



Saturday, February 05, 2005

11:43:44 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1131

गावाचे नाव धारावी

दिनांक 05/02/2005

दस्तऐवजाचा अनुक्रमांक

बबइ2 - 01123 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:रुपाराम अमराराम पटेल

नोंदणी फी

:-

16550.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

320.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)

एकूण रु.

16870.00

आपणास हा दस्त अंदाजे 11:58AM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक

मुंबई शहर 2 (वरळी)

बाजार मुल्य: 1654065 रु.

मोबदला: 1200000रु.

सह दुय्यम निबंधक

भरलेले मुद्रांक शुल्क: 66500 रु.

मुंबई शहर क्र. २.

देयकाचा प्रकार :चलनाने;

चलन क्रमांक: 37; रक्कम: 16550 रु.; दिनांक: 01/02/2005

रुपाराम पटेल

११/२/०५  
२००५.

Total

Thousand Ft

ब.म.म. - ४३७३-९९-१२०० बुके १०० X २.

प्र  
दुसरी

बृहन्मुंबई महानगरपालिका.  
करनिर्धारण आणि संकलन खाते

तात्पुरती  
A/C-III

PT 2

विभाग

क.सं.क्र.

"For Payee"

31.8.06

दिनांक २००६

N<sup>o</sup> 0061760

प्रति,  
श्री./श्रीमती

BMC EE/SI



महोदय/महोदया,

CN 761

संदर्भ : मालमत्ता विभाग क्र.

मोटरगाडी क्र.

उपरोक्त मालमत्ता-मोटरगाडी प्रित्यर्थ आज राजी भरल्या  
राख-चेकने (रु. 43900/- से ) रु. (अक्षरी)

5 three thousand nine hundred and ninety  
आणि पैसे मात्र ह्या रकमेसंबंधीचे देयक-नि-पावती  
अथवा काही येणे बाकी असल्यास, ती भरल्यावर, आपणास यथा-  
वकाश पाठविण्यात येईल.

१. 19.10.37. 12.-3. 2004.10. 43902/-

२. Ch No 155468 dt 1.9.09

३. ....

४. ....

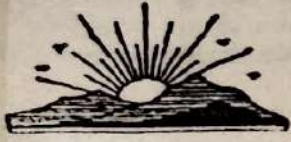
आपला विश्वास

कर निर्धारक आणि संकलक यांच्या  
वि. गु. धनादेश बटण्यासोपेक्ष आवाज स्वीकारित आहे.  
99 23/11/06  
2009.

Share Certificate No. 006

Member's Regn. No. 006

No. of Shares 5



# "SHARE CERTIFICATE"

## SURYANAGARI (S. R. A.) CO-OP. HOUSING SOCIETY LTD.

Khambdeo Nagar, Kala Killa, Sion-Bandra Link Road, Dharavi, Mumbai - 400 017.

Registration no. MUM/(SRA)/HSG/(TC)10608/2001

(Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to Certify that Shri/Smt./M/s. DR. SUNIL BHASKARE is the Registered Holder of LIVE fully paid up shares of Rs. FIFTY each numbered from 26 to 30 both inclusive, in Suryanagari (SRA) Co-op Hsg. Soc. Ltd. Dharavi, Mumbai Subject to the Bye-laws of the said Society given under the common seal of the said society

\_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_ 200



Handwritten signatures and names in Marathi, including 'DR. SUNIL BHASKARE' and 'Treasurer'.

Chairman

Secretary

Treasurer



युन न्यू 5 नवावगा/पालिका  
 का विधान 5 का संशोधन कराने  
 के लिये कायदा करके तथा यद्यपी  
 अधिनियम क्रमांक 10 का संशोधन कराने

अधिकृत विभाग	अनुमति विभाग	आय प्रक	वर्षा 1990
		400	

109269

सूर्य नगरपालिका  
 नवावगा



109269  
 2004  
 2004

विकास क्रमांक	विकास क्षेत्र	विकास नंबर	वर्षा	विकास क्षेत्र	विकास नंबर	वर्षा	विकास क्षेत्र	विकास नंबर	वर्षा
GN-19-1037-12-3	2004+2005	200+10	01/04/2004	1682663	0	0	0	0	0

GN-7611(4)/1501B KHAMBEDEV NAGAR DHARAVI HOUSE WITH SHOPS 'A' WING  
 B R C E E/SI-II/W O GR

विकास क्रमांक	विकास क्षेत्र	विकास नंबर	वर्षा	विकास क्षेत्र	विकास नंबर	वर्षा
01/04/2004-30/09/2004	500900	0	452870	54090		

विकास क्षेत्र		विकास क्षेत्र		विकास क्षेत्र		विकास क्षेत्र		विकास क्षेत्र	
वर्षा	विकास क्षेत्र	वर्षा	विकास क्षेत्र	वर्षा	विकास क्षेत्र	वर्षा	विकास क्षेत्र	वर्षा	विकास क्षेत्र
30.00%	76044	0	28304	0	16983	30+18	13586	811	0.50%
		0	254NR	0	45.00%NR	4057	124NR	3245	1267
		0	3761	0					38022

विकास क्षेत्र	विकास क्षेत्र	विकास क्षेत्र
GN-19-1037-12-3	2004+10	
109269	219498	

43900=00 Payable

विकास क्षेत्र	विकास क्षेत्र	विकास क्षेत्र
01/04/1990	219498	219498

विकास क्षेत्र एवं विकास क्षेत्र आवश्यक आते.

G/N WARD, WILLEN MILL LANE,  
 BEHIND PLAZA DADAR MUMBAI-20

1. विकास क्षेत्र 2. विकास क्षेत्र 3. विकास क्षेत्र 4. विकास क्षेत्र 5. विकास क्षेत्र 6. विकास क्षेत्र 7. विकास क्षेत्र 8. विकास क्षेत्र 9. विकास क्षेत्र 10. विकास क्षेत्र

# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 5

Receipt Date : 25/01/2005

Received From : DUPARAM A PATEL

On Account of : 102-(II)

MMRDA Counter No. : 7

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	655145	25/01/2005		0	66500.00

Bank Name : ABNAYA BANK LTD. (ACB)  
Branch Name : CENTRAL ACCOUNTS OFFICE (CAO)



**DELIVERED**

Case No. :

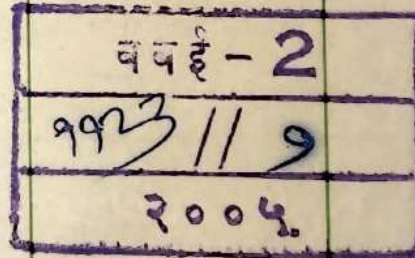
Lot No. :

Lot Date :

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)

**DELIVERED**



Total : :

Rs. : 66500.00 Rupees only Sixty Six Thousand Five Hundred

Cashier / Accountant

Signature / Designation

*[Handwritten signature and stamp]*



## गावाचे नाव : धारावी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,200,000.00  
बा.भा. रु. 1,654,065.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)  
(1) सिटिएस क्र.: 181 वर्णन: विभागाचे नाव - धारावी, सिएस नं 181 पार्ट, फ्लॅट नं 105, पहिला मजला, सुर्यनगरी (एसआरए) को ऑ हौ सो लि, खांबदेव नगर, धारावी मुं 17, उपविभागाचे नाव - 18/122 - भुभाग : पूर्वस मध्य रेल्वे लाईन, पश्चिमेस पश्चिम रेल्वे लाईन, उत्तरेस मुंबई शहराची हद्द, दक्षिणेस हार्बर रेल्वे लाईन.. सदर मिळकत सि.टी.एस. नंबर - 181 मध्ये आहे.  
(1)बांधीव मिळकतीचे क्षेत्रफळ 52.51 चौ.मी. आहे.
- (3)क्षेत्रफळ  
(1)बांधीव मिळकतीचे क्षेत्रफळ 52.51 चौ.मी. आहे.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा  
(1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता  
(1) डॉ सुनिल आनंद भास्करे; घर/फ्लॅट नं: 105 ; गल्ली/रस्ता.:; ईमारतीचे नाव: सुर्यनगरी सोसायटी ; ईमारत नं.:; पेठ/वसाहत: खांबदेव नगर धारावी; शहर/गाव: मुं; तालुका.:; पिन: 17; पॅन नम्बर: -.  
(2) डॉ पद्मा सुनिल भास्करे; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता.:; ईमारतीचे नाव.:; ईमारत नं.:; पेठ/वसाहत.:; शहर/गाव.:; तालुका.:; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता  
(1) रुपाराम अमराराम पटेल; घर/फ्लॅट नं: ए/402 ; गल्ली/रस्ता.:; ईमारतीचे नाव: वैभव सोसायटी खांबदेव नगर ; ईमारत नं.:; पेठ/वसाहत: धारावी; शहर/गाव: मुं; तालुका.:; पिन: 17; पॅन नम्बर: -.  
(2) चंपादेवी रुपाराम पटेल; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता.:; ईमारतीचे नाव.:; ईमारत नं.:; पेठ/वसाहत.:; शहर/गाव.:; तालुका.:; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 25/01/2005  
(8) नोंदणीचा 05/02/2005  
(9) अनुक्रमांक, खंड व पृष्ठ 1123 /2005  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 66480.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 16550.00  
(12) शेरा

12

प्रधानशीर्ष : ००२० सुद्रांक व नोंदणी फी

बोर्ड नं. ६१०२००२००२

नमुना म. को. नि. ६  
[ नियम १२२ पहा ]

१०-१००३-५५०५-५-वि (आम) ७१० (मिळ)

नोंदणी सुविधीयक व सुद्रांक नियंत्रक,  
महासुविधीयक, मुंबई



चलन क्रमांक  
या ठिकाणी कोषागारत / उपकोषागारत भाष्यात आलेल्या पैसा रकमेचे नोंदणी  
भाष्यात स्टेट बँकेमध्ये / भारतीय डिजिटल बँकेमध्ये

विभागीय अधिकार्याने किंवा कोषागाराने भाष्यात	कोषागाराने/उपकोषागाराने/भाष्यात किती रकमेने/ भाष्यात स्टेट बँकेने/दिवाळी स्टेट बँकेने नोंदव्याने
लेख्याचे वर्गीकरण	रकम मिळाली.
विभाग : नोंदणी व सुद्रांक विभाग	सत्ये (अकड्यात)
प्रधानशीर्ष : ००३० सुद्रांक व नोंदणी फी	सत्ये (अधारी)
उपप्रधानशीर्ष : ०३ नोंदणी फी	कोषागार :
गौणशीर्ष : १०४ दस्तऐवजच्या नोंदणीसाठी फी	लेखापत्रक : <b>A</b> भारतीय रिजर्व बँक फोट, मुंबई-४००२०१ शाखण क्र. ३१
सर्वसाधारण वसुली	कोषागार / उपकोषागार मध्ये, मधील किती रकम भरविली
दस्तावेज संकेतांक	दिनांक : <b>- 1 FEB 2005</b>
0 0 3 0 0 1 5 2 0 0	सत्ये मधील रकम
बरोबर आहे, फीचे स्वीकारणे व पावणी घ्यावी.	दिनांक : १६/०२/२००५

दिनांक : **सह दस्तावेज नियंत्रक**  
**मुंबई शहर क्र. २.**

कोषागाराने भाष्यात  
आलेल्या पैसाचे नोंदणी  
आणि  
Amra Ram Patel & others  
A/402 Vaibhav coop Hsg Soc  
Khambelev Nagar, Dharami-1  
भाष्या करणाऱ्याचे नाव  
भाष्या करणाऱ्याचे पत्ता  
दस्तऐवज नोंदणी फी

भाष्या कलेली  
(अधारी) सत्ये **सोळा हजार**  
भाष्या करणाऱ्याचे नाव **पं. म. म. म.**  
दिनांक **01/02/2005**

१२३ १४  
२००५ - २

\* येथे कोषागारत/उपकोषागारत/भाष्यात आलेल्या रकमेची नोंद घ्यावी.

(suspending any work)

10. That the FSI shall not exceed 2.5 based on net area of the plot of the built up area in accordance with the B.M.C. plan approved by the B.M.C. whichever is less.

11. You are requested to ensure that the open spaces and set backs from roads are in accordance with the provisions of the Development Control regulations of B.M.C.

The Commencement Certificate issued to the Society on 10.12.95 should be treated as cancelled and this commencement certificate is issued in respect of drawing No. 1 to 3 Nos. set of drawings duly countersigned is enclosed for your reference.

*[Handwritten Signature]*  
31.3-97  
DIRECTOR  
RGNP/HIADA/Mumbai.



Copy to :-  
Secretary  
M. Engineer (SRA)  
Maid Officer Estate O/North  
Dy. CE/RGNP  
D.I.L.R./RGNP.

बंद - 2
११२३/१ ९३
२००५



by the Director/RGZSNP/MHADA is contravened or not  
with (c) to Director/Rajiv Gandhi Niwara Prakaip is  
that the same is obtained by the applicant through  
or misrepresentation and the applicant and every person  
title through or under him in such an event shall be  
to have carried out the development work in contravention  
section 43 or 45 of the Maharashtra Regional and Town/Plann-  
Act, 1966.

The land vacated in consequence of the set-back  
road widening line shall form part of the public street.

No new building or part thereof shall be occupied  
allowed to be occupied or used or permitted to be used  
by person until occupancy permission has been granted.

This commencement Certificate is valid for a period  
one year from the date hereof and will have to be renewed  
whenever.

This Commencement Certificate is renewable every year  
at such extended period shall in no case exceed three years  
provided further that such lapse shall not bar any  
application for fresh permission under section 44 of the  
Maharashtra Regional and Town Planning Act 1966.

The conditions of this certificate shall be binding  
not only on the applicant but also on his heirs successors  
executors, administrators and assigns and every person  
title through or under him.



वर्क - 2  
993 / 92  
1009

That all the conditions as mentioned in the certificate  
the S.M.C. are complied with.

That the drainage and water supply arrangement shall  
be in accordance with the overall arrangements made by the  
M.C. for the area.

That the plot boundary shall be demarcated through  
the correctness of the plot area determined before

# SURYANAGARI S.R.A. SHAH. GRUH. NIRMAN SANSTHA

(C.S. No. 181)

Reg. No. MUM/(SRA)/HSQ/(TC) 10608/2001

Chambdev Nagar, Kalakilla Road, Sion-Bandra Link Road, Near 90 Feet Road, Mumbai - 400 017.

Ref. No. SOC/INDC/05/01

Date: 04.02.2005



04.02.2005

## To Whom It May Concern:

This is to certify that as per Society records we state as under:-

1. Dr. (Mr.) Sunil Anand Bhaskare & Dr (Mrs.) Padma Sunil Bhaskare are owner of Flat No. 105, 1<sup>st</sup> Floor, at Suryanagari (SRA) Co-op Hsg. Soc. Ltd., Khambdev Nagar, Kala Killa Dharavi, Mumbai 400017.
2. Year of Construction of Building is 2000.
3. Carpet Area of Flat is 471 Sq.Ft.
4. Total floors G+7 with Lift
5. C.S. No. 181 (part) Dharavi Division.

We have No objection to sell this flat to Mr. Ruparam A. Patel & Mrs. Champadevi R. Patel.

This certificate is issued to get Registration of Flat agreement.

Yours faithfully

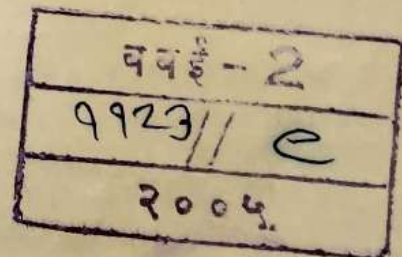


सुर्यनगरी एस.आर.ए.सह.गृह.निर्माण संस्था (सर्वा.)

अध्यक्ष /

*SNBhowe*  
ज. सेक्रेटरी /

खजिनदार



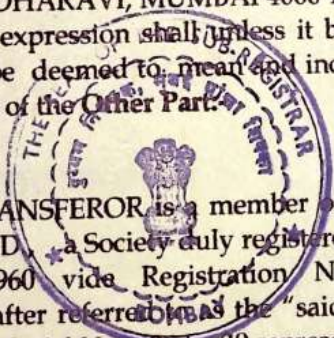
16500/-

बदल - 2  
११/११/२  
२००५.

*Handwritten notes and signatures on the right margin, including "Dr. Sunil Anand Bhaskare" and "Mrs. Padma Sunil Bhaskare".*

### AGREEMENT FOR SALE OF FLAT

This Agreement for sale is made and entered into at Mumbai on 25<sup>th</sup> day of January, 2005, between **Dr. SUNIL ANAND BHASKARE AND Dr. (Mrs.) PADMA SUNIL BHASKARE** both Indian inhabitants, presently residing at Flat No. 105, 1<sup>st</sup> FLOOR, SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. Hereinafter called "TRANSFEROR/s" (Which expression shall unless it be repugnant to the context or meaning hereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **First Part;** AND **Mr .RUPARAM AMRARAMJI PATEL AND Mrs. CHAMPADEVI RUPARAM PATEL** both Indian inhabitant of presently residing at A-402, 4<sup>th</sup> Floor, VAIBHAV CO-OP HSG SOC LTD., KHAMBDEV NAGAR, KALA KILLA, DHARAVI, MUMBAI 4000 17. Hereinafter called the "TRANSFEEER". (Which expression shall unless it be repugnant to the context or meaning hereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **Other Part.**



The TRANSFEROR is a member of SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., a Society duly registered under Maharashtra Co-operative Societies Act, 1960 vide Registration No. MUM/(SRA) /SG/(TC) 10608/ 2001 (hereinafter referred to as the "said society") holding 5 shares of Rs. 50/- each bearing Serial Nos. 26 to 30 represented by Share Certificate No-06.

WHEREAS, The Transferor is the member of said society and absolute owner and has fully seized and possessed the flat, admeasuring about **471 sq. feet Carpet area**, at SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. ( hereinafter referred to as "THE SAID FLAT " ) more particularly described in the schedule here below.

*Signature of Dr. Sunil Anand Bhaskare*

*Signature of Mrs. Padma Devi Bhaskare*

*Signature of the Superintendent of Stamps*  
**BY SUPERINTENDENT OF STAMPS  
BANDRA.**

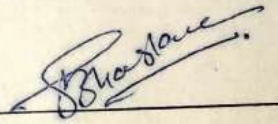
GENERAL STAMP OFFICE  
FORT MUMBAI  
MAHARASHTRA  
R.0066500  
121760  
JAN 25 2005

RECEIPT

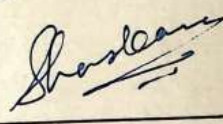
RECEIVED with thanks from MR. RUPARAM AMRARAM PATEL and Mrs. CHAMPADEVI RUPARAM PATEL A sum of Rs. 1,00,000/- (Rupees ONE LAKH ONLY. ) being Part payment for Flat No. 105, 1<sup>st</sup> floor, at SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP. 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. as per sale Agreement executed hereinabove by cash / Cheque No. \_\_\_\_\_ dated \_\_\_\_\_.

WE SAY RECEIVED Rs. 1,00,000/-

Dr. SUNIL ANAND BHASKARE

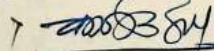


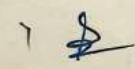
Dr. (Mrs.) PADMA SUNIL BHASKARE

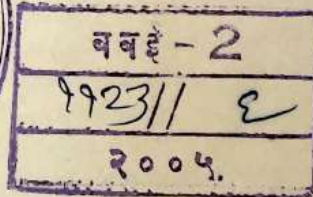


"THE TRANSFEROR"

WITNESS:

1. 

2. 



PLACE: MUMBAL  
DATE:

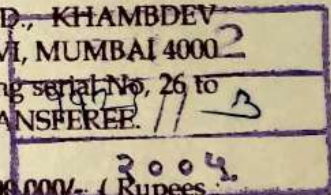
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGRRED BY AND BETWEEN THIS PARTIES HERETO AS FOLLOWS:

The Transferor has purchased the said flat from M/s. PUSHPA CONSTRUCTION CO. vide agreement dated 08<sup>th</sup> March, 1999.

AND WHEREAS the Transferee herein has approached to the TRANFEREE for purchase of the said flat AND WHEREAS the TRANSFEROR agreed to sell all there rights, title and interest in the said flat including the shares to the Transferee for the total Consideration of Rs. 12,,00,000/- (Rupees : TWELVE LAKHS ONLY.) and on the terms and conditions mentioned hereinafter in this agreement.

NOW THIS AGREEMENT FOR SALE WITESSETH AS UNDER:-

1. The Transferor has agreed to sell all the right, title, and interest held by them in respect of the said Flat No.105, 1 st floor, at SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. to the transferee herein for total consideration of Rs. 12, 00,000/- (Rs. Twelve Lakhs Only.)
2. The Transferee has agreed to accept all the rights, titles and interest of the TRANSFEROR in the said share certificate as also in respect of the said flat with all its assets and deposits.
3. The TRANSFEROR doth hereby grant, assign, transfer and assure all his rights, title and interest in the said flat being Flat No.105, 1<sup>st</sup> floor, SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. along with the said 5 shares of Rs. 50/- each bearing serial No. 26 to 30 (both inclusive) by Share Certificate No. 06 to the TRANSFEREE.
4. The Transferee has paid the Transferor a sum of Rs. 1,00,000/- (Rupees One Lacs only.) being part consideration amount for the sale f the said flat. It is further agreed by and between the parties that the balance amount of Rs. 11,00,000/- (Rupees : Eleven Lakhs only) the full & final purchase consideration amount shall be paid by the Transferee within a period of on or before 45 days from the date of first hereina - bove mentioned and the vacant and peaceful possession of the said Flat shall be handed over immediately thereafter simultaneously.
5. The TRANSFEREE shall be entitled to have and hold the said flat for unto and to the use and benefit of the transferee, his heirs, executors, administrators and nominees forever without any charge, demand , interest or lien of the TRANSFEROR or any person /persons claiming through him.

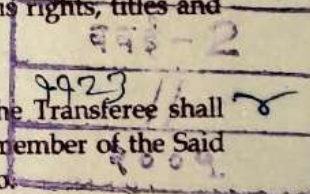
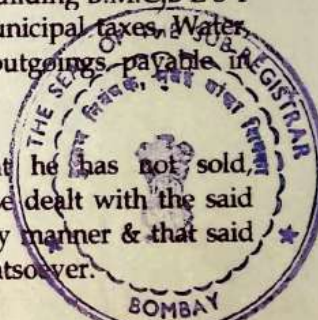


*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

6. TRANSFEREE shall be entitled to apply for the Membership of the said society/and transfer of the said flat and the shares to his name immediately on execution of this agreement. After the full and final payment the Transferor agrees together aforesaid Flat Transferred in the name of the Transferee in the records of the said Society and further agree to assure the Transferee full and absolute and complete transfer of
7. the aforesaid Flat in the name in all concerned records of signing the necessary papers, applications and executing any documents that may be necessary for affecting transfer of the said Flat.
8. Upon the execution of this agreement for sale the Transferor in pursuance of the said Agreement for Sale and in consideration of the price fully paid by the Transferee. Shall deliver to the Transferee the vacant and peaceful possession of the Flat being Flat No.105, 1<sup>st</sup> floor, SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. The said building hereby agreed to be transferred. It is hereby agreed by and between the parties that the Transferor shall hand over all the necessary documents entitled for the ownership and possession of the said flat.
9. The Transferor covenants that he has fully observed and performed all the terms and conditions and has paid to the said Building B.M.C BEST upto / this date all their contributions towards Municipal taxes, Water, Electricity, maintenance and other charges and outgoings payable in respect of the above said flat.
10. The Transferor hereby states and confirms that he has not sold, transferred, mortgaged or encumbered or otherwise dealt with the said flat and his rights, titles and interests therein in any manner & that said flat is free from all encumbrances of any nature whatsoever.
11. The Transferor hereby declares that all his rights, title and interest in the said flat and his membership right in the said Building has not been terminated and or dealt with otherwise and that all his rights, titles and interests are valid upto the date of the Sale Deed.
12. On the payment of the full purchase consideration the Transferee shall after the execution thereof be entitled to become a member of the Said Society hereinafter with all attendants and rights hereto.
13. On transfer of the Transferor interest in the said flat to the name of the Transferee herein by the said society the Transferee will be entitled to have and hold the said for hereto and administrators forever and without any claim, charges, interest, deemed or lien of the Transferor or any person claiming through them but subject to the payment being made to the said Society in respect of the outgoings.
14. On the payment of the full purchase consideration the Transferor undertake to hand over the vacant and peaceful possession of the above said Flat to the Transferee.



✓ Shankar  
✓ Shankar

✓ Shankar  
✓ Shankar

15. Both the parties understand that the consideration amount hereinabove mentioned is for transfer of all the said shares/ownership rights, interest, in the said flat No.08, and also inclusive of all Deposits and Sinking fund etc lying and being at the credit of the TRANSFEROR in the books of the society as on this date of execution of this presents.

In Witness whereof the parties have hereunto set and subscribed their respective hands at Mumbai on the date and year hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

An ownership Flat being Flat No.105, admeasuring 471 sq. feet (Carpet) , on the 1<sup>ST</sup> floor, in the Society SURYANAGARI CO-OP HSG SOC LTD belonging to Dr. (Mr.) SUNIL ANAND BHASKARE & Dr. (Mrs.) PADMA SUNIL BHASKARE Flat No.105, 1<sup>st</sup> floor, SURYANAGARI (SRA) CO-OP HOUSING SOC LTD., KHAMBDEV NAGAR, KALA KILLA, OPP 90 FEET ROAD, DHARAVI, MUMBAI 4000 17. cts No. 181 (PART) - DHARVI Division. and bounded as follows.

ON OR TOWARDS THE SOUTH BY : Bhagyalaxmi Co-op Hsg Soc Ltd  
 ON OR TOWARDS THE WEST BY : Om Datta Co-op Hsg Soc Ltd  
 ON OR TOWARDS THE NORTH BY : 9.00 mts. Wide Road.  
 ON OR TOWARDS THE EAST BY : Akashganga Co-op Hsg Soc Ltd

SIGNED SEALED AND DELIVERED  
 By Within named  
 • "THE TRANSFEROR  
 Dr. Mr. SUNIL ANAND BHASKARE  
 In Presence of .....

1  
 1 y *Sunil Bhaskare*  
 1 \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
 By Within named  
 • "THE TRANSFEROR  
 Dr. Mrs. PADMA SUNIL BHASKARE  
 In Presence of .....

1  
 1 y *Padma Bhaskare*  
 1 \_\_\_\_\_

SIGNED SEALED AND DELIVERED  
 By Within named  
 • "THE TRANSFEREE  
 Mr. RUPARAM AMRARAM PATEL  
 In Presence of .....

1  
 1 y *Ruparam Patel*  
 1 \_\_\_\_\_

क.सं. - 2  
 ११/३/०५  
 २००५.

SIGNED SEALED AND DELIVERED  
 By Within named  
 • "THE TRANSFEREE  
 Mrs. CHAMPADEVI RUPARAM PATEL  
 In Presence of .....



1  
 1 y *Champa Devi*  
 1 \_\_\_\_\_

राजीव गांधी नगर प्रकल्प  
 राजीव गांधी नगर विकास प्राधिकरण  
 RAJIV GANDHI NAGAR PRAKALP  
 RAJIV GANDHI NAGAR  
 RAJIV GANDHI NAGAR HOUSING AND  
 DEVELOPMENT AUTHORITY

महाडा  
 MHADA



Arch/10:17/SR-7/152

Date : 31.3.97.

To,  
 The Architect,  
 MR. H.R. SHENDE,  
 Parnavi Building,  
 BOMBAY.

Sub : Commencement Certificate.

Sir,

With reference to your application No. Nil dated for Grant of Commencement Certificate and Development permission under Section 49 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XX/VII of 1966) to Someshwar Co.op. Soc., Khandeonagar, Dharavi Applicant, to the development work on residential premises of Sale Compound, Street No. 992/199.

House No. - G.S.No. 181 (pt)  
 Village -



992/199 - 2
992/199
2004

The commencement certificate is hereby granted by Rajiv Gandhi Zopadpatti Sudhar Samiti Prakash/MHADA as SPA for Dharavi, on the following conditions.

1. This Certificate is liable to be revoked by the Director/ Rajiv Gandhi Niwara Prakash/MHADA, if (a) granted under this Certificate is not carried out or the user thereof is not in accordance with the sanction plans (b) any of the conditions subject to which the same is granted or any of the restrictions

contd., 2/-

महाडा (११), १११००५१  
 १-१-१११०११-११ टेली: ११०५६३१ आवासीय

\*Griha Nilman Bhavan, 5th Floor, Bandra (East), Mumbai - 400 05\*  
 Phone : 8428331-35, 8426411-15 Telex : 1175629 AWAS IN  
 Post Box No. 8136



05/02/2005  
11:45:58 am

दुय्यम निबंधक:  
मुंबई शहर 2 (वरळी)

दस्त गोषवारा भाग-1

ववइ2

दस्त क्र 1123/2005

94

दस्त क्रमांक : 1123/2005

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: रुपाराम अमराराम पटेल  
पत्ता: घर/फ्लॅट नं: ए/402  
गल्ली/रस्ता:  
ईमारतीचे नाव: वैभव सोसायटी खांबदेव नगर  
ईमारत नं.:  
पेट/वसाहत: धारावी  
शहर/गाव: मुं  
तालुका:  
पिन: 17  
पॅन नम्बर: -

लिहून घेणार

वय 37

सही-रुपाराम पटेल



2 नाव: चंपादेवी रुपाराम पटेल  
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता:  
ईमारतीचे नाव:  
ईमारत नं.:  
पेट/वसाहत:  
शहर/गाव:  
तालुका:  
पिन: -  
पॅन नम्बर: -

लिहून घेणार

वय 33

सही-चंपादेवी



3 नाव: डॉ सुनिल आनंद भास्करे  
पत्ता: घर/फ्लॅट नं: 105  
गल्ली/रस्ता:  
ईमारतीचे नाव: सुर्यनगरी सोसायटी  
ईमारत नं.:  
पेट/वसाहत: खांबदेव नगर धारावी  
शहर/गाव: मुं  
तालुका:  
पिन: 17  
पॅन नम्बर: -

लिहून देणार

वय -

सही

Sunil Anand Bhaskare



4 नाव: डॉ पद्मा सुनिल भास्करे  
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता:  
ईमारतीचे नाव:  
ईमारत नं.:  
पेट/वसाहत:  
शहर/गाव:  
तालुका:  
पिन: -  
पॅन नम्बर: -

लिहून देणार

वय -

सही

Padmashree



सह दुय्यम निबंधक  
मुंबई शहर क्र. २.



दस्त गोषवारा भाग - 2

बबइ2

दस्त क्रमांक (1123/2005)

१२

दस्त क्र. [बबइ2-1123-2005] चा गोषवारा  
बाजार मुल्य : 1654065 मोबदला 1200000 भरलेले मुद्रांक शुल्क : 66500

पावती क्र.: 1131 दिनांक 05/02/2005  
पावतीचे वर्णन  
नांव: रुपाराम अमरगाम पेटेल

दस्त हजर केल्याचा दिनांक : 05/02/2005 11:40 AM  
निष्पादनाचा दिनांक : 25/01/2005  
दस्त हजर करणा-याची सही :

*रुपाराम पेटेल*

16550 : नोंदणी फी  
320 : नकल (अ. 11(1)), कृषि/कन्याची नकल  
(अ. 11(2)).  
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

16870: एकूण

दस्ताचा प्रकार : 25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/02/2005 11:40 AM  
शिक्का क्र. 2 ची वेळ : (फी) 05/02/2005 11:43 AM  
शिक्का क्र. 3 ची वेळ : (कबुली) 05/02/2005 11:45 AM  
शिक्का क्र. 4 ची वेळ : (ओळख) 05/02/2005 11:45 AM

दस्त नोंद केल्याचा दिनांक : 05/02/2005 11:45 AM

दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) श्रीरंग मोतिराम कानडे, घर/फ्लॅट नं: बी/204

गल्ली/रस्ता:

ईमारतीचे नाव: साई आकृती

ईमारत नं:

पेट/वसाहत: खांबदेव नगर धारावी

शहर/गाव: मुं

तालुका:

पिन: 17

2) प्रेमराम, पटेल, घर/फ्लॅट नं:

गल्ली/रस्ता:

ईमारतीचे नाव: सुर्यनगरी

ईमारत नं:

पेट/वसाहत: खांबदेव नगर धारावी

शहर/गाव: मुं

तालुका:

पिन: 17

दु. निबंधकाची सही  
मुंबई शहर 2 (वरळी)

प्रमाणित करणेत येले की, हा  
दस्तामध्ये एकूण.....१६..... पाने आहेत

पुस्तक क्रमांक १, बबई-२.....११२३.....२००५

नोंदळा

दिनांक

11/2004

सह. दुष्पम निबंधक मुंबई शहर-२  
अपीलची सुनावणी करण्या खेरीज  
निबंधकाचे सर्व अधिकार असलेला.

