



FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98 DT 14-8-1997

Plot No. 19 & 19A, Sector-11, Koparkhairane, Navi Mumbai. - 400 709 Tel. : 27547279

Ref. No. :

Suteria H.N.
Chetkopy (W)

16 DEC 2005

Ref: Possession of Flat No 202 Bldg. No 44, Situated at Plot No. 19 & 19a,
Sector-11, Koparkhairane, navi Mumbai 400 709

Sir/ Madam,

We hereby handover you peaceful possession of the above mentioned unit on execution
(1) undertaking submitted to us. Kindly accept the same and acknowledge.

On Submission of undertaking & personnel
inspection of Flat I/We hereby take peaceful
possession of my/our Flat No. 202 Bldg.
No. 44 Situated at Plot No. 19 & 19A, Sector-11,
Koparkhairane, Navi Mumbai-400709.

प्राप्त कर लिया

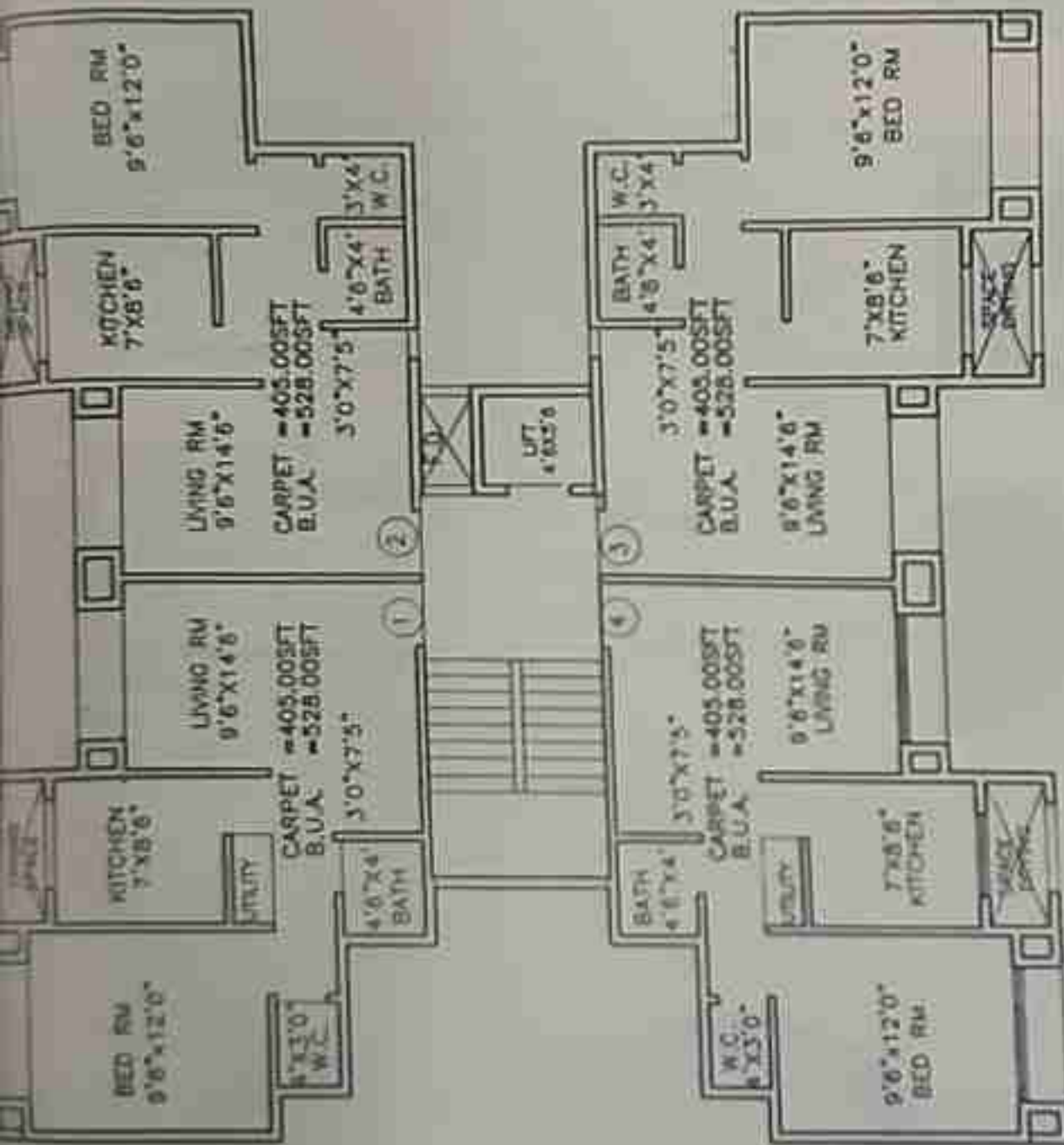
As per confirmation of Shri/Smt. _____
We are giving you possession of the above flat.

For FAM CO-OP.HSG.SOC.LTD.

Dhisen M. Revad.

Chairman / Hon. Secretary *M*

16 DEC 2005



TYPICAL FLOOR PLAN (1ST TO 7TH) 1BHK-B TYPE




PROPOSED
COMM. CUM RES. COMPLEX
FOR
M/S F.A.M. CO. OP. HSG. SOC. LTD.
AT
PLOT NO. 19, SECTOR-11
KOPARDEWARANE

3002
26-18-96
M. S. S.

CONTRACTOR
M/S RK-SIDHI ENTERPRISES



Memorandum of the transfers of the within - mentioned Shares

Sr. 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
1.	06.11.2023	Mr. Viral Kamalkant Shah & Mrs. Madhavi Viral Shah.	6711 - 6715
	 Chairman	 Hon. Secretary	 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



lying and being at Plot Nos. 19 & 19A, Sector - 11 of Koperkhairne, Navi Mumbai, Taluka & District Thane and more particularly described in the Schedule hereunder written together with the membership rights and right of occupation pertaining thereto in favour of the Transferees at or for the lumpsum price of 9,61,000/- (Rupees Nine lacs Sixty One thousands only), which entire amount has been paid by the Transferees to the Transferor as follows:

a. Rs. 1,61,000/- (Rupees One lac Sixty One thousands only) paid by the Transferees to the Transferor on or before the execution of these presents, the receipt whereof the Transferor doth hereby admit and acknowledge.

b. Balance amount of Rs. 8,00,000/- (Rupees Eight lacs only) shall become payable by the Transferees directly to the Transferor after availing loan from the Financial Institutions within 30 days.

Taxes including D.P.C. Property Tax and other charges, Society/NMMC/Government Authorities upto the period of handing over possession to the Transferees, shall become payable by the Transferor alone.

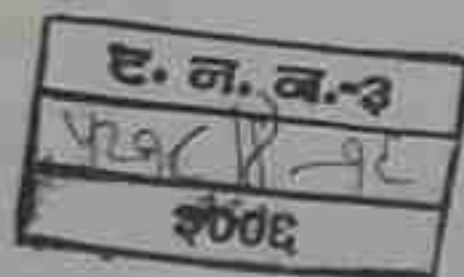
2. The Transferor states that he has not in any manner whatsoever alienated or encumbered the said Flat to any one else and that he has full right, title and interest and absolute power to dispose off the said Flat in any manner he thinks fit and proper.

3. All the taxes, cess, charges & other outgoings to any concerned authority in respect of the said Flat till handing over possession of the said Flat to the Transferees shall be borne and paid by the Transferor alone and the Transferor hereby agrees to indemnify and keep indemnified the Transferees in this regards.

V. G. Shah
M. V. Shah



ॐ नमो भगवते वासुदेवाय





FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98

120, CENTRAL FACILITY BUILDING, M.A.P.M.C., PHASE-II, MARKET-1, TURBHE,
NAVI MUMBAI-400 703. PHONE : 2765 33 05 / 2766 65 01 EXTN. 5120

Ref. No. :

This allotment is made in your favour pursuant to the undertaking given by you

- i) That additional papers/documents, if any required by the Financial Institution for sanction of loan, will be produced/furnished by you immediately on demand by the FAM Co-op. Housing Society Ltd. Or by M/s. R. L. Jain / M/s. J. K. Maheshwari.
- ii) That if you fail to produce/furnish the required papers / documents to the Financial Institution or if any event, the loan is not sanctioned, you will make the payments to the society as per schedule of payment indicated in the Society's circular dated 22.4.2002.
- iii) That you are fully aware that if you fail to make payments of 2 (two) consecutive installments on due dates, the society shall have every right to cancel the allotment of flat that made in your favour.

or

This allotment is made in your favour pursuant to the undertaking given by you.

- i) That you shall make the payment of FAM Co-op. Housing Society Ltd. as per the schedule of payment given by the society in its circular dated 22/4/2002.
- ii) That you are fully aware that if you fail to make payments of 2(two) consecutive installments on due dates, the society shall have every right to cancel the allotment of flat that made your favour.
- 3) The allotment is subject to the terms and conditions of the CIDCO and subject further to the terms and conditions as laid down the CIDCO in the said Agreements to lease dated 29.1.1998 and 6.3.2000 and the Lease Deed to be executed between the said Corporation and the Society.
- 4) You hereby confirm that you have gone through the Agreements to lease executed and the terms and conditions contained therein.
- 5) You have seen the proposed layout plan and building plan in respect of the proposed construction to be put up on the said property, and the list of amenities to be provided in the flats and as set out in the ANNEXURE "A" annexed hereto.
- 6) The Society shall under normal conditions construct a building as per the plan, designs and specifications seen and approved by you with such variation and modification as may be required by CIDCO/NMMC/SOCIETY, any Public or Local Authority and you hereby consent to such variations.
- 7) You are aware that you shall be required to contribute a balance sum of Rs. 418352/- (Rupees Four Lacs eighteen thousand three hundred fifty two only), which sum shall be paid by you as under :-

GP 24

FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98

120, CENTRAL FACILITY BUILDING, M.A.P.M.C., PHASE-II, MARKET-1, TURBHE,
NAVI MUMBAI-400 703. PHONE : 2765 33 05 / 2766 65 01 EXTN. 5120

Ref. No. :


as per the bye-laws of the society or such other levies by the concerned local authority and/or Government, water charges, insurances, common light, repairs and salaries of clerks, bill collectors, chowkidar, sweepers and all other expenses necessary and incidental to the Management and maintenance of the said land and building/s as decided by the Society.

- 21) In respect of any amount remaining unpaid under this allotment, the society shall have a first lien and charges on the Flat.
- 22) All costs, charges and expenses including Stamp Duty, Registration charges etc. in respect of this allotment, if any shall be borne and paid entirely by you alone.

Thanking you,

Yours faithfully,

For FAM Co-operative Housing Society Ltd.



(SECRETARY)

25198
No 25601

THE MAHARASHTRA CO-OP BANK LTD.
MUMBAI BRANCH - Vashi

Date 18/7/06

Stamp Duty Rs. 30650/-

Service Charges 10/-

No. of Document 1

Rs. 30660/-

Amount in Words Six Thousand

Six Hundred Sixty

only paying party

Viral Kamalkant

Pan No. _____

Address & Tel. No. 982064544

THE MAHARASHTRA CO-OP BANK LTD.
MUMBAI BRANCH - Vashi
Stamp Duty Rs. 30650/-
Service Charges 10/-
No. of Document 1
Rs. 30660/-
Amount in Words Six Thousand
Six Hundred Sixty
only paying party
Viral Kamalkant
Pan No. _____
Address & Tel. No. 982064544

AGREEMENT

THIS AGREEMENT made and entered into at Vashi, Navi Mumbai this 18th day of July 2006 BETWEEN SHRI. SUTARIA HASMUKHLAL NANDLAL Hindu, Adult, Indian Inhabitant having address at 19, Anand Chhaya Sangani Estate, Agra Road, Ghatkoper (West), Mumbai 400 077 hereinafter referred to as the "TRANSFEROR" (which expression shall where the context so admits be deemed to include his legal heirs, executors, administrators and successors) of the FIRST PART AND 1. SHRI. SHAH VIRAL KAMALKANT AND 2. SMT. SHAH MADHAVI VIRAL both Hindu, Adults, Indian Inhabitants having address at 37/404, FAN CHS Ltd., Sector -11, Koperkhairne, Navi Mumbai hereinafter referred to as the "TRANSPEREES" (which expression shall where the context so admits be deemed to include their respective legal heirs, executors, administrators, successors and assigns) of the SECOND PART.

V. K. Shah
M. V. Shah

The Maharashtra Co-op Bank Ltd.
Turbhe Branch, Keshik Uppanna
Keshik Uppanna, Turbhe Market Bldg.
Turbhe, Navi Mumbai-400 705.
D-200777, C.P. Road, Turbhe, Navi Mumbai-400 705.
Authorised Signatory

प्राप्तकर्ता का नाम

श्री 25198
106147
R.0030650J-P85485
INDIA Stamp Duty MAHARASHTRA
13-07



ए. न. व.-3
429CR-2
3008

NAVI MUMBAI MUNICIPAL CORPORATION
COMMENCEMENT CERTIFICATE

NO:NM/MC/TP/0/BP/ 869

DATE - 7/13/2002

Permission is hereby granted under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966 and Section 253 & 254 of the Bombay Provincial Municipal Corporation Act, 1949, M/s. FAM Co-op Hsg. Soc. Ltd., Plot No.19 & 19A, Sector-11, Kopar Khairane, Navi Mumbai. As per the approved plans and subject to the following conditions for the development work of the proposed Building.

Total Built Up Area = 57664.327 M² F.S.I. = 1.00 (Residential)

- 1) The Certificate is liable to be revoked by the Corporation if:
 - a) The development work in respect of which permission is granted under this Certificate is not carried out or the use there of is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.
 - c) The Municipal Commissioner is satisfied that the same is obtained by the Applicant through fraud & misrepresentation and the Applicant and for any person deriving title through or under him, in such and event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

2) THE APPLICANT SHALL :

- a) Give a notice to the Corporation on completion of upto plinth level and 7 days before the commencement of the further work.
- b) Give written notice to the Municipal Corporation regarding completion of work.
- c) Obtain an Occupancy Certificate from the Municipal Corporation.

E. G. V. V.
M29C/190-9E
200G

- 3) Allow the Officers of the Municipal Corporation to enter the building or premises for which the permission has been granted at any time for the purpose of enforcing the Building control Regulations and conditions of this Certificate.

The structural design, building materials, plumbing services, fire protection, electrical installation etc. shall be in accordance with the provisions (except for provision in respect of floor area ratio) as prescribed in the National Building Code amended from time to time by the Indian Standard Institutions.

- 4) The Certificate shall remain valid for a period of one year from the date of issue and can be further revalidated as required under provision of Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966. This commencement Certificate is renewable every year. If such extended period shall be in no case exceed three years provided further that such extensions shall not be any subsequent applicant for fresh permission under Section 45(1) (iii) of the Maharashtra Regional & Town Planning Act, 1966.

The condition of this Certificate shall be binding not only on the Applicant but also its successors and every person deriving title through or under them.

THE FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

Registered under the Maharashtra Co-operative Societies Act. 1960

(Registration No. NBOM / CIDCO / HSG (OH) 532 / JTR / 1997-98, Date: 14th August 1997)

Serial No. **1753**

Build No.: 44 Flat / Shop No. 202

Authorised Share Capital Rs. 10,00,000 Divided into 20,000 Shares each of Rs. 50/- only

Members Registration No. _____

THIS IS TO CERTIFY that Shri./ Smt. Mr. Has Mukh Nandlal
Sutaria

of 44/202 is the Registered Holder of Five Shares from No. 6711 to
6715 of Rs. 50/- each (Rs. fifty each)

in **THE FAM CO-OPERATIVE HOUSING SOCIETY LIMITED**

Koparkhairane, Navi Mumbai subject the Bye-laws of the said Society and that upon such
Shares sum of Rs.250/- (Rupees Two hundred fifty) has been paid. GIVEN under the Common Seal of the said

Society at Koparkhairane, Navi Mumbai this 06th Day of NOV. 2023

[Signature] Chairman

[Signature] Hon Secretary

[Signature] Member of the Committee



P. T. O.



FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

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120, CENTRAL FACILITY BUILDING, M.A.P.M.C., PHASE-II, MARKET-1, TURBHE,
NAVI MUMBAI-400 703. PHONE : 2765 33 05 / 2766 65 01 EXTN. 5120

Ref. No. : FAM / ALT / 09 / 03 / 1449

Date : 17.09.03

Registered A/D / Hand Delivery

To,

Shri / Smt. Sutaria Hasmukhlal Nandlal,
19, Anand Chhaya, Sangani Street,
Agra Road, Ghatkopar - West,
Mumbai - 400 086.

Ref Your Application No. 521 for 'B' type Flat.

Sub Allotment of Flat No. 202 on the 2nd Floor of the Building No. 44
to be constructed on Property bearing Plot No. 19 & 19 A at Sector-11, Koperkhairane,
Navi Mumbai.

The City and Industrial Development Corporation of Maharashtra Limited (hereinafter referred to as "the Corporation") vide Agreements to lease dated 29.1.1998 and 6.3.2000 has consented to grant lease of the Plot Nos. 19 & 19 A, admeasuring 61500 sq.meters in Sector No. 11 at Koperkhairane, Navi Mumbai, Taluka & Dist Thane, (hereinafter referred to as "the said plots") in favour of our Society on the terms and conditions and at or for a consideration as contained in the said Agreements to lease.

2) We are pleased to inform you that you have been allotted Flat No. 202 on 2nd floor admeasuring 528 sq.ft. of Built up area in the Building No. 44 by the draw of lots held on 13.09.03 to be constructed on aforesaid plots (here inafter referred to as the said Flat) for a total consideration of Rs. 506352/- (Rupees Five Lac Six thousand three hundred fifty two only) i.e. Rs. 87120/- being the cost of land plus Rs. 419232/- being the cost of constructions. Out of above total consideration, you have paid to the Society, a sum of Rs. 88000/- (Rupees Eighty Eight thousand only). The Balance amount of Rs. 418352/- (Rupees Four Lacs Eighteen thousand three hundred fifty two only) is agreed to be paid by you at the time and in the manner as mentioned in the payment Schedule written below.



नवी मुंबई

नगरपालिका

Navi Mumbai
Municipal Corporation

पत्ता : नवी मुंबई, कल्याण जिल्हा, महाराष्ट्र
पोस्ट बॉक्स - ४०० ६१४
दफ्तारी क्र. : ४४७ ए व ११, ४४७ ए व १८
४४७ ए व १९, ४४७ ए व २०

1ST FLOOR, BEJAUR BHAVAN, C.B.D
NAVI MUMBAI - 400 614.
TEL NO. : 757 17 23, 751 17 26
757 25 91
FAX : 757 27 66

नोंद,

खालील वस्तुसंबंधी प्रत्येकीतले निवेदन प्राप्त झाले

ग्राम क्र. १९ व १९९, भंडारा-११, बांधकाम क्षेत्र, नवी मुंबई.

पत्र क्र. - १११११/११.४.२००२

दिनांक - ग्राम क्र. १९ व १९९, भंडारा-११, बांधकाम क्षेत्र, नवी मुंबई या बांधकाम क्षेत्राबाबत
बांधकाम प्रदानाची परवानगी

बाबत - बांधकाम परवानगी प्रमाण क्र. ९९-०१-१००२ दिवशी आहे

ग्राम क्र. १९ व १९९, भंडारा-११, बांधकाम क्षेत्र, नवी मुंबई या बांधकाम क्षेत्राबाबत बांधकाम प्रदानाची परवानगी देण्याबाबत
नवी मुंबई नगरपालिकेच्या वतीने निदेशित प्रमाण क्र. १९९ व १९९ बांधकाम क्षेत्र, नवी मुंबई नगरपालिकेच्या वतीने निदेशित प्रमाण क्र. ९९-०१-१००२
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Signature and official stamp of the officer

shall not be any subsequent applicant for fresh permission under Section 44 of the

M. CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98 DT 14-8-1997

120, CENTRAL FACILITY BUILDING, APMC, PHASE-II, MARKET-I, TURBHE,
NAVI MUMBAI - 400 703. PHONE : 765 33 05 / 766 65 01 (EXTN. 5120)

- d) Transfer fees payable to CIDCO and/or Co-operative Society if any as applicable to you,
- e) Any other taxes, cesses that shall be levied or become leviable by CIDCO/Navi Mumbai Municipal Corporation or any Government authorities and also such other charges, escalations, and any imposed by CIDCO or any other Government Authorities.
- 9) You hereby agree to pay the above mentioned instalments promptly and punctually to the Society, time being the essence of this allotment letter. In the event of your committing default in the payment of any two of the installments as aforesaid on their respective due dates and / or in observing and performing any of the terms and conditions of this allotment, we shall be at liberty to terminate this provisional allotment in which event the sum of Rs. 5000/- For A Type/ Rs. 10000/- for B Type / Rs. 30000/- for D Type shall be deducted by way of Administrative expenses and refund of the balance amount without any interest or appreciation shall be arranged. Without prejudice to the above, we shall have absolute liberty to sell/allot the said Flat to any person we deem fit and proper and you shall not have any objection of whatsoever nature to such sale/allotment.
- 10) In the event of this allotment being terminated by us in pursuance of the foregoing clause, the balance amount shall be returned after the said flat stands allotted to some other person or persons and after realising the amount from such person or persons in respect thereof after deducting there from the amount of damages and loss sustained if any.
- 11) Without prejudice to our rights under this allotment and/or law you shall be liable at our option to pay interest @ 21% on all amounts due and payable by you under this allotment if any such amount remains unpaid after becoming due.
- 12) You have been given to understand that the said Flat will be ready for occupation with in eighteen months from the date of this allotment letter. You agree that the Society shall not incur any liability if we are unable to deliver the possession of the said premises by the aforesaid date, if the completion of the said building is delayed by reason on non-availability of steel, cement, building material, water supply, electric power or by reason of war, civil commotion or any act of god or if non-delivery of the possession of the premises is as the result of any notice, order, rule or notification of the government and/or any other public or competent authority and/or on account of delay in the issue of Occupation Certificate/ Building Completion Certificates or for non-payment of amounts by you on due dates as stipulated hereinabove or for any other reason beyond our control. We shall be entitled to reasonable extension of time for giving possession of the said premises.
- 13) On handing over the possession of the said Flat to you, you shall be entitled to use and occupy the said Flat for the purpose for which it has been allotted to you. You agree not

SP/24



Wednesday, July 18, 2006
8:16:52 PM

पावती

Original
मोबाई 29-11,
Flugs-30 M

पावती क्र. : 5348

दिनांक: 19/07/2006

गणेश जव कोपरेकरने

दस्तऐवजाचा अनुसर्मांक

दस्ता ऐवजाचा प्रकार

दस्ता क्र. : 05218 - 2000



सादर करण्यास येणे पावती विरल पावत्यांकित आहे

नोंदणी की

₹. 9610.00

नकास (अ. 11(1)), पुण्यासची नकास (अ. 11(2)),

रजवत (अ. 12) व कायधिकाय (अ. 13) -> एकांक की (16)

एकूण ₹. 9930.00

दुग्धस निबंधक
दस्ता क्र.

आपणास हा दस्त अंदाजे 5:26PM हा वेळेस मिळेल

बॉन्डर मूल्या: 825000 ₹. मोबादला: 96100006.

भरलेले मुद्रांक मूल्या: 30650 ₹.

देवळा प्रबल, ठाणे.

बतल क्रमांक: 7x, रकम: 9610 ₹., दिनांक: 19/07/2006



Flat agreement

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BANK & B
ACCOUNT
NUMBER A
FISC CODE

FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98

120, CENTRAL FACILITY BUILDING, M.A.P.M.C., PHASE-II, MARKET-1, TURBHE,
NAVI MUMBAI-400 703. PHONE : 2765 33 05 / 2766 65 01 EXTN. 5120

Ref. No. :

to hold us liable for any claim in respect of any item regarding construction of the Flat for which we shall have decisive powers.

- 14) You agree and undertake to maintain at your costs the said Flat in a good tenantable repair and condition and shall not do or suffer to be done anything in or on the said building or in the said Flat and common passages which may be against the rule of or bye-laws of the CIDCO or Municipal Corporation of Navi Mumbai and or the Co-operative Societies Act and/or any other authority, nor shall change, alter or make additions in the said Flat in the said building or any part thereof. You shall personally be liable and responsible for any breach of the said provisions.
- 15) You agree that you shall not let, sublet, transfer or assign or part with possession of the said Flat or any part thereof or transfer the benefits of this allotment without previous written consent of the Society. We may give such consent only upon payment of all the dues payable by you to us under this provisional allotment and on payment of transfer charges as may be decided and fixed by us.
- 16) You agree to sign all applications papers and documents and do all such acts, deeds and things as we may require for safe-guarding the interest in the said project.
- 17) You confirm that you have noted the contents of the Society's circular dated 22.4.2002 and that you agree to abide by the terms and conditions laid down in the said circular.
- 18) You agree not to claim any right, title or interest in the said Flat or land till the entire contribution and other payments payable by you hereinabove set out is paid in full.
- 19) You agree that you will directly approach the CIDCO for approval or transfer in your favour and that the Society will co-operative and help in the matter but the society shall not be responsible in any manner whatsoever, if CIDCO does not approve your membership and in that event you shall cease to be member of the society and clause No. 9 of this letter of allotment shall apply ipso-facto.
- 20) Commencing 7 days after notice is given by Society to you that the said premises are ready for use and occupation, you shall be liable to bear and pay the proportionate share (i.e. in proportion to the area of the said Flat) of all outgoings in respect of the said land and building namely local taxes, betterment charges, all other charges and expenses payable

G.P.R.

4. The Transferor hereby declares that the title of the said Flat is clear marketable and free from all encumbrances and reasonable doubts. The Transferor has not done any act and/or transaction concerning the said Flat and/or created any encumbrances of any nature whatsoever.

5. The Transferor hereby agrees and undertakes to indemnify and keep harmless the Transferees against any claim, costs, charges, expenses, litigation, suits and demand of any nature whatsoever in respect of the said Flat and for the due fulfillment of this Agreement.

6. The Transferor shall give all necessary co-operation and assistance that may be required by the Transferees for complete and effectual transfer of the said Flat in favour of the Transferees and shall always assist by way of signing the requisite paper/applications for the purpose of carrying out the intention of this Agreement.

7. The Transferor hereby agrees and undertakes to give all the necessary co-operation as may be required for transfer of the said Flat in favour of the Transferees.

8. The Transferor hereby confirms and declares that there are no other person and/or legal heirs/representatives to stake his claim in the said Flat. In any event, if any persons, body and/or any legal heirs/representative stakes any claim in the said Flat, the Transferor will at his own cost settle the claim with such persons body and/or legal heir/representative without demanding any additional amount from the Transferees.

9. Stamp Duty, Registration charges if any shall be borne and paid by the Transferees alone.

10. Transfer Fees and donation payable to the Society or CIDCO or any other concerned authorities for transfer of the said Flat in favour of the Transferees shall be borne and paid by the Transferees alone.

V. V. Shah
M. V. Shah



प्राप्त १५/०५/२००८

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WHEREAS, the Transferor herein is the member and allottee of the FAM CO.OP. HOUSING SOCIETY LTD., a Society Registered under the provisions of Maharashtra Co-Operative Societies Act 1960, having been allotted Flat No.202 on the Second floor in Building No. 44 admeasuring 528 sq. ft. of Built up area in the building of the said Society constructed on Plot bearing No. 19 & 19A, Sector - 11, Koperkhairne, Navi Mumbai within the limits of Navi Mumbai Municipal Corporation within the Registration District, Sub -District Vashi,

The said allotment of the Flat No. 202 in Building No. 44 is made by the said FAM CHS Ltd. vide its letter of allotment dated 17/09/2003 at the price and on the terms and conditions contained in the said letter of Allotment.

AND WHEREAS, the Transferor has represented that he alone is the allottee and member of the said Flat of the said Society and that his membership has not been terminated.

AND WHEREAS, the Transferor has taken possession of the said Flat from the Society.

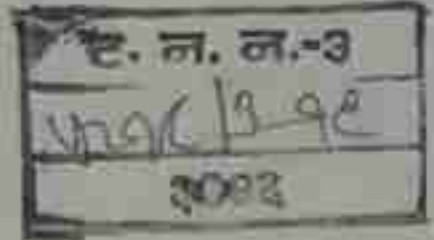
AND WHEREAS, the Transferor has agreed to sell, transfer and assign the said Flat and the shares pertaining thereto unto the Transferees at or for the lumpsum price of Rs. 9,61,000/- (Rupees Nine lacs Sixty One thousands only).

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

1. The Transferor doth hereby sell, transfer, convey and assign all his rights, title and interest in the said Flat No. 202 in Building No. 44 in the FAM CO-OPERATIVE HOUSING SOCIETY LTD., admeasuring 528 sq. ft. of Built up Area situate,

V. K. Shah
M. V. Shah

अनुमोदित है



FAM CO-OPERATIVE HOUSING SOCIETY LIMITED

REGN. NO. NBOM / CIDCO / HSG (OH) / 532 / JTR / 1997-98

120, CENTRAL FACILITY BUILDING, M.A.P.M.C., PHASE-II, MARKET-1, TURBHE,
NAVI MUMBAI-400 703. PHONE : 2765 33 05 / 2766 65 01 EXTN. 5120

Ref. No. :

	<u>Rupees</u>	
a) 5% on obtaining Commencement Certificate and site mobilization	20917.00	✓
b) 25% on Commencement of Plinth work	104588.00	✓
c) 5% on Commencement of 1st Slab	20917.00	✓
d) 5% on Commencement of 2nd Slab	20917.00	✓
e) 5% on Commencement of 3rd Slab	20917.00	✓
f) 5% on Commencement of 4th Slab	20917.00	✓
g) 5% on Commencement of 5th Slab	20917.00	✓
h) 5% on Commencement of 6th Slab	20917.00	✓
i) 5% on Commencement of 7th Slab	20917.00	✓
j) 5% on Commencement of 8th Slab	20917.00	✓
k) 5% on Commencement of Brick work	20917.00	✓
l) 5% on Commencement of Internal Plaster Work	20917.00	✓
m) 4% on Commencement of External Plaster Work	16734.00	✓
n) 5% on Commencement of Flooring Work	20917.00	✓
o) 3% on Commencement of Plumbing & Dado Work	12550.00	✓
p) 3% on Commencement of Electrical Work	12550.00	✓
q) 3% on Commencement of Door / Window Work	12550.00	✓
r) 2% on virtual completion	8376.00	

TOTAL Rs. 418352.00

8) The above price does not include the following expenses and charges in respect of the said Flat, which charges are required to be paid by you on or before the possession or on demanded by the Society, in addition to the price/value of the said Flat.

- a) MSEB Meter charges and Deposits
- b) Water meter charges and deposits thereof.
- c) Property Tax payable to NMMC on Pro-rata Basis.

[Handwritten Signature]