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Mr. Hirji T. Poojari

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AGREEMENT FOR SALE

OF

SHOPS/FLAT NO. 4 ON 3rd FLOOR

IN B1 WING OF ARUNODAYA BUILDING

OF

TOWER.

ARUNODAYA TOWER

AT

SARDAR PRATAP Singh ROAD
BHANDUP (W) BOMBAY - 400 078.

DEVELOPERS & BUILDERS :

INDUSTRIAL ENGINEERING WORKS.
102, MANASI, SHER-E-PUNJAB SOCIETY,
NEAR AGHADI NAGAR PLOT NO. 21-22.
MAHAKALI CAVES ROAD, ANDHERI WEST EAST
BOMBAY - 400 058.
043.

(वि. वि. मूला क्र. १) (म. र. फॉर्म नं. १)

मूला. ११३ मू.

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शुभम कल्याण प्रगती प्रगती

RECEIPT FOR PAYMENT TO GOVERNMENT

स्थान/Place. तिथि/Date. 24/10/01

प्राप्त/Received Rs. m. श्री ज. एम.

रु./Rs. (रुपय/Rupess.)

के. अ. 1955/24

on account of. प्रकृति प्रगती

Cashier or Accountant.

प्रकृति प्रगती

COLLECTOR OF (वि. वि. मूला) (प्रगती/Designation)

(2)

DELIVERED

(वि. सं. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.
Gen 113 me.

मूळ प्रत
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शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... Thane दिनांक/Date. 20/08/98 १९९ | 199

Received from..... Hiraji J. Feoria यांच्याकडून/

रु./Rs..... 26150/- (रुपये/Rupess. Twenty Six Thousand

..... one hundred fifty only याकरिता मिळाले.

on account of.....

रोखपाल व लेखापाल

[Signature]
COLLECTOR OF STAMPS (अधी/Signature)
(अधी/Decimation)

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



भारत

STAMP DUTY

महाराष्ट्र
SPECIAL ADHESIVE

RS. 0026150

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INDIA

MAHARASHTRA

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Rs Twenty Six Thousand
Dine Hundred Eighty only

PROPER OFFICER
COLLECTOR OF STAMPS
THANE

ARTICLES OF AGREEMENT made at Bombay this 10th day of November

1998 between Industrial Engineering Works a partnership firm registered under the Indian Partnership Act, having its office at 102, Manas, Sher-E-Panjab Society, near Aghadi Nagar, Plot No. 21-22, Mahakali Caves Rd., Andheri (E), hereinafter called the Builders (which expression shall unless it be repugnant to the context or meaning thereof mean and include their Shrivovi and their heirs, executors and administrators of the partner or partners for the time being of the said firm) of the One Part; and MR. HIRTI JADAVJI FODRIA AND MR. CHANDRESH HIRTI FODRIA. -- hereinafter referred to as the Purchaser (which expression shall unless it repugnant to the context or meaning thereof mean and include his/hers, executors, administrators and assigns) of the Other Part;

WHEREAS

1. Builders are inter alia absolutely seized and possessed of the land, hereditaments and premises more particularly described in the Schedule hereunder written.
2. Builders being the Owners and in possession of the said land, hereditaments and premises more particularly described in the Schedule hereunder written have demolished old buildings and structures and have commenced construction of a new multistoreyed buildings thereon.
3. The permission contemplated U/s. 22 of the Ceiling Act, for the re-development has been obtained by the Builders.

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4. The Builders at present are constructing on the said land, hereditaments and premises new two Wings multistoreyed building the wing of ground and 7 upper floors with the provision to construct further upper floor in A wing upto 15 upper floors.
5. The purchasers have demanded from the Builders and the Builders have given inspection to the Purchaser of the plan of shops, flats and other premises and all the documents of title relating to the said property, the plans, designs and specifications prepared by the Builder's Architects M/s. Conarch Eng. Consultants and approved by B.M.C. AND of such other documents as are specified under the Maharashtra ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act and the rules made thereunder.
6. In the circumstances aforesaid the Builders are entitled to construct building on land more particularly described in the Schedule hereunder written and shown on the plan hereto annexed by hatched lines by consuming the entire F.S.I. of 5202.57 sq. mtrs. and sell shops, and flats and other premises in the said building to be constructed by the Builders on the said property on what is known as ownership basis and to receive the sale consideration in respect thereof.
7. The Builders have entered into a standard agreement with the Architect M/s. Conarch Eng. Consultants who are registered with the Council of Architects. The said Agreement is as per the Agreement prescribed by the Council of Architects.
8. The Builders have also appointed M/s. R. H. Mahimtura for the preparation of the structural drawings for the buildings to be constructed on the said property. The Builders have agreed to accept the professional supervision of the Architects and Structural Engineers till the completion of the building.
9. The builders through their Architects submitted plans for the construction of building containing two wings, wing A and Wing B comprising of shops, flats and which has been sanctioned by Bombay Municipal Corporation vide their IOD under No. CE/411/BPES/AS.
10. The copy of Certificate of Title issued by M/s. Purnanad & Co., Attorneys at law, of the Builders, copies of property card showing the nature of the title of the Builders to the said land hereditament and premises on which the said multistoreyed building which is being constructed of two wings as well as copies of Plan and specifications of the premises agreed to be purchased by the purchaser of shops, flats and other premises as approved by local authority have been annexed hereto and marked as Annexure A, B and C respectively.
11. The Builders have got approved from the concerned local authorities plans, specification, elevations, sections and details of the said buildings. While sanctioning building plans, concerned local authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Builders while developing the said land and the said building/s and upon observance and performance of which only the completion and occupation certificate in respect of the said building/s shall be granted by the concerned local authority.

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12. The Builders have accordingly commenced the construction of the building to be known as "ARUNODAY TOWER" in accordance with the sanctioned building plans.

13. The Purchaser is aware that as per the scheme envisaged by the Builders :

a) The Builders intend to and shall be entitled to construct additional structures floor/s on the said building being constructed by them by consuming the balance FSI/additional FSI that may be available to the Builders in respect of set back of the said land more particularly described in the first schedule hereunder written and by way of transfer of development rights which may be available to the builders for Amenity space reserved in the adjoining land admeasuring 2623.14 sq.meters and resevation for Play Ground also in adjoining land admeasuring 1686.63 sq. meters or by way of transfer of development rights (TDR) in respect of any other property.

b) The Builders shall be entitled to put up additional floor/s above the building/shops consuming any FSI that may be available to them by way of TDR or otherwise.

14. The Purchaser has applied to the builders for the allotment of shop/flat No. 4 on 3rd Floor in wing WB of the building to be known as **ARUNODAY TOWER** situated at Sardar Pratapsing Road, Bhandup (West), Bombay.

15. Relying upon the said Application the Builders agree to sell to the Purchaser Flat/Shop Premises at the price and on the terms and conditions as hereinafter appearing.

16. Prior to the execution of these presents the Purchaser has paid to the Builders a sum of Rs. 526500/- (Rupees FIVE LACS TWENTY SIX THOUSAND FIVE HUNDRED only) being part payment of the sale price of the shop/flat agreed to be sold by the Builders to the Purchaser as earnest money or deposit (the payment and receipt whereof the Builders do hereby admit and acknowledge). The Purchaser has agreed to pay to the Builders balance of sale price in the manner hereinafter appearing.

17. Under Section 4 of the said Act the Builders are required to execute a written agreement for sale of the said shop/flat/parking space with the purchaser being these presents and also to register the said agreement under the Registration Act.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN

THE PARTIES HERETO AS FOLLOWS :

1. The Builders shall construct a building comprising of; ground floor and more upper floors to be known as "ARUNODAY TOWER" on the said property more particularly described in the schedule hereunder written in accordance with the plans, specifications and designs approved/ that may be approved by the Municipal Corporation of Greater Bombay from time to time. The Purchaser has seen and approved the building plans sanctioned by the Bombay Municipal Corporation with such variations and modifications as the Builders may consider necessary or

that may be required by the Local Authority or Government, PROVIDED THAT Builders shall obtain the prior consent of the Purchasers in respect of the such variations or modifications which adversely affect the shop/flat agreed to be purchased by the Purchasers.

2. The purchaser hereby agrees to purchase from Builders, and the Builders hereby agree to sell to the Purchaser shop/flat/parking space No. 4 on the 3rd floor in wing WB of building to be known as **ARUNODAY TOWER** having carpet area of 40.05 sq. mts (which is inclusive of the area of balcony as shown in floor plan hereto annexed as Annexure "C" (hereinafter collectively referred to "the said Premises") at/or for the price of Rs. 526500/- (Rupees FIVE LACS TWENTY SIX THOUSAND FIVE HUNDRED only) (which is inclusive of proportionate price of common area and facilities appertaining to the said Premises). The entire extent and description of the common area/limited common area, facilities as well as list of the amenities to be provided in the said Premises are set out in Annexure "D" hereto

3. The Purchaser hereby agrees to pay the said consideration of Rs. 526500/- (Rupees FIVE LACS TWENTY SIX THOUSAND FIVE HUNDRED) as under :-

- | | | |
|----|-----------------|---|
| a) | Rs. <u>1</u> /- | Booking (As Earnest Money or Before the execution of these present.) |
| b) | Rs. <u>1</u> /- | On completion of Plinth. |
| c) | Rs. <u>1</u> /- | On completion of 1st Slab |
| d) | Rs. <u>1</u> /- | On completion of 2nd Slab |
| e) | Rs. <u>1</u> /- | On completion of 3rd Slab |
| f) | Rs. <u>1</u> /- | On completion of 4th Slab |
| g) | Rs. <u>1</u> /- | On completion of 5th Slab |
| h) | Rs. <u>1</u> /- | On completion of 6th Slab |
| i) | Rs. <u>1</u> /- | On completion of 7th Slab |
| j) | Rs. <u>1</u> /- | On completion of 8th Slab |
| k) | Rs. <u>1</u> /- | On Completion of Brick Work & Plaster (Internal and External) |
| l) | Rs. <u>1</u> /- | On Completion of Sanitary Fittings and Plumbing |
| m) | Rs. <u>1</u> /- | On taking Possession of the said Premises on being notified by the Builders as complete and ready for occupation. |

4. The Builders hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority Govt. at the time of sanctioning the said plans or thereafter and shall before handing

[Signature]
also enclosed below,
[Signature]



over the possession of the said Premises, obtain occupation and/or completion certificate in respect of the Premises.

5. The Builders hereby declare that the floor space Index (FSI) available in respect of which permission u/s 22 is granted is 5202.57 sq. mts. only and that no part of the said FSI has been utilised by the Builders elsewhere.

6. However, the additional FSI or transfer of Development Rights, which may be available as herein stated of the land of set back, for Amenity Space and Play Ground under reservation or the TDR which may be purchased by the Builders shall solely belong to the Builders who shall be entitled to utilise the same for construction of additional floors in the buildings or elsewhere. Adjoining to the land more particularly described in the Schedule hereunder written, their is Builder's land admeasuring 1686.63 sq. mts. or thereabout is reserved in the Development Plan of Greater Bombay for Play Ground and land admeasuring 2623.14 sq. mts. or thereabout is kept as Amenity Space which is to be treated as Reservation in Development plan as per D.C. Regulation No. 57(4) (c) (v). In the event the said reservations are deleted from the development plan the Builders shall be entitled to construct building/buildings on such land and utilise available FSI or TDR or TDR which may be purchased by the Builders. In the event the said reservations remain, the Builders will be entitled to hand over possession of Play Ground reservation admeasuring 1686.63 sq. mts. or thereabout and Amenity Space admeasuring 2623.14 sq. mts. or thereabout to the Municipal Corporation of Greater Bombay and will be entitled either to claim compensation and/or transfer of development rights for the same. In the event Acquisition proceedings are started by the Municipal Corporation of Greater Bombay in respect of the land which are reserved as stated above the Builders alone shall be entitled to compensation which may be received from the Land Acquisition Officer in respect of the said lands under reservation. The flat/shop/parking space Purchaser shall have no right, title or interest in the land which are reserved as stated above which is and which will at all times remain the property of the Builders.

7. The Builders shall be entitled to consume any additional FSI that may be available in respect of the said property and after the registration of the society and execution of Conveyance in its favour reserving right to additional FSI and/or TDR which may be available to the Builders as the Sole owners and conveyance will be subject to such reservation of additional FSI and TDR in favour of the Builders.

B. The Purchaser is aware that as per the scheme envisaged by the Builders :

a) The Builders intend to and shall be entitled to construct additional structures/ floors on the said building being constructed by them by consuming the balance FSI/additional FSI that may be available to the Builders in respect of set back area of the said land more particularly described in the schedule hereunder written or by way of transfer of development rights (TDR) in respect of adjoining lands reserved for Amenity Space and Play Ground or any other Property.

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Mrs. Meera Bhat
Attorn

b) The Builders shall be entitled to put up additional floor/s above the said building by consuming any FSI that may be available to them by way of TDR or otherwise.

The aforesaid conditions are of the essence of the contract and only upon the purchaser agreeing to the aforesaid conditions the builders have agreed to sell the said premises to the purchasers.

9. It is hereby agreed between the Builders and the Purchaser that at any time prior to the execution of the Conveyance in favour of the society or a limited Company that may be formed by all the Purchasers, the Builders shall be entitled to amalgamate the said property with any of the adjoining properties. The Builder shall also be entitled to utilise T.D.R. if any, that may be available to them either by constructing additional stories and/or by constructing new buildings/s on the said property and the Purchaser hereby grants his/her/their irrevocable consent to the same.

10. The Purchaser agrees to pay to the Builders interest at the rate of 24% per annum on all the amounts which become due and payable by the Purchasers to the Builders under the terms of this agreement from its due date till the date of payment.

11. On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Builders under this Agreement (including his or her proportionate share of taxes levied by concerned local authority and other outgoings) and/or on the Purchaser committing breach of any of the terms and conditions herein contained the Builders shall be entitled at their own option to terminate this Agreement.

PROVIDED ALWAYS that the power of termination hereinbefore contained shall not be exercised by the Builders unless and until the Builders shall have given to the Purchaser fifteen days prior notice in writing of their intention to terminate this Agreement and of the specific breach or breaches of term and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breach or breaches within a reasonable time after giving of such notice. PROVIDED FURTHER THAT upon termination of this Agreement as aforesaid, the Builders shall refund to the Purchaser instalments of purchase price which may till then have been paid by the Purchaser to the Builders but the Builders shall not be liable to pay to the Purchaser any interest on the amount so refunded, upon termination of this Agreement and refund of aforesaid amount by the Builders, the Builders shall be at liberty to dispose off and sell the said premises to such person and at such price as the Builders may in their absolute discretion think fit.

12. The fixtures, fittings and amenities to be provided by the promoter in the said building and the same are set out in Annexure "E" annexed hereto.

13. The Builders propose to complete the said building and handover the possession of the said premises to the Purchaser by October 97, subject to the availability of cement, steel and



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other building materials, grant of necessary electric and water connection and also subject to the act of God such as earthquake, flood or other natural calamities and also subject to the Government restrictions and/or enemy action, wars, strikes or any other cause beyond the control of the Builders.

14. If the Builders fail or neglect to give possession of the said Premises to the Purchaser as stated hereinabove on account of any reasons beyond their control as provided in section 8 of Maharashtra Ownership Flats Act then the Builders shall be liable on demand to refund to the Purchaser amount already received by them in respect of the said premises alongwith interest at the rate of 9% per annum from the date of the receipt of such amount till payment, till the entire amount alongwith interest thereon is refunded by the Builders to the Purchaser.

15. The Builders shall have a right to make additions, raise stories and put up additional structures floors as may be permitted by Bombay Municipal Corporation and other competent authorities. Such additional structures and floors will be sole property of the Builders who will be entitled to dispose off in any way they choose and the Purchaser hereby consents to the same and agrees not to raise any objection.

16. In the event of the society or the Limited Company being formed and registered before the sale and disposal by the Builders of all the premises in the said building, the power and authority of the society so formed of the Purchasers, shall be subject to the overall authority and control of the Builders over any of the matters concerning the said building, the construction and completion thereof and all amenities appertaining to the same and in particular the Builders shall have absolute authority and control as regards the unsold shops/flats/parking spaces/terrace and the disposal thereof.

17. The Builders have provided right of way of 8.00 mtrs. width as access road from Sardar Pratap Singh Road to the adjoining lands admeasuring 1686.63 sq.mts. and 2623.14 sq. mts. which are under reservation of Play ground and Amenity space respectively and which lands are shown by Green colour boundary line. At the time of execution of Conveyance in favour of Cooperative Housing Society or Limited Company of the Shop/Flat purchasers by the Builders such Conveyance will provide for usual right of way on the said 8.00 mts. wide access road for having a right of way from Sardar Pratap Singh Road to the said land which are under reservation and shown in the green colour boundary line. The land on which there is a right of way is shown in brown colour in the plan annexed as Annexure F. Covenant for right of way in favour of the Corporation will be in such form as the legal Advisors and the Builders may decide.

18. The Builder shall execute conveyance of the said property in favour of Co-operative Society Ltd. or Limited Company that may be formed by the builders alongwith purchasers of the premises in the building being constructed on such terms and conditions as the builders may deem fit including change in the area. Such Conveyance will reserve the right of the Builders to additional FSI and TDR which may be available to the Builders as the sole Owners and the Conveyance will be subject to such reservation of additional FSI and TDR in favour of the.

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Builders. Such Conveyance will also provide for a right of way as provided in clause 17 hereinabove.

19. The ~~Shop/Flat~~ Purchasers of the Premises in the building shall join with the Builders in forming and registering the society or a limited company to be known as may be decided by the Builders and for this purpose also from time to time sign and execute application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society or a Limited Company and for becoming a member, and approving the bylaws of the proposed society and duly fill in, sign and return to the Builders within FOUR DAYS of the same being forwarded by the Builders to the Purchaser, so as to enable the Builders to register the organisation of the Purchaser under section 10 of the said Act. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws or the Memorandum and Articles of Association as may be required by the Registrar of Cooperative Societies or the Registrar of Companies, as the case may be or any other Competent Authority.

20. The Purchaser shall take possession of the said premises within SEVEN DAYS of the Builders giving written notice to the Purchaser intimating that the Premises is ready for use and occupation.

PROVIDED THAT if within a period of one years from the date of handing over the premises to the Purchaser or date of the occupation certificate whichever is earlier the Purchaser brings to the notice of the Builders any defect in the said premises or the building in which the said premises is situated or the materials used therein or any unauthorised change in the construction of the said building them, wherever possible such defects or unauthorised changes shall be rectified by the Builders at their own costs and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser shall be entitled to receive from the Builders reasonable compensation for such defect or change. PROVIDED further that if the Purchaser carry out any additions and alterations to the premises agreed to be purchased by him without obtaining prior consent of the Builders in writing, the builders shall be relieved from their obligation as stated hereinabove.

21. The Purchasers shall use premises agreed to be sold by the Builders to the Purchasers for the purpose for which it is meant (as shown on plans approved by Bombay Municipal Corporation) and for no other purpose whatsoever. The Purchasers shall use garage or parking space only for the purpose of keeping/parking vehicle of the purchasers.

22. It is hereby specifically agreed by the purchaser that he will not change the exterior of the building or the colour scheme of the building. The purchaser further agrees not to put up the grills outside the window the Builders have already provided such grill as an amenity. This condition is of the essence of the contract and only upon the purchasers agreeing to the said condition, the builders have agreed to sell the said premises. It has been further agreed that in the event of purchaser committing default in observing condition herein, the builders shall be entitled to terminate the agreement.

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23. Commencing a week after notice in writing is given by the Builders to the Purchaser that the flat is ready for use and occupation, the purchaser shall be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the Premises) of outgoing in respect of the said land and buildings viz. local taxes, betterment charges development charges (by whatever name it is called) or such other levies by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, security persons sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and buildings. The Purchaser shall pay to the Builders his proportionate share of outgoing as may be determined by the builders. The Purchaser further agrees that till the purchaser's share is so determined, the purchaser shall pay to the Builders provisional monthly contributions as may be decided by the builders per month towards the outgoing. The Builders shall be entitled to utilise such amounts for the aforesaid purpose and balance, if any, shall remain with the Builders until a covenant is executed in favour of the society or a limited Company as aforesaid. The purchaser undertakes to pay such provisional monthly contribution and such proportionate share of outgoing regularly on the 5th day of each and every month in advance and shall not withhold the same for any reason whatsoever.

24. The purchaser shall pay/deposit with the Builders at the time of possession the following amount:

- a) Rs. 251 for the entrance fee as well as share application money.
- b) Rs. 1000 for professional charges of M/s Purnand & Co. for preparation of this Agreement:
- c) Rs. 1500 for legal charges and other expenses for formation of a Society and/or a Limited Company/Association of persons.
- d) Rs. 2000 for security deposit.
- e) Rs. 2500 for water, electric meter and fire cess deposit.
- f) Rs. 2500/- as Deposit towards Payments of out goings as may be decided by the Builders at time of possession

25. The Builders shall utilise the sum of Rs. 1,500/- paid by the purchasers to the Builders for meeting all legal costs, charges, and expenses, including professional costs of the Attorneys-at-law/Advocates of the Builders in connection with formation of the said society or a limited Company as the case may be, preparing rules, regulations and bye-laws and the costs of preparing and engrossing the conveyance.

26. The purchaser hereby agrees that in the event of the Builders amalgamating the said property with any of the adjoining properties, the Builder shall be entitled to prepare a layout of such amalgamated plot. While preparing such lay out the Builders shall ensure that area of the lay out of the plot on which the said building is constructed shall have a minimum area equivalent to the built-up area of the building being constructed alongwith compulsory open space required to be left in accordance with the BMC Rules.

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27. At the time of execution of Conveyance the Purchaser shall pay to the Builders the Purchaser's share of stamp duty and registration charges payable, if any, by the Society/Limited Company on the Conveyance or any document or instrument of transfer in respect of the said property and the buildings to be executed in favour of the Society/Limited Company.

28. The Builders shall maintain a separate account in respect of sums received by the Builders as advance or deposit, sums received on account of share capital for the promotion of the Society or towards the outgoings, legal charges and shall utilise the amounts only for the purposes for which they have been received. The Builders shall also be entitled to adjust the deposits of the purchasers towards any moneys payable by him to the Builders hereunder.

29. The Purchaser with intention to bring all persons into whosever hands said Premises may come, do hereby covenants with the Builders as follows :

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a) To maintain the Shop/Flat at Purchaser's own cost in good & tenable condition from the date on which the possession of the Premises is taken and shall not do or suffered to be done in or to the building in which the premises is situated, staircase or any passages, which may be against the rules, regulations or bye-laws of concerned local or any other authority or change/alter or make additions in or to the building in which the premises is situated or any part thereof.

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b) Not to store in the Premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the Shop/Flat is situated or storing of which goods is objected to by the concerned local authority or caused be carried heavy packages to upper floors which may damage or likely to damage the stair-cases, common passages or any other part of the building including entrances of the building and in case any damage is caused to the building or any other Shop/Flat on account of negligence or default of the purchasers in this behalf, the purchaser shall be liable for the consequences of the breach.

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c) To carry at his/her own cost all internal repairs to the said Shop/Flat to maintain it in the condition, state and order in which it was delivered by the Builders to the purchasers and shall not do or suffer to be done anything in or to the building in which the Shop/Flat is situated and observe the rules, regulations and bye-laws of the concerned local authority or other public authority AND in the event of the purchasers committing any act in contravention of the above provisions, the purchasers shall be responsible and liable for the consequences thereof to the concerned local authority and/or any public authority.

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d) Not to demolish or cause to be demolished the Shop/Flat or any part thereof, nor at any time make or cause to be made any addition or alternations of whatever nature in or to the Shop/Flat or any part thereof, nor any alternation in the elevation and outside colour scheme of the building in which the premises is situated and shall keep the portion, sewers, drains, pipes in the premises and appurtenances thereto in good tenable repairs and condition and in particular so as to support, shelter and protect the other parts of the building

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f in which the Shop/Flat is situated and shall not chisel or in any other manner damage the columns, beams, walls, slabs or RCC pardis or other structural members in the Shop/Flat without the prior written permission of the Builders and/or the Society.

CR *2/10/11* e) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the said property and the building in which the premises is situated or any part thereof or whereby any increase in premium shall become payable in respect of the insurance.

f) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building in which the said Premises is situated.

g) Pay to the Builders within seven days of demand by the Builders his share of security deposit demanded by concerned local authority or Government for giving water, electricity or any other service connection to the building in which the premises is situated.

CR *2/10/11* h) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned local authority and/or Government and/or other public authority on account of change of user of the Shop/Flat by the purchasers.

f *CR* *2/10/11* The purchaser shall not let, sub-let, transfer, assign or part with purchaser's interest or benefit of this Agreement or part with the possession of the Shop/Flat until all the dues payable by the purchasers to the Builders under this Agreement are fully paid up and only if the purchaser had not been guilty of breach of or non-observance of any of the terms and conditions of this Agreement and until the purchasers has intimated the builders in writing to the Builders.

f *CR* *2/10/11* i) The purchaser shall observe and perform all the rules and regulations which the Society may adopt at its inception and the additions, alterations or amendment thereof that may be made from time to time for protection and maintenance of the said building and the Shop/Flat therein and for the observance and performance of the building rules, regulations and bye-laws of the concerned local authority and of Government and other public bodies. The purchasers shall also observe and perform all the stipulations and conditions laid down by the Society regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards the taxes expenses or other outgoings in accordance with the terms of this Agreement.

k) The Purchaser hereby agrees that in the event of any amount is payable by way of premium to the Municipality or to the State Government towards betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders in respect of the said building, they shall reimburse to the Builders such amount in proportion to the area of the premises agreed to be purchased by the Purchasers bears to the total area of the whole building and in determining such amount, the decision of the Builders shall be conclusive and binding upon the purchasers.

f
2/10/11
CR
Arvina

21/09
CA

1) Till a Conveyance of building in which the Shop/Flat is situated is executed the purchaser shall permit the Builders and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said property and building/s or any part thereof to view and examine the state and condition thereof.

30. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part thereof. The purchaser shall have no claim save and except in respect of the premises hereby agreed to be sold to him and all open spaces, lobbies, stair-cases, terraces, recreation spaces, etc. will remain the property of the Builders until the said property and building is transferred to the Society/Limited Company as hereinbefore mentioned.

31. Any delay tolerated or indulgence shown by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the purchaser by the Builders shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

32. The Builders shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in the said property hereditaments and premises and building constructed or hereafter to be erected thereon PROVIDED THAT the Builders do not in any way affect or prejudice the right hereby granted in favour of the purchasers.

33. The Builders shall be entitled to put hoarding/s outside the said building or on the terrace on the said building or grant right to any one to put up such hoardings at such place. The purchaser/Society formed by them will not object to the same. This condition is of essence of the contract and only upon the Purchaser having agreed to the same, Builders have agreed to sale the said premises and entered into this agreement.

34. The Purchase shall present this Agreement for registration within the time prescribed by the Registration Act and intimate to the Builders the serial number under which the same is lodged for registration and thereafter the Builders shall within the time limit prescribed by the Registration Act, attend such office and admit the execution thereof.

35. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers by registered post A. D. / under certificate of posting at his/her address specified below :

B-304, ARUNDDAY TOWER
SARDAR PRATAP SINGH MARRA
KOKKAN NAGAR, BHANDUPP(W)
MUMBAI- 400078.

[Signature]
also news from
Chavris



36. The purchaser shall pay to M/s. M.A. brokerage calculated at the rate of 2% of the price of the said premises on execution hereof.

21/1/71
 21/1/71

37. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flats (Regulation of Promotion, Construction, Sale, Management & Transfer) Act (Maharashtra Act No. XV of 1971) and the rules made thereunder.

38. All costs charges and expenses in connection with the formation of the Society as well as costs of the preparing and engrossing the Conveyance, stamp and registration charges thereof and all other agreements, assignment deed, transfer deed or any other document/s required to be executed by the Builders as well M/s. Purnanand & Co. in preparing and approving all such documents shall be borne and paid by the Society or proportionately by all the Purchasers in the said building. The stamp duty and registration charges, incidental to this Agreement shall be borne and paid by the Purchaser only. The Builders shall not contribute anything towards such expenses. The shares of such costs, charges and expenses payable by the Purchaser shall be paid by him/her immediately on demand.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hand to this writing the day and the year hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground situate, lying and being at Village Kanjur in Bombay suburban District and within the limits of Municipal Corporation of greater Bombay and in the Registration Sub-District and District of Bombay city and Bombay suburban and bearing C.T.S. No. 373-A/36 (Part) of Village Kanjur (S. No. 104 New Part) Containing 6120.67 sq. Mtrs. or there about and bounded as followed that is to say on or towards North, South and West by C.T.S. No. 373-A (Part) on or towards East partly by C.S.T. No. 373-A/36 (Part) and Partly by C.S.T. No 373-A (Part) and on or towards west by Sardar Pratap Singh Rd,

in the presence of

Builder: For Industrial Engineering Works
Partner

RECEIVED of and from the within-

named Purchaser a sum of
 Rs. 526500/- Rupees Five Lacs
Twenty Six Thousand
Five Hundred Only,

in cash/by cheque being the amount of earnest money expressed to have been paid by the purchasers to us.

PURCHASERS:
 ① MR. HIRJI J. FODRIA ①
 ② MR. CHANDRESH H. FODRIA ②
 CHUDRIA

CHEQUE No.	DATE	AMOUNT	BANK
182373	16.1.97	51000/-	UNION BANK OF INDIA,
421981	4.2.97	100000/-	"
182374	1.3.97	50000/-	"
182375	14.3.97	50000/-	"
421982	5.4.97	100000/-	"
182376	19.4.97	100000/-	"
182377	17.5.97	41500/-	"
421985	4.7.97	34000/-	"

Rs. 526500/-
For Industrial Engineering Works

Partner

ANNEXURE - A

PUJRNANAND & CO.
(Regd.)
ADVOCATES SOLICITORS & NOTARY

To,
Industrial Engineering Works :

Dear Sirs,

Re : Property being part of survey no. 104 new village Kanjur, Bhandup (W) in Greater Bombay and bearing C.T.S. No. 373-A/36 part of Village Kanjur containing by admeasuring 6120.67 Sq. mts. or thereabout.

At your request we have investigated your title in respect of the above property. By a Conveyance dated 8-9-71 made between Ratansey Karsondas, (2) Pratapsinh Mathuradas, (3) Pushpabai Mathuradas and (4) Jaisinh Vithaldas all executors and executrix of the last Will and Testament of Sir Mathnuradas Visanji Knight as the First Vendors, Pratapsingh Shoorji Vallabhdas and Diljpsinh Shoorji Vallabhdas the executors of the last Will and Testament of Shoorji Vallabhdas as the Second Vendors, Danji Shoorji, Gopalji Virji Surji, Maniben V. Surji, Damayanti V. Surji, Bachubhai Purshotam Bhanji, Kalyanji P. Bhanji, Vasant Kumar P. Bhanji, Saraswati P. Kheraj, Damayanti Liadhkar Kanji, Rukhmaniben P. Dayaji, as the Third Vendors and Keshav Nandan Sahaya, Kumud Nandan Sahaya, Ravi Nandan Sahaya, Mrs. Manju Ravi Nandan Sahaya, Jagannath Prasad, all partners of M/s. Industrial Engineering Works and the Purchasers and the First, Second and third endors granted conveyed and assured unto the Purchasers land bearing Plot No.16, admeasuring 2508.37 sq. mts. being part of Survey no. 104 (new) of village Kanjur, now in Greater Bombay, of private lay out scheme, sanctioned by the Municipal Corporation of greater Bombay.

By an Indenture of conveyance dated 25-7-72 and made between (1) Ratansey Karsandas, (2) Pratap Mathur, (3) Jaisinh Vithaldas and (4) Pushpabai Mathuradas all executors and executrix of the last will and testament of Shri Mathurdas Vissanji Knight as the trust Vendors, Pratapsingh Shoorji Vallabhdas Diljpsingh Shoorji executors of last Will and testament of Shoorji Vallabhdas as the Second Vendors, Bhanji Shoorji, Gopalji Virji Shoorji, Damayanti Virji Shoorji, Bachubai Purshotam Bhanji, Kalyanji Purshotam Bhanji, Vasantkumar Purshotam Bhanji, Saraswati prabladrai Kheraj, Damayanti Liadhkar Kheraji, Rukminiben Purshotam Dayaji, as the third Vendors and M/s. Industrial Engineering Works on the Purchasers and the First, Second and Third Vendors granted, conveyed and assured unto purchasers land admeasuring 2508.39 Sq. Mts. bearing Plot No.17 being part of Survey No. 104 (new) of Village Kanjur, now in Greater Bombay, of private lay out scheme by Municipal Corporation of Greater Bombay.

By Indenture Conveyance dated 2-8-1974 and made between (1) Ratansey Karsondas, (2) Pratapsinh Mathuradas, (3) Pushpabai Mathuradas and (4) Jaisinh Vithaldas all executors and executrix of the last Will and Testament of Sir Mathuradas Visanji Knight as the First Vendors, Pratapsingh Shoorji Vallabhdas and Diljpsinh Shoorji Vallabhdas the executors of the last Will and Testament of Shoorji Vallabhdas as the Second Vendors, Bhanji Surji, Gopalji Virji Surji, Maniben V. Surji, Damayanti V. Surji, Bachubhai Purshotam Bhanji, Kalyanji P. Bhanji, Vasant Kumar P. Bhanji, Saraswati P. Kheraj, Damayanti Liadhkar Kanji, Rukhmaniben P. Dayaji, as the Third Vendors and M/s. Industria. Engineering Works as the Purchasers and the First, Second and third Vendors granted conveyed and assured unto the purchasers land admeasuring 2926.25 sq.mtrs. and 2508.39 sq.mtrs. bearing Plot Nos.2 & 10 respectively and being part of survey No. 104(new) of village Kanjur, now in Greater Bombay of private lay out scheme by Municipal Corporation of Greater Bombay.

For file
12005 08/08/74
Chandra

Formerly the land was agricultural land and Addl. District Deputy Collector, BSD, Andheri by his order dated 16th September 1972 bearing No. ADC/LND/3498 granted permission to Industrial Engineering Works for N.A. purpose in respect of Survey No.104 (new) part bearing plot NO.16 village Kanjur on payment of N.A. assessment with the condition that the land was to be used only for industrial purpose, and on such other terms and conditions as mentioned in the said Order. By another Order of Addl. District Deputy Collector, BSD, Andheri dated 12th May 1978 bearing No. ADC/LND/T-5818 permission was granted to Industrial Engineering Works in respect of Survey No. 104 (new) Part, bearing Plot Nos. 2, 10 and 17 of village Kanjur and payment of N.A. assessment and for using the same for industrial purpose, and on such other terms and conditions as mentioned in the said Order.

The entire property bearing Survey No.104 New Part, Plot No. 2, 10, 16 and 17 collectively bears CTS No. 373-A/36 of village Kanjur.

As such, the land was to be allowed only for Industrial purpose. Deputy Chief Engineer, Development Plan I, Bombay Municipal Corporation has allowed the land to be used for residential purposes vide his letter No.CHE/3116/DPES/24-11-92, as per the provisions under D. C. Regulation No.57 (4) (c) subject to the conditions as contained in the said letter. This permission was granted on the basis of draft Development Plan of "S" Ward of Municipal Corporation o Greater Bombay.

Additional Collector and Competent Authority ULC Bomaby Granted permission for redevelopment of the property u/s. 22 of the Urban Land (Ceiling & Regulation) Act, 1976 vide his letter No.C/ULC/D-III/22/4823 dated 15-6-93. The Municipal Corporation of Greater Bombay applied the building plans for proposed residential development vide IOD under No.CE/411 BPES/SAS dated 4-4-94 for restricted area, due to the changes in respect of the said property in the Development Plan of "S" Ward as sanctioned by the Government. Due to the deletion of reservation of SAS and DP Road in the sanctioned revised development plan of "S" Ward, revised development permission was granted by Executive Engineer Development Plan Vide his letter under No. CHE/1770/TPES dated 1-9-94.

Additional Collector & Competent Authority (ULC) for Greater Bombay also issued a corrigendum under No. C/ULC/D-III/22/4823 dated 4-1-95 in the light of revised permission granted by the corporation and due to deletion of reservatin of SAS and D. P. Road.

After obtaining revised permission from Executive Engineer, Development Plan and Corrigendum from Additional Collector & Competent Authority (ULC) for Greater Bombay, the proposal for layout/amalgamation / sub-division is approved by Municipal Corporation of Greater Bombay vide letter under No. CE/55/BPES/LOS dated 29-3-95.

By reason of approval of Lay Out/Amalgamation and sub division the entire property is sub divided into three portions viz. one portion is allowed for residential with shop line and that portion admeasures 6120.67 sq. mtrs; the second portion is reserved for playground in the anctioned Development Plan of "S" Ward and admeasures 1686.63 sq. mtrs.; and the third portion is reserved as 30% Amenity Space and admeasures 2623.14 Sq. mtrs. in accordance with the order of approval of Layout, amalgamation and sub division. And portion of the property admeasuring about 20.56 sq. mtrs is going in set-back of Sardar Pratap Singh Road. Out of an area of 6120.67 sq. mtrs. allowed for residential purpose, 15% area has to be kept as Recreation Ground and the net permissible built-up area in that portion is 5202-57 sq.mtrs.

While investigating title, advertisement was given in Bombay Samachar and Free Press Journal. In response to the advertisement executors and trustees of Sir Mohammed Yusuf alleged that whole of village Kanjur was purchased by Sir Mohammed Yusuf in the year 1938 and as such all pieces of land are owned by the executors and trustees and if any other person is claiming any piece of land to produce copie of the following documents :-

Fossil
15
2205 onus ghanu
Karnia

Village form No.. VII-XII of survey no.104 new.
Property Card of CTS No. 373
Any Agreement
Rent receipts, etc.

Any other documents of claim and intimated that on receipt of the above, definite reply would be given. By the said letter the executor and trustees of Estate of late Sir Mohammed Yusuf raised their objections and reserved their rights to proceed further.

You by your letter dated 27-5-95 to the executors and trustees, estate of late Shri Mohammed Yusuf intimated that originally property bearing Survey No.104 (new) C.T.S. No. 373 of Village Kanjur was in the name of Bhandup Khot Estate and sent copies of the following documents :-

Extract for 7/12 extracts of survey no. 104 (new);
Property card of CTS No. 373;
Property card of CTS No. 373-A/36
Index - II
Certificate of BMC
N. A. Order by District Deputy Collector, BSD.

Thereafter by our letter dated 22-6-95 addressed to the executors and Trustees, Estate of Shri Mohammed Yusuf recorded that you were the owners of the said property and had sent documents alongwith your letter dated 27-5-95 and that your representatives had met Mr Merchant and shown the above documents and that executors and trustees of Estate of Sir Mohammed Yusuf were satisfied and had no right, title and interest in the property and Mr Merchant promised that he would write a letter withdrawing any claim in the said property and also withdrawing objections but such letter has not been received by us. By the said letter it was intimated that if no reply was received within 10 days we will presume that the executors and trustees of Sir Mohammed Yusuf had withdrawn their objections. As no such letter has been received by us from the executors and trustees of Sir Mohammed Yusuf, and you are in possession of the said property for more than 20 years as the owner and you have got the conveyances in your favour.

We have investigated your title to the portion of the land bearing C.T.S. No. 373-A/36 at Village Kanjur admeasuring 6120-61 sq.mts and which portion is allowed to be used for residential purpose and which is more particularly described in the Schedule hereunder written and have perused the title in respect of the property is clear and marketable and free from all encumbrances.

THE SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground situate, lying and being at village Kanjur in Bombay Suburban District and within the limits o Municipal Corporation of Greater Bombay and in the Registration Sub-District and district of Bombay City and Bombay Suburban and bearing C.T.S. No.373-A/36 (Parts) of Village Kanjur (S.No.104 New part) containing 6120.67 Sq.Mtrs. or thereabout and bounded as follows that is to say on or towards North, South and West by C.T.S. No. 373-A (part) on or towards East partly by C.T.S. No.373-A/36 (part) and partly by C.T.S. No. 373-A (Part) and on or towards West by Sardar Pratapsingh Road,

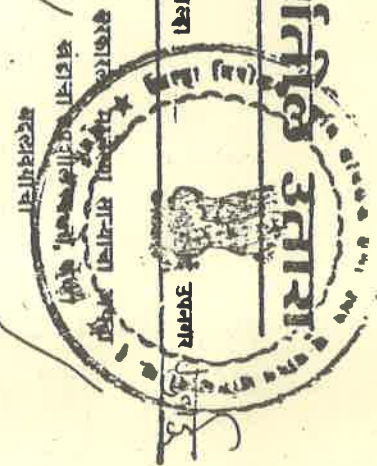
Dated this 5th day of August, 1995.

Yours truly,
Purmanand & Co.

for Sir
महोदय महोदय महोदय
अधिका

मालमतेच्या सजिस्टर कार्डातील उतारा

सिधी सर्वे - टप।जु.र	तारुका	कुळ।	शिल्ला
सिधी सर्वे नंबर ३७३३अ	क्षेत्रफल चौमी. १०४५१-०	रकबा प्रकार C	अवतार



धरिवादीचे 'दफतर'

१९ मध्ये धारण करणाऱ्याचे नाव

दफतर कला प्राप्त झाला (जोडवत तयार झाल्या नो पर्यंत)

पट्टेदार :-

दफतर बीजे :-

दफतर शीरा :-

व्यवहार	व्यवहार नं.	नविन धारण करणारा (घ) पट्टेदार (घ) अथवा दफतर बीजे अलवार (ई)	संबंधीतसतत वही
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५-५-७३

१. **श्री. आषाढ उज. जि. कं. ABC/LND/ १-३५१८ दि. १६.६-७२ व १२-५-७६ चे आदेशांतून) व श्री. र. नं. २२।६३ आजाये जिनझेणी कां. जि. जिनझेणी करण १०४५१-० ये. जि. शेजा जिनझेणी फर्ट नॉट विनझेणी नारा र. रज. २७३०१- दर १०० ये. जि. र. रु. ३५१- २।**

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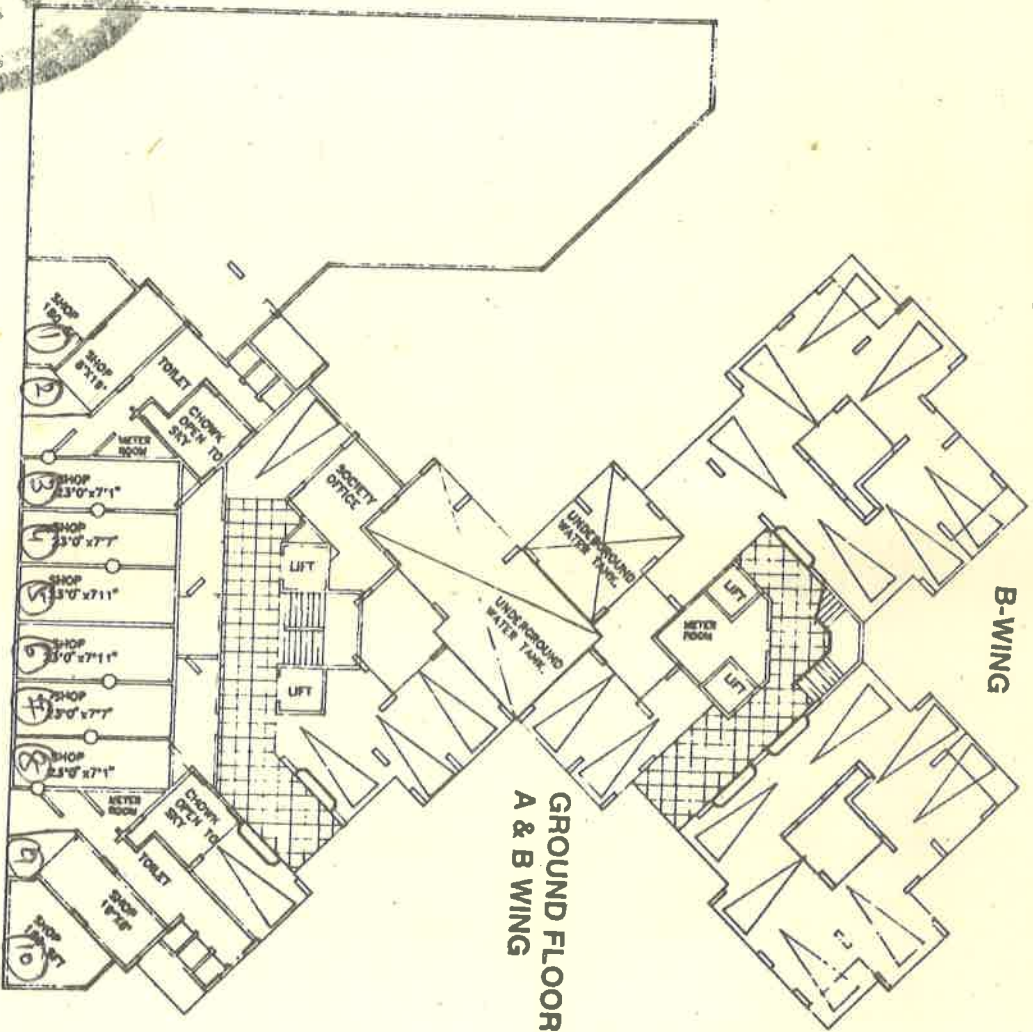
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१. श्री. आषाढ उज. जि. कं. ABC/LND/ ३५१८	"	१। आदक	१। श्री. म. म. म.
२. १०६-६-७२ व १२-५-७६	"	२। अस्मतीकलात	२। श्री. म. म. म.
३. आजाये जिनझेणी गांजली	"	३। अस्मतीकलात	३। श्री. म. म. म.
४. आजाये जिनझेणी गांजली	"	४। अस्मतीकलात	४। श्री. म. म. म.
५. आजाये जिनझेणी गांजली	"	५। अस्मतीकलात	५। श्री. म. म. म.
६. आजाये जिनझेणी गांजली	"	६। अस्मतीकलात	६। श्री. म. म. म.
७. आजाये जिनझेणी गांजली	"	७। अस्मतीकलात	७। श्री. म. म. म.
८. आजाये जिनझेणी गांजली	"	८। अस्मतीकलात	८। श्री. म. म. म.
९. आजाये जिनझेणी गांजली	"	९। अस्मतीकलात	९। श्री. म. म. म.
१०. आजाये जिनझेणी गांजली	"	१०। अस्मतीकलात	१०। श्री. म. म. म.

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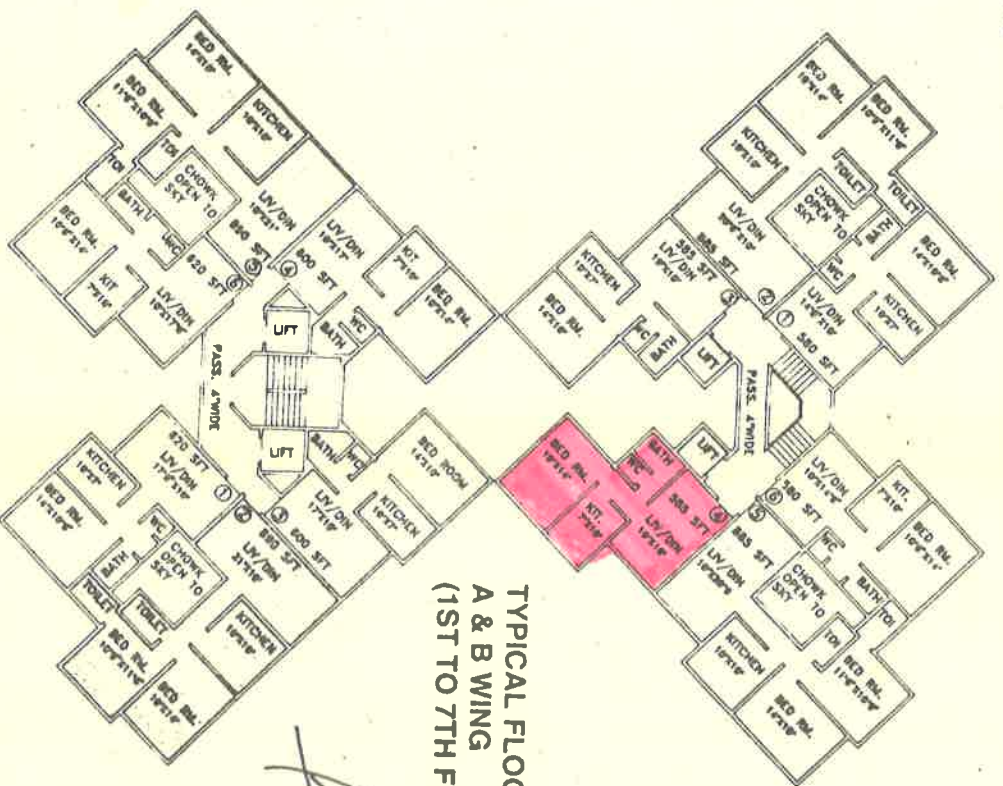
Final
22/05/2023
GADGHA

ANNEXURE - C



GROUND FLOOR PLAN
A & B WING

ANNEXURE - C



TYPICAL FLOOR PLAN
A & B WING
(1ST TO 7TH FLOORS)

Pravir
2000 ansuay & shru

Chandra

FLAT No. 4, 3RD FLOOR, 'B' WING.

A-WING

B-WING

B-WING

ANNEXURE - D

1. STAIRCASE AND PASSAGES (ON EVERY FLOOR)
2. LIFTS (ON EVERY FLOOR)
3. LOBBY IN FRONT OF LIFTS (ON EVERY FLOOR)
4. ENTRANCE LOBBY ON GROUND FLOOR
5. METER ROOMS
6. SOCIETY OFFICE
7. PUMP ROOMS
8. INTERNAL CHOWKS
9. WATCHMAN'S CABINS
10. RECREATION GARDEN
11. TERRACES AT ALL LEVELS.



Pradeep
cross check plan
Atroha

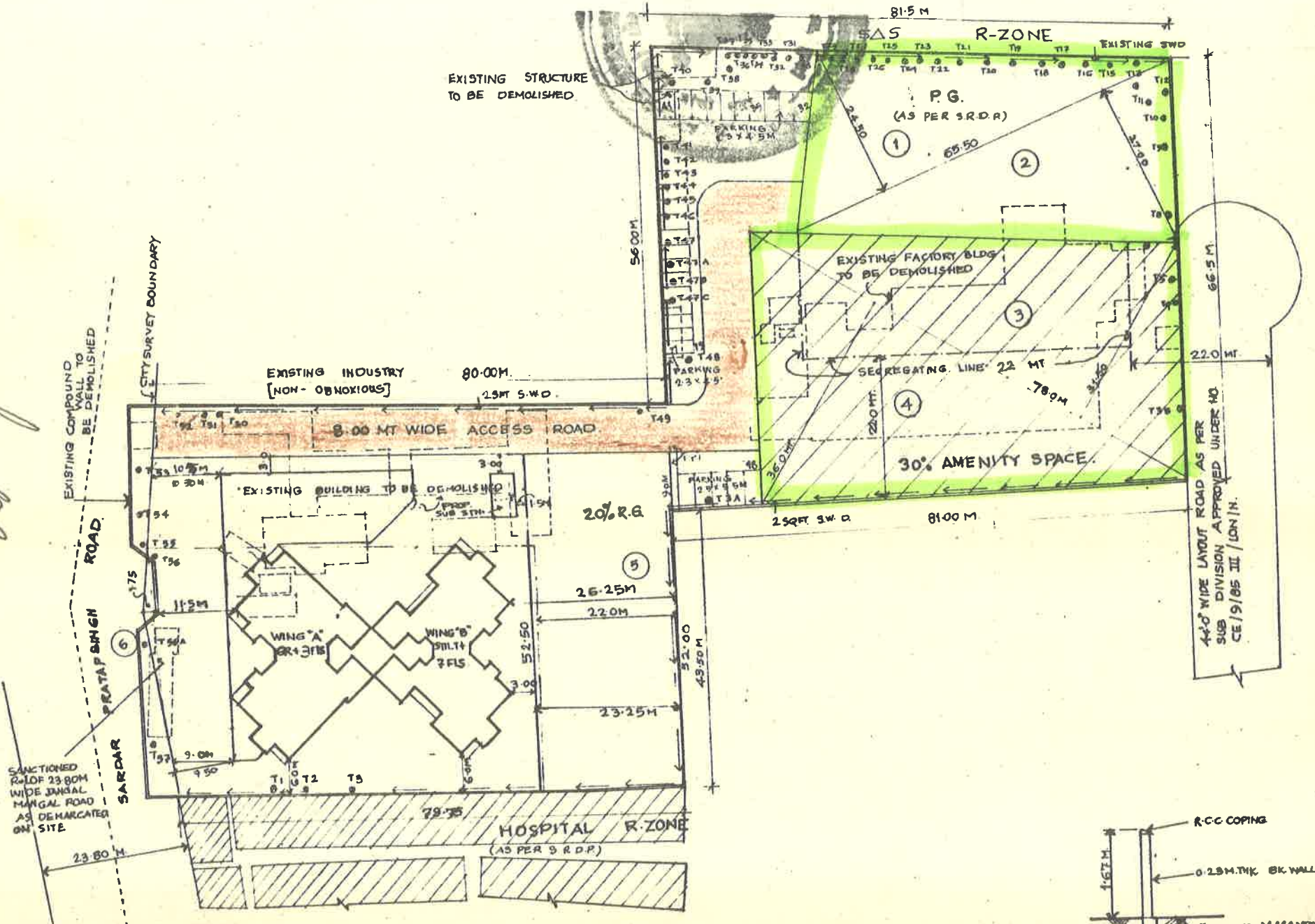
ANNEXURE - E

1. Best quality aluminium windows.
2. Marble cills and jambs for windows.
3. All entrance doors and of toilet / bathroom have marble cills.
4. Kitchen platform with black granite top and ceramic tile dado upto 2'-0" height.
5. Marble flooring in living room, kota stone flooring in kitchen and marble mosaic tiles in bedrooms and passages.
6. Ceramic tile flooring in bathroom & W. C. and toilet and glazed tiles dado upto 7'-0" height in bathroom and toilet and 4'-0" in W. C.
7. Concealed copper wiring.
8. Concealed plumbing with mixer for shower and wash basins and C. P. fittings and fixtures.
9. Decorative panelled main door with godrej night latch, brass hinges, tower bolt, brass aldrops, handles, safety chain, and peep hole.
10. All internal surfaces of the premises have colour wash.
11. Main entrance door will be teak wood panelled door and shall be polished from outside and synthetic enamel paint from inside.
12. All internal door shutters have aluminium hinges, one mortised lock with knob and one tower bolt.
13. All doors of toilet / bathroom will have aluminium hinges with one baby latch, one tower bolt and one handle on either side.
14. All the windows except that of bathroom and W. C. windows to have M. S. grills with synthetic enamel paint.
15. Concealed telephone wiring. (1 telephone line)
16. Common antenna and 1 point connection for T. V.

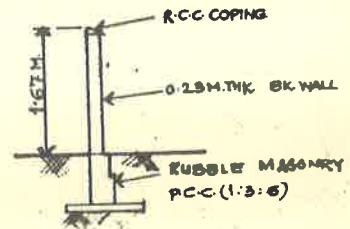


Final
2205 2205 2205
CRS 11/11

field
near main rd & 18th
Chennai



BLOCK PLAN
 SCALE : 1:500
 TIKKA NOS. - 11, 17, 18, 26, 27 OF KANJUR



SECTION THRU COMPOUND WALL

Atexp-F

अंगुष्ठम मूलम् ३१९५२/१८
 एत १९९८ नं० ३
 ... १९ ...
 ...
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 ...

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 १२ =
 २५ =

१२०० ०१५०० १०१००

०१००

१०००

~~सह. दुष्यम निबंधक, कुर्ता
 मुंबई उपनगर जिल्हा~~

~~सह. दुष्यम निबंधक, कुर्ता
 मुंबई उपनगर जिल्हा~~



१) श्री. ईश्वर ...
 २) श्री. ...
 ...

...
 ...
 ...

१) १२०० ०१५०० १०१००

२) १२०० ०१५०० १०१००

१) श्री. ...
 २) श्री. ...
 ...

१) *Prakash*

~~सह. दुष्यम निबंधक, कुर्ता
 मुंबई उपनगर जिल्हा~~

३) *Prakash*

B-304

ARUNODAY TOWER

CO-OPERATIVE HOUSING SOCIETY LTD.

Regd.No. Bom/W-S/Hsg.TC/8671/2001-2002/OF 2001 Date 30/04/2001
Sardar Pratapsingh Road, Konkan Nagar, Bhandup (W), Mumbai-400 078.

CTS No. 373-A/36

Authorised Share Capital Rs. 70,00,000/- Divided into 1,40,000/- shares each of Rs. 50/- only



Member's Register No. 86

THIS IS TO CERTIFY that Shri/Smt. Hirji J. Fooria

Mr. Chandresh H. Fooria.

of _____ is the Registered Holder of five Shares from No. 426

to 430 of Rs. 50/- each (Rupees Fifty each only) in the **ARUNODAY TOWER**

CO-OPERATIVE HOUSING SOCIETY LTD., BHANDUP (W), MUMBAI., subject to the Bye-laws

of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bhandup (W), Mumbai this 31st

day of March 2002.




Sayyaji
Chairman

Dalvi
Hon. Secretary

Shinde
Member of the Committee

B/304

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	2	3		5
3.2.10 1	23.1.2010 <i>Sayrawi</i> Chairman	<i>Chandresh H. Fooria</i> <i>[Signature]</i> Hon. Secretary		86 Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

05/04/2021

सूची क्र.2

दुय्यम निबंधक : सह.दु.नि. कुर्ला 1 (पीबदर 3)
[PBDR31]

दस्त क्रमांक : 1652/1998

नोदणी :

Regn:63m

गावाचे नाव : 1) कांजूर

विलेखाचा प्रकार	अंशीमेंट दू मेल
(1)मोबदला	Rs. 526500/-
(3) बाजारभाव(भाडेपट्टयाच्या बाबतिलपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन : इतर माहिती: सदनिका, नं. 4, 3 रा मजला, बी विंग, अरुणोदय टॉवर, क्षेत्रफळ 40.05 चौ.फुट कारपेट, मोबदला रु. - 526500/-, मुद्रांक शुल्क रु. - 26150/-, नोदणी फी रु. - 7840/-(Survey Number : 0 ; C.T.S. Number : 373-A/36 ;)
(4) भू-मापन,पोटाहिस्सा व घरक्रमांक (असल्यास)	1) 40.05 चौ.मीटर
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल नव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-शे/ इंडस्ट्रीयल इंजिनरींग वर्कस चे भागीदार अरुण जे. वालिया -- बय:-; पत्ता:-रोड नं: 14 बी, कपोल सोसा., जे.व्ही.पी.डी. स्कीम, मुंबई - 400049, शहराचे नाव: मुंबई पिन कोड:- पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमानामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरजी जे. फुरीया -- बय:-; पत्ता:-रोड नं: नवरंग स्टोअर्स, सर्वोदय नगर, जंगल मंगल रोड, भांडुप (प), मुंबई - 400078, शहराचे नाव: भांडुप (प) पिन कोड:- पॅन नं:- 2): नाव:-चंद्रश हिरजी फुरीया -- बय:-; पत्ता:-रोड नं: नवरंग स्टोअर्स, सर्वोदय नगर, जंगल मंगल रोड, भांडुप (प), मुंबई - 400078, शहराचे नाव: भांडुप (प) पिन कोड:- पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/1998
(10)दस्त नोदणी केल्याचा दिनांक	24/03/1999
(11)अनुक्रमांक,खंड व पुष्ठ	(दाखल अनुक्रमांक : --/--) (खंड : --) (पुष्ठ : --ते--)
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.26150/-
(13)बाजारभावाप्रमाणे नोदणी शुल्क रुपये	
(14)शेरा	

मा. सह जिल्हा निबंधक, वर्धा-1 (उ.शे.) मुंबई उपनगर जिल्हा यांचे पत्र जा.क्र./सुची क्र.2/डाटा नं.दी/26-40/18 दि. 03/01/2018 अन्वये सदर दस्ताचे सुची क्र. 2 मध्ये दि. 05/04/2021 रोजी चुकदुरुती करण्यात आली.

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-9
मुंबई उपनगर जिल्हा.

M. S. K. P.
सह. दुय्यम निबंधक, कुर्ला-9
मुंबई उपनगर जिल्हा.

श्री... इतनेन... भयद...
यांना त्यांचे ता. ... 21/01/2021

अर्जानुसार नवकल दिली.
दिनांक :- 21/01/2021



मुल्यांकनासाठी विनारात घेतलेला
नपशील:-
मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-:

सह. दुय्यम निबंधक, कुर्ला-9
ReportSuchiKramank2.aspx?ID=cross

4/5/2021

391/9058

पावती

Original/Duplicate

Monday, April 25, 2022

नोंदणी क्र.: 39म

5:38 PM

Regn.:39M

पावती क्र.: 9705

दिनांक: 25/04/2022

गावाचे नाव: कांजुर

दस्तऐवजाचा अनुक्रमांक: करल4-9058-2022

दस्तऐवजाचा प्रकार: रिलीज डीड

सादर करणाऱ्याचे नाव: लीलावती हीरजी फुरिया उर्फ लीलावती हीरजी फुरिया

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 29

एकूण:

₹. 1000.00
₹. 580.00
₹. 1580.00

DELIVERED

आपणास मूळ दस्त ,यंबनेल प्रिंट, सूची-२ वंदाचे
5:57 PM हा वेळेस मिळेल.

सह.सु.मिबंधक कुर्ला - 4

सह दुय्यम मिबंधक कुर्ला - ४

मुंबई उपनगर जिल्हा

बाजार मूल्य: ₹. 1/-

मोबदला ₹. 0/-

भरलेले मुद्रांक शुल्क : ₹. 500/-

1) देयकाचा प्रकार: DHC रकम: ₹.580/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: 3107202100296 दिनांक: 25/04/2022

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.1000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004347944202122E दिनांक: 25/04/2022

बँकेचे नाव व पत्ता:

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of
adjusted fees

DELIVERED



सूची क्र.2

25/04/2022

दुय्यम निबंधक : सह दु.नि. कुर्ना 4

दस्त क्रमांक : 9058/2022

नोंदणी :

Regn.63m

गावाचे नाव : कांजूर

विलेखाचा प्रकार	रितीज शीड	गावाचे नाव : कांजूर
(1)विलेखाचा प्रकार	0	
(2)मोबदला	0	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1	
(4) भू-मपण,पोटहिस्सा व घरकमांक (असल्यास)		1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदलिका नं: बी 4, माळा नं: 3, इमारतीचे नाव: अरुणोदय टॉवर सी एच एस एल, ब्लॉक नं: सरदार प्रताप सिंग रोड,कोकाण नगर, रोड नं: भांडूप(वेस्ट),मुंबई 400 078, इतर माहिती: 50% धंके 25% चे अविभक्त हिस्सा((C.T.S. Number : 373-A/36 ;))
(5) क्षेत्रफळ	1) 40.05 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/तिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.		1): नाव:-चंद्रेश हीरजी फुरिया वय:-49, पत्ता:-प्लॉट नं: बी / 304, माळा नं: 3, इमारतीचे नाव: अरुणोदय टॉवर, ब्लॉक नं: एस.पी.एस. रोड, शिवाजी तलाव जवळ, रोड नं: भांडूप परिचम मुम्बई, महाराष्ट्र, MUMBAI. पिन कोड:-400078 पॅन नं:-AAAPF7408D
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता		1): नाव:-लीलावती हीरजी फुरिया उर्फ लीलावती हीरजी फुरिया वय:-72, पत्ता:-प्लॉट नं: बी / 304, माळा नं: 3, इमारतीचे नाव: अरुणोदय टॉवर, ब्लॉक नं: एस.पी.एस. रोड, शिवाजी तलाव जवळ, रोड नं: भांडूप परिचम मुम्बई, महाराष्ट्र, मुम्बई, पिन कोड:-400078 पॅन नं:-AADPF6384M
(9) दस्तऐवज करून दिल्याचा दिनांक	01/01/2022	
(10)दस्त नोंदणी केल्याचा दिनांक	25/04/2022	
(11)अनुक्रमांक,खंड व पृष्ठ	9058/2022	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500	
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000	
(14)शेरा		



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

मुद्रांक शुल्क आकारताना निवडलेला अनुरेखेद :- :

Payment Details

sr.	Purchaser	Type	Verification no/Vendor	GRN/licence	Amount	Used At	Deface Number	Deface Date
1	LEELAVATI HIRJI FOORIA alias SMT LILAVATI HIRJI FOORIA	eChallan	02003942021073100263	MH004347944202122E	500.00	SD	0000542450202223	25/04/2022
2	LEELAVATI HIRJI FOORIA alias SMT LILAVATI HIRJI FOORIA	DHC		3107202100296	580	RF	3107202100296D	25/04/2022
3	LEELAVATI HIRJI FOORIA alias SMT LILAVATI HIRJI FOORIA	eChallan		MH004347944202122E	1000	RF	0000542450202223	25/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



खारी प्रत

नर. दुय्यम विवशक कुर्गा
सुबई उपनगर जिल्ला

Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN 3107202100296 Date 31/07/2021

Received from LEELAVATI HIRJI FOORIA alias LILAVATI HIRJI FOORIA, Mobile number 9111111111, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered(SARITA) in the Sub Regis'rar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

Payment Details

Bank Name	BARB	Date	31/07/2021
Bank CIN	10004152021073100248	REF No.	1265959134

This is computer generated receipt, hence no signature is required.

Handwritten signature

फारुखान सुलेमान 31/7/21

करमा 8
20979
2022



Amida 2123 3/2022

Approved

करल ४	२०५१	३	२२
	२०२२		

RELEASE DEED

THIS DEED OF RELEASE made at Mumbai on this 01st day of JAN 2022 BETWEEN **MR. CHANDRESH HIRJI FOORIA**, age 49 years, Indian inhabitants, residing at Flat No. B-304, Arunoday Tower, Near Shivaji Talav, S.P.S. Road, Bhandup (West), Mumbai - 400 078, hereinafter called "THE RELEASOR" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his respective heirs, executors, administrators and assigns) of the ONE PART AND **SMT. LEE LAVATI HIRJI FOORIA alias SMT. LILAVATI HIRJI FOORIA** age 72 years, Indian Inhabitant, residing at Flat No. B-304, Arunoday Tower, Near Shivaji Talav, S.P.S. Road, Bhandup (West), Mumbai - 400 078, hereinafter called "THE RELEASEE" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the OTHER PART.



WHEREAS by Agreement for sale dated 10th November 1998 registered in the office of the Sub-Registrar of assurances at Kurla (West) Sr. No. P/1652/1998 or read with Sr. No. 1652/1998 on the terms and conditions contained therein, between (1) **MR. HIRJI JADAVJI FOORIA**, the Purchaser No. 1 therein, and (2) **MR. CHANDRESH HIRJI FOORIA** the purchaser No 2 therein and Releasor herein, purchase from **M/S. INDUSTRIAL ENGINEERING WORKS**, the Developer therein, the residential premises bearing Flat No. 4, admeasuring 40.05 Sq. mt. Carpet area or thereabouts, located on the Third Floor, in B Wing, of the Building known as "ARUNODAY TOWER", Situated at Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai 400 078. and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "The Said Flat").

AND WHEREAS incidental to the holding of the said Flat (1) **MR. HIRJI JADAVJI FOORIA**, and (2) **MR. CHANDRESH HIRJI FOORIA** are the members of society and enjoying membership rights of the said ARUNODAY TOWER Co Operative Housing Society Ltd.; the Society formed and registered under the Co-operative Societies Act, 1960 under

Amida 2123 3/2022

Approved

क२८ 8	2022
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Registration No. BOM/W-S/HSG/TC/8671/2001-2002 dated 30th April 2001 (hereinafter for the sake of brevity referred to as "the said Society") and holding Five fully paid up shares of Rs. 50/- each of the said Society bearing distinctive Nos. 426 to 430 (both inclusive) incorporated in the Share Certificate No. ___ and Member Registration No. 86 of the said Society.

AND WHEREAS the said co-owner **MR. HIRJI JADAVJI FOORIA**, died intestate at Mumbai on 26th November 2009, leaving behind him, (1) **SMT. LEELAVATI HIRJI FOORIA alias SMT. LILAVATI HIRJI FOORIA**, (widow) the Releasee herein and (2) **MR. CHANDRESH HIRJI FOORIA** (son), the Releasor herein, as his only heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which he was governed at the time of his death.

AND WHEREAS Under the circumstances stated hereinabove, as on today **RELEASOR** are holding collectively 25 % share holding in joint and undivided ancestral property share in the said **Late MR. HIRJI JADAVJI FOORIA**, in respect of the said Flat and the **RELEASEE** herein is holding 25 % each in joint and undivided ancestral property share in the said **Late MR. HIRJI JADAVJI FOORIA**, in respect of the said Flat.



AND WHEREAS The **RELEASOR** hereby declare and confirm that out of natural love and affection towards the **RELEASEE** herein **RELEASOR** is the son of the **RELEASEE**, **RELEASOR** do not desire to claim any right upon the share of the said **Late MR. HIRJI JADAVJI FOORIA**, in respect of the said Flat and therefore they have voluntarily renounced their claim in favour of the **RELEASEE** herein.

NOW IT IS HEREBY AGREED, CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The **RELEASOR** hereby declare and confirm that out of natural love and affection towards the **RELEASEE** and without any monetary

फौजिान २१११ ५२२५२

Chandresh

क्रमांक ४		
२०१८	१५	२२
२०२२		

consideration, they have forever voluntarily released their 25% share holding joint and undivided ancestral property share in favour of the RELEASEE in succession of the said Flat No. 4, admeasuring 40.05 Sq. mt. Carpet area or thereabouts, located on the Third Floor, in B Wing, of the Building known as "ARUNODAY TOWER Co Operative Housing Society Ltd", Situated at Sardar Pratap Sing Road, Kokan Nagar, Bhandup (West), Mumbai 400 078. Together with the ownership and membership rights of the said Society.

2. The RELEASOR hereby specifically declare and confirm that now the RELEASEE is entitled to deal with the said released share of the RELEASOR in any manner as they deem fit and proper as co-owner with RELEASEE and all the acts of the RELEASEE regarding the said released share or claim of the RELEASOR in respect of the said Flat shall be binding upon the RELEASOR and their respective heirs in every respect.



3. The RELEASOR hereby specifically give their irrevocable consent for inserting the name if the RELEASEE only as owner of the said renounced share of the RELEASOR in the said Flat and records of other relevant authorities. It is further clarified that the RELEASEE has been put in exclusive use, occupation and possession of the said released share of the said Flat. All the acts done by the RELEASEE in respect of the said Flat shall be binding upon the RELEASOR in every respect and RELEASOR hereby ratify the same.

4. The RELEASOR specifically declare and confirm that this Deed is executed by them voluntarily without consideration and without any force, coercion or fraud and the same is binding upon their respective heirs, executors and administrators.

5. The RELEASOR confirm that their joint and un-divided share in the said Flat is free from all encumbrances.

6. The taxes and outgoing in respect of the said Flat shall be borne and paid by the RELEASEE alone with effect from execution hereof.

7. The RELEASEE shall now be the co-owner of the said Flat and the RELEASEE will be hold ownership rights in the said Flat.

Mutual Flat 3 Band

AKOR

क्रमांक ४		
२०२२	१०	२२

SIGNED SEALED AND DELIVERED

By the within named RELEASOR

MR. CHANDRESH HIRJI FOORIA,

PAN NO. AAAPF7408D

In the presence of...

1. *Chandresh*

2. *S.J. Fooria*



SIGNED SEALED AND DELIVERED

By the withinnamed THE RELEASEE

SMT. LEE LAVATI HIRJI FOORIA

alias **SMT. LILAVATI HIRJI FOORIA**

PAN NO. AADPF6384M

Lee Lavati Hirji Fooria



In the presence of...

1. *Chandresh*

2. *S.J. Fooria*



सूची क्र.2

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

दुयम निबंधक : सह दु.नि. कुर्ला 1 (पीबदर
3)[PBDR3]
दस्त क्रमांक : 1652/1998
नोदणी :
Regn:63m

गावाचे नाव : 1) कांजुर

(1)विलेखाचा प्रकार	अॅग्रीमेंट टू सेल	
(2)मोबदला	Rs.526500/-	
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	-	
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन .; इतर माहिती: सदनिका, नं. 4, 3 रा मजला, बी विंग, अरुणादय टॉवर, क्षेत्रफळ 40.05 चौ.फुट कारपोट, मोबदला रु. - 526500/-, मुद्रांक शुल्क रु. - 26150/-, नोदणी फी रु. - 7840/-((Survey Number : 0 ; C.T.S. Number : 373-A/36 ;))	
(5) क्षेत्रफळ	1) 40.05 चौ.मीटर	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.		
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे/ इंडस्ट्रीयल इंजिनिरिंग वर्कस चे भागीदार अरुण जे. वालिया - - वय:-; पत्ता:-रोड नं. 14 बी, कपोल सोसा, जे.जी.पी.डी. स्कीम, मुंबई - 400049, शहराचे नाव: मुंबई पिन कोड:- पॅन नं:- 2): नाव:-चंद्रेश हिरजी फुरीया - - वय:-; पत्ता:-रोड नं: नवरंग स्टीअर्स, स्वर्नादय नगर, जंगल मंगल रोड, भांडूप (प), मुंबई - 400078, शहराचे नाव: भांडूप (प) पिन कोड:- 400078	
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-हिरजी जे. फुरीया - - वय:-; पत्ता:-रोड नं: नवरंग स्टीअर्स, स्वर्नादय नगर, जंगल मंगल रोड, भांडूप (प), मुंबई - 400078, शहराचे नाव: भांडूप (प) पिन कोड:- पॅन नं:- 2): नाव:-चंद्रेश हिरजी फुरीया - - वय:-; पत्ता:-रोड नं: नवरंग स्टीअर्स, स्वर्नादय नगर, जंगल मंगल रोड, भांडूप (प), मुंबई - 400078, शहराचे नाव: भांडूप (प) पिन कोड:- 400078	
(9) दस्तऐवज करून दिल्याचा दिनांक	10/11/1998	
(10)दस्त नोदणी केल्याचा दिनांक	24/03/1999	
(11)अनुक्रमांक,खंड व पृष्ठ	1652/1998	
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये	Rs.26150/-	
(13)बाजारभावाप्रमाणे नोदणी शुल्क रुपये	-	
(14)शेरा	मा. सह जिल्हा निबंधक, वर्गा-1 (उ.श्रे.) मुंबई उपनगर जिल्हा यांचे पत्र जा.क्र./सुची क्र.2/डाटा एंटी/26-40/18 दि. 03/01/2018 अन्वये सदर दस्ताचे सुची क्र. 2 मध्ये दि. 05/04/2021 रोजी चुकदुरुती करण्यात आली.	
मुल्यांकनासाठी विचारात घेतलेला तपशील:-		
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद:-		



08/04/2021

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 1 (पीबदर

3)[PBDR3]

दस्त क्रमांक : P1652/1998

नोदणी :

Regdn:63m

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

करल ४

कार्यालय
साठेखत

गावाचे नाव : 1) कांजुर

1) गावाचे नाव

साठेखत

(2) मोबदला

-

(3) बाजारभाव(भाडेपट्ट्याच्या
बाबतितपट्टाकार आकारणी देतो की
पट्टेदार ते नमुद करावे)

-

(4) भू:मापन पोतहिसा व
धरक्रमांक(असल्यास)

1) पालिकेचे नाव:मुंबई म.न.पा.इतर वर्णन ; इतर माहिती: सदनिका, मौजे- कांजुर
ता.कुर्ला जि.मुंबई उपनगर येथील मिळकतीमध्ये बांधलेल्या इमारत मधील तिसरा
मजला फ्लॉट नं.4 चे क्षेत्र 40.05 चौ.मी (Survey Number : 104 ; C.T.S. Number
: 373-A/36 ;)

(5) क्षेत्रफळ

1) 40.05 चौ.मीटर

(6)आकारणी किंवा जडी देण्यात असेल
तेव्हा:

1): नाव:-मे.इंडस्ट्रियल इंजीनियरींग चे भागीदार श्री अरुण जे वालीया -- वय:- पत्ता:-रोड नं: रा.14
बी नवेलय कपोल सोसा जे व्ही पी. डी मु शहराचे नाव:- पिन कोड:- पॅन नं:-

(7) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व
देवण्याऱ्या पक्षकाराचे नाव किंवा रिवाज
नामालेखाचा हुदुदनामा किंवा आदेश
धराल्यास प्रतियादिणे कर व पत्ता

(8) दस्तऐवज करून घेणाऱ्या पक्षकाराचे व
किंवा देवणाऱ्या पक्षकाराचा हुदुदनामा
किंवा आदेश असल्यास प्रतिवादिचे नाव व
पत्ता

1): नाव:-हिरजी जे फुरीया -- वय:- पत्ता:-रोड नं: रा.नवरांग स्टीअर्स सर्वेदय नगर जंगल मंगल रोड
भांडुप, शहराचे नाव: भांडुप पिन कोड:- पॅन नं:-
2): नाव:-चंद्रेश एच फुरीया -- वय:-; पत्ता:-रोड नं: रा.नवरांग स्टीअर्स सर्वेदय नगर जंगल मंगल रोड
भांडुप, शहराचे नाव: भांडुप पिन कोड:- पॅन नं:-

(9) दस्तऐवज करून दिल्याचा दिनांक

16/11/1998

(10)दस्त नोंदणी केल्याचा दिनांक

24/03/1999

(11)अनुक्रमांक,खंड व पृष्ठ

P1652/1998

(12)बाजारभावाप्रमाणे मुद्रांक शुल्क रुपये

-

(13)बाजारभावाप्रमाणे नोंदणी शुल्क रुपये

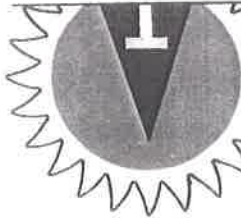
-

(14)शेरा

-

मुल्यांकनासाठी विचारात घेतलेला
तपशील:-:मुद्रांक शुल्क आकारताना निवडलेला
अनुच्छेद :-:

फरमा 8
 २०२२



Regd. No. BOM/W-5/Hsg. TC/18671/2001, 2002/OF 2001 Date 30/04/2001
 Sardar Pratapnagar Road, Konkan Nagar, Bhandup (W), Mumbai-400 078.

CO-OPERATIVE HOUSING SOCIETY LTD.

ARUNODAY TOWER

Authorised Share Capital Rs. 70,00,000/- Divided into 1,40,000/- shares each of Rs. 50/- only

Member's Register No. 86.

THIS IS TO CERTIFY that Shri/smt. Hijji J. Faria

Mr. Chandresh H. Faria.

_____ of _____ is the Registered Holder of five Shares from No. _____

426

_____ to _____ of Rs. 50/- each (Rupees Fifty each only) in the ARUNODAY TOWER

CO-OPERATIVE HOUSING SOCIETY LTD., BHANDUP (W), MUMBAI, subject to the Bye-laws

of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bhandup (W), Mumbai this 31st

day of March 2002.



Joykumar
 Chairman


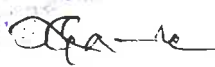
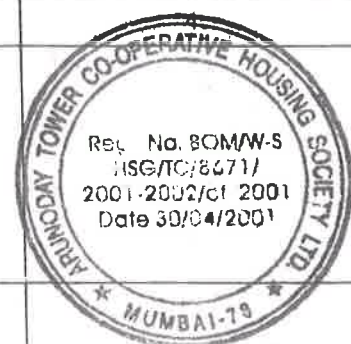
Atul
 Hon. Secretary

Member of the Committee

Atul

Memorandum of the Transfers of the within mentioned Shares

2022
 १०१२
 कल ४

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which Transfer was approved	To whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded
1	23.02.2020	3 Anandresh H. Pooia	5	86
1	 Chairman	 Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member



कल ४
 २०४१९३ २२
 २०२२

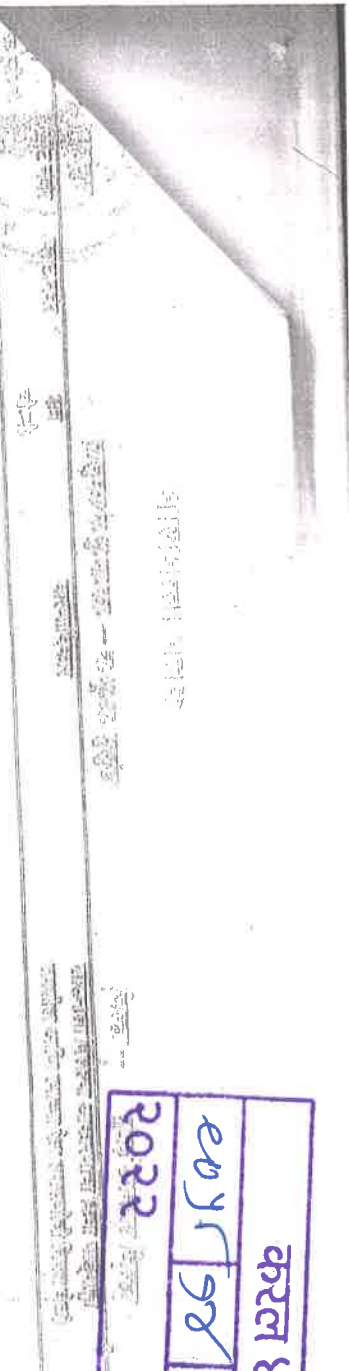
पत्र नं. ३०३३४/२६

र
 पत्र

क्र.सं.	संकेत	संकेत क्रमांक	नवीन संकेत (आ) पुरवठा (ब) विना पत्र (घ)	साक्षात्कार
५/०५/१९९३	मा.अपत्र उद्दिष्टाधिकारी मुंबई संकेतित आदेश क्र. ADCLINDD-२४१८ दि. १६-१-७२ व १२-५-७८ व आदेशावधे व मो.र.नं.२७/९३ अन्वये विनसेवी कमी नोंदणीकरणा १०४५१० चौ.फि. क्षेत्र विस्तारालाठडे वॉग विनसेवी सेवा र.रू. २०३०६-६२ १००.०० चौ.फि. र.रू. ३५/- वा द्याने मुदत १-५-७६ पासून		नवीन संकेत (आ) पुरवठा (ब) विना पत्र (घ)	सही- १९९३ न.सं.क्र. १९९३-०५-२० मुंबई
५/०५/१९९३	१) मा.अपत्र उद्दिष्टाधिकारी मुंबई वॉगे आदेश क्र. ADCLINDD/३४१८ दि. १६-१-७२ व १२-५-७८ अन्वये विनसेवी नोंदणी नुसार नवीन मिळकत पत्रिका उद्योगी व १०-२-८८ व नवीन नुसार नोंद दाखल केले. २) दि.दि.सू.अ. नं.३५ अर्थात दि. २०-५-९३ अन्वये पत्रक पुरवठा नोंद दाखल केले.		"आर.क." जेठालाल सी. घालीया (मेसर्स इंडस्ट्रियल इन्व्हेस्टिमेंट बँकर्स)	सही- १९९५-०५-२० न.सं.क्र. मुंबई
१०/११/२०२२				



कल ४
 २०२२



क्र	वर्णन	वर्ग संख्या	नतिन धरक (ध) पुनर (प) विवा धर (प)	संशिका
२४/२४/२२२५	<p>म. विवाहिकाधी मुनर कांवेकित्त आदेशा इ.सी/आर.ध.को.वि./ विन आर २२२५/मुनर वि. २-९-९५ व न.पु.आ.क.२ मुनर धर आदेशा न.पु.२/कावि. न.पु.क.३७२५/२६ वे प्रिडिकामीवे धरारणा ४२२२६ वी.वि. वेतावा आ.क. व.क.उ वा रवतन प्रिडिकाम पतिना उधरवतने न.पु.क. ३७२५/२६ वतन न.पु.क.३७२५/ "२६६५" असे नपुनरवतन वेत ३४६८.४ वी.वि. वतन वेत (मंगल वेत धरकाउते)</p>			<p>इ. न.पु.क. म.पु.क. म.पु.क.</p>

नपुनरी वतवत - **वरी नकल -** न.पु.क. म.पु.क.
 मुनर उधरवत विवाहा

२०२२
 म.पु.क. म.पु.क.
 म.पु.क. म.पु.क.

अर्थ कांयक १२३४
 अर्थ उधर विवाह १२३४
 अर्थ उधर विवाह १२३४
 अर्थ उधर विवाह १२३४



कल ४
२०११९१२२
२०२२

१९१७

MUNICIPAL CORPORATION OF GREATER MUMBAI
CE411RPE/AS

5 OCT 2002

To:
Shri Arunkumar Vaidya,
M/4, Industrial Engg. Works,
102, Karna, Malabar Caves Rd,
Andheri [East],
MUMBAI - 400 093.

Sub: Full occupation permission to the building comprised of Wing 'A', with [pl] + Gr. [pl] + 15 upper floor & wing 'B' with 7 Room & wing 'C', basement + Gr. + 1 floor on CTS No.573-A/36-A of village Kariyer, Bhandup [West] Str.

The full development details of building comprised of Wing 'A', with [pl] + Gr. [pl] + 15 upper floor & wing 'B', [pl] + 1 floor & wing 'C', Basement + Gr. + 1 floor up plan situated at village Kariyer, Bhandup [West], C.T.S. No.573-A/36-A completed under the supervision of Shri I.D. Babbar, 1, [pl], bearing License No.CM/713883 & structural engineer Shri Mahimansu, bearing License No.STRM/63, may be occupied on the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
 2. That the least guarantee paid for development shall be refunded upon completion of development of layout.
 3. That the contract area shall be handed over and transferred in the name of [pl] before requirements for R.O.C.
 4. That the wing 'C' of building under reference shall be permanently provided with conditioning facilities for artificial ventilation as agreed upon by you.
- A set of certified completion plans is returned herewith.

Note: This permission is issued without prejudice to actions under Sec.305, 359-A of Mumbai Municipal Corporation Act.



Yours faithfully,
[Signature]
Executive Engineer
Eastern Suburbs

AC
[Signature]
S E (B/S) W A E (B/S) C
4/11/2002

Copy forwarded for information to architect Shri I.D. Babbar.

[Signature] S W
[Signature] S W
[Signature] E
Copy forwarded for information please
Executive Engineer
Eastern Suburbs

[Signature]
Executive Engineer
(Bldg. Proposals) Eastern Suburbs



CHALLAN
MTR Form Number-6



GRN	MH004259113202122E	BARCODE			Date	29/07/2021-14:26:29	Form ID	8556
Department	Inspector General Of Registration	Non-Judicial Stamps		TAX ID / TAN (If Any)	Payer Details 2022			
Type of Payment	Purchase of Franking Code SoS Mumbai only	Full Name		PAN No.(If Applicable)	2022			
Office Name	KRL4_JT SUB REGISTRAR KURLA NO 4	Flat/Block No.		LEELAVATI HIRJI FOORIA alias SMT LILAVATI				
Location	MUMBAI	Premises/Building		HIRJI FOORIA				
Year	2021-2022 One Time	Road/Street						
Account Head Details	Amount of Tax	Areal/Locality						
	500.00	Town/City/District						
		PIN						
		Remarks (If Any)		CHANDRESH HIRJI FOORIA				
		Amount In		Five Hundred Rupees Only				
		Words		500.00				
Payment Details		BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque/DD No.		Cheque-DD Details		Bank CIN	Ref. No.	02003942021072900726 1248790554		
Name of Bank		Name of Branch		Bank Date	RBI Date	29/07/2021-14:26:05 Not Verified with RBI		
Name of Branch		Scroll No. , Date		Not Verified with Scroll				

Department ID : Mobile No. : 9321239119
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
 नोट: चलान केवल सूचना निबन्धक कार्यालयों में ही मान्यता प्राप्त है। नोटरीय न कार्यालयों में मान्यता प्राप्त नहीं है।



करल 8	
2022	26/12/22

5055		
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41

क्रमांक	२०२२
२०२२	२०२२

AFFIDAVIT

We, **(1) SMT. LELAVATI HIRJI FOORIA** alias **SMT. LILAVATI HIRJI FOORIA** age 72 years, and **(2) MR. CHANDRESH HIRJI FOORIA**, age 49 years, Indian inhabitants, residing at Flat No. B-304, Arunoday Tower, Near Shivaji Talav, S.P.S. Road, Bhandup (West), Mumbai - 400 078, do hereby jointly and solemnly affirm state as under,

WHEREAS **(1) MR. HIRJI JADAVJI FOORIA**, the Purchaser No. 1 therein, and **(2) MR. CHANDRESH HIRJI FOORIA** was the owner of the residential premises bearing Flat No. 4, admeasuring 40.05 Sq. mt. Carpet area or thereabouts, located on the Third Floor, in B Wing, of the Building known as "ARUNODAY TOWER Co Operative Housing Society Ltd", Situated at Sardar Pratap Sing Road, Bhandup (West), Mumbai 400 078.. Taluka Kurla Mumbai Sub urban District hereunder written (hereinafter for the sake of brevity referred to as "The said Property").

We say and declare that the said co-owner **MR. HIRJI JADAVJI FOORIA**, died intestate at Mumbai on 26th November 2009 leaving behind him, **(1) SMT. LELAVATI HIRJI FOORIA** alias **SMT. LILAVATI HIRJI FOORIA**, (widow) the Releasee herein and **(2) MR. CHANDRESH HIRJI FOORIA** (son), the Releasor herein, as his only

class I legal heirs and next of kin according to the provisions of the Hindu Succession Act, 1956 by which they were governed at the time of their death legal heirs and are the only legal representatives i.e. ourselves.

We say and declare that except us, no other legal heirs/representatives are left by the said deceased **Late MR. HIRJI JADAVJI FOORIA,**

We have executed this Affidavit in order to establish our entitlement as only heirs/legal representative and next of kin of late **Late MR. HIRJI**



अभिमान शिवेश्वर

विकास



४२२८८	२०	२०
२०२१	२०	२०
२० JADAVJI FOORIA,		

said late **Late MR. HIRJI JADAVJI FOORIA**, and if any other heirs make any claim through the responsible to face its consequences.

Whatever stated above is true and correct to the best of our knowledge and belief.

SIGNED SEALED AND DELIVERED

By the within named Deponent

(1) **SMT. LELAVATI HIRJI FOORIA**

Alias **SMT. LILAVATI HIRJI FOORIA**

Lilavati Hirji Fooria



(2) **MR. CHANDRESH HIRJI FOORIA,**

PANT NO. AAAPF/408D

Chandresh Hirji Fooria



Solemnly affirmed at Mumbai

On this 29th day of July 2021,

Identified by me

Before Me

Noted & Regd. No. 7716/07/21



BEFORE ME

NAZMA KHAN

ADVOCATE & NOTARY

Regd. No. 8311
Shop No. 32, Kedy Shopping Center,
Bellasis Rd, Nagpada, Mumbai-400 008.

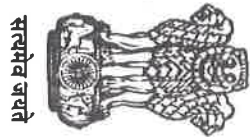
SAURABH SINGH
Adv. High Court
SINGH ENTERPRISES
Dr. Badwaik Compound,
Opp. Atriant Bank, LBS Marg,
Chandun (W), Mumbai - 400 078.

करल ४

२०५१/२२ २८

प्रमाणपत्र क्रमांक / Certificate No. 0025722

२०२२ नमुना - ६ / Form - 6



हेलथ् शिफ्ट
GOVERNMENT OF MAHARASHTRA
आरोग्य विभाग
HEALTH DEPARTMENT
ठाणे महानगरपालिका, ठाणे.
Thane Municipal Corporation of the City of Thane.



मृत्यु प्रमाणपत्र
DEATH CERTIFICATE

(जन्म व मृत्यु नोंदणी अधिनियम, १९६९ च्या कलम १२/१७ आणि महाराष्ट्र जन्म आणि मृत्यु नोंदणी नियम, २००० चे नियम ८/१३ 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 and Deaths Rules, 2000.)

प्रमाणित करण्यात येत आहे की, खालील माहिती मृत्युच्या मूळ अभिलेखाच्या नोंदवहीतून घेण्यात आली आहे, जी की ठाणे महानगरपालिका, ठाणे वॉर्ड _____ व/किंवा/आरोग्य विभाग तज्ज्ञाच्या 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 Thane Municipal Corporation, of Ward _____ of District Thane of Maharashtra State.

मृताचे पूर्ण नाव :
Full Name of Deceased :

HIRAJI JADHAVJI FCOORIA

लिंग :
Sex :

MALE

मृत्यु दिनांक :
Date of Death :

26/11/2009

मृत्युचे ठिकाण :
Place of Death :

JUPITER ST. KURLA WEST, THANE

आईचे पूर्ण नाव :
Full name of Mother :

वडिलांचे / पतीचे पूर्ण नाव :
Full Name of Father / Husband :
JADHAVJI SHIVJI FCOORIA

मयत व्यक्तीचा मृत्यूसमयीचा पत्ता :
Address of the deceased at the time of death :

B/304 ARUNODAY TOWERS KOKAN NGR BHANUJUR - W MUMBAI

मयत व्यक्तीचा कायमचा पत्ता :
Permanent address of the deceased :

नोंदणी क्रमांक :
Registration No. :

893

नोंदणी दिनांक :
Date of Registration :

03/12/2009

शेरा :
Remarks (If any)

प्रमाणपत्र दिल्याचा दिनांक :
Date of issue of Certificate :

निर्णय करणाऱ्या अधिकारिचा सही
Signature of the Issuing Authority
ठाणे महानगरपालिका, ठाणे.
Address of the Issuing authority :



"प्रत्येक जन्म आणि मृत्युची घटना नोंदल्याची खात्री घ्या"

"Ensure Registration of every birth & death"

करल ४	२०५८	२३	२०२२
भारत सरकार	२०२२	२३	२०२२



आधार

भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1104/20134/03186



To
Chandresh Hirji Fooria
(चंद्रेश हिर्जी फोरिया)
S/O Hirji Fooria
near Shivaji Talav
b.304 arunoday tower.s.p.road
Bhandup West S O
Mumbai
Maharashtra - 400078

Ref. No : 00005259-00043560-00043819-



UB 02561731 5 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4689 2567 4863

आधार — सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

चंद्रेश हिर्जी फोरिया
Chandresh Hirji Fooria



जन्म वर्ष / Year of Birth : 1972
पुरुष / Male

4689 2567 4863



आधार — सामान्य माणसाचा अधिकार

करल 8
२०१८/२४२२
२०२२

चरत शरत शरत /PERMANENT ACCOUNT NUMBER
 AADPF6384M
 शरत NAME
 LILAVATI HIRJI FOORIA
 शरत शरत /FATHER'S NAME
 VELLIBHAI NARSHIBHAI VORA
 शरत शरत /DATE OF BIRTH
 17-08-1949
 शरत शरत /SIGNATURE
 DIRECTOR OF INCOME TAX (SYSTEMS)

आरतकर वरततत
 INCOME TAX DEPARTMENT
 CHANDRESH HIRJI FOORIA
 HIRJI JADHAVJI FOORIA
 10/05/1972
 Permanent Account Number
 AAPFT408D
 शरत शरत /SIGNATURE
 शरत शरत
 शरत शरत /GOVT. OF INDIA
 15052011



करल ४
२०२२



भारतीय विशिष्ट ओळख प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No 1104/20134/03189

To,
श्रीधरदास रामचंद्रकी कर्मिचा
Shashikant Jadhavi Forna
S/O Jadhavi Forna
near Shivaji Talav b. 204, arunoday tower s.p.s. road
Bhandup West S.O
Mumbai
Maharashtra 400078

Ref: 33 / 07E / 64081 / 65835 / P



UE4183568191N



आपला आधार क्रमांक / Your Aadhaar No. :

7435 5605 5723

आधार – सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA

श्रीधरदास रामचंद्रकी कर्मिचा
Shashikant Jadhavi Forna
जन्म वर्ष / Year of Birth : 1960
पुरुष / Male



7435 5605 5723

आधार – सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण

भारत सरकार

Unique Identification Authority of India
Government of India

नोंदविण्याचा क्रमांक / Enrollment No.: 2722/42132/05618

To
श्रीधरदास रामचंद्रकी
Rohit Arjun Adangale
at post Igatpuri taluka Igatpuri dist
Bajrang Wada Ioya road Igatpuri
Igatpuri
Nashik Maharashtra - 422409
8097132537

Download Date: 15/03/2019

Generation Date: 15/03/2019



with Photograph

आपका आधार क्रमांक / Your Aadhaar No. :

5798 0132 0579

मेरा आधार, मेरी पहचान



भारत सरकार
Government of India

श्रीधरदास रामचंद्रकी
Rohit Arjun Adangale
जन्म तिथि/DOB: 06/06/1998
पुरुष / MALE



5798 0132 0579

मेरा आधार, मेरी पहचान

करल ४
२०२२



Document **H**andling **C**hařges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN 3107202100296 Receipt Date 25/04/2022

Received from LEE LAVATI HIRJI FOORIA alias LILAVATI HIRJI FOORIA, Mobile number 9111111111, an amount of Rs.580/-, towards Document Handling Charges for the Document to be registered on Document No. 9058 dated 25/04/2022 at the Sub Registrar office Joint S.R. Kurla 4 of the District Mumbai Sub-urban District.

DEFACED
₹ 580
DEFACED

Payment Details

Bank Name	BARB	Payment Date	31/07/2021
Bank CIN	10004152021073100248	REF No.	1265959134
Deface No	3107202100296D	Deface Date	25/04/2022

This is computer generated receipt, hence no signature is required.

एल वी लावती हिरजी फोरीया

31/07/2021



Pre-Registration summary(नोंदणी पूर्व गोषवारा)

/391/9058

सोमवार,25 एप्रिल 2022 5:38 म.नं.

दस्त गोषवारा भाग-1

करल4

दस्त क्रमांक: 9058/2022

25/04/22

दस्त क्रमांक: करल4 /9058/2022

बाजार मुल्य: रु. 01/-

मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.500/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Fee Adjustment : Fee Adjustment (yashada training) code added for keeping tack of adjusted fees

दु.नि. सह. दु.नि. करल4 यांचे कार्यालयात
अ. क्र. 9058 वर दि.25-04-2022
रोजी 5:36 म.नं. वा. हजर केला.

पावती:9705

पावती दिनांक: 25/04/2022

सादरकरणाराचे नाव: लीलावती हीरजी फुरिया उर्फ लीलावती
हीरजी फुरिया

नोंदणी फी

रु. 1000.00

दस्त हाताळणी फी

रु. 580.00

पुष्टांची संख्या: 29

एकुण: 1580.00

दस्त हजर करणाऱ्याची सही:

सह.दु.निबंधक कुर्ला - 4

सह.दु.निबंधक कुर्ला - 4

दस्तावा प्रकार रिजिज डीड

मुद्रांक शुल्क:

शिक्रा क्रं. 1 25 / 04 / 2022 05 : 36 : 46 PM ची वेळ: (सादरीकरण)

शिक्रा क्रं. 2 25 / 04 / 2022 05 : 37 : 21 PM ची वेळ: (फी)





25/04/2022 5 43:48 PM

दस्ता गोपवारा भाग-2

करतल4

दस्ता क्रमांक:9058/2022

21122

दस्ता क्रमांक :करतल4/9058/2022

दस्ताचा प्रकार :-रिलीज डीड

अनु क्र.	पक्षकाराचे नाव व पता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नाव:चंद्रेश हीरजी पुरिया पता:प्लॉट नं: बी / 304, माळा नं: 3, इमारतीचे नाव: अरुणोदय टॉवर, ब्लॉक नं: एस.पी.एस. रोड, शिवाजी तलाव जवळ, रोड नं: भाडूप पश्चिम मुम्बई, महाराष्ट्र, MUMBAI. पॅन नंबर:AAAPF7408D	विरुद्ध देणार वय :-49 स्वाक्षरी:- <i>Chakor</i>		
2	नाव:गीलावती हीरजी पुरिया उर्फ गीलावती हीरजी पुरिया पता:प्लॉट नं: बी / 304, माळा नं: 3, इमारतीचे नाव: अरुणोदय टॉवर, ब्लॉक नं: एस.पी.एस. रोड, शिवाजी तलाव जवळ, रोड नं: भाडूप पश्चिम मुम्बई, महाराष्ट्र, मुम्बई, पॅन नंबर:AADPF6384M	विरुद्ध देणार वय :-72 स्वाक्षरी:- <i>SAVITRI SHIRJI PURIYA</i>		

नशील दस्तऐवज करतल देणार तथाकथीत रिलीज डीड चा दस्ता रवाना करतल दिल्याचे कबुल करतल.
शिक्का क्र.3 ची वेळ:25 / 04 / 2022 05 : 41 : 28 PM

ओळख:-

खालील इमूम असे निवेदीन करतलत की ते दस्तऐवज करतल देणार यानां द्यकतीशः ओळखतलत, व त्यांची ओळख पटवितलत

अनु क्र.	पक्षकाराचे नाव व पता	छयाचित्र	अंगठ्याचा ठसा
1	नाव:शशिकांत जाधवजी पूरिया वय:70 पता:बी 1204, अरुणोदय टॉवर, एस.पी.एस. रोड, शिवाजी तलाव जवळ ,भाडूप वेस्ट मुंबई पिन कोड:400078	 <i>S.T. Puriya</i>	
2	नाव:रोहित अडगाळे वय:23 पता:मुलुंड वेस्ट मुंबई पिन कोड:400080	 <i>Rohit Adgaale</i>	

शिक्का क्र.4 ची वेळ:25 / 04 / 2022 05 : 42 : 15 PM

शिक्का क्र.5 चा वेळ:25 / 04 / 2022 05 : 42 : 38 PM नोंदणी पुस्तक 1 मध्ये

सह दुनिबंधक कुर्ला -4



Payment Details.

sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	LEELAVATI HIRJI FOORIA alias SMT LILAVATI HIRJI FOORIA	eChallan	02003942021073100263	MH004347944202122E	500.00	SD	0000542450202223	25/04/2022
2	LEELAVATI	DHC			580	RF	3107202100296D	25/04/2022
3	HIRJI FOORIA alias SMT LILAVATI HIRJI FOORIA	eChallan		MH004347944202122E	1000	RF	0000542450202223	25/04/2022

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

9058 /2022

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.isartha@gmail.com

करल ४
२०५८
२२
२२
२०२२

प्रमाणित करण्यात येते की या दस्ताव्यामध्ये
एकूण प्रकाशित ८३२७ने आहेत
करल ४/ २०५८।२०२२
पुस्तक क्रमांक १ क्रमांकावर नोंदला.
दिनांक २५।०४।२०२२

सर. दुय्यमा निबंधक कुर्ला-४
महानगर उद्योगाचे निबंधक

