

करल-४		
३८६९	४	४३
२०१६		



x Meenakshi

x Quasran e Sheth

x P. Sheth

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Mumbai, this 22nd
 Day of April 2016 BETWEEN MRS. MEENAKSHI
 RAMASWAMY, age 48 years, an Indian Inhabitant, residing at
 Flat No. C-503, 5th Floor, Asha Nagar Phase II Co-operative Housing
 Society Ltd., Off. P.K. Road, Mulund (West), Mumbai – 400 080,
 hereinafter called "THE TRANSFEROR" (which expression shall
 unless it be repugnant to the context or meaning thereof mean and
 include her heirs, executors, and administrators) of the ONE PART:

b Meenakshi

P Quasran e Sheth

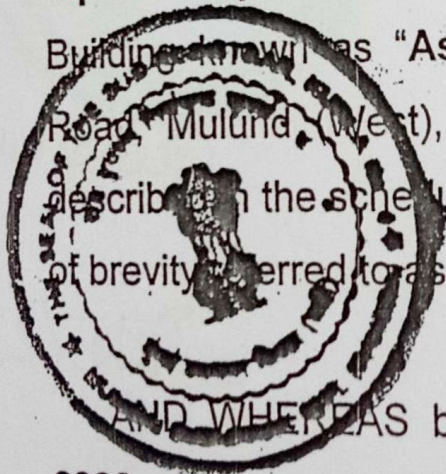
K P. Sheth

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२०१६		

AND

(1) MR. PRASHANT CHAMPAKLAL SHETH, age 37 years, (2) MRS. KOMAL PRASHANT SHETH, age 33 years, both Indian Inhabitant, residing at Flat No. 2103, Vasudev Heights, Mulund Goregaon Link Road, Nahur Village, Bhandup (West), Mumbai-400 078, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS by an Agreement for Sale dated 28th July 2000, registered in the office of Sub-Registrar of Assurances at Kurla under Serial No. BDR-3/2955/2000, for the consideration and on the terms and conditions contained therein, MR. CHITTUR VENKATRAO RAVINDRAN and MRS. USHA RAO, purchased from the Developers, M/S. NIRMAL CONSTRUCTION COMPANY, the Residential premises bearing Flat No. C-503, admeasuring 452 sq. ft. Carpet area or thereabouts, located on the 5th Floor, of Building known as "Asha Nagar Phase II", situated at Off. P.K. Road, Mulund (West), Mumbai - 400 080 and more particularly described in the schedule hereunder written (hereinafter for the sake of brevity referred to as "the Said Flat").



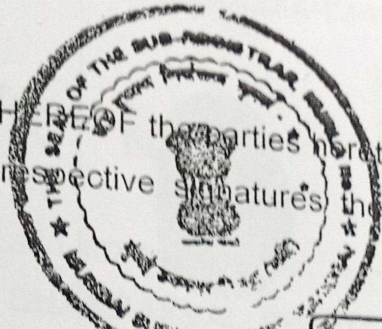
AND WHEREAS by an Agreement for Sale dated 3rd April 2003, registered in the office of the Sub-Registrar of Assurances at Kurla, under Sr. No. BDR-7/02817/2003, for the consideration and on the terms and conditions contained therein and MR. CHITTUR VENKATRAO RAVINDRAN and MRS. USHA RAO sold and transferred the said Flat to MRS. MEENAKSHI RAMASWAMY the TRANSFEROR herein.

Mrs. Meenakshi Ramaswamy

Prashant S. Sheth

K. Sheth

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

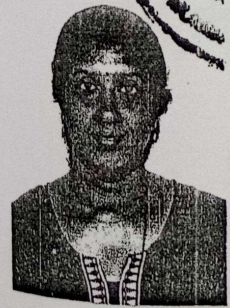
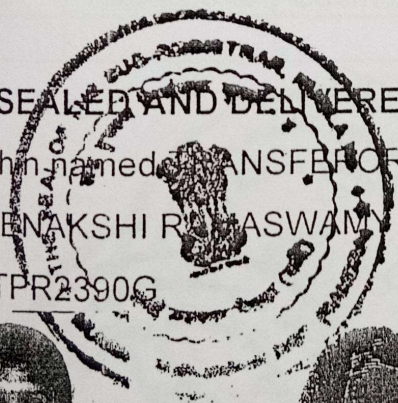


-THE SCHEDULE ABOVE REFERRED TO-

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२०१६ Flat No. 503.		

THE RESIDENTIAL PREMISES measuring 452 sq. ft. Carpet area or thereabouts, located on the 5th Floor, 'C' building of "Asha Nagar Phase II Co-operative Housing Society Ltd", situated at Off. P.K. Road, Mulund (West), Mumbai - 400 080, standing on the Plot of land bearing New C.T.S. No. 551/75 of Village Nahur, Taluka Kurla, District Mumbai Sub-urban, within the limits of 'T' ward of Municipal Corporation of Greater Mumbai. The building is consisting of Ground/Stilt plus Eight upper floors with lift and constructed in the year 2001.

SIGNED SEALED AND DELIVERED
by the within named TRANSFEROR
MRS. MEEBAKSHI R. HASWANI
PAN: ABTPR2390G



Meenakshi

in the presence of

1. *B. H. Babur*
2. *Dayanand G. G. G.*

Share Certificate

Asha Nagar Phase II Co-operative Housing Society Ltd.
Minerva Industrial Estate, Off. P.K. Road, Mulund (W), Mum-80

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

Registration No. MUM/WT/HSG/TC/9515/2006-07 Date 30.08.2006

This is to certify that Shri/Smt./M/s. R. MEENAKSHI

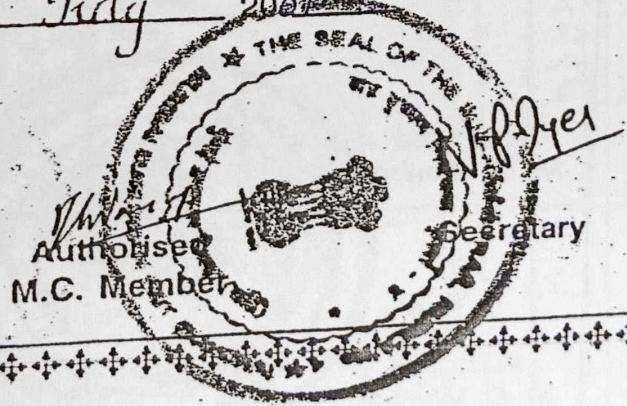
_____ is the Registered Holder of 5 fully paid up share
of Rs. FIFTY each numbered from 256 to 260 both inclusive, in

Asha Nagar Phase II Co-operative Housing Society Ltd., Mulund

subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on Monday

this 16th day of July 2006



[Signature]
Authorised
M.C. Member

[Signature]
Secretary

P.A. Subramanian
Chairman
(P.T.O.)

2006	256	20	53	8-1244
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3
Rota: 3000 (Gen-79, 6.5.95) - Dy. Ch. E. (RP) ES L.P.

VALID UPTO 20-10-99

MUNICIPAL CORPORATION OF GREATER BOMBAY
FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966
No. CE/ 4344 /BPE/S/D.T

COMMENCEMENT CERTIFICATE

27 JAN 1999

To: Shri Dharmosh Jain
CA to owner

करल-8		
3529	20	83
2026		

Sir,

With reference to your application No. 114
dated 22-6-97 for Development Permission and grant of
Commencement Certificate under section 45 and 69 of the Maharashtra
Regional & Town Planning Act 1966, to carry out development and
building permission under section 346 of the Bombay Municipal
Corporation Act, 1888 to erect a building in Building No. 2
on plot No. _____ C.T.S. No. 551/75 Divn/Village/
Town Planning Scheme No. Nahur situated at Road/Street
Mulund (C.W.) Ward T the Commencement Certificate/
Building permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:
 - (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof 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 Municipal Commissioner for Greater Bombay is contravened or not complied with.



True Copy
For Dalania Associates
Architects

Gen-79

(c) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an 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.

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

The Municipal Commissioner has appointed Shri R. S. Hadawale ^{Asstt.} Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 20/10/99

C.C. upto plinth i.e. still slab.

अनुमति		
3589	W	83
202E		

For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

Prabhu
^{Asstt.} Executive Engineer, Building Proposals
(Eastern Suburbs) S & T
FOR

CEI 4344 / EPESIA T

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.
1 JUN 1999

Full C.C. for wing C & D of
Bldg. No-2 as per amended plans
approved on 14-5-99

Prabhu
^{Asstt.} Executive Engineer Building Proposals
Eastern Suburbs (S. & T Ward)



EPESIA T = 9 FEB 2007

as per approved amended plans

Prabhu
Executive Engineer Building Proposals
(Eastern Suburbs.)

DAISARIA ASSOCIATES

O.C
Asha wapas ph II

COPY

Ref.No:370/MUL/92/74

Date: 17th January, 2013

To
The Executive Engineer,
Building proposal E.S,
- Mumbai Municipal Corporation
Vikhroli (West).

Sub: Full Occupation for proposed building No.2 on plot bearing CTS No. 551/75 of
Village Nahur at Mulund West.

Ref: CE/4344/BPEJ/AT

Dear sir,

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२०१६		

With reference to above, I submit herewith the following:

1. A set of completion plan mounted on canvas.
2. Architects certificate as required u/s.353 (A) of BMC Act
3. Architect effective supervision certificate
4. Xerox copy of latest tax bill duly paid.
5. Stability certificate from Structural Engineer along with set of plan.
6. Xerox copy of Lift inspectors NOC
7. Copy of agreement.

In view of above, I request you to grant us full occupation of the building for whz A, B, C & D & oblige.

Thanking you,

Yours faithfully,
For DAISARIA ASSOCIATES

(Manoj V. Daisaria)

Encl: As above.



१२४ JAN २०१३

११, १२, १३, १४, १५, १६, १७, १८, १९, २०

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 4
दस्त क्रमांक : 3861/2016
नोंदणी :
Regn:63m

गावाचे नाव : 1) नाहूर

करारनामा

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1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन :, इतर माहिती: सदनिका नं: सी-503, माळा नं: 5 वा मजला बील्डींग सी, इमारतीचे नाव: आशा नगर फेज 2 को ऑप हाऊ सोसा लि., ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई 400080, इतर माहिती: सदर मिळकतीचे मौजे नाहूर, सि टी एस नं. 551/75, सदनिकेचे क्षेत्र 452 चौ फूट कारपेट म्हणजेच 542.4 चौ फूट बांधीव (C.T.S. Number : 551/75 :))

1) 50.41 चौ.मीटर

1): नाव:-मीनाक्षी - रामास्वाामी वय:-48; पत्ता:-प्लॉट नं: प्लॉट नं. सी-503, माळा नं: 5 वा मजला, इमारतीचे नाव: आशा नगर फेज 2 को ऑप हाऊ सोसा लि., ब्लॉक नं: ऑफ पी के रोड, रोड नं: मुलुंड पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400080 पॅन नं:- ABTPR2390G

1): नाव:-प्रशांत चंपकलाल शेठ वय:-37; पत्ता:-प्लॉट नं. 2103, -, वासुदेव हार्डट्स, मुलुंड गोरेगांव लिंक रोड, नाहूर व्हिलेज, भाडुप पश्चिम, मुंबई, भाडूंप ईण्ड. एस्टाटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400078 पॅन नं:- AAVPS6381D

2): नाव:-कोमल प्रशांत शेठ वय:-33; पत्ता:-प्लॉट नं: प्लॉट नं. 2103, माळा नं: -, इमारतीचे नाव: वासुदेव हार्डट्स, ब्लॉक नं: मुलुंड गोरेगांव लिंक रोड, नाहूर व्हिलेज, रोड नं: भाडुप पश्चिम, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400078 पॅन नं:-ESEPS0628Q

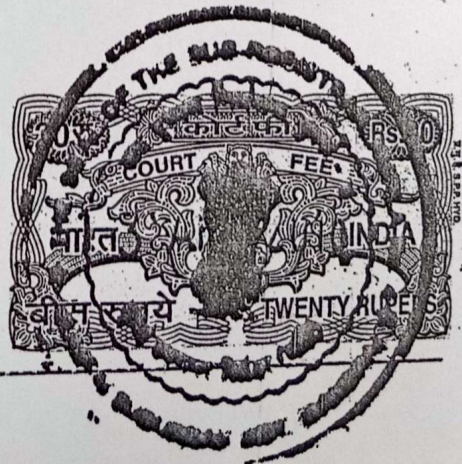
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(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

