

बोरीवली

Tuesday, September 09, 2008

11:44:35 AM

गावाचे नाव

पावती

Original नोंदणी 39 म. Regn. 39 M

पावती क्र.: 8110

दिनांक

09/09/2008

दस्तऐवजाचा अनुक्रमांक

वदर11 - 08115 -2008

दस्ता ऐवजाचा प्रकार

घोषणा पत्र

सादर करणाराचे नावःमंजुलाबेन हंसराज शाह - -

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बाजार मुल्य: 298000 रु.

प्रंबई उपनगर जिल्हा

मोबदलाः 50000 रहायम निवंधक बोरीबली कर.

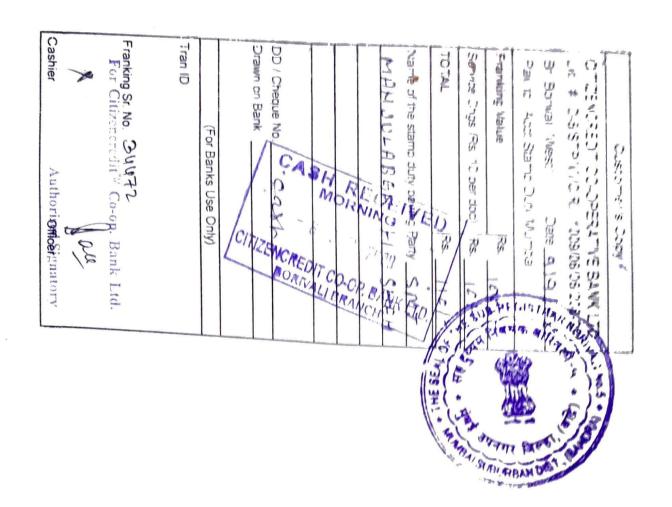
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देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बॅकेचे नाव व पत्ता: स्टेट बॅक ऑ मैसूर बोरीवली प;

डीडी/धनाकर्ष क्रमांक: 052408; रक्कम: 2980 रू.; दिनांक: 08/09/2008

ICTEDED ORIGINAL DOCUMENT



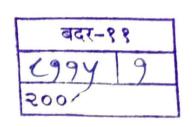
DEED OF DECLARATION

I, SMT. MANJULABEN HANSRAJ SHAH, having address at Flat No. 1, Ground Floor, Building No. 3, Wing- 'B', Krishna Nagar CHS Ltd., situated at Chandavarkar Road, Borivali(W), Mumbai 400 092 hereinafter referred to as "DECLARANT" do hereby state and declare on solemn affirmation as under

I say that by an agreement for sale dated 27th July 1982 made and entered into between 1) M/S R. JITENDRA & Co. AND 2) M/S S. D. SHAH therein called as the party of the One Part and I, SMT. MANJULABEN HANSRAJ SHAH partner of M/S R. JITENDRA & Co. declarant herein called as the party of the Other Part, IP have purchased and acquired a Flat on ownership basis, viz. Flat No. 1, Ground Floor, Building No. 3, Wing- 'B', Krishna Nagar CHS Ltd., situated at Chandavarkar Road, Borivali(W), Mumbai 400 092 more particularly described in the schedule written hereunder (hereinafter referred to as the said flat) Table agreement is enclosed herewith and marked as "Annexure A" (I further agreement that the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale not been in any way tampered with/forged and I take full responsibility for the sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale not been in any way tampered with/forged and I take full responsibility for the sale agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and myself and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and the signature in the said agreement for sale annexed hereto is executed by the party of the One Part and the signature in the said agreement for

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genuineness of the said agreement enclosed herewith)



For Othersewin's Co-op. Bank Ltd.

CITIZENCREDIT CO-OP.
BANK LTD., I.C. COLONY
BORIVII (W).

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Literlate that I have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and or reservation and otherwise and there was no and there is no dispute filed or pending or disposed of in respect of the said flat in any court of law or before any authority of my knowledge, notice (expressed and or implied) and or information

I hereby further declare that based on my said declaration, the concerned Registrar or Assurances has agreed and allowed to enclose the said Agreement tor Sale dated 27th July 1982 with this declaration.

I say that myself and the said party of the other part have complied with all the terms and conditions of the said agreement and the said agreement is valid and subsisting and has not been cancelled or revoked by either of the party.

I declare that all the terms and conditions and covenants of the said agreement are true and correct to the best of my knowledge and belief.

THE SCHEDULE HEREINABOVE REFERRED TO

All that self contained flat on ownership basis being Flat No. 1, Ground Floor, Building No. 3, Wing- 'B', Krishna Nagar CHS Ltd., situated at Chandavarkar Road, Borivali(W), Mumbai 400 092 admeasuring 566 sq. Ft. Carpet area in registration district and sub-district of Mumbai city and Mumbai suburban on land bearing CTS No. 537, of village Taluka Borivali Mumbar sub

Whatever stated herein above is tree and correct to the pest

belief

Solemnly affirmed at Mumbai
On this ______ day of September 2008

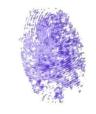
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SMT. MANJULABEN HANSRAJ SHAH

(DECLARANT)

in the presence of

Solvan Gurtu.







27 JUL 1982

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| SHIRS TRATE JAKANA

Tel. 358874

EN Co

MAD''ANI & CO.

15718

सहपत्र नोंद्विण्यांत आलेके नाही.

AGREEMENT FOR SALE

THIS AGREEMENT is amde at Bombay this 27th 1982. BETWEEN (1) M/S. R. JITENDRA & CO., And E(2) M/S both are inhabitants of Bombay hereinafter called (which expression shall unless thesame be repugnish or meaning thereof include the Parntrs for the time being of said firm and the successors and assigns) of the FIRST PART AND (3) SMT. MANJULABEN HANSRAJ Partner of Mys. R.JITENDRA & CO. inhabitant of Bombay hereinafter called "The Purchser" (which expression shall unless to the context or meaning thereof include the partners for the time being of said firm and mit successors and assigns) 12: of the SECOND PART:

WHEREAS by and agreement dated 2.10.1976 made Between M/s. Bonafied Builders a firm or the First Part and the Vendors herein of the Second Part the Vendor as required on what is commonly known as ownership basis, a premises bearing Flat No.1, Building Ho.3, Ground floor, 'B' Wing Krisnna Nagar, Borivali(West) Bombay-400 092.

Councion

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WHEREAS the Vendors are now agreed to sell to the Smt. Manjula. Hansraj Shah partner of M/s.R.Jitendra & Co., all the rights, title ampinterest in respect of the said Flat No.1 which the vendom have agreed to on the terms and conditions agreeable to by and between the parties hereto.

MOW THIS AGREEMENT WITNESSED AND It is nereby agreed by and between parties nereto as under:

The Vendor hereby transfer Sale handed over all the rights, theres and interest along with vascant possession of Salo Flat No.1, Sualding No.3, Ground floor, 'B' Wing at the property known as Krishna Nagar, Borivali(W), Bombay100 092 to the Purchaser for the total consideration of

(Payment and receipt whereof the Vendor and each of them hereby admit and acknowledge) which is includive of share money, society and cable charges.

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.3.0

The vendor hereby declare that the purchaser Smt. Maniula Hansraj Shah is partner of M/s. R. Jitendra & Co. with effect from 24.10.76.

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The Vendor hereby declare that the said Flat No.1 is free from all emcumbrances what so ever and that there is no lein claim, mortgage or charges or any person what so ever further the vendor hereby indemnify the Purchaser from any such ckaim or lein of any Third Party.

the Vendor hereby surrender all their rights, title and interest in respect of the said Flat No.1 in ravour of the purchaser. The Vendor hereby further agree that as and when so required the vendor shall sign all such papers, documents in favour or the Purchases or his nominee.

All the taxes, outgoings etc. upto and inclusive of 31.5.1982 shall be paid and born by the Vendor however all such outgoing as and from 1.6.1982 shall be payable by the Purchaser.

Society's act, 1960, rules made hereunder by laws, regulation policy, tenancy, directive and registrar rules/regulation

and resulation of managing committee of or general body of members or the said society(herein after for breifly purpose referred to as (The said society) and also rules and regulations of the Maharashtra Housing Finance Society Ltd.

The Purchaser agrees and undertake to pay month by contribution towards maintains and other general charges as might be demands by the said society from 1.6.1982 on and and will not commit any sort of default in payant.

8. The Purchaser agrees to join as the members of the second society and submit other documents as and when the second society might call upons

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al Society

9. Withe Vendor has on or before execution of this agreement has handed over to the purchaser all doucment receipt including the original agreement dated 2.10.76 between M/s. Hannania Bonafied Builders and the wendor. The Purchaser has read contents of the said agreement and is aware of the various terms and conditions mentioned therein, the Purchaser agree to abide by all the terms and conditions and requirement in or provided in the said agreement dated 2.10.1976 in same manner in which the Vendor herein has agreed under t said agreement.

10. The Vendor hereby convenient with Purchaser, and he is well and sufficiently entitled and is otherwise seized and possessed to sell assign and convey their right, title and interest the sel Flat No.1 to the Purchaser in the manner hereinafter appearing and that they have complied with all the terms and conditions contained in the said agreement dated 2.10.76 herein before receited and that there is no breach committed by the vendor herein which would prevent the vendor from sellingmthe said Plat No.1 to the Purchaser by this agreement.

11. Save and except as herein contained that neither party shall have any claim against the other in respect of the said Flat No.1, Building No.3, 'B' Wing Krishna Nagar, Borivali(West), Bombay-400

IN WITHESS WHEREOF the Parties hereto have set and subscrib

their respective hands the day year first hereinahove written. Wind

SIGNED SEALED AND DELIVERED by the withinnamed M/S/R DITENDRA &)

CO., and M/S. S.D. SHAH, in the

For R. Sitendra & Co.

Partner

Pos M/s. S. D. SHAH

Partner

Jaliceard: F. Shan

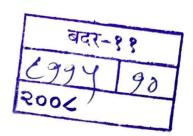
SIGNED SEALED AND D t . withinamed SMT. MANSRAJ, in the pre

RECEIVED wi Purchaser the su thousand one On consieration pa Vendor as herei SIGNED SEALED AND DELIVERED by) t e withinamed SMT. MANJULABEN HANSRAJ, in the presence of 1. Janiceard, F. Dar

RECEIVED with of and from the with named) Purchaser the sum of ; .50,001/- (Rupees fifty thousand one Only) being the full and final consieration payable by the Purchaser to the Vendor as hereinabove stated.

For R. Sitendra & to

For Mis. S. D.



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THE DAWA For S. D. SHAH, BATH W.C. BEAS' BAS' - d - d - N Stronger of Zarfner. L1V 10 x 'S' 7.x.ii 8 N.C. BATH TYDICAL PLOOP DLAN. Ox 4 3 3.55

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"KRISHNA NAGAR" CO-OP HOUSING SOCIETY LTD (REG. NO. BOM/WR/HSG/ (TC)2262/86-87)

TO WHOMSOEVER IT MAY CONCERN
This is to certify that Shri/Smt. Manual bom Hamsber Shah residing in Flat no. 1 wir.g B of Building no. 3 and he/She is/are amember of our society since 1998
As per Society's records the building was constructed by M/s.Bonafide Builders in the year 1975-76.
2] As per Society's records area of the said flat is 566_sq. ft.approx. carpet. 3] The said building no. 3 having three wings, 1840 flats Ground plus floors without lift.
4
FOR KRISI INA NACAR CO-OP HOUSING SOCIETY LIMITED
Hon. Secret of Sub-REGISTRAP BODE
Date: 6 / 9/2008

"KRISHNA NAGAR" Building 2 & 3, Chandavarkar Road, Berivii (West) Mumbaid 100 (



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वाक्काने का व पता

SECRETARY

(NCOBODERO 1/10000)

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व्यान्त्रक कर्राष्ट्रकेच ४ वटनक

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'R/Central' Wa.d, Municipal Market Building, Near Railway Station, SV Rd., Bonvli ('N), Mumbai ¿ 400 092

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क्ष्मांक, सदिनका क्रमांक, इमारतीचे नाव / विंग,सी टी एस. क्र. प्राट क. गावाचे नाव, मार्ग क्र., मार्गाच नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे :

ISHRI CHANDRAKUMAR KARSONDAS ,

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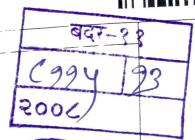
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मीन कमाक नमृद करणे अ**निकर्ण राहील**

'पान व पाने पुत्ताच्या महतीयाची २५ साम तात्काळ सेवा दूरध्वनी क्. १०९८

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करनिर्धारक व सकलक

NAGARC ironover period is in progress. Please bear with

BRIHANMUMBAI MAHANAGARPALIKA

Assessment and Collection Dept WARD BYC CEC

Assessee's Name

: SHRI CHANDRAKUMAR KARSONDAS ;

SECRETARY

Window Ref. No.: COUNTER 3

Receipt No.: 2008ACR00551499

Date: 22-07-2008 Prop. No.: 00266195

SAC No.: RC-09-0068-01-6-0000

RECEIPT NO.:

0432286

1 of 1 Receipts

Bill No. Bill Date Tax Amt. Total Amt. Chq.Dt. Chq.No. MICR Code Cash/Chq Amt. ND+W.Fee+M.Pnlty+G.Pnlty+D.F. Due 200810BIL04045592 01-04-2008 32612 08-07-2008 590710 400164007 32612 0+0+0+0+0 R/CENTRAL WARD Total Total Receipt In Words 32612 Full Payment

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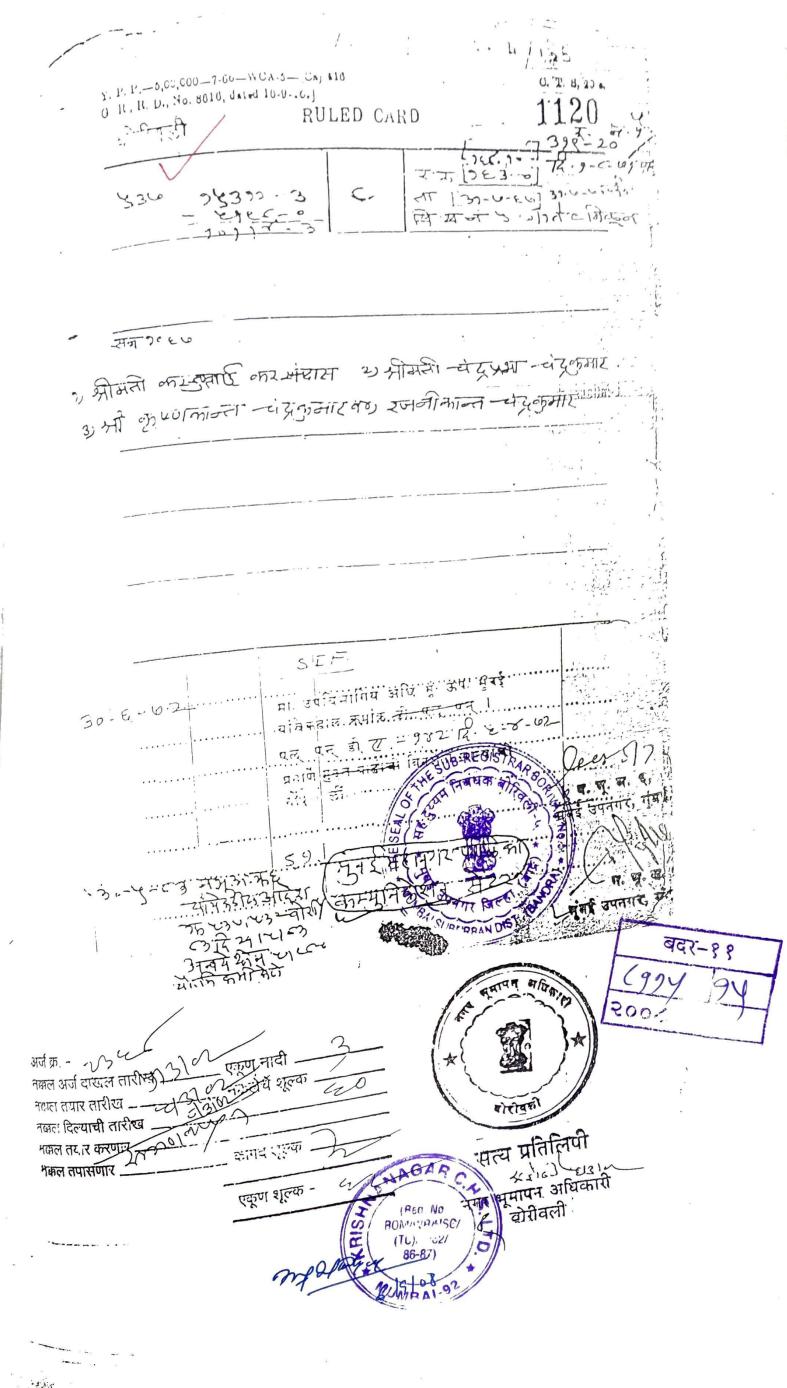
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Cheque Received Subject to Realisation.

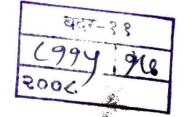


No. of Shares Five ARISHNA NAGAR TO A Chandavarker Road, Borivii (West). BOMBAY-400 092. Co-op. Hou. Soc. Ltd. Registered under Maharashtia Co operative Housing Society Act. 1960 Read No Bom WR/HSQ-[10]/2262-86-87 Dated 10-9-1986 Authorised Share Capital Rs. 410,000'- Davided in to 8200 Shares each of Rs. 50/-THIS IS TO CERTIFY that Shree'Smt. M/s R. Jiterdra &c. & of Bombay is the Registered Shares of Rs. 50/- (Fifty only) fully paid each numbered 321 (inclusive) of "KRISHNA-NAGAR" Co-operative Housing Society nied 16 A. Chandavarkar Road, Borivli (West), BOMBAY - 400 092. Subject to the he Laws of the said society GIVEN under the Common Seal of the said Saciety at Bombay this 275 Bar of Cactober 198>

> बदर-११ (११५ ११ २००८.

MEMORANDUM OF TRANSFERS

	1					
Date of Transfer	No. of Transfer Application	To w	hom Transferred	Ledger Folio	Name of Nomir	nee
5 7 1998		Smt. A	Mangula Hansra Shah	1	KRIGIIA	
		e .	Shan	<i>\rightarrow</i> .		
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A COMMENT		E 80.5			, , , , , , , , , , , , , , , , , , , ,	
128	SUBURBAN DIST					
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दुय्यम निबंधक: सह दु.नि.का-बोरीवली 5

सूची क्र. दोन INDEX NO. II

नांत्रणी करा म

Regn 63 mie

गावाचे नाव : बोरीवली

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप घोषणा पत्र व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणा देतो की पटटेदार ते नमूद करावे) मोबदला रू. 50.000.00

बा.भा. रू. 298,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 537 वर्णनः सदनिका क्र. 1, बिल्डींग नं- 3, विंग-बी, कृष्णा नगर को ऑ ही सोसा लि. चंदावरकर रोड बोरीवली प.मुं-92 (साठेखताचे घोषणापत्र अभिनिर्णीत मुळ दस्त निष्पादन दि. 27/07/82, मु शु रू. 4420/- दंड रू. 300/-) ADJ/1958/97/6436/ दि. 13/1/99

(3)क्षेत्रफळ

(1)63.12 चौ मी बांधीव

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) - - -: घर/फ़लॅट नं: -; 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) मंजुलाबेन हंसराज शाह - -; घर/फ़्लॅट नं: 1, बिल्डींग नं- 3, विंग-बी, कृष्णा नगर को ऑ हौ सोसा लि, चंदावरकर रोड बोरीवली प.मुं-92; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेद/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक

करून दिल्याचा 09/09/2008

(8)

नोंदणीचा

09/09/2008

(9) अनुक्रमांक, खंड व पृष्ठ

8115 /2008

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रू 100.00

(11) बाजारभावाप्रमाणे नोंदणी

ক 2980.00

(12) शेरा

KRISHNA NAGAR CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. BOM / WR / HSG. / TC / 2262 / 86-87)

Krishna Nagar Bldg. No. 2 & 3, Chandavarkar Road, Borivali (West), Mumbai - 400 0

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Bill No: 65 (2008 - 2009)

Shri/Smt: MANJULA H. SHAH

Flat No: 3B - 01

Date: 17/04/2008

Due Date: 01/06/2008

Period: 01/04/08 TO 30/09

SR. NO.	PA	ARTICULA	ARS			Amou
1	Municipal Tax			(1 47	
2	Water Charges					l
3	Maintenance Charges					1
4	Sinking Fund					-1
5	Special Building Repair	Fund				1
6	Parking Charges - Two V	Vheeler				
7	Parking Charges - Four	Wheeler				
8	Cable T. V. Charges					1
9	Drainage Repair Charge	S				1
10	New Water Pump Install		rges			
11	Non-Occupancy Charges					
12	Terrace Usage Charges					
13	Lagal Charges					
		Total				6,
	Add: Arrears					
	Add: Accumulated Interes	est				

d: Accumulated Interest

Interest on Arrears

Grand Total

Note: 1) If default Interest (a) 21 % per annum will be charged on arrears from the date of this Bill as per bye laws.

2) Please pay by A/c. Payee Cheque drawn in favour if "KRISHNA NAGAR CO-OPERATIVE HOUSING SOCIETY LTD. "

For Krishna Nagar Co-operative Housing Society Ltd.

Hon. Secretary / Hon. Treasurer

RECEIPT

RECEIVED FROM Shri/Smt. MANJULA H. SHAH

Date: 29 05 2

By Cheque No./Cash: 822281 (M Cesmo

er Raule 00 Flat No:

Rs. 6420/_ in RART / FULL settlement of the above Bill.

Saucrahtsa

Subject to Realisation of Cheque.

For Krishna Nagar Co-operative Housing Society Ltd.

Hon. Secretary / Hon. Treasurer 21/9/08