

20  
Dated This 20<sup>th</sup> Day of JULY 2011

# **SALE AGREEMENT**

of Flat No.305, Bldg No.11, MALVANI SHARDUL CHS Ltd,  
Chhatrapati Shivaji Raje Complex, Ekta Nagar, Kandivali (West),  
Mumbai 400 067

**BETWEEN**

**MR. PRASHANT CHANDRAKANT TAWDE**

**Vendor/s**

**AND**

**MR. AKHTAR BAHADUR PATEL**

**Purchaser/s**

**ESTATE CONSULTANTS :**

**Mr.Vivek Phatak 9892112984**

**Shri Shri Bramha Estate Consultant**

24/104 Citizen Co-op.Housing Society Ltd,  
Chhatrapati Shivaji Raje Complex,  
Opp Ekta Nagar, Kandivali (W),  
Mumbai 400 067.



Wednesday, July 20, 2011

3:12:00 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6521

दिनांक 20/07/2011

गावाचे नाव मालवणी

दस्तऐवजाचा अनुक्रमांक वदर2 - 06517 - 2011

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अख्तर बहादूर पटेल - -

नोंदणी फी

:- 21900.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

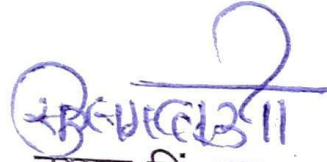
:- 400.00

**DELIVERED**

एकूण रु.

22300.00

आपणास हा दस्त अंदाजे 3:26PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
बोरीवली 1 (मालाड)

बाजार मुल्य: 2187000 रु. मोबदला: 2190000रु.

भरलेले मुद्रांक शुल्क: 92200 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: ओरीयंटल बँक ऑफ कॉमर्स;

डीडी/धनाकर्ष क्रमांक: 830263; रक्कम: 21900 रु.; दिनांक: 19/07/2011

**पा. दुय्यम निबंधक बोरीवली-१**  
**मुंबई उपनगर विभाग.**

  
**DELIVERED**

+ 0.00

+ 0.00

+ 0.00

= 2,186,720.00

पाचे वर्गीकरण

सविधा

क्षेत्र

50

खुल्या जा

चे मूल्य

# मूल्यांकन प

मुल्यांकन 2011  
 जिल्हा मुंबई(उपनगर)  
 प्रमुख मूल्य विभाग - 69-मालवणी ( बोरीवली )  
 उपमूल्य विभाग - 69/325-रस्ता:मालाड मार्गे मागे ( खाडी ते मालवणी चचे )  
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 6  
 नागरी क्षेत्राचे नाव मुंबई(उपनगर)  
 मिळकतीचे वर्ग बांधीव

दिनांक 7/20/2011

बाजार मूल्य दर तक्त्यानुसार  
प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
41,400	69,200	81,500	93,800	69,200

मिळकतीचे क्षेत्र	31.60	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	3

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी (Rule 5 or 8)  
 = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* 100.00 / 100  
 = 69,200.00 \* 100.00 / 100  
 = 69,200.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र + मजला निहाय घड/काढ  
 = 69,200.00 \* 31.60 \* 100.00 / 100  
 = 2,186,720.00

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य +  
 बंदिस्त वाहन तळाचे मूल्य + लगेतच्या वाहनाचे मूल्य + वरील वाहनाचे मूल्य + इमारती भोवतीच्या खुल्या जमीनेचे मूल्य  
 = A + B + C + D + E + F + G + H  
 = 2,186,720.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00  
 = 2,186,720.00

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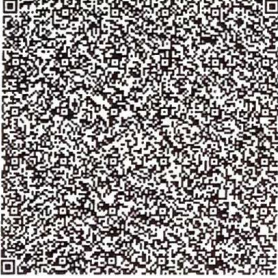
सत्यमेव जयते

# INDIA NON JUDICIAL Government of Maharashtra

## e-Stamp

Issued by : *Arturo Dheved*  
Stock Holding Corporation of India Ltd.  
Location : Goregaon  
Signature : *Dheved*  
Details can be verified at [www.shcilestamp.com](http://www.shcilestamp.com)

Certificate No. : IN-MH03602295609382J  
 Certificate Issued Date : 20-Jul-2011 01:45 PM  
 Account Reference : SHCIL (FI)/ mhshcil01/ GOREGAON/ MH-MSU  
 Unique Doc. Reference : SUBIN-MHMHSHCIL0103862550161572J  
 Purchased by : AKHTAR BAHADUR PATEL  
 Description of Document : Article 25(b)to(d) Conveyance  
 Property Description : FLAT NO 305,3RD FLR,BLDG 11,MALVANI SHARDUL  
 CHSL,CHHATRAPATI SHIVAJI RAJE COMPLEX,KANDIVALI  
 W,MUM 67  
 Consideration Price (Rs.) : 21,90,000  
 (Twenty One Lakh Ninety Thousand only)  
 First Party : PRASHANT CHANDRAKANT TAWDE  
 Second Party : AKHTAR BAHADUR PATEL  
 Stamp Duty Paid By : AKHTAR BAHADUR PATEL  
 Stamp Duty Amount(Rs.) : 92,200  
 (Ninety Two Thousand Two Hundred only)



Please write or type below the line



*Tawde*

*AKHTAR*

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### Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "[www.shcilestamp.com](http://www.shcilestamp.com)"

**SHCIL E-Stamping****Receipt**

(To be filled in by the client)

Stamp Duty Purchased By	AKHTAR BAHADUR PATEL		Stamp Duty Paid by	<input checked="" type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party
Stamp Duty Amount	Rs. 92,200/-	Type of Payment	<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input checked="" type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer	
Cheque: DD/ PO/ UTR/ REF/Account No.		830267		Date: 20/7/2011
Bank Name	ORIENTAL BANK OF COMMERCE		Branch Name	MALAD (W)
Counter Signature with Seal				

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 20<sup>th</sup> day of JULY 2011, between **MR. PRASHANT CHANDRAKANT TAWDE** adult, Indian Inhabitant, of Mumbai, original allottee of Flat No. 305, Bldg. No. 11, 3<sup>rd</sup> Floor, MALVANI SHARDULCo-op Housing Society Ltd., Chhatrapati Shivaji Raje Complex, Opp Ekta Nagar, Kandivali (W), Mumbai 400 067, hereinafter called and referred to as the **VENDOR** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **ONE PART** :

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**AND**

**MR. AKHTAR BAHADUR PATEL** adult, Indian Inhabitant of Mumbai, residing at 7/8, Ramdas Nagar, Joseph Patel Wadi, Seven Banglows, Andheri (West), Mumbai 400 061, hereinafter called and referred to as the **PURCHASER** which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the **OTHER PART**:

*Tawde* *Patel*



**WHEREAS**

1. The Vendor by an allotment letter dated \_\_\_\_\_ is seized and possessed of and absolutely entitled to an ownership flat being Flat No. 305, Bldg No. 11 on the 3<sup>rd</sup> floor admeasuring approx 340 sq. ft. built up area in the building known as "**MALVANI SHARDUL CHS LTD**" (hereinafter referred to as "the said Flat");

2. The **MALVANI SHARDUL** Co-operative Housing Society Limited registered under the Maharashtra Co-operatives Societies Act., 1960 under Regn No. **MUM/MHADB/HSG/(TC)/12228/2003-04** and having its registered office at Chhatrapati Shivaji Raje Complex, Opp Ekta Nagar, Kandivali (West), Mumbai 400 067 (hereinafter referred to as " the said Society") on which the building standing thereon known as **MALVANI SHARDULCHS LTD.** (herein referred to as "the said Building");

3. The Vendor is a member of the said society and as such member is seized and possessed of 5 (five) shares of Rs.50/- each under Share Certificate No. 16 bearing distinctive nos. 76 to 80 of the said Society (hereinafter referred to as "the said Shares");

4. By its letter dated \_\_\_\_\_, the said Society has granted its No Objection to the transfer of the said Flat / Shares in favour of the Purchaser.



5. The Vendor has agreed to sell transfer and assign and the Purchaser has agreed to purchase the said Flat and the said Shares along with all the Vendor's beneficial right title and interest in the sinking fund and the capital of the society to the Purchaser at or for a total consideration of a sum of Rs. 21,90,000/- ( Rupees Twenty One Lakh Ninety Thousand Only ) upon the terms and conditions hereinafter appearing:

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**NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER :**

1. The Vendor has agreed to sell transfer and assign and the Purchaser has agreed to purchase the said Flat No. 305, Bldg No. 11 on the 3<sup>rd</sup> floor admeasuring approx 340 sq.ft. built up area in the building known as "**MALVANI SHARDULCHS**" (hereinafter referred to as "the said Flat") and the said Shares under Share Certificate No. 16 and Distinctive Nos 76 to 80 (hereinafter referred to as the said Shares) along with all the Vendor's beneficial right title and interest in the sinking fund and capital of the society to the Purchaser at or for a total consideration of a sum of Rs.21,90,000/- (Rupees Twenty One Lakh Ninety Thousand Only) payable as follows :

*[Handwritten signatures]*

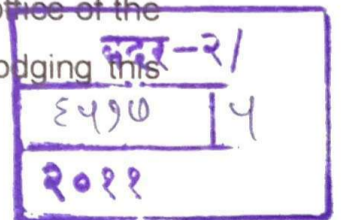


- I. A sum of **Rs.3,00,000 (Rupees Three Lakh Only)** as and by way of earnest money has been paid by the Purchaser to the Vendor vide cheque No. **000075** dated **30/06/2011** drawn on **KOTAK MAHINDRA BANK** bank, **MALAD (W)** branch ( the receipt whereof the Vendor doth hereby admit and acknowledge).
- II. Balance amount **Rs. 18,90,000/- (Rupees Eighteen Lakh Ninety Thousand Only)** shall be paid by the Purchaser to the Vendor within 45 (Forty Five) days from date of execution of this Agreement for Sale, time being essence and against receipt of the balance consideration the Vendor shall handover to the Purchaser quiet vacant and peaceful possession of the said Flat and the said Shares and all the original title documents related to the said Flat;
- III. In the event the purchaser fails to make payment of the balance consideration within the stipulated time of 45 days, the vendor shall have an option to terminate / cancel this agreement and in such event the vendor shall not refund to the purchaser the money received earlier.
- IV. The vendor shall have an option to extend time for payment as may be mutually agreed between the parties and in such event the purchaser shall be entitled to pay interest at the rate of \_\_\_% per annum from the date of default till payment thereof;

1. The vendor hereby states that the vendor has obtained a no-objection certificate dated \_\_\_\_\_ from the said society in respect of the transfer of the said Flat and the said shares in the name of the purchaser.



2. The vendor hereby agrees to sign and execute all such documents that may be required for effectuating proper transfer of the said Flat and the said shares in the name of purchaser and also agrees to the office of the Sub-Registrar of Assurances, Mumbai for the purpose of lodging this agreement for sale and admitting execution thereof.



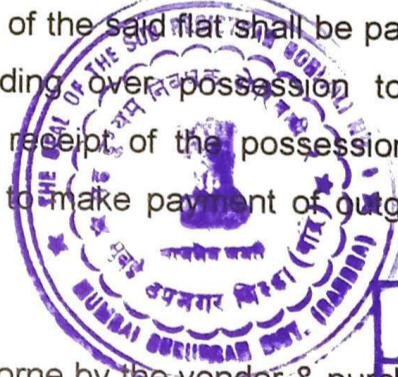
3. The vendor shall execute such forms, letters that may be required by the said society to effectuate proper transfer of the said flat and the said shares in favour of the purchaser and the same shall be handed over by the vendor to the purchaser duly signed and executed simultaneously against receipt of the balance consideration.

*[Handwritten signature]*

*[Handwritten signature]*

4. The vendor hereby declares :

- (a) That the Vendor has not assigned / transferred his right title land interest in favour of any other person save and except the purchaser in respect of the said Flat / Shares ;
- (b) That the Vendor alone is the absolute owner and no other person/s has any claim on the said Flat and the said Shares and Vendor has the full and absolute right to transfer the said Flat and the Shares in favour of the purchaser.
- (c) That there is no suit proceedings litigation or any disputes pending in respect of the said Flat / shares and the same is not subject matter of any court of law;
- (d) That from the date of receipt of the balance consideration amount mentioned here under the vendor shall not have any claim, right, title or interest in respect of the said Flat/shares and the purchaser shall be entitled to use, occupy, posses and enjoy the same peacefully and without any interruption from the vendor or any other person claiming by from or through the Vendor.
5. It is agreed between the parties that all the outgoing maintenance charges, taxes payable in respect of the said flat shall be paid by the vendor upto the date handing over possession to the purchaser and from the date of receipt of the possession the purchaser shall be entirely liable to make payment of outgoing, maintenance charges, taxes etc.
6. Society Transfer charges will be borne by the vendor & purchaser equally.
7. The stamp- duty, registration charges and all other out of pocket expenses payable on the Agreement for sale and such other documents that may be necessary for effectuating proper transfer of the said Flat / Shares in favour of the purchaser shall be borne and paid by the purchaser alone each party shall bear their own expenses including their own Advocate's professional fees.



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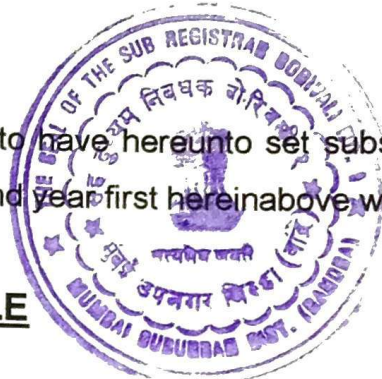
*Dawale*      *Patil*



8. That the purchaser hereby declares that on completion of the sale or on receipt of the possession of the said Flat that the purchaser shall observe and perform all the rules, regulation and bye-laws of the said Society with respect to the said Flat / shares from and after the date hereof and indemnify and keep indemnified and saved harmless, the vendor his heir, executors, administrators, estate and effect of from and against any claim in respect of said Flat / shares thereof and all the costs, charges and expenses in respect thereof.

9. This Agreement constitutes the entire understanding between the parties with respect to the subject matter hereof, and supersedes all prior negotiations to this agreement shall be effective, valid and binding only if the same are recorded in writing and signed by the parties hereto.

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



**SCHEDULE**

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Flat No. 305, 3<sup>rd</sup> Floor Bldg No.11, **MALVANI SHARDUL** Co-operative Housing Society Ltd., Code 159, S.No.263, Chhatrapati Shivaji Raje Complex, Opp Ekta Nagar, Kandivli (W) Mumbai 400 067, admeasuring 340 sq.ft built up area, Gr. + 7 floor, City Survey 6-A (Part) Mun R/S ward of M.C.G.M., with Lift, Year of construction 2001.

**SIGNED AND DELIVERED**

by The withinnamed " Vendor "

**MR. PRASHANT CHANDRAKANT TAWDE**

In the presence of *Satyaj*

>   
> 



**SIGNED AND DELIVERED**

by the withinnamed " Purchaser "

**MR. AKHTAR BAHADUR PATEL**

In the presence of *Khelak*

>   
> 



## RECEIPT

RECEIVED of and from the within named Purchaser a sum of Rs. 3,00,000/- (Rupees Three Lakh Only ) as and by way of part consideration towards the sale of the flat more clearly mentioned in the schedule, as per the above agreement, Rs. 3,00,000/- by Cheque drawn on KOTAK MAHINDRA BANK Branch MALAD (W) Cheque No. 000075 Dated 30/06/2011.

*Tawde*

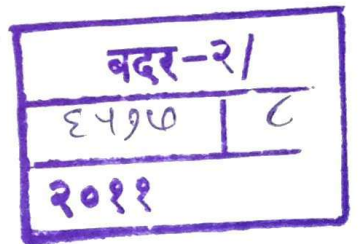
(MR. PRASHANT CHANDRAKANT TAWDE)  
I SAY RECEIVED RS.3,00,000/-  
AS PART PAYMENT



**WITNESSES :**

1. Name : SATYA RAJESH SHAHANI

Signature : *Saty*



2. Name : Kavita vivek phatak

Signature : *KPhatak*



मालमत्ता पत्रक

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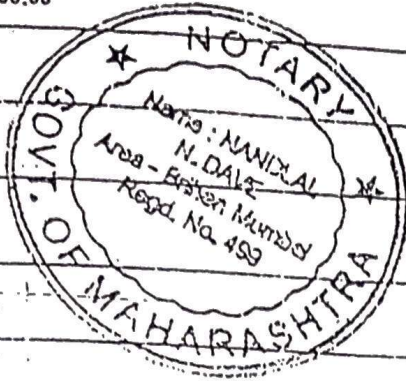
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तालिका/न.पु.गा.का. = न.पु.अ.गारेगांव

शान्तिवार्ड नं. १५

शान्तिवार्ड नं. १५ मालमत्ता पत्रक

₹ 24000.00



ATTESTED

*(Signature)*

NANDLAI N. DAVE

ADVOCATE NOTARY (GR. BOMBAY),  
GOVT. OF MAHARASHTRA  
Kandivali Shantikuni Co-op. Hsg. Soc. Ltd.  
Kandivali, BOMBAY



शान्तिवार्ड नं. १५

मालमत्ता पत्रक

₹ 24000.00

नं.पु.अ.गारेगांव

शान्तिवार्ड नं. १५

मालमत्ता पत्रक

क्र.सं.	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (II) किंवा धार (धा)
१८/०६/२००१	मा. जिल्हाधिकारी मुंबई उपनगर यांचे फडोल आदेश आदेश क्र सो. /कार्या ७ अ/ पो. वि. /एस आर /३२७८ २००० दि. ५/१/२००१ व दि. ३०/५/२००१ व इक्कील आदेश नं. भू. /मालवणी न.पु.अ. २००१ दि. १८/०६/२००१ अन्वये ₹ २५०००.०० मी. क्षेत्राची स्वतंत्र मिळकत पत्रिका उचढली य न. पु. क्र. ६ अ वरील दि. ७/१२/२००० चे नोंदी प्रमाणे मो.दा वर्ग २ म्हणून त्राय दाखल केले.		मुंबई गृह निर्माण व क्षेत्र विकास मंडळ (म्हाडा)

खरो नगरपाल -

न.पु.अ.गारेगांव  
मुंबई उपनगर जिल्हा

न प्राप्त ताराख

निकल तयार ताराख

निकल दिल्याची ताराख

निकल प्रसार करणार

निकल धपासपी करणार

*(Signatures)*



खतप प्रतिलिपी

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# SHARDUL CO-OP. HSG. SOCIETY LTD.

REGD. NO. : MUMBAI/MHAD B/HSG/(TC)/12228/2003-04

Bldg. No. 11, Mhada, Near Ganesh Nagar, Opp. Ekta Nagar, Marve Link Road, Kandivali (W), Mumbai - 67.

Date \_\_\_\_\_

This is to certify that the Flat No.305, situated at the Third Floor in the society building at Building No.11, (hereinafter mentioned as the said flat) is owned by Mr.Prashant Chandrakant Tawde, who he been residing peacefully with his family since year 2001, the said building constructed in the year 2000.

Mr.Prashant Chandrakant Tawde wishes to sell / assign / transfer the said Flat No.305 to Mr.Akhtar Bahadur Patel.

The society has No Objection to pay stamp duty on agreement executed between Mr.Prashant Chandrakant Tawde and Mr.Akhtar Bahadur Patel.

Society further has No Objection to register the said agreement with the Register, Mumbai.



For Shardul Co-Op. Housing Society

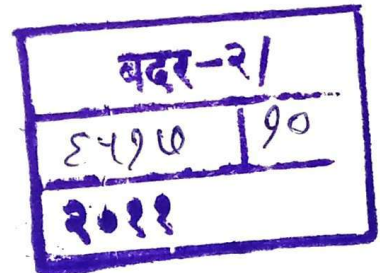
Chairman

Secretary



Date : 18/7/2001

Place : Kandivali-Mumbai.





MUNICIPAL CORPORATION OF GREATER MUMBAI  
No. CHE/112/BP/WS/Govt.

31 MAY 2001

To,  
Executive Engineer - III/SRD  
Maharashtra Housing & Area Development Board,  
Grillo Nirmun Bhuvan,  
Bandra (East),  
Mumbai 400 051

Office of the  
Ex. Engr Bldg Proj. Officer - SRD  
Dr. Babasaheb Ambedkar  
Landivall (West), Mumbai - 400 002

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10553	e
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Sub: Permission to occupy the completed Bldg. No. 11 on land bearing S. No. 263, CTS No. 6A (part) of village Malavani, of Muss Housing Project MHP - III of MHADA situated at Malad (West), Mumbai.

Ref: Your letter No. DY. CE/SRD/EEIII/ dated 10.05.2001.

Sir, 248/2001.

The development work of Bldg. No. 11 comprising of Ground + 7 floors on land bearing S. No. 263, CTS No. 6A (part) of village Malavani situated at Malad (West) Mumbai completed under the supervision of Shri. Atul C. Desai (Architect) of A.C. Consultants (P) Ltd. having Licence No. CA/75/1230, Shri. Jadhavkar (E.R.P. of P.E.S. B. G. Shirke Construction Technology Ltd. Licenced Structural Engineer having Licence No. STR/11/30 and under supervision of Shri V. D. Shrivastav Executive Engineer - III/SRD MHADA, may be occupied on the following conditions:



1. That the certificate U/s. 270A of B.M.C. Act shall be obtained from A.E.W.V. P/N and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of layout subdivision/amalgamation to be approved for plot under reference within a month and terms and conditions of the said layout shall be complied with.
3. That all the remaining work should be completed within two months thereof.
4. That the water supply for premises for which occupation is granted shall be restricted as per H.E. requirements and no complaint for short supply of water shall be entertained in future.
5. That D.J.L.R.'s certificate for transfer of ownership of setback land in the name of M.C.G.B. shall be submitted before B.C.C.
6. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
7. That the separate PRU for CTS No 6A (part) shall be submitted before B.C.C. or before requesting occupation for the other buildings.



CHE/10370155/BP/WS/AP/407C

All the conditions mentioned in this letter No. 31.8.05 dated 03.05.01 shall be complied within two months or before requesting for B.C.C., whichever is earlier.

*[Signature]*  
31.8.05

Deputy Engineer/SRD  
Bombay Housing & Area Deve. Board,  
Bombay.

918 6/6/2001  
का. प्र. / मा. प्र. ....  
का. म. प्र. / प. प्र. ....

*[Signature]*  
E.E.B.P. (V.S.)  
P&K/W

बदर-२/	
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२०११	

# M.H.& A.D. BOARD

No.DIR/MKT/ MAL./ 8402 /2001.  
Office of the Director Marketing, 19 Gr.  
Floor, G.N. Bhavan, Bandra (E),  
Mumbai No. - 400 051.  
Date: 10/09/2001.

## POSSESSION LETTER CUM POSSESSION RECEIPT

Shri./Smt./Kum. Tawade Prashant Chembakant  
and  
Shri./Smt./Kum. \_\_\_\_\_

has been hereby permitted to take the possession of flat No. 305 Bldg. No. 11  
of Code No.159 at Malwani constructed under open sale scheme by M.H. & A.D. Board.

If it is revealed that in the flat allotted to you, someone else, other than you and your family members, is residing in the flat No. 305 Bldg.No. 11 at Malwani or if it is found out that the said flat has been sold/ transferred without prior permission of M.H. & A.D. Board, the M.H. & A.D. Board will cancel the allotment of your flat and the unauthorized occupant will be removed from the said flat and the said flat will be taken in the possession of M.H. & A.D. Board.



Prashant Tawade  
Director Marketing,  
Mumbai Mandal.



Specimen Signature/s of the Applicant/s.

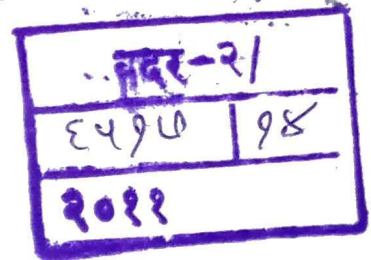
- 1) Prashant Tawade 1)  
2) Prashant Tawade 2)

Copy f.w.c.s w to:

- 4) Estate Manager - 4/M.B. for information please. It is informed to E.M.-4 /M.B. that the said flat's allotment has come in force from the date 10/09/2001.
- 5) Executive Engineer, S.R.D.Dn. For information and necessary action please.
- 6) Deputy Engineer, S.R.D. Sub Dn.- 4 for information and necessary action please.

The Dy. Engineer is requested to verify the above attested signature of the applicant before handing over the possession of the above-mentioned flat. Dy. Engineer is also requested to maintain a register of allotment and submit the report of handing over the possession of the above mentioned flat within a week positively.

Note : The monthly service charges are Rs. 925/- per month. This service charge may also undergo further change if M.C.G.M. increases its taxes in future.



1501





No.Dir/Mkt/Allot./Mal./1957/2001.  
G.N.Bhavan, Bandra (East), Mumbai - 400051.  
Date:-----, 2001.

**ALLOTMENT LETTER**

To,

Shri/Smt./Kum. Tawade Prashant Chandrakant,  
14A Flr Old B. S. Chow  
B.T. Deshpande Rd,  
Malwani - Bandra  
MUMBAI 400 044

Sub: - Allotment of Residential flat at Malwani,  
code no. 159, of open sale scheme.

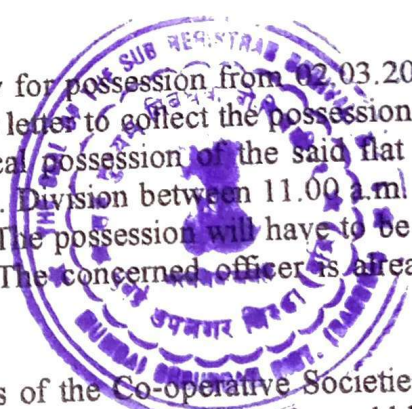
Ref: - Your Appl. No. 4596

Sir,

(A) Since

1. The offer of provisional allotment of flat no. 305 in Bldg.No. 1 at Malwani, in code no. 159 admeasuring super built up area 340.00 sq.ft issued vide this office letter no. 3327 dated 27.2.001 has been accepted by you.
2. You have submitted the requisite acceptance letter and affidavit and undertaking and
3. You have paid the full cost of Rs. 3,41,700/- to MHADBoard, the flat no. 305 in Bldg.No. 1 at Malwani, Code no. 159 has now been finally allotted to you, MHADBoard heartily congratulates you for becoming the proud owner of the flat no. 305 in Bldg.No. 1 of code no. 159 at survey no. 263, City survey No. 6A(Part) in the R/S ward of M.C.G.M.

(B) The above mentioned flat is ready for possession from 02.03.2001. You are, therefore, informed vide this allotment letter to collect the possession letter of this flat from the undersigned. The physical possession of the said flat will have to taken by you from Dy. Engr. of S.R.D. Division between 11.00 a.m to 3.00 p.m. on Monday, Wednesday, and Friday. The possession will have to be taken within 10 days of the receipt of this letter. The concerned officer is already informed about this.



(C) Kindly note that, as per the Rules of the Co-operative Societies Act 1860 it will be binding on you to become the member of the CHS of your bldg. The society will have to be registered within 90 days from the date on which 60% of the allottees have received this allotment letter.

बदर-२/  
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२०११

(D) Since the flat is allotted to you from ----/2001, you will have to pay monthly service charges from the month of possession at the rate Rs.925/- per month. The said service charges will have to be paid in the office of Estate Manager/4 of MH&AD Board, before 10<sup>th</sup> of every month.

(E) You are requested to handover the possession receipt (with your photograph, signature and countersignature of MHADA's authorized officer) to the concerned Dy. Engr. / Jr. Engr. who will be handing over the possession of the said flat to you.

(F) If you have taken loan for the said flat from any financial institution. You will be required to handover this allotment letter to the said Financial Institution as their charge on your flat has been accepted by MHADBoard. The physical possession of your flat will only be given to you after the receipt of handing over this allotment letter to the concerned financial institution is submitted by you to the undersigned.

(G) Kindly note that no unauthorized person other than your family/organization's authorized staff members will be allowed to stay in your flat. If it is found that such unauthorized person is staying in your flat or if it is found out that you have transferred / sold your flat without proper No Objection Certificate from M.H.A.D.Board, the allotment of the said flat will be cancelled by the MHADBoard and the possession of the flat will be taken over by the M.H.A.D.Board.

M.H.A.D.Board wishes you Happy Stay in this flat and assure you of its best co-operation whenever expected for.

Wishing you prosperity and long life.

Yours faithfully,

(Ravindra Karkhanis)  
Director Marketing,  
M.H. & A.D. Board.



- 1) Ex. Engr. S.R.D. Dn. for information please.
- 2) Dy. Engr., Housing S.R.D. Dn. for information please. He is requested to handover the possession of flat No. ---- in Bldg. No. ---- of code no.159 to the said allottee and submit the report of such handing over in the prescribed proforma receipt.
- 3) Estate Manager/-4, MHADBoard, for information please. He is requested to take note of the said allotment and direct his Rent Collector to collect the monthly charges of Rs. 925/- from the said allottee before 10<sup>th</sup> of each month from the month of issue of letter of actual possession.
- 4) Select file, Director Marketing/ M.B.





दस्तावेज क्रमांक व वर्ष: 6517/2011

Wednesday, July 20, 2011

3:14:52 PM

दुय्यम निबंधक: बोरीवली 1 (मालाड)

नोंदणी 63 म

Regn. 63 m. 6

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मालवणी

- (1) बिलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,190,000.00  
बा.भा. रु. 2,187,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 6/अ/6 वर्णन: सदनिका नं 305 तिसरा मजला , बिल्डींग नं 11, मालवणी शार्दुल को ऑप हौ सोसा लि , सी एस आर कॉम्प्लेक्स , न्यू म्हाडा कॉम्प , एकता नगरचे विरुद्ध कांदीवली प मुं 67
- (3) क्षेत्रफळ (1) 31.60 चौ मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रशांत चंद्रकांत तावडे - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सदनिका नं 305 तिसरा मजला , बिल्डींग नं 11, मालवणी शार्दुल को ऑप हौ सोसा लि , सी एस आर कॉम्प्लेक्स , न्यू म्हाडा कॉम्प , एकता नगरचे विरुद्ध कांदीवली प मुं 67; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADJPT6810H.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अख्तर बहादूर पटेल - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: 7/8 रामदास नगर , जोझफ पटेल वाडी , सातबंगला, अंधेरी प मुं 61; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AUPPS5877C.
- (7) दिनांक करून दिल्याचा 20/07/2011
- (8) नोंदणीचा 20/07/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 6517 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 92100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 21900.00
- (12) शोरा



खरी प्रत

सह. दुय्यम निबंधक, बोरीवली-१,  
मुंबई उपनगर जिल्हा.