

3. The Purchaser/s has have prior to the ~~execution~~ ^{execution} of this Agreement satisfied himself/themselves/herself about the title of the Owners to the said plot and no requisition or objection shall be raised upon the Developers in any matter relating thereto. A copy of the Certificate of the Title issued by Niranjani Jagtap & Co., Advocates and Notaries having their office at 101, Krishna Leela, Khokhani Lane, Ghatkopar (E), Mumbai - 400 077, is hereto annexed and marked Annexure "E".

24/11/11
 KGC
 HCL

4. The Purchaser/s hereby agree to purchase Flat bearing No. 801 on the 8th floor having a carpet area of 703 square feet or thereabout and ~~with~~ ^{with} admeasuring 844 sq.ft. or thereabouts attached to the said flat as shown on the floor plan of floor hereto attached and marked Annexure 'FE'; (hereinafter referred to as the said Flat) at or for a lump sum price of Rs. 44,92,000 /- (Rupees Forty four lacs ninety two thousand only) which is inclusive of the proportionate price of the, common areas and facilities appurtenant to the Flat, the nature extent and description of ~~the~~ ^{the} areas and facilities are more particularly described in the ~~the~~ ^{the} hereunder written. Carpet area mentioned hereinbefore ~~means~~ ^{means} area representing the dimensions from unfinished brick ~~to~~ ^{to} brick wall including internal columns, toilets and internal passages ~~and~~ ^{and} jams in the said flat but excluding dry area balconies, flower beds and terraces attached to the flats. The Purchaser has paid the Developers a sum of Rs. 6,75,000 /- (Rupees Six lacs Seventy five thousand only) being 15% of the lump-sum consideration as advance payment as aforesaid (receipt whereof the Owners do hereby admit and acknowledge and of and from the same and every part thereof for ever acquits releases and discharge the Developers forever). The Purchaser hereby agrees to pay to the Developers the balance 85% amount of the Purchaser price i.e. Rs. 38,17,000/- /- (Rupees Thirty eight lacs seventeen thousand only) in the following manner:-



24/11/11
 KGC
 HCL

24/11/11
 KGC
 HCL

Share Certificate No. 22

Mem. Registration No. 22

No of Shares 20

Tilak Nagar Bhakti Residency Co-op. Housing Society Ltd.

Plot No. NDR-26, Near Sai Baba Temple, Tilak Nagar, Chembur (W), Mumbai-400 089

(Registered under the Maharashtra Co-Operative Societies Act 1960)

Regd. No. : MUM / MHADB / HSG / (TC) / 136 / 2022-2023 Dated 10-08-2022

Authorised Share Capital Rs. 50,000/- Divided into 1000 shares of Rs. 50 each

LF I/22
LF N/6/22

Share Certificate

This is to certify that

Mr / Smt. / M/s. Ramkrishna Bhanoo Chitale / Anagha Ramkrishna Chitale

owner of Flat / Shop No. 801 is / are the Registered Share Holders of Twenty

fully paid up Shares of Rs. Fifty each, numbered from 421 to

440 both inclusive, in **Tilak Nagar Bhakti Residency Co-op.**

Resg. Soc. Ltd. subject to the 'Bye-Laws of the said society and that upon each of such

share, the sum of Rupees Fifty has been paid. Given under the Common Seal of the said

society at Mumbai on this 1st day of April 2023

₹ 1000



[Signature]
Chairman

[Signature]
Secretary

[Signature]
M. C. Member



दस्तावेजांक व वर्ष: 3352/2010

Form No. March 23, 2018

334 (II) PM

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

पानां 63 म.

Page: 63 m.e.

सूची क्र. दोन INDEX NO. II

HDFC गावाचे नाव: चेंबूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,492,000.00
वा.मा. रु. 3,441,500.00
- (2) भू-गापन, गोटहिस्ता व घरकमांक (असल्यास) (1) सिटिएस क्र.: 9 वर्णना: मीजे चेंबूर ---- प्लॉट नं 801, 8 वा मजला, मक्ली रेसीडेंसी, प्लॉट नं एन डी अर 26, साईबाबा मंदीरा जवळ, टिळक नगर चेंबूर मुं 89, तळ +12 मजले, सि टी एल नं 19 पार्ट, क्षेत्र 78.44 चौ मि विल्ट अप
- (3) क्षेत्रफळ (1)
- (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) मक्ली विल्टवस तर्फे प्रोफा नवीनमाई रामजी कोठारी एच थ्रु एक तर्फे कर्ता नवीनमाई कोठारी तर्फे मुख यार जनिल शंकर विचारे/AABHK2073A - -; घर/प्लॉट नं: 103 संगिता एनक्लेव्ह, नाहर र ड सर्वोदय नगर वर मंदीर रोड मुलुड प मुं 80; मक्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पंढ/पत्ताहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रामकृष्ण म नू डिपॉजिट - -; घर/प्लॉट नं: 5/8 समर्थ नगर, व्ही एन पुरव मार्ग सावन, बुनामई मुं 22, मक्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पंढ/पत्ताहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: AAJPC7160N
(2) अन्ना रामकृष्ण चितले घर/प्लॉट नं: वरीलप्रमाणे; मक्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पंढ/पत्ताहस्त: -; शहर/गाव: -; तालुका: -; पिन: -; पिन नम्बर: AGFRG3042R.
- (7) दिनांक कळविल्याचा 22/3/2010
- (8) नोंदणीचा 23/6/2010
- (9) अनुक्रमांक, खंड व पुस्तक 3352/2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 207200.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शीट

114724



Thane Bharat Sahakari Bank Ltd.
Sahakari Bank

Stamp / Date	20/03/10
Stamp Duty / Stamp	200/-
Stamp / Stamp	10/-
No. of Documents	1
Stamp / Total	2072.10/-
Stamp / Amount in Words	Two Lakh Seven Thousand Ten only

Name of stamp duty paying party
R. B. Chitale. & Co.

Name of counter party
Shri. M. R. Kothari HUF

Purpose of transaction
Purchase of share

Name of the Drawee Bank
Bank of Baroda
Date = 10/3/10



AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 22nd day of

March 20, BETWEEN [1] SHRI NAVINBHAI RAMJI

KOTHARI HUF, a Hindu Undivided Family of which Shri Navin

Ramji Kothari is the Karta, carrying on business in the name and

M/S. BHAKTI BUILDWELL and having his office at 103, 104

Sangeeta Enclave, Nahur Road, Sarvodaya Nagar, Opp. Dutta

Mulund (W), Mumbai-400 080; and assessed to Income Tax under

Permanent Account No. AABHK 2073A, hereinafter

"THE DEVELOPER" (which expression shall unless it be required

the context or meaning thereof be deemed to mean and include his

executors, administrators and assigns) of the ONE PART AND

APL
APL
APL

APL
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INDIA
02072001-P85246
MAR 12 2010
14:22

Thane Bharat Sahakari Bank Ltd.
Sahakari Bank
103, 104 Sangeeta Enclave,
Nahur Road, Sarvodaya Nagar,
Opp. Dutta Mulund (W),
Mumbai-400 080
D. No. 1895/03/08/724-772

Authorized Signatory
For Thane Bharat Sahakari Bank Ltd.



नोंदणी क्रमांक : एमयुएम / ~~विस्तार~~ / एमएनएटीवी / एचएसजी / (विस्तार) / (टिमी) /
/ १३६ / सन २०२३ - २०२३

★ नोंदणीचे प्रमाणपत्र ★

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

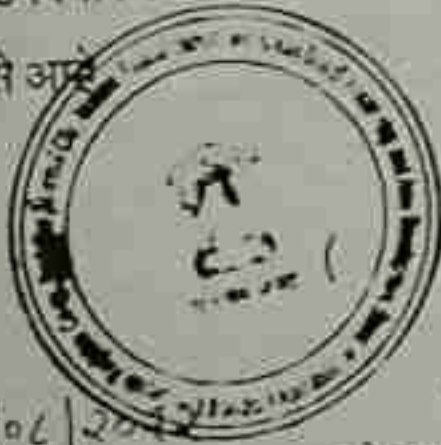
टिळक नगर भक्ती रेसीडन्सी को-ऑप हीमिंग सोसायटी लि,

प्लॉट नं - एनडीआर - २६, माईबाबा मंदिराजवळ,

टिळक नगर, चेंबूर, मुंबई - ४०००८९.

ही संस्था महाराष्ट्र सहकारी संस्थाचे अधिनियम १९६० मधील (सन १९६१
चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यात आलेली आहे.

उपनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थांचे
नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृहनिर्माण
संस्था अतून उपवर्गीकरण भाडेकरू मालकी/भाडेकरू सहभागीदारी गृहनिर्माण /
इतर संस्था असे आहे.



मुंबई :

दिनांक : १०/०६/२०२३


डॉ. प्रशांत मोनवणे

उपनिबंधक सहकारी संस्था

मुंबई

कोकण गृहनिर्माण व क्षेत्रविकास मंडळ, मुंबई