

CHALLAN
MTR Form Number-

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DEFACED FOR RS:330000.00

MH0078067620151665 BARCODE

AMOUNT 30000.00

USER

IGR107(KRL1)

Sl. No.	Deface Number	Amount	Date	Form ID	25.2
1	0004578362201516	30000.00	05/03/2016	IGR107(KRL1)	
2	0004578362201516	300000.00	05/03/2016 (IS)-399-2448		
(Amt.in words)			Three Lakh Thirty Thousand Rupees Only)		
Name	KRL1_JT SUB REGISTRAR KURLA NO 1	Full Name	NIRAV PRATAPRAI GANDHI JIMI		
on	MUMBAI		T PRATAPRAI GANDHI AND PRATAPRAI		
	2015-2016 One Time	Flat/Block No.	FLAT NO G-11 2ND FLOOR VIVEK CHS L		
Account Head Details	Amount In Rs.	Premises/Building	TD SAINATH NAGAR ROAD SANG		
5501 Stamp Duty	300000.00	Road/Street	LBS MARG GHATKOPAR WEST MUMBAI		
3301 Registration Fee	30000.00	Area/Locality	490 SQ FT CARPET		
		Town/City/District			
		PIN	4	0	0 0 8 6
		Remarks (If Any)	SecondPartyName=PARESH BACHUBAI THA KER AND SMT KAMLA B THAKER-CA=60000 00		
		Amount In	Three Lakh Thirty Thousand Rupees Only		
	330000.00	Words			
Bank Details	STATE BANK OF INDIA	FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	REF No.	00040572016030314274	IKA5316795
DD No		Date	03/03/2016-05:35:30		
Bank	Signature Not Verified	Bank-Branch	STATE BANK OF INDIA		
Branch	Digitally signed by VIRTUAL TREASURY	Scroll No. , Date	64 , 04/03/2016		

No. : Not Available
Date: 2016.03.05
17:08:55 IST
Reason: Secure Document
Location: India



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI on this 05th day of March, 2016 BETWEEN MR. PARESH BACHUBHAI THAKER (PAN : ACEPT0524E), S/O. LATE SHRI. BACHUBHAI CHUNILAL THAKER) aged about 53 Years and (2) SMT. KAMLA BACHUBHAI THAKER (PAN : ACFPT3560M), aged about 76 Years, (through her Son – MR. PARESH BACHUBHAI THAKER as Constituted Attorney), both Hindu, Indian Inhabitants of Mumbai, presently residing at Flat No.G-11, 2nd Floor, VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar (West), Mumbai – 400 086, (hereinafter referred to as “the TRANSFERORS”) which expression shall unless its repugnant to the context or meaning thereof, include their heirs, executors, administrators and assigns) of the **FIRST PART** :

AND

(1) MR. NIRAV PRATAPRAI GANDHI (PAN: AIHPG3865E), aged about 30 years (2) MR. JIMIT PRATAPRAI GANDHI (PAN: AMTPG1074H), aged about 27 Years, and (3) MR. PRATAPRAI JADAVJI GANDHI (PAN: AABPG6851G), aged about 56 Years all Hindu, Indian Inhabitants of Mumbai, presently residing at 1/6, VAIBHAV APARTMENT NO. 1, on 1ST FLOOR, NEAR SHREYAS CINEMA, L.B.S. MARG, GHATKOPAR (W), MUMBAI – 400086. (hereinafter referred to as “the TRANSFEREES”) which expression shall unless it's repugnant to the context or meaning thereof, include his heirs, legal representatives, executors, administrators and assigns) of the **SECOND PART**:



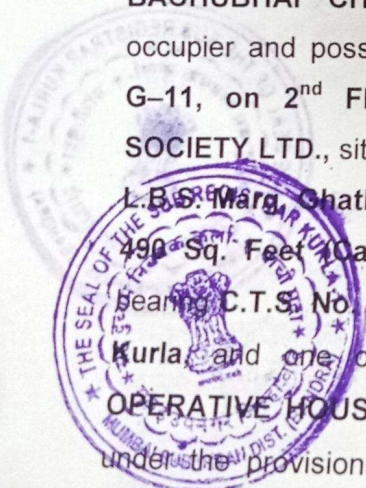
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WHEREAS the TRANSFERORS of the First Part herein are having seized, possessed of or otherwise well and sufficiently entitled to the Residential Premises comprising of One Bed Room, Hall and Kitchen with attached W.C. and Bathroom being Flat No. G-11, on 2nd Floor, in VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., situated at Sainath nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, admeasuring 490 Sq. Feet (Carpet) area, lying and being situated on Land bearing C.T.S. No. 91, 91 / 1 to 4 of Village : Ghatkopar, Taluka : Kurla, in the Registration District and Sub-District of Mumbai Suburban; more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "the said Flat Premises").

AND WHEREAS the TRANSFEROR NO.1 is a Son and the TRANSFEROR No.2 is a Wife / Widow, of LATE SHRI. BACHUBHAI CHUNILAL THAKER are the absolute owner, occupier and possessor of the said Flat Premises being Flat No. G-11, on 2nd Floor, in VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., situated at Sainath nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, admeasuring 490 Sq. Feet (Carpet) area, lying and being situated on Land bearing C.T.S. No. 91, 91 / 1 to 4 of Village : Ghatkopar, Taluka : Kurla and one of the bonafide member of the VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, having its Registration No. B-3110 and holding 05 (Five) fully paid-up Shares of Rs.50/- each bearing Distinctive Nos. from 111 to 115 under Share Certificate No. 23 dated 18th day of August, 1961, (hereinafter referred to as "the said SOCIETY" and "the said SHARES"):



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Handwritten signatures and notes in blue ink, including 'P. Gandhi' and 'Simit'.

AND WHEREAS the said one Shri KEWAL KISHAN A CABLE INDUSTRIES PVT. LT the VIVEK CO-OPERATIVE H duly registered under the pro Societies Act, 1960, having holding 05 (Five) fully paid- Distinctive Nos. from 111 t dated 18th day of August, 19

AND WHEREAS late AGGARWAL, M.D OF DEY LTD. had transferred and a respect of the said Flat Pre up Shares and Membership May 1996 in favour of MR. MR. BACHUBHAI CHUNIL the said Share Certificat August, 1961 ; and the additional 220 Shares to a MR. PARESH. B. THAKI THAKER being the bonaf additional Shares bearing Share Certificate No. 48 referred to as "the Additio

AND WHEREAS la AGGARWAL, M.D OF D LTD. had also transferre interest in respect of the s Additional Shares together unto and in favour of BACHUBHAI CHUNILAL May, 1996 ;

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AND WHEREAS the said Flat Premises was initially allotted to one Shri KEWAL KISHAN AGGARWAL, M.D OF DEVIDAYAL CABLE INDUSTRIES PVT. LTD. who was the bonafide member of the VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., a Society duly registered under the provisions of Maharashtra Co-Operative Societies Act, 1960, having its Registration No. B-3110 and holding 05 (Five) fully paid-up Shares of Rs.50/- each bearing Distinctive Nos. from 111 to 115 under Share Certificate No.23 dated 18th day of August, 1961 ;

AND WHEREAS later on the said Shri KEWAL KISHAN AGGARWAL, M.D OF DEVIDAYAL CABLE INDUSTRIES PVT. LTD. had transferred and assigned all his rights, title and interest in respect of the said Flat Premises along with the said Five fully paid-up Shares and Membership rights of the said Society on 6th day of May 1996 in favour of MR. PARESH BACHUBHAI THAKER and MR. BACHUBHAI CHUNILAL THAKER by endorsing his name on the said Share Certificate bearing No. 23 dated 18th day of August, 1961 ; and thereafter the said Society had allotted additional 220 Shares to all its Members and accordingly the said MR. PARESH. B. THAKER and MR. BACHUBHAI CHUNILAL THAKER being the bonafide member have also been allotted 220 additional Shares bearing Distinctive Nos. from 4181 to 4400 Share Certificate No. 48 dated 25th September 1966 (hereinafter referred to as "the Additional Shares") ;



AND WHEREAS later on the said MR. KEWAL KISHAN AGGARWAL, M.D OF DEVIDAYAL CABLE INDUSTRIES PVT. LTD. had also transferred and assigned all his rights, title and interest in respect of the said Flat Premises along with Shares and Additional Shares together with the Membership rights of the Society unto and in favour of MR. PARESH. B. THAKER and MR. BACHUBHAI CHUNILAL THAKER vide transfer dated 06th day of May, 1996 ;

[Handwritten signatures]

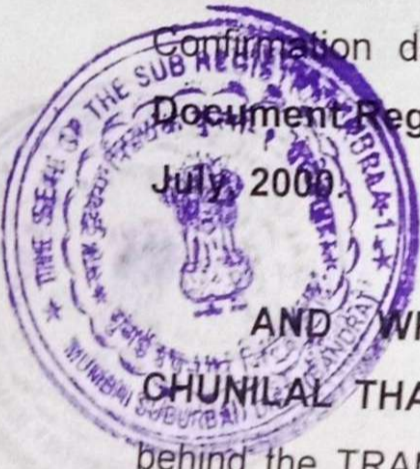
N.P. Gandhi

P.S. Gandhi

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thereafter the said **MR. KEWAL KISHAN AGGARWAL, M.D OF DEVIDAYAL CABLE INDUSTRIES PVT. LTD.** (therein referred to as "**the TRANSFEROR**") of One Part had sold, assigned, transferred and disposed off all his rights, title and interest in respect of the said Flat Premises to **MR. PARESH. B. THAKER** and **MR. BACHUBHAI CHUNILAL THAKER** (therein referred to as "**the TRANSFEREE**") of Other Part ; vide **Agreement Dated 6th day of May, 1996** and thereafter the said **MR. PARESH. B. THAKER** and **MR. BACHUBHAI CHUNILAL THAKER** had become the absolute owner, occupier and possessor of the said Flat Premises and bonafide member of the **VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.**, and the said Society transferred Shares and Membership rights of the said Society and had endorsed his name on the Share Certificate **3rd day of September, 1999** ;

AND WHEREAS the **TRANSFEREES** thereafter have registered the said lodged the said Agreement Dated **6th day of May, 1996** was lodged for the registration by executing Deed of Confirmation dated **6th day of July, 2000** duly registered under Document Registration No. **BDR-3 / 2582 / 2000 Dated 6th day of July 2000**



AND WHEREAS thereafter said **SHRI. BACHUBHAI CHUNILAL THAKER** expired at **MUMBAI** on **20.04.2010**, leaving behind the **TRANSFERORS** as his only surviving legal and lawful heir at the time of his death, under Hindu Succession Act. **AND WHEREAS** thereafter the Society had transferred the said Flat Premises along with Shares and Membership rights of the Society in favour of the **SMT. KAMLA BACHUBHAI THAKER, TRANSFEROR NO.2** herein ;

AND WHEREAS now the **TRANSFERORS** are the joint owners, occupiers and possessors of the said Flat Premises and residing therein along with their family members and paying all

Attested
Attested

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B.M.C. Assessment Taxes, Society Maintenance Charges, Electricity Charges, Water Charges and all ~~other~~ outgoings pertaining to the said Flat Premises to the B.M.C. Authorities, Society, and holding Share Certificate in their names ; ;

AND WHEREAS now due to some personal reasons the **TRANSFERORS** herein have decided to sell, assign and transfer all their rights, title and interest in respect of the said Flat Premises along with Shares Membership rights of the said Society on ownership basis to the **TRANSFEREES** herein and the **TRANSFEREES** have agreed to purchase and acquire all rights, title and interest of the **TRANSFERORS** in the said Society/Flat Premises together with Shares and permanent and absolute rights of use and occupation of the said Flat Premises forever at or for the total consideration of **Rs.60,00,000/- (Rupees Sixty Lakhs Only)** upon the following terms and conditions :



NOW THEREFORE THESE PRESENTS WITNESSETH AS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The **TRANSFERORS** hereby agree to sell, assign, transfer and dispose off all their rights, title and interest in respect of the said Flat Premises along with Shares and membership rights of the said Society to the **TRANSFEREES** herein and the **TRANSFEREES** herein have agreed to purchase and acquire all rights, title, interest and benefits of the **TRANSFERORS** in respect of the said Flat Premises along with the Shares and membership rights of the said Society together with the permanent and absolute right of use and occupation of the above said Flat Premises forever in favour of the **PURCHASERS** herein ;
2. The **TRANSFEREES** on or before execution of this Agreement for Sale have paid to the **TRANSFERORS** the sum of **Rs.12,00,000/- (Rupees Twelve Lakh Only)** by

[Handwritten signatures]

N.P. Gandhi
P.J. Gandhi

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various cheques as and by way of part payment of full and final consideration of Rs.60,00,000/ (Rupees Sixty Lakh Only) a receipt whereof the TRANSFERORS doth hereby admits and acknowledge at the foot hereof.

3. The PURCHASERS have agreed to pay the balance consideration of Rs.48,00,000/- (Rupees Fourty Eight Lakh Only) in full and final settlement of the sale proceeds by availing Housing Loan from any Bank / Financial Institutions within a period of 120 (One Hundred Twenty) days ; from the date of Execution and Registration of this Agreement For Sale, without any further delay.

4. That TRANSFEROR NO.2 – SMT. KAMLA BACHUBAI THAKER hereby confirm and declare that she being the Joint Owner of the said Flat Premises along with her Son - MR. PARESH BACHUBHAI THAKER, therefore, she hereby grant her FREE CONSENT AND NO OBJECTION by executing Power of Attorney for handing over the entire consideration amount either by Cash or by various Cheques to her Son – MR. PARESH BACHUBAI THAKER, the TRANSFEROR No.1 herein ;

5. The TRANSFERORS have agreed to handover the vacant and peaceful possession of the said Flat Premises to the TRANSFEREES only upon receiving balance consideration amount in full and final settlement of sale proceeds, as mentioned in Clause No.3 hereinabove and the TRANSFERORS shall also sign and execute necessary Society Transfer Forms along with Shares and Membership rights of the said Society in favour of the TRANSFEREES herein only upon receiving the balance consideration amount in full and final settlement of the sale proceeds as stipulated in Clause No.3 hereinabove ;

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SCHEDULE OF THE PROPERTY

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ALL THAT PIECE AND PARCEL of the Residential Premises comprising of One Room Kitchen with attached W.C. and Bath being Flat No. G - 11, on 2nd Floor, in VIVEK CO-OPERATIVE HOUSING SOCIETY LTD., situated at Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar (West), Mumbai - 400 086, admeasuring 490 Sq. Feet (Carpet) area, lying and being situated on Land bearing C.T.S. No. 91, 91 / 1 to 4 of Village : Ghatkopar, Taluka : Kurla, in the Registration District and Sub-District of Mumbai Suburban and within the limits of "N" Ward Office of the Municipal Corporation of Greater Mumbai.

The Building is constructed prior to Year 1961 having Ground + 2 (Two) Floors without Lift Facility.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written:

SIGNED, SEALED AND DELIVERED

by the within named "TRANSFERORS"

(1) MR. PARESH BACHUBHAI THAKER



Paresh Thaker

(2) SMT. KAMLA BACHUBHAI THAKER

(through her Son as Constituted Attorney - Mr. Paresh Bachubhai Thaker in the presence of

Paresh Thaker

TRANSFERORS



(1) समीर पांडुरंग कुवम .

Samer Pandurang Kuvam

(2) समीर शशिकांत शिंदे

Samer Shashikant Shinde



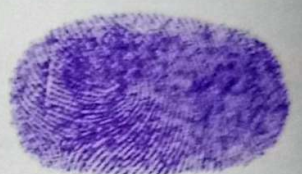
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SIGNED, SEALED AND DELIVERED
by the within named "TRANSFEREES"

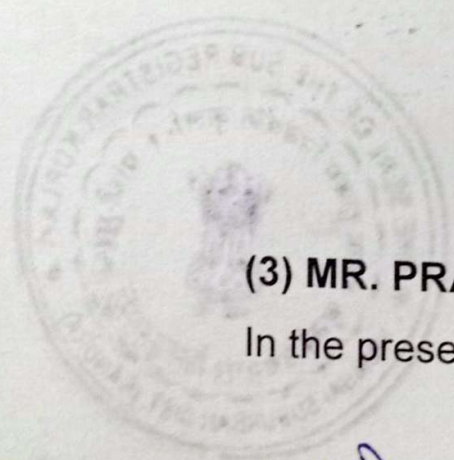
(1) MR. NIRAV PRATAPRAI GANDHI

N.p.gandhi



(2) MR. JIMIT PRATAPRAI GANDHI

Jimit



(3) MR. PRATAPRAI JADAVJI GANDHI

In the presence of

P. J. Gandhi

TRANSFEREES

(1) समीर पांडुरंग कव्म.

Teekar

(2) समीर शाशिकांत शिंदे

Shinde



VIVEK

CO-OPERATIVE HOUSING SOCIETY LTD.

(Regn. No. B-3110)

Sainathnagar Road, Sanghani Estate,
L.B. Shastri Marg, Ghatkopar (West)
Mumbai - 400 086.

Date _____

Date : 01.03.2016

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TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Mr. Paresh Bachubai Thaker & Mrs. Kamla Bachubhai Thaker** is the bonafied member of our society and having **Flat No. G-11** on the **second floor** in the building known as **Vivek Co-op Hsg Soc Ltd**, situate at **Sainath Nagar, L.B.S. Marg, Ghatkopar (W), Mumbai - 400086** having **490 sq. ft. carpet area C.T.S. No. 91, 91 / 1 to 4 of Village : Ghatkopar, Taluka : Kurla.**

Our Society building was constructed in the year 1963 consisting of **Ground + 2 Floors** without lift. There are no arrears or dues in respect of the said flat in our records.

Society has **No Objection** to selling the above said flat to **MR. NIRAV PRATAPRAI GANDHI (PAN: AIHPG3865E) (2) MR. JIMIT PRATAPRAI GANDHI (PAN: AMTPG1074H) and (3) MR. PRATAPRAI JADAVJI GANDHI (PAN: AABPG6851G)**

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

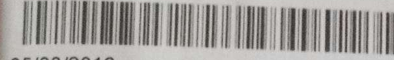
IN VIVEK CO-OP. HOUSING SOCIETY LTD.

U. T. Somaiya

Hon. Secretary

Hon. Secretary / Chairman





05/03/2016

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्वा 1

दस्त क्रमांक : 2448/2016

नोंदणी :

Regn:63m

गावाचे नाव : 1) घाटकोपर

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	6000000
(3) बाजारभाव(भाडेपट्टयाच्या वाढतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	5415500
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:सुंबई म.न.पा. इतर वर्णन :सदनिका नं: जी-11, माळा नं: 2रा मजला, इमारतीचे नाव: विवेक को-ऑप हौ.सो.लिमिटेड, ब्लॉक नं: संघानी ईस्टेट,घाटकोपर पश्चिम, रोड नं: एस एन रोड,सुंबई-86((C.T.S. Number : 91,91/1 to 4 ;))
(5) क्षेत्रफळ	1) 490 चौ.फूट
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-परेश बचुभाई ठाकर वय:-53; पत्ता:-प्लॉट नं: जी-11, माळा नं: 2रा मजला, इमारतीचे नाव: विवेक को-ऑप हौ.सो.लिमिटेड, ब्लॉक नं: संघानी ईस्टेट,घाटकोपर पश्चिम, रोड नं: एल वी एस मार्ग,सुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ACEPT0524E 2): नाव:-कमला बचुभाई ठाकर तर्फे कु मु म्हणून परेश बचुभाई ठाकर वय:-53; पत्ता:-प्लॉट नं: जी-11, माळा नं: 2रा मजला, इमारतीचे नाव: विवेक को-ऑप हौ.सो.लिमिटेड, ब्लॉक नं: संघानी ईस्टेट,घाटकोपर पश्चिम, रोड नं: एल वी एस मार्ग,सुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-ACFPT3560M
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-नीरव प्रतापराय गांधी वय:-30; पत्ता:-प्लॉट नं: 1/6, माळा नं: 1ला मजला, इमारतीचे नाव: वैभव अपार्टमेंट नं.1, ब्लॉक नं: श्रेयस सिनेमाच्या जवळ,घाटकोपर पश्चिम, रोड नं: एल वी एस मार्ग,सुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AIHPG3865E 2): नाव:-जिमित प्रतापराय गांधी वय:-27; पत्ता:-प्लॉट नं: 1/6, माळा नं: 1ला मजला, इमारतीचे नाव: वैभव अपार्टमेंट नं.1, ब्लॉक नं: श्रेयस सिनेमाच्या जवळ,घाटकोपर पश्चिम, रोड नं: एल वी एस मार्ग,सुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AMTPG1074H 3): नाव:-प्रतापराय जादवजी गांधी वय:-56; पत्ता:-प्लॉट नं: 1/6, माळा नं: 1ला मजला, इमारतीचे नाव: वैभव अपार्टमेंट नं.1, ब्लॉक नं: श्रेयस सिनेमाच्या जवळ,घाटकोपर पश्चिम, रोड नं: एल वी एस मार्ग,सुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AABPG6851G
(9) दस्तऐवज करून दिल्याचा दिनांक	05/03/2016
(10) दस्त नोंदणी केल्याचा दिनांक	05/03/2016
(11) अनुक्रमांक,खंड व पृष्ठ	2448/2016
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	300000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	

Certificate No. 23.

Five	Shares
Nos. 111	to 115
(inclusive)	

SHARE CERTIFICATE

THE VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.

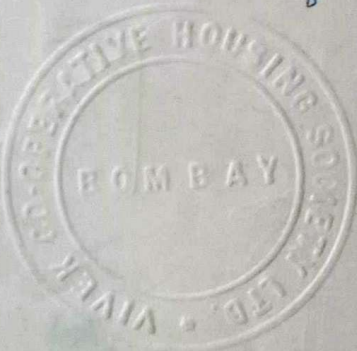
Registered under the Bombay Co-operative Societies Act VII of 1925.

CAPITAL Rs. 2,50,000/-

This is to Certify that Shri Kewal Kishan Aggarwal
is the Registered Holder of Five Shares of
Rupees Fifty each, numbered 111 to 115 inclusive in
THE VIVEK CO-OPERATIVE HOUSING SOCIETY LIMITED., BOMBAY, subject to the
Bye-Laws of the said Society, upon which Shares payment has been
made in full.

Given under the Common Seal of the said Society this eighteenth
day of August 1961.

For THE VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.



[Signature]
Chairman.

S. Vaidyanathan
Hon. Secretary:

T. Venkata Chalam
Member of the Committee.

TRANSFERS EFFECTED BY SEPARATE DEED

Date of Transfer	Register No.	No. of Transfer	To whom Transferred.	Chairman	Hon. Secretary	Member of the Committee
23/1/65	35	11	M/S Devidayal Cable Ind. Ltd	<i>[Signature]</i>	<i>[Signature]</i>	<i>R. K. Dinkar</i>
3.9.99	46	16	Shri Paresh B. Thaker Shri Bachubhai C. Thaker	<i>Rajani P. Lokhat</i> Hon. Secretary	<i>[Signature]</i>	<i>[Signature]</i> Chairman M. C. Mem.
28/09/2015	28	34	Shri Paresh B. Thaker Smt. Kamla Bachubhai Thaker	<i>[Signature]</i> Hon. Secretary	<i>[Signature]</i>	<i>[Signature]</i> Chairman M. C. Mem.

Certificate No. 48

220 Shares
Nos. 4181 to 4400
(inclusive)

SHARE CERTIFICATE

THE VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.

Registered under the Bombay Co-operative Societies Act VII of 1925.

CAPITAL Rs.

This is to Certify that M/s Devidayal Cable Industries Ltd.
is the Registered Holder of 220 Shares of
Rupees Fifty each, numbered 4181 to 4400 inclusive in
THE VIVEK CO-OPERATIVE HOUSING SOCIETY LIMITED., BOMBAY, subject to the
Bye-Laws of the said Society, upon which Shares payment has been
made in full.

Given under the Common Seal of the said Society this Twenty fifth
day of September 1966.

For THE VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.

K. Venkatachalam

Chairman.

W. S. ...

Hon. Secretary.

...

Member of the Committee.



THE VIVEK CO-OPERATIVE HOUSING SOCIETY LTD.

TRANSFERS EFFECTED BY SEPARATE DEED

Date of Transfer	Register No.	No. of Transfer	To whom Transferred.	Chairman	Hon. Secretary	Member of the Committee
3.9.99	46	16	Shri Paresh B. Thaker Shri Bachubhai C. Thaker	Rajani P. Lokshale Secretary	By <u>Signature</u> Chairman M. G. Member	
28/09/2015	98	34	Shri Paresh B. Thaker smt. Kamla Bachubhai Thaker	A. T. Somaiya Hon. Secretary	By <u>Signature</u> Chairman M. G. Member	

(Commencement Certificate)

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

No.: CE/7559/BS I /A/N/S

Date: 16/6/67

THE MUNICIPAL CORPORATION OF GREATER BOMBAY.
COMMENCEMENT CERTIFICATE.

Permission is hereby granted, under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra Act No. XXXVII of 1966 to Shri N. Veataraman, Chairman Vinay to the development work of Structure Co-op-Housing Society at premises at Street No. _____ Survey No. _____ Hissa No. _____ situated at Sanghani Estate, Agra Road on the following conditions, viz. :- Ghatkopar

1) This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay 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 Bombay, is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay 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 43 or clause (ii) of Sub-Section (1) of Section 45 of the Maharashtra Regional and Town Planning Act, 1966.

2) This Commencement Certificate shall automatically lapse if the development work for which it is issued is not commenced within a period of one year from the date of its issue under Section 48 of the Maharashtra Regional and Town Planning Act, 1966

3) The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assigns and every person deriving title through or under him./her/them.

4) Notwithstanding the above, the Municipal Commissioner has got the power to revoke this permission subject to Section 51 of the Act.

TRUE COPY

Shah
Shah

b.e (civil),

1st Floor, Biradari Bldg. Jn. of M.G. Road,
& Shradhanand Road, Ghatkopar (W).

Tele.: 2512 2762 Mumbai - 400 086.

E-mail: shah1kirti@gmail.com

For and on behalf of the Local Authority.
The Municipal Corporation of Greater Bombay.

Shah 14/6/67
EXECUTIVE ENGINEER, BUILDING PROPOSALS (SUBURBS)
For MUNICIPAL COMMISSIONER
for Greater Bombay.

GVJ/18/5/67/-
3000 cs.

Note.—Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed, upon and vested in the Commissioner by Section 746 of the said Act.

Under Bye-law No. 8 the Commissioner has fixed the following levels:—

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be—

"(a) Not less than 2 feet above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street.

"(b) Not less than 2 feet above every portion of the ground within 5 feet of such building.

"(c) Not less than 88 feet 5 inches above Town Hall Datum."

NOTES

1. No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act. All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover, in one piece, with locking arrangement provided with a bolt and nut screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1/16" in diameter. The cisterns shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder; the upper ends of the ladder should be curved and extended two feet above the top where they are to be fixed and its lower ends in cement concrete blocks. No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and not to the use of plain glass for coping over compound wall. The plinth of the water-closets and latrines should be always two feet higher than the centre of the nearest road or the surrounding ground of the owner's premises.

2. Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

3. Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and penalty for non-compliance under Section 471.

4. Proposed date of commencement of work should be communicated as per requirements of Section 471(1)(a) of the Bombay Municipal Corporation Act.

5. Louvres should be provided as required by Bye-law No. 5(b).

6. Lintels or Arches should be provided over Door and Window openings.

7. The drains should be laid as required under Section 234-1(a).

8. The inspection chamber should be plastered inside and outside.

9. As the proposed addition is intended to be carried out on old foundations and structures I cannot take upon myself the responsibility of approving the proposal if notwithstanding this you choose to carry out you will do so at your own risk.

10. This approval does not entitle you to the licence for the storage of timber and bamboos for building purposes which may be necessary, the application for which should be forwarded to the Assistant Superintendent of Licences (Suburbs) at the Central Suburban Municipal Offices, 2nd floor, Waterfield Road Bandra, for consideration on merits.

11. One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

12. Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

TRUE COPY

Shah
Shah
b.e (civil)

1st Floor, Biradari Bldg; Jn. of M.G. Road & Shradhanand Road, Ghatkopar (W),
Tel: 2512 2782 Mumbai - 400 086
E-mail: shah1kirti@gmail.com

TRUE COPY

Shah
Shah
(civil) e.d

1st Floor, Biradari Bldg; Jn. of M.G. Road & Shradhanand Road, Ghatkopar (W),
Tel: 2512 2782 Mumbai - 400 086

Sub-Engineer, Ward _____ to note and report further.

Executive Engineer, (Bldgs.):

15/6/16

relaying please quote No. and date of this letter.

E.C. 48

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

MEMORANDUM

No. E.B. CB/IV /A of 196 -196 CE/7559/BSI/A/N/S

MUNICIPAL OFFICE, BOMBAY/BANDRA 166 196

To Shri N.Venkataraman, Chairman, Vivek Co-operative Housing Society Ltd. With reference to your Notice, letter No. 10/6/1966 dated 1966 and delivered on 10/6/1966

and the Plans, Sections, Specifications and Description and further particulars and details of your building at Sanghani Estate, Agra Road, Ghatkopar, furnished to me under your letter, dated 29/5/1967 1966 I beg 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 thereof by reason :-

- (A) That one set of plans mounted on canvas has not been submitted.
- (B) That the requirements of byelaw 4(c) will not be complied with, before starting any drainage work.
- (C) That the structural calculations and R.C.C. details have not been submitted.
- (D) That the certificate under Section 270-A of the Bombay Municipal Corporation Act will not be obtained for adequate supply of water from the Hydraulic Engineer.
- (E) That the requirements of byelaw 5(c) will not be complied with, as sanitary block loobies do not abut open space.
- (F) That the ventilators for the means of through ventilation as per Municipal Bye-laws will not be provided.
- (G) That hoarding as per type drawing on central pillar of Bandra Survey Office & as per section herewith is not provided before starting work if fencing only is to be provided.
- (H) That application is not made & deposit is not paid to Asst. Engineer N, Jawahar Rd., Ghatkopar, for carriage entrance across road side drain at your cost, before starting the work.
- (I) That compound wall or fencing is not constructed clear of road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holdings, to prove possession of holding, before starting the work.
- (J) That temporary structures for storing materials will not be demolished, before submission of the building completion certificate.
- (K) That the access road will not be constructed water bound before commencing the work, and will not be completed including asphaltting, lighting, sewerage and drainage before submission of the building completion certificate, or the share towards the contribution for ~~the~~ construction of the roads will not be paid before starting the work.
- (L) That recreation ground will not be developed before submission of the Building Completion certificate.
- (i) The work should not be started unless objections C, K & L are complied with.
- (ii) All the terms & conditions of the approved layout under TP/LO/405/Sub of 29/7/1959 should be adhered to and complied with.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from the eaves of the roof on the public street.
- (M) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intentions as to obviate the before mentioned objections and meet by requirements, but not otherwise, you will be at liberty to proceed with the said building or work at any time before the 16th day of JUNE 1968 1966, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulation or bye-law made under that Act at the time in force.

It is to be understood that the foundations must be excavated down to hard soil and that this intimation gives no right to build upon ground which is not your property.

The positions of the nahanis and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.

The water arrangement must be carried out in strict accordance with the Municipal requirements.

Your attention is drawn to the objections and notes on the reverse.

Assistant Engineer, (Buildings)

Signature: Keshav b.e (civil)

Signature: Executive Engineer (Buildings)

1st Floor, Bhandari Bldg. Jn. of M.G. Road & Shreechandra Road, Ghatkopar (W), Tel: 2512 2742 Mumbai - 400 086.

CE/7559/BBI/A/UIS of 1666

- 1) Plans with approval stamp will be returned to you on your sending a certified copy of the plan to be forwarded to the ward officer.
- 2) A certified set of the latest approved plans shall be displayed on site at the time of commencing the work.
- 3) Temporary permission on payment of deposit should be obtained for any shed to have office and store for constructional purposes. Residence of workmen shall not be allowed on site. Intimation of demolition of the structure should be given and acknowledgement obtained before submission of the Building completion certificate.
- 4) Please note that no building/drainage completion certificate will be accepted nor water connection granted (except for construction purposes) unless road/roads is/are constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 305 of the ~~MM~~ Bombay Municipal Corporation and as per the terms & conditions for sanction to the layout.
- 5) The application for sewer street connection, if necessary should be made simultaneously with commencement of the work as the municipal corporation will require time to consider alternative site to avoid the excavation of the road & footpath.
- 6) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work, even though no materials may be expected to be stacked in front of the property.
- 7) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward officer with the required deposit for the construction of carriage entrance, over the road side drain.
- 8) The work should not be started unless the manner in obviating all the objections is approved by this department.

S. S. Kulkarni 14/6/67
Executive Engineer Bldg.
(Subs) I

TRUE COPY

VK & ASSOCIATES

Govt. Registered Valuers & Chartered Engineers

Punjab National Bank

Branch - Mulund

VALUATION REPORT OF

Flat No. G-11, 2nd floor, "Vivek" Co-Op. Hsg. Soc. Ltd., Opposite Jain Mandir,
Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar(West) Mumbai
400086.

Mr. Nirav Prataprai Gandhi

Mr. Jimit Prataprai Gandhi

Mr. Prataprai Jadavji Gandhi

A1-203, SonamAkashCHSL., Phase -VIII, New Golden Nest, Bhayander(E)

Tel: (022)28182819, Mob: 9892602819 / 9819204868

E-mail :karthikeyan760@gmail.com



VK & ASSOCIATES

Govt. Registered Valuers & Chartered Engineers

+91 9892602819
+91 9819204868
(022) 28182819

vkvaluers@gmail.com

3, Sonam Akash, Chsl, Phase-VIII, New Golden Nest, Bhayander (E), Dist. Thane-401105. Karthikeyan760@gmail.com

To,

Branch Head,
Punjab National Bank
Branch - Mulund

VALUATION CERTIFICATE

Report Ref No	:	VK / 239/ PNB / 2017 - 2018
Client Name	:	Mr.Nirav Prataprai Gandhi Mr.Jimit Prataprai Gandhi Mr.Prataprai Jadavji Gandhi
Location of the property	:	Flat No. G-11, 2nd floor, "Vivek" Co-Op. Hsg. Soc. Ltd., Opposite Jain Mandir, Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar(West) Mumbai 400086.
Fair Market Value as on date	:	Rs.1,05,11,000/- (Rs. One Crore Five Lakhs Eleven Thousand Only)

Declaration: We hereby declare that,

- The information furnished in the report is correct and true to the best of our knowledge and belief.
- We have no direct or indirect interest in the property valued.
- We confirmed that we have inspected right property for valuation.
- We have not checked the legal title of the property.
- This report it to be referred to only for the purpose mentioned herein above.
- Finding might be altered if conditions are varied.
- Land area/Built up area have been taken from copy of agreements/plans provided to us.

FOR VK & ASSOCIATES

PANEL VALUER

Date: 17/07/2017



MR. NIRAV PRATAPRAI GANDHI
MR. JIMIT PRATAPRAI GANDHI
MR. PRATAPRAI JADAVJI GANDHI

PUNJAB NATIONAL BANK

BRANCH – MULUND

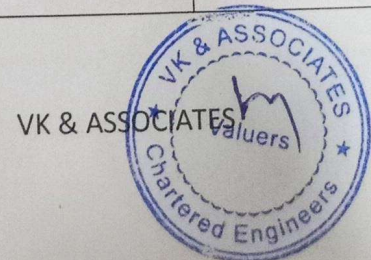
PROFORMA FOR VALUATION REPORT IN RESPECT OF IMMOVABLE PROPERTY

Name of Registered Valuer:	VK & ASSOCIATES A1-203, Sonam Akash Chsl., Phase-VIII, New Golden Nest, Bhayander(E), Mumbai- 401 105 Tel – (022) 28182819 E-mail = vkvaluers@gmail.com
Registration No.: (With State Commissioner of Income Tax)	CAT-II/7/2004-05 CAT-VII/21/2013-14

(Appendix – I)

Format of valuation Report (for all properties of value upto Rs. 5 crores)

	Report Ref No	VK / 239/ PNB / 2017 - 2018			
	Date of Visit	12.07.2017			
1.	Customer Details				
	Name : Mr. Nirav Prataprai Gandhi Mr. Jimit Prataprai Gandhi Mr. Prataprai Jadavji Gandhi	Apl. No.	--		
	Case Type	Fresh Valuation for VK & Associates			
2.	Asset Details				
	Address	Flat No. G-11, 2 nd floor, "Vivek" Co-Op. Hsg. Soc. Ltd., Opposite Jain Mandir, Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar(West) Mumbai 400086.			
	Nearby Landmark	Opposite Jain Mandir			
3.	Document Details				
	Layout Plan	Not Provided	Name of Approving	---	Approval No. ---
	Building Plan	Not Provided	---	---	Approval No. ---
	Commencement Certificate	Not Provided	---	---	Approval No. ---



Legal Documents	Yes	List of Documents	<p>We referred to the Xerox copy of the following documents:</p> <ol style="list-style-type: none"> 1. Agreement for sale dated 05.03.2016 executed between Mr. Paresh Bachubhai Thaker & Mrs. Kamla Bachubai Thaker AND Mr. Nirav Prataprai Gandhi, Mr. Jimit Prataprai Gandhi & Mr. Prataprai Jadavji Gandhi 2. Share Certificate No. 20 Transfer dated 28/09/2015 in the name of Mr. Paresh Bachubhai Thaker & Mrs. Kamla Bachubai Thaker 3. Our engineer visited the property on 12.07.2017 and taken few major photographs as available to us at the time of visit and are enclosed herewith for your perusal, verification and records .
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Physical Details/Brief Description:

The property under the valuation report is Flat No. G-11, 2nd floor, "Vivek" Co-Op. Hsg. Soc. Ltd., Opposite Jain Mandir, Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar(West) Mumbai 400086. The Site is 1 – 1.5 kms distance from Ghatkopar railway station. All civic amenities available nearby & within easy reach.

The building comprises of Ground + 2 upper floors , RCC framed structure having RCC slabs, beams, columns, RCC staircase, for access upper floors.

Amenities provided at the premises:

Flooring is ceramic tiles, Surface wiring, Simple wooden door, aluminum sliding windows, Granite platform in kitchen etc.

Accommodation comes: -

1 living room + 1 Kitchen + 1 bed room + 1 WC + 1Bath (1 BHK)

Adjoining Properties	East	West	North	South
	F- Wing	Jain Mandir	Nav Jyoti Apartment	Sainath Nagar Road
Matching of Boundaries	Plot Demarcated	Approved land use	Type of property	
	Yes	Residential	Residential (1 BHK)	
No. of rooms	living room	Kitchen	Toilet	Bath
As per Brief Description				
Total no. of Floors	Floor on which the property is located	Approx. age of the property	Residual age of the property	Type of structure – RCC framed/ stone/BB masonry
Ground + 2upper floors	2 nd Floor	1963 Age of the building - 54	15 years(Subject to proper and regular maintenance of the building	RCC structure
Tenure/Occupancy Details				
Status of Tenure	Owned/Rented	No. of years of Occupancy	Relationship of tenants to owner	



	Owner Occupied	1years	NA	
6.	Stage of Construction			
	Status of Tenure	Under construction / Completed	If under construction, extent of completion	
	Completed	Completed	Completed	
			% completed	
			100%	
7.	Violation if any observed			
	Nature and extent of violations	None		
8.	Area Details of the property			
	Site area	Plinth area	Carpet area	Saleable area
				Remarks -
	As per physical measurement Carpet area of flat is 460 Sq.ft. & Gallery 36 sq.ft			
	As per agreement Carpet area is 490 sq.ft. i.e 45.52 sq.mtrs., with 30% loading Super Built up area comes 588 sq.ft. which is consider for valuation.			
9.	Valuation			
	Value of the Property at which it can be sold in open market at a particular time free from forced value or sentimental Value. The market value need NOT be the same as the Present value . Market Value may be less than the Present Value. Market Value of any Property gets affected at least by the TEN factors : Economy, Physical, Legal, Social, Utility, Marketability, Transferability, Scarcity, Location and the MOST Important factor "DEMAND " .			
	Built Up Area	637 Sqft		
	Rate adopted for valuation	16,500/- per sqft		
	Value	Rs.1,05,10,500/-		
	Say	Rs.1,05,11,000/-		
	Value	Rs.1,05,11,000/- (Rs. One Crore Five Lakhs Eleven Thousand Only)		
	Rate adopted for valuation	Prevalent market rate: Rs.16,000/- to Rs. 18,500/- per sqft Rate adopted for valuation: Rs. 16,500/- per sq.ft. Factors considered for valuation Location & locality, facilities & amenities, quality of construction, residual life of building, potential, supply of demand, local nearby enquiry, market feedback of investigation and current market scenario		
	Valuation as per Government Approved Rates:- As per Ready Reckoner 2017-18			
	Page No- 185			
	Village/Zone No- Ghatkopar, Zone no-102/480			
	Residential Building- Rs.1,25,500 /- per sq.mtr i-e Rs. 11,659/- per sq.ft.			
	Realizable Value	Rs. 94,60,000/- (Rs. Ninety Four Lakhs Sixty Thousand Only)		
	Distress Value	Rs. 84,09,000/- (Rupees Eighty Four Lakhs Nine Thousand Only)		
	Insurance Value(Structure)	Rs. 10,00,000/- (Rs. Ten Lakhs Only)		
10.	Assumptions/ Remarks/	A) Notes & Limitations: 1. Mr. Nirav Prataprai Gandhi- was accompanied with us at the time of our visit. 2. Name board of "P.B. Thaker & flat No. 11" display at society board		



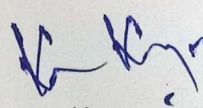
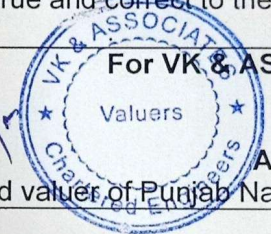
B) Assumptions and Limiting Conditions:

1. This report is valid only, subject to a legal due diligence report furnished by the Bank's lawyer or legal advisor, ascertaining the ownership & genuineness of the document and clear & marketable title in the name of the present owner/owners
2. No responsibility is to be assumed for matters legal in nature, nor is any Opinion of title rendered by this report Good title is assumed.
3. Our valuation is only for the use of the party to whom it is addressed and no responsibility is accepted to any third party for the whole or any part of its contents
4. Encumbrances of Loan, Government and other dues, stamp duty, registration charges, transfer charges etc, if any are not considered in the valuation. We have assumed that the assets are free from encumbrances.

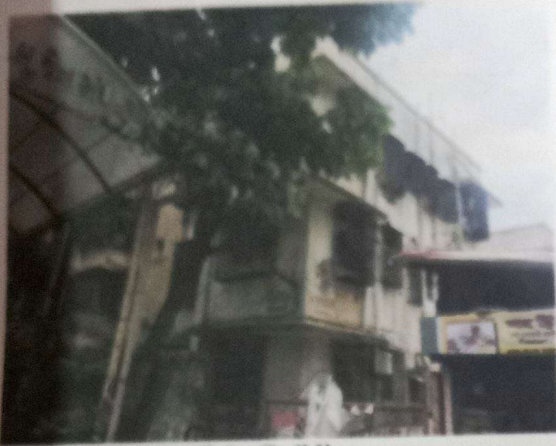
11. Declaration

- 1) The property was inspected by the Mr. Rahul K.Jha on 11-07-2017
- 2) We does not have any direct/ indirect interest in the above property.
- 3) The information furnished herein is true and correct to the best of our knowledge.

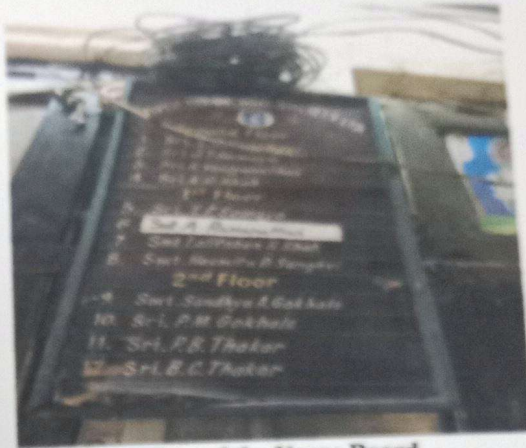
PLACE: MUMBAI
DATED: 17-07-2017



For VK & ASSOCIATES
Valuers
AUTH. SIGN.
(Approved valuer of Punjab National Bank)

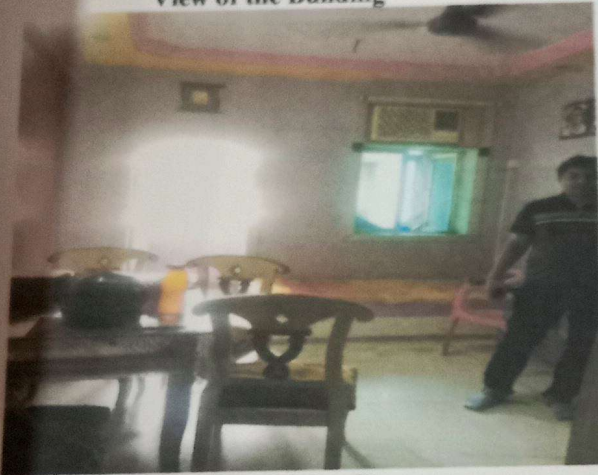
12.	List of Documents enclosed	---
13.	List of photo enclosed	4 photos



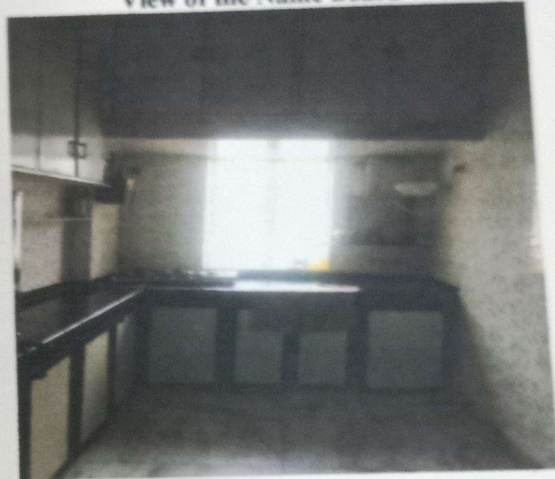
View of the Building



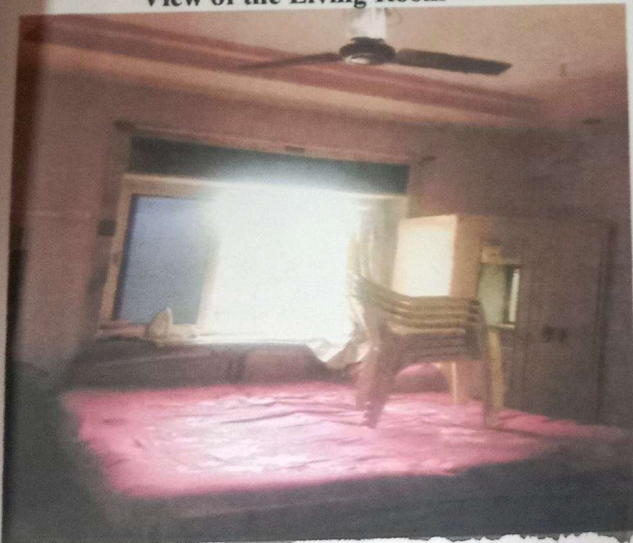
View of the Name Board



View of the Living Room



View of Kitchen



View of the Bedroom



View of the Main Door

Flat No. G-11, 2nd floor, "Vivek" Co-Op. Hsg. Soc. Ltd., Opposite Jain Mandir, Sainath Nagar Road, Sanghani Estate, L.B.S. Marg, Ghatkopar(West) Mumbai 400086.

N.P. Gandhi
Jimit

Sw
DK

