

*Munshi*  
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of the One Part; A N D (1) MR. NOEL LOBO AND (2) MRS.  
include his heirs, executors, administrators and assigns)  
repugnant to the context or meaning thereof be deemed to  
"THE TRANSFEROR" (which expression shall unless it be  
SANTACRUZ (EAST), MUMBAI 400 055, hereinafter called  
No. A/202, 2ND FLOOR, VAKOLA PIPELINE, NEAR CHURCH,  
VIEW CO-OPERATIVE HOUSING SOCIETY LIMITED., FLAT  
Inhabitant of Mumbai, residing at the VAKOLA RAJESH PARK  
1999, BETWEEN MR. ANTHONY B. MENEZES, adult, Indian,

THIS AGREEMENT FOR TRANSFER IS MADE AND  
entered into at Mumbai, this 18th day of January

*Munshi*  
*[Signature]*

AGREEMENT FOR TRANSFER



*[Signature]*

प्राप्त की जायगी (सामग्री)  
अर्थ में (सामग्री)  
Date: 06.02.08  
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श्री. ए. ए. ए.

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**I. M. PATEL**  
Inspector of Stamps &  
Proper Officer.  
G.S.O. M.R.D.A  
Mumbai - 400057.

*Carry over from page 5*  
*[Signature]*

SPECIAL ADHESIVE  
# 11185911;  
18.1.99  
00047  
MAHARASHTRA

INDIA  
281993  
RS ≈ 0054750

EXHIBIT SALES COUNTER  
M.M. DA BLDG. BANDRA (E)  
MUMBAI - 400 051.  
MAH/GSO/010

*[Signature]*  
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Subject to the Provision of  
Section-53-A of the  
Bombay Stamp Act-1958.

(Andhra)

11.7.58

No. 17.060

8.7.58 - Eighty seven thousand

8000 - one thousand only

28.11.58

280000 - Twenty two

2860 / 1174/99

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AND WHEREAS by an Agreement dated March 1977 MRS. ALICE MENEZES i.e. MOTHER of the Transferor had purchased from M/s. PATEL ENTERPRISES Flat No. A/202 for the consideration and terms and conditions recorded therein. AND WHEREAS Mrs. Alice Menezes during her life time got the said flat transferred in the name of her son



WHEREAS the Transferor is the member of the Vakola Rajesh Park View Co-operative Housing Society Limited duly Registered under the Maharashtra Co-Operative Societies Act, 1960, under Registration No. BOM/HSC/5397 of 1978, having office at The Vakola Rajesh Park View Co-operative Housing Society Limited, Vakola Pipeline, near Church, Santacruz (East), Mumbai 400 055, hereinafter for brevity's sake referred to as "the said Society";

ROCHELLE LOBO, adult, Indians, Inhabitants of Mumbai at present residing at 4, SAHAKAR, P. M. ROAD, VILE PARLE (EAST), MUMBAI 400 057, hereinafter called "THE TRANSFERREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their heirs, executors, administrators and assigns) of the OTHER PART;

i.e. the Transferor.

AND WHEREAS under the above circumstances the Transferor became the absolute owner of the said Flat No.A/202, and the Transferor was enrolled as the member of the society by Share Certificate No.56 bearing Share No.271 to 275.

AND WHEREAS the Original Agreement Dated March 1977 was lost or misplaced by the Transferor and inspite of diligent search, he has not found the original Agreement. The Transferor hereby agrees to give INDEMNITY BOND for the same.

AND WHEREAS the Transferor is holding 5 Shares of Rs.50/-each bearing Share Nos.271 TO 275 under Share Certificate No.56 issued by the said society and by virtue of acquiring the said Shares and being such member of the said society, the Transferor is entitled to use, enjoy, enter upon and perpetually occupy the said Flat No.A/202 admeasuring about 550 sq.ft. built up on the 2nd Floor of the building known as The Vakola Rajesh Park View Co-operative Housing Society Limited., Vakola Pipeline, near Church, Santacruz (east), Mumbai 400 055., (hereinafter for brevity's sake referred to as



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"the said Flat No.A/202").

AND WHEREAS the said 5 Shares and the said Flat No.A/202 are free from all encumbrances of whatsoever nature.

AND WHEREAS the Transferor has agreed to sell, transfer and assign the said 5 Shares alongwith all his rights, title and interest to enter upon, use, enjoy and perpetually occupy the said Flat No.A/202 on the 2nd Floor, of the building of the said Society to the Transferees free from all encumbrances for the lumpsum price or consideration of Rs.12,00,000/- (Rupees Twelve Lacs Only) and on the terms and conditions hereinafter appearing;

NOW IT IS HEREBY AGREED, CONFIRMED AND DECLARED BY AND BETWEEN THE PARTIES HERETO AS UNDER :

1. The Transferor shall transfer, sell and assign to the Transferees and the Transferees shall purchase and acquire from the Transferor the said 5 Shares and the right to use, enter upon, enjoy and perpetually occupy the said Flat No.A/202 in the building of the said



*[Handwritten signature]*  
R. K. K. K.

*[Handwritten signature]*  
Menezes

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*Mukesh*  
*[Signature]*

*[Signature]*

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4. The Transferor does hereby covenant with the Transferees that the said 5 Shares and the said Flat No. A/202 hereby agreed to be sold and transferred are free from all encumbrances of whatsoever nature and the Transferor has full and absolute power to sell and transfer the same to the Transferees.

45 days from the date of this Agreement.

5. The Transferees have agreed to pay to the Transferor the balance consideration amount of Rs. 11,99,000/- (Rupees ELEVEN LAKHS NINETY THOUSAND ONLY.) by instalments within

*[Signature]*  
*[Signature]*

6. In pursuance of the above Agreement, the Transferees has paid to the Transferor on or before the execution of these presents the sum of Rs. 10,000/- (Rupees TEN THOUSAND ONLY.) being Part Consideration of the said 5 shares. The receipt whereof the Transferor does hereby admit and acknowledge and of and from the same and every part thereof doth hereby release and forever discharge the Transferees.

*[Signature]*  
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7. In pursuance of the above Agreement, the Transferees has paid to the Transferor on or before the execution of these presents the sum of Rs. 12,00,000/- (Rupees Twelve Lacs ONLY.) for the Lumpsum price or consideration of

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8. The Transferor does further covenant with the Transferees that after taking possession of the said Flat No.A/202 the Transferees shall quietly and

7. The Transferor does hereby covenant with the Transferees that they shall pay to the said society, B.S.E.S. and other authorities concerned all the taxes, outgoings, electric bill, etc., in respect of the said Flat No.A/202 till the possession of the said flat is given to the Transferees.

6. The Transferor has agreed to hand over to the Transferees the vacant and peaceful possession of the said Flat No.A/202 along with the original Share Certificate and other documents and keys of the Flat No.A/202 on the day the Transferor receives the entire balance consideration amount from the Transferees.

5. The Transferor hereby agrees to help the Transferees to get the said Shares transferred in the name of the Transferees in the record of the said society alongwith the said Flat No.A/202 after receiving the full consideration amount.

peacefully use, occupy and enjoy the said flat without any hindrance, denial, demand, interruption or eviction by the Transferor or any other person or persons lawfully or equitably claiming through, under or in trust for the Transferor.

9. After taking possession of the said Flat No. A/202 the Transferees shall be entitled to enter upon, use, occupy and enjoy the same and the Transferees their heirs, successors and assign shall enjoy and occupy the same forever without any claim, charge, right, interest, demand or lien of the Transferor or any person or persons claiming through or under him or in trust for him.

10. The Transferor hereby declares that he has not created any mortgage or encumbrances or liabilities of any nature in respect of the said Flat No. A/202 and the titles of the same is free clear and marketable.

11. The Transferor has no objection if the B.S.E.S. transfers the consumer number and electric meter alongwith the deposit in respect of the electric connection of the said Flat No. A/202 in the name and favour of the Transferees.

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*M. Suresh*

*M. Suresh*  
*M. Suresh*

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STATE BANK OF INDIA  
DIST. BRANCH



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14. The Transferor does hereby further covenant with the Transferees that after receiving the Full Consideration amount, he shall from time to time and at all times whenever called upon by the Transferees or by their heirs, successors, executors, administrators, assigns or advocate do and execute or cause to be done and executed all the necessary documents, transfer deed, Agreement for Transfer, Power of Attorney, forms, application acts, deeds and things whatsoever and get



15. The Transferees shall abide by all the Rules, Regulations and Bye-Laws of the said society after taking possession of the said flat and that the Transferees hereby agrees and undertakes to pay and discharge all calls, demands, contributions, etc., which the said society may thereafter make in respect of the same.

12. The Transferees does hereby covenant with the Transferor that they shall pay their shares of taxes, outgoings etc., in respect of the said Flat No.A/202 to the said society from the date of taking possession of the same.

the same duly Registered by attending the office of the Joint Sub-Registrar IV, Bombay at Bandra for more perfectly securing the interest of the Transferees in the said Flat No.A/202.

15. The Transferor hereby directs the said society to transfer all the amounts deposited to his credit in the account of the society such as sinking fund, etc in the name and favour of the Transferees after the said flat and shares are Transfereed in their names in the record of the society.

16. The Transferor shall obtain if necessary, Income Tax Clearence Certificate under section 230A of the Income Tax in respect of this transaction.

17. The transfer charges of the society shall be borne and paid by the Transferor and the Transferees in equal shares.

18. The Stamp Duty and Registration charges payable on this Agreement shall be borne and paid by Transferees. All other expenses shall be borne by the parties respectively.

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The Second Schedule Above Referred To:-

books of the Collector of Land Revenue as under:-  
 District of Bombay Suburban registered formerly in the  
 Registration Sub-District Bandra in the Registration  
 Andheri Taluka, Bombay Suburban Dist. Greater Bombay,  
 (Road), Vakola, in the Revenue Village of Koli-Kaiyan,  
 and being at Nehru Road, (formerly known as Military  
 tenements and building standing thereon situate lying  
 agricultural land or ground together with the message  
 ALL THAT piece or parcel of non-

The First Schedule of the Property Above Referred To:

first hereinabove written.  
 and subscribed their respective hands on the day and year  
 IN WITNESS WHEREOF the parties hereto have hereunto set  
 influence and in their proper state of mind.  
 will without any force, coercion, compulsion and undue  
 and thereafter they have signed it with their own free  
 have properly understood all the contents of the same  
 of this Agreement have been explained to them and they  
 19. The parties hereto hereby state that the contents

ALL THOSE pieces or parcel of vacant land or ground situate at Kole-Kalyan in Greater Bombay, Andheri Taluka, Bombay Suburban District, Registration Sub-District of Bombay City and Bombay Suburban and registered in the Books of the Collector of Land Revenue as under: / Bearing Survey No. 424 Hissa No.12, 13 and 17 admeasuring 3032 sq. yards or 2335 sq meters or thereabouts and bearing City Survey No. 816.

SIGNED AND DELIVERED by the )  
 within named "TRANSFEROR" )  
 MR. ANTHONY B. MENEZES. )

in the presence of : )  
 1. *Merline Mathias* )  
 2. *Garfield Menezes* )

*Anthony B. Menezes*

*Merline M.*

*Garfield*

SIGNED AND DELIVERED by the )  
 within named "TRANSFEREES" )  
 1) MR. NOEL LOBO. )

AND )  
 2) MRS. ROCHELLE LOBO. )

in the presence of : )  
 1. *Rahib Saherwala* )  
 2. *Umesh SAVLA* )

*Noel Lobo*

*Rochelle Lobo*

*Rahib Saherwala*  
*Umesh Savla*



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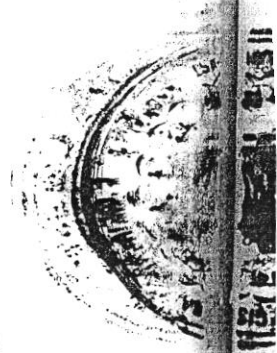
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*Mr. Kulkarni*

TRANSFEREES

*M. G. G.*

TRANSFEROR



17

ICICI Banking Corporation Ltd.  
Neuman Point

SR. NO.	CHEQUE No.	DATE	AMOUNT	NAME OF BANK.
1)	025544	18/01/1999	10,000/-	

PARTICULARS OF PAYMENT

WITNESSES :  
1. *M. G. G.*  
2. *M. G. G.*

(MR. ANTHONY B. MENEZES.)



I SAY RECEIVED

Clause No. 2 hereinabove  
Rs. 10,000/-

RECEIVED of and from the withinnamed  
Transferees on or before the execution  
of these presents, the sum of Rupees  
TEN THOUSAND Only being part  
consideration of the said Fiat No. A/202  
to be paid by them to me as stated in  
Clause No. 2 hereinabove

ANNEXURE No. 1

MAHIMTURA & CO.  
SOLICITORS

Phones: { Office: 253388  
{ Resi: 364700

66. Tamarind Lane, Fort,  
BOMBAY-400 001

Date \_\_\_\_\_

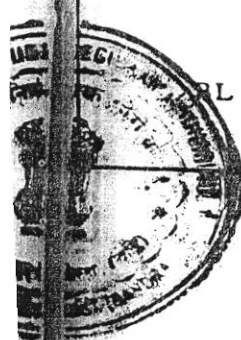
Re :  
In the matter of an Immoveable property situate  
lying and being at Nehru Road and Pipe Line  
Road, at Vakola-Kole Kalyan, Taluka Andheri,  
District Bombay Suburban in the Registration  
Sub-District of Bombay City and Bombay  
Suburban bearing Survey No. 424. Hissa Nos.  
12, 13 and 17 admeasuring 3302 sq. yds. or  
2535 06 sq. metres or thereabouts and bearing  
City Survey No. 816.

THIS IS TO CERTIFY that we have investigated the title of Shri Appasaheb  
Krlshnaji Kharade for self and as the Karta and Manager of his joint and undivided  
Hindu family and others and we find that their title to the above property is  
marketable and free from encumbrances.

THIS IS TO FURTHER CERTIFY that by an Agreement to lease dated the  
2nd February 1973 the said Appasaheb Krishnaji Kharade and others have  
agreed to grant a lease interalia of the above land to Shri Pragji Khimji Rana  
and the said Pragji Khimji Rana by an Agreement to Lease dated the 25th March '75  
agreed to lease interalia the above land to M/s. Patel Enterprises.

Dated this 8th Day of December, 1975.

Sd/- C. S. Mahimtura  
For M/s. Mahimtura & Co.  
Attorneys-at-Law.



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908	9828
9000	











**VAKOLA RAJESH PARK VIEW CO-OP. HOUSING SOCIETY LTD.**

Registration No. BOM/HSG/5397/ of 1978  
 Pipe Line Road, Off Nehru Road, Vakola, Santacruz (East), Mumbai-400 055.

Ref :

Date : ~~29<sup>th</sup> March 2024~~

**TO WHOM SO EVER IT MAY CONCERN**

This is to Certify that Mr. Noel W. Lobo & Mrs. Rochelle F. Lobo are bonafide members of the Society holding Flat No.: 202 in Wing "A" of the Society with details as below :

1. Names of Owners : Mr. Noel W. Lobo & Mrs. Rochelle F. Lobo
2. Flat No. : A / 202
3. Area of the Flat : 414.26 sq feet (38.50sq. mts.) - Carpet area
- 550 sq. feet built up (as per regd. Agreement
- dt.: 10/01/1999)
4. City Survey No. : 816
5. Revenue Village : Kole-Kalyan, Andheri Taluka.
6. Building : Ground plus 4 Floors without Lift.



For Vakola Rajesh Park View CHS Ltd.

Chairperson  
*(Signature)*

Secretary  
*(Signature)*

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Memorandum of the transfers of the within mentioned Shares



Date of Transfer	Transfer No.	Share Regr. No. (Old)	To whom transferred	Share Regr. (New)
8th Aug 1999	29	29	NOEL LOBO AND ROCHELLE LOBO	29

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Committee Member

3-22-99  
901 29 29  
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 5 FEB 2001  
 5/12/2001

PLANNING DEPARTMENT  
 PLANNING OFFICE  
 4795 / BSH / VS / VAB  
 CERTIFIED TRUE COPY  
 PLAN, I.O.D. / G.O. / G.O. / B.O.  
 6 FEB 2001

With reference to the above by the directions, I have  
 objects to your client occupying 46 tenants in 5 storied building the  
 plan as shown by you in the completion plans submitted by you after  
 obtaining water connection and subject to following conditions which  
 should be complied with within six months from the date of receipt  
 hereto.  
 1. That the certificate under Section 270-A of the  
 Bombay Municipal Corporation Act for adequate water supply should be  
 obtained from Hydrant Engineer.  
 2. The terms and conditions of the layout under no.  
 OB/187/BSH/VS/VAB shall be complied with.  
 3. The terms and conditions of the layout shall be  
 registered and the copy of same shall be submitted.  
 4. The access road shall be properly lighted and drainage  
 be constructed.  
 5. The compound wall between the two buildings shall  
 be constructed.  
 6. Letter from Ward Officer H-ward is my regarding  
 the action for the unauthorized work in shop should be submitted.  
 7. The society shall be registered as per bye-laws  
 highest Development Plan's letter.  
 8. Area falling in the Development Plan Road should  
 be handed over and certificate of handing over should be submitted.  
 mentioned above or the user mentioned in the approved plans as found  
 changed without prior permission from the Municipal Corporation, this  
 occupation certificate granted to your client will be treated as  
 cancelled and steps will be taken to cut off the water connection  
 to your client.

Ref:- Your letter No. H11 of 15-12-1976.

Subj:- Occupation for 46 tenants along the building  
 on S.No.424, H.No. 12-13 etc. at Akola,  
 Santacruz (East).

To  
 Mr. S. S. Sharma, Architect,  
 531 Lakshmi Road, Khar,  
 Bombay 400 052.

902	2328	9022
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RECORDED  
 3 JAN 1977

ISSUED

MUNICIPAL CORPORATION OF GREATER BOMBAY

आवेदन क्रमांक: ...

100/11/21

30/11/2021

महाराष्ट्र शासन, मुंबई, दि. 30/11/2021

महाराष्ट्र शासन, मुंबई, दि. 30/11/2021

महाराष्ट्र शासन, मुंबई, दि. 30/11/2021

महाराष्ट्र शासन, मुंबई, दि. 30/11/2021

Payment through NEFT: If 0000300, Beneficiary A/C No: MCGMPTHE220014021000, Name-MCGM Property Tax, Please note, payment through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of



क्र.सं.	विवरण	01/04/2021	30/09/2021	01/10/2021
1	...	3139	3139	3139
2	...	0	0	0
3	...	7249	7249	7249
4	...	0	0	0
5	...	4513	4513	4513
6	...	4202	4202	4202
7	...	3679	3679	3679
8	...	0	0	0
9	...	210	210	210
10	...	5251	5251	5251
11	...	28243	28243	28243
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189	...	0	0	0
190	...	0	0	0
191	...	0	0	0
192	...	0	0	0
193	...	0	0	0
194	...	0	0	0
195	...	0	0	0
196	...	0	0	0
197	...	0	0	0
198	...	0	0	0
199	...	0	0	0
200	...	0	0	0

Handwritten notes and stamps in the table area.

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