

said flat to the name of the Purchaser in their records and for admission of the Purchaser as Member of the Co-operative Society or other incorporated body of purchasers to be formed and for issue of Share Certificates in the name of the Purchaser and for the purpose the Vendor shall sign and execute all papers and writings as may be required from time to time by the Purchaser and/or

M/s. M.B.Construction Company.

6. The Vendor hereby declares that he has in him full right and absolute authority and power to sell, assign and transfer to the Purchaser all his right, title and interest in respect of the said flat hereby agreed to be sold, assigned and transferred and that he has not raised any loan on the security of the said flat nor in any manner whatsoever mortgaged, charged or otherwise encumbered the said flat or his right, title and interest in respect thereof nor have he done or omitted to do any act, deed, or thing whereby his right, title and interest in the said flat hereby agreed to be sold, assigned and transferred may in any manner be prejudicially affected and the Vendor hereby agrees to indemnify and keep indemnified the Purchaser against any action, claim or demand of any nature whatsoever by any person or persons in this respect.

7. The Vendor do hereby covenant with the Purchaser that the Purchaser shall be entitled to delivery of possession of the said flat and shall

A. p. 12



ARTICLES OF AGREEMENT made at Bombay on
this 23rd day of April 1990 BETWEEN SHRI
MANHAR PRABHUDAS KHADAWALA, of Bombay Indian
Inhabitant residing at Ajay Apartments, Mazgaon
Bombay 400 010 hereinafter called "the VENDOR"
(which expression unless repugnant to the meaning
and context thereon shall deem, mean and include
his heirs, executors and administrators) of the
ONE PART, and MR. JAMSHED ARDESHIR AIBARA of
Bombay Indian Inhabitant hereinafter called "the
PURCHASER" (which expression unless repugnant to
the meaning and context thereof shall deem, fit
and include his heirs, executors and
administrators) of the Other Part.

J.P.A.
M.P.12.

J.P.A.
M.P.12.

Usage

Longitude:

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPA7539D



नाम / NAME
BURJIS JAMSHED AIBARA

पिता का नाम / FATHER'S NAME
JAMSHED AIBARA

जन्म तिथि / DATE OF BIRTH
13-03-1970

हस्ताक्षर / SIGNATURE

Burjis J Aibara

P. J. Aibara

आयकर आयुक्त (कंप्यूटर सेक्टर)
Commissioner of Income-tax (Computer Operations)

Walls



भारत सरकार
GOVERNMENT OF INDIA



बुर्जीस जमशेद आईबारा
Burjis Jamshed Aibara

जन्म वर्ष / Year of Birth : 1970

पुरुष / Male



7037 8200 9874

आधार – सामान्य माणसाचा अधिकार

s / No parking

ct Completion

ession date

f property

d Floor / Wing

Rent:

be entitled quietly and peacefully to hold, possess, occupy and enjoy the said flat without any lawful or equitable claim by or from, through under or in trust for him the Vendor.

8. The Vendor have handed over to the Purchaser the Original agreement dated 16th December, 1986 between M/s.M.B. Construction Company & themselves.

9. The Vendor hereby declares that on and after execution of these presents he the Vendor shall not have any right, title, interest, claim or demand of any nature whatsoever in respect of the said flat and the Purchaser alone shall be exclusively entitled to the beneficial interest thereof in all respects under the Agreements of the Vendor with the Builders.

10. All stamp duty and registration charges payable in respect of this transaction shall be borne and paid by the Purchaser.

11. The Vendor hereby agree and undertake at the cost of the Purchaser to execute all such further necessary and incidental acts, deeds, writings and documents as may be required by the Purchaser in respect of the said flat for further and more perfectly assuring the same to him and as may be needed from time to time or at any time hereafter for completing the title of the Purchaser to the said flat hereby agreed to be sold, assigned and

J. M. P. 12.

Bank Name:

Date:

Engineer Name:

THE Ramya Kunj CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 7085 and Date 22-11-93.)

No. 7

Authorised Share Capital Rs. 303000/- Divided into 6060 Shares each of Rs. 50/- only

Member's Register No. 7

THIS IS TO CERTIFY that Shri/Smt. Jamshed. A. Ailora and Smt. Kelly J. Ailora

of Bombay is the Registered Holder of (FIVE) Shares from No. 31
to 35 of Rs. 250/- (Two hundred fifty only)

in THE Ramya Kunj CO-OPERATIVE HOUSING SOCIETY LTD.
2nd Golibar Road, Santa Cruz (E), Bombay Subject to the Bye-laws of the said Society and
that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this Third
day of February 1994.

Chairman

Chairman

Hon. Secretary

Hon. Secretary

Member of the Committee


Member of the Committee

(P.T.O.)

Remark

Longitude:	
East	
West	
	Relation
	Rent


Flats / Shop per Floor	
No of Lift	
Do	
Wa	
g space /	
Br	
Flo	
Do	
El	
n Date	





भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA


पत्ता 3 फ्लोर, रम्या कुंज, रोड नं. 2,
गोलीबार, सांताक्रुझ पूर्व, सांताक्रुझ पूर्व,
मुंबई, मुंबई, महाराष्ट्र, 400055

Address: 3rd Floor, Ramya Kunj,
Road No. 2, Golibar, Santacruz
(East), Santacruz (East), Mumbai,
Mumbai, Maharashtra, 400055


 1947
 1800 180 1947


help@uidai.gov.in


www.uidai.gov.in


 P.O. Box No. 1947,
 Bengaluru-560 001

ng	
Rent:	
Rate Per Sq.ft.:	

AND WHEREAS the Vendors have agreed to sell to the Purchaser and the Purchaser has agreed to purchase from the Vendors the flat No.301, at 3rd floor at "Ramyakunj" 2nd Road, Golibar, Santacruz [E], Bombay for the consideration of Rs.8,00,000/- (Rupees eight lacs only) and upon terms and conditions mentioned hereinafter.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The vendor shall sell and transfer unto the Purchaser, ownership right in respect of the said premises being Flat No.301, 3rd floor "Ramyakunj, Golibar, Santacruz (East) Bombay. As a part of this Agreement the Vendor shall assign and transfer the benefit of the Agreement dated 16th December, 1986 made between him and M/s. M.B.Construction.

2. The Purchase price of Rs. 8,00,000/- (Rupees Eight lacs only) is to be paid as under:

(a) Rs.1,00,000/- (Rupees One lac only) paid as loan by the Purchaser to the Vendor on or about March, 1988 to be adjusted towards the Purchase price hence the payment and receipt whereof the Vendor hereby admit and acknowledge, and of and from the same and every part thereof acquit, release and discharge the Purchaser for ever;

(b) Rs. 2,50,000/- (Rupees Two lacs fifty thousand only) at the time of execution of this document, the payment and receipt whereof the

Details
Remark
Particulars of Instruction
Date of Project
Part
Building
Com. date
Flats / Unit Details
Configuration
Measured Carpet
Value of property
Remark

W.D.
P.12

ombay on
MEEN SHRI
Indian
cagaon
ENDOR-
aning
clude
the
of
he

WHEREAS by an Agreement dated 16th December, 1986 the Vendor has acquired from M/s.M.B.Construction Company flat No.101, 3rd floor and the open terrace adjoining to the said flat in the building known as "Ramakunj" Golibar, Santacruz (East) Bombay, hereinafter referred to as "the said premises".

AND WHEREAS the Vendor has informed the Purchasers that he has made full payment of the consideration amount to M/s. M.B.Construction under their agreement for Sale dated 16th December, 1986 in respect of the said premises and as such he is entitled to the ownership in respect of the said premises.

Handwritten signature

30000/- stamp
16.3 W AREA

AGREEMENT

FOR

SALE

OF

FLAT NO.301 ON 3RD FLOOR

"RAMYAKUNJ" ROAD NO.2

GOLIBARI, SANTACRUZ (E)

BEHIND

Ramya Kunj Coop Housing Society Ltd
Golibar
Santacruz East
Aug-23

Sr Nos	Bill Nos	Date
1	2781	08.08.2023
3	2783	15.08.2023
4	2784	31.08.2023
5	2785	31.08.2023

Particulars
OTIS Elevator Company AMC from Sept-23 to Aug-2024
Cleaning Of Premises for AUG--2023
Salary Of Watchman for AUG-2023
Sweepers Salary for AUG-2023

Amount(Rs)
33,276.00
1,500.00
7,000.00
1,500.00
43,276.00

Ramya Kunj Coop Housing Society Ltd
Golibar
Santacruz East
Aug-23

Sr Nos	Bill Nos	Date
1	2781	08.08.2023
3	2783	15.08.2023
4	2784	31.08.2023
5	2785	31.08.2023

Particulars
OTIS Elevator Company AMC from Sept-23 to Aug-2024
Cleaning Of Premises for AUG-2023
Salary Of Watchman for AUG-2023
Sweepers Salary for AUG-2023

Amount(Rs)
33,276.00
1,500.00
7,000.00
1,500.00
43,276.00

WHEREAS by an Agreement dated 16th December, 1986 the Vendor has acquired from M/s.M.B.Construction Company flat No.301, 3rd floor and the open terrace adjoining to the said flat in the building known as "Ramyakunj" Golibar, Santacruz (East) Bombay, hereinafter referred to as "the said premises".

AND WHEREAS the Vendor has informed the Purchasers that he has made full payment of the consideration amount to M/s. M.B.Construction under their Agreement for Sale dated 16th December, 1986 in respect of the said premises and as such he is entitled to the ownership in respect of the said premises.

Ja
M.P.12.

Usage

Longitude:

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPA7539D



नाम /NAME
BURJIS JAMSHED AIBARA

पिता का नाम /FATHER'S NAME
JAMSHED AIBARA

जन्म तिथि /DATE OF BIRTH
13-03-1970

हस्ताक्षर /SIGNATURE

Burjis J Aibara

P. Jey

आयकर आयुक्त (कम्प्यूटर केन्द्र)
Commissioner of Income-tax (Computer Operations)

Walls



भारत सरकार
GOVERNMENT OF INDIA



बुर्जिस जमशेद आईबारा
Burjis Jamshed Aibara

जन्म वर्ष / Year of Birth : 1970

पुरुष / Male



7037 8200 9874

आधार – सामान्य माणसाचा अधिकार

Access / No parking

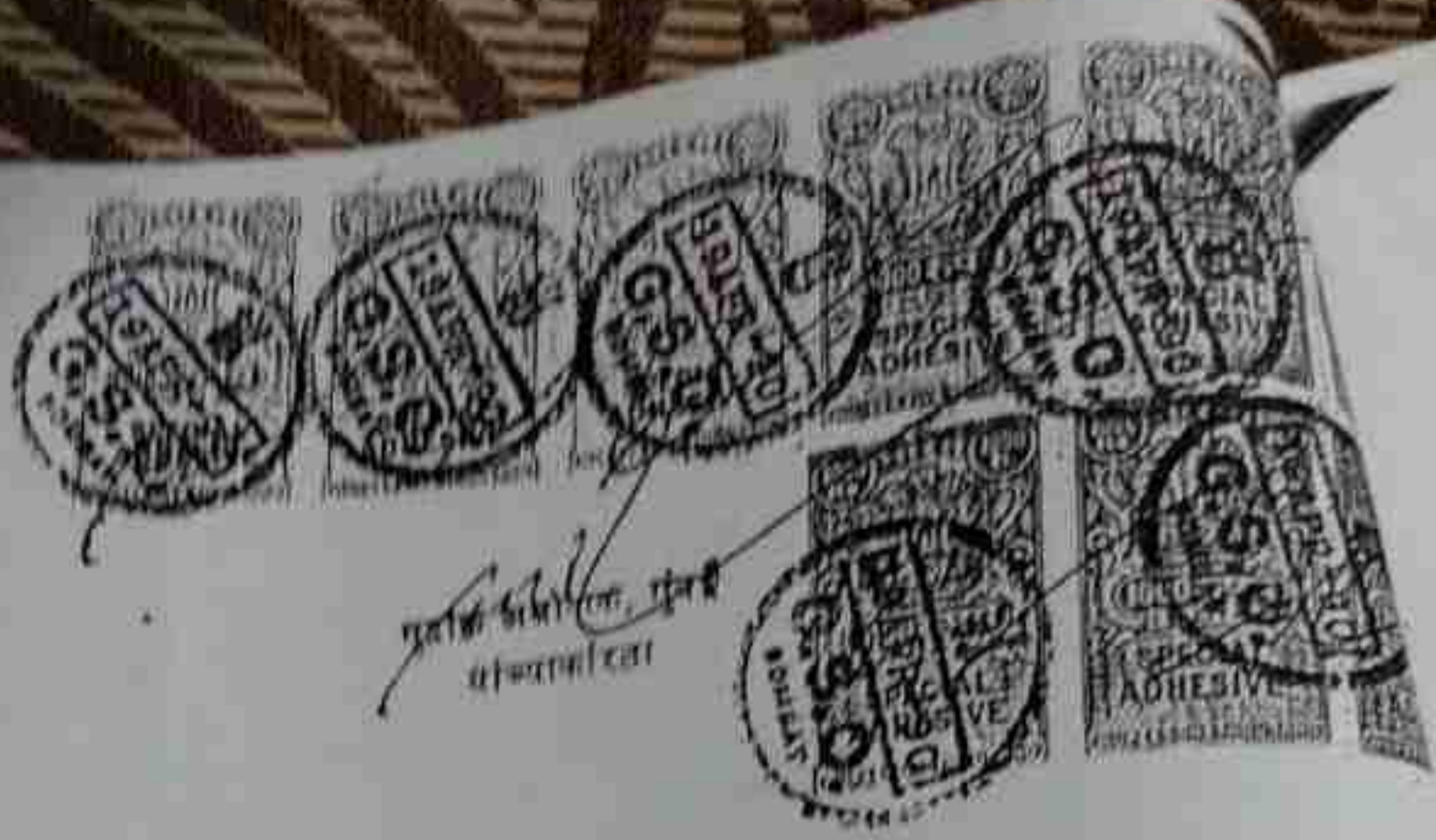
Project Completion

Possession date

Use of property

Allocated Floor / Wing

Rent:



जा. म.प. 12.

ARTICLES OF AGREEMENT made at Bombay on this 23rd day of April 1990 BETWEEN SHRI MANHAR PRABHUDAS KHADAWALA, of Bombay Indian Inhabitant residing at Ajay Apartments, Mazagaon Bombay 400 010 hereinafter called "the VENDOR" (which expression unless repugnant to the meaning and context thereon shall deem, mean and include his heirs, executors and administrators) of the ONE PART, and MR. JAMSHED ARDESHIR AIBARA of Bombay Indian Inhabitant hereinafter called "the PURCHASER" (which expression unless repugnant to the meaning and context thereof shall deem, fit and include his heirs, executors and administrators) of the Other Part.

जा. म.प. 12.

Date:

Bank Name:

Engineer Name:

Name of Cust

Relation

Memorandum of the transfers of the within mentioned Shares

S. No. of Transfer	Date of General Body Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Shares Register at which the name of the Transferee is recorded
1	2	3	4	5
1	Annual general body Meeting held on 7 th August 2008. ՀԱՅՏՈՒՆԻ ՏՆՆԵՆԻ Chairman	Mr BURJIS. J. AIBARA. Hon. Secretary	Sr. No. 7	Sr. No. 15. Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

Bank Name:

Date:

Member Name:

THE Ramya Kunj CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act, 1960) (Registration No. 7085 and Date 22-11-93.)

No. 7

Authorised Share Capital Rs. 303000/- Divided into 6060 Shares each of Rs. 50/- only

Member's Register No. 7

THIS IS TO CERTIFY that Shri/Smt. Janshed. A. Ailbani and Smt. Kelly J. Ailbani

of Bombay is the Registered Holder of (FIVE) Shares from No. 31
to 35 of Rs. 250/- (Two hundred fifty only)

in THE Ramya Kunj CO-OPERATIVE HOUSING SOCIETY LTD.

2nd Golibar Road, Santa Cruz (E), Bombay Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this Third
day of February 1994.

Mentioned
Upalini
Kshal

Chairman

Hon. Secretary

Member of the Committee

(P.T.O.)

Remark

Ramyakunj Co-op. Hsg. Scty. Limited

Plot No. 17, TPS III, 2nd Golibar Road, Santacruz (E),
Mumbai - 400 055.

(Registration No. 7085 / 1993-94)

3918

Bill No.

Date 31/Aug/23

To, MR Bheemabhai Abew
3RD floor

Flat No. 301, 3RD floor Period Aug-23

Aug-2024

Sr. No	DESCRIPTION	Amount Rs.	P.
1.	Maintenance	3150 00	
2.	Municipal Taxes	898 00	
3.	Water Charges - Road Nos 2 Combustion	-	
4.	Electric Charges	260 00	
5.	Contribution to Sinking Fund		
6.	Parking Charges		
7.	Non-Agricultural Tax	24 00	
8.	Lift Maintenance	290 00	
9.	Interest on the late Payment <u>Reparsons & Santacruz</u>	4522 00	
10.		1500 00	

Interest @ 18% P.A. will be charged on over due Payment. If payment not received with in one month	Bill Amount	6022 00
	Previous Balance	-
	Total	6022 00

E.&O.E.
For Ramyakunj Co-op. Hsg. Scty. Ltd.


Treasurer / Secretary

Building

Com. date

Flats / Unit Details:-

Configuration

Located Floor / Wing

Rent:

SIGNED SEALED AND DELIVERED)
by the withinnamed PURCHASER)
MR. JAMSHED ARDESHIR AIBARA)
in the presence of)

J. A. Acharya.

1. Witnes

2. Witnes

RECEIVED (1) Rs. 1,00,000/-)
(Rs. One lac only) as loan)
from Purchaser now agreed to be)
adjusted as consideration amount)
of the said premises.)
(2) Rs. 2,50,000/- (Rs. Two lacs)
fifty thousand only) paid by)
Cheque No. 197257)
dated 23-4-1990 being part)
of the consideration amount)
agreed to be paid by Purchasers)
to me.)

Rs. 2,50,000/-

WITNESSES:

I SAY RECEIVED.

1. [Signature]
2. [Signature]

(MANHAR PRABHUDAS KHADAWALA)

Manhar P. Khadawala

VENDOR.

Bank Name:

Engineer Name:

Ramyakunj Co-op. Hsg. Scty. Limited

Plot No. 17, TPS III, 2nd Golibar Road, Santacruz (E),
Mumbai - 400 055.

(Registration No. 7085 / 1993-94)

Bill No. 3918

Date 31/Aug/23

To, HR Bhanu Abew
3RP floor

Flat No. 301, 3RP floor

Period Aug-23

Aug-2024

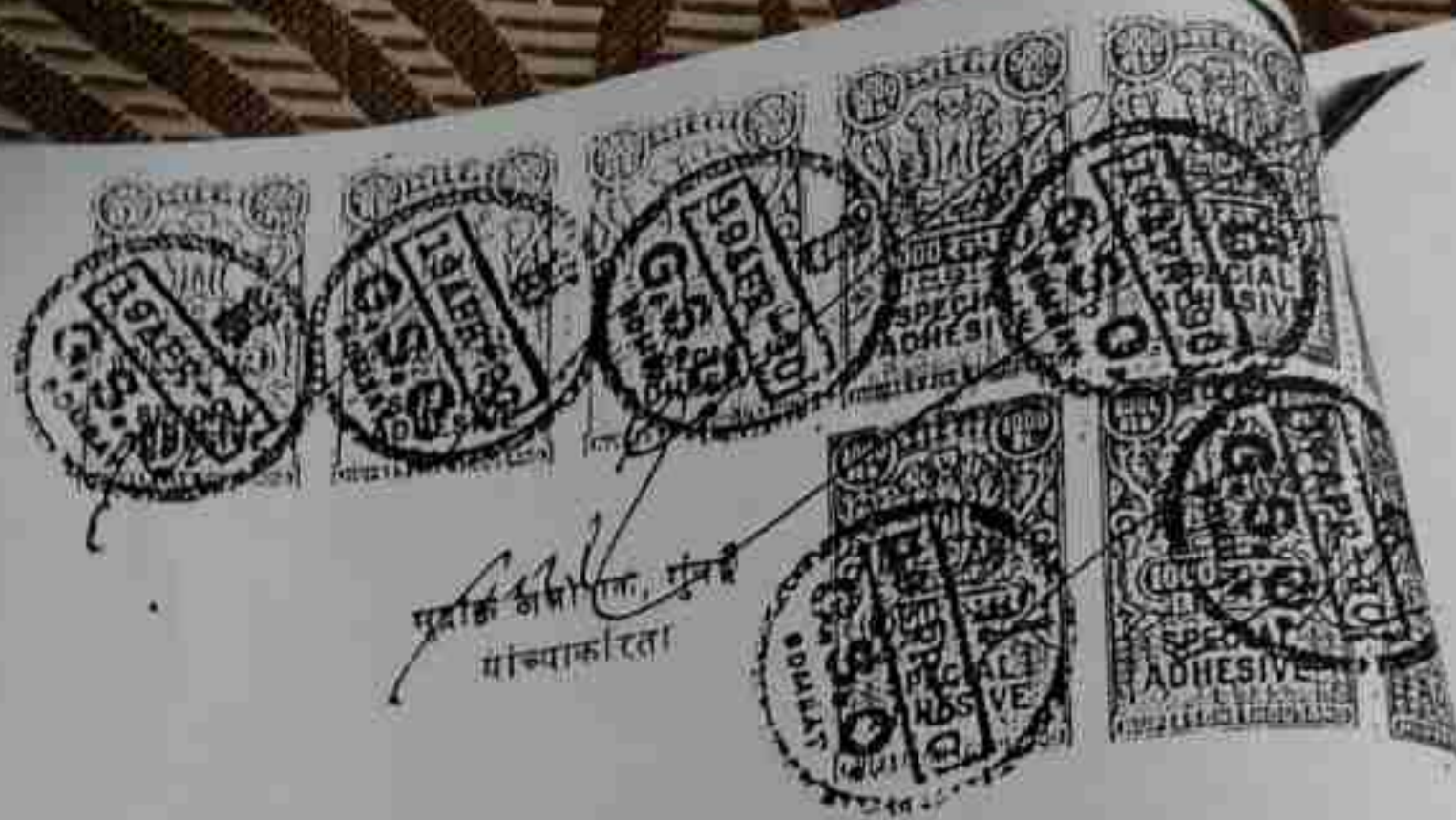
Sr. No	DESCRIPTION	Amount Rs.	P.
1.	Maintenance	3150 00	
2.	Municipal Taxes	898 00	
3.	Water Charges - Road Nos 2 Combination	-	
4.	Electric Charges	260 00	
5.	Contribution to Sinking Fund		
6.	Parking Charges		
7.	Non-Agricultural Tax	24 00	
8.	Lift Maintenance	290 00	
9.	Interest on the late Payment Repurposed Antenna	4522 00	
10.		1500 00	
Bill Amount		6022 00	
Previous Balance		-	
Total		6022 00	

Interest @ 18% P.A. will be charged on over due Payment. If payment not received with in one month

E.& O.E.

For Ramyakunj Co-op. Hsg. Scty. Ltd.

Treasurer / Secretary



जा. 13.8.12.

ARTICLES OF AGREEMENT made at Bombay on this 23rd day of April 1990 BETWEEN SHRI MANHAR PRABHUDAS KHADAWALA, of Bombay Indian Inhabitant residing at Ajay Apartments, Mazagaon Bombay 400 010 hereinafter called "the VENDOR" (which expression unless repugnant to the meaning and context thereon shall deem, mean and include his heirs, executors and administrators) of the ONE PART, and MR. JAMSHED ARDESHIR AIBARA of Bombay Indian Inhabitant hereinafter called "the PURCHASER" (which expression unless repugnant to the meaning and context thereof shall deem, fit and include his heirs, executors and administrators) of the Other Part.

जा. 13.8.12.

transferred.

12. This Agreement has been concluded between the parties hereto on the basis of the representation of the Vendor that their Agreement with the Builders is valid and subsisting and that no notice of requisition or acquisition of the flat has been received by the Vendor.

SHCHEDULE OF THE ABOVE REFERRED TO:

SELF-Contained Flat No.301, situate at 3rd floor, of the building known as "Ramyakunj" at 2nd Road, Golibar, Santacruz(East) Bombay bearing Plot No.70/D/3 T.P.S III, corresponding to C.T.S.No.296-C revenue Village Bandra (East), Taluka Bandra, B.S.D. in the registration District and Sub-District of Bombay City and Suburban.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and month and year first hereinabove written.

SIGNED SEALED AND DELIVERED

by the withipnamed "VENDOR"

MANHAR PRABHUDAS KHADAWALA

in the presence of

1.

2.

Manhar P. Khadawala

[Signature]

[Signature]

to hold,
flat without
from, through

Purchaser
1986

Ramyakunj Co-op. Hsg. Scty. Limited

Plot No. 17, TPS III, 2nd Golibar Road, Santacruz (E),
Mumbai - 400 055.

(Registration No. 7085 / 1993-94)

3918

Date 31/Aug/23

To, MR Bhanu Abew
3RP floor

Aug-2024

Flat No. 301, 3RP floor Period Aug-23

Sr. No	DESCRIPTION	Amount Rs.	P.
1.	Maintenance	3150	00
2.	Municipal Taxes	898	00
3.	Water Charges - Road Nos 2 Contribution	-	
4.	Electric Charges		
5.	Contribution to Sinking Fund	260	00
6.	Parking Charges		
7.	Non-Agricultural Tax	24	00
8.	Lift Maintenance	290	00
9.	Interest on the late Payment <u>Repairs & Maintenance</u>	4522	00
10.		1500	00

Interest @ 18% P.A. will be charged on over due Payment. If payment not received with in one month	Bill Amount	6022	00
	Previous Balance	-	
	Total	6022	00

E.&O.E.
For Ramyakunj Co-op. Hsg. Scty. Ltd.


Treasurer / Secretary

Building	
Com. date	
Flats / Unit Details:-	Located Floor / Wing
Configuration	Rent:

WHEREAS by an Agreement dated 16th December, 1986 the Vendor has acquired from M/s.M.B.Construction Company flat No.301, 3rd floor and the open terrace adjoining to the said flat in the building known as "Ramyakunj" Golibar, Santacruz (East) Bombay, hereinafter referred to as "the said premises".

AND WHEREAS the Vendor has informed the Purchasers that he has made full payment of the consideration amount to M/s. M.B.Construction under their Agreement for Sale dated 16th December, 1986 in respect of the said premises and as such he is entitled to the ownership in respect of the said premises.

*See
M.P.12.*