

Stamp duty Paper

१) शासन परिपत्रक क्रमांक. २०००/९४/प्र.क्र.२५/म-१, दि. २४/३/२०००

२) नो.म.नि.व.मु.नि. पुणे याचे पत्र क्र. का. ३/सगणक/मुद्रांक पावती दुरुस्ती/०६/३९९ दि. ४/१०/२००६

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.

C 052910

RECEIPT FOR PAYMENT TO GOVERNMENT
116

NOT TRANSFERABLE
09/03/2009

Receipt No. S. V. LOTLIKAR

Receipt Date .

Received From : 103--(III)

MMRDA Counter No. : 2

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	------------------------------	------	-----------------------	-----------	--------------------

PO	4493	05/03/2009	0	2000.00	
----	------	------------	---	---------	--

Bank Name : MUMBAI DIST. CENTRAL CO-OP. BANK LTD. (MDC)
Branch Name : JANA SEVA SAH BANK LTD MALAD(W)MUM-64

DELIVERED

COB/AY/13910/8

Case No.:

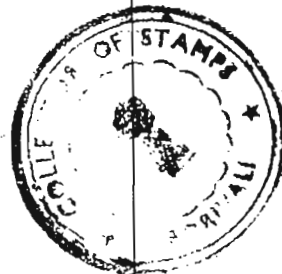
- 6, NOV 2009

Lot No.:

Lot Date:

Total P.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
--------	-------------------------------------	----------	--------------	--------------------



2000.00

Two Thousand

Only

Total :

Rs.:

Rupees

Cashier / Accountant

Signature / Designation

Collector of Stamps, Borivali

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५ / म-१, दि. २४/३/२०००.

२) नो.म.नि.व.मु.नि. पुणे यांचे पत्र क.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३९९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.

C 052911

RECEIPT FOR PAYMENT TO GOVERNMENT
117

NOT TRANSFERABLE
09/03/2009

Receipt No.: S. V. LOTLIKAR

Receipt Date :

Received From : 103-(IV)

MMRDA Counter No.: 2

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	------------------------------	------	-----------------------	--------------	--------------------

PO	4494	05/03/2009	0	500.00	
----	------	------------	---	--------	--

Bank Name : MUMBAI DIST.CENTRAL CO-OP.BANK LTD. (MDC)
Branch Name : JANA SEVA SAH BANK LTD MALAD(W)MUM-64

DELIVERED

COB/AY/13910/8

Case No.:

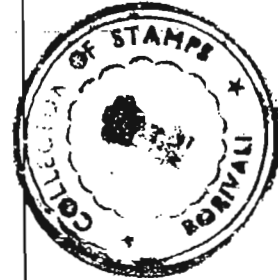
- 6 . NOV 2009

Lot No. :

Lot Date .

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
--------	-------------------------------------	----------	--------------	--------------------



500.00

Five Hundred

Only

Total :

-

Rs.:

Rupees :

Cashier / Accountant

Signature / Designation

Collector of Stamps Borivali

— 2 —

AGREEMENT

for

SALE OF FLAT/SHOP/OFFICE/GARAGE No.

ON FLOOR No. BLOCK

BY

SAINATH CHAMBERS

Sainath Road, Malad (West)
BOMBAY - 400 064

Stamp Act, 1958
 No. 10267
 Office of the Collector of Stamps
 Dated 21/12/78



Received from Shri S. V. Lakshmi
 Resident of
 Insufficient Stamp duty of Rs. (2000) on the
 Challan No. 111 dated 21/12/78
 chargeable under Article 25 of
 of schedule I of Bombay Stamp Act, 1958
 Certified under Section 41 of the Bombay
 Stamp Act, 1958 that the proper duty of
 Rs. (2000) and penalty Rs. (500) and
 under article 25 of schedule I have
 been paid in respect of this instrument.

Res. paid duty

and penalty Rs. (500) paid duty

This certificate is subject to the provisions
 of section 53-A of the Bombay Stamp
 Act, 1958.

M.V.R. 2000/-
 B. No. 130/5/78

Place: Bombay
 Date: 21/12/78
HAPPY HOME BUILDERS
 Collector of Stamps



AGREEMENT

THIS AGREEMENT made at Bombay this 1st day of May S.V.L.
 in the christian year one thousand nine hundred and seventy eight
 between MESSRS HAPPY HOME BUILDERS a partnership firm
 consisting of present partners: (1) A. M. Mistry (2) Kishore Bhaichand
 Shah (3) Smt. Pravina H. Mistry having their office at 22, Sunderam
 Apartments, Ramchandra Lane Malad (West), Bombay-64 hereinafter
 called the "The Parties of the First Part" (which expression shall unless
 it be repugnant to the context or meaning thereof be deemed to include
 the present partners of the said firm of M/s. HAPPY HOME BUILDERS
 or its partners from time to time their survivors or survivor their or
 his heirs, executors, administrators and assigns) of the One part and

S. V. L.
 S. V. L.
 S. V. L.
 S. V. L.

SHRI SMT. Sunitabai V. Lakshmi S.V.L.

of Bombay Inhabitant hereinafter called "the party of the Second Part"
 (which expression shall unless it be repugnant to the context meaning
 thereof mean and include his/her heirs, executors, administrators and
 assigns) of the Second Part

WHEREAS the parties of the first part have entered into an Agree-
 ment dated 3rd April 1978 for purchase of the piece or parcel of land
 admeasuring about 722 sq. mts. with structures thereon situate at
 Sainath Road, Malad (West), Bombay and more particularly described
 in the first Schedule hereunder written from Smt. Radhabai Kishandas
 hereinafter referred to as the Vendor on the terms and conditions
 contained in the said Agreement of Sale dated 3rd April 1978

AND WHEREAS after the said Agreement of Sale the parties of
 the first part have on being satisfied as to the marketability of the
 Vendor's title to the said property but pending the carrying out other
 requirements by the Vendor provided in the said Agreement of Sale
 paid balance of price to the said Vendor and have taken possession of
 the said property in pursuance of the Declaration signed by the
 Vendor on 20-7-1978

AND WHEREAS the parties of the first part have been intending to construct one or more building or buildings (as they may be allowed on the said Plot of land) and have already obtained approval of plans for one building consisting shops, offices (hereinafter referred to as the buildings No. 1) and the garages and/or parking spaces and Flats from the Municipal authority under No. GE/2941/Bs/II Ap of 1977.

AND WHEREAS the party of the second part who has offered to buy a flat/shop/office/garage in the said proposed building No. 1 has taken inspection of the aforesaid Agreement of Sale dated 3rd April 1978, the said Declaration D/20/778 as recited above and other documents of title in possession of the parties of the first part and has satisfied himself to the title of the parties of the first part to the said property.

AND WHEREAS the parties of the first part have supplied to the party of the second part copies of all the documents mentioned in the Maharashtra Ownership Flats Act and Rules in force (hereinafter called the said Act and Rules) and as demanded by the party of the second part.

AND WHEREAS the parties of the first part are entering into separate Agreements with several other persons and parties in respect of the sale of the flat and/or garages and/or shops and/or office and/or parking spaces as may be allowed and sanctioned by the Municipal authority in the said plot and/or building No. 1 and/or further building or buildings as may be constructed by them on the said Plot of land.

NOW THIS PRESENTS WITNESS AND IT IS HEREBY AGREED BY and Between the parties hereto as follows:-

1. The party of the second part has prior to the execution of this Agreement satisfied himself about the title of the present owner (Vendor) to the said property agreed to be purchased by the parties of the first part which is subject to the conditions and provisions contained in the said Agreement of Sale dated 3rd April 1978. The parties of the first part have investigated the title of the Vendor who has purchased the said property by a Conveyance dt. 21st April 1961 from its previous owners Bhikaji P. Kashikar and another. The party of the first part states that by an Agreement dated 14th April 1944 and registered under No. 498 of 1944, the then owners of the above Plot as well as other then owners of ten adjoining plots have inter alia agreed for right of way Over Saimath Road and to share expenses for maintaining the said road and to sell the plots to caste Hindus only. The party of the first part says that the said Conveyance in favour of Radhabai is also subject to the terms of the said Agreement dated 14th April 1944. The party of the first part states that the Conveyance of the property herein in favour of the Society to be formed as hereinafter stated shall also be subject to the terms of the said Agreement dated 14th April 1944. The parties of the first part have also relied on the Declarations (Statements) in the said Agreement of Sale dated 3rd April 1978 as well as the said Declaration dated 20/7/78 as stated above of the Vendor and have accepted the title of the Vendor and the party of the second part shall not be entitled to investigate further the title and no requisition or objection shall be raised by him/her and/or entertained by the parties of the first part on any matter relating thereto. A copy of the certificate on title



MMA
S.V.I.
S.A.

issued by M/s. S. Mahomed Bhai & Co. Advocates & Solicitors is hereto annexed and marked Exhibit A.

2. The party of the second part hereby agrees to acquire a shop/office/garage No. 111/112 measuring about 120' x 30' situated on Built up area on the ground floor of the said building as shown on the plan and as per specifications hereinafter approved by him/her for the lump sum price of Rs. 20,000/-

(Rupees Twenty thousand only)

The copy of the plan and specifications and the said shop/office/garage and annexes hereto are annexed and marked Exhibit B collectively. Out of the above mentioned price the party of the second part shall pay Rs. 5,000/- as earnest money for the earnest money on the execution hereof and the balance of the consideration and purchase price shall be paid by the party of the second part to the parties of the first part in the manner following within seven days of the party of the second part receiving notice from the party of the first part calling upon him/them to make payments thereof.

- i) Rs. 5,000/- on completion of the plinth
- ii) Rs. 5,000/- on completion of the first slab
- iii) Rs. 5,000/- on completion of the third slab
- iv) Rs. 5,000/- on completion of the fourth slab
- v) Rs. 5,000/- on completion of the brick work
- vi) Rs. 20,000/- being the balance of the consideration and purchase price on or before possession of the said flat/shop/office/garage.

On failure of any one payments becoming due as stated above or on any breach being committed of the terms and conditions herein by the party of the second part the parties of the first part shall have the option to terminate this agreement and in such event the earnest money paid by the party of the second part shall stand forfeited and further amount or amount paid by him/her shall be returned by the parties of the first part without interest and the party of the second part shall have no further claim whatsoever against the parties of the first part or in the Agreement herein and the parties of the first part shall be entitled to resell the said flat/shop/office/garage without prejudice to their other rights and conditions of the parties of the first part.

3. The Parties of the first part agree to hand over the possession of the said shop/office/garage to the party of the second part on or before the end of 12 months subject however to availability of Cement, steel or other building materials and subject to any law or act of God such as earthquake or any other natural calamity act of enemy war or any other cause beyond the control of the parties of the first part.

4. Nothing contained in these presents shall be construed to confer upon the party of the second part any right title or interest of



Handwritten notes and signatures on the right margin, including 'S.M.', 'S.V.L.', and 'X'.

any kind whatsoever into or over the said plot or building or existing structures if any upon the said plot or any part thereof (such conferment to take place only upon the execution of the Conveyance or sale deed to be obtained from the present owner (Vendor) or to be executed by the parties of the first part) as the case may be in favour of the Co-operative Society or a limited Company or an incorporated body to be formed of the Purchasers of the said flat shops offices garages in the said Building or Buildings constructed or to be constructed thereon as herein stated by the party of the first part.

5. The party of the Second part shall have no claim (save and except as provided herein and also in respect of the said flat shop office garage hereby agreed to be acquired) in any other portion of the land or building or structures thereon and all open spaces parking places terraces passages staircases etc. which remain the property of the parties of the first part until the whole property is transferred to the proposed co-operative Society or a limited Company or incorporated body as hereinafter mentioned and until that time the parties of the first part shall also have full right to make additions alterations raise storeys or put up additional structures at any time they may be permitted by municipal Corporation and other competent authorities. Such additions alterations structures and storeys will be the sole property of the parties of the first part who will be entitled to dispose of the same in any way they choose and the party of the Second part hereby consents to the same, and the party of second part shall not be entitled to raise any objection or to any rebate or reduction in the price of the tenement agreed to be acquired by him/her to any compensation or damages on the ground of inconvenience or any other ground whatsoever.

6. The parties of the first part shall in respect of any amount payable by the party of the second part under the terms and conditions of this Agreement have a right of lien and charge on the said flat shop office garage agreed to be acquired by the party of Second part.

7. The party of the second part shall obtain permission or completion Certificate whichever is earlier from B.M.C. of the said flat shop office garage obtained by the party of the first part. The party of the Second part shall be bound to contribute and pay his/her proportionate share every month regularly towards the Municipal taxes and out goings in respect of the property including water charges Electricity bills Land Revenue and cost charges expense and outgoings in respect of the matter specified in the Second schedule hereto. Such share shall be determined by the parties of the first part and shall be paid by the party of the Second part irrespective of whether possession of the said shop office flat garage is taken or not.

8. The party of the second part hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable and paid by the parties of the first part the same shall be reimbursed by the party of the second part to the parties of the first part in proportion to the area of flat shop office garage agreed to be purchased by the party of the second part or as decided by the party of the first part and in determining such amount the decision of the parties of the first part shall be final and binding upon the party of the second part.

S. V. J.



9. The party of the second part shall maintain at his/her own cost, the flat/shop/office garage to be acquired by number in the same good conditions, state and order in which it will be delivered to him/her and shall abide by all the laws, rules and regulations of the Bombay Municipal Corporation and B.S. S. S. Ltd. or any other authorities and local bodies and shall observe and perform all the terms and conditions contained in the said laws, rules and regulations.

10. The party of the second part hereby agree to pay all the amounts payable under the terms of the Agreement as and when they become due and payable and it is hereby agreed that the essence of the contract. Further, the party of the second part shall not be bound to give notice requiring such payments and the want of such notice shall not be pleaded as an excuse for non-payment of any amount or amounts on the respective due dates.

11. It is a condition of this Agreement that the party of Second part shall jointly with the other flat/shop/office acquirers in the said building under construction and in any other building or buildings as may be constructed by the parties of the first part on the said land, form a Limited Company or a registered Cooperative Society or incorporated body with a constitution approved by the parties of the first part. Upon such company or co-operative Society or incorporated body, be it formed and registered, the parties of the first part shall assign and transfer to such company or co-operative Society or incorporated body the said land and building or buildings along with all existing structures and upon such assignment and transfer being made all rights, powers and privileges vested in the parties of the first part shall stand transferred to and be vested in such company or co-operative Society or incorporated body, who shall assume and take over all the liabilities of the parties of the first part hereunder and thereupon the parties of the first part shall be absolved from all such liabilities to the party of the second part and to other acquirers of the flat/shop/office garages in the building or structures. The assignment and transfer of the said property shall be prepared by the Solicitors of the parties of the first part. All the costs and expenses in connection with the formation of the Limited Company or co-operative Society or incorporated body as well as the costs of preparing, crossing, the assignment or conveyance required to be executed by the parties of the first part and the stamp and registration charges thereof as well as the professional costs of the Solicitors of the parties of the first part in preparing or approving such document shall be borne by the respective acquirers of the flat/shop/office building or structures and by the members of such company or co-operative Society or incorporated body as the case may be including the party of the second part.

12. The party of the second part hereby agrees and undertakes to be member of the co-operative society or Limited Company or incorporated body to be formed as stated hereinabove and also from time to time to sign and execute the application for registration and other papers and documents necessary for the formation and the Registration of the Society or Limited company or incorporated body including the bye-laws of the proposed society and duly fill in, sign and return the same within ten (10) days of the same being forwarded by

S.V.L.

the parties of the first part to the party of the second part. No objection shall be taken by the party of the second part if changes or modifications are made in the Draft by laws or bye-laws required by the Registrar of Co-operative Societies or any other Competent Authorities. The party of the Second part shall be bound from time to time to sign all papers and documents relating to all the things as the parties of the first part may require from time to time for safeguarding the interest of the parties of the first part and of other purchasers of flats/shops/offices/garages in the said Building. Failure to comply with the provision of this clause will render this Agreement to come to an end on account of default of the party of the second part and the earnest money and other moneys paid by the party of the second part shall stand forfeited to the party of the first part.

13. The purchasers of flats/shops/offices/garages in the building, such garages are allowed and sanctioned by a competent authority, at any time before conveyance shall have been completed, and/or member of the Co-operative Society, and/or contractor, shall be bound by all laws and regulations and bye-laws of the said society. The party of the second part and/or the other occupants of shops/offices/flats and the members of the Society (when formed) shall not object to the letting out of shops/offices/garages in the said building or buildings by such shops or garages/office owners on a lawful basis or on any other lawful basis.

14. The party of the Second part shall not let, sub let, sell, transfer convey, mortgage, charge or in any way encumber, or deal with or dispose of his/her interest or benefit under or of this Agreement or any part thereof till all his/her due of whatsoever nature owing to the parties of the first part are fully paid and only if the party of the second part has not been guilty of breach or non-compliance with any of the terms and conditions of the Agreement and until he/she has obtained previous consent in writing of the parties of the first part.

15. The party of the second part shall permit the parties of the first part and their servants and agents with or without workmen at all reasonable time to enter into and upon the flat/shop/office/garage or any part thereof for the purpose of repairing any part of the said building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting, keeping in order and good condition of all services, drains, pipes, cables, water covers, wires, gutters, party structures and other convenience belonging to or serving or used for the said building and also for the purpose of laying down, maintaining, repairing and testing drainage, gas and water pipes and electric wires and for similar purposes and also for the purposes of cutting off the supply of water to the said unit or any other flat/shop/office/garage or the building in respect whereof the party of the second part or the occupier of any other flat/shop/office/garage as the case may be shall have made default in paying his/her share of the water tax.

16. The party of the second part shall not use the flat/shop/office/garage or permit the same to be used for any purpose whatsoever other than residential and/or commercial purpose which is approved by B.M.C. nor for any purpose which may or is likely to cause nuisance or annoyance to occupier of the other flats/shops/offices in the said



M.M.
S.V.L.
+

building or to the walls or corners of the neighbouring properties nor for any illegal or immoral purposes. The party of the second part shall not install, run and or work any diamond cutting or grinding in the said flat/shop/office/garage.

17. That the party of the second part shall carry out all internal repairs of his/her said flat/shop/office/garage agreed to be acquired by him/her and his/her cost and maintain it in good condition state order and repair affects the possession of the flat/shop/office/garage is handed over and shall observe all the Rules and Bye laws of the Bombay Municipal Corporation and shall not do or cause to be done any thing into upon the said building or the said flat/shop/office/garage which may be against the rules and Bye laws of Bombay Municipal Corporation or any other local authorities and he/she shall be responsible to Bombay Municipal Corporation or any other local authorities for anything done in connection with the said building and/or the said flat/shop/office/garage and shall be liable for the consequences thereof.

18. The party of the second part will not at any time demolish or cause to be demolished the said flat/shop/office/garage or any part thereof agreed to be taken by him/her nor will he/she at any time make or cause to be made any addition or alteration of whatsoever nature to the said flat/shop/office/garage or any part thereof. The party of the second part shall not enclose verandah or balconies if any or make any alteration in the elevation of the said flat/shop/office.

19. The party of the second part shall not do or permit to be done any act or thing which may render void or voidable any insurance of the building or which may cause any increased premium to be payable in respect thereof.

20. The party of the second part shall not throw dirt, rubbish, rag or other refuse or permit the same to be thrown from his/her flat/shop/office/garage in the compound or any portion of the said building.

21. After the said building herein and other and further building or buildings as may be allowed and permitted by the Municipality on the whole land are complete ready and fit for occupation and after the Society or limited company or an unincorporated body is formed and registered and only after all flats/shops/offices/garage in all the said structures and building or buildings plot have been sold and disposed off by the parties of the first part and all the parties of the first part have received all dues payable to them under the terms of the Agreement with various flat/shop/office/garage holders, the parties of the first part shall execute one conveyance of the said whole property described in the first schedule hereunder written and the building or buildings or structure hereunder in favour of the said society or limited company or unincorporated body.

22. In the event of the society or limited company or an incorporated body being formed and registered before the sale and disposal by the parties of the first part of all the flats/shops/offices/garages in the said structure building or buildings the powers and authority of the society or formed or of the party of the second part and other purchaser of the flat/shop/offices/garages shall be subject to the

S.V.L.

rights of the parties of the first part here provided and also subject to the overall control of the parties of the first part in respect of any of the matters concerning the said structures, building or buildings, the construction and completion thereof and all the amenities appertaining to the same and in particular the parties of the first part shall have absolute authority and control as regards the disposal of flat/shop/offices/garage or the flat/shop/office/garage for which the Agreements are cancelled at any stage for some reason or other and the parties of the first part shall have absolute authority regarding the disposal thereof.

23. Any delay or indulgence by the parties of the first part in enforcing the terms of this Agreement or any forbearance or giving of time to the party of the second part shall not be construed as a waiver on the part of the parties of the first part of any breach or non-compliance of any of the terms and conditions of this Agreement by the party of the second part nor shall the same in any manner prejudice the rights of the parties of the first part.

24. After the possession of the flat/shop/office/garage is handed over to the party of the second part if any addition or alterations in or about relating to the said building are here after required to be carried out by the Government, Municipality or any statutory authority, the same shall be carried out by the party of the second part in co-operation with the Purchasers of the other flats/shops/offices in the said building at their own costs and the Party of the first part shall not be in any manner liable or responsible for the same.

25. All letters, receipts and/or notices issued by the party of the first part despatched under Certificate of Posting to the address known to them of the party of the second part will be sufficient proof of receipt of the same by the party of the second part and shall completely and effectually discharge the party of the first part. For this purpose the party of the second part has given the following address:

Smt. Sushilaben N. Lotlikar
Do. r/o. Lotlikar
det. Kaula Niwas, Kothare House,
Mintal darwad, (M. L. C. W.)
Bombay 400 064

26. If the party of second part neglects, omits or fails for any reason whatsoever to pay to the parties of the first part the amount due and payable by the party of the second part under the terms and conditions of this Agreement within the time herein specified or if the party of the second part shall in any other way fail to perform or observe any of the covenants, stipulations or his/her part herein contained or referred to the parties of the first part shall be entitled to re-enter upon and resume possession of the said flat/shop/office/garage and every thing whatsoever therein and this Agreement shall cease and stand terminated and the amounts already paid by the party of the second part to the parties of the first part shall stand absolutely forfeited to the parties of the first part and party of the second part shall have no claim for refund or repayment of the said earnest money and/or the said other amount already paid by the party of the second part for any part thereof and the party of the second part hereby agrees to the forfeiture of all

sum
S.V.L.
+

his/her right, title and interest in the said flat/shop/office/garage and all amounts already paid and in such event the party of the second part shall also be liable for immediate payment as trespasser, provided also that the right given by this Deed to the parties of the first part shall be without prejudice to any other rights, remedies and claims whatsoever at law or under instrument given to the parties of the first part against the party of the second part.

27. The party of the second part shall not be entitled to claim partition of his/her share in the said portion of the compound or the buildings standing on the said flat/shop/office/garage and the same shall always remain undivided and indivisible.

28. The party of the second part, his servants or agents shall not be entitled to park the motor car, motorcycle, scooter, cycle and/or other vehicles in the compound of the building, except in accordance with the rules framed by the parties of the first part in the conveyance of the said property.

29. The party of the second part shall deposit with the party of the first part on the execution of this Agreement or on demand by the party of the first part a sum of Rs. 25/- towards the membership fee and share money.

Handwritten notes and signatures on the right margin, including "S.V.L." and an "X" mark.

30. The party of the second part shall before taking possession of the said flat/shop/office/garage keep and maintain with the party of the first part deposit of sum of Rs. 250/- (without interest) towards his/her share in the outgoings and expenses payable by him/her under this Agreement. The said deposit shall be transferred by the party of the first part after the execution of the conveyance only to the co-operative Society, Limited Company or incorporated body to be formed as the case may be, subject however to the deduction of the amount, if any, due by the party of the second part to the party of the first part as a deposit kept by the parties of the first part with the Municipal Corporation by way of betterment charges, water charges etc. and the amounts paid by the parties of the first part for such taxes till then.



31. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats rules in force or any other provision of Law applicable hereto.

32. The said building shall always be known as 'Samarth Chambers' and this name shall not be changed without the written permission of the party of the first part.

33. All costs, charges and expenses in connection with the formation of the Co-operative Society or a Limited Company or incorporated body, as well as the costs of preparing, engrossing, stamping and registering all the Agreements, Deed of Conveyance or any other document or documents required to be executed by the party of the first part and by flat/shop/office Purchasers including the stamp duty, registration charges etc. payable in respect of such documents as well as the entire professional costs of the Solicitors of the Builders of all such documents shall be borne by the Society or a Limited Company or incorporated body or proportionately by all the Holders of the flats/shops/

10
S.V.L.
T
K.S.
S

offices in the said building. The party of the second part shall on the execution of this agreement pay to the party of the first part a sum of Rs. 2000/- towards the professional costs of the Builders Solicitors. The party of the first part shall not contribute anything towards the aforesaid expenses.

34. The party of the second part shall immediately after execution of this Agreement lodge the same for Registration with the sub registrar of assurances and shall within ten days after lodging the same intimate to the parties of the first part of the same being done so.

IN WITNESS WHEREOF the Parties have hereunto set and subscribed their respective hands and seals on the day and date as above written.

THE FIRST SCHEDULE HERINAFORE REFERRED TO

All that piece or parcel of land or ground of suthi tenure situate lying and being in the unsurveyed Khooli Village of Malad (outside Gavthan) Taluka Borivali, Extended suburb of Bombay District Bombay Suburban and Registered Sub-District of Banira and bearing C. T. S. No. 609 containing by admeasurement 864 Sq. Yds. equal to 722.41 Sq. mts. (Which after deducting 100.4 Sq. Yds. of setback comes to 763.8 Sq. Yds. equal to 638.46 Sq. mts.) or thereabout together with the structures standing thereon bearing Bombay Municipal Corporation property No. P-5820 Street No. 23 Chawl and bounded on or towards EAST by the former property of Sainab Ashram on or towards the WEST by the property of Kalavati Sirumal on or towards the NORTH by Shri Sainath Nagar Road and on or towards the SOUTH by other property of Shri B. V. Mantri and others.



THE SECOND SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, redecoration etc. on the main building and in particular the roof gutters and rainwater pipes of the said building, of telephonic cables and electric wires and under or upon the building and floor used by the buyers in common with other buyers, of outfalls and the main entrance passages, landings and staircases of the said building as enjoyed by buyers of all every nature in common as aforesaid and the boundary walls of the building, compound, terrace etc.
2. The cost of obtaining and lighting the passages, landings, staircases, compound, surrounding area, passages and other parts of the said building as enjoyed or used by the buyers in common as aforesaid.
3. The cost of decorating the exterior of the building.

4. The cost of the salaries of clerks, bill collectors, lift men if any, chowkidars, sweepers, gardner etc.
5. The cost of working and maintenance charges of lift and other services if any.
6. Municipal and other taxes.
7. Insurance of the building.
8. Cost of water meters, electric meters and/or any deposit for water or electricity.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

For Happy Home Builders

SIGNED, SEALED AND DELIVERED

by the within named

M/s. HAPPY HOME BUILDERS

in the presence of

(1)
(2)
(3)
 Partner

SIGNED, SEALED AND DELIVERED

by the within named

(Signature)



RECEIVED of and from the within named the party of the second part a sum of RS. _____ being the amount within mentioned payable by him/her as stated within _____

WITNESS.

WE SAY RECEIVED

EXHIBIT A

S. Mahomedbhai & Co.
Advocates & Solicitors
Tel. 27-25-39

66, Tamarind Lane, Fort,
Bombay - 19
No. 221/75

To

1. A. M. Mistry
 2. Kishore B. Shah
 3. Smt. Pravina H. Mistry
- carrying on business in partnership in the name of

M/s. Happy Home Builders

Sirs/Madam,

Re Agreement of Sale dt. 14th April 1978 of Plot of land
Plot bearing C.T.S. No. 609 with structures thereon
and admeasuring about 722.41 Sq. mt. situate at
Sainath Road, Malad, Bombay.
Vendor
Radhabai Kishandas

Purchasers.

With reference to the above Agreement of Sale of the above
property we have to record that we have gone through the title deeds
and search notes.

The above property is purchased by the Vendor as per Conveyance
dt. 21st April 1961 and subject to the terms and conditions contained
in the Agreement dated 14th day of April 1944 between adjoining plot
owners in respect of use and maintenance of Road and also to the further
condition that whenever any of the said Plot holders will sell his or her
Plot, the same is to be sold to Castes Hindus only.

The Vendor has also to apply and obtain income tax Certificate
under Sec. 230A and permission under Sec. 27 of the Urban Land
Ceiling Act as provided in the Sale Agreement.

Subject to above, the Vendor's title to the above property is, in our
opinion, marketable and free from encumbrances.

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO.

ALL THAT piece or parcel of land or ground of Sutti tenure situate
lying and being in the unsurveyed Khori Village of Malad (outside
Gavthan) Taluka Borivli, Extended Suburb of Bombay, District Bombay
Suburban and Registration Sub-District of Bandra, and bearing C.T.S.
No. 609 containing by admeasurement 864 Sq. yds. equal to 722.41
mts. (which after deducting 100.43 Sq. yds. of Set Back comes to
763.6 Sq. yds. equal to 638.46 Sq. mts. or thereabout together with the
structure standing thereon bearing Bombay Municipal Corporation
property No. P-5820 Street No. 23 Chawl and bounded on or towards
the EAST by the former property of Sainath Ashram, on or towards
the WEST by property of Kalawati Shrinani, on or towards the NORTH
by Shree Sainath Nager Road and on or towards the SOUTH by other
property of Shri B. V. Mantra and others.

Bombay, Dated this 1st day of August 1978.

Yours truly,

Sd/-

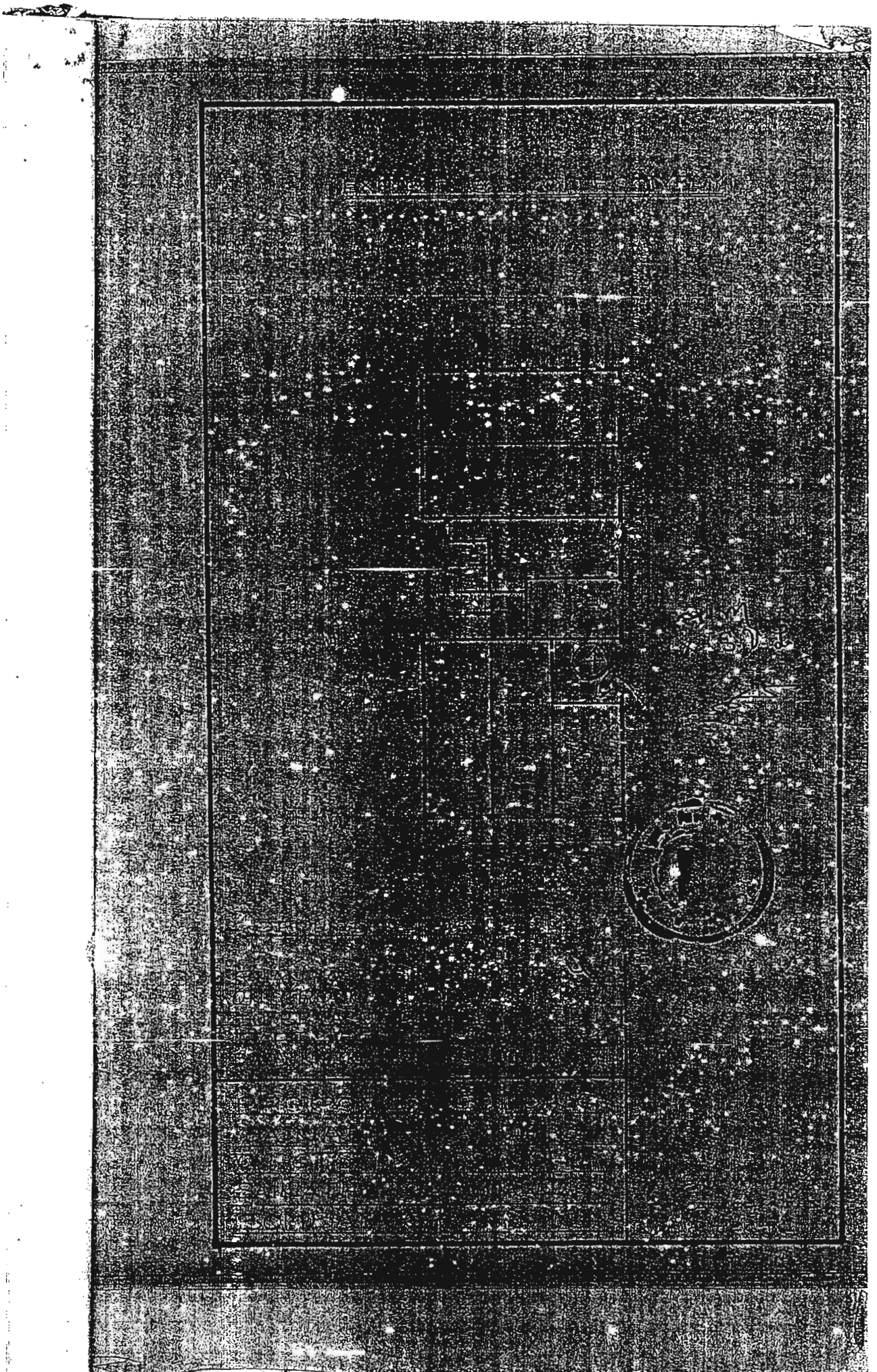
(S. MAHOMEDBHAÏ & CO.)

S. V. Lattimer

EXHIBIT 'B' COLLECTIVELY

- | | |
|------------------------|--|
| 1. ENTRANCE | a) Commercial flush door with french polish on outside oil paint on inside peep hole and night latch. |
| 2. OTHER DOORS | a) Commercial flush door with oil paint on both sides.
b) Rolling shutters in shops and garages. |
| 3. BATH and W.C. DOORS | a) Panelled teak wood doors, partly glazed with oil paint on both sides. |
| 4. FLOORING | a) Mosaic cement tiles of neutral colour in all rooms, lobbies & balconies if any with 5 inch Skirting of matching tiles in living room, bed room and kitchen. |
| 5. LOFTS | a) R.C.C. loft over each Bath. |
| 6. BATH ROOM | a) Flooring of Tandar stone.
b) 3-6" high dado of glazed tiles.
c) Geyser of 1 to 3 K.W. one in each flat.
d) One shower.
e) One water tap. |
| 7. W. C. | a) Flooring and 1-6" high dado of white glazed tiles.
b) Indian pattern W.C. pan with flushing tank.
c) One water tap. |
| 8. WASH BASIN | a) One wash basin with water tap and mirror above in each flat. |
| 9. ELECTRICAL FITTINGS | a) Open wiring in flats/shops/offices.
b) Flush type switches.
c) One electric call Bell in each flat.
d) One light point in each shop, office, lobby, living room, Bed room, Kitchen, Lobby, Bath, W.C. and Balcony.
e) One fan point in each shop, office, living room and Bed room. |
| 10. KITCHEN | a) One grained cooking platform with black cadappa stone top and built in sink with water tap in Kitchen of each flat. |

S. J. Latha



DATED THIS 13th DAY OF May 1978

M/s. HAPPY HOME BUILDERS

TO

S. S. Mahomedbhai & Co. Solicitors

Malad (West)

AGREEMENT FOR SALE

OF

FLAT / SHOP / OFFICE / GARAGE

u
in the building known as 'Sainath Chambers'
at C.T.S. No. 609, on Sainath Road,
Malad (West), BOMBAY-400 064.

M/S. S. MAHOMEDBHAJI & CO.

Advocate & Solicitors

36 Tamarind Lane, Fort,

BOMBAY-400 001

THE JAI SAINATH CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act 1960)

No. 4

Authorised Share Capital Rs. 100000/- Divided into Shares each of Rs. 50/-

Member's Register No. 4 Share Certificate No. 4

THIS IS TO CERTIFY that Shri / Smt. SUSHILABAI V. LOTLIKER

of _____ is the Registered Holder of Shares [FIVE] from No. 16

to 20 of Rupees FIFTY EACH [_____]

in THE JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LTD.

_____ subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees TWO HUNDRED FIFTY has been paid.

GIVEN under the Common Seal of the said Society at BOMBAY this 14th

day of February 19 81

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee



भारत सरकार
Government of India



मोहो: विनायक लोटिकर
Mohan Vinayak Lullikar
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



6664 2740 2018

भाषा - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
Unique Identification Authority of India

पत्ता 403-बी विभाकी सोसाइटी, Address 403-B, Vibhako Society,
मामलेदारवाडी, मेन रोड, मालाड (वेस्ट), Mandleddarwadi, Main Road, Malad (West),
मालाड, मुंबई महाराष्ट्र, 400064 Malad West Dely Mumbai, Maharashtra,
400064

COLOUR XEROX

6664 2740 2018

1947
1300 100 1917

help@uidai.gov.in

www.uidai.gov.in

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER
AAAPL2272F




नाम /NAME
MORTO VINAYAK LOTLIKAR

पिता का नाम /FATHER'S NAME
VINAYAK MORTO LOTLIKAR

जन्म तिथि /DATE OF BIRTH
15-04-1960

हस्ताक्षर /SIGNATURE

भारतीय आयकर विभाग (कंप्यूटर केंद्र)
Commissioner of Income-tax(Computer Operations)





क्रमांक 1
No.1



महाराष्ट्र शासन
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
DEPARTMENT OF HEALTH

फॉर्म 6
FORM-6



MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD



मृत्यु प्रमाण-पत्र
DEATH CERTIFICATE

जन्म व मृत्यु नोंदणी अधिनियम, 1969 च्या कलम 12/17 आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, 2000 चे नियम 8/13 अन्वये देण्यात आले आहे.

(ISSUED UNDER SECTION 12/17 OF THE REGISTRATION OF BIRTHS & DEATHS ACT, 1969 AND RULE 8/13 OF THE MAHARASHTRA REGISTRATION OF BIRTHS & DEATHS RULES 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून बृहन्मुंबई महानगरपालिका ये उतर विभाग, तालुका मुंबई उपनगर, जिल्हा मुंबई उपनगर जिल्हा राज्याच्या नोंदवहीत उल्लेख आहे.
THIS IS TO CERTIFY THAT THE FOLLOWING INFORMATION HAS BEEN TAKEN FROM THE ORIGINAL RECORD OF DEATH WHICH IS THE REGISTER FOR MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD OF TAHSIL/BLOCK GR MUMBAI OF DISTRICT MUMBAI SUBURBAN OF STATE/UNION TERRITORY MAHARASHTRA, INDIA.

मृताचे नाव / NAME OF DECEASED : SUSHILABAI VINAYAK LOTLIKAR

लिंग / SEX: महिला / FEMALE

आधार क्रमांक / UID NO.:
XXXXXXXX5485

मृत्यु दिनांक / DATE OF DEATH:
16-04-2018
SIXTEENTH-APRIL-TWO THOUSAND EIGHTEEN

मृत्यु ठिकाण / PLACE OF DEATH:
B-303 VIBHAKO SOC, MAMLATDARWADI, MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN, MAHARASHTRA, 400064.

मृत व्यक्तीचे वय / AGE OF DECEASED:
82 YEARS

पती / पत्नी माहिती नाव / NAME OF HUSBAND / WIFE:
VINAYAK M LOTLIKAR

आधार क्रमांक / HUSBAND/WIFE UID NO.:

आईचे पूर्ण नाव / NAME OF MOTHER:
PREMAWATI S RAIKAR

वडिलांचे पूर्ण नाव / NAME OF FATHER:
SHAMBHA RAIKAR

आधार क्रमांक / MOTHER'S UID NO.:

आधार क्रमांक / FATHER'S UID NO.:

मृत व्यक्तीचा मृत्युसमयीचा पत्ता / ADDRESS OF THE DECEASED AT THE TIME OF DEATH:

B-303 VIBHAKO SOC, MAMLATDARWADI,
MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN,
MAHARASHTRA- 400064

मृत व्यक्तीचा कायमचा पत्ता / PERMANENT ADDRESS OF DECEASED:

B-303 VIBHAKO SOC, MAMLATDARWADI,
MALAD WEST, GREATER MUMBAI, GR MUMBAI, MUMBAI SUBURBAN,
MAHARASHTRA- 400064

नोंदणी क्रमांक / REGISTRATION NO:
D-2018: 27-90275-001633

नोंदणी दिनांक / DATE OF REGISTRATION:
03-05-2018

शेरा / REMARKS (IF ANY):
TOD AT 9.25 PM

M.W.

प्रमाणपत्र दिव्याचा दिनांक / DATE OF ISSUE:
03-05-2018

निर्गमित करणारे प्राधिकारी / ISSUING AUTHORITY

उप-रजिस्ट्रार (जन्म व मृत्यु)
SUB-REGISTRAR (BIRTH & DEATH)
MUNICIPAL CORPORATION OF GREATER MUMBAI P NORTH WARD

UPDATED ON:
2018-05-03 14:17:34

* THIS IS A COMPUTER GENERATED CERTIFICATE WHICH CONTAINS FACSIMILE SIGNATURE OF THE ISSUING AUTHORITY *
* THE GOVT. OF INDIA VIDE CIRCULAR NO. 1/12/2014-VS(CRS) DATED 27 JULY 2015 HAS APPROVED THIS CERTIFICATE AS A VALID LEGAL DOCUMENT FOR ALL OFFICIAL PURPOSES. *

* प्रत्येक जन्म आणि मृत्युची घटना नोंदव्याची आची करा * / ENSURE REGISTRATION OF EVERY BIRTH AND DEATH *





भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1218/61237/01944

To,
सुरीला विनायक लोटलीकर
Sushila Vinayak Lotlikar
303-B, Vibhako Society
Mamledarwadi, Main Road
Malad (West)
Malad West Dely Mumbai Mumbai
Maharashtra 400064
9969534164

Ref: 20 / 02H / 37961 / 39900 / P



SH108925631FT



आपला आधार क्रमांक / Your Aadhaar No. :

2115 1116 5485

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
Government of India




सुरीला विनायक लोटलीकर
Sushila Vinayak Lotlikar
जन्म वर्ष / Year of Birth : 1935
स्त्री / Female





2115 1116 5485

आधार - सामान्य माणसाचा अधिकार

TRUE COPY


Election Commission of India
भारत निवडणूक आयोग
IDENTITY CARD
ओळखपत्र

MT/09/044/0291623

Elector's Name मतदारचे नाव	Lotlikar Sushila लोटलीकर सुशिला
Father's/Mother's/ Husband's Name बापूला/आई/पतीचे नाव	Vinayak विनायक
Sex	F स्त्र
Age as on 1.1.95 1.1.95 चेवी वय	58

Address
III-3, Vibhako Society, Mamtedar Wadi
(north), Malad (west)
Bombay 400064

पत्ता
ति-3, विभाका सोसायटी, मामतेदार वाडी
(उत्तर), मालाह (प)
मुंबई. 400064



Elector's Registration Officer
मतदार नोंदणी अधिकारी

For 44-Kandivli Assembly Constituency
44-कांदिवली विधानसभा मतदारसंघ कार्यालय

Place Kandivli
स्थळ कांदिवली

Date / दिनांक 14/02/1995

This Card may be used as an identity card
under different Government schemes

हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून
उपयोगात आणता येईल.

Vale
विनोद पंडित काळे
अभ्युक्तसंदा - 3602 (S.E.O.)
विनोद चंभरकाटी अधिकारी
वि. 20, हॉटेल बिल्डिंग, पुष्पा पार्क,
मालाह, मुंबई-400064 (पू.) मुंबई-९७



PR card

Profect

मालमत्ता पत्रक

विभाग-मार्ग --	मालाड (3)	जालुका/न.भु.भा.का. --	न.भु.अ.मालाड	जिल्हा --	मुंबई उपनगर जिल्हा
नगर प्रमाणित क्रमांक	गिटर नंबर प्लॉट नंबर	क्षेत्र नं.पो.	भारणाथकार	शामनाला दिलेल्या आकारापासो किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसलांचो नियत केंद्र)	
६०९		६३७.९	[कर] क	रुपे मूदत	
		- २३.५ यजा रक्यान		[५२६०] २८-७९ पागुन]	
		गायिल		९२.९०	
		६२०.४			

सुंकाशीयकार

विक्रयागो मूळ भद्रस
नं २९६०

गधावाई किसनदास तुलसीदास
खरेदीने रु ५००/- ता १/१/१९६१
भिकाजी खरीनाथ कार्याकर
आणि इनर यानकतून

पेट्या

इनर भा

इनर नं

दिनांक	व्यवहार	खंड क्रमांक	नियत धारक (धा) कुंडार (भा) किंवा धर (भा)	साक्षात्किं
२१-०३-१९७३	उ.नि.आंध. गु.उ. अथेती यांचेकडोळ क. ए.डो.सो./गुल.गु.डो सो / ६५ दि.२६/४/७२ प्रमाणेसुधारित बि.शे.सारा नॉट घेतली च सत्ताप्रकार दुरुमती केंला सा न ६०९/१ ते ६			मो. न.भु.अ.क.५.मू.३.मो. XXX
२८-०३-१९७५	उ.नि.आंध. गु.उ. अथेती यांचेकडोळ ए.डो.सो./गुल.गु.डो सो VI / ६५ दि.३/१०/७४ प्रमाणे सुधारित बि.शे.सारा नॉट घेतली सा न ६०९/१ ते ६			मो. न.भु.अ.क.५.मू.३.मो. XXX
२६/०३/१९८०	महानगर पालिकेकडोळ क एम् सो १ III दि १३/८/७९ चें पुणान्ये संतवेकमध्ये जापन २३.०० ची मिटर क्षेत्र गल्लेकें ते कथो करणे यारम सा न भु च क ५ यांचा आदेश क प भु ३ मार चें ६०३ दि २१/३/८० चें क्षेत्र कपो केलें			मो. ६/१/८० न.भु.अ.क.५.मू.३.मो. XXX

भागागणे कार्यागार -

परी नकल -

१.१०/१००

१/७/००

१/७/००

२०-००

२०

१२-००



सत्य प्रतिष्ठापी

नगर मंसिपल कार्यागार

मुंबई उपनगर जिल्हा

02

MUNICIPAL CORPORATION OF GREATER BOMBAY
No. CE/2941/BSTI/A/P of

To
M/s. Mahipat Shah & Associates,
Shri Harish, Mistry - Arch.

6 JUL 1979

Sub :- Permission to occupy the completed ~~portion~~
building on Plot bearing C.T.S.No.809
on Baimpath Road, Matad(W) for Smt. Radhabai
Kisundas.

Sir,

Ref :- Your letter dated 23-4-1979.

By direction, I have to inform you that the permission to
occupy the completed portion of ground + 3 upper floors, show
by you in the red colour in the plans submitted by you on
23-2-1979 is hereby granted upto 31-3-1980. Please note that
this permission is without prejudice under section

1. That the certificate under section 22 of B.M.C. Act and subject to the conditions of the Municipal Corporation Act shall be obtained from Asstt. Engineer Water Works (P) Ward No. 10 of the same submitted to this office.
2. That D.I.L.R. certificate for change of ownership of setback should be submitted before B.O.C.
3. That formal permission under section 22 of U.L.(C.&R.) Act from Competent Authority should be submitted before B.O.C.



Yours faithfully,
Asstt. Engineer Bldg. Proposals, (W.S.) (P).

वरले - १		
3692	91	38
२०१९		

- Copy to : 1. Owner Smt. Radhabai Kisundas.
2. B.E.V. 3. A.E.M. (P). 4. A.E. & C.P. 5. A.M.S.R.III
6. A.O.P. 7. By Smt. R. P. For information, please.

वरले - १
3692/91/38
२००६
A. B. J. P. (W.S.) (P).

Non.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००९.
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक

Amount = 17665

Payable by = 30/9/09

Payable to = BMC

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वर्षा क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00092305	PN0903870020000	--	2008-2019	
पत्रकाराचे नाव व पत्ता : CHAIRMAN JAI SAINATH CO OP HSG SOC LTD, SAINATH CHAMBERS, SAINATH RD.				P/North' Ward, Municipal Office Building, Liberty Garden, Mamlajdar Wadi Marg, Malad (W), Mumbai 400 064

मालमत्ता क्रमांक, सधनिका क्रमांक, इमारतीचे नाव / सिंग, सी. डी. एस. क्र. / प्लॉट नं. नावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्ग, करदर्याची नोंद :
PN 5820 23 CTS NO 609 809(1) OF VILLAGE MALAU (WEST) SAINATH RD BUILDING WITH SHOPS, MUMBAI
SMT RADHABAI W/O KISHANDAS TUL SIDAS,

प्रथम करनिर्धारण दिनांक	Prior to 1961-62	धकवाकती ३१-०३-२००९ वा ताखेस	32676
एकूण करापत्र मूल्य रु.	34315	ग्रेटीस तुलक	51
करमाफी दिलेले मूल्य रु.	0	अटी तुलक	0
निव्वळ करापत्र मूल्य रु.	11655	महापालिका दंड	8670
अनिवार्य करापत्र मूल्य रु.	22680	राजस्थानीय दंड	564
(Only IT RV) अन्य काढी करापत्र मूल्य रु.	0	एकूण दंड	9234
एकूण वार्षिक देय रु.	35230	सूचना : वार्षिक देयक दाखवाही इत्यादी अद्यतन देव आहे	

200910BIL05250410	देयक क्र.		05250411
01-APH-09 to 30-SEP-09	रु / Tax	मिती / मित्ये/R / N	11-MAR-10
5147	सर्वसाधारण कर / General Tax	30	5147
-0	चौकरी / Water Tax	65	0
0		अनिवार्य / NR	0
727	वसतलभकर / Water Benefit Tgx	130	727
2835		2.5	2835
0	नदी-छात्रण कर / Sewerage Tax	मिती / रु	0
0		अनिवार्य / NR	0
436	नदी-छात्रण लाभ कर / Sewerage Benefit Tax	मिती / R	436
1701		अनिवार्य / NR	1701
2059	म.प.श. शिक्षण दंड / Mun. Education Cess	मिती / R	2059
349	राज्य शिक्षण दंड / State Education Cess	मिती / R	349
1361		अनिवार्य / NR	1361
340	रोजगार हमी दंड / Employment Guarantee Cess	3	340
86	वृक्ष दंड / Tree Cess	15	86
2574	सडक / Street Tax	15	2574
17615	देयक रक्कम		17615
0	बाबुल्य भरलेली आढाव / बाबुल्य रक्कम रु.		0
17615	निव्वळ देय भरलेली रक्कम रु.		17615
01-06-2009	देय दिनांक		16-10-2009



खरल - १
30/9/09
2009

<p>नोंदः</p> <p>१) अधिकृत महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.</p> <p>२) महापालिकेची कुठल्याही नागरी सेवाविषयक धर व्यवहार करताना मालमत्तेचा नवीन क्रमांक नमूद कराचे अनिवार्य राहिल</p> <p>३) लहान व चरनू मुलांच्या मदतीसाठी २४ तास शास्त्राल सेवा दुरुधनी क्र. २०१८.</p> <p>४) बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र <input type="checkbox"/> संपर्क <input type="checkbox"/> २२६९४०२५.</p> <p>सूचना व अधिक माहितीसाठी कृपया मागे पहावे.</p>			
			<p>मि. सं. उंबरजे करनिर्धारक व संकलक</p>
E & OE.			

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with late errors if any.



BRIHANMUMBAI MAHANAGARPALIKA
P / NORTH WARD

RECEIPT NO.: 542357



Assessment and Collection Dept. WARD P/N CFC

Assessee's Name : SMT RADHABAI W/O KISHANDAS TUL SIDAS, Window Ref. No.: COUNTER 7
CHAIRMAN JAI SAINATH

Receipt No.: 2008ACR00413393

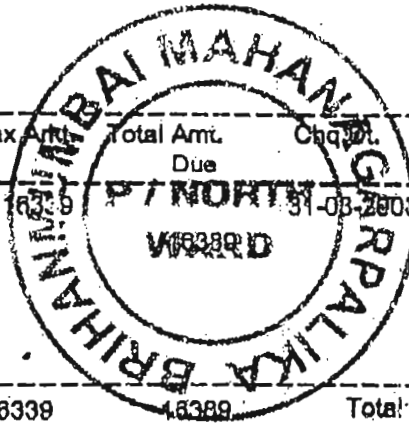
Date: 31-03-2008

Prop. No.: 00092305

SAC No.: PN-09-0387-00-2-0000

1 of 1 Receipts

Bill No.	Bill Date	Tax Amt.	Total Amt. Due	Chq. No.	MICR Code	Cauh/Chq Amt.
ND+G.Prntly+M.Prntly+W.Fee+D.F. 200720BIL03429518	01-10-2007	16339	16339	481520	400068008	16339



Total : 16339
In Words : Sixteen Thousand Three Hundred Thirty-Nine Only

Total Receipt : 16339
Part Payment Last Bill Balance Amt. : 50

Remark :

Amount Received Subject to Realisation.

FOR M.O. SAINATH CO-OP. HSG. SOC. LTD. CRC
Printed on : 31-03-08 03:11 PM.
SECRETARY
TREASURER/CHAIRMAN



विनोद पंडित काळे
अनुक्रमांक - ३६०२ (S.E.O.)
विशेष कार्यकारी अधिकारी
३-ए/६५, हबिब विल्डींग, पुणा फार्म,
महाराष्ट्र पोस्ट ऑफिस (एच), मुंबई-९९

TRUE COPY

ASSTT. ASSESSOR & COLLECTOR
BRIHANMUMBAI MAHANAGARPALIKA P/North Ward,
ASSESSMENT AND COLLECTION DEPARTMENT Apartment C.H.S. Ltd.,
 Gr. Flr, Opp. Dayanand High School,
 No. PN09 of 07-08 Wamlatdar Wadi, Cross Road, No. 6
 Malad (W), Mumbai-400 064.

From :

TRUE COPY

Jai Sainath CHS Ltd,
 Sainath Chambers,
 Sainath Road, Malad (e)

48 HOURS NOTICE
FINAL NOTICE

FINAL NOTICE

Subject : Payment of Property Taxes, Water Charges, Wheel Tax bills in respect of PN09
 Ward No. Water Connection No. Vehicle No.

Madam/Gentlemen,

The bills details below aggregating Rs. 32778/- including Notice Fee are due from you respect of the Properties / Water Connections / Vehicles mentioned above. As you have failed to pay them inspite the service of notice of demand.

- (1) Warrants of Distress under the provisions of Section 203 of the Bombay Municipal Corporation Act, are issued under the orders of the Municipal Commissioner for execution.
- (2) Steps are being taken to disconnect water connections, referred to above as provided under Section 279 of the Bombay Municipal Corporation Act.
- (3)

I, therefore, give you this FINAL NOTICE that unless you arrange to pay the aforesaid amount WITHIN FORTY HT HOURS from the date of receipt hereof, into this office, the warrant would be executed against you and your d and chattels seized of penalty to the extent of 20 per cent. of the amount due will be levied or water connection be cut off without any further intimation, which please note.

Vehicle No.	Ward No.	Bill No.	Period	Amount Rs.	Nature of Tax
PN09	PN 5820	2387-00-2	200720	16339	SD Paid
			200710	16339	SD Paid
				32678	100

FOR JAI SAINATH CO-OP HSG. SOC. LTD.
 Treasurer/Chairman

If any of the bills detailed above are paid, this notice may please be treated as cancelled to that extent.

FOR SECRETARY

विनोद पंडित काळे
 अनुक्रमांक-३६०२ (S.E.O.)
 विशेष कार्यकारी अधिकारी
 ३-ए/६५, हबिब बिल्डींग, पुष्पा पार्क,
 टफतसी रोड, मालाड (पर्व), मुंबई-९७



Yours faithfully,
 Assessor & Collector

PN09 Ward.

50 Rs.



Date.....
L.S.V. No.....
27 JUL 2004
Proper Officer 97

शाला कॉम्प्लेक्स, महाराजा विन्डींग समोर
एस. डी. रोड, मालाड (प.), मुंबई- ६४.
क्रमांक..... 3653 दिनांक.....
प्राप्तकर्ता..... Vinayak Lotlikar
पानां क्र..... न्यायनगर मुद्रांक
एपर विकला.
पदावना धारक मुद्रांक विकला

12 JUL 2004



DEED OF FAMILY ARRANGEMENT

THIS DEED OF FAMILY ARRANGEMENT is made and entered into at Mumbai on this _____ day of July, 2004 BY AND BETWEEN MR. VINAYAK MORTO LOTLIKAR, aged about 73 years, Indian Inhabitant, residing at B-303 & B-403, Vibhako Bldg., Mamlatdar Wadi Road, Malad (West), Mumbai-400 064, of the ONE PART

A N D

contd..... 1-A

[Signature]
S. V. Lotlikar

[Handwritten marks]
Dor

50 Rs.



General Stamp Office, Mumbai

Date.....

L.S.V. No.....

27 JUL 2004

Post Officer

87



श्री. दिनेश विदे परवाना धारक
माला कॉम्प्लेक्स, महाराजा विन्डींग सडोर •
एस. की. रोड, मालाड (प.), मुंबई- ६४.

2 JUL 2004

क्रमांक..... 8655 दिनांक.....
श्री./श्रीमती. Vinayak Lotlikar
पता नं. न्यायनर मुद्रांक
एयर विंडल.

18th
परवाना धारक मुद्रांक निरूपण

- 1-A -

MRS. SUSHILABAI VINAYAK LOTLIKAR, aged about 65 years,
Indian Inhabitant, residing at B-303 & B-403, Vibhako
Bldg., Mamlatdar Wadi Road, Malad (West), Mumbai -
400 064, of the SECOND PART

AND

MR. MORTO VINAYAK LOTLIKAR, aged 42 years, Indian
Inhabitant, residing at B-403, vibhako Bldg.,
Mamlatdar Wadi Road, Malad (West), Mumbai - 400 064,
of the THIRD PART

AND

contd....2

[Handwritten signature]
S. V. Lotlikar

[Handwritten signature]

[Handwritten signature]

A N D

MRS. VIJAYA VINAYAK SHIRODKAR, aged about 38 years, Indian Inhabitant, residing at D-15, Amrit-Tara, 3rd floor, Bank of India's Society, Yari Road, Versova, Andheri (West), Mumbai-400 058, of the FOURTH PART

A N D

MR. NARENDRA VINAYAK LOTLIKAR, aged about 35 years, Indian Inhabitant, residing at B-303, Vibhako Bldg., Mamlatdar Wadi Road, Malad (West), Mumbai-400 064 (which expression shall unless it be repugnant to the context and contrary to the meaning thereof it shall mean and include the respective legal heirs, successors, survivors, legal representatives, administrator, executors and assigns) of the FIFTH PART.

WHEREAS the party of the First Part is the owner and sufficiently and absolutely seized, possessed and entitled to two residential flats viz. (1) Residential flat admeasuring about 250 sq.ft. bearing Flat No.303 in B Wing on the third floor of the building known as VIBHAKO having its address at Mamlatdar Wadi Main Road, Opp. Gurukripa Bldg., Malad (W), Mumbai-400 064 more particularly mentioned in the First Schedule written hereunder and (2) Residential flat admeasuring about 250 sq.ft. bearing Flat No.404 in B Wing on the fourth floor of the building known as VIBHAKO having its address at Mamlatdar Wadi Main Road, Opp. Gurukripa Bldg., Malad (West), Mumbai-400 064 more particularly mentioned in the Second Schedule written hereunder both situated and

contd..


S. V. Laliker

Lotlikar
Lotlikar

lying on a piece and parcel of land bearing C.T.S.No. 827, 827 (1 to 12) and (14 to 27), Survey No.149, Hissa No.2 in Taluka Borivli, in the Registration District and Sub-District Bombay vide an Agreement dated 2nd Dec., 1991 entered into by and between M/s. R.K. Developers, being the Developer of the one Part therein and party of the First part being the Tenant/ Allottee of the Other Part therein, hereinafter called "THE FIRST FLAT" (i.e. mentioned in the First Schedule written hereunder) and "THE SAID SECOND FLAT" (i.e. mentioned in the Second Schedule written hereunder) ;

AND WHEREAS the party of the First Part is the owner of and sufficiently and efficiently seized, possessed and entitled to a commercial premises admeasuring about 164 sq.ft. bearing Office/Unit No. 105 on 1st floor of the building known as SAINATH CHAMBERS at present known as Jai Sainath Co-operative Housing Society Ltd. having its address at Sainath Road, Malad (West), Mumbai-400 064 situated and lying on a piece and parcel of land bearing C.T.S.No.609 Survey No.----- Hissa No. ----- in Taluka Borivli, in the Registration District and Sub-District Bombay, hereinafter called "THE SAID FIRST OFFICE PREMISES" more particularly mentioned in the Third Schedule hereunder written vide an Agreement for Sale dated 20-2-1979 entered into by and between M/s. Happy Home Builders, being a partnership firm being the

contd..



[Handwritten signature]
S.V. Lathier

[Handwritten signature]

[Handwritten signature]

Vendor of the First Part therein and the party of the First Part herein being the Purchaser of the Other Part therein, for a valuable consideration of Rs.18,200/- and upon such terms and conditions more particularly mentioned therein and accordingly the of the First Part is a bonafide member of M/s. Jai Sainath Co-operative Housing Society Ltd. being a Society Registered under Maharashtra Society's Act, 1960 and Rules framed thereunder, vide Registration No. BOM/HSG/6165/1980 hereinafter called the "SAID SOCIETY", holding 5 fully paid-up equity shares of Rs.50/- (Rupees fifty only) bearing Distinctive Nos. 41 to 45 (both inclusive) under Share Certificate No. 09 hereinafter called "THE SAID FIRST LOT OF SHARES" ;



[Handwritten signature]

S. V. Lodhaker

[Handwritten signature]

[Handwritten signature]

AND WHEREAS the party of the Second Part is the owner of and sufficiently and efficiently seized, possessed and entitled to a commercial premises admeasuring about 130 sq.ft. bearing Shop No.4 on Ground floor of the building known as SAINATH CHAMBERS at present known as Jai Sainath Co-operative Housing Society Ltd. having its address at Sainath Road, Malad (West), Mumbai-400 064 situated and lying on a piece and parcel of land bearing C.T.S.No.609 Survey No. ----- Hissa No. ---- in Taluka Borivli, in the Registration District and Sub-District Bombay, hereinafter called "THE SAID SECOND SHOP PREMISES" more particularly mentioned in the Fourth Schedule hereunder written vide an Agreement for Sale dated

contd..

dated 1-5-1980 entered into by and between M/s. Happy Home Builders, being a partnership firm being the Vendor of the First Part therein and the party of the Second Part herein being the Purchaser of the Other Part therein, for a valuable consideration of Rs.20,000/- and upon such terms and conditions more particularly mentioned and accordingly the party of the Second Part is a bonafide member of M/s. Jai Sainath Co-operative Housing Society Ltd. being a Society Registered under Maharashtra Society's Act, 1960 and Rules framed thereunder, vide Registration No.BOM/HSG/6165/1980 hereinafter called the "THE SAID SOCIETY" holding 5 fully paid-up equity shares of Rs.50/- (Rupees fifty only) bearing Distinctive Nos. 16 to 20 (both inclusive) under Share Certificate No. 04 hereinafter called "THE SAID SECOND LOT OF SHARES" ;



[Handwritten signature]
S.V. Lohar

AND WHEREAS the parties of the First Part and the party of the Second Part are the Husband and wife by relation and the party of the Third Part is the elder son of the party of the First and Second Part and the party of the Fourth Part is the married daughter of the parties of the First and Second Part and the party of the Fifth Part is the younger son of the parties of the First and Second Part ;

[Handwritten signature]

[Handwritten signature]

AND WHEREAS the parties of the First Part and Second Part have acquired the aforementioned properties i.e. the said First Flat, the said Second Flat, the said First Office premises and the said Second Shop premises for the use, occupation, enjoyment and

and benefits of the party of the Third Part and the party of the Fifth part and accordingly the party of the Fifth Part is in use, occupation and possession and enjoyment of the said First Flat alongwith the parties of the First Part and Second Part and further the party of the Fifth Part is in use, occupation, possession and enjoyment of the said First Office premises wherein the party of the Fifth Part is carrying on his business since last 15 years and similarly the party of the Third Part is in use, occupation, possession and enjoyment of the said Second Flat wherein the party of the Third Part is residing with his family since last 10 years and further the party of the Third Part is in use, occupation, possession and enjoyment of the said Second Shop premises wherein the party of the Third Part is carrying on his business since last 20 years ;



[Handwritten signature]
S. V. Lathier

AND WHEREAS the party of the Fourtth Patt is the married daughter of the party of the First Part and Second Part and is well settled at the matrimonial home ;

[Handwritten signature]

AND WHEREAS the parties of the First Part and Second Part have grown old and are remaining physically unfit and as such at this stage the party of the First Part and Second Part are desirous of making necessary arrangement of their aforesaid respective immoveable properties so as to smoothly and effectively convey and transfer the aforesaid immoveable

[Handwritten signature]

properties to the respective beneficiaries thereof after death of the parties of the First Part and Second Part or either of them so as to avoid any unnecessary future disputes or litigations amongst the parties of the Third Part, Fourth Part and Fifth Part herein and accordingly the same has been arranged amongst the parties herein mutually ;

AND WHEREAS the parties herein have decided to reduce in writing their aforesaid mutual arrangements of these presents so as to avoid any unnecessary future disputes or litigations, as hereinafter mentioned ;

NOW THEREFORE THESE PRESENTS WITNESSETH and it is hereby agreed by and between the parties herein as under :

1. The parties do hereby confirmed that the party of the Third Part is in use, occupation and possession and enjoyment of the said Second Flat premises mentioned in the Second Schedule herein along with his family members and further the party of the Third Part is in use, occupation, possession and enjoyment of the said Second Shop Premises mentioned in Fourth Schedule hereunder written wherein the party of the Third Part is carrying on his business since last several years and similarly the party of the Fifth Part along with the parties of the First and Second Part is in use, occupation and possession of the said First Flat premises mentioned in the First Schedule

contd..




[Handwritten signature]
S. V. Lathier

[Handwritten signature]
Lathier

hereunder written and further the party of the Fifth Part is in use, occupation, possession and enjoyment of the said First Office premises mentioned in the Third Schedule hereunder written and accordingly all the outgoings charges and incidental expenses incurred thereto are borne by the party of the Third Part and party of the Fifth Part respectively.

2. The parties of the First Part and Second Part do hereby declare that the said Second Flat Premises and the said Second Shop premises are acquired by the parties of the First Part for the use and benefits of the party of the Third Part exclusively and similarly the said First Flat Premises and the said First office premises are acquired by the parties of the First Part and Second Part for the use, and benefits of the party of the Fifth Part exclusively. But however though the premises i.e. the properties of the parties of the First Part and Second Part being in use, occupation, possession and enjoyment of the party of the Third Part and party of the Fifth Part, as hereinbefore mentioned, the benefits thereof shall be derived and such properties either of the party of the First Part or party of the Second Part shall be transferred in the name of the party of the Third Part or the party of the Fifth Part only after the death of either the party of the First Part and/or the party of the Second Part in whose name such properties/premises stand.

contd..



[Handwritten signature]
S: D. Lalibee

[Handwritten signature]
Helathia

3. It is mutually agreed by and between the parties herein that if after the death of the party of the First Part the said Second Flat Premises mentioned in the Second Schedule hereunder written and after the death of the party of the Second Part the said Second Shop premises mentioned in the Fourth Schedule hereunder written, is transferred in the name and in favour of the party of the Third Part and/or his legal heir, successor or survivor or any other person or persons claiming through or under the party of the Third Part, in any capacity whatsoever on the records of concerned authorities and/or the concerned respective society thereof, as per the desire and intention of the parties of the First Part and Second Part then in that event the party of the Fourth Part and the Party of the Fifth Part have "NO OBJECTION" towards the same.

4. It is mutually agreed by and between the parties herein that if after the death of the party of the First Part, the said First Flat Premises mentioned in the First Schedule hereunder written and the said First office premises mentioned in the Third Schedule hereunder written, is transferred in the name and in favour of the party of the Fifth Part and/or his legal heir, successor or survivor or any other person or persons claiming through or under the party of the Fifth Part, in any capacity whatsoever on the Records of concerned authorities and/or the concerned respective society thereof, as per the desire and intention of the parties of the First Part then in that

contd..



[Handwritten signature]
S.D. Lathier

[Handwritten signature]

[Handwritten signature]

event the party of the Fourth Part and the party of the Third Part have "NO OBJECTION" towards the same.

5. That pursuant to this presents and mutual family arrangement arrived at between the parties herein, the party of the Fifth Part and Fourth Part do hereby undertake to accord all sorts of assistance and co-operation and sign all such deeds, documents, writings etc. as may be required for smooth and effective transfer of the said Second Flat Premises and the said Second Shop Premises, either at the same time or simultaneously in the name and favour of the party of the Third Part on the records of the concerned authorities and/or the concerned respective societies, after the death of the parties of the First Part and Second Part or either of them and similarly the party of the Third Part and the party of the Fourth Part shall accord all sorts of assistance and co-operation and sign all such deeds, documents, writings etc. as may be required for smooth and effective transfer of the said First Flat premises and the said First Office premises either at the same time or simultaneously, in the name and favour of the party of the Fifth Part on the records of the concerned authorities and/or the concerned respective societies, after the death of the parties of the First Part.

6. In any event and under any circumstances the

contd..

101A

[Signature]
S. V. Lathier

[Signature]

[Signature]

parties of the Fourth Part and Fifth Part shall henceforth neither claim nor cause to be claimed any rights, title or interest, in respect of the said Second Flat premises and the said Second Shop Premises more particularly mentioned in the Second Schedule and Fourth Schedule respectively written hereunder which exclusively belongs to and is for sole benefit of the party of the Third Part and similarly the party of the Third Part and party of the Fourth Part shall neither claim nor cause to be claimed any right, title or interest, in the said First Flat premises and the said First office premises mentioned in First Schedule and Third schedule respectively which shall belongs to and is for sole and exclusive benefit of the party of the Fifth Part and accordingly the parties of the First Part and Second Part do hereby confirm the same.

[Handwritten signature]
S. V. Lathier

7. The parties herein do hereby confirm that the arrangement i.e. the Family arrangement pursuant to this presents if the final arrangement and as such no such claim shall lie pursuant to any such Will or Codiciles purported to have been executed by the parties of the First Part and Second Part either prior to execution of this presents or otherwise.

[Handwritten signature]
[Handwritten signature]

8. The parties of the First Part and Second Part do hereby declare that the parties of the First Part and Second Part have not doen or performed or cause to be done or performed any such acts, deeds or things creating any third party rights of whatsoever nature in respect of the respective properties of the parties

contd..

of the First Part and Second Part mentioned in the First Schedule to Fourth Schedule written hereunder.

9. It is mutually agreed that till the death of the party of the First Part and Second Part, the entire responsibility as regards their maintenance, medical expenses and perfernelia shall be that of party of the Third Part and party of the Fifty Part in equal proportion.

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

THE FIRST SCHEDULE ABOVE REFERRED TO :

A Residential Flat admeasuring about 250 sq.ft. (carpet) bearing Flat No.303 in B Wing on the third floor of the building known as VIBHAKO having its address at Mamlatdar Wadi Main Road, Opp. Gurukripa Bldg., Malad (West), Mumbai-400 064, situated and lying on a piece and parcel of land bearing C.T.S.No.827, 827(1 to 12) and (14 to 27), Survey No.149, Hissa No.2, in Village Malad, Taluka Borivli, in the Registration District and Sub-District Bombay and the building constructed in the year 1992 and building is Ground + 4upper floor without lift.

THE SECOND SCHEDULE ABOVE REFERRED TO :

A Residential Flat admeasuring about 250 sq.ft. bearing Flat No.403 in B Wing on the fourth floor of the building known as VIBHAKO having its address at Mamlatdar Wadi Main Road, Opp. Gurukripa Bldg., Malad (West), Mumbai-400 064, situated and lying on a piece and parcel of land bearing C.T.S.No.827, 827 (1 to 12) and (14 to 27), Survey No.149, Hissa No.2 in Village contd..

[Handwritten signature]
S. V. Lathier

[Handwritten signature]

[Handwritten signature]

Malad, Taluka Borivli, in the Registration District and Sub-District Bombay and the building constructed in the year 1992 and building is Ground + 4 upper floor without lift.

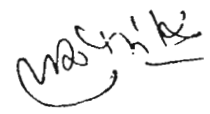
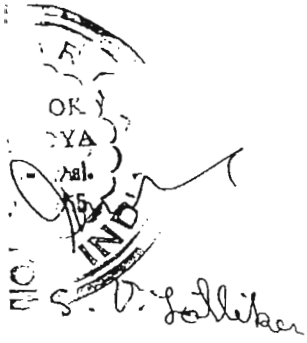
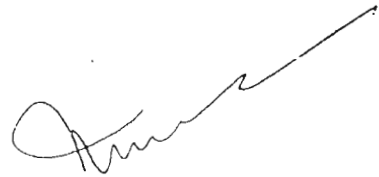
THE THIRD SCHEDULE ABOVE REFERRED TO :

A commercial premises admeasuring about 164 sq.ft. built-up bearing Office No.105 on 1st floor of the building known as SAINATH CHAMBERS, at present known as JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LTD., having its address at Sainath Road, Malad (West), Mumbai-400 064 situated and lying on a piece and parcel of land bearing C.T.S.No.609 in Taluka Borivli, in the Registration District and Sub-District Bombay and the building constructed in the year 1979 and the building is Ground + 3 upper floor without lift.

THE FOURTH SCHEDULE ABOVE REFERRED TO :

A Commercial premises admeasuring about 130 sq.ft. built-up bearing Shop No.4 on Ground floor of the building known as SAINATH CHAMBERS at present known as JAI SAINATH CO-OPERATIVE HOUSING SOCIETY LTD., having its address at Sainath Road, Malad (West), Mumbai - 400 064 situated and lying on a piece and parcel of land bearing C.T.S.No.609, in Taluka Borivli, in the Registration District and Sub-District Bombay and the building constructed in the year 1979 and the building is Ground + 3 upper floors without lift.

SIGNED, SEALED & DELIVERED)
by the withinnamed PARTY OF)
THE FIRST PART MR. VINAYAK)
MORTO LOTLIKAR, in the)
presence of)
.....)



SIGNED, SEALED & DELIVERED)

by the withinnamed PARTY OF)

THE SECOND PART MRS. SUSHILABAI *Sushilabai V. Lotlikar*

VINAYAK LOTLIKAR, in the) *Sushilabai V. Lotlikar*
presence of)

.....)

SIGNED, SEALED & DELIVERED)

by the withinnamed PARTY OF)

THE THIRD PART MR. MORTO)

VINAYAK LOTLIKAR, in the)

presence of)

.....)

Morto

SIGNED, SEALED & DELIVERED)

by the withinnamed PARTY OF)

THE FOURTH PART MRS. VIJAYA)

VINAYAK SHIRODKAR, in the)

presence of)

.....)

Shirodkar

SIGNED, SEALED & DELIVERED)

by the withinnamed PARTY OF)

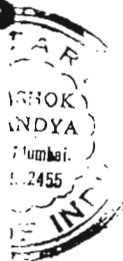
THE FIFTH PART MR. NARENDRA)

VINAYAK LOTLIKAR, in the)

presence of)

.....)

Narendra



V. K. TRIPATHI
B.A., B.L., Dip. in P.M. & I.R.
Advocate-High Court
302, Bhamburda Darshan,
Navghat, Coln. Opp-Datta
Mandir, Elayendor (East), Thane

Attested by me in Mumbai
Ashok M. Pandya 21/7/24
ASHOK M. PANDYA
ADVOCATE & NOTARY (GOVT. OF INDIA)
C-6, Diamond Apt., Fehid Diamond-
Clucma, L. T. Road, Borivall (W)
MUMBAI 400 092

8

|||||

DATED THIS DAY OF 2004

|||||

BETWEEN

1. MR. VINAYAK MORTO LOTLIKAR,
2. MRS. SUSHILABAI VINAYAK LOTLIKAR,
3. MR. MORTO VINAYAK LOTLIKAR,
4. MRS. VIJAYA VINAYAK SHIRODKAR,
5. MR. NARENDRA VINAYAK LOTLIKAR

|||||

DEED OF FAMILY ARRANGEMENT

|||||

H.S.THAKKAR
ADVOCATE-HIGH COURT

7. Dr.Bhogilal Bhavan,
5th Mamlatdar Wadi Road,
Malad (West),
Mumbai-400 064.

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र.२५/म.१. दि. ०४/३/२०००

२) नो.म.नि.व.मु.नि. पुणे याचे पत्र क्र.का-३/सगणक/मुद्रांक पावती दुरुस्ती/०६/३९९. दि.४/१०/२००६

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051.

C 052910

RECEIPT FOR PAYMENT TO GOVERNMENT
116

NOT TRANSFERABLE
09/03/2009

Receipt No. S. V. LOTLIKAR

Receipt Date :

Received From : 103-(III)

MMRDA Counter No.: 2

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
-----------------	------------------------------	------	-----------------------	-----------	--------------------

PO	4493	05/03/2009	0	2000.00	
----	------	------------	---	---------	--

Bank Name : MUMBAI DIST. CENTRAL CO-OP. BANK LTD. (MDC)
Branch Name : JANA SEVA SAH BANK LTD MALAD(W)MUM-64

DELIVERED

COB/AY/13910/8

Case No.:

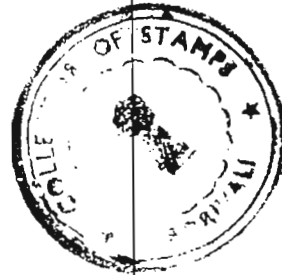
- 6, NOV 2009

Lot No.:

Lot Date:

Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
--------	-------------------------------------	----------	--------------	--------------------



2000.00

Two Thousand

Only

Total:

Rs.:

Rupees

Cashier / Accountant

Signature / Designation

Collector of Stamps Borivali

Bhagwat arpana 90 (10 box) / 12-08