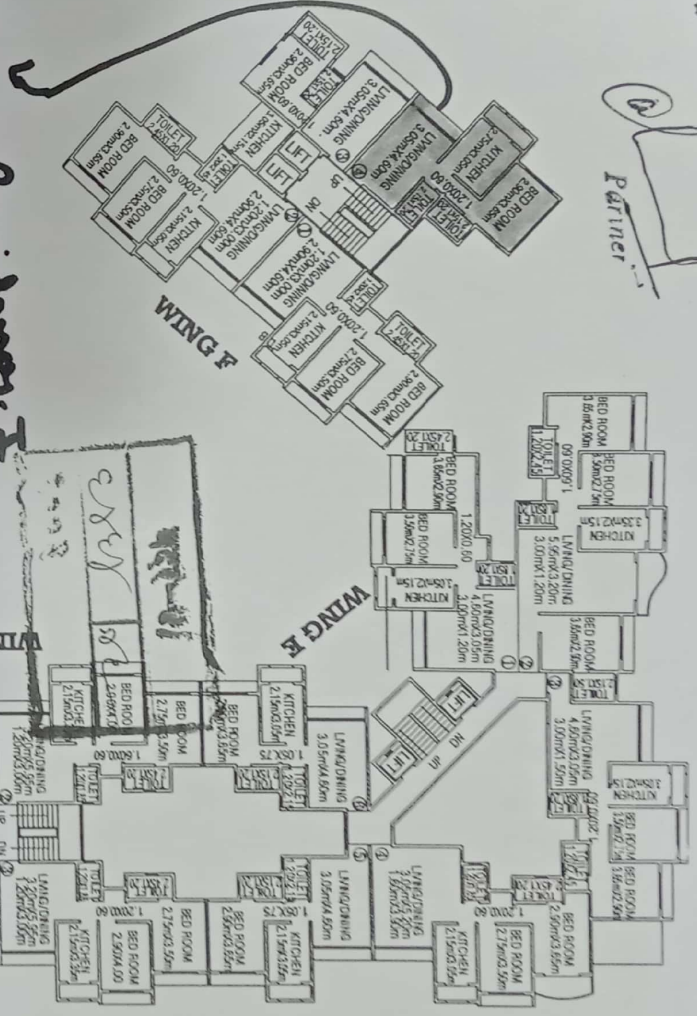
21. That the Notice in the form of Appendix XVII of D.C Regn. shall not be submitted on completion of plinth.
22. That N.O.C. from Civil Aviation Deptt. will not be obtained for the proposed mark height of the Bldg.
23. That the requirements of N.O.C. from C.A., U.L.C. and R.Act, will not be complied with before starting the work above plinth level.

C) GENERAL CONDITIONS TO BE COMPLIED BEFORE OCCUPATION CFT.

24. That the Separate vertical drain pipe, soil pipe with a separate gully trap, water main, O.H. tank etc. for Maternity Home/Nursing Home, user will not be provided and that the drainage system of the residential part of the Bldg. will not be affected.
25. That the some of drains will not be laid with C.I. pipes.
26. That the dust bin will not be provided as per circular No. CE/9297/II of 26-6-1978.
27. That the surface drainage arrangement will not be completed on consultation with E.E. (S.W.L.) or as per his instructions.
28. That the existing well will not be covered with B.C.C. slab.
29. That the surrounding open spaces, pits, etc. will be levelled.
30. That the surrounding open spaces, pits, etc. will be levelled.



Partner



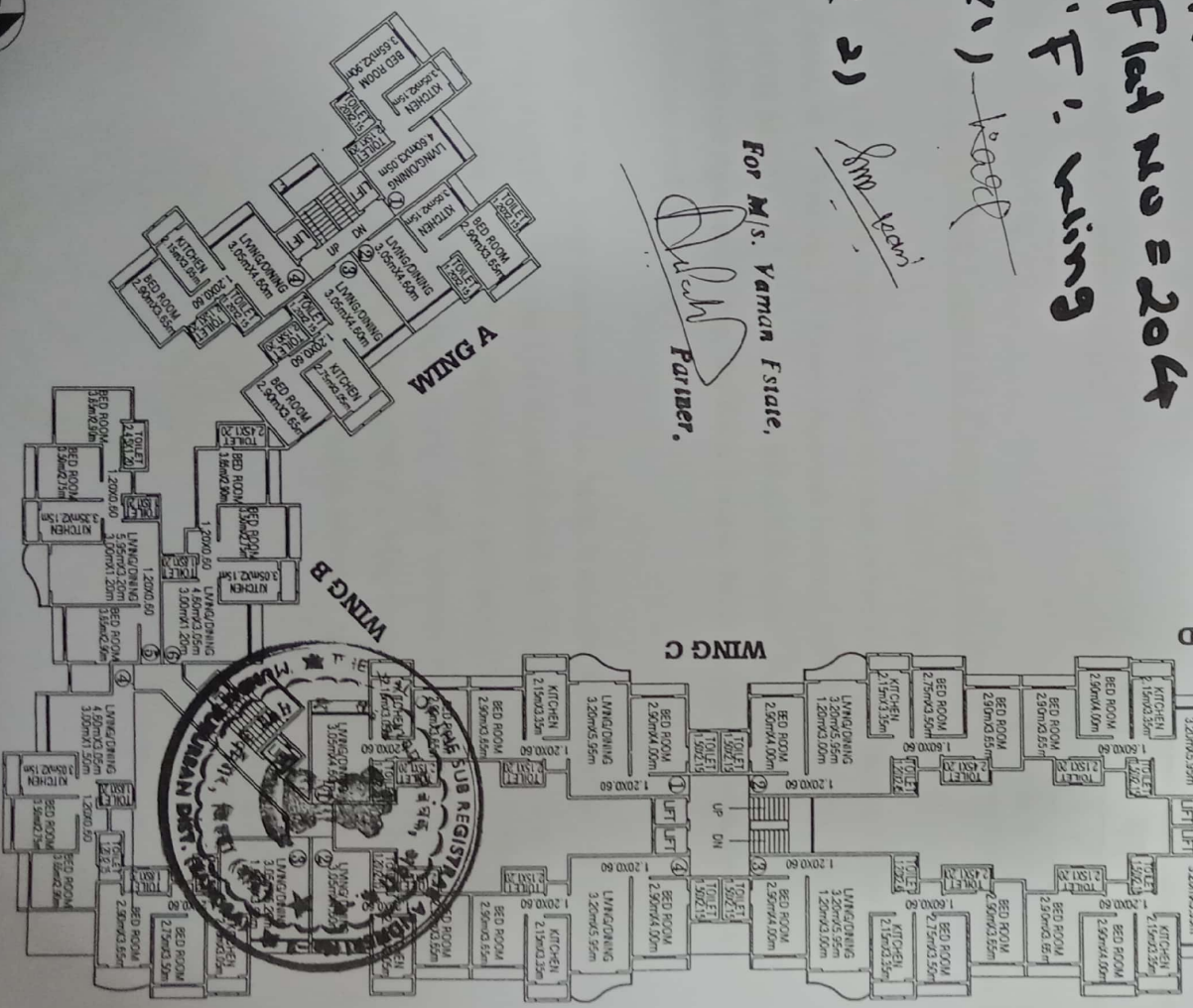
Trans Residency - I
 Flat No = 204
 'F' wing

211 - 1000
 221 - 1000

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For M/s. Yamian Estate,

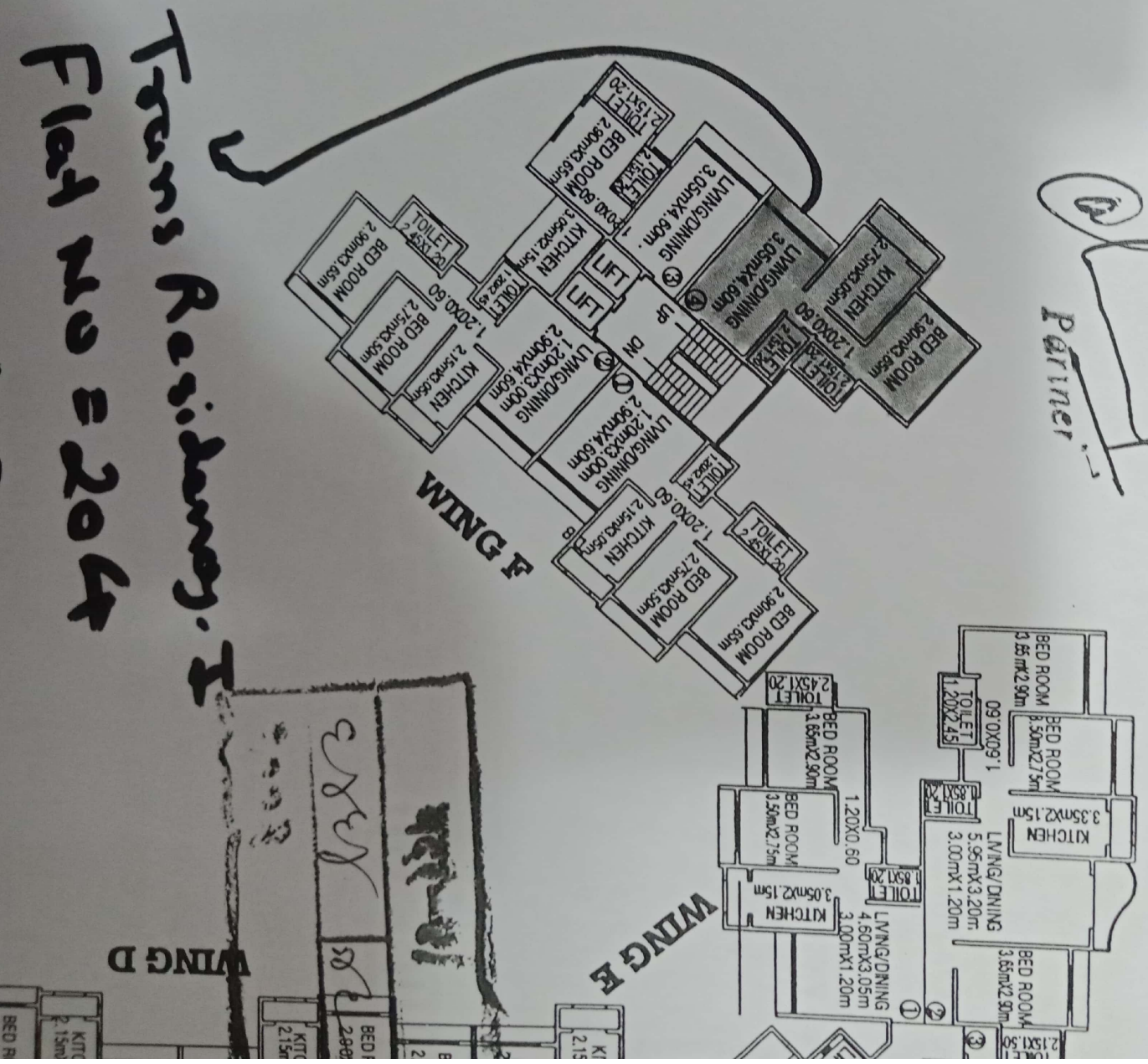
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 Partner.

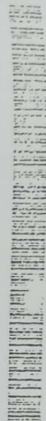


FOR ABOVE BUILDERS

Partner

ANNEXURE - D





दस्ता क्र. [गदर 8-7678-2002] चा गोपवारा
मां.मां. 1 गोपवारा 0 भरतेले मुद्रांक शुल्क : 100

दस्ता दस्त केल्याला दिनांक : 16/12/2002 12:19 PM
दिवादासा दिनांक : 16/12/2002

दस्ता हजर करणा-याची सही :

Handwritten signature

दस्ताचा प्रकार : 7) मुख्यदारीची अमलबजावणी म्हणून नेमणूक
शिवसा क्र. 1 ची वेळ : (सादरीकरण) 16/12/2002 12:19 PM
शिवसा क्र. 2 ची वेळ : (फी) 16/12/2002 12:23 PM
शिवसा क्र. 3 ची वेळ : (कबुली) 16/12/2002 12:25 PM
शिवसा क्र. 4 ची वेळ : (ओळख) 16/12/2002 12:25 PM

दस्ता नोंद केल्याचा दिनांक : 16/12/2002 12:25 PM

ओळख :
खातील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,

- य त्याची ओळख पटवितात.
- 1) रामवदन - सिंह , घर/फ्लॉट नं. -
- गल्ली/रस्ताः -
- ईमारतीचे भावः -
- ईमारत नं. -
- पेट/वसाहतः गिड चौकी
- शहर/गावः माताड प
- तालुकाः -
- पिनः 64.
- 2) लेक अहमद - घर/फ्लॉट नं. -
- गल्ली/रस्ताः -
- ईमारतीचे भावः -
- ईमारत नं. -
- पेट/वसाहताः -
- शहर/गावः विलेपार्ले प
- तालुकाः -
- पिनः 56.

Handwritten signature

Handwritten initials R.B.

वदर-८/
७६७८१६
२००२

दस्ता दस्त केल्याला दिनांक वदर-८,
मुद्रांक उपनगर जिब्या मुद्रांक (वांदि)



भारती क्र.: 5690
भारतीचे वर्णन
मां.मां. गुण प

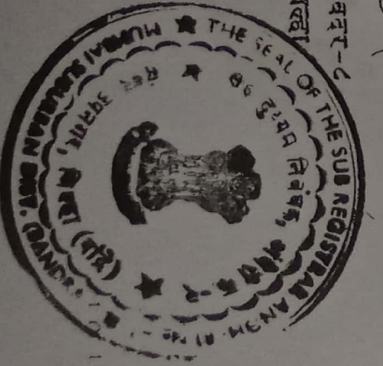
वदर-८/	
७६८४	२२
120	नवक
(अ. 11(2)),	प्रदासनादी नवक
रजवात (अ. 12) व छायासंग (अ. 13) -	
एकदिना ११	

140: एकूण

दस्ता दस्त केल्याला दिनांक वदर-८,
मुद्रांक उपनगर जिब्या मुद्रांक (वांदि)

प्रमाणित करणात ये (.....) या
दस्तासथे एकूण पाने आहेत
दस्ता दस्त केल्याला दिनांक वदर-८,
मुद्रांक उपनगर जिब्या, वांदि.

दस्ता क्र. १७६७८१६
नवक क्रमांक १. क्रमांक वर
नोंदला.
दिनांक १६/१२/०२
दस्ता दस्त केल्याला दिनांक वदर-८,
मुद्रांक उपनगर जिब्या



16/12/2002

दुय्यम निबंधकः

12:25:15 pm

घोडा

दस्त गोषवारा भाग-1

दस्त क्र 7678/2002

दस्त क्रमांक : 7678/2002

दस्ताचा प्रकार : मुख्यत्यारीची अंमलवजावणी म्हणून नेमणूक

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नावः अतुल एन पटेल

पत्ताः 4N/मॉडेल नं. 1

मल्ली/रस्ताः माहाकाली केकरज रोड

ईमारतीचे नावः विलक्रेट अपार्ट

ईमारत नं. -

पेट/वसाहतः साई बाबा मंदिर समोर

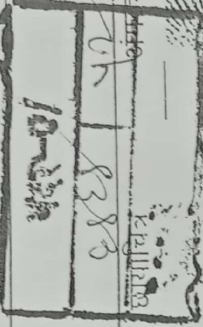
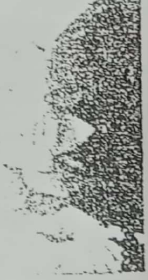
शहर/गावः आंगोरी प. गुं

तालुका

लिहून देणार

वय 36

सही



2 नावः मेहताय लोकअहमद शेख

पत्ताः घर/प्लॉट नं. -

मल्ली/रस्ताः वरीगप्रमाणे

ईमारतीचे नावः -

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः -

तालुकाः -

पिनः -

लिहून देणार

वय 40

सही



3 नावः चिराग नरेंद्र गांधी

पत्ताः घर/प्लॉट नं. 10-ए

मल्ली/रस्ताः बाजी प्रभू देशपांडे मार्ग

ईमारतीचे नावः निला विल्डींग

ईमारत नं. -

पेट/वसाहतः -

शहर/गावः विलेपार्ले प

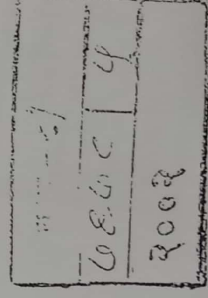
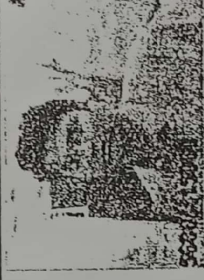
तालुकाः -

पिनः 56.

लिहून देणार

वय 28

सही



01/09/2003

दुयम निबंधक:

10:23:10 am

अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

दस्त क्र 6464/2003

दस्त क्रमांक : 6464/2003

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दसा

1 नाव: मंदार व्ही धर्माधिकारी

पत्ता: घर/फ्लॉट नं: 1/1

गल्ली/रस्ता: -

ईमारतीचे नाव: चंद्रशेखर सो

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: अंधेरी पू

पिन: मु. 69



लिहून घेणार

वय 37

सही

Mandara

2 नाव: स्वाती एम धर्माधिकारी

पत्ता: घर/फ्लॉट नं: वरिलप्रमाणे

गल्ली/रस्ता: --

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: --

शहर/गाव:-

तालुका: -

पिन: -



लिहून घेणार

वय 32

सही

Swati

3 नाव: मं. वामन इस्टेट चे भागीदार अतुल एन पटेल व

अबोध विल्डर्स चे भागीदार मेहलाब लैक अहमद रफिक

शेख तर्फे मुखत्यार विराग गांधी --

पत्ता: घर/फ्लॉट नं: -

गल्ली/रस्ता: महाकाली केव्ज रोड

ईम

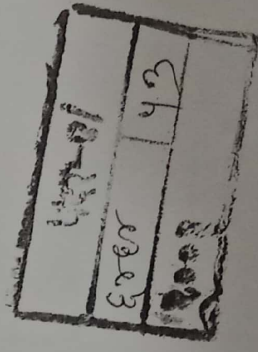


लिहून देणार

वय 28

सही

Mand





दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (6464/2003)

दस्त क्र. [वदर4-6464-2003] चा गोषवारा

बाजार मुल्य : 1328356 मोबदला 1361903 भरलेले मुद्रांक शुल्क : 60484

पावती क्र.: 6473 दिनांक: 01/09/2003

पावतीचे वर्णन
नांव: मंदार व्ही धर्माधिकारी

दस्त हजर केल्याचा दिनांक : 01/09/2003 10:13 AM

निष्पादनाचा दिनांक : 27/08/2003

दस्त हजर करणा-याची सही :

13620 : नोंदणी फी
1080 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (अ. 11(2)),
रुजवाल (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 01/09/2003 10:13 AM

शिकका क्र. 2 ची वेळ : (फी) 01/09/2003 10:20 AM

शिकका क्र. 3 ची वेळ : (कबुली) 01/09/2003 10:22 AM

शिकका क्र. 4 ची वेळ : (ओळख) 01/09/2003 10:22 AM

14700: एकूण

दस्त नोंद केल्याचा दिनांक : 01/09/2003 10:22 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-याना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) ए के खान , घर/प्लॉट नं. -

गल्ली/रस्ता: महाकाली केव्हज रोड

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: अंधेरी पू

पिन: मु. 93

2) कपीलदेव - दुबे , घर/प्लॉट नं. वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं. -

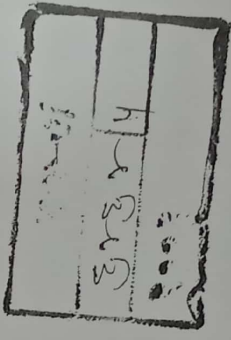
पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)



प्रमाणित करणारे पो. नि. या
दस्तावेजाला मु. व. व. ल. को नोंदित.

सह. सुचक/अ. नि. नि. क्र. २,
मुंबई उच्च न्यायालय.

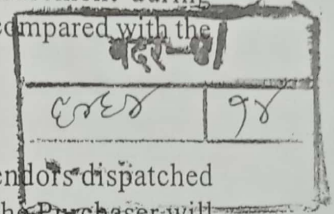
K. D. Dubey



सिद्ध कर (दस्तावेज) 2003
पुस्तक क्रमांक 1 क्रमांक
नोंदणी 910E103
दिनांक

सह. सुचक/अ. नि. नि. क्र. २,
मुंबई उच्च न्यायालय.

43. The buyers shall not object or have any claim against minor variations if any caused due to inaccuracy of human workmanship in measurement during construction of his/her/their premises when ready for use and compared with the plan annexed hereinafter marked as ANNEXURE 'E'.



44. All letters, circulars, receipts and/or notices issued by the Vendors dispatched under certificate of posting to the address known to them of the Purchaser will be sufficient proof of the receipt of the same by the Purchaser and shall completely and efficiently discharge to Vendors. For this purpose the Purchaser has given following Address:

Mandas V. Dharmadhikari & Suniti M.

Dharmadhikari, 1/1 Chandra shekar,

Society, S.N. Marg, Andheri (east),

Mumbai - 69.

45. The Purchaser shall at the time of delivery of the possession of the said premises pay to the Vendors the following amounts.

- | | | |
|--|---|------------------|
| 1. Legal Charges | : | Rs. 3,000/- |
| 2. Share Money | : | Rs. 261/- |
| 3. Society Formation Charges | : | Rs. 3,000/- |
| 4. Development Charges Fund | : | Rs. <u>8470</u> |
| @ Rs. 14 per sq.ft. X <u>605</u> Area | | |
| 5. Water & Electricity Meter Charges | : | Rs. 10,000/- |
| 6. Corpus Fund (Infrastructure Cost) | | |
| Rs. 10/- per sq.ft. X <u>605</u> Area | : | Rs. <u>6050</u> |
| 7. Advance Maintenance | : | Rs. <u>18150</u> |
| [@ Rs.2.50 per sq. X 12 Month X <u>605</u> Area] | | |

Cheque should be drawn in favour of M/S. VAMAN ESTATE.

46. The Grill design and Fittings of the Grill would be done by the Vendors/Promoters/Developers. The Purchaser will have to pay extra for the Grill and for fitting of the Grill. The Purchaser will not provide separate Grill, change the design or do any alteration with the Grill.

47. The Purchasers shall also deposit Stamp Duty if any, legally payable to the Government in respect of the conveyance to be received in favour of Co-operative Society and Registration Charges in respect thereof.

The Purchaser agrees and bind himself/herself to pay his/her proportionate share as may be determined by the Developers/Vendors of all the outgoings in respect of the said property including N. A. Land Construction, Assessment etc. from the date of the intimation by the Developers/Vendors that the respective Flat/Shop/Garage/Parking Space is complete. The said entire complex shall always be known as "TRANS RESIDENCY". The said building shall always be known as "TRANS RESIDENCY" and the name of the Co-operative Society or limited Company or Association to be formed in

