

and sweeper's wage, sanitation, additions and alterations, oil painting, colour washing repairs etc., more specifically mentioned in the fifth schedule here-under written and all other outgoings and expenses of and incidental to the management and maintenance of the property. Until the municipal taxes etc. are fixed and the exact amount worked out for each unit the Buyer agrees that from the aforesaid date he shall regularly pay Rs.

(Rupees..... only). every month as advance towards and on account of such and other outgoings and expenses as aforesaid to the Sellers. The Buyer shall indemnify and keep indemnified the Sellers against the aforesaid taxes and other payments and expenses. If on account of failure on part of the Buyer and/or Buyers of any other unit, to pay such proportionate share and if the said authority or authorities concerned take any action for the recovery of the same, the Sellers shall not be liable or responsible for any loss or damages which may be suffered by the Buyers in account of the said action.

30. The Buyer hereby agrees to pay such sum as may be demanded by the Sellers towards maintenances, deposits and other dues including those set out below under this Agreement payable by him as advance before taking possession of the said Unit under this Agreement to the Sellers as and when demanded by the Sellers and in the event of the same being insufficient the Buyer shall pay further amount within 7 days from the Sellers demanding the same without objecting to the same.

31. The said Building shall always be known as "JAY TOWER" and the name of the co-operative Housing society or limited company or association to be formed shall bear the name of "JAY TOWER" as its first name and this name shall not be changed without the written consent of the Sellers.

32. The Buyer shall not let, sublet, sell, transfer, convey mortgage, charge or in any way encumber or deal with or dispose of his unit or assign, underlet or part with his interest under this Agreement or the benefit of this Agreement or any part thereof till all his dues of whatsoever nature owing to the Sellers are fully paid and only if the Buyer has not been guilty of breach of or non-compliance or any of the terms and conditions of this Agreement and until he obtains previous consent in writing of the Sellers.

33. The Buyer shall not use the said unit or permit the same to be used for any purpose whatsoever other than what is prescribed by Bombay Municipal Corporation.

34. The Buyer shall not be entitled to the closing of verandah or balconies or make any alterations or changes in the elevation and outside colour scheme of the Unit to be required by him.

35. The Buyer agree and undertakes on demand to do execute and delivered all acts, deeds, things, matters, documents, letters, writings and papers as may be reasonably required by the Sellers for further better or more perfectly effectuating or preserving the rights and interest of the sellers or for securing the due fulfilment of the provisions thereof.

and registration of the society and also do hereby irrevocably accord his consent to the Sellers for making additions and alterations in the application and all annexures or accompaniments for or in connection with the formation and registration of the society, bye-law or constitution or rules thereof or other papers to be submitted in connection therewith even subsequent to the same being signed or approved by the Buyer as may be required by the authorities concerned or as may be desired by the Sellers to protect the rights and interest of the Sellers and the Buyer agrees to be bound by the said additions and alterations and hereby covenants and undertakes not to take any objection or action in the matter or to do anything whereby the rights and interest of the Sellers may be affected, prejudiced and endangered in any manner or likely so to be. It is clearly understood and agreed that responsibility for the formation and registration of the said society, shall be of the Buyer and other Buyers and not of the Sellers notwithstanding anything done by the Sellers in that behalf. The Buyer further agrees to pay admission fees and share subscription amounts for becoming the member of the said society.

25. The Buyers of all such units shall be admitted by the co-operative society as members of the Society or as shareholders of the company or as member of any other association that may be formed with the same rights and the same benefits and subject to the same obligations as those of the Buyer and other members of such society, company or association as the case may be without any reservations or conditions. No transfer fees premium or any other amount save and except nominal entrance fees, share money and other moneys paid by all the Buyers at the time of formation, shall be charged from such Buyers.

26. The property shall be transferred by the Sellers by causing the Vendors to execute a Deed of Conveyance/assignment of lease and in such document the Sellers shall join as a Confirming Parties transferring the building. In the event of the transfer of the property being effected earlier for any reason whatsoever then in such case all the rights of the Sellers under this Agreement shall be in full force and binding upon the transferee and all its members and such transfer shall always be deemed to be subject to the provisions of this agreement and the Transferee shall not have any better right than the right intended to be granted under this Agreement.

27. All the deposits payable to the Municipal Corporation of Greater Bombay or the B. E. S. T. or B. E. S. Co. for Water connection and electricity charges or permanent deposits in respect of the said Unit which become payable shall be paid or reimbursed to the Sellers by the Buyer.

28. The Buyer shall also pay his proportionate share in respect of the payment made and/or required to be made by way of betterment charges, contribution, municipal taxes, property taxes, rates cess charges and/or other in respect of the said property without raising any objections.

29. The Buyer agrees and binds himself to pay his proportionate share as may be determined by the Sellers of all outgoing in respect of the property, including all Government rates, taxes and charges and Collector's Bills, Electricity and Water deposits, insurance, common lights, watchman

ments, documents and agrees to abide, observe and perform the same so far they are applicable to the said Unit and the Buildings/structures. The Buyer hereby accepts and shall always be deemed to have accepted the title of the said Vendors and the Sellers herein to the said property and agrees not to raise any requisition or objection in connection with and in respect thereto or take any proceedings in connection therewith.

4. The Certificate as to the marketability of the title to the said property is reproduced in the Second Schedule hereunder written. The tenure of the said property is freehold.

5. The Buyer has agreed to acquire a flat No. 401 on the 1st floor in the wing of the building having 4 rooms and a kitchen (hereafter called the unit) for a sum of Rs. 2,00,000/- (Rupees Two Lakhs only). The Buyer shall pay the said Purchase price in the manner set out in the Third Schedule hereunder written. The time for payment of each of the instalments shall be the essence of the contract.

6. Pursuant to a Deed of Right of Way, the Govind Nagar, Co-op. Housing Society Limited, granted a Right of a way to the said D. H. Gora-gandhi, his heirs executors, administrators and nominees from the public road leading to the plot bearing C.T.S. No. 2426, 2418, 2427 and the provision has been made for internal roads passing through the said three plots bearing survey No. 2426, 2418 and 2427, or any of them and also for internal road to the rear Bungalows or Buildings to be constructed on one or more plots. The maintenance of the said internal road and/or access serving all the three plots shall be looked after by the flat purchasers and the ultimate transferee and who shall pay the rent payable to the said Govind Nagar Co-operative Housing Society Limited regularly.

7. The sellers have decided to construct Bungalows on the rear side of the said plot. The sellers may if they think fit and proper, instead of constructing the bungalows on the rear side, may construct a multy storey building by getting the plans sanctioned and the sellers' right to consume the balance of the F.S.I. by constructing three bungalows and/or the building on the rear side of the said property and the said rights shall not be challenged and/or objected by the Buyer herein.

8. Notwithstanding anything stated in this agreement anywhere the Unit agreed to be acquired by the Buyer herein shall be provided with the amenities or the specifications which are set out in the Fourth Schedule hereunder written and that the Sellers shall have right without any reference to the Buyers to vary or modify such amenities specification and the Buyer shall not raise any objection in respect thereof.

9. The Sellers have agreed to sell the Units in a building now under construction on the property described in the First Schedule hereunder written reserving the rights mentioned herein below and necessary provision shall be incorporated in a Deed of Conveyance and the same shall be binding upon the Buyers of the Units.

(a) The Sellers intend to provide a boring for the common benefit of the properties described in the First Schedule hereunder written and

36. Irrespective of disputes, if any arises between the Sellers and the Buyer and/or the said co-operative society all amounts, constructions and deposits including amounts payable by the Buyer to the Sellers under this Agreement shall always be paid punctually by the Buyer to the Sellers and shall not be withheld by the Buyer for any reason whatsoever

37. If the Buyer neglects, omits or fails for any reason whatsoever to pay to the sellers any of the amounts due and payable by the Buyer under the terms and conditions of this agreement (whether before or after delivery of possession) within the time herein specified or if the Buyer in any other way fails to perform or observe any of the covenants and stipulations in his part herein contained or referred to or prevents the Sellers from exercising the Sellers' rights as provided in this agreement then in that event the Sellers shall be entitled to resume possession of the said Unit, and this agreement shall cease and stand terminated and the earnest money already paid by the Buyer to the Sellers shall stand absolutely forfeited to the Sellers and the Buyer shall have no claims for refund or repayment of the said earnest money and the Buyer hereby agrees to forfeit all his right title and interest in the said Unit and under agreement and in such event the Buyer and/or his nominee or nominees shall also be liable to immediate ejection as a trespasser

38. In the event of non-observance or nonperformance of any of the provisions of this Agreement on the part of the Buyer, this Agreement shall at the option of the Sellers come to an end 20% of the price paid up by the Buyer to the Sellers and all rights of the Buyer in respect of the said Unit and the said money shall extinguish and come to an end and the Buyer shall not be entitled to take and shall not take any objection or proceedings or make any claim in respect thereof.

39. The Buyer hereby agrees and confirms that in the event of the Buyer insisting on observance and performance of any of the terms and conditions of this Agreement or for carrying out any requirements and the Sellers unable or unwilling to comply with the same irrespective of the nature of such requisitions, requirements or the obligations, then the Sellers shall have an option to terminate this Agreement and pay back all the amounts paid by the Buyer to the Sellers as provided under the provisions of the Maharashtra Ownership Flats Act and the Buyer shall not be entitled to insist upon and require the sellers to comply with or discharge such requisitions, requirements or the obligations as the case may be.

40. All costs charges, and expenses in connection with the formation of the co-operative housing society or Limited Company or Association as well as the costs of preparing, engrossing stamping and registering all the agreements, including this agreement, conveyance, transfer deeds or any other document or documents required to be executed by the said Vendors and the Sellers or the Buyer or co-operative society as well as the entire professional costs, charges and expenses payable for the same shall be paid by the Buyer immediately on demand. The Buyer shall pay the professional fees in respect of the documents to be made and also in respect of the services rendered or to be rendered by the Seller's Advocates as provided in this clause.

committee or the Buyers as the case may be. In the event of the management being entrusted as provided hereinabove, the rights shall be to manage the said Units and pay the outgoings the same shall not affect the rights of the Sellers provided under this Agreement, nor the such act on the part of the Sellers shall be deemed to be a waiver of the rights of the Sellers under this Agreement.

18. The Buyer is aware that the Sellers shall be paying the maintenance, municipal taxes and all the outgoings in respect of whole of the property for and on behalf of the Buyers of the Units and it shall be the a paramount responsibility and obligation of the Buyer to pay all the outgoings regularly. In the event of the default being committed by the Buyer herein or any of the Buyers of any other units and in such event the Sellers shall not be bound to pay the outgoings for and on behalf of such defaulting person and in the event of any essential supply being disconnected it shall be the responsibility of the Buyer of the Unit and all the Buyers together who shall be deemed to be managers under the provisions of the Maharashtra Ownership Flats Act in respect of the Units in respect of which possession has been given by the Sellers

19. On possession being taken by the Buyer, the Buyer shall not be entitled to make and shall not make any claim, objection contention or proceeding against the Sellers regarding the said building or the said Unit or anything connected therewith the same including defects, quality of construction, materials, additions or alterations etc., and the same if any, shall be treated and deemed to have been extinguished and/or waived.

20. The Buyer of the respective unit shall be entitled to use and occupy their respective unit only.

21. Nothing contained in these presents shall be construed as a grant in law of the said land, hereditaments and premises or any part thereof or of the buildings thereon or the said Unit till the Sellers declare that the said Project is completed.

22. The Sellers shall cause the said property conveyed and/or the leasehold rights assigned to the Society of the Buyers of the various units to be formed under the provisions of the Maharashtra Co-operative Societies Act, 1960 or a limited company or an Association as the case may be and require the Buyer to form a society only on the completion of the said project and before such time the Buyer shall not be entitled to call upon the Sellers to form a society and/or to transfer the said property.

23. Upon all the unit Buyers co-operating and executing necessary papers, the Sellers herein will co-operate with the Buyers to form a co-operative society or a company or Association and submit the property to the provisions of the Maharashtra Apartment Ownership Act or to any other body corporation as the Sellers may think fit and proper (such body is herein referred to as the said society)

24. The Buyers of all units in the said building/structures including the Buyer herein shall form and join in the society the Sellers may determine. The Buyer shall within 7 days of the Sellers calling upon do and execute all acts, deeds, documents and papers for or in connection with the formation

other two properties adjoining to the said property all the properties bearing C.T.S. No. 2426, 2418 and No. 2427. A necessary provision shall be made in a pump room, to draw water from the said boring so as to provide the water to all the said three properties; necessary pipe lines shall be laid down accordingly and that the Buyer of the Unit and other buyers of the other units in all the buildings to be constructed on the property described in the First Schedule hereunder written shall not have any disputes or objections.

- (b) The Sellers have decided to make a provision for the right of way passing over the property described in the First Schedule hereunder written for providing a proper right of way/access to the two adjoining properties including the bearing C.T.S. No. 2426, 2418 and 2427.
- (c) As per sanctioned plan the Sellers propose to construct a multi storey building and/or three bungalows on the rear side of the said property. The Sellers have decided to provide the open space in respect of each of the said bungalows as shown on the plan annexed hereto and the owners of the respective bungalows shall have exclusive sight to use and enjoy the said open space and shall also be entitled to construct a boundary wall. The Buyer herein and the Buyers of other units shall have no right, title or interest over the said open space.

10. In the event of failure of payment of any amount due under this agreement by the Buyer to the Sellers on its respective due dates, this agreement shall come to an end and thereupon 25% of the purchase price shall stand forfeited and the Buyer shall have no claim against the Sellers in respect of the said Unit or the said amount of 25% or shall have no right under this Agreement or any of them and the Sellers shall be entitled to sell the said Unit to any other person or persons and the Buyer shall not take or make any objection, contention, obstruction, claim or any proceedings in that behalf. However, the Sellers shall have an option at their Sole and absolute discretion to treat this agreement as alive and subsisting if payment as aforesaid and unpaid amounts under clause 5 hereof are paid at once together with interest thereon at the rate of 24% per annum from the date of the default till payment. In respect of all payments to be made by the Buyer to the Sellers under this Agreement, time shall be of the essence of the contract. The Sellers shall not be bound to make any demand or give any notice requiring the Buyer to make payment of the amounts due to or to be due under this Agreement and the absence thereof shall not be put forward by the Buyer as an excuse for nonpayment of any amount or amounts on the respective due date.

11. The Buyer admits having taken inspection of all the documents required to be given by the Sellers under the provisions of the Maharashtra Ownership Flats Act and hereby agrees and confirms that the Sellers shall have irrevocable rights for the purposes set out hereinbelow and the Sellers shall be entitled to exercise the same as if the Buyer had given the written prior consent to the Sellers as required under the said Act and with a view to remove any doubts the buyers hereby confess upon the Sellers the right and authority for the purposes set out hereinbelow :-

6. Shower and Gysar in the Bath.
7. Loft over Bath.
8. Kadappa Stone's Kitchen platform with sink drain-board paved with glazed tiles dado of 1'-6".
9. Flush doors for all rooms except W.C., bath and balcony, front door to be french polished with night latch, peep hole, letter device and all other doors to be oil-painted. Fitting and fixtures aluminium and hinges iron oxidised.
10. Teakwood windows oil painted.
11. Electricity with Two Metres-Lighting and Domestic for each block. Terrace and staircase lighting.
12. Electric fittings as follows:

	Light point	Fan point	Plug point	Power point
Living room	1	1	1	1
Bed room	1	1	1	—
Kitchen room	1	1	1	1
Bath room	1	—	—	1 with gysar
W.C.	1	—	—	—
Balcony	1	—	—	—
Passage	1 and one bell.			

13. All electrical wiring on copper alluminium with folded board arrangements.
14. Water Supply: One down take tap in kitchen Wash basin, W.C. and Bath.

THE FIFTH SCHEDULE ABOVE REFERRED TO:

1. The expenses of maintaining, repairing, redecorating etc. of the main structure and in particular the roof, gutters and rain water pipes of the building, water pipe gas pipes and electric wires, in under or upon the building enjoyed or used by the Buyer whether on groundfloor or any other floor in common with the other occupiers of other flats, garages, and the main entrance, passage, landings and structures of the Buildings as enjoyed by the Buyers or used by him in common as aforesaid and the boundry walls of the Building compounds etc.
2. The cost of cleaning and lighting the passage, landings, staircases and other parts of the building enjoyed or used by the Buyer in common as aforesaid.
3. The salaries and or wages of clerks, bill collectors, chowkidars, sweepers etc.

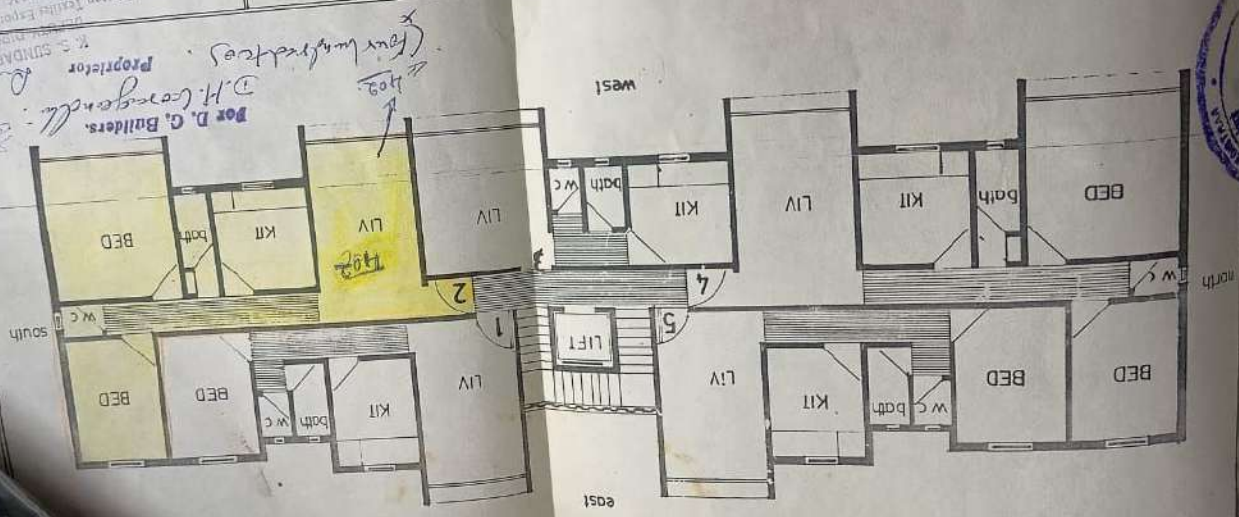
builders
D. G. BUILDERS
Borivli [W]

JAY TOWER

at Govind nagar, Eksar village, Borivli(e)

A. R. MEHTA & ASSOC
Borivli [e]

architect
D. S. SUNDARESAN
Proprietor
D. H. SUNDARESAN
Proprietor



Handwritten notes:
Four bedrooms
Por D. G. Builders
D. H. SUNDARESAN
Proprietor



Agreement for Sale

ARTICLES OF AGREEMENT made at Bombay this 15th day of December in the Christian Year One Thousand Nine Hundred and Eighty... BETWEEN MR. DHANESH H. GORAGANDHI carrying on business under the name and style of MESSRS. D. G. BUILDERS as a sole proprietor at Shop No. 32, Goragandhi Apartment, S. V. Road, Borivli (West) Bombay 400 092, hereinafter called "THE SELLERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the one Part

AND SHRI./SMT. Suresh C. Shah

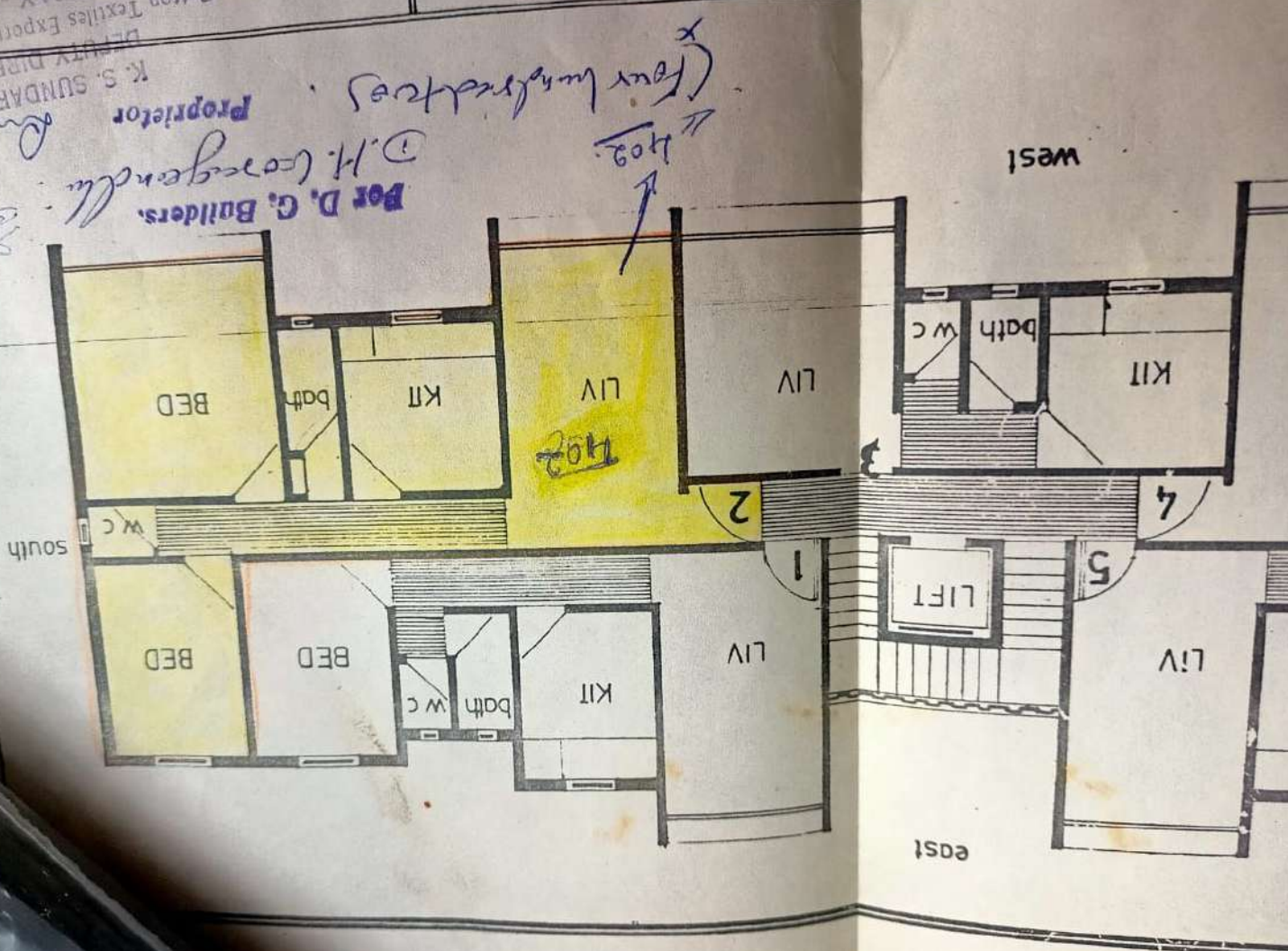
M/s. Cotton Textiles Export Corporation Limited

having his/her address at D/57, Gauram Nagar, D. T. Road, Borivli, Bombay 400092. called "THE BUYER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include, his/her heirs, executors and administrators) of the Other Part :

WHEREAS :

- i) (1) SMT. HIRABAI GANPAT BHANDARI, (2) JAYWANT GANPAT BHANDARI, for self and as Karta and Manager of his H.U.F. and also as father and natural guardian of his minor children (3) BHAMINI JAYWANT BHANDARI, (4) VASUDEO GANPAT BHANDARI, (5) SMT. YASHODA GANPAT BHANDARI, (6) LATA GANPAT BHANDARI (7) BALARAM GANPAT BHANDARI for self and as Karta and Manager of his H.U.F. and as father and natural guardian of his minor children (8) CHHABIBAI ANANT BHANDARI, and (9) SMT. RUKMINI DATTARAM BHANDARI have by an Agreement dated 1st October, 1979 agreed to sell the property bearing survey No. 191, Hissa No. 4 C.T.S. No. 2418 and another property bearing survey No. 191 Hissa No. 8 C.T.S. No. 2426 to the Sellers herein at the price and on the terms and conditions therein set out;

Architect Cotton Textiles Export Promotion
BOMBAY - 400 004.
DEPUTY DIRECTOR,
K. S. SUNDARESAN,
Proprietor
D. H. Corrywall
Por D. G. Builders



No.

TRIPPLICATE

Form No. 14

FORM OF NOMINATION

[Under the Bye-law No. 32]
TO BE FURNISHED IN TRIPLICATE

(APPLICABLE FOR SINGLE / MORE NOMINEES THAN ONE
AND MINOR NOMINEE/S)

Acknowledgment
Copy for
Member

To,
The Secretary,

Jay Towers Co-operative Housing Society Ltd.
Govind Nagar, Sadaulka Lane
Boxivali (West) Mumbai 400 092

Sir,

1. I, Shri/Shrimetti Suresh C. Shah am
the member of the Jay Towers Co-operative Housing Society Ltd., having
address at 402 Jay Towers, Govind Nagar, Sadaulka Lane
Boxivali (West) Mumbai 400 092

2. I hold the Share Certificate No. 12 dated 15.11.2001 Fully paid up *Five / ~~Ten~~ shares
of Rupees Fifty each, bearing numbers from 056 to 060 (both inclusive),
issued by the said society to me.

3. I also hold the Flat/Tenement No. 402 measuring 660 Sq. Meters
in the building of the said society, numbered known as Jay Towers, C.H.S. Ltd.

4. As provided under Rules 25 of the Maharashtra Co-op. Societies Rules 1961, I hereby nominate the
person/s whose particulars are as given below :

Sr. No.	Name/s of the Nominees	Permanent Addresses of the Nominees	Relationship with the Nominator	Share of each Nominee (Percentage)	Date of Birth of the Nominee/s if the Nominee/s is/are a minor
1.					
2.					
3.					
4.					
5.					
6.					

[1] MRS PANNA SURESH SHAH
- as above - Wife 100%

[2]

[3]

[4]

[5]

5. As provided under Section 30 of the Maharashtra Co-op. Societies Act, 1960 and the Bye-laws No. 34
of the Society, I state that on my death, the Shares mentioned above and my interest in the flat/tenement,
the details of which are given above should be transferred to Shri/Shrimati PANNA SURESH

SHAH

the first named nominee, on his/her complying with the provisions of the bye-laws of the society regarding
requirements of admission to membership and on furnishing **Indemnity bond, alongwith the application
for membership, indemnifying the society against any claims made to the said shares and my interest in the
said flat/tenement, by the other nominee/nominees.

* Strike out which is not applicable.

** Indemnity Bond is not required to be furnished in case of a single nominee.

6. As the nominee/s at Sr. No. N.A. is the minor, I hereby appoint
 Shri / Shrimati _____
 As the guardian/legal representative of the minor to represent the minor nominee in matters connected
 with this nomination.

Place : Borivali (Mumbai)

Date :

SEA

Signature of the Nominator Member

Witnesses :

Name and Addressed of Witnesses

(1) Shri / Shrimati Ramesh chandra N Sheth

(1) Signature of the Witness

Address 204, Jay Towers, Govind Nagar

Sakubala Lane, Borivali (West)

R Sheth

(2) Shri / Shrimati Vihes V Shet

(1) Signature of the Witness

Address 201, Jay Tower, Govind Nagar

Sakubala Lane, Borivali. West

V Sheth

Place : Borivali - West

Date :

Hon. Secretary

JAY TOWER CO-OP. HSG. SOC. LTD.

[Signature]
Chairman

[Signature]
Secretary

[Signature]
Treasurer

Co-op. Housing Society Ltd.

dgb

D. G. BUILDERS

Shop No. 32,
Gandhiji Apartment,
S. V. Road, Borivli (W),
BOMBAY-400 092

Dated this 15th 1984 Day of December 1984

M/s. D. G. BUILDERS
SELLERS

AND

Shri, Smt. *[Handwritten Name]*
Address: *[Handwritten Address]*
BOMBAY 400 012. BUYERS

Agreement for Sale

of

FLAT/BUNGLOW GARRAGE

in

"JAY TOWER"

AT GOVIND NAGAR,
SODAWALA LANE, BORIVLI (W),
BOMBAY 400 092.

for

Flat No. 400

Floor 4th

M/s. PRAVIN MEHTA AND CO.
Advocate and Solicitors,
7, Hind Rajasthan Building, 4th Floor,
6th Oak Lane, Fort, Bombay-400 023

to the Sellers full facility assistance and co-operation to enable the Sellers to change the users, to make the said additional storeys which may be constructed by the Sellers and also for the aforesaid purpose to shift the water tanks on the upper floors or floor when so constructed. It is further agreed that if there is any increase in floor space index (F.S.I.) in future the benefit of such increase will always belong entirely to the Sellers to the exclusion of the Buyer and or such society and the Sellers may utilize such increase in the F.S.I. on the said property or elsewhere at their absolute discretion and the Buyer hereby irrevocably consents to the same. The Buyer shall not be entitled to object to any of the aforesaid things or claim any reduction in price of the said unit agreed to be acquired by him or compensation or damage on the ground of convenience or any other ground including loss of air and/or light. The Buyers shall not have any right of easement by way of air, light or otherwise in respect of the said unit or any portion of the said property till Sellers confirm in writing that the said project is completed.

15. The said building is expected to be completed and possession of the said Unit is expected to be delivered on or about ~~1987~~ 1988 unless prevented by or due to any Act of God or Act of State or force-majeures or labour troubles or any litigation or any objection of the Municipal or other authorities or for any reason or circumstances wheresoever beyond the control of the Sellers and in such event the time for completion of the Building and delivery of the possession of the said Unit shall be automatically extended for such further time as the Sellers may determine. Under any circumstances the Buyer shall not be entitled to claim any damages whatsoever on account of delay or default in giving possession of the said Unit.

16. The Buyer agrees to sign and deliver to the Sellers before taking possession of the said Unit and also thereafter all writings and papers as may be reasonably necessary and required by the Sellers including possession letter, electric meter, transfer forms and other papers, necessary and expedient for formation and registration of the Co-operative Society.

17. Until the said property is transferred by the Sellers to the Co-operative Society, by execution of a document of transfer as hereinafter provided and/or possession of the said property is delivered by the Sellers, to the co-operative society and intimation of the same is received by the Buyer from the Sellers, the Buyer shall be bound and liable to pay to the Sellers regularly and punctually all contribution and other amounts to be paid by the Buyer to the Sellers under this Agreement and the Buyer shall not withhold any such payment to the Sellers. However, if the Sellers in their absolute discretion so desire they shall be entitled to entrust the Management of the said property to the said Co-operative society or to the ad-hoc committee for looking after maintenance and management only, including collection and disbursement of contribution from the Buyers of Units in the said Buildings towards Payment of outgoings and expenses referred to herein, then in such event the Sellers shall not be under any obligations or liability to collect the said contribution or to pay the said outgoings and expenses or any of them or be liable for any consequences arising due to delay in payment or non-payment thereof or for any matter concerning maintenance or management of the said property and all responsibilities and liabilities in that behalf shall be of the said co-operative Society or the adhoc

- ii) The Sellers herein has taken possession of both the plots. The Sellers have decided to develop both the plots separately and enter into an agreement for sale of the flats for each plot separately.
- iii) The Sellers have decided to commence construction of the buildings/structures/Bunglows on the said property more particularly described in the First Schedule hereunder consisting of shops, office premises, flats, and garages (the garages shall mean and include covered as well as uncovered and/or open car parking spaces) etc. with a view to sell the same on ownership basis;
- iv) This Agreement for sale is for sale of the Unit mentioned herein has been entered into subject to the terms and conditions of the hereinabove recited documents and the documents mentioned in this agreement and the terms and conditions imposed or as may be imposed by the Municipal Corporation of Greater Bombay or other authorities and also subject to the variations and/or modifications as may be agreed upon by the Sellers with the Vendors or the Municipal Corporation of Greater Bombay or other public authorities from time to time.
- v) The Buyer has agreed to acquire a unit as per the particulars set out herein after in the buildings/structures to be constructed on the said property more particularly described in the First Schedule hereunder written at the price and on the terms and conditions as set out hereinafter.

NOW THESE PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Sellers are proceeding further with the construction of the Buildings on the said property at Borivli, Bombay and more particularly described in the First Schedule hereunder written (hereinafter for brevity's sake referred to as "the said property") in accordance with sanctioned plans and specifications which have been kept at the building site for inspection and which the Buyer has seen and approved and has satisfied himself/herself about the same and agrees that the Sellers shall be entitled to make such variations and modifications in the said Building plans as may be required to be done by the Bombay Municipal Corporation and/or any other authorities concerned and/or by the Sellers themselves.
2. The Buyer has entered into this agreement with the notice of the terms and conditions of the said hereinabove recited agreement for sale of the said property between the Vendors and the Sellers and subject to the terms and conditions that may be imposed by the Municipal Corporation of Greater Bombay and other authorities concerned and also subject to the sellers' right to make the necessary amendments modifications and/or changes in the building plans or the materials and other specifications.
3. The Buyer has been given inspection of all the documents recited herein and also the documents referred to therein and all other papers and documents relating to the title of the said property. The Buyer hereby accepts the Sellers' right to modify the terms and conditions of any of the said Agree-



MAHANAGAR GAS

MAHANAGAR GAS LIMITED

An ISO 9001:2015 and 45001 Certified Company
www.mahanagar-gas.com

Emergency
(Gas Leak, Gas Stop, Fire)
18002669944 (Tollfree)
(022)-68759400
(022)-24012400
☎ 9899 20 3843
(Available 24x7)

SHARAD KUMAR CHATURVEDI
JAY TOWER, GOVIND NAGAR, SOUNDELL LANE
BEHIND HANUMAN TEMPLE, HORNALI, (M) MUMBAI - 400099
BIP No.: 11807423

CA Number : 2100 0013 8582

BILL DATE : 05/02/2024

PERIOD : 22/11/2023 TO 05/02/2024



28/02/2024



Important Information

We thank you for making full payment of ₹1696.00 against the PNGS bill dated 05/12/2023

Opt for paperless invoice by sending SMS to 9229999957 the hard copy for registering your E-mail id please visit <https://www.mahanagar-gas.com/india/india/customer-exp>.

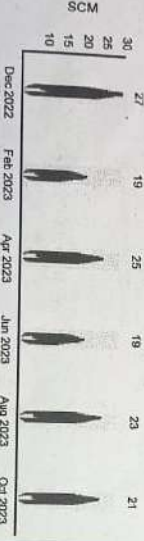
We value your privacy. If you wish to reset your meter reading or generate your bill by 20/02/2024, for this purpose you will require an OMR form which can be downloaded from the last bill.

We have noted the current bill based on the Assessment of the consumption % discount 93.57% against your previous bill applied through NCH has been credited to your account and is shown here.

Gas Consumption Security Deposit ₹ 13269

SALE OF NATURAL GAS		DOMESTIC 34 FT B313	
Gas Consumption SCM (Standard cubic meter)		23.00	
Gas Consumption Charges Rate Per SCM	46.83	1049.48	
MVAAT @3%		31.48	
Arrears		0.00	
Credit Balance/Discount/Rebate		-8.57	
TOTAL CHARGES A		1071.48	
GST Invoice No. 2009072900			
Other Charges		10.00	
Minimum Charges		0.00	
SGST @9%		0.90	
CGST @9%		0.90	
TOTAL CHARGES B		11.80	
TOTAL PAYABLE (A+B)		1083.00	

Meter No.	Previous Reading Actual Date	Closing Reading Assessed Date
6190205066	760 22/11/2023	763 05/02/2024



We are excited to present our PNGS bill in a new format. We at MGL, consistently endeavour to provide unmatched convenience while maintaining simplicity. This changed format will provide you with a clearer presentation of your account & past consumption along with multiple and easy payment options. One more important detail about the new format. A young student and budding artist Aash Sinha from Sir. J. J. Institute of Applied Arts has designed the format.

So do tell us about the change as well as our services at support@mahanagar-gas.com or 9899 20 3843

Thanking you once again for the opportunity to serve you
Team MGL

Declaration

It is hereby certified that Registration Certificate of the Company issued under Maharashtra Value Added Tax Act, 2003 is in force as on date and that the transaction covered under this tax invoice shall be accounted for in the turnover of Sales and the filing of Returns and tax payable on the sale, if any, has been paid or shall be paid.

For Mahanagar Gas Ltd.
Chief Manager - Revenue & Taxation

As per the company policy, Bills are based on assessed basis. Hence, No photo image Printed

Transfer next meter reading date 28/02/2024

PAYMENT SLP/HQUE	
Cheque No.:	Cheque Dt.:
Bank Name/branch:	
CA No. : 2100 0013 8582	Due date: 28/02/2024
Amount Paid: ACH Operative	

Pay through QR (Quick Response) Code

UPI

paytm

Please pay by cheque in favour of Mahanagar Gas LTD CA NO. 2100 0013 8582

Customer Care - 24x7 (022) 6867 4500 & 6156 4500 9899 20 3843

JAY TOWER CO-OP. HOUSING SOCIETY LTD.
 BOMMMR/HSG(TD) 10278/1999-2000 DATED 28/04/1999
 GOVIND NAGAR, OFF. SODAWALA LANE, BORIVALI WEST, MUMBAI 400092

Name **[F-402] MR. SURESH C. SHAH**

BILL

BILL: JANUARY 2024 TO MARCH 2024

Bill No. **107**
 Date **01/01/2024**
 Due Date **31/01/2024**

Sr. No.	Nature of Charges	Amount
1.	MUNICIPAL TAX STILL T	108.00
2.	MAINTENANCE CHARGES	7200.00
3.	WATER CHARGES	900.00
4.	REPAIR FUND	264.00
5.	SINKING FUND	87.00
6.	PARKING CHARGES	1125.00

For NETT/MS payment of
 Society Maintenance

Bank:- Bharat Co-op. Bank
 (Mumbai) Ltd.

A/c No. 000610400000540

IFCS Code:- BCEM0000007

Branch:- Borivali (W)

Total	9684.00
Arrears	0.00
Interest	0.00
Amount Due	9684.00

Rupees **Nine thousand six hundred eighty-four only** Paid on 28.1.24

Notes 1) This Bill should be treated as demand notice under Bye-laws; 2) Convenience charges are for conveyance of land of building
 3) All Cheques must be drawn on bank situated at Mumbai only and in favour of "JAY TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED
 4) All Cheques should reach Treasurer/Secretary on or before due date, else interest shall be charged at 10% p.a.

For JAY TOWER CO-OP. HOUSING SOCIETY LTD.

E & O E
 Chairman / Secretary / Treasurer

[Signature]

Please write Flat No. and name on the reverse of the Cheque

JAY TOWER CO-OP. HOUSING SOCIETY LTD.
 BOMMMR/HSG(TD) 10278/1999-2000 DATED 28/04/1999
 GOVIND NAGAR, OFF. SODAWALA LANE, BORIVALI WEST, MUMBAI 400092

RECEIPT

Receipt No. **86**
 Date **30/10/2023**

Received with thanks from **[F-402] MR. SURESH C. SHAH**
 Sum of Rupees **Nine thousand six hundred eighty-four only**
 By Cheque No. NEFT of Rs. **€ 9684.00**
 Agst B.No. 77 dt. 01/10/23

For JAY TOWER CO-OP. HOUSING SOCIETY LTD.

Rs. **9684.00**

Chairman / Secretary / Treasurer

[Signature]

Subject to Realization of Cheque

1/2018
Chandigarh
in (North)

SHRIAN MURALI NARAYAN APPELLIX
NO. CE/5088/BSII/AR



To: Shri A.R.Mehta,
Architect.

Sub: Permission to occupy the completed prop.
at village Eksar, Govind Nagar, Borivali(W).

Ref: Your letter dtd. 27.5.1987.

SIR,

By direction, I have to inform you that the permission to occupy the completed portion of ~~premises~~ → Stillt + 6 floors, shown by you in the red colour in the plans submitted by you on 27.5.87 is hereby granted. Please note that this permission is without prejudice to action under sec. 575A/471 of B.M.C. Act and subject to the following conditions.

1. That the certificate w/s 270A of B.M.C. Act shall be obtained from A.R.W.N.R/North and a certified copy of the same shall be submitted to this office.
2. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements and no complaint for short supply of water shall be entertained in future.
3. That the Co-Op. Soc. shall be formed and registered within 3 months from the date of issue hereof, or before B.O.C. whichever is earlier.



Yours faithfully,

47701-9/		
992	29	33
2088		

Executive Engineer Bldg. Prop. (WS) 'R'

Copy to: 1. Owner D.H. Ghorasani
2. E.E.V. 3. A.E.W.N.R/N 4. A.A.& C.R/N
5. A.H.S.R.III 6. W.O.R/M 7. Dy. C.E. (D.P.)

for Ex. Eng. Bldg. Prop. (WS) 'R'

SMB/23.12.

10-1975

JAY TOWER CO-OP. HOUSING SOCIETY LTD.
 BOM/M/R/HSG/(TC) 1027/8/1999-2000 DATED 28/04/1999
 GOVIND NAGAR, OFF. SODAWALA LANE, BORIVALI WEST, MUMBAI 400092

Name **[F-402] MR. SURESH C. SHAH** BILL

BILL: JANUARY 2024 TO MARCH 2024

Bill No. **107**
 Date **01/01/2024**
 Due Date **31/01/2024**

Sl. No	Nature of Charges	Amount
1.	MUNICIPAL TAX STILT	108.00
2.	MAINTENANCE CHARGES	7200.00
3.	WATER CHARGES	500.00
4.	REPAIR FUND	284.00
5.	SINKING FUND	87.00
6.	PARKING CHARGES	1125.00

For NEFT/IMPS payment of
 Society Maintenance
 Bank:- Bharat Co-op. Bank
 (Mumbai) Ltd.
 A/c.No.000510400000540
 IFCS Code:- ECBM0000007
 Branch:- Borivli (W)

Total	9684.00
Arrears	0.00
Interest	0.00
Amount Due	9684.00

Rupees **Nine thousand six hundred eighty-four only** *Paid on 28.1.24*

Notes 1) This Bill should be treated as demand under Bye-laws 2) Conveyance charges are for conveyance of land of building.
 3) All Cheques must be drawn on bank situated at Mumbai only and in favour of "JAY TOWER CO-OPERATIVE HOUSING SOCIETY LIMITED
 4) All Cheques should reach Treasurer/Secretary on or before due date, else interest shall be charged at 16% p.a.

For JAY TOWER CO-OP. HOUSING SOCIETY LTD.

E & O E
 Chairman / Secretary / Treasurer *[Signature]*

Please write Flat No. and name on the reverse of the Cheque

JAY TOWER CO-OP. HOUSING SOCIETY LTD.
 BOM/M/R/HSG/(TC) 1027/8/1999-2000 DATED 28/04/1999
 GOVIND NAGAR, OFF. SODAWALA LANE, BORIVALI WEST, MUMBAI 400092

RECEIPT

Received with thanks from **[F-402] MR. SURESH C. SHAH**

Receipt No. **86**
 Date **30/10/2023**

Sum of Rupees **Nine thousand six hundred eighty-four only**
 By Cheque No. NEFT of Rs. ₹ 9684.00
 Agst B.No. 77 dt. 01/10/23

Rs. **9684.00**

For JAY TOWER CO-OP. HOUSING SOCIETY LTD.

Subject to Realization of Cheque
 Chairman / Secretary / Treasurer *[Signature]*

BHIMAN MURAI HANMAGARAJLIK
 NO. CE/5088/BSIT/AE



TO: **Shri A.R. Mehta,**
 Architect.

Sub: Permission to occupy the completed prop.
 Bldg. on C.R.S. No. 2426, S.No. 191, H.No. 8
 at village Ekser, Govind Nagar, Borivoli (W).
 Ref: Your letter dtd. 27.5.1987.

Sir,

By direction, I have to inform you that the permission to occupy the completed portion of the premises - 4 Stilt + 6 floors, shown by you in the red colour in the plan submitted by you on 27.5.87 is hereby granted. Please note that this permission is without prejudice to action under sec. 553A/471 of B.M.C. Act and subject to the following conditions.

1. That the certificate u/s 270A of B.M.C. Act shall be obtained from A.E.W.N.R/North and a certified copy of the same shall be submitted to this office.
2. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirement and no complaint for short supply of water shall be entertained in future.
3. That the Co-Op. Society shall be formed and registered within 3 months from the date of issue hereof, or before B.O.C. whichever is earlier.



Yours faithfully,

2022
 29 32
 992

Executive Engineer Bldg. Prop. (MS) 'R'

Copy to: 1. Owner
 2. B.E.V.
 3. A.E.W.N.R/N
 4. A.A.& C.R/N
 5. A.H.S.R.ITI
 6. W.O.R/N
 7. Dy. G.E. (D.P.)

for Ex. Engr. Bldg. Prop. (MS) 'R'

SMB/23.12.

10 - 1977	10 - 1977	10 - 1977
992	992	992

is executed and the Sellers shall be entitled to execute the Conveyance or procure the Deed of reserving such rights in the said property in favour of the Sellers as may be outstanding at the time of execution of the Conveyance.

12. The Buyer agrees and gives his irrevocable consent that the Sellers shall have a right to make additions amendments and alterations in the Building plans and/or to the said buildings or any part thereof for any user or to change the user (excluding the said Unit) including to raise additional storeys or structures on the land or open part or parts of the said building including on the terrace at any time either before or after transfer of the property and such right shall include the right to use the F.S.I. or the additional F.S.I. which may be available in respect of the said property or other lands at any time in future or to make such the amendments/alterations in the sanctioned plan as may be permitted by the Municipal Corporation of Greater Bombay or the other authorities and such additional structures or storeys or units shall be the sole property of the Sellers who shall be entitled to deal with or depose of the same. The Buyer shall not be allowed to make use of the terrace and parapet walls of the terrace which will be the exclusive property of the Sellers and the Sellers shall have the exclusive use of the said terrace and the parapet walls when the property is transferred to the co-operative society subject to access thereto to the said society to attend to any leakage from the terrace and/or to the water tanks on the said terrace or to carry out any repairs. The Sellers shall be also entitled to display board and/or hoardings on the parapet walls of the said property or any part thereof even if the said property is conveyed in favour of Co-op. Society or the Unit Purchasers or association of persons or body corporate as the case may be.

13. The Buyer shall have no claim or right to any part of the said property and also to any other parts of the said buildings other than the said Unit agreed to be taken by him/her. All open spaces, parking places, lobbies, staircases, terraces, compounds, compound walls/fences, balance F.S.I. etc., shall remain the property of the Sellers.

14. The Buyer hereby agrees and accords his irrevocable consent that the Sellers shall have sole right and absolute authority to make the changes in plans and to construct or erect additional floor or floors on the said building or to change the users as may be permitted by the Bombay Municipal Corporation or other authority for their sole benefit and also to use the terraces for any purpose including for letting or leasing them out for advertisement and/or putting up and/or displaying hoardings of any nature whatsoever as they may deem fit and all the income derived there from shall be the absolute income of the Sellers and the document of transfer in favour of the co-operative society shall contain necessary covenants in favour of the Sellers in that behalf. The Buyer hereby agrees that all necessary facilities, assistance and co-operation will be rendered by the Buyer to the Sellers to enable the Sellers to make any additions and alterations, and/or to raise additional storey or storeys or structures in accordance with the plans sanctioned or which may be hereafter sanctioned by the Municipal Corporation of Greater Bombay and the Buyer hereby further agrees that after the proposed co-operative society is registered the Buyer as a member or shareholder of such society shall accord his consent through such society giving

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 5000 0033 2075
 Name: SURESH CHATRABHJU SHAH
 Address: 102, JAY TOWER CHS LTD, SODA W/LA,LANE,
 NEAR HANUMAN TEMPLE, Borivali (W), Mumbai,
 400092

YOU CAN REACH OUT TO US AT:
 TOLL FREE NO.: 18002095161
 WHATSAPP: 7045116237
 IN CASE OF FIRE/ACCIDENT: 022 2577 4399
 EMAIL: customercare@tatapower.com
 WEBSITE: customerportal.tatapower.com

TATA POWER
 Lighting up Lives!

Dis. Seq.: NZ/M/1218206/1/0000
 Mobile No.: 91*****95
 PAN No.: AA*****4P

The Tata Power Company Ltd, Commercial Department,
 Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: feb 2024	Bill Period: 18.01.2024 to 17.02.2024	Bill Date: 19.02.2024
ECG Limit: 9999999.00	Metered Units: 297	Discount Date: 26.02.2024	Tariff Category: -IT (B)
Bill No.: 93004517092	Billed Units: 317	Due Date: 11.03.2024	IC: RESIDENTIAL
Meter No.: L0315265	Supply Zone: North NZ01	Supply Date: 25.07.2011	MRU: W1218206
Meter Status: OK	Dispatch Zone: North NZ01		Consumer: Welcome
	Nc:Amr Rdg Dt: 17.03.2024(Term.)		Type Of Supply: 1 PHASE IT

Current Bill Amount ₹ 2,594.00	+	Net Other Charges ₹ -237.00	+	Past Dues ₹ 0.00	=	Total Amount Before Due Date* ₹ 2,457.00*
Amount By Discount Date ₹ 2,434.00		Amount After Due Date ₹ 2,488.00		Security Deposit Available ₹ 5,933.00		Security Deposit Due ₹ 1,147.00



M.S. GALANAN IMAGING PRINT SOLUTIONS
 (Regd.)

ISO 14001:2015
 ISO 45001:2018
 ISO 9001:2015
 GST No. 27AGZTR088K12R

- * Offset / Designing / Variable Data Printing Solutions
- * Supply of Re. manufacture MICR Toner Cartridge
- * Supply Compatible Toner Cartridge
- * Cost to the per pages printer
- * Colour & Black/White Rental Printer

Contact : 022 - 3525 3164

Your nearest offline payment centres (Customer Relations Centre) (MON TO SAT: 9:30 TO 17:00 HRS & SUNCH: 14:00 TO 14:30 HRS, 2ND & 4TH SATURDAY: 9:30 TO 13:00 HRS)
 Borivali Housing Colony, Dutta Padda Road Near Maharashtra Bus Depot, Borivali (E) Mumbai 400066.

MESSAGE TO CONSUMER
 As per FAC order dated 29th Jan-24 with ref.no. MERC/FAC/2023-24/0071, FAC charges is applicable w.e.f. 1st Jan-24. The difference in tariff between MTR and MTR order will be adjusted in the bills till Mar-24. FAC details available at customerportal.tatapower.com. Tata Power-D has filed the petition for Revised Tariff for FY 2024-25 in case No. 237 of 2023. An e-Public Hearing is scheduled on 27 Feb-24 at 10:30 Hours. For information, kindly refer MERC/Tata Power website."

Nalini Kene
 Nalini Kene
 Chief - Distribution
 (Mumbai Operations)

RTGS/NEFT Details: Bank Name: Kotak Mahindra Bank Limited,
 Account No: TRFDLXXXXXXX, here xxxxxxxx denotes 12 digit consumer no),
 IFSC Code: KMHK000955, Account Type: Current Account

THE TATA POWER COMPANY LIMITED

Consumer Name: SURESH CHATRABHJU SHAH	Consumer No: 9000 0033 2075
Bill No: 93004517092	Bill Date: 19.02.2024
Cheque No:	Discount Date: 26.02.2024
Cheque Date: 11.03.2024	Ant by Disc Dt: ₹ 2,434.00
	Ant After Due Dt: ₹ 2,488.00



UPI - CHAINED PAYMENT INTERFACE

Payment should be made by crossed cheque/DD in favour of "Tata Power"
 CA No. 9000 0033 2075. For multiple payments, write CA no. & break-up of amount on
 back side of cheque. Please don't issue postdated or outstation cheques.
 Payment slips



YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0033 2075

Name : SURESH CHATRABHUJ SHAH .

Address : 402, JAY TOWER CHS LTD , SODA WALA LANE ,
NEAR HANUMAN TEMPLE, Borivali (W), Mumbai,
400092

Dis. Seq.: NZ/W1218206/1//0000

Mobile No. : 9*****55

PAN No : AA*****4P

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



The Tata Power Company Ltd., Commercial Department,
Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill

Bill Month: FEB 2024

Bill Period : 18.01.2024 to 17.02.2024

Bill Date: 19.02.2024

ECS Limit 9999999.00

Bill No. : 93004517092

Meter No. : L0315265

Meter Status : OK

Metered Units : 297

Billed Units : 317

Supply Zone : North NZ01

Dispatch Zone : North NZ01

Nxr.Mtr.Rdg.Dt.: 17.03.2024(Tent.)

Discount Date : 26.02.2024

Due Date : 11.03.2024

Supply Date : 25.07.2011

Tariff Category : LT1 (B)
:LT-RESIDENTIAL

MRU : W1218206

Consumer : Welcome

Type Of Supply : 1 PHASE LT

Current Bill
Amount
₹ 2,694.00

Net Other
Charges
₹ -237.00

Past
Dues
₹ 0.00

Total Amount
Before Due Date*
₹ 2,457.00*

Amount By
Discount Date

Amount After
Due Date
₹ 2,488.00

Security Deposit
Available
₹ 5,933.00

Security Deposit
Due
₹ 1,147.00

This bill is printed on 100% recycled paper. This bill is printed on 100% recycled paper.

Update your GST Regn number by calling on 18002095161

No.

TRIPPLICATE
FORM OF NOMINATION

[Under the Bye-law No. 32]
TO BE FURNISHED IN TRIPLICATE

(APPLICABLE FOR SINGLE / MORE NOMINEES THAN ONE
AND MINOR NOMINEE(S))

Form No. 14

Acknowledgment
Copy for
Member

To,
The Secretary,

Jay Towers Co-operative Housing Society Ltd.
Govind Nagar, Sadawala Lane
Boxivali (West) Mumbai 400 092

Sir,

1. I, Shri / Shrimati Suresh C. Shah am _____ am
the member of the Jay Towers Co-operative Housing Society Ltd., having
address at 402 Jay Tower, Govind Nagar, Sadawala Lane
Boxivali (West) Mumbai 400 092

2. I hold the Share Certificate No. 12 dated 15.11.2006 Fully paid up *Five / Ten shares
of Rupees Fifty each, bearing numbers from 056 to 060 (both inclusive),
issued by the said society to me.

3. I also hold the Flat/Tenement No. 402 admeasuring 660 Sq. Meters
in the building of the said society, numbered known as Jay Tower CHS Ltd.

4. As provided under Rules 25 of the Maharashtra Co-op. Societies Rules 1961, I hereby nominate the
person/s whose particulars are as given below :

Sr. No.	Name/s of the Nominee/s	Permanent Addresses of the Nominee/s	Relationship with the Nominator	Share of each Nominee (Percentage)	Date of Birth of the Nominee/s if the Nominee/s is/are a minor
1.					
[1]	MRS PANNA SURESH SHAH		Wife	100%	
[2]					
[3]					
[4]					
[5]					

5. As provided under Section 30 of the Maharashtra Co-op. Societies Act, 1960 and the Bye-laws No. 34
of the Society, I state that on my death, the Shares mentioned above and my interest in the flat/tenement,
the details of which are given above should be transferred to Shri / Shrimati PANNA SURESH

SHAH

the first named nominee, on his/her complying with the provisions of the bye-laws of the society regarding
requirements of admission to membership and on furnishing **indemnity bond, alongwith the application
for membership, indemnifying the society against any claims made to the said shares and my interest in the
said flat/tenement, by the other nominee/nominees.

* Strike out which is not applicable.