



Saturday, October 07, 2006

10:18 PM

पावती

Original

नोंदणी 39 म.

Regn. 89 M

पावती क्र.: 7683

गावाचे नाव बांद्रा

दिनांक 07/10/2006

दस्तावेजाचा अनुक्रमांक

वदय4 - 07627 - 2006

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव:सुनिता के.या.

नोंदणी फी

30000.00

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

500.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

एकूण

रु. 30500.00

आपणास हा दस्त अंदाजे 1:24PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह. दुय्यम निबंधक अंधेरी-२,

बाजार मुल्य: 3128202 रु. मोबदला: 3442000 रु.

भरलेले मुद्रांक शुल्क: 155000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षांद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडोदा ;

डीडी/धनाकर्ष क्रमांक: 236803; रक्कम: 30000 रु.; दिनांक: 28/09/2006

DELIVERED



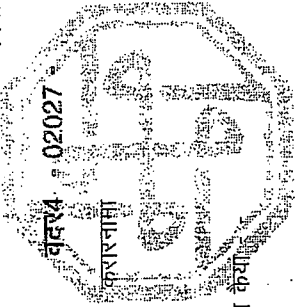
Saturday, October 07, 2006
11:32:29 PM

Original
नोंवणी 39 म.
Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक सदर 4-7627-2006 पावती क्र. : 792
गावाचे नाव बोंद्रा दिनांक 07/10/2006

अर्जाचा अनुक्रमांक
दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव: सुनिता कैया

नकला व जापने

10.00

:-

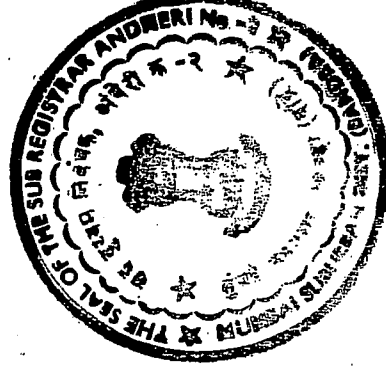
10.00

रु.

एकूण

सह. दुय्यम निबंधक
सिद्धयंत केंद्र (अंश-२),
अपड अन्वय विस्तार

Rs. 1,55,000/-



15262
2008

SALE DEED

8/10/2008
K. G. 219

THIS DEED OF SALE made at Mumbai on this 07TH day of OCTOBER in the Christian Year Two Thousand Six Between **MRS. KALAVATI BHARATKUMAR SHAH**, age 49 years, Indian Inhabitant, residing at Flat No. 41, Minal Apartment Co-op. Hsg. Society Ltd., Juhu Road, Santacruz(W), Mumbai-400 054, hereinafter referred to as 'VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heir/s, executors, administrators and permitted assigns) of the ONE PART

Rs. One Lacs Fifty Five Thousand Only

The Cosmos Co-operative Bank Ltd., Vile Parle Branch, Mumbai
D-5/SIP(VI)/C.R.1004/05/200
4/1762-64/04

भारत 86877
100166
Special Adhesive
महाराष्ट्र
OCT 03 2008
10:27
R.0155000/-PB5114
INDIA STAMP DUTY MAHARASHTRA

The Cosmos Co-op. Bank Ltd.

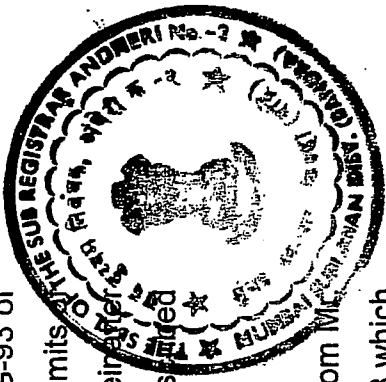
1
K. G. 219
8/10/2008

AND

SMT. SUNITA KAINYA, age 34 years, Indian Inhabitant, residing at "HIRAK", 1ST FLOOR, IRLA, VILEPARLE (W), MUMBAI - 56, hereinafter referred to as 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heir/s, executors, administrators and permitted assigns) of the **OTHER PART**.

gmc 21.12
B. CA.

WHEREAS the Vendor is seized and possessed of and otherwise well and sufficiently entitled to the Flat bearing No. 41, admeasuring about 361 sq. ft. carpet area on the 4th floor in the 'Minal Apartments Co-op. Hsg. Society Ltd.', situated at Juhu Road, Santacruz(W), Mumbai and constructed on the land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing C.T.S. No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai (which flat is herein referred to as 'The Said Flat') and which is more particularly described in the Schedule hereunder written;



AND WHEREAS the Vendor had purchased the said flat from Mr. Mukesh N. Shah vide an Agreement for Sale dated 31.03.1993 which is registered with the office of the Sub-Registrar of Assurances, BANDRA on 07/10/06 under document bearing no. BDN-1/08388/06 by execution of a Deed of Declaration dated 07-10-2006.

gmc
21.12

AND WHEREAS the Vendor has fully paid and satisfied all dues/ payment/ consideration to said Mr. Mukesh N. Shah in respect of the said flat under the aboveresferred agreement and she has not been guilty of breach or of non-compliance with any of the terms or conditions of the said agreement and there is no impediment of whatsoever nature to enter into this transaction;

AND WHEREAS said Mr. Mukesh N. Shah had put the Vendor into the possession of the said flat on receipt of full and final consideration amount and other dues from the Vendor;

gmc
SUNITA KAINYA

212-213
VERY
ROOM

AND WHEREAS the Vendor has been duly admitted as the member of the 'Minal Apartments Co-operative Housing Society Ltd.' (hereinafter referred to as 'said society') in place of outgoing member Mr. Mukesh N. Shah and the said Flat No. 41 and five shares of the society of Rs.50/- each bearing distinctive numbers from 61 to 65(both inclusive) under Share Certificate No. 13 have been transferred in the name of the Vendor by the society;

AND WHEREAS Vendor has been duly paying all the outgoings in respect of the said flat and has not committed any act in violation of any bye-laws of the said society;

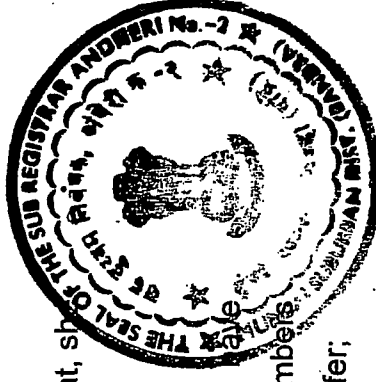
AND WHEREAS the Vendor is intending to dispose off the said flat and as such she is no more interested in retaining the membership of the said society and in consequence thereof the said flat;

AND WHEREAS the Purchaser being in need of the said flat, she has decided to purchase the said flat;

AND WHEREAS both the Vendor and the Purchaser have approached the said society for admitting the Purchaser as member of the said society and to give its sanction/consent to such transfer;

AND WHEREAS the said 'Minal Apartments Co-op. Housing Society Ltd.' has given its consent to the admission of the Purchaser as the Incoming Member of the said society in place of the Vendor as the Outgoing Member, which consent is given in the form of No objection certificate dated 21/09/2006 annexed hereto;

AND WHEREAS after negotiations between the parties, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to acquire and purchase from the Vendor the right to occupy and all right, title, interest in the said flat together with the Vendor's said fully paid up five shares of the said society and also the proportionate interest in the capital of the said society at and for the total price or consideration of Rs. 34,42,000/- (Rupees Thirty Four Lacs Forty Two Thousand Only) and upon the terms and conditions



बदल-8/
वेदु
२००६

mutually agreed upon by and between the parties hereto as set out hereinbelow;

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. In consideration of sum of Rs. 34,42,000/- (Rupees Thirty four Lakhs forty Two Thousand - Only) paid by the Purchaser to the Vendor prior to the date of execution of these presents vide Cheque bearing no. 236856 dated 06/10/2006 drawn on BANK OF BARODA, FORTHURASABAD, NUMBER-4. Branch for Rs. 34,42,000/- and further a Cheque of bearing no. dated drawn on Branch for Rs. making altogether the total sum of Rs. 34,42,000/- (Rupees Thirty Four Lacs Forty Two Thousand Only) as full and final consideration amount (the payment and receipt whereof the Vendor doth hereby admits and acknowledges and of and from the same and every part thereof doth forever acquits, release and discharges the Purchaser) Vendor doth hereby, grant, sell, convey, transfer and assign to the Purchaser forever said Flat bearing No. 41, admeasuring about 361 sq. ft. carpet area on the 4th floor in the 'Minal Apartments Co-op. Hsg. Society Ltd.', situated at Road, Santacruz(W), Mumbai and constructed on the land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing C.T.S. No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai together with the Transferor's said fully paid up shares of the said society bearing distinctive numbers from 61 to 65(both inclusive) under Share Certificate No. 13 and also the proportionate interest in the capital of the said society and TOGETHER WITH ALL and singular areas, compounds, fences, drains, ways, paths, passages, common gullies, water, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenance whatever to the said Flat and every part thereof belonging or in any wise appertaining or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed reputed or



बदल-४/
२००६

transferring the said Flat as done hereby, or whereby the Purchaser may be obstructed, prevented, hindered in enjoying the right conferred upon or transferred in his favour or whereby the quiet and peaceful enjoyment of the said Flat may be disturbed.

SCHEDULE

ALL THAT Flat bearing No. 41, admeasuring about 361 sq. ft. carpet area on the 4th floor in the 'Minal Apartments Co-op. Hsg. Society Ltd.', situated at Juhu Road, Santacruz(W), Mumbai and constructed on the land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing C.T.S. No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai.



IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals on the day of _____ and the year first hereinabove written

SIGNED AND DELIVERED)

By the withinnamed VENDOR)

MRS. KALAVATI BHARATKUMAR SHAH)

SEAL OF 21/2

In the presence of *[Signature]*.....

1. MR. HARSH DAPHTARY.

2. BHARAT BANOLAL SHAH
B.B. Shah

बदल-81
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२००५

MINAL APARTMENT
CO-OPERATIVE HOUSING SOCIETY LTD.

(REG. NO. BOM(WHW)/HSG/TC/ 5587 / 91-92)
PLOT NO. 34, TFS II, JUHU ROAD, SANTACRUZ (WEST), MUMBAI 400 054.

To whomsoever it may concern

This is to certify that the following details are as per our Society's record
in respect of Flat No. 41 on 4th floor : *belonging to Kalavati B. Shah*

Name of the building : Minal Apartment C. H. S. Ltd.

Area of the Flat : 361 sq.ft. carpet

C.T.S. No. : G / 93 - village Bandra

No. of Floors : Stilt + 6(Part) with (One Lift)

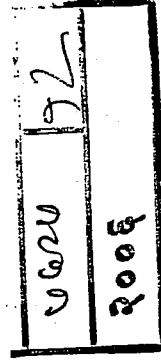
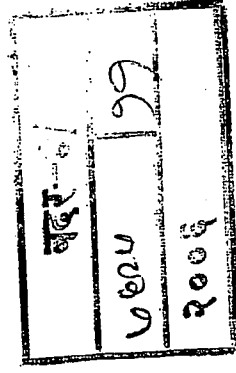
Year of Construction : 1990-91



For MINAL APARTMENT CO-OP. HSG. SOCIETY LTD.



(HON. SECRETARY)



मालमत्ता पत्रक

नाम - जी वर्धे

पुस्तक संयम (विज्ञापन)

काम - न.पू.अ.वा.वा.वा.

साधारणपत्रक

दिनांक - २०२०

पृष्ठ सं. - ५

पृष्ठ सं. - ५

[₹ 1000/-]

₹ 1000/-

₹ 1000/-

₹ 1000/-

₹ 1000/-

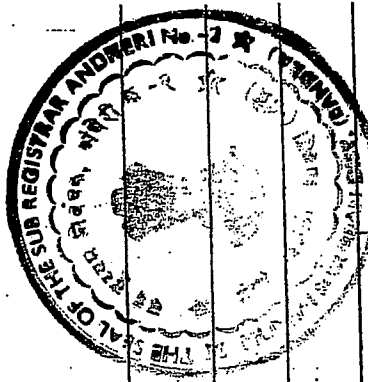
₹ 1000/-

₹ 1000/-

₹ 1000/-

दिनांक - २०२०

[Champabai w/o Chhotalal Chhaganlal.]
By purchase as per sale deed from Hariprasad
Girjambhar Thakkar & others for Rs.
₹ 1000/- २०-१२-२०२० (R.)



क्र.सं.	व्यक्ति	सं. प्रमाण	नकल प्रमाण (यदि) चुस्त (यदि) दिवस नगर (यदि)	मूल्य
०१/०४/२०२०	चौधरी प्रसाद सा. २०-१२-२० अप्रीतिदेवी सा. २०-१२-२० श्री. नारायणजी नंद.	S.I.F.	(14) (1) प्रतीकाल चोटालाल शहा. (2) चंनबाल चोटालाल शहा. (3) प्रबालेन चोटालाल शहा. (4) प्रतीकाल चोटालाल शहा. (5) रानीदेवी चोटालाल शहा. (6) प्रसाद चोटालाल शहा. (7) अप्रीतिदेवी चोटालाल शहा. (8) नारायणजी नंद.	₹ 1000/- ₹ 1000/- ₹ 1000/-
०२/०४/२०२०	चिन्मय सा. २०-१२-२० श्री. प्रतीकाल शहा			₹ 1000/-
०३/०४/२०२०	चिन्मय सा. २०-१२-२० श्री. प्रबालेन शहा			₹ 1000/-
०४/०४/२०२०	चिन्मय सा. २०-१२-२० श्री. प्रतीकाल शहा			₹ 1000/-
०५/०४/२०२०	चिन्मय सा. २०-१२-२० श्री. प्रबालेन शहा			₹ 1000/-

बदल-४/
१०२०/१२
२००६

साहचर्य पत्रक

जातिकावळी - जी वॉर्ड

जिल्हा - मुंबई उपनगर जिल्हा

जातिकावळी - मुंबई उपनगर

दिनांक

विवरण

शासनाच्या नियमांनुसार जातिकावळीच्या तालुक्यात

पान

पान

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क्र.सं.	विवरण	दंड प्रमाण	वॉलंटियर (पु) किंवा गार (गु)	साक्षात्करण
1006/1966	डिप्लोमा प्राप्त 1966-67 प्रो. रमणीकेशव गोरे कमी			वॉ. 1006-06-19 00:00:00 मु.मु.म.क. २५२५५
1006/1966	डिप्लोमा प्राप्त 1966-67 प्रो. आशाराम गोरे कमी			वॉ. 1006-06-19 00:00:00 मु.मु.म.क. २५२५५
1006/1966	मा.स.जा. 1966 च्या वनन यथाचें अनुषंगान् मा.सा.जा. 1966 आ.स.जा. 1966 च्या वनन यथाचें अनुषंगान् मा.सा.जा. 1966 धन आचाराचें स्मरण केले.			वॉ. 1006-06-19 00:00:00 मु.मु.म.क. २५२५५
1006/1966	मोर.नं. 1006/1966 व मु.स.जा. 1966 च्या परिधानाचा मु.सा.जा. 1966 व 1966 चे पत्र प्रमाणे रजिस्ट्रारकडे वर्ग होणारे धन 1966 व मिटर मुद्रा धोरणानुसार कमी केले. मि.स.जा. 1966 व 1966 वी.मि.			वॉ. 1006-06-19 00:00:00 मु.मु.म.क. २५२५५

जातिकावळी - मुंबई उपनगर

जातिकावळी - मुंबई उपनगर

जातिकावळी - मुंबई उपनगर
मुंबई उपनगर जिल्हा

जातिकावळी - मुंबई उपनगर

जातिकावळी - मुंबई उपनगर



(पान - 2)

बदर-81
1000 193
२००६

मुंबई महानगरपालिका
निर्माण व मकलन खाते

MIMAL APARTMENT COOP
HOUSING SOCIETY LTD
PLOT NO 34 TPS II
JUHU ROAD
SANTACRUZ WEST
MUMBAI 400054

संख्या क्रमांक	भासनासं क्रमांक	संशोधन	मिती
29-0464-00-8-0000	2006-07	2006 10/20	01/04/2006

काम, पंजीकृत कराक, इत्यादींच नाव / वि. मी. र्. प. क. / कांठे क्र. गावाच नाव. गा. क्र. गावाचे गाव.
मालिके नाव. कट्याचाको नाव

3007 15 JUHU RD HOUSE

TRAMESHCHANDRA CHHOTALAL SHAH SHRI SUBHASH CHHOTAL AL SHAH

वर्ग	मि. 02/08/2006 ते मि. 30/09/2006 मि. 02/08/2006 ते मि. 30/09/2006	मि. 01/10/2006 ते मि. 31/03/2007 मि. 01/10/2006 ते मि. 31/03/2007
एवढे मालका का	19910	19910
गावा पट्टी	0	0
गावा नाव का	8296	8296
मालकासंख्या का	0	0
मालकासंख्या नाम का	4978	4978
मि. मी. प. डि. मालका अकर	7964	7964
गावा अकर	332	332
पथ का	9955	9955
मालकासंख्या अकर	3982	3982
मालकासंख्या अकर	0	0
एवढे मालका का	55417	55417
एवढे मालकासंख्या अकर	0	0
एवढे मालकासंख्या अकर	55417	55417

एवढे मालका का	55417	At on 31/03/2006
मालकासंख्या अकर	50	
मालकासंख्या अकर	0	
मालकासंख्या अकर	0	
मालकासंख्या अकर	0	

₹ 300,000

₹ 300,000

एवढे मालकासंख्या अकर

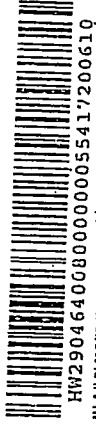
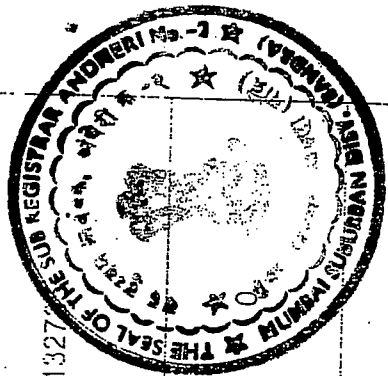
₹ 300,000

₹ 300,000

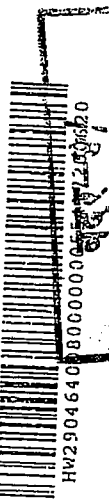
₹ 300,000

₹ 300,000

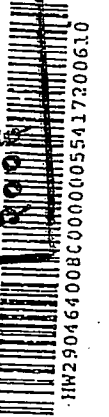
पुस्तक क्रमांक	Prior To 61-62
पुस्तक क्रमांक	1327
पुस्तक क्रमांक	132735
पुस्तक क्रमांक	0



"HW" ward, "HW" ward, "HW" ward Municipal Office Bldg.,
St. Martins Road, Behind Bandra Police Station,
Bandra (West), Mumbai-400050.



वस्तु क्रमांक
HW 2904640080000055417200620



₹ 300,000

मालकासंख्या अकर

₹ 300,000

MUNICIPAL CORPORATION OF THE GREATER BOMBAY AREA
आमंत्रणी आभयता द्यानी प्रस्ताव

(उपनगरे) ३ : यति : इ.लस्य
मध्यवर्ती उपनगरपालिका: वृहदुचारे
महानगर पालिकेची कार्यालये
भार. के पाळकर मार्गे बांदि, मुंबई १००

No. CE/8594/BSII/AH of 8 JAN 1990

To
M/s. Sapre and Associates, Architects,
1 Subodh Girru,
Tagore Road, Santacruz (West),
Bombay 400054.

Sub. :- Occupation Certificate for the building on
F.P.No.34, I.P.S.II, Juhu Road, Santacruz(W).

Sir,

Ref. :- Your letter No. Nil of 3-10-89.

With reference to the above, I have informed you that there is no objection to your client occupied by the plans as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within three months from the date of receipt hereof.


1) That the Cft. under section 270-A of the B.M.S. Act for adequate water supply should be obtained from the Municipal Corporation within three months.

2) That the Society shall be registered with the Registrar and the Registrar shall be registered with the Registrar.

3) That the requirements of E.E.T.&C.'s letter under No. ChE/10155/Rds/SWP of 17-8-88 shall be complied with.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

 1990
Assistant Engineer Building Proposals
(W.S.) Howard.

Ask/8.1.90.

बदर-8/
वेव 1990
२००६

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

कार्यालयी अभियंता इमारती इमारत

0. CE/8594/BSII/AH of - 2 MAY 1992

(अनुसूची) ३ व ४ च्या अन्वये
महानगरपालिकेच्या अधिन
महानगरपालिकेच्या अधिन
१९६६ च्या कायदेचा अन्वये, १९६६ च्या



M/s. Sapre and Associates,
Mankar, Tatyasa Road, Santacruz (West),
Bombay 400 054.

Sub. :- Occupation Certificate for addition of part 5th floor and one room at 6th xms floor level over the existing building on plot bearing C.T.S.No.6/93, F.P.No.34, T.P.S.III, Santacruz (West).

Sir,

Ref.:- Your letter No.Nil of 2-9-1991.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within three(3) months from the date of receipt hereof.

- 1) That the Cft. under section 270-A of the B.M.C.Act for adequate water supply should be obtained from H.E.

This permission is granted without prejudice to action under section 353-A/471 of B.M.C.Act.

Yours faithfully,

(Signature) 15/1992
Executive Engineer Building Proposals
(W.S.)H.&K/West Wards.

Ask/2.5.92.

15/1992
92
२००६



दस्तावेजांक व वर्ष: 7627/2006

Saturday, October 07, 2006

11:53 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणा वेलो

की पट्टेदार ले नमूद करावे) मोबदला रु. 3,442,000.00

बा. भा. रु. 3,128,202.00

(2) भू-मापन, फोटोहिस्सा व घरकमांक (असल्यास)

(1) सिटिएस क्र.: 93 वर्णन: विभागाचे नाव - बांद्रा - जी (अंधेरी), उपविभागाचे नाव - 26/158 - भूभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गावाची सीमा. सडर मिळकत सि.टी.एस. नंबर - 93 मध्ये आहे. -----फ्लॉट नं. 41, 4 था मजला ,मिनल अपार्टमेंट को ऑ हो सो लि .,फायनल प्लॉट नं. 34 , टी पी एस 2 , जुहू रोड , सांवाकुझ प , मुं 54-----स्टील्ट +6 , बांधकाम वर्ष1990-91

(3) क्षेत्रफळ

(1) बांधीव मिळकतीचे क्षेत्रफळ 40.26 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात

असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, प्रतिवादीचे

नाच व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवाणी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

(7) दिनांक करून दिल्याचा:

(8) नोंदणीचा

(9) अनुक्रमंक, खंड व पृष्ठ

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

(11) बाजारभावाप्रमाणे नोंदणी

(12) शेर

(1) कृलावती भरतकुमार शाह - घर/फ्लॉट नं: फ्लॉट नं. 41, 4 था मजला, मिनल अपार्टमेंट को ऑ हो सो लि ., प्लॉट नं. 34, टी पी एस 2, जुहू रोड, सांवाकुझ प, मुं 54; गल्ली/रस्ता - इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पं नंबर: AACPS7027R

(1) सुनिता कैया - घर/फ्लॉट नं: हिरक, 1 ला मजला, इर्ला, विलेपार्ले प, मुं 56; गल्ली/रस्ता - इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पं नंबर: ABAK6810F

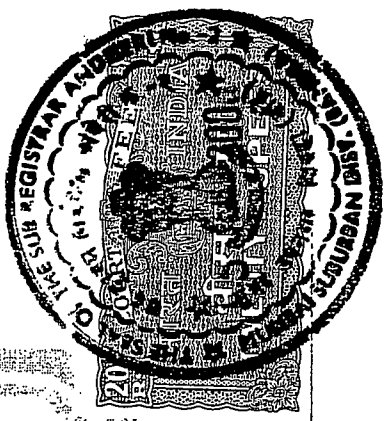
07/10/2006

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7627/2006

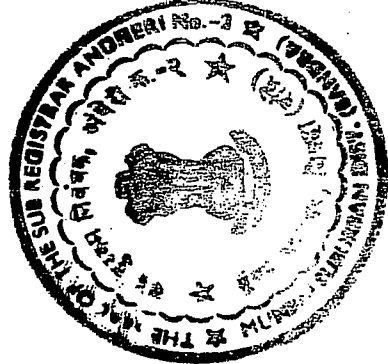
रु 154700.00

रु 30000.00



खरी प्रत

सह दुय्यम निबंधक संवरी-२
इश्वर बभसार विरवा.



ना...
यांमा स खे ना...
दि. 07/10/2006
बाह दुय्यम निबंधक संवरी-२

M/s. UPPOOR ASSOCIATES
LEGAL - FINANCIAL CONSULTANTS

Dt. 30th September, 2008

TITLE CERTIFICATE

To,

The Chief Manager,
Union Bank of India
Retail Mart, M. S. Marg,
Mumbai.

AA

1. Name of Title Holder:

Smt. Sunita Kainya
Flat No. 41, 4th floor,
in Minal Apartments,
Juhu Road, Santacruz (W),
Mumbai

2. Description of the Property :

Flat No. 41, adm. 361 sq. fts. Carpet area, on the 4th floor, in the building known as "MINAL APARTMENTS Co-op. Hsg. Soc. Ltd.", at Juhu Road, Santacruz (W), Mumbai bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing CTS No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai.

3. Particulars of Documents scrutinized with number and date of registration etc.:

We have Scrutinized :-

- Agreement dt. 27.03.1989 between M/s. Gundecha Builders AND Miss Nilu Manchanda *OK*
- Agreement for Sale dt. 31.03.1993 between Mr. Mukesh N. Shah AND Smt. Kalavati Bharatkumar Shah *OK*
- Deed of Declaration dt. 07.10.2006 executed by Mrs. Kalavati Bharatkumar Shah *OK*
- Registration Receipt bearing No. 8419 under Document No. BDR 1-08388/2006 for Rs.11110/- issued by the SRO, Andheri 1 (Bandra) dt. 07.10.2006. *OK*
- Deed of Indemnity dt. 07.10.2006 executed by Mrs. Kalavati Bharatkumar Shah. *OK*
- Sale Deed dt. 07.10.2006 between Mrs. Kalavati Bharatkumar Shah (Vendor) AND SMT. SUNITA KAINYA (Purchaser) *OK*



Prakash Chambers, Room No. 21, 2nd floor, 77, Nagindas Master Road, Fort, Mumbai
Tel.: (D): 2267 7947 Board: 2265 0334/1754 @ : 2631 2289 (Cell) : 93222 46886

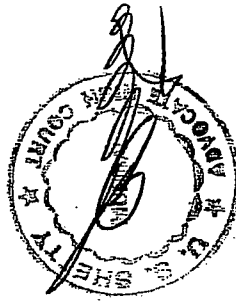
- vii) Registration Receipt bearing No. 7683 under Document No. BDR 4-07627/2006 for Rs.30500/- issued by the SRO, Andheri 2 dt. 07.10.2006
- viii) INDEX NO. II dt. 07.10.2006.
- ix) Property Card Extracts.
- x) Occupancy Certificate issued by the Municipal Corporation bearing No. CE/8594/BSIII/AH dt. 08.01.1990.
- xi) Share Certificate issued by the Minal Apartment Co-op. Hsg. Soc. Ltd. bearing No. 13 dt. 18.05.1994.
- xii) Maintenance Bill bearing No. 453 issued by the Society for Rs.3840/- dt. 01.07.2008.
- xiii) Title Certificate issued by Adv. Prashant G. Kadam dt. 13.09.2006 in favour of the Bank of Baroda.

If Originals of title Deeds/documents have not been produced, reasons therefore:

Xerox copies of Title Dees are provided.

4. Tracing of Title :

- (a) All that piece or parcel of land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing CTS No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai (herein called as "the Property") owned by Shri. Ramesh Chhotalal Shah & Others (herein called as "the Owners")
- (b) The Owner by an Agreement for Sale dt. 30.08.1979 had sold the said property to M/s. Gundecha Builders (herein called as "Builders")
- (c) Thus, the said Builders have become entitled to develop the said Properties and to construct the Building/s thereon, to sell the Flat/s in the said Building, to receive consideration, admit execution etc.
- (d) As per the permission granted by the Appropriate Authority, the said Builders had entitled to construct the building known as "MINAL APARTMENT" on the said property.
- (e) The Builders, by an Agreement dt. 27.03.1989 had sold the Flat No. 41, adm. 361 sq. fts. Carpet area, on the 4th floor, in the building known as "MINAL APARTMENTS" to Miss Nilu Manchanda.
- (f) Thereafter a Co-operative Society was formed and it is duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 in respect of the said Building in the name and style of "MINAL



APARTMENT CO-OPERATIVE HOUSING SOCIETY LIMITED" bearing Registration No. 5587/91-92 dated 05.09.1991 and admitted the said Miss. Nilu Manchanda as its member

- (g) The said Society had issued 5 Shares of Rs.50/- each bearing Distinctive Nos. from 61 to 65 under Share Certificate No. 13 in favour of Miss. Nilu Manchanda
- (h) Miss Nilu Manchanda had sold the said flat to Mr. Mukesh N. Shah, vide Agreement dt. 30.11.1992 which was misplaced and lost, in the circumstances, Smt. Kalavati B. Shah had executed Deed of Indemnity dt. 07.10.2006,
- (i) On 18.05.1994, the society had transferred the shares in the name of Mr. Mukesh N. Shah.
- (j) Mr. Mukesh N. Shah, by an Agreement dt. 31.03.1999 had sold the said flat to Smt. Kalavati B. Shah.
- (k) It appears that the aforesaid Agreement, was not lodged for registration in the Sub-Registrar's Office at Andheri/Bandra, in the circumstances, the said Smt. Kalavati B. Shah had executed Declaration dated 07.10.2006, which is duly registered in SRO, Andheri 1 (Bandra) under Document No. BDR 1-08388/2006 dated 07.10.2006.
- (l) On 28.07.2006, the society had transferred the shares in the name of Smt. Kalavati B. Shah.
- (m) Thereafter, by an Agreement for Sale dated 07.10.2006 (duly executed on stamp duty of Rs.155000/- under the provisions of Bombay Stamp Act, 1958 and duly registered in the Sub-Registrar's Office at Andheri 2 under Sr. No. BDR 4-07627/2006 on 07.10.2006 by paying Registration Fees of Rs.30,000/-) entered into between Smt. Kalavati B. Shah herein called as "the VENDOR" of the One Part AND SMT. SUNITA KAINYA herein called as "the PURCHASER" of the Other Part; the Vendor thereby had agreed to sell to Purchaser the Flat No. 41, adm. 361 sq. fts. Carpet area, on the 4th floor, in the building known as "MINAL APARTMENTS Co-op. Hsg. Soc. Ltd." (herein called as the said "Flat"), for a sum of Rs.34,42,000/- only on the terms and conditions mentioned in the Agreement. The Purchaser has already made the entire payment and acquired the title.
- (n) The said Smt. Sunita Kainya has availed the Housing Loan from the Bank of Baroda by mortgaging the said Flat with them and now she has agreed to transfer loan to your Bank and that the said Smt. Sunita Kainya shall pay the balance loan of the Bank of Baroda from the loan availed by herself from your Bank.
- (o) On 15.10.2006, the Society had transferred the shares in the name of Smt. Sunita Kainya.



5. Liabilities or Encumbrances :-

We have caused a search of the Flat at Sub-Registrar of Assurances for the last 30 (thirty) years & paid necessary fees. The report does not indicate any encumbrances against the said Flat. The necessary Search Report along with the Original Search Fee Receipt is enclosed herewith.

6. Application of ceiling Act :

N. A.

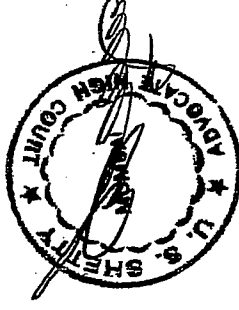
7. Additional Documents.

- (a) N.O.C. and Lien marking letter in Bank's format, should be obtained from the Society addressed to the Union Bank of India, M. S. Marg Branch, undertaking to note the Bank's Lien on the said Flat and not to allow/sale/transfer of the said Flat without prior written consent from the Bank.
- (b) The Branch has to conduct inspection of the property before granting any finance against the said property.
- (c) The Bank has to ensure that the Bank's lien is noted in the register of the Society.
- (d) Upto date property tax paid receipt and/or Latest Society maintenance bill may be obtained.
- (e) **Original** General Power of Attorney (duly notarized) as per format enclosed.

8. Final Certificate :


Subject to what is hereinabove stated, in my opinion, the said property is free from reasonable doubts, encumbrances and marketable. An equitable mortgage in respect of the said property can be created by the Bank, provided that the Bank obtains deposit of the following documents as Title Deeds from the Mortgagors.

- i) **Original** No Due / No Lien Certificate from the Bank of Baroda.
- ii) **Original** Agreement dt. 27.03.1989 between M/s. Gundecha Builders AND Miss Nilu Manchanda
- iii) **Original** Agreement for Sale dt. 31.03.1993 between Mr. Mukesh N. Shah AND Smt. Kalavati Bharatkumar Shah
- iv) **Original** Deed of Declaration dt. 07.10.2006 executed by Mrs. Kalavati Bharatkumar Shah



- v) **Original Registration Receipt** bearing No. 8419 under Document No. BDR 1-08388/2006 for Rs.11110/- issued by the SRO, Andheri 1 (Bandra) dt. 07.10.2006.
- vi) **Original Deed of Indemnity** dt. 07.10.2006 executed by Mrs. Kalavati Bharatkumar Shah.
- vii) **Original Sale Deed** dt. 07.10.2006 between Mrs. Kalavati Bharatkumar Shah (Vendor) AND SMT. SUNITA KAINYA (Purchaser)
- viii) **Original Registration Receipt** bearing No. 7683 under Document No. BDR 4-07627/2006 for Rs.30500/- issued by the SRO, Andheri 2 dt. 07.10.2006
- ix) **Original INDEX NO.** II dt. 07.10.2006.
- x) **Original Share Certificate** issued by the Minal Apartment Co-op. Hsg. Soc. Ltd. bearing No. 13 dt. 18.05.1994.
- xi) **Original NOC** from the Society
- xii) **Original Payment Receipt/s**
- xiii) **Original** duly notarized declaration of the Mortgagor as per Bank's format

Encl. : Search Report and Receipt.


(U. S. SHETTY)

ADVOCATE
U. S. SHETTY
B. Com. LL.M. C.A.M.B.

ADVOCATE HIGH COURT
21-PRAKASH CHAMBERS,
NAGINDAS MASTER ROAD,
FORT-MUMBAI-23.
TEL. 265 65 76 / 033A

GAJANAN SHINGOTE

SEARCHII CLERK

FLAT NO B/02, GROUND FLOOR JYOTI APT SILANI NAGAR BADLAPUR WEST

TO

DATE - 27/09/2008

U.S.SHETTY
ADVOCATE HIGH COURT
MUMBAI

SUB- SEARCH OF THE PROPERT BEARING FLAT NO 41, 4TH
FLOOR AREA 361 SQ FT CARPET MINAL APT CHS LTD JUHU ROAD
SANTACRUZ WEST| FINAL PLOT NO 34 TPS II CTS NO G/93 VILLAGE
BANDRA TAL ANDHERI

TO
OWNER- SUNITA KAINYA

UNDER YOUR INSTRUCTIONS I HAVE TAKEN SEARCHII OF THE ABOVE
PROPERTY RECORDS IN SUB REGISTRAR OFFICE AT MUMBAI, BANDRA,
REVENUE VILLAGE BANDRA FROM 1979 TO 2008

SEARCHII FROM 1979 TO 2008

1979	PAGE TORN
1980	PAGE TORN
1981	PAGE TORN
1982	PAGE TORN
1983	PAGE TORN
1984	PAGE TORN
1985	PAGE TORN
1986	PAGE TORN
1987	NIL
1988	NIL
1989	NIL
1990	NIL
1991	NIL
1992	NIL
1993	NIL
1994	NIL
1995	NIL
1996	NIL
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1999
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2008

NIL
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ENTRY
NIL
INDEX II NOT READY

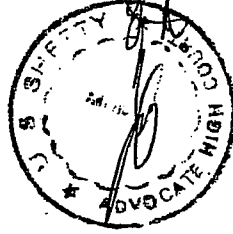
1] AT THE TIME OF SEARCH I FOUND ENTRY DEED OF CONFIRMATION
RS. 6,85,000/ MARKET VALUE RS. 10,74,000/ FLAT NO 41,4TH FLOOR
AREA 361 SQ FT CARPET CTS NO G/93 EXECUTED PARTY BETWEEN
KALAVATI BHARATKUMAR SHAH AND SELF EXECUTED AND
REGISTRATION DATE 07/10/2006 UNDER SERIAL NO BDR-1-8388/2006
STAMP DUTY RS. 100/REGISTRATION FEE RS. 10,750/

2] AT THE TIME OF SEARCH I FOUND ENTRY AGREEMENT FOR SALE RS.
34,42,000/ MARKET VALUE RS. 31,28,202/ FLAT NO 41,4TH FLOOR AREA
361 SQ FT CARPET CTS NO G/93 EXECUTED PARTY BETWEEN
KALAVATI BHARATKUMAR SHAH AND SUNITA KAINYA EXECUTED AND
REGISTRATION DATE 07/10/2006 UNDER SERIAL NO BDR-4-7627/2006
STAMP DUTY RS. 1,55,000/REGISTRATION FEE RS. 30,000/

YOUR FAITHFULLY

Gajanan Shingote

GAJANAN SHINGOTE
SEARCH CLERK



2006
2006
2006