sundervan co-op.

REGD. NO. TNA/(TNA)/HSG/(TC)/14575/2003. DT.07-06-2003

SUNDERVAN PARK, RAMCHANDRA NAGAR NO.3, OFF, SAMATA NAGAR ROAD, WAGLE ESTATE, THANE-400604

Ref. No.

Date:

Date: 14.01.2016

The Asst. General Manager, The Bharat Co-op Bank (Mumbai) Ltd., Neelam Nagar Bldg No.7 CHS Ltd., Gavanpada, Mulund (E) Mumbai - 400081

Dear Sir,

Re : Re-Confirmation of Bank's Lien Over Unit No. <u>C-502</u>, Situated at <u>C-502</u>, <u>Parijat</u>, <u>Sundervan</u> Park, Devdaya Nagar Road, Panchpakhadi, Thane (w) 400604 Owned by Mr. Krishnat Visnu Deokar & Mrs. Chanda Krishnat Deokar.

We acknowledge receipt of your Letter No. <u>BCB BCB/MUE/LOANS/2341/2016</u> dated <u>January</u> 13, 2016 about the captioned subject.

Accordingly, We Re-Confirm the Bank's Lien on Unit No. C-502, Situated at C-502, Parijat, Sundervan Park, Devdaya Nagar Road, Panchpakhadi, Thane (w) 400604 Owned by Mr. Krishnat Visnu Deokar & Mrs. Chanda Krishnat Deokar. is registered in our society's records

We further inform you that no sale, transfer, sublet, disposal or re-mortgage to any other financial institution or third party will be allowed without the written consent from your bank.

Yours faithfully

(D.G. LONANDKAR)

PARIJAT SUNDERVAN CO-OP HSG. SOCIETY LTD.

SECRETARY





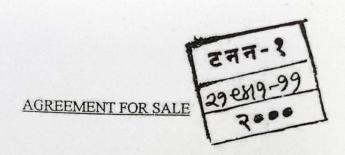
OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



-7.4.00 5 00040

By Twenty hine thousand only

PROPER OFFICER
COLLECTOR OF STAMPS
THANK



THIS INDENTURE OF SALE is made and entered into at Thane Day of April, 2000 BETWEEN MR. ARUNACHALAM IYER, through his Constituted Attorney MRS. LEELA RAMAN IYER, Aged -Adult, Indian Inhabitant of Mumbai, for Self and as C.A. of Shri Raman Arunachalam Iyer, residing at 103, Kailash Dham, G.V. Scheme Road No.4, Mulund (East), Mumbai-400 081, hereinafter referred to as "THE VENDORS" (which terms and expressions shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART A N D MR. KRUSHNATH VISHNU DEOKAR & MRS. CHANDA KRUSHNATH DEOKAR, Both Aged-Adults, Indian Inhabitants of Thane, both residing at Shivkrupa Building, 3rd Floor, Room No.10, Kisananagar No.1, Wagle Estate, Thane - 400 604 hereinafter referred to as "THE PURCHASERS" (which terms and expressions shall unless it be repugnant to the context or meaning thereof

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shall mean and include her heirs, executors, administrators and as the SECOND PART.



WHEREAS the Vendors herein are seized, occupied and possessed of and/or otherwise well and sufficiently entitled to the Flat No.C-502, admeasuring 615 Sq. Ft. Built up area on 5th Floor in the building popularly known as "PARIJAT" at Sundervan Park, lying being and situate at Plot No.464, T. P. Scheme No.1 (Final) at Devdayanagar Road, Panchpakhadi, Thane, hereinafter for the sake of brevity referred to as the "Said Flat" of Village-Panchpakhadi, Taluka & Dist. Thane, in the Registration District and Sub-District of Thane and within the limits of Municipal Corporation of the City of Thane, by virtue of Agreement for Sale dated 7.6.1994 executed by and between the Promoters as Parties of the First Part therein and the Vendors herein as the Parties of the Other Part therein, hereinafter for the sake of brevity referred to as the "Said Agreement for Sale" and as more particularly described in the Schedule hereunder written.

AND WHEREAS the Vendors herein are peacefully occupying, possessing and enjoying the "Said Flat" as owner thereof since the date of its acquisition.

AND WHEREAS in compliance to the terms and conditions of the 'Said Agreement for Sale" the Vendors herein agreed to become the members of the "Proposed Society", to be incorporated and registered under the provisions of Maharashtra Co-Operative Societies Act, 1960 alongwith other flats/shop Purchasers of the Said Building.

AND WHEREAS the Vectors herein have hereby agreed to sell, transfer and convey to the Purchasers and the Purchasers herein have agreed to purchase and acquire from the Vendors all their right, title and



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interest in the Capital Property of the Said Proposed Society in respect of the 'Said Flat', and benefits thereof of the 'Said Flat' along with their absolute right of use and occupation of the same together with all their singular benefits, rights, titles and interests, appurtenants thereto and attached thereto free from all encumbrances together with original fittings, fixtures lying therein and meant for more benefitial enjoyment of the Said Flat of the Said Building, on the terms and conditions mutually agreed by and between the parties hereto, which now they intend to reduce into writing as under:

NOW THEREFORE, THIS INDENTURE WITNESSETH and it is hereby agreed by and between the parties hereto as follows:

The Vendors herein hereby agree to sell, transfer and convey and the Purchasers herein hereby agree to purchase and acquire the Said Flat No. 502, admeasuring 615 sq. ft. Built up area on the 5<sup>th</sup> Floor in "PARIJAT" Building at Sundervan Park lying, being and situate at Plot No.464, T. P. Scheme No.1 (Final) at Devdayanagar Road, Panchpakhadi, Thane, hereinafter for the sake of brevity referred to as the "Said Flat" of Village—Panchpakhadi, Taluka & Dist. Thane, in the Registration District and Sub-District of Thane and within the limits of Municipal Corporation of the City of Thane, alongwith their interest in the Capital Property of the Said Proposed Society in respect of Said Flat and benefits thereof for a lumpsum consideration of Rs.7.99,500/- (Rupees Seven Lakhs Ninety Nine Thousand Five Hundred Only).

2. The Vendors have paid to the Purchasers the Part consideration of Rs.4.00

Lakhs (Rupees Four Lakhs only) vide Cheque No. 143 385 dated

3.4.2000 drawn on The Maratha Mandir Co-Operative bank Ltd.

Kisannagar Branch, Thane, being part consideration on or before execution of this indenture (the payment and receipt whereof the

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Vendors DO and DOTH hereby admit and acknowledge and of and from the payment of the same and every part thereof do hereby release, acquit and discharge the Purchasers forever).

- 3. The Transferees undertake to pay the balance consideration of Rs.3,99,500 /-(Rupees Three Lakhs Ninety Nine Thousand Five Hundred Only) to the Vendors immediately on receipt of the loan from the Financial Institution which shall not be later than 20.5.2000.
- The Vendors undertake to handover the peaceful and vacant possession of the Said Flat along with all original documents pertaining to the same to the Purchasers herein simultaneously with the receipt of the Balance Amount of Rs.3,99,500 /-(Rupees Three Lakhs Ninety Nine Thousand Five Hundred Only) out of the Total Consideration after receipt of the loan amount from the Financial Institution/Bank, hereinafter for the sake of brevity referred to as the "Said Loan" thereby making this Sale absolute and complete in all respect.

The Vendors doth hereby covenant with the Purchasers that the Said Flat agreed to be sold, conveyed and transferred and complete by virtue of this indenture itself simultaneously with the receipt of the balance of Rs.3.99,500 /-, is free from encumbrances of whatsoever nature and the Vendors have absolute power and authority to sell, transfer, convey and deliver the possession of the Said Flat to the purchasers herein.

6. The Vendors hereby declare that they have paid all the Statutory dues to the Promoters of the Said Building and all the concerned authorities from time to time and/or as on the date of execution of this indenture and further declares that if any amount is found due, inculding the Deficit Stamp Duty/Registration Charges of the Said Agreement for Sale from

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Vendors and if any such amount is recovered from the Purchasers, the same shall be made good by the Vendors to the Purchasers and Vendors DO and DOTH hereby agree to indemnify and keep indemnified the Purchasers from payment thereof same being essence of this indenture.

7. The Vendors doth hereby covenants with the Purchasers, that the Purchasers after being put in peaceful occupation and possession of the said Flat along with all original documents pertaining thereof, shall be entitled to quietly and peacefully possess and occupy the said Flat without en let, hindrance, demand, interruption or eviction by the Vendors or any other person/s lawfully or equitably claiming through, under or in trust for the Vendors.

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That the Purchasers shall be entitled to have and to hold the possession, occupation and use of the said flat, with effect from the date of possession which shall be simultaneous with the payment of last installment referred herein above, and shall hold the same unto and to the use and benefit of the Purchasers, their heirs, executors, successors and assigns for ever, without any claim, charge, rights, interest, demands or lien of the Vendors or any person/s claiming through or under the Vendors SUBJECT to payment by the Purchasers of all the taxes, assessment charges, penalties and calls made by the proposed Society, Govt., Revenue or Local Authority in respect of the said flat.

9. The Purchasers doth hereby covenants that save and except, after being put in the peaceful possession of the said flat and documents thereof, shall pay their share of monthly society out goings and shall also become the member of the Said Proposed Society and shall carry out the terms and conditions of the "Said Agreement" herein above referred to and also

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abide by the Bye-laws and rules and regulation of the said proposed society as if the same has been broadly incorporated herein.

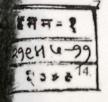
- 10. The Vendors hereby further covenant that they shall co-operate with the Purchasers in getting the said flat transferred in the name of Purchasers under the provisions of the Bye-laws of the Proposed Society and Rules 24 & 25 of the Maharashtra Co-Operative Societies Act, 1961.
- 11. The Vendors hereby declare that vide their notice they have already intimated the Promoters of the Said Building M/s. Sundervan Enterprises of their intentions to transfer their shares and interest in the Capital Property/Said Flat to the Purchasers herein which has been duly received and acknowledged by the Said Promoters in compliance of the provisions of the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964.

The Vendors further declare that pursuant to the above said notice, vide their No Objection letter dated 28.3.2000, the 'Said Promoters' have permitted the Vendors to transfer their shares and interest in the Capital Property/Said Flat to the Purchasers herein in compliance of the provisions of Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964.

The Vendors hereby declare that the Said Flat is not subject to any charge, claim, mortgage, lis-pendens, lien, litigation and the same is free from all encumbrances of whatsoever nature and further declare that neither they have received any notice of acquisition or requisition either from the Government or from any Local Authority in respect of the said Flat and the same is not subject to any attachment before or after judgement in any litigation.

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SAVE AND EXCEPT as aforesaid all the terms and conditions of the said Agreement, Rules, Regulations and Bye-Laws of Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 the proposed society shall be binding on the Purchasers herein as if the same are broadly incorporated in this Indenture.

15. The Vendors hereby agree and confirm that amounts, deposits, premiums, legal charges standing to their credit with the Promoters of the Said Building pertaining to the Said Flat as per their records and books of accounts shall automatically stand transferred to the credit of the Purchasers herein who shall be entitled to the benefits of the same without incurring any further payment/expenses thereof.

The Parties hereto hereby agree that the Vendors and the Purchasers shall bear the Transfer Charges equally and the Purchasers shall bear the Stamp Duty, Registration Charges, incidentals thereof and their Advocate's charges respectively.

The Vendors hereby undertake to obtain the Income Tax Clearance Certificate under the provisions of Section 230A of the Income Tax Act and provide the same to the Purchasers herein so as to enable them to furnish the same the Sub-Registrar of Assurances, Thane.

18. The Vendors agree to sign and execute all forms, applications, declarations, affidavits, etc. and/or any other documents as required under the provisions of the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flats Rules, 1964 and/or Maharahstra Societies Act, 1960 and rules made thereunder to make the title of the Purchasers herein absolute as and when requested/desired by the Purchasers herein and shall also rathain present before the Sub-Registrar of Assurances,

L. V. Del chanda A



Than for lodging and registration of this indenture.

## SCHEDULE ABOVE REFERRED TO

admeasuring 615 sq. ft. Built up area on the 5<sup>th</sup> Floor in "PARIJAT" at Sundervan Park lying, being and situate at Plot No.464, T. P. Scheme No.1 (Final) at Devdayanagar Road, Panchpakhadi, Thane, hereinafter for the sake of brevity referred to as the "Said Flat" of Village-Panchpakhadi, Taluka & Dist. Thane, in the Registration District and Sub-District of Thane.

IN WITNESS WHEREOF the parties hereto have hereunto set and scribed their respective hands on the day and year first herein above written.

SIGNED SEALED AND DELIVERED

by the withinnamed VENDORS

\* I.MR.RAMAN ARUNACHALAM IYER )

2.MRS. LEELA RAMAN IYER for self & )

No.1 above as C.A.in the presence of...

1. Marin

2. d.A. Romalhiani

SIGNED SEALED AND DELIVERED

by the withinnamed PURCHASRS

I.MR.KRUSHNATH VISHNU DEOKAR )

2.MRS.CHANDA KRUSHNATH DEOKAR)

In the presence of

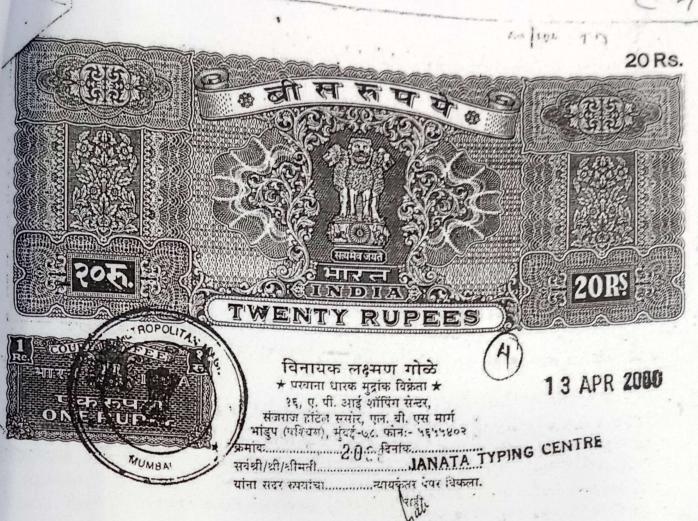
1. Kingy

2. L.A. Ramrakhini

Lulanam

Tranda





#### AFFIDAVIT

I, SHRI.KRISHNATH VISHNU DEOKAR, adult, an Indian Inhabitant of Thane., residing at C-502, Parijat, Sundervan Park, Devdayanagar, Pancha Pakhadi, Thane, do hereby state and declare on solemn affirmation as under :-

परवाना धारक पुद्रांक विक्रेता

1. I say that my actual, proper and correct name is as under:-

#### KRISHNATH VISHNU DEOKAR,

But, due to some oversight and wrongly pronounciation, my name was recorded in the following documents as;

- a) In Agreement for sale- i.e. Krushnath Vishnu
  Deokar;
- b) In Rationing card i.e. Krishna Vishnu Deokar; both names are wrongly mentioned, but the same are belongs to myself only.
- 2. I further states and declares that my exact and correct name is to be treated in future in all the govt. semi-govt. records, as " KRISHNATH VISHNU DEOKAR", and

all other names to be deleted in the existing records;

That I am making this AFFIDAVIT-CUM\_DECLARATION in order to showing my EXACT and TRUE NAME AS: SHRI.KRISHNATH VISHNU DEOKAR, and same to be produced before authorities or legal concerned authorities, for the purpose of banking transaction; of whatsoever nature thereof.

WHATEVER stated hereinabove is true & correct to the best of my own knowledge & belief.

Solemnly affirmed at Mumbai,/ Thane, on this 17 day of April, 2000.

SIGNATURE OF THE DEPONENT AS UNDER: -

Explained, Identified and interpreted by me;

Advocate, High Court.

KRISHNATH V.DEOKAR).
BEFORE ME:

MRS. J. A. AGARWAY
ADVCC/1E H.(H COURT
8/3, Anjana Est. Village Roas
Bhandup (W), Muml.i.-78,
Tel. No. 569-2123.

MUMBAI

Special Metropolitan Magistrata
Mumbai

Share Certificate No. 30 Member's Registration No. 30 - No. Of Shares 5(E)

# SHARE CERTIFICATE

PARIJAT SUNDERVAN CO. OP. HOUSING SOCIETY LIMITED

(Registered under Maharashtra CO-operative Societies Act 1960)

Registration No.: TNA/(TNA)/HSG/(TC)/14575/2003 Date: 7th Jun 2003

KRUSHNATH VISHNU DEOKAR

Is the Registered Holder of S(EINE) fully paid up shares of Rs. FIFTY each numbered from 146 to 150 both inclusive, in PARIJAT SUNDERVAN CO. OP.

HOUSING SOCIETY LTD. Sundervan Park, Ramchandra Nagar No.3, Off Samata Nagar Road, Wagle Estate, Thane - 400604. Subject to the Bye-laws of the said society.

Given under the Common Seal of the said Society at Thane

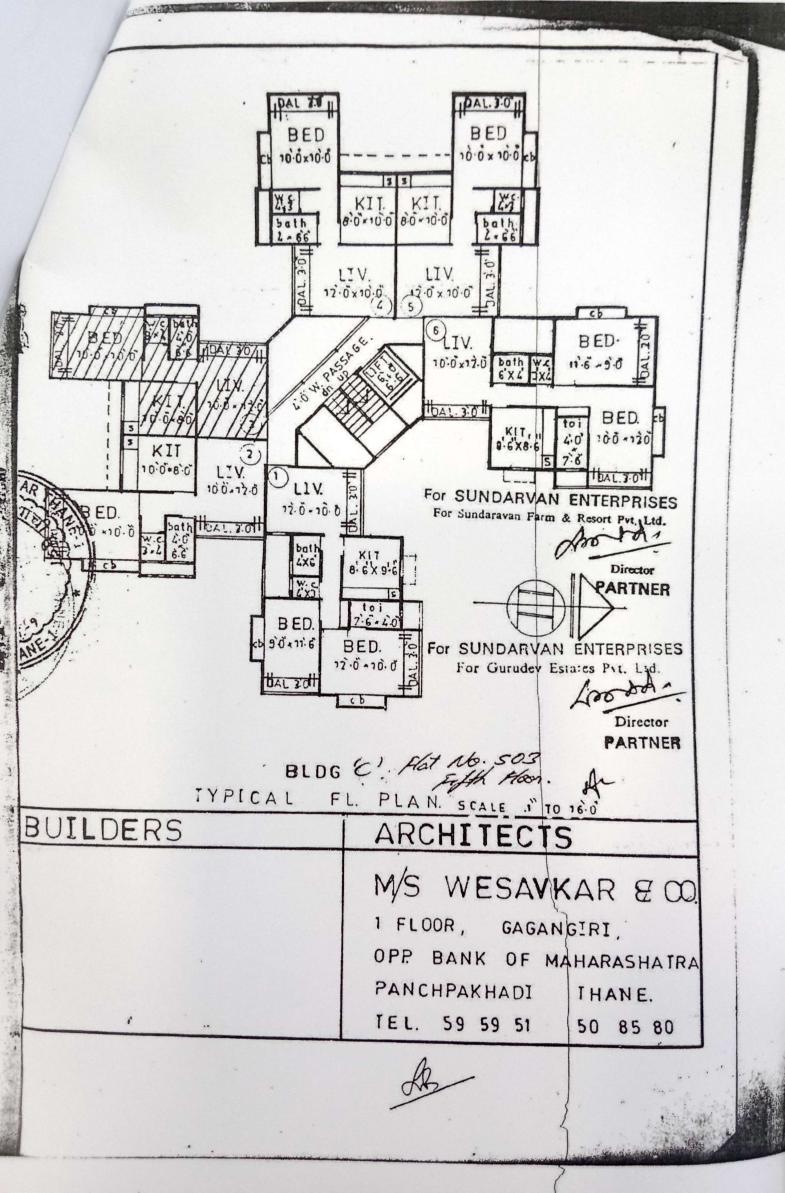
this 18 th day of TUNE 2004

Authorised
M. C. Member

Secretary

Chairman

(P.T.O.)



## FORM No. 2

## THANE MUNICIPAL CORPORATION THANE

	PLANNING ALL
ment Certificate at	PLANNING AUTHORITY

Commencement Certificate No. V.P.No.91/033 TMC/750/C 261 0ate: 23/4/93

Permission is hereby granted, under Section 45 of the Maharashtra Regional & Town Plenning Act, 1966. (Mahareahtra XXXVII of 1966) :-

To.

Shri/Shrif M/S Wesavaker & Co	
To,	(Architect)
20,	(Owner)
Construct proposed butlat	
Construct proposed building on plot	bearing Final
plot No.466 T.P.S.No.1 , at Panchpa) per building permi	hadi, Thane, As
permission V.P. No. 81822	/TMC/TDD/2448/
dated - 13.1.93 ( Up to plinth only )	
SUBJECT TO THE FOLLOWING CONCITIONS	

SUBJECT TO THE FOLLOWING CONDITIONS. VIZ :-

वाम चालू करणंची परवाननी देणपूर्वी अस्तित्वनंतील वर्षकाम तपूर्ण काटन हाक्षे. २) ापर परवान्यापूर्वी रत्त्याचे बाजून गटार बांधण व पावताजी पाण्याचा निवरा तीमिसाठा अतिभेत गटार वांधून ते रहत्याचे गटारास जोडणे. अ। याहत्या वापर परवानका पत्राप्य गार्डन विकासत करणः परवा नगापूर्वा इतियहाक तथरटेशनचे नकाश मेजूर करून ह्याच पार्गान्वत करणे.

प) काम पालू करणेपूर्वी तुपारीत प्रतायास अग्निशामक दलाकडील नाहरकत दावला मादर करणे.

2. This Certificate shall remain valid for a period of one year Communiting on the date of its leave.

PLACE

DATE

picipal Corporation, Thane.

TRUE COPY

ADMINISTRATOR COMMISSIONER
THANE MUNICIPAL CORPORATION.

कर्णाधिकारी कार्यानाथी शिक्षणित विस्त्रीती शासना तासर हेल्या कार्य कार्य विक्रायाची पर मनमी दिली लागार असी ।

वाम करणोती परमानम्हित्यो नूनि जितिहतातील धांबकाम संतूर्ण करण

हाम सालू करण्याची सामनगी देणोपूची नेटागेस सरणो .

क्षांचाते प्रमान्य प्रभाष्ट्री तहर भूबंहर भीवती वंदातंह पाल वात्ते . विवाद परवान्ता पूर्वी रहत्याचे बाजूस गृहार वांचनी व पापशा से पारणा

निवरा डोणोगाठी अंतर्गत गटार बांधन ने रम्ला के गटारात जोहरी . 

मानाच्या धाज्य पचली विंत बांधणो .

ा वापर परधान्या पूर्व भीवादीक ताव रहेगानचे नवांगी गंबूर वस्त ह्या है । ते

श) काम बालू करणी पूर्वी शुवारीत प्रतावास अस्ती मामक दलावडील का उर . दायला ला त दिल्ली .

> की महानगरपानिका, ०१० र गांचे करिता .

