

गावाचे नाव 1) माळाड

(1) विलेखाचा प्रकार	करारनामा	
(2) मोबदला	15000000	
(3) बाजारभावा(भाडेपत्रत्याच्या बाबतिलपत्राकार आकारणी देतो की पत्रदेदार ते नमुद कराचे)	10100285.8	
(4) भू-भाषण, पोटहिल्ला व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन: मदनिका नं: 1102, माळा नं: 11 वा, इमारतीचे नाव: राजेंद्र रत्न को ऑप ही सो लि, ब्लॉक नं: महेश नगर एम बी रोड, रोड: गोरगांव पश्चिम मुंबई 400104 ((C.T.S. Number : 1384 ;))	
(5) क्षेत्रफळ	1) 76.39 चौ.मीटर	
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-शोभा देवेश दधीच वय:-57; पत्ता:-प्लॉट नं: 1102, माळा नं:-, इमारतीचे नाव: राजेंद्र रत्न को ऑप ही सो लि, ब्लॉक नं: महेश नगर एम बी रोड, रोड नं: गोरगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-ABVPD4062D	
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:-सुरेशकुमार बी मारू वय:-57; पत्ता:-प्लॉट नं: 9 बिल्डिंग नं बी-3, माळा नं:-, इमारतीचे नाव: रामानुज को ऑप ही सो लि, ब्लॉक नं: महेश नगर, रोड नं: गोरगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AAEPM3629H 2): नाव:-बेनीशंकर सीताराम मारू वय:-79; पत्ता:-प्लॉट नं: 9 बिल्डिंग नं बी-3, माळा नं:-, इमारतीचे नाव: रामानुज को ऑप ही सो लि, ब्लॉक नं: महेश नगर, रोड नं: गोरगांव पश्चिम मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400104 पॅन नं:-AFBPM5591C	
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2017	
(10) दस्त नोंदणी केल्याचा दिनांक	29/09/2017	
(11) अनुक्रमांक, खंड व पृष्ठ	13214/2017	
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	750000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) शेर		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सुरी प्रत

**सह दुय्यम निबंधक, बोरीवली-६
मुंबई उपनगर जिल्हा.**

AGREEMENT

THIS DEED OF AGREEMENT FOR SALE made at Mumbai, this
29th Day of Sept 2017 BETWEEN **SMT SHOBHA
DADHEECH W/O SHRI DEVESH HARISHCHANDRA DADHEECH**, Aged
57 Years, an Indian Inhabitant, residing at Flat No.1102, Rajendra Ratna
Co-Operative Housing Society Limited, Mahesh Nagar, S V Road, Near
MTNL Exchange, Goregaon West, Mumbai 400 104, having Pan No.
ABVPD4062D and UID No. hereinafter called "**THE
TRANSFEROR**" (which expression shall unless it be repugnant to the
context or meaning thereof mean and include her heirs, executors and
administrators) of the **ONE PART**:

AND

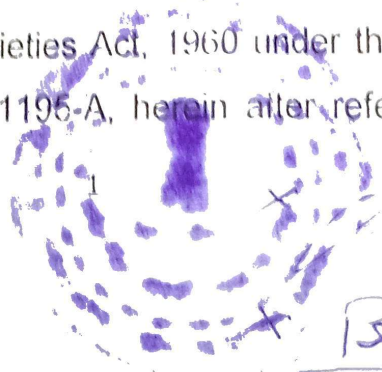
1) **SHRI SURESHKUMAR B MAROO S/O SHRI BENISHANKAR S
MAROO**, Aged 57 Years, an Indian inhabitant, having Residential
Address at Flat No 9, Building No B-3, Ramanuj CHS Ltd, Mahesh
Nagar, Goregaon West, Mumbai 400104, having Pan No
AAEPM3629H and UID No **5214 1063 0902** Jointly with

2) **SHRI. SHRI. BENISHANKAR SITARAM MAROO S/O SHRI
SITARAM MAROO**, Aged 79 Years, an Indian Inhabitant, having
Residential Address at Flat No 9, Building No B-3, Ramanuj CHS
Ltd, Mahesh Nagar, Goregaon West, Mumbai 400104, having Pan
No **AFBPM5591C** and UID No **4515 8992 0934**, , hereinafter
together called "**THE TRANSFEREE**" (which expression shall unless
it be repugnant to the context or meaning thereof mean and include
her heirs, executors, administrators and assigns) of the **OTHER
PART**

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WHEREAS Shri Bankatlal Shivnarayan Bharadia was the original
member of Rajendra Ratna CHS Ltd, duly registered under the
Maharashtra Co-operative Societies Act, 1960 under the Registration No.
BOM/HSG/3899/1973-AAAR-1195-A, herein after referred as the "Said

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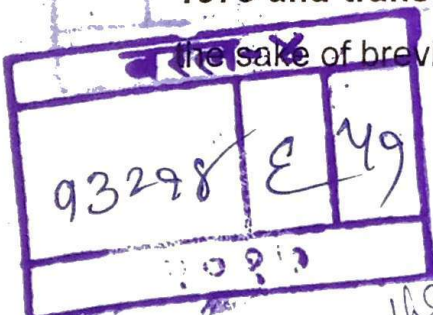
Society" having address at Mahesh Nagar, S.V. Road, Goregaon West, Mumbai 400104.

Whereas Shri Bankatlal Shivnarayan Bharadia was allotted the flat no 1102, on 11th floor in the said society, admeasuring 685 Sq. Ft. Carpet Area, herein after referred as the "Said Flat" and he was allotted five shares of face value of Rs. 50/- (Rupees Fifty Only) each with the share certificate No. 53 and distinctive No. 261 to 265 on 1st November, 1975, herein after referred as the "Said Flat"

Whereas the said flat in the said society was purchased along with the Said Shares with all the interest in the said Flat by Shri Nilesh Damani from Shri Bankatlal Shivnarayan Bharadia by transfer through Agreement for Sale dated 28-06-1992 between Shri Nilesh Damani and Shri Bankatlal Shivnarayan Bharadia and the said flat is transferred in the name of Shri Nilesh Damani by the Said Society on 01-11-1992.

Whereas the said flat in the said society was purchased along with the Said Shares with all the interest in the said Flat by Smt Shobha Devesh Dadheech from Shri Nilesh Damani by transfer through Agreement for Sale dated 05-01-2000 between Smt Shobha Devesh Dadheech and Shri Nilesh Damani and the said flat is transferred in the name of Smt Shobha Devesh Dadheech by the Said Society on 15-10-2000.

AND WHEREAS incidental to the holding of the said Premises, the said **TRANSFEROR** is enjoying Membership Rights of the **Rajendra Ratna Co-Operative Housing Society Limited**; the Society formed and registered under the Maharashtra Co-Operative Societies Act, 1960, bearing **Registration No. BOM/HSG/3899/1973** incorporated on **01/01/1973**, (herein after for the sake of brevity referred to as "the said Society") she was allotted by Five fully paid up shares of Rs 50 each of the said Society bearing distinctive Nos. 261 to 265. (Both inclusive) incorporated in the **Share Certificate No. 53** issued on **01st November 1975** and transferred in her name on **15th October 2000** (hereinafter for the sake of brevity referred to as "the said Shares") of the said Society.



AND WHEREAS as on today the **TRANSFEROR** is the Absolute Owner of the said Premises and enjoying Membership Rights of the Said Society.

AND WHEREAS on coming to know the intention of the **TRANSFEROR** regarding sale of the said Premises, the **TRANSFEEE** approached the **TRANSFEROR** and negotiated for sale and transfer of the said Premises and the said shares of the Society in their favor and the **TRANSFEROR** made following representations to the **TRANSFEEE** in respect of the said Premises i.e.

- a. There are no suits, litigation, civil or criminal or any other proceedings pending as against the **TRANSFEROR** in respect of the said Premises.
- b. There are no attachments or prohibitory orders against the said Premises and the said Premises are not subject matter of any lis pendance or attachments either before or after judgments.
- c. The **TRANSFEROR** has not received any notice either from Income Tax authorities or any other statutory body or authorities regarding the acquisition or requisition of the said Premises.
- d. There are no encumbrances created against the said Premises and the title of the **TRANSFEROR** to the said Premises are clear, marketable and free from all other encumbrances
- e. Except **TRANSFEROR**, no other person or authority have got right, title or interest of whatsoever nature against the said Premises.
- f. The **TRANSFEROR** has not been adjudicated insolvent nor he has committed any act of insolvency nor is there any order of any Court or Authority restraining him or creating any inability from entering in to this agreement.

Relying upon the aforesaid representations made by the **TRANSFEROR**, the **TRANSFEEE** agreed to purchase the said Premises on ownership basis and incidental thereto transfer of the said Shares of the

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said Society for the consideration of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)** and on the terms and conditions appearing hereinafter.

NOW THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO DECLARE AND CONFIRM As follows:



1) The recitals contained herein shall form the integral part of this Agreement as if the same are set out and incorporated herein.

2) The **TRANSFEROR** hereby agree to assign to the **TRANSFEEE** the said fully paid up shares of Rs 50 each bearing **distinctive Nos. 261 to 265** (both inclusive) entered in the **Share Certificate No. 53** issued on **01st November, 1975** and transferred in her name on **15th October, 2000** standing in the name of the **TRANSFEROR** in the books of the said **Rajendra Ratna Co-Operative Housing Society Limited**; Incidental to the said assignment, the **TRANSFEROR** further hereby agree to sell, transfer and convey to the **TRANSFEEE** the said Residential Premises bearing **Flat No 1102**, Admeasuring **685 Sq. Ft. Carpet Area** of the Building known as **Rajendra Ratna Co-Operative Housing Society Limited**, situated at **SV Road, Goregaon West (Village Malad South)**, Mumbai sub urban district and more particularly described in the Schedule here under written for the consideration of **Rs. 1,50,00,000/- (Rupees One Crore Fifty Lakhs Only)** The said amount of the consideration has been paid / to be paid by the **TRANSFEEE** to the **TRANSFEROR** as per the details mentioned hereunder in full and final satisfaction. (The payment and receipt whereof the **TRANSFEROR** do hereby admits and acknowledges and of from the payment of the same and every part thereof forever acquits, release and discharge the **TRANSFEEE**).

Cheques Released from Shri Benishankar S Maroo's Bank Account:

Sr. No.	Bank and Branch Name	Cheque No	Cheque Dated	Amount in Rs.
1.	Shamrao Vithal	282379	15-07-17	400000
2.	Co-operative	282380	15-07-17	400000

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3.	Bank Ltd,	282381	15-07-17	200000
4.	Goregaon West	183949	05-09-17	900000
5.	Branch,	183950	06-09-17	325000
6.	Mumbai		22-09-17	5200000
	Total			7425000

Cheques Released from Shri Sureshkumar

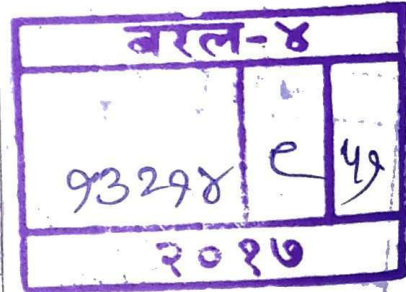
B Maroo's Bank Account:

Sr. No.	Bank and Branch Name	Cheque No	Cheque Dated	Amount in Rs.
1.	Shamrao Vithal	338234	15-07-17	400000
2.	Co-operative	338235	15-07-17	400000
3.	Bank Ltd,	338236	15-07-17	200000
4.	Goregaon West	292408	26-07-17	1600000
5.	Branch,	308642	04-09-17	1000000
6.	Mumbai	308643	14-09-17	1200000
7.		308645	18-09-17	1000000
8.		292414	22-09-17	425000
9.		292419	26-09-17	500000
10		292420	26-09-17	500000
	Total			7425000



Total Amount Paid by Shri Benishankar S Maroo and Shri Sureshkumar B Maroo:

Sr. No.	Particulars	Amount in Rs.
1.	Amount Paid by Shri Benishankar S Maroo from their own Bank Account	74,25,000/-
2.	Amount Paid by Shri Sureshkumar B. Maroo from their own Bank Account	74,25,000/-
	Total Amount Paid	1,48,50,000/-
	Less: Tax Deducted at Sources	1,50,000/-
	Total Sale Consideration Paid	1,50,00,000/-



(The details of the payment are more specifically mentioned in the Receipt).

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x *[Handwritten Signature]*

x *[Handwritten Signature]*

3) The **TRANSFEROR** declares that he is the absolute owner of the said Premises and enjoying membership rights of the said Society and he is holding the said Premises quietly without any claim or obstruction from any other person. The **TRANSFEROR** further declares that notwithstanding any act, deed, matter or thing whatsoever by the **TRANSFEROR** or any person or persons lawfully or equitably claiming by, from, through, under or in trust for him made, done, committed or omitted or knowingly suffered to the contrary, the **TRANSFEROR** has good right, full power and absolute authority to convey, transfer and assure the said Premises hereby agreed to be transferred, conveyed and assigned in favour of the **TRANSFeree** as aforesaid and he has not done, committed or omitted any act, deed, matter or thing whereby the ownership, possession or occupation and enjoyment of the said Premises may be rendered void or voidable.



4) If any person claims any right, title or interest in the said Premises through the **TRANSFEROR** and thereby the **TRANSFeree** is put to any losses, expenses, then in such event the **TRANSFEROR** agrees and undertakes to indemnify and keep indemnified the **TRANSFeree** against all claims, actions, demands and proceedings arising in respect of the said Premises.

5) The **TRANSFEROR** has on the execution of these presents, delivered to the **TRANSFeree**, the following documents:

i. The Original Share Certificate No 53 consisting of Five Shares with distinctive No 261 to 265 in the Share Capital of the Said Society.

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ii. The up to date receipt for the payment made by the **TRANSFEROR** to the said society in respect of all the outgoing and other dues payable to the said society in respect to the said Flat.

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x P. Manoj
x P. Manoj

- iii. The paid up Electricity bill upto the date of delivery of possession in respect of the said flat vide Account No 102634910 and Meter No 4719163
- iv. An application with set of Transfer Forms to the said society with a request to admit the TRANSFEREE as the Member of the Society and to transfer the said Shares and the said Flat in favour of the TRANSFEREE forever.

6) The **TRANSFEROR** declares that the said Premises are free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or Financial Institutions. The **TRANSFEROR** further declares that he has not entered into any agreement for transfer, sale or leave and licence or let out in respect of the said Premises with any other person or persons.



7) At present the said Premises is in lawful possession of the **TRANSFEROR**. Without reserving any right, the **TRANSFEROR** shall hand over peaceful physical possession of the said Premises to the **TRANSFEREE** on receiving the full consideration as agreed. The **TRANSFEROR** do hereby covenant with the **TRANSFEREE** that after taking possession of the said Premises, the **TRANSFEREE** shall enjoy quietly and peacefully and occupy the said Premises without any hindrance, denial, demands, interruption or eviction by the **TRANSFEROR** or any person lawfully or equitably claiming through, under or in trust for the **TRANSFEROR**.

8) All the taxes, electricity charges, maintenance charges and other outgoings in respect of the said Premises shall be paid by the **TRANSFEREE** from the date of taking over possession and till the **TRANSFEROR** shall pay all the taxes, electricity charges, maintenance charges and outgoings to the respective Authorities.

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9) The **TRANSFEREE** confirms that before execution of this Agreement, They have inspected the said Premises and satisfied

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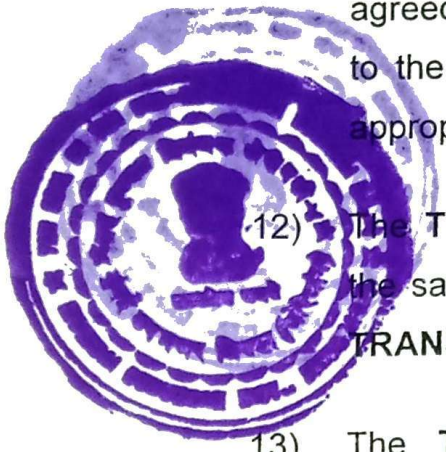
x [Signature]

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themselves regarding area, quality of construction and condition thereof. In future, the **TRANSFEEE** shall not raise any objection or dispute regarding the said issues. If further renovation or repairs are required, the same shall be done by the **TRANSFEEE**.

10) The **TRANSFEEE** shall abide themselves by the rules, regulations and Bye Laws of the said Society and pay the taxes and all other outgoing in respect of the said Premises, as and when the same become due for payment and keep the **TRANSFEROR** indemnified in respect thereof till the time the **TRANSFEEE** is admitted as the member of the said Society in respect of the said Premises.

11) The **TRANSFEROR** and the **TRANSFEEE** will execute necessary documents as and when required for giving proper effect to what is agreed herein and to transfer the said shares and the said Premises to the **TRANSFEEE** in the books of the said Society and other appropriate authorities.



12) The **TRANSFEROR** shall obtain the consent or no objection from the said Society for transferring the said Premises in favour of the **TRANSFEEE**.

13) The **TRANSFEROR** shall obtain the necessary consent, no objection and other documents, certification from the said Society which is required by the **TRANSFEEE** to get the Bank Loan as mentioned at Point No 2, Page No 7 of this deed.

14) The Premium / Transfer fee of the said Society in respect of the transfer of the said shares and the said Premises will be borne and paid by the **TRANSFEROR** and **TRANSFEEE** equally.

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15) Electricity / Water Meters / Mahanagar Gas, Sinking Fund and all the amount standing to the credit of the **TRANSFEROR** in the books of the said Society in respect of the said Premises shall be transferred in the name of the **TRANSFEEE** on payment of full consideration as agreed.

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- 16) The Stamp Duty and Registration charges of this Agreement shall be borne and paid by the **TRANSFEEE** alone. The Parties here to undertake to comply with all the formalities required for completing the registration of this Agreement in respect of the said Premises in the record of the Sub-Registrar of assurances.
- 17) The **TRANSFEROR** shall from time to time and at all reasonable times do and execute or cause to be done and executed all such acts, deeds and things whatsoever for more perfectly securing the right, title and interest of the **TRANSFEROR** in the said Premises agreed to be sold and transferred unto and to the use of the **TRANSFEEE**.
- 18) In the event of any dispute pertaining to any matter relating to the transaction or any matter arising out of the interpretation of this Agreement shall be referred to sole arbitrator appointed by both the parties hereto and thus, disputes and differences shall be resolved in accordance with the provisions of Arbitration & Conciliation Act, 1996.

-THE SCHEDULE ABOVE REFERRED TO-

THE RESIDENTIAL PREMISES bearing Flat No. 1102, Admeasuring 685 Sq. Ft. Carpet Area at Rajendra Ratna Co-Operative Housing Society Limited, situated at Mahesh Nagar, S V Road, Goregaon (West), Mumbai-400104, in the building constructed in the year 1975 with ground plus Twelve floor with lift standing on the Lease hold Land Bearing Plot No.1, C. T. S No.1384,Village Malad South, Taluka Borivali, Mumbai Suburban District-1.

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

SIGNED SEALED AND DELIVERED

By the within named "TRANSFEROR"

SMT SHOBHA DEVESH DADHEECH
W/o Shri Devesh H Dadheech
(Aadhar No.)



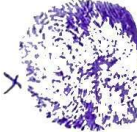
x Shobha



In presence of *Sachin Dasun*

SIGNED SEALED AND DELIVERED
By the within named "TRANSFeree"

1) **SHRI SURESHKUMAR B MAROO**
S/o Shri Benishankar S Maroo
(Aadhar No. 5214 1063 0902)



x Suresh

In presence of.....

Jointly With

2) **SHRI BENISHANKAR S MAROO**
S/O SITARAM MAROO
(Aadhar No. 4515 8992 0934)



x Benishankar

In presence of *Kailashchandra Jain*
WITNESSES

1. Signature :

Name:

Address:

2. Signature:

Name:

Address:

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From:

Smt Shobha Devesh Dadheech,
Flat No 1102, Rajendra Ratna CHSL,
Mahesh Nagar,
S. V. Road, Goregaon (West),
Mumbai - 400104

RECEIPT

Received with thanks from **Shri Benishankar S Maroo S/o Shri Sitaram Maroo** the sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) only as the part payment towards the consideration of sale of Flat No. 1102, Rajendra Ratna Co-Operative Housing Society Limited, Mahesh Nagar, S.V. Road, Goregaon (West), Mumbai -400104, vide Agreement of sale dated,2017 as detailed below,

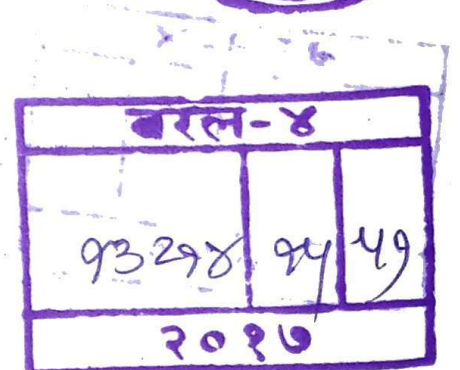
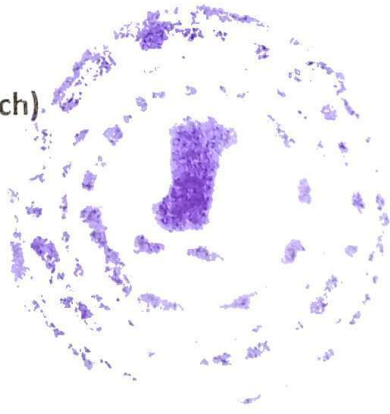
Sr. No.	Particulars	Amount in Rs.
1.	Cheque No. "282379" dated 15/07/2017	4,00,000/-
2.	Cheque No. "282380" dated 15/07/2017	4,00,000/-
3.	Cheque No. "282381" dated 15/07/2017	2,00,000/-
4.	Cheque No. "183949" dated 05/09/2017	9,00,000/-
5.	Cheque No. "183950" dated 06/09/2017	3,25,000/-
6.	Cheque No. "....." dated 22/09/2017	52,00,000/-
7.	Tax Deducted at Sources	75,000/-
8.	Total Payment Received	75,00,000/-

Note: All the Cheques has been drawn on The Shamrao Vithal Co-operative Bank Limited, Goregaon West Branch.

I say received Rs.75,00,000/- (Rupees Seventy Five Lakhs) only

Smt Shobha

(Smt Shobha Devesh Dadheech)



RAJENDRA RATNA CO-OP. HOUSING SOCIETY LTD.

(Regd. No. BOM / HSG / 3899 / 73 - AAAAR-1195-A)

MAHESH NAGAR, S. V. ROAD, GOREGAON (WEST), MUMBAI - 400 062.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that SMT. SHOBHA DEVESH DADHEECH is a bonafide member of our society occupying flat no. 1102 having carpet area 685 sq. ft on the eleventh floor of the society's building know as Rajendra Ratna Co-operative Housing Society Ltd., Mahesh Nagar, S.V. Road Goregaon (W) Mumbai -400 062.

It is further certified that he is holding share certificate No. 53 with distinctive no. 261 to 265. The society's building is situated on plot bearing C.T.S. No. 1384 in Malad (South), Taluka Borivali, Mumbai Suburban District. The Building was constructed in the year 1975 and is having ground plus twelve floors with Lift.

For Rajendra Ratna Co-operative Housing Society Ltd.,



Hond Secretary.






Date : 27th September, 2017

Place : Mumbai



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said society.

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Rem. 

From:
Smt Shobha Devesh Dadheech,
Flat No 1102, Rajendra Ratna CHSL,
Mahesh Nagar,
S. V. Road, Goregaon (West),
Mumbai - 400104

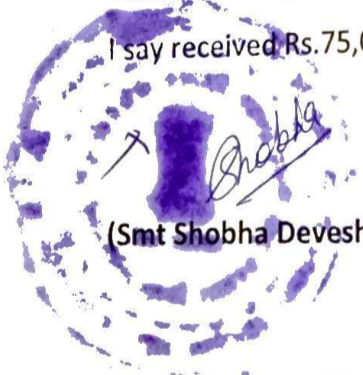
RECEIPT

Received with thanks from Shri Sureshkumar B Maroo S/o Shri Benishankar S Maroo the sum of Rs. 75,00,000/- (Rupees Seventy Five Lakhs Only) only as the full and final payment towards the consideration of sale of Flat No. 1102, Rajendra Ratna Co-operative Housing Society Limited, Mahesh Nagar, S.V. Road, Goregaon (West), Mumbai -400104, vide Agreement of sale dated,2017 as detailed below:

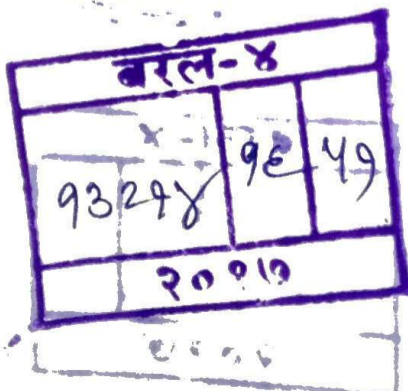
Sr. No.	Particulars	Amount in Rs.
1.	Cheque No. "338234" dated 15/07/2017	4,00,000/-
2.	Cheque No. "338235" dated 15/07/2017	4,00,000/-
3.	Cheque No. "338236" dated 15/07/2017	4,00,000/-
4.	Cheque No. "292408" dated 26/07/2017	16,00,000/-
5.	Cheque No. "308642" dated 04/09/2017	10,00,000/-
6.	Cheque No. "308643" dated 14/09/2017	12,00,000/-
7.	Cheque No. "308645" dated 18/09/2017	10,00,000/-
8.	Cheque No. "292414" dated 22/09/2017	4,25,000/-
9.	Cheque No. "292419" dated 26/09/2017	5,00,000/-
10.	Cheque No. "292420" dated 26/07/2017	5,00,000/-
11.	Tax Deducted at Sources	75,000/-
3.	Total Payment Received	75,00,000/-

Note: All the Cheques has been drown on The Shamrao Vithal Co-operative Bank Limited, Goregaon West Branch.

I say received Rs.75,00,000/- (Rupees Seventy Five Lakhs) only



(Smt Shobha Devesh Dadheech)



P.L. 2017

RAJENDRA RATNA CO-OPERATIVE HOUSING SOCIETY LIMITED

Regd. No. BOM / HSG 3899 / 1973

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

At Society

Plot No. 1 of S. No. 46 & 47 (pt.) Mahesh Nagar, S. V. Road, Goregaon (West), Mumbai - 400 062.



Duplicate Share Certificate

In Lieu of Old / Torn / Mutilated / Lost

Register Folio 54 Number of Equity Shares 5 Certificate No. 53

This is to Certify that Shri / Smt Bankatlal Shiv Narayan Bharadia
of Flat/Shop No. 1102

is / are the registered holder(s) of Five shares of Rupees (50) Fifty each.

Numbered from 261 to 265 both inclusive in the RAJENDRA RATNA CO-OPERATIVE HOUSING SOCIETY LIMITED. Subject to the Bye-Laws of the said society, and that upon each of such shares the sum of Rupees Fifty has been paid.

Given under the common seal of the said Society at Bombay this 1st

day of November 1975
~~2017~~

Chairman Nahra

Hon. Secretary onkarbhai

Hon. Treasurer Soordeep



Note : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate.

J D U 0

For Rajendra Ratna Co-op. Hsg. Soc. Ltd

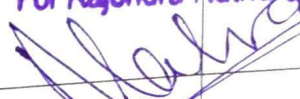
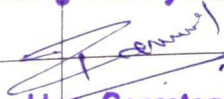
[Signature]
Hon. Secretary



Memorandum of the transfers of within mentioned

S. LENDR
MAHESH NA

Date of Transfer	Transfer No.	Share Regd. No. (Old)	To Whom Transferred	Share Regd. No. (New)	Signature
01.11.92	68	54	Shri. Nilesh Damani	135	
15.10.2000	159	135	Mrs. Shobha Devesh Dadhech	159	
	54	159	Mr. Suresh Kumar B. Maroo & Mr. Bemishankar S. Maroo	199	

For Rajendra Ratna Co-op. Housing Society Ltd.

 Chairman/Treasurer

 Hon. Secretary
 01/11/2019



महाराष्ट्र शासन

नोंदणीचे प्रमाणपत्र

नोंदणी क्र. बी. सी. ए. / प्रच. प्र. जी. / ३८२.२ सन १९७३
या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की, राजेन्द्र

रत्न को-ऑपरेटिव्ह ट्रायंगल सोसायटी लि. ही संस्था महाराष्ट्र
राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा
महाराष्ट्र अधिनियम क्रमांक २४) कलम २(१) अन्वये नोंदण्यात
आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२(१) अन्वये व महाराष्ट्र
राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १०(१)
अन्वये संस्थेचे वर्गीकरण ... अस्तून
उप-वर्गीकरण ... आहे.

सहकारी मंत्री



स्थळ

दिनांक : १ जानेवारी

ज्वरल-४		
१३२१४	२३	५१
३०१७		

said society.

X *[Signature]*
X
Bim.



श्री / श्री

बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.



बृहन्मुंबई महानगरपालिका

लेखा क्रमांक PS1708320060000	मालमत्ता करवर्ष 2017-2018	देयक क्रमांक 201710BIL06107214 201720BIL06107217	देयक दिनांक 26/05/2017
पक्षकाराचे नाव व पत्ता : THE RAJENDRA RATNA COOP HSG SOCIETY LTD, OPP TIME STAR S V ROAD, GOREGAON MUMBAI 62		प्रेषक - सहा. क. व सं. / विभाग : P/SOUTH Ward Office, CTS No.746, Village Pahadi, S.V.Road, Goregoan(West), Mumbai- 400 104.	
मालमत्ता क्रमांक, सदरनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. P546(2)/307/B. S. V. ROAD HOUSE RAJENDRA RATNA SHRI KRISHNARAO PATHARE			
प्रथम करनिर्धारण दिनांक : 06/08/1976	जलजोडणी क्रमांक : -	एकूण भांडवली मूल्य : 145771220	
अक्षरी रुपये Rupees Fourteen Crore Fifty Seven Lakh Seventy One Thousand Two Hundred and Twenty Only			
देयक तयार करतवेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी ₹ 0		०१/०४/२०१० या तारखेनंतरची थकबाकी ₹ 0	
देयक कालावधी :	01/04/2017 ते 31/03/2018		

कराचे नाव :	01/04/2017 ते 30/09/2017	01/10/2017 ते 31/03/2018	(सर्व रक्कम रुपयांमध्ये)
सर्वसाधारण कर	52829	52829	52829
जल कर	0	0	0
जल लाभ कर	33176	33176	33176
मलनि.सारण कर	0	0	0
मलनि.सारण लाभ कर	20631	20631	20631
म.न.पा. शिक्षण उपकर	19311	19311	19311
राज्य शिक्षण उपकर	16496	16496	16496
रोजगार हमी उपकर	1083	1083	1083
वृक्ष उपकर	964	964	964
पथकर	24404	24404	24404
एकूण देयक रक्कम	168894	168894	168894
कलम १५२ (अ) नुसार दंडाची रक्कम	0	0	0
परताव्यावरील व्याजाची वसूली	0	0	0
अर्ली-बर्ड च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0	0
आगाऊ अधिदानाचे समायोजन	0	0	0
भरावयाची निव्वळ रक्कम	168894	168894	168894
* 30.06.2017 पर्यंत भरावयाची निव्वळ रक्कम	165887	165887	165887
* 31.07.2017 पर्यंत भरावयाची निव्वळ रक्कम	167390	167390	167390
* 31.07.2017 नंतर भरावयाची निव्वळ रक्कम	168894	168894	168894
अक्षरी रुपये	Rupees One Lakh Sixty Eight Thousand Eight Hundred and Ninty Four Oniy	Rupees One Lakh Sixty Eight Thousand Eight Hundred and Ninty Four Only	
अंतिम देय दिनांक	24/08/2017	31/12/2017	

"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO PS1708320060000, Name-MCGM Property Tax
Please note, payment done through NEFT will be collected against oldest bills first."

* अर्ली-बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता क्रमांकामधील पहिले ११ अंक इमारतीचा UID (Unique Identity)
असून, प्रत्येक इमारतीच्या दर्शनी भागावर UID स्टीकर लावण्याचा प्रकल्प महापालिकेने हाती
घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधांतील पत्रव्यवहारात सदर
UID क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.



स्वच्छ भारत
एक कदम स्वच्छता की ओर

Handwritten signature and stamp area with date 01/05/17.

said society.

Handwritten signatures and stamps at the bottom of the page.

In replying please quote No.
and date of this letter.Intimation of Disapproval under Section 346 of the Bombay
Municipal Corporation Act, as amended up to date.C.B.P.
No. E.B./CE 281 /BSII/A/ P of 197 -197 MUNICIPAL OFFICE,
Bombay 8 FEB 1975-197

MEMORANDUM

To,

Rajendra Coop. Housing Society Ltd.

With reference to your Notice, letter No. _____ dated 10.1.1975 and delivered on
11.1.1975, and the Plans, Sections, Specifications and Description and further particulars and details
of your building at P.No.46/2 and 47, Village Pahadi, S.V. Rd. Goregaon West.
furnished to me under your letter, dated 31.1.1975 I have to inform you that I cannot approve of the
building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section
346 of the Bombay Municipal Corporation Act as amended up-to-date, my disapproval thereof by reason :-

- A - That structural design and calculations for proposed work not submitted.
- B - That the requirements of bldg. byelaw 4(a)5(b&c) will not be complied with.
- C - That requirements of byelaw 36 & 37 will not be complied with.
- D - That some of passages & lobbies will not be properly lighted & ventilated.
- E - That requirements of E.F.O. will not be complied with.
- F - That certificate u/s 270A of B.M.C. Act from H.E. regarding sufficiency of water supply will not be obtained and submitted.
- G - That proposed work will contravene section 131A(a) of B.M.C. Act.
- H - That 4' open spaces round the building and parking spaces will not be properly paved (with broken glasses underneath at rate of 4 cft. per 100 sq. ft. of paved area) sloped and drained.
- I - That design details & plans cross sectional details etc. of septic tank and soak pit will not be submitted.
- J - That one set of plans mounted on canvas will not be submitted.
- K - That compound wall or fencing is not constructed clear of road widening line with foundation below level of bottom of road side drain without obstructing of flow of rain water from adjoining holding to prove the possession of holding before starting the work.
- L - That true copy of plan of the sanctioned subdivision under No. LOP/ with terms and conditions and compliance thereof will not be submitted.
- M - That access road will not be constructed water bound to full width before commencing the work and will not be completed including asphaltic lighting sewerage & drainage as per municipal specifications before submitting B.C.C.
- N - That piece of land shown in green colour admeasuring _____ sq. mts. will not be developed & maintained as recreational ground before submitting B.C.C.
- O - That existing structures will not be demolished before commencing the work as per undertaking already submitted.
- P - That setback land will not be handed over free of cost to W.O.P. and regd. undertaking of that effect will not be submitted.
- Q - That application is not made and deposit is not paid to A.E.M.R. for carriage entrance across road side drain at your cost before starting the work and same will not be provided before submitting B.C.C.
- R - That plot will not be filled in levelled & sloped towards road side.
- S - That requirements of B.S.E.S. Ltd. will not be complied with.
- T - That regular line will not be got demarcated through A.E. Survey P and E.F.D.P. before starting the work.
- U - That 10' pathway unto staircase will not be constructed.
- V - That through ventilation as reqd. under byelaw 43 will not be provided.
- W - That flushing tanks will not be provided in W.Cs.
- X - That letter from D.I.L.R. that note is taken in property register to the effect that only net area remains with owner deducting the area of setback will not be submitted.

- () That proper gutters and down pipes are not intended to be put to prevent water dropping from eaves of the roof on the public street.
- () That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 7th day of Feb 1976, but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

311-35
Asst. Engineer,
 Executive Engineer, Buildings & Proposals,
 Zone 1, Wards.

SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 the Commissioner has fixed the following levels :—

"Every person who shall erect a new domestic building shall cause the same to be built so that every part of the plinth shall be—

- "(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer then existing or thereafter to be laid in such street.
- "(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (150 cms.) of such building.
- "(c) Not less than 92 ft. () metres above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act where by the person liable to pay property tax is required to give notice of erection of a new building or occupation of a building which has been vacant to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Non-compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting completion certificate with a view to enable the Municipal Commissioner for Greater Bombay to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471, if necessary.

(6) Proposed date of commencement of work should be communicated as per requirements of Section 347(1)(aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Bombay Suburban District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes accompanying this Intimation of Disapproval.

- Y - N.O.C. from H.B. will not be obtained.
- 21- Adequate arrangement for disposal of storm water will not be made in consultation with E.E. Planning Subs.
- 22- Walls will not be trained as per municipal requirements.
- 23- Adequate arrangement for disposal of sewage will not be made in consultation with Project Engineer.
- 24- Adequate arrangement for lighting will not be done in consultation with E.E. (T & L).
- ~~25- That the height of the building will not be restricted to 30 feet.~~
- 25- That the N.O.C. of Civil Aviation will not be obtained.

NOTES

- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencing the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house & store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date on which the proposed construction work is taken in hand that the water from wells existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stacked in front of the property. The scaffoldings, bricks, metal, sand, props debris, etc., should not be deposited over foot-paths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all [the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimensions.
- (11) The application for sewer street connection, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be accepted nor water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for sanction to the layout.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed in water bound macadam before commencing work and should be completed to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of the Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, if any should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be consolidated in concrete having broken glass pieces at the rate of .125 cubic metres per 10 Sq. metres below pavement.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding, before starting the work to prove the owner's holding.
- (19) No work should be started unless the existing structures proposed to be demolished, are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purposes of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Housing Commissioner under Section 13(h)(H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) or your starting the work without removing the structures proposed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional & Town Planning Act, 1966, (12 of the Town Planning Act.), will be withdrawn.
- (21) If it is proposed to demolish the existing structures by negotiations, with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
 - (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
 - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
 - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and air from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be started before or during monsoon which will cause rain water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage tank above the finished level of the terrace shall not be more than 1 metre.

ASST. ENGINEER
Municipal Corporation
W. C.

- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the mahajis and other appurtenances in the building should be so arranged as not to obstruct the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with tight fitting mosquito proof covers made of wrought iron plates on hinges. The manholes of all cisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap cover, in one piece, with locking arrangement provided with a bolt and nuts screwed on tightly serving the purpose of a lock and the warning pipes of the cisterns protected with screw on dome shaped pieces (like a garden zari rose) with copper plates with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper ends of the ladder should be curved and extended 60 cms. above the top where they are to be fixed and its lower ends in cement concrete blocks.
- (31) No broken bottles should be fixed over boundary walls. This prohibition refers only to broken bottles and not to the use of plain glass for coping over compound wall.
- (32) (a) Louvres should be provided as required by Byelw No. 5 (b).
(b) Lintels or Arches should be provided over Door and Window openings.
(c) The drains should be laid as required under Section 234-I (a).
(d) The inspection chamber should be plastered inside and outside.
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.

R. S. 341-35
Executive Engineer, Building Proposals
Zone Asst. Engineer
Bldg. Proposal Zone ~~11~~ *11*