

CIF

ADITI 91441032535  
ALKESH 85091466369  
SURYABEN 89846402617

File No.

NAME ADITI KHATAN SHAH.

ADDRESS \_\_\_\_\_

SUBJECT Educational loan.

YEAR \_\_\_\_\_ TO \_\_\_\_\_

Amount - 39 Lakhs

Branch code :- 539

Prena Madam. Branch Manager.

Shankh Jykan

98674134516

**BHOOMI**

**SPRING FILE  
NO.1 EXECUTIVE**



# I.A. Shelter Co-operative Housing Society Ltd.

(Regd No. Bom/W-K-E) HSG /(T.C.) / 716 / 84-85 Dtd. 2-5-85)

Plot No. 70-71-72, Sher-E-Punjab Co-op. Hsg. Soc. Ltd., Mahakali Caves Road,  
Andheri (East), Mumbai-400 093.

Ref. No. IAS/GC/35/2023-24.

Dated 04<sup>th</sup> March '24

To

The Assistant Manager

State Bank of India, RACPC,

Mumbai

We, the I A Shelter Co-operative Housing Society Ltd, hereby certify that,

1. Flat No B/18, in I A Shelter Co-operative Housing Society Ltd, situated at Plot no 70/71/72, Green Lane, Off M.Caves Road, Sher-E-Punjab, Andheri (East), Mumbai 400093, bearing survey No's 368/285 to 368/287 is being transferred in the name of Shri Alkesh R Shah and Smt Suryaben R Shah (Jt) by the Original Owner Shri T.K. Kaul, As per our records Shri Alkesh R Shah and Smt Suryaben R Shah is the member of the society and he/she has transferrable rights of the property.
2. The total cost of the flat is Rs.9, 50,000 (Rupees Nine Lakh Fifty Thousand only) as per the agreement for sale entered into between Shri T. K. Kaul (Seller) and Shri Alkesh R Shah & Smt Suryaben R Shah (Jt) (Purchaser).
3. The title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Shri Alkesh R Shah & Smt Suryaben R Shah mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat transferred to them during the currency of the loan to be sanctioned by the bank to them.
6. We are agreeable to accept State Bank of India as a nominee for the flat transferred to Shri/Smt Alkesh R Shah and Smt Suryaben R Shah (Jt) and once the nominations favoring the Bank has been registered and advice sent to the bank of having done so, we note not to change the same without the written consent of the Bank.
7. We undertake to inform the Society about Bank's charge on the said flat as and when the society formed. (Society is already formed.)
8. This NOC will be valid only after the previous loan is fully paid to (Not Applicable.)

For I.A. SHELTER CO-OP. HSG. SOCIETY LTD.

Chairman

Treasurer

Secretary



6916378

05/06/2017

Note: Generated Through eSearch Module. For original report please contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक अंधेरी 3 (अंधेरी)

दस्त क्रमांक : 6016/2004

नोंदणी :

Regn:63m

गावाचे नाव : मोगरा

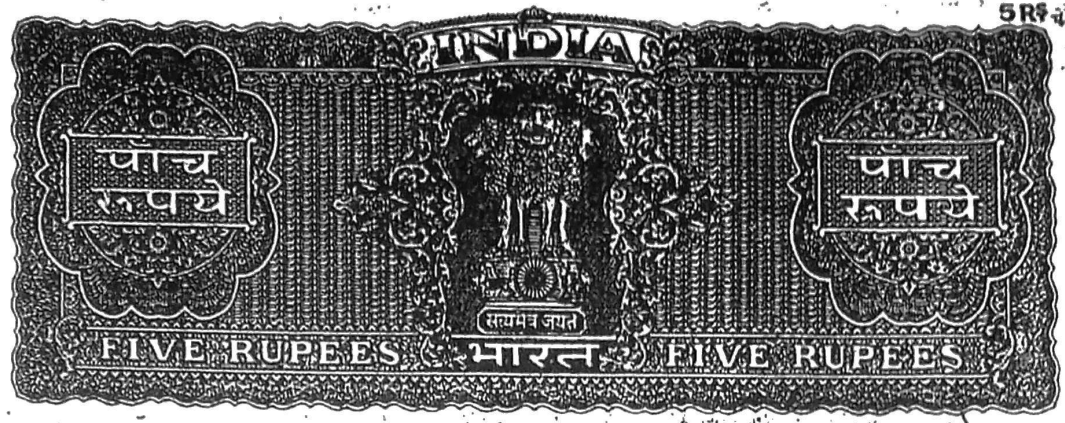
(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.950000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 943384
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन विभागाचे नाव - मोगरा ( अंधेरी ), उपविभागाचे नाव - 46/226 - भुभाग: उत्तर, पुर्वेस व दक्षिणेस गावाची हद्द व परिचमेस अंशत, द्रुतगती मार्ग व शिरे पंजाब कॉलनीच्या परिचमेकडील दक्षिणोत्तर 18.30 मि.रुंद वि.यो. रस्ता. सदर मिळकत ति.टी.एस. नंबर - 368 मध्ये आहे. सदनिका क्र बी/18, दुसरा मजला, आय ए शेल्टर को ऑ हौ सोसा लि, बाधकाम पुरावा 1985
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 50.18 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	नाव:-तेज क्रिपन कॉल - - .
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	नाव:-अल्केश आर शाह - - , सुर्याबेन आर शाह - - .
(9) दस्तऐवज करून दिल्याचा दिनांक	01/11/2004
(10)दस्त नोंदणी केल्याचा दिनांक	01/11/2004
(11)अनुक्रमांक,खंड व पृष्ठ	6016/2004
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	31250
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	9500

Document for check of Agreement.

914

PACKAGE DEAL AGREEMENT

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M. R. PURT...  
ADVOCATE  
COURT.  
NOV 1984  
C. Rathod

*Ramesh*

PACKAGE DEAL AGREEMENT

26th FEBRUARY

ARTICLES OF AGREEMENT made and entered into at Bombay this 26th FEBRUARY 1985, in the Christian year One thousand Nine Hundred Eighty Four between M/s.GHARKUL, a partnership firm registered under the Indian Partnership Act, 1932 and carrying on its business as Developers & Builders at 221, Sher-E-Punjab Co.Op.Housing Society Ltd., Mahakali Caves Road, Andheri(East), Bombay 400 093, hereinafter called the 'BUILDERS' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being of the said firm and the survivor or survivors of them and their respective heirs, administrators, executors and assigns) of ONE PART AND 1) Mr.P.R.Kachole, 2) Mr.R. Ganesh 3) Mr.C.L.Rathod, all of Bombay, Indian Airlines Employees Co.Op.Housing Society (Proposed), hereinafter called "the PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the promoters or

....2/-  
*Ramesh*  
*M. R. P.*  
*R.L.*



or promoter for the time being the said proposed society and the society to be registered under the Maharashtra Cooperative Societies Act, 1960, of the promoters of the said proposed society and its successors and assigns) OF THE OTHER PART.

WHEREAS:

(i) By an Agreement for Sale dated 2-1-1985 made and entered into between Smt. Satinder Nagpal of the One Part therein referred to as the Vendor and the Builders herein of the Other Part referred to therein as the Purchasers, the said Smt. Satinder Nagpal agreed to sell and transfer all right, title and interest in her membership of the Sher-E-Punjab Cooperative Housing Society Ltd., including Shares of Rs.250/- covered by Share Certificate No.132 issued by the said society and plot No.72 in the layout of the land of the said society admeasuring about 600 square yards or thereabout equivalent to 500 square metres or thereabout situate at Village Mogra, Mahakali Caves Road, Andheri (East),

....3/-

*RS*  
*[Signature]*





thereon consisting of 20 flats on package deal basis on the terms and conditions as are recorded hereinafter.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Builders shall sell and the Purchasers shall purchase from the Builders the said property viz. all those pieces or parcels of land or ground bearing Plot No.72 and 70/71 lying and being at Village Mogra, Andheri (East) and more particularly described in the First Schedule and the Second Schedule respectively hereunder written together with the building consisting of in all 20 flats to be constructed by the Builders as agents of the Purchasers in accordance with the building plans and specifications which may be sanctioned by the Municipal Corporation of Greater Bombay and which plans have been seen and verified by the Purchasers.
2. The Purchasers have seen the building plans in respect of the said property as agreed to be submitted for approval to the Municipal Corporation of Greater Bombay. The Builders have agreed to construct the building on the said two plots of land as aforesaid and in accordance with the said plans to be submitted for approval to the Municipal Corporation of Greater Bombay. The Purchasers have seen and approved the same. The Builders shall revise the plans or plan as per the requirement of the Purchasers. It is agreed that if the Municipal Corporation and/or any other authority shall require the Builders to make modifications and/or alterations in the said building plans the Builders shall be entitled to make it and the Purchasers shall not take any objection for the same. However, in such a case the Builders shall submit the same to the Purchasers before resubmission to the Municipal Corporation Authority. The Builders shall submit the plans for sanction of the Corporation only after the necessary N.O.C. is obtained

Handwritten signature and initials: *Handwritten signature* / 5/- *Handwritten initials*

RE L M Bill

by the Builders in that behalf and on intimation from the Purchasers to that effect.

3. The said building to be completed on the said two plots more particularly described in the First Schedule and Second Schedule hereunder written consist of ground plus three upper storeys having in all 20 flats therein. The built up area of the building at present is envisaged about 12895 sq.ft. built up area and staircases.

4. The Purchasers shall pay to the Vendors the purchase price in respect of the said property viz. the said two plots of land and more particularly described in the First Schedule and the Second Schedule hereunder written and shall also pay to the Builders the price in respect of the construction of the said building at the price to be calculated at the rate of Rs.240 per sq.ft. of the built up area and the total price payable to the Builders shall be apportioned in the manner hereinafter appearing:

- a) the price apportioned for the value of the land as payable to the Builders shall be Rs.5,35,000/-.
- b) the price payable to the Builders for construction of the said building consisting of ground and three upper storeys with 20 flats shall be Rs.15,59,800/-.

Thus, the total package deal price of the said land including the costs of the building to be completed thereon and as per the Amenities and Specifications mentioned in the Fourth Schedule hereunder written works out to Rs.30,94,800/-.

The said total cost is worked out on the basis of expected saleable F.S.I. of 12895 sq.ft. and in the event of extra F.S.I. being utilised or consumed on the said property the Purchaser shall pay for the same at the said rate.

Bill

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...6/-



5. The said sum of Rs.30,94,800/- being the total package deal price of the said two plots of land and the

to the Builders as follows:-

- a) Rs.3,09,480/- being 10% of the package deal price on or before the execution hereof to be paid by the Purchasers to the Builders as (initial payment money) (the payment and receipt whereof the Builders do and each of them do hereby admit and acknowledge)
  - b) The balance amount of Rs.27,85,320/- will be paid as per the particulars given in the third Schedule hereunder written, it being agreed that the time for the payment of the said instalments shall be the essence of the contract.
6. It is agreed that every month the Builders shall submit their running bills which shall be paid by the Purchasers within 15 days from the certification of the same by the Architect concerned who is approved by the Indian Airlines Civil Engineering but any payment of bill shall not be made later than 15 days.
7. The title to the said property has been investigated by Shri M.R.Phal, Advocate, High Court, who has already issued the title certificate.
8. The Deed of Conveyance and purchase of the said property viz. two plots of land more particularly described in the First Schedule hereunder written shall be completed within 6 months from the date of execution hereof.
9. The Builders shall at their own costs obtain No Objection Certificate from the Competent Authority in accordance with the provisions of the Urban Land (Ceiling and Regulation) Act 1976 if required.

Rs. 30,94,800/-

10. The Conveyance and all necessary documents to complete the title agreed to be given shall be prepared by Shri M.R. Phal, Advocate, High Court, having his office at 102, Gundecha Chambers, Nagindas Master Road, Fort, Bombay 400 023.

11. The Vendors of the said property shall before the completion of sale of land more particularly described in the First Schedule hereunder written shall produce certificate under section 230A of the Income Tax Act, 1961.

12. If the sale be not completed on account of any wilful default on the part of the Builders, the Purchasers shall be entitled to their option to require specific performance of this Agreement by the Builders.

13. If the sale herein of the said property shall not be completed on account of any wilful default on the part of the Purchasers, the Builders shall be entitled to file a suit against the Purchasers either for specific performance of this agreement or to claim from the Purchasers all costs charges and expenses incurred by the Builders in pursuance of of and as incidental to this Agreement.

14. The Builders shall construct for the Purchasers the said building on the said two plots consisting of ground plus three upper storeys in accordance with the plans that will be approved by the Municipal Corporation of Greater Bombay and prepared by M/s. R.S. Jawale being Architects appointed by the Builders and as per the specifications and amenities set out in the Fourth Schedule hereunder written.

15. It is hereby agreed by and between the parties hereto that M/s. R.S. Jawale are appointed as Architect and M/s. Technocrat Combine as R.C.C. Consultants for the construction work and their fees and charges shall be borne and paid by the Builders exclusively. The Architect shall appear before the Municipal Corporation of Greater Bombay and other authorities

RE: H. J. Phal ... 84



*R.H.*  
*M. R. S.*

concerned and will supervise the construction work. The civil Engineering Department of the Purchasers shall have a right of supervision/inspection of the construction work at the cost and expense of the Purchasers.

16. The Builders shall make all arrangement to bring the materials to the site and be responsible for their proper storage, sage custody and proper use and shall employ and keep at their own costs a watchman or watchmen at the site for the safe custody and protection of the materials.

17. BY  
IT IS HEREBY EXPRESSLY AGREED/AND BETWEEN THE PARTIES HERETO that the Builders shall commence construction on the said property immediately when they obtain approval to the plans from the Corporation and obtain No Objection Certificate from the Competent Authority as per the provisions of the Urban Land (Ceiling and Regulations) Act, 1976. The said construction shall be carried out with new materials, of good quality and in good workman like manner and as per the approved design and shall be structurally sound in accordance with and in every respect with the said specifications as set out in the Fourth Schedule hereunder written. If while according sanction or approval or issuance of the Completion Certificate the Municipal Corporation of Greater Bombay or other public body imposes any conditions ~~or~~ or if such approval is accorded with modifications, the construction work shall be carried out by the Builders in accordance with such conditions and modifications after obtaining the prior approval in writing of the Purchasers.

18. The construction work shall be completed by the Builders within 18 months from the date of commencement of the work. The Purchasers or the society shall give the Builders reasonable extension of time for completion of the construction work if the delay is occassioned by non-availability of iron, steel, cement which is allotted to the society and/or other

*R.H.* *M. R. S.* 9/-

building materials and/or by reason of delay in making interim payments to the Builders and/or other unavoidable circumstances restrictions imposed by the Government, Municipality or other public authority and/or due to war civil commotion strike labour dispute, or any other reasons beyond the control of the Builders.

19. The Builders shall be at liberty to carry out the construction work of the said building either by themselves or by giving the same to the Sub-Contractors in whole or in part of the work required to be done by the Builders without affecting the rights and obligations of the parties hereunder.

20. The Purchasers being the employes of the Indian Airlines will help by all possible means and attempt to see that the quota of cement is easily made available to the Builders to carryout the construction activities on the said property and to complete the construction of buildings within the stipulated time.

21. The Purchasers or the society will be entitled to deduct 1% of the total amount of the purchase price as retention amount and which amount shall remain with the Purchasers or the Society in Fixed Deposit. The said retention amount with all the interest accrued thereon shall be paid by the Purchasers or the Society to the Builders on the expiry of the "Defects Liabilities Period" of one year from the date of the completion of the new building and/or the date of the building occupation certificate which-ever is later. The interest on this amount of the said deposit shall belong to and shall be paid over to the Builders. However, in the event of any defects which will be noticed within the said defects liability period the Builders shall carry out the rectification of the same. The Builders will be themselves liable to pay the Income Tax under the Income Tax Act 1961 and the Purchasers and/or the Society will not be liable in any manner whatsoever.

222 222  
.....10%



22. The Purchasers agree to allow escalation in the package deal rate of Rs.240/- per sq.ft. built up consistent with the increase in the rates of building materials occasioned during the period of construction at the instance of the Builders. However, if there is any dispute as to the quantum of escalation to be allowed the same shall be referred to the sole arbitration of the Architects appointed under this Agreement and the decision of the said Architects shall be final and binding on the parties hereto.

23. The Builders will be entitled to all the refundable deposits from the Municipal Corporation of Greater Bombay and if required the Purchasers and/or the Society shall execute such letters, writings etc., that may be required by the Builders, without any costs.

24. The Purchasers shall be entitled to a proper conveyance as aforesaid and all muniments of title relating to the said property more particularly described in the First Schedule and the Second Schedule hereunder written. The Purchasers shall be entitled to call upon the Builders and all persons interested in the said property to execute the conveyance in their favour after the Vendors/Builders obtain No Objection Certificate from the Competent Authority.

25. IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO that until the Builders shall have handed over the possession of the said newly constructed Building to the Purchasers after obtaining, necessary occupation and/or completion certificate from the Municipal Corporation of Greater Bombay, all outgoings including the Municipal and Collectors Bills shall be borne and paid by the Builders.

..... 11/-

26. It is expressly agreed by and between the parties hereto that the Builders will produce a clearance certificate from Sher-E-Punjab Housing Society stating that all outstanding dues i.e., Municipal Taxes, Betterment charges, Development charges have been duly paid till the date of the agreement. Any dues levied by Sher-E-Punjab Cooperative Housing Society Ltd., after the signing of this agreement will be paid by the Purchasers in respect of the said plots nos. 72 and 70/71 only.

27. The conveyance will contain various provisions in regard to appointment of the Builders as Building Contractors for the purpose of completion of the said buildings and for payment of the balance of purchase price to the Builders. The conveyance will also contain a provision entitling and/or enabling the Purchasers to create Mortgage in favour of the Indian Airlines Corporation to obtain loan for payment of the package deal price of the said plots land and building to the Builders.

28. It is specifically agreed and understood that even after conveying and/or transferring the said plots of land more particularly described in the First Schedule and the Second Schedule hereunder written in favour of the Purchasers or their nominee or nominees including the society as and when formed and registered this Agreement shall remain irrevocable and the Purchasers Society will not cancel and/or terminate the same on any account. As provided in these presents immediately after the registration of the society, the society will get this Agreement duly confirmed approved and ratified in its First Annual General Body Meeting.

29. IT IS HEREBY EXPRESSLY AGREED BY AND BETWEEN THE PARTIES HERETO that the conveyance to be executed by the Builders in favour of the Purchasers or their nominee or nominees including the cooperative society shall contain usual covenants for enjoyment and betterment of common roads. The Builders shall get the consent of all persons interested in the said land agreed to be sold and shall get the said documents duly executed by them.

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Riz

25/2  
31/2  
31/2  
30. The Purchasers shall pay the costs of search to be taken issuing of public notices, preparing Agreement and the Deed of Conveyance as also the stamp duty and the Registration fees to be paid on the conveyance and/or any other documents as may be required. Each party to bear and pay their own solicitors and Advocates fees themselves.

31. Immediately on the cooperative Housing Society (the promoters of which are the Purchasers) being formed and registered, the society shall confirm the terms and conditions as mentioned in this agreement by passing the necessary resolution in the General Body meeting of the Society. Thereupon the Society shall execute a letter of confirmation in favour of the Builders sending therewith a true copy of the said resolution and thereafter this Agreement and all the terms and conditions hereof shall be binding upon the Society as if the Society was a party to this agreement and has executed the same. In the event the Society after registration terminates the contract herein of the Builders in respect of the constructions and completing the building then in that event the Purchasers or the society as the case may be shall pay a sum of Rs. \_\_\_\_\_ to the Builders as and by way of liquidated damages. The Builders shall in that event shall have no claim against the Purchasers or Society save and except to the extent of the said liquidated damaged.

THE FIRST SCHEDULE ABOVE REFERRED TO

FIRSTLY: ALL THAT piece or parcel of land lying and OF being and situated at Mahakali Cages Road, Andheri(E), Bombay Suburban District in layout of the land of the Sher-E-Punjab Cooperative Housing Society Ltd. (Reg.No.B/4529) being plot of land bearing No.72 bearing CFS No.368/205 admeasuring about 600 sq.yrds. equivalent to 500 sq.mtrs. and bounded as follows:-

.....13/-  
25/2  
31/2



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*File*  
*File*

- On or towards the North by
- On or towards the South by
- On or towards the East by
- On or towards the West by

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land lying and being and situated at Mahakali Caves Road, Andheri(E), Bombay Suburban District in the layout of the land of the Sher-E-Punjab Cooperative Housing Society Ltd., (Reg.No.B/4529) being plot of land bearing No.70/71 bearing CTS No.368/287 and CTS No.368/286 and admeasuring, totally about 600 sq.yrds. or thereabout equivalent to 500 sq.mtrs. and bounded as follows:-

- On or towards the North by
- On or towards the South by
- On or towards the East by
- On or towards the West by

THE THIRD SCHEDULE ABOVE REFERRED TO

Payment of purchase price to be set out as per the progress of the work which may be in the following manner:-

1. Towards development of plot	10%
2. On commencement of work	5%
3. On completion of the Plinth	25%
4. On completion of First Slab	8%
5. On completion of Second Slab	8%
6. On completion of Third Slab	8%
7. On completion of Fourth Slab	7%
8. On Brick Masonry work	7%
9. On Electrical work	6%
10. On Plumbing work	6%
11. On application for building occupation certificate	5%
12. At the time of possession	5%

rs.

100%  
=====

...14/-

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*File*  
*File*

THE FOURTH SCHEDULE ABOVE REFERRED TO  
(LIST OF AMENITIES)

1. RCC Frame Structure was brick ~~or concrete~~ masonry filler walls.
2. RCC Overhead & underground tanks with pump room and set of of pump
3. Grey cement mosaic tile flooring with half tile skirting to the walls.
4. Polished Pandur flooring for bathroom and white cement glazed tiles of size 6"x6" & 6 tiles high, in bathroom for dado and size 6"x6" four tiles high white glazed tile dado in W.C.
5. RCC raised cooking platform with black cadappa stone above and built in sink sides with 1 1/2" ft. white glazed tiles of 6"x6".
6. Open cupboard below cooking platform and separate Gas Compartment.
7. One down water tap in Kitchen.
8. Wash Basin of 20"x16" size and Indian W.C. of 22" pan size (\_\_\_\_ type)
9. Shower and taps in bathroom.
10. Entrance door will be FLUSH type with safety chain, Magic Eye, Number Plate, Night Latch;
11. M.S. Grills shall be provided on external windows of ground and upper floors.
12. Internal room doors will be commercial flush type except for balconies, bath and W.Cs. which will be pannelled.
13. T.W. Glazed windows with T.W. louvers out; bath and W.C. windows will be fully glazed louvers with M.S. Bars.
14. All fixtures of floors and windows will be Iron or aluminium.
15. Brick Masonary compound walls with Iron gates.
16. 3' paving all round the building and 7' paving leading to staircase entrance.
17. Internally colour wash and cement paint of approved shade for external side of building.
18. Fan hooks in each room.
19. Loft over W.C. and bathroom
20. Electric fittings in each flat will be as detailed below:-

12/2  
 12/2  
 12/2

	L.P.	F.P.	P.P.	D.P.
1. Kitchen	1	1	1	1
2. Bedroom	1	1	1	-
3. Living room	1	1	1	1
4. Bath W.C.	1	-	-	1
5. Balcony	1	-	-	-

21. Geyser
22. Lighting on staircase and external light in compound.
23. Staircase and Balcony wooden flush on top.
24. All internal wiring in the flats of copper.

IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set  
 and subscribed their respective hands and seals the day and year  
 first hereinabove mentioned.

SIGNED SEALED AND DELIVERED )  
 by the withinnames Builders, )  
 M/s. GHARKUL, through its )  
 Partner Shri Shamsunder M. )  
 Rege, in the presence of; )

1. Shamsunder M. Rege
2. Shree

Shree

SIGNED SEALED AND DELIVERED )  
 by the withinnamed Purchasers )  
 (1) SHRI D.R. KACHOLE, )  
 (2) SHRI R. GANESH and )  
 (3) SHRI C.L. RATHOD )

in the presence of;

1. Shamsunder M. Rege
2. Shree

Shree  
Shree  
C.L. Rathod

RECEIPT

Received of and from the withinnamed )  
 Purchasers a sum of Rs. 3,09,480/- )  
 (Rupees Three lakhs nine thousand four )  
 hundred eighty only )  
 ) being the initial payment to )  
 be made by them to us. ) ..Rs. 3,09,480/-

Witnesses:

1. C.L. Rathod
2. Shree

For M/s. GHARKUL

Shree  
 (PARTNER)



\*\*\*\*\*  
BOMBAY DATED THIS DAY OF MARCH, 1985  
\*\*\*\*\*

PACKAGE DEAL AGREEMENT  
BETWEEN

M/S. SHARKUL ..... BUILDERS

A N D

1. MR. D.R. KACHOLE
2. MR. R. GANESH
3. MR. C.L. RATHOD  
PROMOTERS OF SHELTER... PURCHASERS

PACKAGE DEAL AGREEMENT

DATED:

M.R. PHAL,  
Advocate, High Court,  
102, Gundecha Chambers,  
N. Master Road, Fort,  
Bombay 400 023.

22. OFFICE ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)		RAHEJA UNIVERSAL (P) LTD, RCP, 294, C-ST. ROAD, NEAR MUMBAI UNIVERSITY, KALINA SANTACRUZ (E) MUMBAI 400 078.	
23. PERMANENT ADDRESS (HOUSE NO., ROAD NAME, LOCALITY, CITY, PIN CODE, DISTRICT, STATE)	SAME AS PRESENT ADDRESS	SAME AS PRESENT ADDRESS	SAME AS PRESENT ADDRESS.
24. CONTACT NO.	9699 088983	9867386650	
25. E-MAIL ID	aditij74@gmail.com.	akshesh-shah91@ gmail.com.	akshesh-shah91@ gmail.com.
26. ADDRESS FOR CORRESPONDENCE [TICK (✓) OPTIONS AS APPLICABLE]	<input checked="" type="checkbox"/> RESIDENTIAL ADDRESS / <input type="checkbox"/> OFFICE ADDRESS / <input type="checkbox"/> PERMANENT ADDRESS		

**(II) PRESENT BANKER DETAILS**

PARTICULARS	STUDENT	PARENT / HUSBAND	CO-BORROWER / GUARANTOR
1. NAME OF THE BANK	ICICI		
2. BANK BRANCH	J.B. NAGAR (CHAKALA)	HDFC	HDFC
3. SB / OD ACCOUNT NO.	108601003107	VILE PARLE (E)	MAHAKALI
4. DIRECT / INDIRECT LIABILITY DETAILS	N.A.	02271050042950	5010019960
5. WHETHER RELATED TO CHAIRMAN / DIRECTORS / EMPLOYEE OF OUR BANK OR ANY OTHER BANKS. IF YES, DETAILS OF RELATIONSHIP	N.A.	N.A.	N.A.

**(III) DETAILS OF THE**