

THE Punjab National Bank Branch CO-OPERATIVE HOUSING

SOCIETY LIMITED
(Registered under M. C. A. Act 1926)

No. : 3

Authorised Share Capital Rs. 100,000 Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 3 Share Certificate No. 3

THIS IS TO CERTIFY that Shri / Smt. K. S. SHEKHAR

of Bombay is the Registered Holder of 5 Shares [FIVE] from No. 11

to 15 of Rupees Fifty Each

in THE Punjab National Bank Branch Bombay CO-OPERATIVE HOUSING SOCIETY LTD.

such Shares the sum of Rupees Two Hundred fifty only subject to the Bye-laws of the said Society, and that upon each of

GIVEN under the Common Seal of the said Society at Bombay this

day of 19 JAN 1974 197

Chairman
Chairman

Hon. Secretary
Hon. Secretary

Member of the Committee
Member of the Committee



Memorandum of the transfers of the within - mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. (Old)	To whom transferred	Share Regd. No. (New)
25-8-96	51(3)	No. 3	MRS. Bhavati Bhavat Thackeri and Mr. Bhavati R. Thackeri	51
19.9.2010	(51(2))	(No. 2)	Mr. Meena, C. Vora ↓ Mr. Edoan Sugol, Chetan Vora	Mortgaged to Sonal Nat'l Co- Operative Bank Ltd Dadla/17/28

PNB OFF. CO-OP. HSD. STY. L.L.C.
"PANCHSHEEL"
25/8/96
ANDHERI (W), BY-5B

PNB OFF. CO-OP. HSD. STY. L.L.C.
"PANCHSHEEL"
19/9/10
ANDHERI (W), BY-5B

THE Punjab National Bank Officers
SOCIETY LIMITED

CO-OPERATIVE HOUSING

[Registered under M. C. S. Act, 1961]

No. : 5

Authorised Share Capital Rs. 100,000/- Divided into 2000 Shares each of Rs. 50/-

Member's Register No. 57 Share Certificate No. 57

THIS IS TO CERTIFY that Shri / Smt. S. P. JALOTA.

of Bombay is the Registered Holder of 5 Shares [FIVE] from No. 21

25 of Rupees 50/- [RS FIFTY EACH]

in THE Punjab National Bank Officers CO-OPERATIVE HOUSING SOCIETY LTD.

Bombay

subject to the Bye-laws of the said Society, and that upon each of such Shares the sum of Rupees Two hundred fifty only has been paid.

GIVEN under the Common Seal of the said Society at 30/1/64 this

day of 19 JAN 1974 197



[Signature]
Chairman

[Signature]
Hon. Secretary

94

Memorandum of the transfers of the within - mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No. (Old)	To whom transferred	Share Regd. No. (New)
3.6.82	33	5	Shri Sankar Shri V. Govindarajan For PWD Officers' Co-op Hsg. Soc V. Govindarajan Secretary V. Govindarajan Chairman, P. Co-op Hsg. Soc	21.6.85
23.2.1991	48	5	Shri Doolak Bani Bablu one Share to Dr. B. Bablu	
09/08/08	66	5	MEENA E. VORA KARAN, E. VORA	21 TO

For PWD Officer's Co-op. Hsg. Soc. Ltd.

[Signature]
Hon. Secretary



DATED THIS THE

OF NOVEMBER, 1990

BETWEEN

SHRI SADASHIV VASANTAO GORAKSHKAR

AND

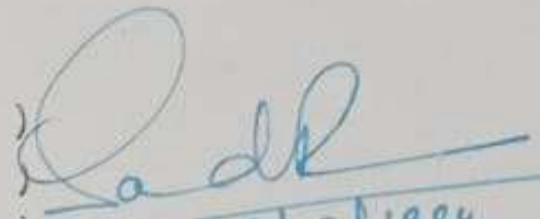
1. SHRI. DEELIP RAM PRABHU
2. SMT. SUNITA DEELIP PRABHU

AGREEMENT

(7)

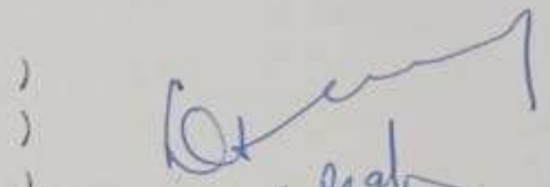
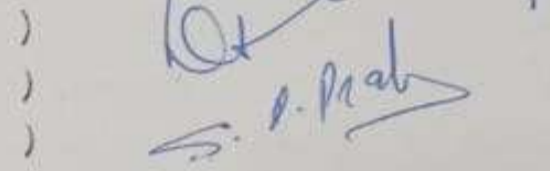
IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED
by the withinnamed VENDOR
SHRI. SADASHIV VASANTRAO GORAKSHKAR

) 
) 3/12/1990
)

AND

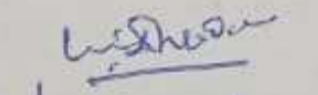
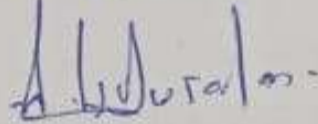
SIGNED, SEALED AND DELIVERED
by the withinnamed PURCHASERS
SHRI. DEELIP RAM PRABHU
SMT. SUNITA DEELIP PRABHU


) 
) 
)
)
)
)

in the presence of :

1. K. R. SHAWAN

2. Ashok K. BUTALA


S. P. Prabhu

claim, lien or encumbrances on, upon or against the said Flat or the said Shares, nor he has mortgaged the same to anybody or has dealt with the same in any other manner.

10. The Vendor declares that none of his relations nor any other person or persons are having any adverse claim, right, title and interest in the said Flat No. 12 or in the consideration received from the purchasers towards the transfer and assignment of the said flat.

11. The Vendor undertakes to keep the purchasers and the said society harmless and indemnified against all proven claims, demands of any nature whatsoever from any one in respect of the transfer and assignment as the case may be in said Flat No. 12 after the transfer and assignment are duly affected in favour of the purchasers which transfer and assignment are binding on the vendor.

12. The Vendor further declares that he has observed and performed all applicable rules and covenants under the said Society's Rule and Bye Laws and the Vendor hereby agrees to indemnify and keep indemnified the purchasers from payment of any such liability and outgoings and from all claims, demands, actions, suits, proceedings, costs, charges and expenses which may be made or taken against or suffered by the purchasers by reason thereof.

13. The Vendor and his heirs, executors and administrators shall and will from time to time and at all time hereafter ~~at~~ at the request of the purchasers execute all such writings, deeds and assurances as may be legally required to be executed for the purpose of effecting, assigning and transferring and vesting the right, title and interest of the Vendor in the said Flat in favour of the purchasers.

14. Certified copies of all relevant agreements, papers deeds, documents, writings and receipts of payments made by the Vendor and instruments evidencing the Vendor's right, title and interest in the said Flat and also to the Shares shall be delivered to the purchasers.

15. The Vendor and the purchasers shall bear and pay the professional charges of their respective lawyers.

[Handwritten signature]
S. P. Patel

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S. P. Patel

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S. P. Patel

16. Transfer charges payable to the said society for accepting the purchasers as a members thereof, shall be borne and paid by the purchasers and Vendor in equal parts.

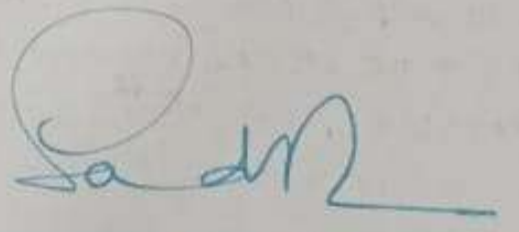
First Schedule Annexed to And Forming Part of Agreement
DATED

The Flat No. 12 hereinbefore referred to is situated on the Second Floor of Building known as 'PANCHSHEEL' which building is situated on the Plot of Land bearing Plot No.02,S.No.111 in the Registration Sub-District of Bombay City and Bombay Suburban . The said Panchsheel Building is owned by "Punjab National Bank Officers' Co-operative Housing Society Limited " Registration No. BOM/HSC/4095 Of 1974.

SECOND SCHEDULE ANNEXED TO AND FORMING PART OF THE
AGREEMENT DATED

Received from Mr. Deelip Ram Prabhu & Mrs. Sunita Deelip Prabhu the sum of Rs.25,000/- (Rupees Twenty Five Thousand Only) as stated in clause 1. page no. 3(Three) of this Agreement by Cheque nos.205411 dated 15.10.1990 for Rs.15,000/-(Rupees Fifteen Thousand only) and Cheque no.205414 dated 19.11.1990 for Rs.10,000/- (Rupees Ten Thousand Only), both drawn on The Mogaveera Co operative Bank Limited, Andheri(West) Branch.

I say received


28/12/90

.....7/-

3. The purchasers shall be liable to pay from and after 31-12-1990 or from the month next following the day they are put in possession of the aforesaid Flat (Whichever is later), every month all the amounts payable in respect of the said Flat such as Property Tax, Maintenance Charges, water charges, Education cess, Sinking Fund and such other Tax or levy as imposed by the Government or Local Body as and when the said become due and shall indemnify and keep the Vendor indemnified against such liability, provided however, that all such liabilities accrued and/or quantified in respect of the period/ prior to 31-12-1990 shall be borne by the Vendor.

4. The Vendor also doth hereby agree to assign the monies lying to his credit with the Society inter alia, for the purpose of issue of shares in the society.

5. The Vendor agrees and undertakes to make an application to the Society for transfer of the aforesaid Flat No.12 and the Shares in the Society to the name of the said purchasers and for that purpose submit all the necessary papers.

6. The purchasers do hereby agree to abide by the provisions of the Maharashtra Co-operative Societies Act, and the Rules made thereunder.

7. On transfer of the said Flat the purchasers shall be deemed to have full right and title in the said Flat and the Vendor will have no right, title or interest therein.

8. The Vendor declares that he has paid all dues of every nature in respect of the aforesaid Flat upto date and there is nothing due and payable. The Vendor shall instruct the said society and/or any other authority to transfer to the purchasers all deposits and other amounts lying to the credit of the Vendor in the Books of the Society. In the event the purchasers are not put in possession of the aforesaid Flat by the Vendor upto 31-12-1990 the Vendor shall be liable to the Society in respect of the dues till such time the purchasers are put in possession of the aforesaid Flat.

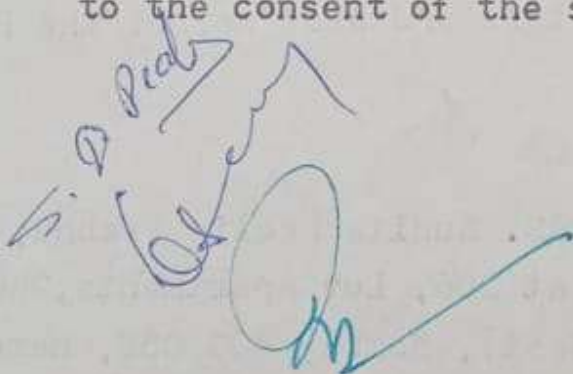
9. The Vendor declares that he the Vendor has got full right, full and absolute authority to assign, convey and transfer the said Flat alongwith the fixtures, fittings and improvements and the shares to the purchasers as herein expressed and he the Vendor has no way created any charges

.2.

WHEREAS :

i) The Vendor is a Member of Panchsheel Punjab National Bank Officers' Co-operative Housing Society Limited, (Registered No. Bom/HSC/4095 of 1974, Plot No.02, S.No. 111, Veera Desai Road, Andheri (West), Bombay 400 058 (hereinafter referred to as "The said Society" for the sake of brevity) holding shares bearing Nos.21 to 25 of the said Society and as such a Member, seized and possessed and otherwise well and sufficiently entitled to an ownership flat no 12 on the Second Floor of the said building "PANCHSHEEL" in the said Society, and has the fullest right, title and interest in the flat to deal with the same, subject to the consent of the said Society;

.....3/-

S. D. Prabhakar


(3)

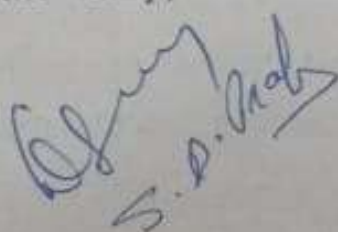
ii) The Vendor has agreed to sell to the purchaser the said shares in the said society and all his rights, title and interest in the said Flat No.12 for a total consideration of Rs.6,00,000/- (Rupees Six Lakhs only).

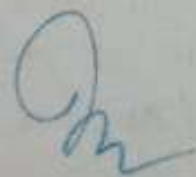
The parties hereto are desirous of recording the said terms and conditions agreed upon between them into writing.

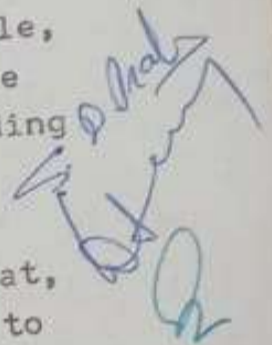
NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. In pursuance of the said Agreement and in consideration the payment of 25,000/- (Rupees Twenty Five Thousand Only) paid by the purchasers to the Vendor towards part payment of the price consideration in respect of the said flat hereby reserved (receipt of which the Vendor doth hereby acknowledge), the Vendor hereby agrees that he shall assign, convey and transfer all his right, title, claim, membership benefit and interest in respect of the Flat No.12 on the 2nd floor in the said building including fittings, fixtures and improvements together with and inclusive of other amounts lying to the credit of the Vendor in the Society's Book in respect of the said Flat, absolutely and forever and free from all encumbrances to the purchasers, for the total consideration of Rs.6,00,000/- (Rupees Six lakhs only).

2. The Vendor shall put the purchasers in possession of the said flat along with fixtures, fittings, improvements ect. on receipt of the payment mentioned above, viz, Rs.6,00,000/- (Rupees Six lakhs only). The Vendor doth hereby covenant with the purchasers that the purchasers shall quietly and peacefully possess and occupy and enjoy the said flat without any let, hindrance, denial demand, interruption ^{OR} eviction by the Vendor, any other person lawfully or equitably claiming through, under or trust for the Vendor, from the date they are put in possession of the said Flat by the Vendor. The Vendor declares that he is in full possession of the said flat and shall hand it over the purchasers immediately upon the full payment of the consideration of Rs.6,00,000/- (Rupees Six Lakhs only) to the Vendor.


S. D. Prab







नोंदणी ३९ म.
Regn. 39 m.

दाखणी न

प्री २६१/९१

वस्तुऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ११/१/९१

वस्तुऐवजाचा प्रकार खातरवात २,६०००००/-

मादर करणाराचे नाव M.V. २३६५६०/-

कार्यालयप्रमाणे फी दिली ती ११ दिलीप राम प्रभु

मादर फी

नकल फी (फालिआ

गुठ्याकनाची नकल फी

गुठ्यालवच

नकला किंवा जापने (कलम ६४ मे ३३)

माधु किंवा निरीक्षण

दर - कलम ५१ अन्वये

कलम ३१ अन्वये

प्रमाणित नकला (कलम ५७) फालिआ

दर फी (मागील पानावरील) वाच

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THIS DOCUMENT WILL NOT BE REGISTERED UNLESS PRODUCE FOLLOWING REQUIREMENTS

- 1) M. V. 32 A ✓
- 2) H. O. C. OF U. L. C. ✓
- 3) 230 A OF ITX ✓
- 4) 37 ✓
- 5) ADM ✓

Rs 5000/-

रोजी नयार हाईल व

नोंदणीकृत डाकेने पाठवली जाईल. या कार्यालयान देण्यात येईल.

दुय्यम निबंधक

सह दुय्यम निबंधक कर्मचारी

नावे नोंदणीकृत डाकेने पाठवली मुंबई (बांद्रा).

हवाली करावा

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

मादरकर्ता

10RS.



99
पुणे नगर, पुणे 19 NOV 1990

बचत/ब्री./श्रीमती
वैद्य न्यायेत्तर मुद्रांक

D.R. Prabhu
Dy. Secy

AGREEMENT

Articles of Agreement made at Bombay this *third* December, 1990
between

Shri Sadashiv Vasantrao Gorakshkar, residing at 'Panchsheel'
Punjab National Bank Officers' Co-operative Housing Society
Limited (Reg. No. Bom/HSC/4095 of 1974) plot No.02 S No.111,
Veera Desai Road, Andheri (West) Bombay 400 058, an adult
Indian Inhabitant of Bombay, hereinafter referred to as
" THE VENDOR" (which expression shall unless it be repugnant
to the context or meaning thereof be deemed to include his
heirs, executors, administrators and assigns) of the First
part

..... AND

Mr. Deelip Ram Prabhu AND MRS. Sunita Deelip Prabhu, adult
Indian Inhabitants, residing at 206, Luv Apartments, 2nd Floor,
Veera Desai Road, Andheri (West), Bombay 400 058, herein-
after referred to as "The Purchasers", which expression shall
unless it be repugnant to the context or meaning thereof be
deemed to include their heirs, executors, administrators and
assigns of the Second Part.

S. P. Prabhu

....2/- *[Signature]*