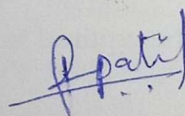


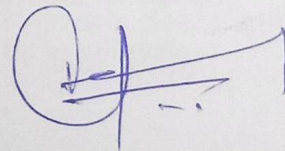
## AGREEMENT FOR SALE

THIS AGREEMENT is made at MUMBAI this \_\_\_\_ day of December, 2023, BETWEEN MRS. LORNA MAXIM PEREIRA, Age 64 years, (PAN: AOLPP7077B) AND MR. MAXIM SALVADOR PEREIRA, Age 70 years, (PAN: AIOPP0011A), Both Christian, Indian Inhabitants, presently residing at Flat No. 1203, Marathon Monte Vista, Madan Mohan Malviya Marg, Mulund (West), Mumbai - 400 080, hereinafter called "THE TRANSFERORS" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective legal heirs, executors, administrators and assigns) of the ONE PART; \*AND\* MRS. POONAM HEMANT PATIL, Age 41 years, (PAN: ANFPP8714N), Hindu, Indian Inhabitant, presently residing at Flat No. 13/13, Jai Pushpa Milan Co-op. Hsg. Soc. Ltd., SANT Ramdas Road, Mulund (East), Mumbai - 400 081, hereinafter called "THE TRANSFEREE" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS vide Transfer Deed dated 17<sup>th</sup> day of June, 1997, the TRANSFERORS herein purchased from MR. YESHWANT HARI GHANGURDE, the Transferor therein, a Residential Flat being Flat No. 10 admeasuring 573 sq. ft. built -up area on the Second Floor of the building known as VIKRAMRAJ APARTMENT of the MULUND VIKRAMRAJ CO-OP. HSG. SCTY. LTD., situated at Mithagar Road, Mulund (East), Mumbai - 400 081, (hereinafter for the sake of brevity referred to as the "the said Flat"). The above referred Agreement was registered in the office of Jt. Sub-Registrar, Kurla - 1, Mumbai under Sr. No. BDR-3/1753/1997 on 20/06/1997.

AND WHEREAS the TRANSFERORS herein became the bonafide members of the MULUND VIKRAMRAJ CO-OP. HSG. SOC. LTD., a society registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. \_\_\_\_\_ 6293 dated 07-07-1983 (hereinafter for short referred to as "the said Society") and the said Society issued Five fully paid-up shares bearing distinctive Numbers from 46 to 50 (both inclusive) covered under duplicate Share Certificate No. 17 in the name of the TRANSFERORS herein towards their membership of the said society (hereinafter referred to as 'the said Shares').





AND WHEREAS the TRANSFERORS have agreed to assign the said Five fully paid-up shares of the said society and transfer their interest in the said flat to the TRANSFEREE for the consideration and on the terms and conditions appearing herein below:-

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

1. The TRANSFERORS shall assign to the TRANSFEREE Five fully paid-up shares of Rs.50/- each bearing distinctive nos. of shares from 46 to 50 (both inclusive) covered under duplicate Share Certificate No. 17 of the said Society i.e. MULUND VIKRAMRAJ CO-OP. HSG. SCTY. LTD., and transfer their right, title and interest in the said Flat being Flat No. 10 admeasuring 573 sq. ft. built-up area on the Second Floor of the Building of the said Society, situated at Mithagar Road, Mulund (East), Mumbai - 400 081, for the total consideration of Rs.90,00,000/- (Rupees Ninety Lakhs Only).

2. In pursuance of the above mentioned clause No.1 the TRANSFEREE has paid to the TRANSFERORS on or before the execution of this Agreement a sum of Rs.34,10,000/- (Rupees Thirty Four Lakhs Ten Thousand Only) being the part payment towards the consideration for the transfer and sale of the said flat (the receipt whereof TRANSFERORS do hereby admit and acknowledge).

It is agreed by and between the parties hereto that the balance consideration of Rs.55,90,000/- (Rupees Fifty Five Lakhs Ninety Thousand Only) shall be paid by the TRANSFEREE to the TRANSFERORS in the following manner:

- (i) Rs.90,000/- (Rupees Ninety Thousand Only) being 1% Tax Deducted at source as per Section 194IA of the Income Tax Act, 1961 shall be paid by the TRANSFEREE herein within a period of 5 days from the date of Registration of this Agreement and the challan/TDS certificate shall be handed over to the TRANSFERORS herein.
- (ii) Rs.55,00,000/- (Rupees Fifty Five Lakhs Only) shall be paid by the TRANSFEREES to the TRANSFERORS herein within a period of \_\_\_\_ days from the date of registration of this Agreement, by availing loan from any Bank or Financial Institution, time being the essence of this Agreement subject to availability of all the documents required for disbursement of loan.

*ffated*

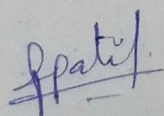
Nothing contained in these presents shall be considered as a transfer, Assignments, demise, sale or conveyance of the said right, title and interest in the said Flat till the balance amount is paid by the TRANSFEREE herein as agreed herein before.

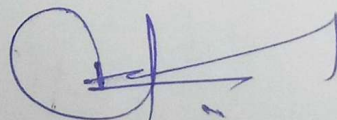
The TRANSFERORS shall hand over quiet and vacant possession of the said Flat to the TRANSFEREE immediately on receipt of the balance consideration as mentioned hereinabove by executing suitable documents for that purpose.

3. The TRANSFERORS declare that they are holding the said Flat quietly, without any claim or obstruction from any other person. The TRANSFERORS further declare that they have full power and absolute authority to assign the said shares and to transfer their interest in the said Flat to the TRANSFEREE herein. The TRANSFERORS further declare that the said Flat is free from any encumbrances, claims or demands by way of sale, transfer, mortgage, lease or otherwise and there is no litigation of any nature whatsoever of any person against them in respect of the said Flat and the said shares.

4. The TRANSFERORS do hereby covenant with the TRANSFEREE as follows:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the TRANSFERORS or any person or persons, lawfully or equitably claiming by, from, though, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary the TRANSFERORS have good right, full power and absolute authority to convey, transfer and assign the said Flat hereby, agreed to transfer, convey and assign in favour of the TRANSFEREE as aforesaid AND they have not done, committed or omitted any act, deed, matter or thing whereby the ownership possession, occupation or enjoyment of the said Flat may be rendered void or voidable for any reason or on any account.
- b) The TRANSFERORS hereby declare that the said Flat is free and clear from all encumbrances, claims and demands of whatsoever nature and kind and the same has not been charged, mortgaged, encumbered, dealt with or disposed of in any manner whatsoever to any other party or person.
- c) The TRANSFERORS do hereby agree to execute or cause to be executed at the request and costs of the TRANSFEREE all such further and other acts, deeds, matters and things in law whatsoever as may be required by the TRANSFEREE or her





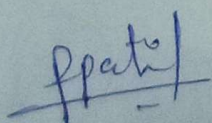
Counsel at Law for better and more perfectly transferring, conveying and assigning the said Flat in favour of the TRANSFEREE.

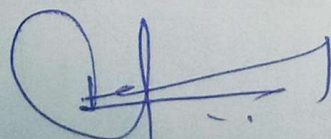
- d) The TRANSFERORS are not restrained either under the Income Tax Act or any other Statute of Law for the time being in force from dealing with or disposing off the said Flat or any part thereof to the TRANSFEREE in any manner whatsoever.
- e) The TRANSFERORS are not restrained by any decree or order of any Court or authority having jurisdiction in India from dealing with or disposing off the said Flat to any person or party.
- f) The TRANSFERORS have clear and marketable title free from encumbrances of any nature whatsoever and there are no outstanding estate or effects by way of balance of consideration, lease, lien, charge, mortgage, or otherwise howsoever, in any manner whatsoever.
- g) The TRANSFERORS have not been adjudicated insolvent nor they have committed any Act of insolvency nor is there any order of any Court or Authority restraining the TRANSFERORS or creating any inability to the TRANSFERORS from entering into this Agreement.

5. The transfer of the said shares and the said Flat in the books of the said Society, from the name of the TRANSFERORS to that of the TRANSFEREE shall be made by executing various forms prescribed under the Bye-laws of the said Society by both the parties accompanied with the application of the TRANSFEREE for the membership for the said Society, with prescribed admission fees.

6. The TRANSFERORS shall hand over to the TRANSFEREE the Original Agreement/s, Original Share Certificate and all other original papers in relating to the said flat after registration of this Agreement to submit the same to the Bank or Financial institution from whom the TRANSFEREE is availing loan.

7. The taxes, monthly contributions, Electricity bill, Mahanagar Gas Bill and all other out goings in respect of the said Flat shall be paid by the TRANSFERORS till the handing over of the possession of the said Flat and the same shall be paid thereafter by the TRANSFEREE. The TRANSFERORS do hereby covenant with the TRANSFEREE that they have paid to the said Society their share of taxes, monthly contributions, Electricity Bill, Mahanagar Gas Bill and all other outgoings, up to date in respect of the said Flat.





8. The TRANSFERORS do hereby agree to keep indemnified the TRANSFEREE against the payment of all such outgoings, costs, charges, fees, taxes, loans and other dues, if any, relating to the said Flat of whatsoever nature, pertaining to the period prior to handing over of the possession of the said Flat.

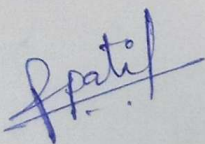
9. The TRANSFERORS do hereby covenant with the TRANSFEREE that after taking possession of the said Flat, the TRANSFEREE shall enjoy quietly and peacefully and occupy the said Flat without any hindrance, denial, demands, interruption or eviction by the TRANSFERORS or any person lawfully or equitably claiming through, under or in trust for the TRANSFERORS.

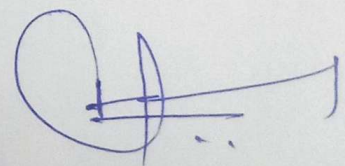
10. The TRANSFEREE does hereby covenant with the TRANSFERORS that she shall pay her share of taxes, all outgoings, etc. in respect of the said Flat after taking the possession of the same regularly and he shall abide by all the rules and regulations and bye-laws of the said Society.

11. The TRANSFERORS and the TRANSFEREE shall execute the necessary documents as and when required, for giving proper effect to what is agreed herein and to transfer the said Shares and the said Flat in the name of the TRANSFEREE, in the books of the said Society.

12. The TRANSFERORS do hereby covenant with the TRANSFEREE that they shall from time to time and at all times whenever called upon by the TRANSFEREE or her heirs, executors, administrators, assigns or Advocates, to do and execute, or cause to be done and executed all the necessary documents, affidavits, conveyance, sale deed, undertakings, applications, whatsoever for more perfectly securing the interest of the TRANSFEREE in the said Shares along with the said Flat.

13. The TRANSFEREE shall be entitled to the transfer of the share money deposit in respect of the said flat lying and deposited with the said society as also the electricity meter deposit which may be lying with the Maharashtra State Electricity Distribution Co. Ltd., and also deposit lying with Mahanagar Gas Ltd., in respect of the said flat in his name.





14. Before the execution of this Agreement for sale, the TRANSFERORS have shown to the TRANSFEREE, the condition of the said Flat and the TRANSFEREE has agreed to purchase the said Flat on 'as is where is' condition.

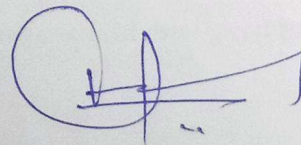
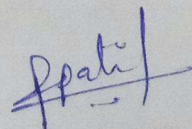
15. The Stamp Duty and the Registration charges payable on this Agreement shall be borne and paid by THE TRANSFEREE herein and the transfer charges/donation, if any, to be paid to the said Society for the transfer of the said shares and the said Flat shall be paid equally by both the parties herein.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

#### SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No. 10 admeasuring 573 sq. ft. Built-up area on the Second Floor of the building of the MULUND VIKRAMRAJ CO-OP.HSG.SOC.LTD., situated at Mithagar Road, Mulund (East), Mumbai - 400 081, lying and being at Survey No.118/2 and C.T.S. No. 916 of Village - Mulund (East), Taluka-Kurla, in the Registration District & Sub-Registration District of Mumbai and within the limits of 'T' Ward of MUMBAI MUNICIPAL CORPORATION.

SIGNED, SEALED AND DELIVERED BY )  
THE WITHINNAMED TRANSFERORS )  
MRS. LORNA MAXIM PEREIRA )  
AND )  
MR. MAXIM SALVADOR PAREIRA )  
)  
In the presence of ..... )



SIGNED, SEALED AND DELIVERED BY )  
THE WITHIN NAMED TRANSFEREE )  
MRS. POONAM HEMANT PATIL )  
 )  
In the presence of ..... )

RECEIPT

RECEIVED OF AND FROM MRS. POONAM HEMANT PATIL, the within named TRANSFEREE, a sum of Rs.34,10,000/- (Rupees Thirty Four Lakhs Ten Thousand Only) being the part payment towards the consideration for sale and transfer of the Flat No. 10 on the First Floor of the building of the MULUND VIKRAMRAJ CO-OP.HSG.SOC.LTD., situated at Mithagar Road, Mulund (East), Mumbai - 400 081, in the following manner:

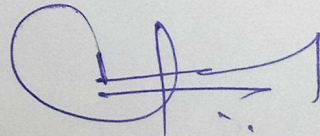
Sr. No.	Name of the Bank	Cheque No.	Date	Amount
1.				
2.				
3.				
			TOTAL	Rs.34,10,000/-

WE SAY RECEIVED

Rs.34,10,000/-

(LORNA MAXIM PEREIRA)

*Patil*



20 Rs.



भी. घाब एन प्रसाद

परवाना धारक मुद्रांक विज्ञान

परवाना क्र. आख्यापना/१९९६ २/दि १/१/१९९६

२३, पोदार चेंबर, एस. ए. बेलवी रोड,

पोस्ट, मुंबई-४०० ००१.

क्रमांक २२६ दिनांक १७ MAR 1997.

संबंधी/श्री./श्रीमती ..*Mrs. Yeshwant Hari Chhangurde*

बांना रु..... न्यायकेतर मुद्रांक

पेपर बिकला.

सही

परवाना धारक मुद्रांक विज्ञान

### AGREEMENT

THIS AGREEMENT made at Mumbai on this \_\_\_\_\_ day  
of MARCH 1997 BETWEEN MR.YESHWANT HARI GHANGURDE  
residing at Flat No.10, Vikramraj Co-Operative  
Housing Society Ltd, Mithagar Road, Mulund (East )  
Mumbai 400 081 hereinafter called the 'TRANSFEROR'  
( 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  
ONE PART: AND MR.MAXIM S.PEREIRA AND MRS. LORNA MAXIM  
PEREIRA both residing at Flat No.9 Vikramraj Co-Operative  
Housing Society Ltd, Mithagar Road, Mulund (East),

..2..



Mumbai 400 081, hereinafter called the ' TRANSFEREES ' ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the SECOND PART:

WHEREAS by an agreement for sale dated 22nd November, 1981 entered between the Transferor herein and therein called the Purchaser and M/s.Vikramji a Partnershp firm herein called the Seller, the Seller have agreed to sell, transfer and assign flat to Vikramraj Building, Mithaghar Road, Mulund(East), Mumbai 400 081 and more particularly described in the schedule hereunder written on the terms and conditions mentioned therein.

AND WHEREAS the Transferor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to sell that Flat No.10, Vikramraj Apartment, Mithaghar Road, Mulund(East), Mumbai 400 081 as the Purchasers and has paid entire consideration to the Seller(Flat No.10 is hereinafter referred to as the ' said Flat').

AND WHEREAS the flat purchaser of the said Vikramraj Apartments have formed the Co-Operative Housing Society called the Vikramraj Co-Operative Housing Society Ltd.,

AND WHEREAS the Transferor is the member of the Vikramraj Co-Operative Housing Society Limited

having its registration No.6293 dated 7.7.98 situate at CTS No. \_\_\_\_\_ of Village ~~Dalund~~(East), Taluka Kurla and within the Registration District of Mumbai City and Mumbai Suburban District (The Vikramraj Co-Operative Housing Society is hereinafter referred to as the 'said Society').

AND WHEREAS the said society has allotted five (5) shares each worth Rs.50/- bearing Distinctive No. 46 to 50( both inclusive) and covered by original Share Certificate No.10 to the Transferor herein and incidental thereto and had allotted Flat No.10 admeasuring about 573 sq.ft. of built up area in the said Vikramraj Co-Operative Housing Society Ltd, and more particularly described in the schedule hereunder written.

AND WHEREAS the Transferor herein has lost/  
misplaced the Share Certificate No.10 and as the application of the Transferor, the said Society has issued duplicate share certificate bearing No.17.

AND WHEREAS the Transferor, has agreed to sell the said flat and the said shares and the Transferees have agreed to purchase the said shares and the said flat on the terms and conditions hereinafter appearing:-

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

1. The Transferor shall sell, transfer and assign and the Transferees shall purchase the said ~~ha~~ shares bearing Distinctive No. 46 to 50 (both inclusive) fully paid up shares (hereinafter referred to as the said shares) covered by Share Certificate

*Handwritten mark*

*Signature*

No.17 of Vikramraj Co-Operative Housing Society Ltd, along with the Transferor's right in respect of the said flat for a lumpsum consideration of Rs.9,74,000/- (Rupees Nine lakhs and Seventy four thousand only) to be paid as under:-

- 1) Rs.25,000/- on execution of the agreement (the payment and receipt whereof the Transferor admits and acknowledges);
- ii) Rs.9,49,000/- at the time of handing over vocal possession of the said flat.

2. The Transferor shall handover the vacant and peaceful possession of the said flat to the Transferees on payment of balance consideration.

3. The Transferor has represented to the Transferees and hereby confirm that:-

- a) That the Transferor has duly paid and discharged in full Society's taxes and liabilities in respect of the said shares and the said flat including Municipal Taxes, outgoings and maintenance charges, etc. payable to the said society upto the date hereof and shall pay till the completion of the sale ;
- b) That the Transferor as the member of the said society is absolutely entitled to the said shares and as incidental thereto to the possession, occupation and enjoyment of the said flat ;

4/4/4

*(Signature)*

- c) Notwithstanding any act, deed, matter or thing whatsoever done committed or omitted by the Transferor or any person or persons lawfully or equitably claiming through, under or in trust for the Transferor, the Transferor has in herself good right, full power and absolute authority to transfer the said shares and relinquish and surrender all right, title and interest claim, benefit demand and advantages in respect of the said shares and the said flat in favour of the Transferees ;
- d) That neither the Transferor nor any one on his behalf have or has committed or omitted to do any act, deed matter or thing whereby the transfer of the said flat in the manner aforesaid and the other rights, title and interest in respect of thereof may become or may be prejudicially affected or encumbered in any manner ;
- e) That the Transferor has in the capacity as the member of the said society has good right, full power and absolute authority to sell assign and transfer the said shares and the said flat and no other person has or had any right, title interest claim or demand unto and upon the said flat and no other person has any right title and interest claim or demand and upon the said flat or the said shares ;

*4/13*

*Pererine*

- f) That the Transferor has not created any lien or charge on the said flat and/or shares and that there is no lispence in respect of the said flat or shares ;
- g) That the Transferor has not entered into any agreement or document or documents for sale, transfer and assignment or created any third party rights in respect of the said flat and shares ;
- h) That the Transferor has duly complied with all the rules, regulations and bye laws of the said society and that the Transferor has not received any notice from the said society for or in relation to any breach of any of the rules, regulations bye laws of the said society nor are there any actions or proceedings pending the Transferor or instituted by the society in respect of the said shares and/or the said flat including any notice or action for expulsion of the Transferor as member of the said society ;
- i) That the Transferor has not received any notice from the Government or any other public body or authorities for acquisition or requisition of the said shares and/or the said tenament ;
- j) The Transferor declares that the Transferor has not deposited the share certificate with any one or created any equitable mortgage by depositing share certificate or by way of

*10/11*

*P. Perera*

security. The Transferor agrees to indemnify and keep indemnified the Transferees against any claim that may be made by any one claiming the rights over the said share certificate or the flat and agrees to reimburse all losses, expenses and damages that may be incurred by the Transferees in defending the said proceedings or any claim made therein ;

k) The Transferor agrees to execute further documents as may be required by the Transferees for getting the shares of the said/<sup>flat</sup> transferred in their names and also to attend the office of the Sub-Registrar of Assurances at Mumbai/Bandra ;

4. The Transferees agrees to become members of the society and to abide by observe and perform all the rules regulations and bye laws of the said society from time to time.

5. The transfer fees/donation payable to the said society shall be borne and paid by the Transferees. The charges and expenses of ~~the~~ and incidental to this agreement including the Stamp duty and Registration charges shall also be borne and paid by the Transferees alone.

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

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT flat bearing No.10 admeasuring 573 sq. ft. of Built up area, on Second floor, Vikramraj Housing Society Ltd, situate on plot of land out of Survey No.118 Hissa No.2 and CTS No. of Village Mulund Taluka Kurla and within the Registration District of Mumbai City and Suburban District and shares bearing No.46 to 50( both inclusive) and covered by Share Certificate No.17 of the said Vikramraj Co-Operative Housing Society Ltd,.

SIGNED AND DELIVERED BY THE )  
within named TRANSFEROR )  
MR.YESHWANT HARI GHANGURDE )  
in the presence of. )

*Yeshwant Hari Ghangurde*


1 *Yeshwant Hari Ghangurde*

2

SIGNED AND DELIVERED BY THE )  
within named TRANSFEREES )  
MR.MAXIM S.PEREIRA AND )  
MRS.LORNA MAXIM PEREIRA )  
in the presence of. )

*Maxim S. Pereira*

1 *Maxim S. Pereira*  
2

RECEIVED the day and year first- )  
 hereinabove written of and from the )  
 withinnamed Transferees the sum of )  
 Rs.25,000/-(Rupees Twenty five )  
 thousand only) by cheque )  
 No. 134865 )  
 dated 17.03.1997 )  
 on CANARA BANK )  
 Bank MYLUND CAMP Branch )  
 Mumbai being the earnest money )  
 deposit to be paid by them to me. ) Rs.25,000/-  
 -----

*July*

*July*

*July*

WITNESS:

1 *Ashwagund*

2 *[Signature]*

I SAY RECEIVED

*[Signature]*

( YESHWANT HARI CHANGURDE )  
TRANSFEROR





विक्रमराज को-ऑपरेटिव, ईश्वरी  
वांग्याकरिता

बदर-३
१०/६/९७
१२/६

TRANSFER DEED

*Pereira*  
*Maxim*  
*Mulund*

THIS TRANSFER DEED made at MUMBAI on this 17<sup>th</sup> day of JUNE 1997 BETWEEN MR.YESHWANT HARI CHANGURDE residing at Flat No.10, Vikramraj Co-Operative Housing Society Ltd, Mithagar Road, Mulund( East), Mumbai 400 081 hereinafter called the 'TRANSFEROR' (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 ONE PART AND MRS. LORNA MAXIM PEREIRA and MR.MAXIM S.PEREIRA both residing at Flat No.9 Vikramraj Co-Operative Housing Society Ltd, Mithagar Road, Mulund ( East ) Mumbai 400 081 hereinafter called the 'TRANSFEREES' ( which expression shall

*Pereira*  
*Maxim*  
*Mulund*

बदर-३		
१०/१३	२	१६
१-१६		

- 2 -

unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs executors, administrators and assigns) of the  
SECOND PART:

WHEREAS by an agreement for sale dated 22nd November, 1981 entered between the Transferor herein and therein called the Purchaser and M/s. Vikramji a Partnership firm therein called the Seller, the Seller have agreed to sell, transfer and assign flat to Vikramraj Building, Mithaghar Road, Mulund ( East ) Mumbai 400 081 and more particularly described in the schedule hereunder written on the terms and conditions mentioned therein.

AND WHEREAS the Transferor is absolutely seized and possessed of and/or otherwise well and sufficiently entitled to sell the Flat No.10 Vikramraj Apartment, Mithaghar Road, Mulund(E), Mumbai 400 081 as the Purchasers and has paid entire consideration to the Seller (Flat No.10 is hereinafter referred to as the said (Flat')).

AND WHEREAS the Flat Purchaser of the said Vikramraj Apartments have formed the Co-Operative Housing Society called the Vikramraj Co-Operative Housing Society Ltd.,

AND WHEREAS the Transferor is the member of the Vikramraj Co-Operative Housing Society Limited having its registration No.6293 dated 7.7.93 situate

..3..

*Refer to  
H. P. P. P.  
Mumbai*

बंदर-३		
५०५३	३	५५
५०००		

- 3 -

at CTS No. \_\_\_\_\_ of Village Mulund(East),  
Taluka Kurla and within the Registration District  
of Mumbai City and Mumbai Suburban District  
(The Vikramraj Co-Operative Housing Society is  
hereinafter referred to as the 'said Society').

AND WHEREAS the said Society has allotted five  
(5) shares each worth Rs.50/- bearing Distinctive  
No.46 to 50(both inclusive) and covered by Original  
Share Certificate No.10 to the Transferor herein  
and incidental thereto and had allotted Flat No.10  
admeasuring about 573 sq.ft. of built up area in  
the said Vikramraj Co-Operative Housing Society Ltd,  
and more particularly described in the schedule  
hereunder written.

AND WHEREAS the Transferor herein has lost/  
misplaced the Share Certificate No.10 and as the  
application of the Transferor, the said Society  
has issued duplicate share certificate bearing No.17.

AND WHEREAS the Transferor by an agreement  
dated 17.6.97 has agreed to sell the said flat and  
the said shares and the Transferees have agreed  
to purchase the said shares and the said flat on the  
terms and conditions hereinafter appearing:-

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

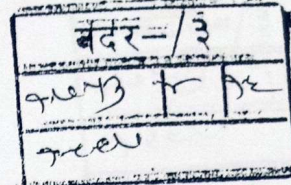
1. The Transferor has sold transferred and assigned  
and the Transferees have purchased the said shares

..4..



*Handwritten signature and initials.*

*Handwritten signatures: Pereira, Amin, and another name.*



bearing distinctive No.46 to 50 (both inclusive) dully paid up shares (hereinafter referred to as the said shares) covered by Share Certificate No.17 of Vikramraj Co-Operative Housing Society Ltd, along with the Transferor's right in respect of the said flat for a lumpsum consideration of Rs.9,74,000/- (Rupees Nine lakhs and Seventy four thousand only) to be paid before the execution of these presents. (The payment and receipt whereof the Transferor admits and acknowledges).

2. The Transferor has handedover the vacant and peaceful possession of the said flat to the Transferees before the execution of these presents.

3. The Transferor has represented to the Transferees and hereby confirm that:-

(a) That the Transferor has duly paid and discharged in full Society's taxes and liabilities in respect of the said shares and the said flat including Municipal taxes, outgoings and maintenance charges etc, payable to the said society upto the date hereof ;

(b) That the Transferor as the member of the said society is absolutely entitled to the said shares and as incidental thereto to the possession, occupation and enjoyment of the said flat ;

*Agencia*  
*[Signature]*  
*[Signature]*

बंदर-३
५०३/५
१९९९

charges shall also be borne and paid by the Transferees alone.

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

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat bearing No.10 admeasuring 573 sq.ft. of built up area on Second floor, Vikramraj Co-Operative Housing Society Ltd, situate on plot of land out of Survey No.118 Hissa No.2 and CTS No. of Village Mulund Taluka Kurla and within the Registration District of Mumbai City and Suburban District and shares bearing No.46 to 50 (both inclusive) and covered by the Share Certificate No.17 of the said Vikramraj Co-Operative Housing Society Ltd.,

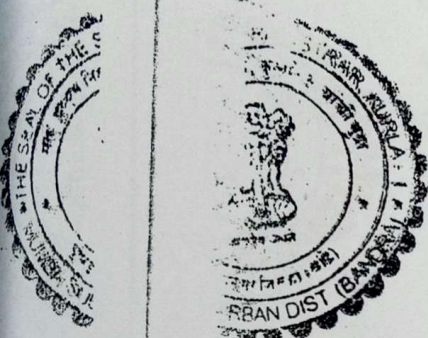
SIGNED AND DELIVERED BY THE )  
withinnamed 'TRANSFEROR' )  
MR.YESHWANT HARI GHANGURDE ) *Yeshwant*  
in the presence of. )

1 *Yeshwant*

2 *[Signature]*

SIGNED AND DELIVERED BY THE )  
withinnamed 'TRANSFEREES' )  
1. MRS. LORNA MAXIM PEREIRA ) *Lorna*  
2. MR.MAXIM S. PEREIRA ) *Maxim*

in the presence of.  
1 Mr. A.M. PEREIRA *[Signature]*



CE/1417/2 P.F. 51A/

21 AUG 1982

Office of the  
Dy. City Engineer E. S.  
Jawahar Road, Municipal Offices,  
Ghatkopar (East),  
Bombay-400 077.

To

Shri G. D. Agarwal,  
Licensed Surveyor,  
Bombay.

Sub: Occupation permission for the building  
'C' on plot bearing S.No.118/2, Mitha-  
gar Road, Mulund (E) for Smt. A. N.  
Deshmukh.

Sir,

With reference to your letter dated 7.8.82, I have to inform you that there is no objection to your client occupying the premises as shown by you in the pink colour on the completion plans submitted by you after obtaining water connection from Assistant Engineer Water Works T-Ward and subject to the following conditions:

- 1) That certificate under Section 270A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That the plot shall be got demarcated through District Inspector of Land Records before acceptance of building completion certificate.
- 3) The storm water drain shall be provided before - requesting for building completion certificate or occupation permission for building 'B'.

Note: This permission is issued without prejudice to the actions under Section 270A, 305, 353A of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections is not complied with and if the user mentioned in the approved plans is found changed without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

*W. V. ...*  
Executive Engineer, Bldg. Proposals  
(Eastern Suburbs)

gc./18.8.82.

DUPLICATE

THE Mulund Vikramraj CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. 6293 and Date 7-7-83)

No. 17

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

Member's Register No. 10

THIS IS TO CERTIFY that Shri/ Smt. Yashwant Hazi Chhangurde

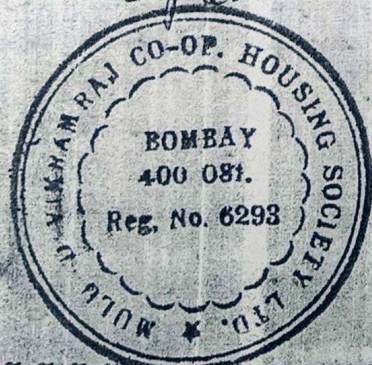
of \_\_\_\_\_ is the Registered Holder of Shares [ FIVE ] from No. 46-

to 50 of Rupees FIFTY EACH [ Rs. 50/- each ]

in THE Mulund Vikramraj CO-OPERATIVE HOUSING SOCIETY LTD.

Mulund East, Bmly-81 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 twelfth  
day of September 1983 .



Lambhijand

Chairman

[Signature]

Hon. Secretary

[Signature]

Member of the Committee

P. T. O.

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Registr. No. (Old)	To Whom transferred	Share Registr. No. (New)
23/6/97		10 TEN	MRS. LORNA M. PEREIRA 4 MR. MAXIM S. PEREIRA	18

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Committee Member





## महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि



Website : [www.mahadiscom.in](http://www.mahadiscom.in)  
GST N of MSEDCL 27AAECM2933K1ZB  
B LL NO (GGN): 000002260565203

वीज पुरवठा देयक माहे: DEC 2023

HSN code 27160000

ग्राहक क्रमांक: 000093141288  
LORNA MAX M PERE RA  
10 V KRAM RAJ M THAGAR ROAD MULUND 400081  
मोबाइल/ इमेल:

98\*\*\*\*\*58/

देयक दिनांक: 21 DEC 23  
देयक रक्कम रु: 680 00

देय दिनांक: 10 JAN 24  
या तारखे नंतर भरल्यास: 680 00

बिलिंग युनिट: 4705 :NEELAM NAGAR S/DN  
दर संकेत: 090 /LT Res 1 Phase  
पोल नं: 00000000  
पी सी /चक्र+मार्ग क्रमाडि टी सी : 8 / 35 9008 0130 /3554205  
मिटर क्रमांक: 05374639835  
रिडिंग ग्रुप: P8

पुरवठा दिनांक: 01 Jan 1987  
मंजूर भार: 5 KW  
सुरक्षा ठेव जमा(रु): 2,157 36  
चालू रिडिंग दिनांक: 16 DEC 23  
मागील रिडिंग दिनांक: 16 NOV 23

Scan this QR  
Code with  
BH M App for  
UP Payment

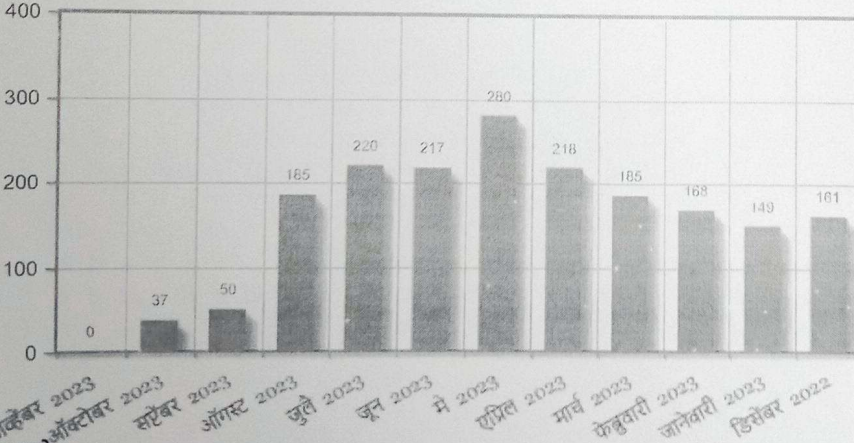


चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण
10652	10651	01	1	0	1

QR कोडद्वारे भरणा केल्यास, भरणा दिनांकानुसार लागू असलेली तत्पर देयक भरणा सूट किंवा विलंब आकार पुढील देयकात समाविष्ट करण्यात येईल

NORMAL  
Bi Period: 1 Month(s) /

### मागील वीज वापर



\* मध्यवर्ती तक्रार निवारण केंद्र 24\*7

MSEDCL Ca Center:

18002333435

18002123435

1912

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे

नियम व कार्यपद्धति महावितरणच्या

संकेत स्थळ:

[www.mahadiscom.in](http://www.mahadiscom.in) >

ConsumerPorta > CGRF

यावर उपलब्ध आहे

### महत्वाचे:

१ छापील बिला ऐवजी ई बिला साठी नोंदणी करा व प्रत्येक बिलामागे १० रूपयांचा गो ग्रीन डिस्काउंट मिळवा नोंदणी करण्यासाठी: <https://pro.mahadiscom.in/GoGreen/gogreen.jsp> (GGN नंबर तुमच्या छापील बिलावर वरच्या बाजूला डाव्या कोपऱ्यामध्ये उपलब्ध आहे )

२ डिजिटल माध्यमाद्वारे विज बिल भरा व 0.25% (रु ५००/ पर्यंत) सवलत मिळवा (टॅक्सेस व ड्यूटीज वगळून)

३ तुमचा मोबाइल नंबर व ईमेल पत्ता चुकिचा असल्यास दुरुस्त करा त्यासाठी <https://pro.mahadiscom.in/Consumer.nfo/consumer.jsp> येथे भेट द्या

४ पुढील महिन्याची रिडिंग साधारणतः 16 01 2024 ह्या तारखेला होईल

### विशेष संदेश :

\* प्रिय ग्राहक, आपला नोंदणीकृत भ्रमणध्वनी क्र 98\*\*\*\*\*58 आहे आपला भ्रमणध्वनी क्रमांक बदलण्यासाठी/नवीन क्रमांक नोंदणीसाठी महावितरण संकेतस्थळ/मोबाईल ॲप वापरा किंवा ९९३०३९९३०३ ह्या क्रमांक वर खालील संदेश पाठवा **MREG 000093141288**

\* महावितरणला कोणत्याही प्रकारच्या रकमेचा भरणा करताना संगणकीकृत क्रमांक असलेली संगणकीय पावतीच स्वीकारावी हस्तलिखित पावती स्वीकारू नये गैरसोप टाळण्यास ऑनलाइन भरणा सुविधेचा पर्याय वापरावा

स्थळप्रत बिलिंग युनिट: 4705 ग्राहक क्रमांक: 000093141288 पी सी : P8 दर: 090

अंतिम तारीख 10 JAN 24 680 00

या तारखे पर्यंत भरल्यास 30 DEC 23 680 00

या तारखे नंतर भरल्यास 10 JAN 24 680 00

बँकेची स्थळप्रत डिटीसी क्र : 3554205

अंतिम तारीख 10 JAN 24 680 00

या तारखे पर्यंत भरल्यास 30 DEC 23 680 00

REGISTRATION NO 6293 DT 07/07/1983			
Name	L.M.PEREIRA	Bill No	42
Flat no	10	Bill Date	29.11.2023
	Bill for the quarter OCT TO DEC '2023	Due Date	25.12.2023
Sr No	Particulars		Rs
1	Audit Charges Coll		60.00
2	Electricity Charges Coll		450.00
3	Insurance Charges Coll		75.00
4	Municipal Tax Coll		447.00
5	Non Occupancy Charges Coll		-
6	Other Charges Coll		450.00
7	Painting Fund Coll		120.00
8	Parking Charges Coll		-
9	Repair Fund Coll		200.00
10	Repair fund recovery		-
11	Sinking Fund Coll		84.00
12	Water Charges Coll		850.00
			2,736.00
	DUES		
	Credit as per last year balance sheet		
	Add: Interest Due		0.00
	GRAND TOTAL		
	Rupees: Two Thousand seven hundred and thirty six only		2,736.00
Please note that payment to be made in favour of "MULUND VIKRAMRAJ CO-OP HSG SOC LTD."			

PLEASE TRANSFER BY NEFT



**FORM A: PERSONAL DETAILS**

APPLICANT  CO-APPLICANT

Existing Customer:  Yes  No

If Yes, CIF No/ Account No.

Name: 

First Name	Middle Name	Last Name
HEMANT	RAMAKANT	PATIL

Date of Birth:  14061972 PAN:  ALYPP2150K

Mobile:  9969110406

e-mail:  patilhemant147@gmail.com

Name of Spouse:  POONAM HEMANT PATIL

Name of Father:  RAMAKANT BUDHO PATIL

Gender:  Male  Female  Third Gender

Marital Status:  Single  Married  Divorced  Widowed

**Details of KYC (Minimum one to be filled)**

1) Aadhaar / UID No.  609535180397

2) Voter ID No.

3) Passport No.:

4) Driving License No.

5) MGNREGA Job card No.

6) Letter issued by National Population Register Containing Name and Address:

Residential Status:  Resident Indian (RI)  Non-Resident Indian (NRI)  
 Person Of Indian Origin (PIO)  Foreign Citizen

**FOR DEFENCE PERSONNEL:**

Indian Army  Indian Navy  Indian Air force

**IS YOUR SERVICE UNDER:**

Defined Benefit Pension  New Pension Scheme

**Residential Address:**

**Permanent Address:**

Address 1:  A14 NEW PRIYANKA CHSL MITHAGAR ROAD MULUND

Address 2:

Address 3:

Village:  MULUND City:  MUMBAI SUBURBAN

District:  MUMBAI State:  MAHARASHTRA

Country:  INDIA Pin Code:  400081

Current address:  Yes  No

Lead No - 23563640

LOS ID :

HL / CL / PL / ED / 20 - 20

Applicant Name : miss. Poonam Hemant Patil

Co - Applicant Name : Hemant R Patil

Contact Number (R) 9892 887480 (O) 9969110406

Applicant CIF : 91378373126

Co - Applicant CIF : 91378407565

Loan Account No. :

Collateral :

Loan Amount : 5500,000/-

Tenure :

Interest Rate :

EMI :

Loan Type :

SBI LIFE : YES / NO

Individual Housing Loan \_\_\_\_\_ Maxgain \_\_\_\_\_ Flexi \_\_\_\_\_

Realty \_\_\_\_\_ Optima \_\_\_\_\_ Others: \_\_\_\_\_

Property Location :

Property Cost.

Name of Developer / Vendor :

Offer :

401005789766

Person :

AMT	
PROCESSING OFFICER	
RESI/OFF	04/01 Cnx
TIR	04/01
VALUATION	04/01 -> Vastikala (vlt+struct)
SITE	04/01 -> Shilpa Mangale
LOAN AC	
T.D.	
D.E.	

SBI

Mulund (E) Branch(04210)