

CA-4055
MO. - 9869529906

1

की संख्या 3000 ले

संख्या नं.
दिनांक १९९६ के २५ दिनांक २५
२५ दिनांक २५
२५ दिनांक २५
निबंधक श्री रामहराश सिंह
जिला. मालती देवी

हाथी प्रमाण की तिथि
द. २५

पैदा 2000 -
शे २ -
म. म. (मिलिओज) २ -
१२ -
२२ -

(Signature)

मह दुय्यम निबंधक बोरिवली
मुंबई उपनगर जिल्हा

२४६१

मह दुय्यम निबंधक बोरिवली
मुंबई उपनगर जिल्हा

AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 25th day of Sept 1996 BETWEEN M/S. SIDDHIVINAYAK DEVELOPERS a partnership firm, having their office at B/2 Arvind Apartments, L.T. Road, Borivli (W), B'bay: 92., hereinafter called "PROMOTERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners of the said firm, and their executors, administrators and assigns as well a their heirs) of the ONE PART :

AND maltidevi

SHRI/SMT./KUM./M/S. Ramharash singh

hereinafter called "THE FLAT PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and

General Stamp Office
Bombay
PBI/917
0039

GOVERNMENT OF MAHARASHTRA
24.9.96
STAMP

RS. 024000
SPECIAL ADHESIVE

10/8/96
my own

include his/her/their heirs, executors, administrators and permitted assigns) of the OTHER PART :

WHEREAS :

- I. One Waman Govind Kini was the protected tenant on the tillers day inter-alia in respect of the property lying and being at Village Eksar, Taluka, Borivli, bearing Survey No. 20, Hissa No. 7.
- II. The said Waman Govind Kini died intestate leaving behind (1) Smt. Yamunabai Waman Kini (2) Shri. Kesrinath Waman Kini (3) Shri. Vitthal Waman Kini and (4) Shri. Nilkanth Waman Kini (hereinafter referred to as "the said Owners") as his only legal heirs and representatives according to law by which he was governed at the time of his death. All the abovesaid four legal heirs and representatives have 1/4th Undivided share in the said property. However the said share in the property is unspecified.
- III. Said Smt. Yamunabai Waman Kini, Kesrinath Waman Kini, * Vitthal Waman Kini and Nilkanth Waman Kini are the agricultural tenants in respect of all that pieces and parcels of land or ground admeasuring about 19 gunthas equivalent to 2299 sq.yds. or thereabouts bearing survey No. 20, Hissa No. 7, C.T.S. nO. 523, in the registration District of Bombay Suburban and falling under R North Ward of Bombay Municipal Corporation which is more particularly described in the first schedule hereunder written. (hereinafter referred to as "the said property")
- IV. The said Yamunabai Waman Kini and three others filed tenancy application No. 37 of 1987 against Shri. Chandrakant Mulraj Khatau & others in the Court of the Tahasildar, Borivli



5
HT

applying for initiating proceedings under Section 32 G of the Bombay Tenancy and Agricultural Lands Act and to fix the purchase price of the said land payable by them and to be deposited in the court to be paid over to the owners.

- V. The original owners of the said property namely Shri. Chandrakant Mulraj Khatau & others through their constituted attorney filed their reply in the said proceedings inter-alia admitting that the said Waman Govind Kini and his successors in title Smt. Yamunabai Waman Kini and others are agricultural tenants in possession in respect of the said name.
- VI. The said Smt. Yamunabai Waman Kini and others by an Agreement dated 12th Oct. 86 confirmed and agreed to grant development rights in respect of the said property alongwith another small land admeasuring 329 sq.mts. and more particularly described in the First schedule written therein to M/s. Vaishali Development Corporation.
- VII. Shri. Avinash H. Chogle, Shri. Hareshwar Sitaram Chogle and Shri Kamlakar Kesrinath Chogle the confirming parties herein were the partner of said Vaishali Development Corp. but they retired from the said firm with effect from 31st March, 1987.
- VIII. The said retired partner Shri. Avinash Hareshwar Chogle, Shri. Hareshwar Sitaram Chogle and Shri. Kamlakar Kesrinath Chogle have acquired the development rights in the name of M/s. Ashirwad Builders in respect of the said entire property more particularly described in the First schedule hereunder written.

- IX. By a further Agreement dated 28th Oct. 1989 the said Smt. Yamunabai Waman Kini and others have confirmed the grant of development rights in respect of the said property admeasuring 1922 sq.mts. bearing Survey No. 20, Hissa No. 7 & 9 C.T.S. No. 523 against such confirmation the said Shri. Avinash Hareshwar Chogle, Shri. Hareshwar Sitaram Chogle and Shri. Kamlakar Kesrinath Chogle have released and relinquished their rights in respect of the small portion of the property admeasuring 3 1/4 Gunthas bearing Survey No. 20, Hissa No. 9, C.T.S. No. 523/E of the said Village Eksar, Taluka Borivli Bombay Suburban.
- X. The said property Survey No. 20. Hissa No. 7 admeasuring 821.60 sq.mts. more particularly described in the first schedule hereunder written has been re-organise under T.P.Scheme No. III of Borivli (w), and the said entire property has been allotted New No as Original and in lieu of allotted Plot No. 136, Final Plot No.164, C.S.T.No. 523/E and revised Final Plot No. 178 admeasuring 821.66 sq.mts. or thereabouts more particularly described in the second schedule hereunder written (Second schedule is a subject matter of this Agreement for Sale of Flats).
- XI. The office of the Arbitrator T.P.Scheme by the letter dated 28th April 89 bearing reference No. ARB / BVI - III / OP - 136 / 1272 / TPS have confirmed that the original plot no. 136 revised (final) Plot No. 164 and further Final Plot No. 178, C.T.S. No. 523/E admeasuring 821.60 sq.mts. shall be entitled to additional FSI under D.C. Rule 10 (2) for the area falling in 57th Road under said T.P. Scheme III in Borivli (w).



37
मा

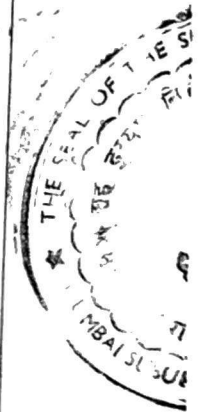
- XII. *By virtue of Agreement dated 1st day of March, 1982 the owners of the said property namely (1) Shri. Chandrakant Mulraj Khatan (2) Shri. Lalithkumar M. Khatan (3) Shri. Abhay Laxmidas Khatan (4) Kishore Dharamsi Khatan, all Trustees of said Mulraj Khatan Trust Settlement have granted development rights of the said property more particularly described in the schedule written therein and herein bearing Survey No. 20, Hissa No. 7 & 9, C.T.S. No. 521 & 523 admeasuring 2231.*
- XIII. *By virtue of an agreement dated 4th April, 1987 (1) Shri. Rajendra Tulsidas Asher (2) Shri. Anil Amrutlal Gandhi and (3) Shri. Bharat Tulsidas Asher the Trustees of Amit Trust therein called the Assigners have agreed to assign development rights to M/s. Ashirwad Builders at and on the terms and conditions recorded therein.*
- XIV. *However, as the owners of the said property and said Shri. Rajendra Tulsidas Asher, Anil Amrutlal Gandhi and Bharat Tulsidas Asher have lost and/or could not substantiate their rights in proceedings bearing tenancy application No. 37 in the court of the Tahalsidar, Borivli against the Kul of the said entire property namely Smt. Yamunabai Waman Kini, Kesrinath Waman Kini, Vitthal Waman Kini and Nilkanth Waman Kini and in view of the certificate of purchase issued by the Tahasildar of Borivli under Section 32-M of Bombay Tenancy and Agricultural Lands Act 1948 on 4.12.90, the said Kul namely Smt. Yamunabai Waman Kini, Kesrinath Waman Kini, Vitthal Waman Kini and Nilkanth Waman Kini became the deem purchasers of the entire property bearing Survey No. 20, Hissa No. 7 & 9 and more particularly described in*



5
 24

the said certificate and also described in the first schedule hereunder written.

- XV. The said Kul have deposited Rs. 2575.50 towards the purchase price of the said entire property and complied their obligations and therefore they became owners of the said property.
- XVI. The Owners (1) Smt. Yamunabai Waman Kini (2) Kesrinath Waman Kini (3) Vitthal Waman Kini and (4) Nilkanth Waman Kini have agreed to assign their equal shares in their own way at the consideration and on the terms and conditions recorded in the said Agreement for the property to diggerent persong namely Nitinbhai Nagarji Mehta, Vinaybhai Nagarji Mehta, Dhirubhai Nagarji Mehta and Rajnikant I. Desai respectively by virtue of Agreement for Development 22nd Jan. 1992 (hereinafter referred to as "the said Agreement") amongst themseves divided into four equal parts the said property bearing Final Plot No. 164, C.T.S. No. 523/E i.e. the revised final plot No. 178 admeasuring 821.66 sq.mts. which is more particularly described in the third schedule written thereunder.
- XVII. The Owners of the said property in their own rights by virtue of the different Agreements dated 22nd Jan. 1992 have agreed to sell to the Developers and the Developers have agreed to purchase from the Owners with the confirmation of (1) Shri. Avinash H. Chogle (2) Shri. Hareshwar S. Chogle (3) Shri Kamlakar K. Chogle belonging to Ashirwad Builders all that pieces and parcels of land or ground admeasuring 205.35 sq.mts. being C.T.S. No. 523/E Part, TPS Borivli III Final Plot No. 164 Part, Revised Final Plot No. 178 part as more particularly described in the Second schedule



hereunder written.

XVIII. Prior to the abovesaid Agreement for Sale the Owners and the confirming parties Shri. Avinash H. Chogle, Shri. Hareshwar S. Chogle, Shri. Kamalakar K. Chogle have mutually agreed to cancel their Agreement for Sale dated 12th Oct. 86 and Agreement for Development dated 28th Nov. 89 entered into between the parties thereto is cancelled and terminated and the Deed of Cancellation is executed between (1) Smt. Yamunabai Waman Kini (2) Shri. Kesrinath Waman Kini (3) Shri. Vitthal Waman Kini (4) Shri. Nilkanth Waman Kini and (1) Shri. Avinash H. Chogle (2) Shri. Hareshwar S. Chogle and (3) Shri. Kamalakar K. Chogle.

XVIX. In order to develop the said property the different Developers i.e. Shri. Nitinbhai N. Mehta, Shri. Vinubhai N. Mehta, Shri Dhirubhai N. Mehta and Shri. Rajnikant I. Desai have formed joint venture with M/s. Siddhivinayak Developers, the Promoters herein, to develop the said property and under the said joint venture M/s. Siddhivinayak Developers as a Co-venturer only agree to develop the said property on the terms and conditions recorded therein. The Promoters are entitled to develop the said property more particularly described in the schedule hereunder written in accordance with the order of Urban Land Ceiling Dept.

XX. No Objection Certificate is obtained by the Owners on 9.7.1991 from Deputy Collector and Competent Authority of Urban Land Ceiling Dept. of Greater Bombay for the property more particularly described in the First and Second schedule written hereunder. (Second schedule is the subject matter of this Agreement) Hereto



3/15

annexed and marked as exhibit annexure "A" is the copy of the No Objection Certificate.

XXI. The Intimation of Disapproval (I.O.D.) under Section 94B of Bombay Municipal Corp. Act as amended upto date is obtained from Bombay Municipal Corporation bearing No. _____ dated _____.

The Commencement Certificate (C.C.) is also obtained from Bombay Municipal Corporation bearing No. CE 8607 BP (WS AR dated 3rd Oct. 1992. Hereto annexed and marked as Annexure "B" is the copy of Intimation of Disapproval bearing No. _____ dated _____ and further hereto annexed and marked as Annexure "C" is the copy of Commencement Certificate dated: 3rd Oct. 1992 bearing No. CE 8607 BP(WS) AR.

XXII. The Promoter's Advocate M/s. R.N.OZA & CO. having based their investigation on the available documents opined by virtue of their title certificate that the title of the property described in the second schedule hereunder written is clear and marketable and free from all encumbrances and reasonable doubts, a copy of the title certificate is also annexed hereto and marked as Annexure "D".

XXIII. The copies of the property register card in respect of the said property is also annexed hereto and marked as Annexure "E".

XXIV. The specifications according to which the said buildings are to be constructed and the amenities to be provided in the said buildings and the flats and premises in the said buildings shall be as per the particulars given in Annexure hereto.

XXV. The Flat Purchaser/s demanded from the Promoter/s and the Promoter/s have given the

3
HI

inspection to the Flat Purchaser, all documents of title relating to the said property, the order converting user of the land, to Non Agricultural Plans, designs and the specifications prescribed by the Promotes's Architect, the Certificate of title, Revenue records and such other documents as specified under the Maharashtra Ownership Flats (Regulations of the Promotion of the Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") the Rules made thereunder, u/s. 4 of the said Act, the Promoter is required to execute a written Agreement for sale of the said Flat to the Flat Purchaser. This Agreement is also required to be registered under Registration Act.

XXVI. The flat Purchaser/s has/have taken inspection of all the hereinbefore recited documents, papers, plans as also all orders, schemes etc. which are referred to in this agreement and is aware of the terms and conditions thereof.

XXVII. The Promoter has commenced the construction of the said buildings as per the approved plans.

XXVIII. The flat purchaser/s has/have requested/applied to the Promoters for allotment of a ~~flat~~/shops/~~garages~~/~~stilt~~ portion/units being ~~flat~~/shops/~~garages~~/~~stilt~~ portion/units No. 7 on ground floor in the said building known as SAKET being constructed on the land more particularly described in the second schedule hereunder written.

XXIX. The Flat purrchaser/s hays/have applied to the Promoters for allotment of flat/s, unit/~~shop~~/~~garages~~ (parking space No. 7 on the ground floor of the



5/11

5/11

1/02

9792

10

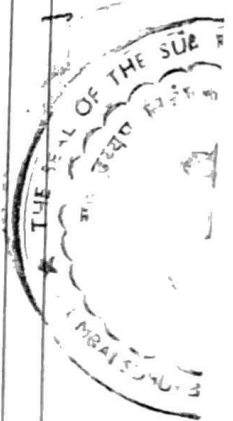
LTD.

— wing in the building known as SAKET constructed and/or to be constructed on the said property more particularly described in the second schedule hereunder written.

XXX. The Flat Purchasers have a full knowledge of the contents and statements recorded in this agreement and also aware about the terms and conditions contained in various documents, approval, papers, plans, orders, schemes etc. referred to in these presents and subject to various variations which may be made and/or imposed by the Municipal Corporation of Greater Bombay and/or under any other Public authorities from time to time.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AS UNDER :-

1. The Promoter shall construct the said buildings consisting of ground and seven upper floors on the said land in accordance with the plans, designs, specifications approved and to be approved by the concerned local authority and which have been inspected and approved by the Flat/Shop Purchaser with such variations, modifications and alternations as the Promoter may deem fit and/or as may be required by the concerned local authority and/or Govt.
2. The Flat / Shop / Garages / Stilt / Units Purchaser hereby agree to purchase from Promoter and the Promoter hereby agrees to sell the said Purchaser ~~flat/shop/garages/stilt~~ being ~~flat / shop / garages / stilt~~ Units No. 7 of carpet area admeasuring 215 sq. ^{feet} ~~mts.~~ (which is inclusive of the area of the balconies) on ground floor in the building known as SAKET in wing as shown in the floor plan thereof, hereto annexed



57
म

37
म

and marked Annexure _____ and Car
Parking Space No. _____ (hereinafter
referred to as the
"Flat/Shops/Garages/Stilt/Units/Car
Parking Space") for the price of
Rs. 24,00,000 (Rupees Twenty four lakh

thousand only Only)
inclusive of the proportionate price of the
common areas and facilities appurtenant to the
premises, the nature, extent and description of
the common/limited common areas and
facilities which are more particularly described
in the schedule hereunder written. The
flat/shop/garages/stilt Purchaser/s has/have
paid a sum of Rs. 20,00,000/-
(Rupees Twenty thousand Only) as
earnest or deposit being 15 % of the
consideration on or before the execution of these
presents. The flat/shop/garages/stilt/Units
purchaser hereby agrees to pay to the
Promoter/Contractor balance amount in the
following manner :-

- (i) Rs. _____ on execution of these presents.
- (ii) Rs. _____ on or before plinth.
- (iii) Rs. _____ on or before _____ slab.
- (iv) Rs. _____ on or before _____ slab.
- (v) Rs. _____ on or before _____ slab.
- (vi) Rs. 600/- on or before _____ slab.
- (vii) Rs. 24,00,000/- on or before _____ slab.
- (viii) Rs. _____ on or before _____ slab.
- (ix) Rs. _____ on or before _____ slab.
- (x) Rs. _____ on or before walls.
- (xi) Rs. _____ on or before plaster.



57H

57F

FIRST SCHEDULE

ALL THAT piece and parcel of land, ground hereditaments and premises bearing Survey No. 20, Hissa No. 7, C.T.S. No. 523 / E, and numbered Original Plot No. 136 under the TPS No. III and New Final Plot No. 178, admeasuring 1922 sq.mts. or thereabouts as shown in the plan annexed herewith in and marked with blue coloured boundary line, situate lying, being at Village Eksar, Taluka Borivli in the Registration District and Sub-District of Bombay City and Bombay Suburban in R Ward.

SECOND SCHEDULE

(subject matter of this Agreement)

ALL THAT piece and parcel of land, ground, hereditaments and premises bearing Survey No. 20, Hissa No. 7, C.T.S. No. 523 and numbered Original Plot No. 136 under the TPS No. III and New Final Plot no. 178, admeasuring 821.60 sq.mts. or thereabouts as shown in the plan annexed herewith and marked with blue coloured boundary line, situate lying and being at Village Eksar, Taluka Borivli in the Registration District and Sub-District of Bombay City and Bombay Suburban and in the District of Bombay Suburban in R Ward.

Bombay City and Bombay
Suburban.

On or towards the West : by land belonging to M.K. High
School

On or towards the East : by the factory lane road.

W
JHT



Signed Sealed AND DELIVERED

By the Within named
M/s Siddhivinayak Developers

Uchta.

in the presence of

1. *Pradeep*

2.

SIGNED SEALED AND DELIVERED

By the Withinnamed Purchaser/s *✶ मा. न. दी. दे. दे. दे.*

in the Presence of - _____

Received the day and year first
hereinabove written of and from
the Withinnamed Purchaser/s

a sum of Rs. 20,000/-
(Rupees Twenty thousand
9 Only)

by Cash / Cheque / Draft
No. 472 date 11/11/1992 to be
by him / her to us.

Rs. 20,000/-

We say RECEIVED
M/s. Siddhivinayak Developers

(1) *Pradeep*
(2)

Uchta

WITNESS

Partner.



- 1- Village *Borivali Ekse's Village*
- 2- Municipal Ward No. *R 18*
- 3- Consideration Rs. *2,40,000*
- 4- Flat No. *7*. Builtup area *215 Sq. Ft.*
- 5- Year of Construction *1992*
- 6- No of Storeyed of Bldg. *7*
- 7- Stamp duty paid Rs. *40800*
- 8- Date of execution.....
- 9- I..... undertake to pay the deficit Stamp duty & Penalty according to the market value determined by the Valuation Department

408000/-
Stamp duty
forty thousand Eight
40800

Signature With Dist

नरिंज शरीज

गा. न. नं. ७, ७-अ व १२

स. न. २० हिस्सा नं. ७

क्षेत्र लावणीलायक	ए.	पं.
पोट खरावा	—	०११
हंग	०	७२
	रुपये	पैसे
आकार	४	५-०
जुडी अथवा	—	—
जादा आकार	—	—
पाणी	—	—

कबजेदार-
 ३२५ २९८२
 ६६७६
 १) श्रीमती यमुनाबाई
 वामन किरी.
 २) श्री. केसरीनाथ वामन
 किरी.
 ३) श्री. विठ्ठल वामन किरी.
 ४) श्री. निमळेंड वामन
 किरी. ६६७६

गांव- ~~खडकसर~~
 तालुका- ~~जेरियवली~~
 इतर- ७३८० ६०६० ६३२००
 ६५५७७
 जयदर एसजीन जे. रिवल्हा विकारी सोसायटी
 यांचे आगाव फुड्यात जो डिपॉझिट
 नाही पिकी. गहाण, धान, वगैरे
 काजव वाटणीस काजव देता का-प
 नाही. ६६६७६

1878
 आकार
 जुडी अथवा
 जादा आकार
 पाणी

११
 १९१
 १९२
 १९८

वर्ष	कूळ व खंड	क्षेत्र	रीत	पिके व लागवड	क्षेत्र	धोर
१९१९	खुद	६७८११	७	धान	६७८११	
	संख्या २२/१२/१३					

Office of the
Executive Engineer (W 3) P. & R. Dept.
For Maharashtra Ambedkar Market Bldg
Tomb Road (West) Bombay 400007

This L.O./C.C. is issued SUBJECT
to the provisions of Urban Land
Use and Regulation Act 1974

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

Town Planning Scheme Borivli No. 111,

No. CE/3607 /BP (WS)/AR

Date: 3 OCT 1992

BRIHAN MUMBAI MAHANAGARPALIKA
LOCAL AUTHORITY

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 69 of Maharashtra Regional and Town Planning Act 1966 (Maharashtra Act No. XXXVII of 1966 to Shri A.H. Chogle,
C.A. to Smt. V.W. Kori, for the work of proposed Residential Building,
at Original Plot No. 136, Final Plot No. 178 of Town
Planning Scheme Borivli No. 111, C.T.S. No. 553 of Village
BR, situated at Street Road, Borivli (West),
the following conditions:-

(1) The Municipal Commissioner for Greater Bombay may at any time direct the building or work, in respect of which permission is not granted by this certificate, or any portion thereof, to be pulled down, or removed, and every such direction shall be complied with by the Applicant and every person deriving title through or under him. If any such direction is not complied with within such time as the Municipal Commissioner may specify, the Municipal Commissioner may cause this building or work or portion thereof mentioned in the direction to be pulled down or removed.

(2) No compensation shall be claimable for payable to the applicant or any person interested in the said premises in respect of any building or work carried out by virtue of the permission hereby granted and the said premises shall for the purpose of any claim for the compensation whether under the Land Acquisition Act 1894, or the Maharashtra Regional and town Planning Act, 1966, be treated as if the building or work in respect of which permission is granted by the certificate had not been erected or carried out and the premises had remained in the state and condition in which they were on the
5.1.1970

(being the date of publication in the office gazettee of the local authority's declaration of intention to make a Town Planning Scheme).

(3) The applicant shall before commencing the erection of the building or the execution of the work for which permission is granted by this certificate deposit with the Municipal Commissioner for Greater Bombay in cash such sum as the said Commissioner may, in his discretion require, and the sum so deposited may in the event of any direction given under condition 1 not being complied with, be applied towards the cost of legal proceedings and of pulling down or removing any building or work in respect of which such direction was given. No interest will be allowed on any cash so deposited. In the event of the cost of pulling down or removing such building or work exceeding the sum so deposited, the applicant shall pay to the Local Authority the amount of such excess as liability due by him to the Local Authority under the Maharashtra Regional and Town Planning Act 1966. Every amount so deposited with the said Commissioner shall be retained by him until all the provisions of the Town Planning Scheme affecting the said premises have been complied with.

(4) The condition of the certificate shall bind not only the Applicant but also his heirs, executors, administrators and assignees and every person deriving title through or under him.

(5) This C.C. is valid upto Plinth Level only.

B. H. D. G. K. S.
For and on behalf of the Local Authority

The Municipal Commissioner for Greater Bombay.

BRIHANMUMBAI MAHANAGARPALIKA
NO. CHE/8607/BP(WS)/AR

13 OCT 2005

ISSUED
by P.S.T.

To,
 Shri Nirin Mohata,
 Computer & Developmental Developer,
 Plot No. 178 of TPS-III Borivali

Subject : Permission to occupy the completed building on plot bearing F.P. No. 178 of TPS-III Borivali, situated at 51st T.P. Road, Borivali (West).

Reference : Your Arch's letter dated _____

Sir,

In direction of Hon'ble High Court in writ Petition No. 518 of 2004 and subject to final disposal of the Petition, the development work of building comprising of Basement (pt) + Ground (pt) + Seven upper floors on plot bearing F.P. No. 178 of TPS-III Borivali, situated at 51st T.P. Road, Borivali (West) may be occupied on the following conditions :-

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W./Central and a certified copy of the same shall be submitted to this office.
2. That all the intimation of disapproval objections including P.C.C. refusal conditions and notes should be duly complied with.

Yours faithfully,

[Signature]
 S.E.B.P.(R/W) / P.P.A./A
 Ex. Engineer, Bldg. Proposal
 (Western Suburbs) R Wards.

Copy to : 1. Architect, Shri Sahaj Borale. **13 OCT 2005** **ISSUED**
 2. A.A. & C (R/C) Ward,
 3. A.E.W.W. (R/C) Ward,
 4. Asslt. Comm. (R/C) Ward.

For information and further necessary action as per Hon'ble Court directives, please.

[Signature]
 Ex. Engr. Bldg. Proposal
 (Western Suburbs) R Wards.

C:\00\018607\180

o/c

25 NOV 2005

Certified True Copy
[Signature]
EXECUTIVE ENGINEER, PROPOSALS
BUILDING PROPOSALS (R/W) R-WARDS

SAKET CO OPERATIVE HOUSING SOCIETY LTD.
Registration No. BOM/WR/HSG/TC/9783/97-98 Dated.
PLOT NO. 51, T.P.S. ROAD, BORIVALI (WEST), MUMBAI - 400092.

BILL

Unit No. : **S-1007**

Name : Mrs. MALTIDEVI

Bill for : October, November, December 2023

Area : 0 SqFt

Bill No : **188**

Bill Date : **10/10/2023**

Due Date : **15/12/2023**

Sr.

PARTICULARS OF CHARGES

- 1 MAINTENANCE CHARGES
- 2 SINKING FUND

AMOUNT

		5,700.00
		139.00
		5,839.00
	Total	5,839.00
	Add: Interest	1,411.00
	Less: Adjustment	0.00
	Principal Arrears	26,873.00
	Interest Arrears	2,578.00
		29,451.00
	Total Due Amount & Payable ₹	36,701.00

(Rupees Thirty Six Thousand Seven Hundred One Only)

E.&O.E.

Interest @21% will be charged if bill apyment not made before due date.

Objection to bill should be intimated immediately.

This is computer generated bill so signature is not required.

Bank Of Baroda, Borivali (West), A/c No.03860100043260 IFSC Code.BARB0BORIVL (Fifth character is zero)

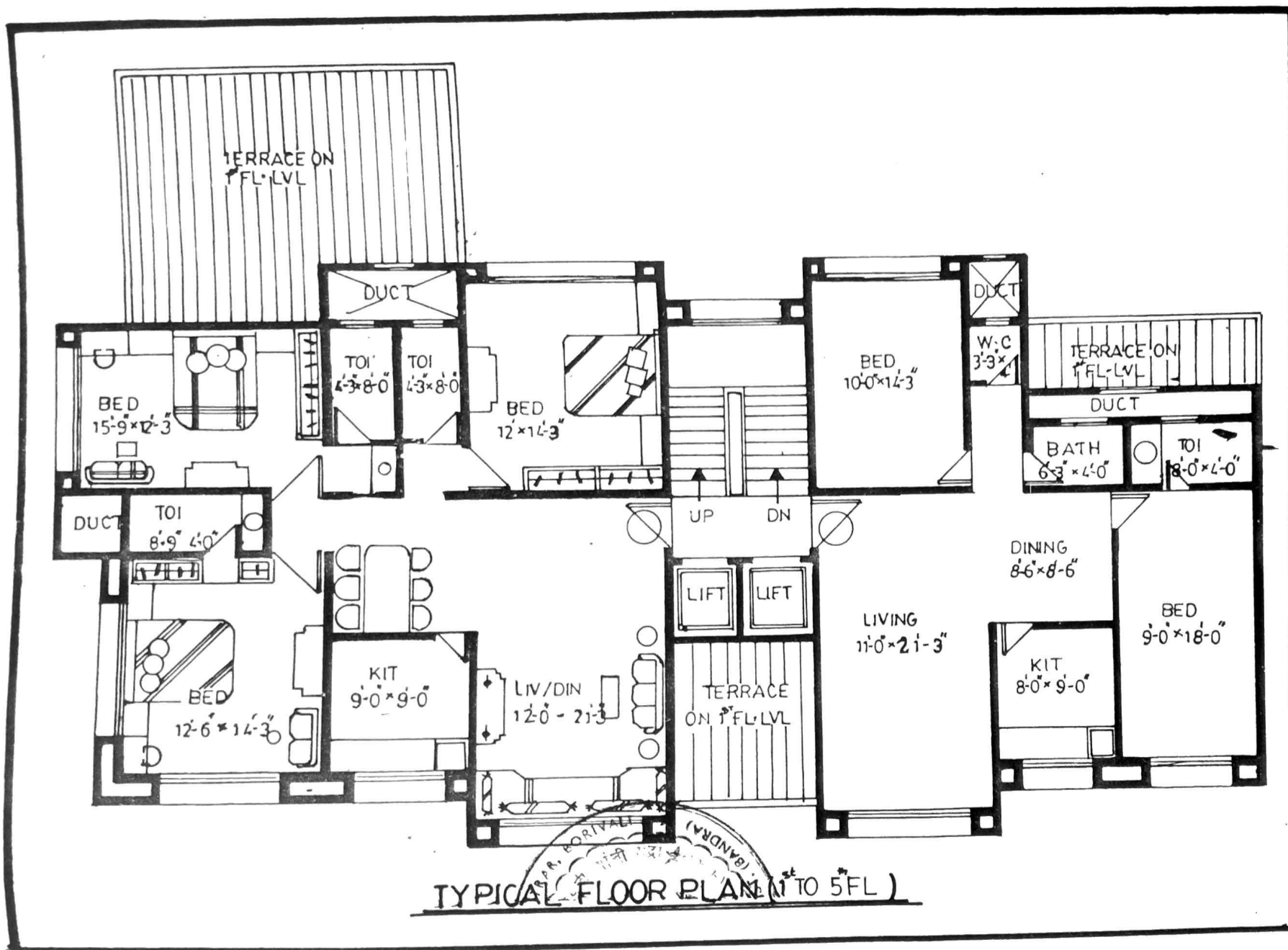
For SAKET CO OPERATIVE HOUSING SOCIETY LTD.

HON SECRETORY / CHAIRMAN / TREASURER

NO RECEIPT

PLEASE SAVE WATER/ PLEASE KEEP OUR SOCIETY NEAT AND CLEAN

1/10
10/11
1/10



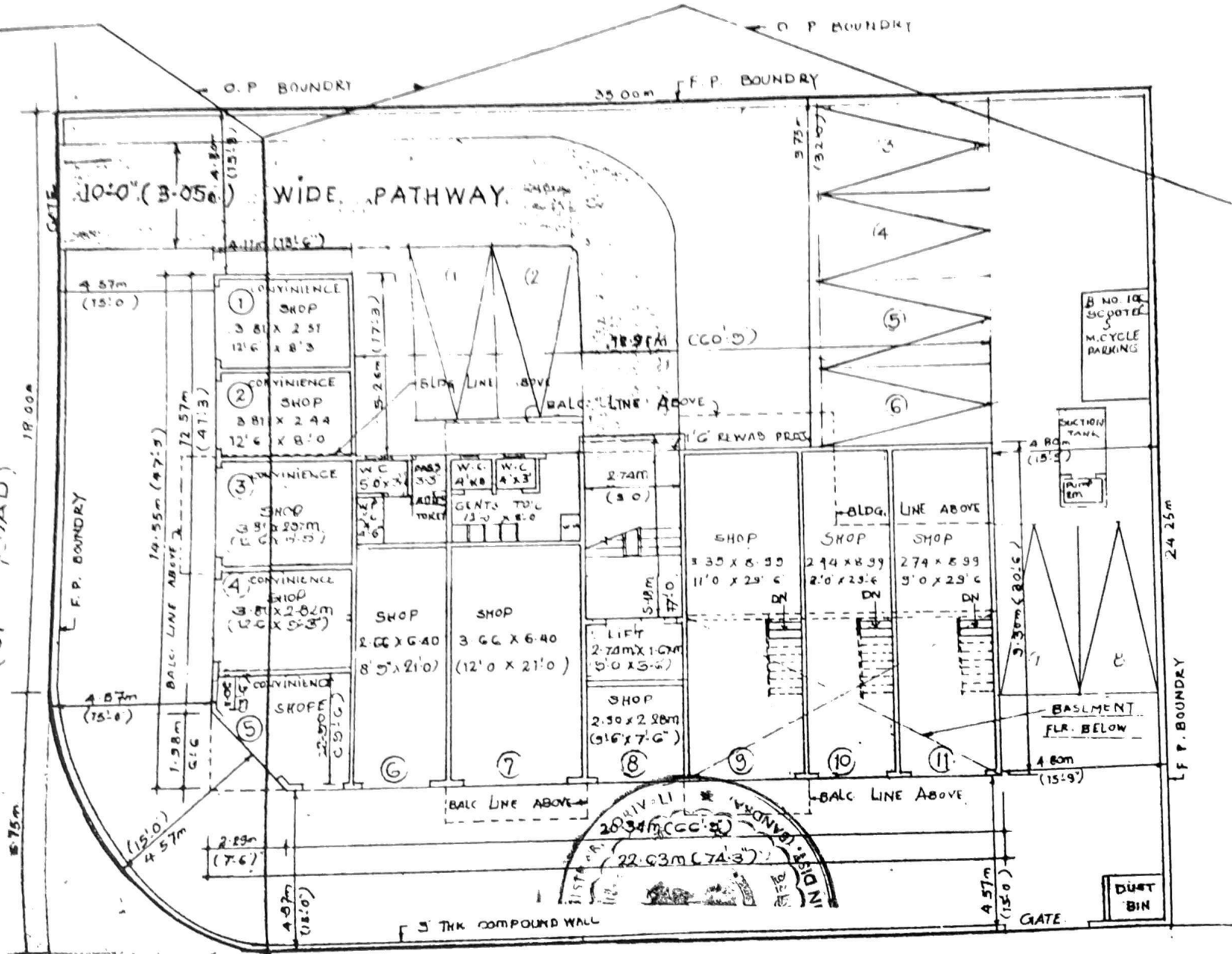
TYPICAL FLOOR PLAN (N TO 5TH FL)

saket
(BORIVALI(W))

ARCHITECT

deepak
mehta
architect

EXISTING ROAD
← 13.40 MT (44'-0") WD D. P. ROAD →
(51st ROAD)



GROUND FLOOR PLAN

① मालती देवी शाहदेवी किडे का. १५ वें गृहपति,

का. शा. नं. ७०. काकोत, हा. पो. ५७. ५३ काशिकी (का.)
गुं. २२

दस्तऐवज कळत दणारा.

प्रतीकपित का. १५ वें दस्तऐवज
करुव विल्याचे कबूल करणारा.

मालती देवी

११०५
१९७९
११०

② का. शा. नं. १०२ काकोत हा. पो. ५७.
काशिकी (का.) गुं. २२

③ का. शा. नं. १०२ काकोत हा. पो. ५७.
काशिकी (का.) गुं. २२



हे घोषे वरील दस्तऐवज कळत
देणा-वास ओळखत असल्याचे सांगतात
आ त्याची ओळख देतात.

- १.
- २.

(Handwritten signature)

(Handwritten signature)

(Handwritten signature)

२०/११/७९

सह. मुख्य अधिकारी बोरिकली
मुंबई उपनगर जिल्हा

बाजार मुख्य नं. निरुपान

कमी पडलेला मुद्रांक: मुद्रांक नं. २०००० + मुद्रांक ३०००/-

को. का. नं. २००० ... दिनांक ११/३/७९ ... काशिकी मुंबई उपनगर जिल्हा

सह. मुख्य अधिकारी बोरिकली
मुंबई उपनगर जिल्हा

११/३/७९ नं. १०१ काकोत हा. पो. ५७.
काशिकी (का.) गुं. २२

(Handwritten signature)

(See rule 5(I)(a))

(In respect of a property situated in Municipal Corporation and Council areas)

The particulars of the property involved in the instrument in respect of which opinion as to the duty (if any) with which it is chargeable is sought/presented for registration in the books of the sub-registrar/joint sub-registrar under No.

-----dated ----- are as follows:

1. Name and address of Transferor. - *Shri Sidhi Venayak Deoloi*
2. Name and address of transferee. - *Smt Maltidevi Ramhari Sanyal*
3. Location of property.

(a) C.T.S.No/Survey No. *Plot No 164 and Final Plot No*

(b) Ward/Village: *NR C ST. No 523*

(c) Area in square metres *215 sq ft*

(d) Nearest Road: - *Factory Lane*

(e) Land use Zone :

(f) Gross annual rent (if any)

(g) Floor Space Index available/
Built over area and No. of
storeys permissible:

4. Taxes Paid-

(a) Land Revenue:

(b) Non-Agricultural Assessment :

(c) Municipal taxes :

5. If the property bears structures, starte-

(a) Total floor area:

(b) Total carpet area

(c) Near of construction

(d) Material used for -

Pointth:

Floor :

Wells :

Windows :

Doors :

Roofs :

Bathroom :

W.C. :

Pto.

