

a Supplementary Agreement in writing duly signed by the parties hereto

**THE SCHEDULE ABOVE REFERRED TO**

All that the Premises being the **Shop No: CJ/Shed, Ground Floor, Pach Rasta, M.G. Road, Mumbai West, Mumbai 400080.** on Ground Floor admeasuring 300 sq. ft (carpet area) of the building and situate at Mulund west Mumbai in the registration sub district of Mumbai.



**PANCH RASTA CO-OP. HSG. SOCIETY LIMITED**  
(CHANDRA DARSHAN)

Reg. No. HSG. / 4615 / 1975

Panch Rasta, M.G. Road, mulund (West), Mumbai -400 080.

Date 06/09/2023

632

CBF. No.

Dilip V. Bhide

Receipt No.

RECEIVED With Thanks form shri /Smt

Shed

Shop No.

Block No. 3853K Rupees Three Thousand and Eight Hundred

A sum of Rs. 3853K Rupees Three Thousand and Eight Hundred

Against our Bill No. 595939 Date 18/23 For 17/23 To 30/4/23

By Cash /Cheque No. 595939 (Subject to Realisation)

For Panch Rasta Co-op. Hsg. Society Limited

Hon. Secretary / Com. Member

**Rs. 3853K**

विला

88=2



मालमत्ता पत्रक

१०२३



तालुका/न. भू. मा. का. -- न. भू. अ. मुलुंड

जिल्हा --

महाराष्ट्र सरकार मुंबई उपनगर जिल्हा

मुलुंड (पश्चिम)

खण्ड क्रमांक

खण्ड क्रमांक

खण्ड क्रमांक

सि.स.नं. ११३३ प्रमाणे

- (१) श्रीमती रमाबाई रामजी - वारसाने]
- (२) श्री विरजी रामजी - वारसाने]
- (३) श्री विठ्ठल रामजी - वारसाने]
- (४) श्री अजुन रामजी - वारसाने]

खण्ड क्रमांक	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कृत
---	---	(H) पोष रस्ता जो-ऑपरेटिव्ह सोसियल iIBF सोसायटी लिमिटेड.  मा. जमाबंदी आयुक्त आणि संचालक भूमि अभिलेख (म. राज्य) पुणे यांचेकडील परिपत्रक क्र. ना. भू. १/मि. प/अक्षरी नोंद / २०१५, पुणे दिनांक १६/२/२०१५ व इकडील आदेश क्र. न. भू. मुलुंड (प) / के. क्र. १४४६ दिनांक २२/७/२०१५ अन्वये केवळ चौकरी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मेळात असलेले मिळकत पत्रिकेवर नमूद अंको क्षेत्र अक्षरी छत्तीस पुणोंक सहा दशांश चौ. मा. दाखल केले.	संज्ञे - १२/१०-०९-२१ न. भू. अ. मुलुंड  ये रस्ता क्र. १४४६ प्रमाणे संज्ञे - २२/७/२०१५ न. भू. अ. मुलुंड

न. भू. अ. मुलुंड  
मुंबई उपनगर जिल्हा

खरी नकल -

श्री. बु. डी. केंद्रे  
- प. भू. ३

वर्ज प्रतीक	२०२३	६०
अनं धार किंवा	२५/१२/२०२३	२
नकल तयारी	३०/१२/२३	६२
नकल	३०/१२/२३	
दारी		

प्रमुख अधिकारी  
भारत भूतपत्र अधिकारी  
मुलुंड

मुलुंड

322/2-17  
1076

Presented at the office of the  
Sub-Registrar of Bombay  
between the hours of 12 AM  
and 1 P.M. on the 3rd MAR  
AD 76 OK deals sanctary  
PANCHALAL INVESTMENT HOUS. SOL. LTD.  
Panch Bazar, Malad (W.)  
BOMBAY-80.

Received fees for:-  
Registration Fee } 50/-  
Photographing }  
Pages }  
Postage } 4-00  
Total Rs. 4-00  
[Signature]  
Sub-Registrar

[Signature]  
Sub-Registrar,  
Bombay



THIS INDENTURE made at Bombay this 28 day of February  
in the Year One thousand Nine hundred and Seventy Six Between  
(1) RAMABAI RAMJI KHERAJ (2) HIRJI RAMJI KHERAJ of Bombay Indian  
Inhabitant for self and as the Karta and Manager of the Joint  
and undivided Hindu family consisting of himself his wife  
Ichhabai his son ASHVIN, and his minor daughter MEENA (3)  
VITHALDAS RAMJI KHERAJ also of Bombay Indian Inhabitant for  
self and as the Karta and Manager of the Joint and undivided  
Hindu family consisting of himself his wife Mukmaniben his  
son Manoj, his ~~son~~ son Dilip his daughter Mangala, his  
daughter Maya, his daughter Nata, his son Suresh, all of being  
major and his minor son Bipin and (4) ARJUN RAMJI KHERAJ  
also of Bombay Indian Inhabitant for self and as the Karta  
and Manager of the Joint and undivided Hindu family consist-  
ing of himself his wife Deviben his major son Kishore, his son  
Kiran and his minor son Hemant, hereinafter called the  
"VENDORS" (which expression shall unless it be repugnant to  
the context or meaning thereof mean and include the members  
for the time being of the said Hindu undivided Families and  
their respective heirs, executors and administrators) of the  
First Part and the said ICHHABAI HIRJI (2) ASHVIN HIRJI and  
(3) MEENA daughter of Hirji Ramji Kheraj the last named be-

P.T.O.

10/3/17  
1076

minor under the age of 18 years by her duly appointed Guardian the said Hirji Ramji (4) HEMINIBEN VITHALDAS (5) MANGI VITHALDAS (6) DILIP VITHALDAS (7) GUNESH VITHALDAS (8) MANGALA daughter of Vithaldas Ramji (9) MAYA daughter of Vithaldas Ramji (10) NITA daughter of Vithaldas Ramji and (11) BIPIN VITHALDAS, the last named being a minor under the age of 18 years by his duly appointed Guardian the said Vithaldas Ramji (12) DEVIBEN ARJUN, (13) KISHORE ARJUN (14) KIRAN ARJUN and (15) NEHANT ARJUN the last named being a minor under the age of 18 years by his duly appointed Guardian the said Arjun Ramji all of Bombay Hindu Inhabitants hereinafter called the "FIRST CONFIRMING PARTIES" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the Second Part, and CHATRABHAI KRISHI BHANUSALI (2) ANSOT VISHVA-NATH KAMAT and (3) NAVINCHANDRA BHAGVANJI DESSAI also of Bombay Hindu Inhabitants hereinafter called the "SECOND CONFIRMING PARTIES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the Third Party and PANCH RASTA CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered under the Maharashtra Co-Operative Societies Act, 1960 hereinafter called "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns) of the Fourth Part;



W H S B B & S :

a) Prior to 26th day of September, 1954 One Ramji Kheraj and the Vendors formed and constituted a Hindu Undivided family and the said Ramji Kheraj as the Karta and Manager thereof was seized and possessed of or otherwise well and sufficiently entitled to the land hereditaments and Premises situate at Malund (West), bearing Plot No. 15

21. Shri Karsantam Jivraj Ghosh
22. " Arjunbhai R. Bhande
23. Smt. Kamaladevi A. Bhande
24. Shri Himabai P. Chheda
25. Smt. Shantabhai G. Bhansali
26. " Hachibai K. Chirwani
27. " Santsaben S. Bhansali
28. Shri Daxabhai K. Thakkar
29. " Shivjiabai S. Joshi
30. Shri Kanchaibhai S. Mehta
31. Shri Mahesh J. Gupta
32. " Bhanu Shankar S. Gupta
33. S. Suresh Krishna S. Kumar
34. Dr. Chandrasekhar M. Rathi
35. Shri Narayan M. Maniar
36. " Vithaldas R. Bhande
37. " Jayalal M. Bhatt
38. " Mahil Grib Jayou Hijat  
Papat
39. " Dilip V. Bhande
40. " Gopinath S. Tiwari
41. " Bhandlal V. Thakkar
42. " Hiralal D. Kanhar J.
43. " Mohanlal D. Katirol
44. " Hiralal D. Gupta
45. " Hiralal D. Girhani
46. " Jitendra S. Bhansali
47. " Harish Chheda

We agree to extend the time to complete the sale hereto till  
18th October, 1975

Yours faithfully,

1. - 2 1/1 1975 21/10/75

2. 1/1 1975

3. 1/1 1975

4. 2/1 1975

Vendora/Landlord

Consence Deep

PLAN OF THE PROPERTY  
BOUNDARY COLOURED RED  
BEARING S. NO. 1000 PT. AMP  
PLOT NO 15 AT MULUND (WEST)  
CONTAINING (1860.55) SQ. YDS. 1.2 (1556.22) SQ. MTS.  
SCALE 40 FT TO AN INCH.



पु. 15 117 NORTH

अ. व. कोमल

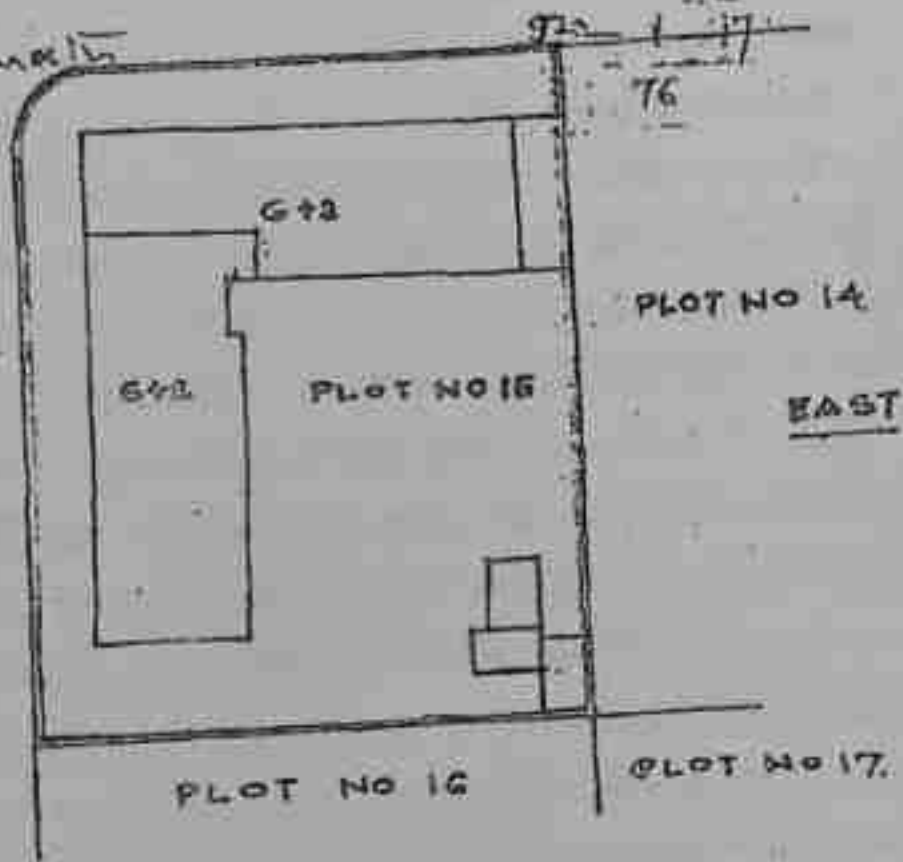
म. प. चहदा

A. V. Komal

M. G. ROAD

WEST

PURSHOTTAM KHERAJ ROAD



SOUTH

*M. P. Chheda*  
m. p. chheda

B.E. CIVIL . M.I.E. F.I.V.  
ARCHITECT-ENGINEER-VALUER  
245 D.N. ROAD FORT BOMBAY.

3 014790

To  
Secretary,

Sub - Declaration relating to ownership of shop

Respected Sir,

We request you to issue letter stating that we are owners of shop since 1965 under Paghadi Caste.  
And later, shop was converted into ownership in 1975, During that period.

Only share certificate was issued and no other documents were executed.

Since I had applied for bank loan against this property

Bank needs this declaration that the said shop does not have any agreement executed

Request you to issue the same at your earliest.

Thanking you,

Yours Faithfully,



*Handwritten signature*



To

9th October, 1975

The Asstt. Registrar,  
Co-Operative Societies,  
Bombay.

Re: Registration of Panch Rasta Co-Operative  
Housing Society Ltd., (Proposed).

Dear Sir

Since the agreement dated 16th June, 1975 made between ourselves of the one part Chatrabhuji K. Bhansali the Chief promoter of the proposed Panch Rasta Co-Operative Reg. Society Ltd., of the other, the tenancies of a few occupants/tenants have been regularised and the final list of the tenants in whose name rent receipts are being/ ~~is~~ as follows: ~~and the respective premises occupied by each of them is as follows:-~~

<u>Sl. No.</u>	<u>Name of tenants</u>
1.	Shri Chatrabhuji K. Bhansali
2.	" Arbet V. Kamath
3.	" Navin B. Desai
4.	" Kalyanji K. Thakkar
5.	" Guankarlar K. Thakkar
6.	" Manikant N. Mehta
7.	" Govindji M. Shah
8.	" Mahendra K. Thakkar
9.	Smt. Gauziben P. Gohil
10.	Shri Narsaiibhai K. Thakkar
11.	Smt. Jashuben N. Shah
12.	" Taraben L. Makwana
13.	<del>Smt.</del> Dhirajbai V. Shah
14.	Smt. Hansaben H. Thakkar
15.	Shri Bikkivchand P. Shah <del>Smt. Bikkivchand P. Shah</del>
16.	Smt. Saraswatiben K. Thakkar
17.	Shri Velji P. Dhare
18.	" Jethalal S. Sejpal
19.	" Harisai D. Ganatra
20.	Smt. Ichhaben H. Bhide

No. of Shares 5

Share Certificate No 1

Member's Register No. 1

**SHARE CERTIFICATE**

**PANCH RASTA CO-OPERATIVE HOUSING SOCIETY LIMITED.**

Panch Rasta, Mulund ( West ), BOMBAY-400 080.]

Registered under the Maharashtra Co-operative Societies' Act 1960 ( Maharashtra Act XXIV of 1961 )  
( Registration No. BOM / HSG / 4615 of 1975 )

This is to Certify that Shri/Smt. Dilip Vithal Phinde is the Registered Holder

of Five fully paid-up Shares of Rupees **FIFTY** each numbered from One to Five inclusive, in Panch Rasta Co-operative Housing Society Ltd., subject to the Bye-laws of the said Society.

Rs. 250/-

Given under the Common Seal of the said Society at Bombay, this 1st day of February 1976



A. W. Kulkarni  
Mg. C. Member

Secretary  
Hon. Secretary

Chairman

अध्यक्ष

(F2) (U2) (7A)

## BILL

**PANCH RASTA CO-OP HSG. SOCIETY LIMITED**

(CHANDRA DARSHAN)

Reg. No. Hsg/4615/1975)

Panch Rasta, M.G.Road, Mulund (West), Mumbai:- 400 080

Unit No. Type	Shop - CJ/Shed	BILL No	780
Name	Dilip Bhinde	BILL Date	15-Oct-23
Period	01/10/2023 To 31/12/2023	Due Date	15-Nov-23

Sr. No.	Particulars	Amount	
		Rs.	Ps.
1	Municipal Tax	194	00
2	Water Charges	1,500	00
3	Maintenance	1,500	00
4	Sinking Fund	59	00
5	Repair Fund	600	00
6	Parking Charges	-	00
7			
8			
	Interest on Arrears		00
	Total Dues for the month	3,853	00
	Arrears		00
	Total Amount Due	3,853	00

**RUPEES THREE THOUSAND EIGHT HUNDRED AND FIFTY THREE ONLY**

Note:- Payment should be made before 31st of the month  
After the due date interest will be charged 21% p.a as per bye laws of the Society  
Please issued Crossed Cheque in the Name of the Society

FOR PANCH RASTA CHS LTD

*[Signature]*  
Secretary

Treasurer

chkd  
595939

VIA  
2023  
15/11/23

**PANCH RASTA CO-OP HSG SOCIETY LTD**

CHANDRA NARAYAN BLDG

Reg. No. HSG. / 4615 / 1975

Chandra Narayan Bldg., Panch Rasta, M.G. Road, Mulund West, Mumbai - 400 080

Ref: \_\_\_\_\_

Date: 26/01/2023

No Objection Certificate

This is to certify that Mr. Dilip Vithaldas Bhide s/o Vithaldas Bhide who is bonafide memb. of our society and rightful owners of, Shop No: C1/Shed, Ground Floor, Panch Rasta CO-OP HSG Society Limited, Panch Rasta, M.G Road, Mulund West Mumbai 400080 and holding Sh. Certificate for the same

We also hereby declare that currently there is no outstanding due to the society

This certificate is issued to Mr. Dilip Vithaldas Bhide on his personal request.

For Panch Rasta CO-OP HSG. Society Limited.

  
(Secretary)

(Chairman)



(Treasurer)

Date: 24th January 2023

Place: Mumbai

