



बृहन्मुंबई महानगरपालिका  
MUNICIPAL CORPORATION OF GREATER BOMBAY

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CE/42/BM/MI  
24.2.56

To  
K. Gyan & Co.,  
Licensed Surveyors,  
1401, Dalmia Tower, 14th floor,  
211, Nariman Point, Bombay-400021.

Subject: Occupation certificate for the building type A-1 on plot bounded S. No. 122, 124(pt), Ghatkopar.

Sir,  
Reference: Your letter dated 24.1.56.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection from Asstt. Engineer, Water Works Dept. and subject to the following conditions:-

- 1) That certificate under Sec. 370-A of the Bombay Municipal Corporation Act shall be submitted within 3 months, or before M.C.C. whichever is earlier.
- 2) That the set back land handed over to the Corporation shall be transferred in the name of Corporation in City Survey record. Cft.
- 3) That the completion for U.D. shall be obtained and submitted to this department before asking occupation for remaining buildings.
- 4) Terms and conditions of the layout shall be complied with before asking occupation permission for remaining buildings.

Notes: This permission is issued without prejudice to the actions under sec. 270-A, 305, 353-A of the Bombay Municipal Corporation Act.

Please also note that if any of the above mentioned objections are not complied with and if the user mentioned in the approved plans is found charged without prior permission from the Municipal Corporation, this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,  
55/

CE/42/BM/MI  
24.2.56

Executive Engineer,  
Building Proposals (Eastern Suburbs).

HP/22286.

Copy forwarded for information to the owner  
H/o. Ciba Industrial Workers Co-op. Housing Society Ltd.

Executive Engineer,  
Building Proposals (Eastern Suburbs).



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### AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and entered into at Mumbai this 9th day of May 2024

#### BETWEEN

(1) **MRS. ASHA MOHAN nee Asha Katterl Thampa Menon (PAN – AFGPM6054D)**, aged about 68 years, Indian Inhabitant, presently residing at Flat no F/102, RAJ LEGACY, L.B.S ROAD, VIKROLI WEST, MUMBAI 400083, hereinafter referred to as "**the Vendor/Transferor**" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include their respective heirs, executors, administrators and successors) of the ONE PART

#### AND

(1) **MR. NANJI RAMJI BHANUSHALI (PAN – AFAPB9741G), AGED ABOUT 60 YEARS**, adult, Indian Inhabitant, presently residing at Flat no B-40, Ashirwad, CIBA Society, Amrut Nagar, Ghatkopar West, Mumbai 400086, hereinafter referred to as "**the Purchaser/Transferee**" (which expression unless it be repugnant to the context or meaning thereof, shall mean and include his heirs, executors, administrators, successors and assigns) of the OTHER PART;

#### WHEREAS: -

- (a) By and under an Agreement for Sale dated 25<sup>th</sup> of October 1980 made between said M/s. Gayatri Construction Co. Pvt Ltd., therein referred to as "the Developers" of the One Part and one **MR. Lalit Kumar Ratanshi** therein referred to as "the Purchaser" of the Other Part, the said **MR. Lalit Kumar Ratanshi** purchased and acquired flat premises admeasuring about 55.76 sq. meter Built-up area, bearing Flat No. 40 (old Flat no 22, A-1) on the 1st Floor, Geetanjali, CIBA INDUSTRIAL WORKERS C.H.S LTD on the said property at NEAR AMRUT NAGAR, GHATKOPAR WEST, MUMBAI 400086, AREA 55.76 Sq. Meter Built-up, Village,

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Ghatkopar, C.T.S No. 26, Taluka Kurla, Mumbai Suburban District. (more particularly described in the Schedule hereunder written and hereinafter referred to as "the said Flat").

(b) By and under an Agreement dated 28<sup>th</sup> June 1982 made between the said MR. Lalit Kumar Ratanshi and the Vendor/Transferor and Mr. K.T Menon, the said MR. Lalit Kumar Ratanshi sold and transferred the said Flat in favor of the Vendor/Transferor and Mr. K.T Menon herein for the consideration and on the terms and conditions as more specifically set out in the said Agreement for Sale dated 28<sup>th</sup> June 1982. In October 2008, the Vendor/Transferor and Mr. K.T Menon had applied to the Office of "The Collector of stamps", Kurla in "Abhay Yojna" and had paid stamp duty.

(c) The said MRS. ASHA MOHAN nee Asha Katteri Thampa Menon & (2) MR. K.T. MENON joined and enrolled as promoters-members of CIBA INDUSTRIAL WORKERS CO-OPERATIVE HOUSING SOCIETY LTD, a co-operative society formed by the purchasers/owners of the flats/shops/units in the said buildings called as "CIBA INDUSTRIAL WORKERS CO-OPERATIVE HOUSING SOCIETY LTD", constructed on the said property at near Amrut Nagar, Ghatkopar West and registered vide Registration No. BOM / HSG / 2102 of dated 16<sup>th</sup> June 1969 (hereinafter referred to as "the said Society").

(d) As member of the said Society the said Vendor/Transferor and Mr. K.T Menon was allotted 10 (old shares 5) shares of Rs.50/- each, totaling Rs.500/- (old total value Rs.250/-), bearing distinctive Nos. 2391 TO 2400 (OLD NO 2431 TO 2435 (both inclusive) embodied in Share Certificate No. 240 (OLD NO 423)) and MEMBERS REGISTER NO 240 (OLD NO 256) by the said Society (hereinafter referred to as "the said Shares").

(f) The Vendor/Transferor and Mr. K.T Menon has enrolled as member of the said Society and had got the said Shares transferred to their joint names.

(g) By and under Gift Deed dated 16/07/2014 made between by Mr. K.T Menon and the Vendor/Transferor, the said Mr. K.T Menon gifted and transferred the 50% rights and ownership in said Flat in favor of the

Amohan

Moh

390/10484

पावती

Original/Duplicate

Thursday, May 09, 2024

सॉफ्टी क्र.: 39M

6:29 PM

Regn. 39M

पावती क्र.: 11236 दिनांक: 09/05/2024

मावाने नाव: घाटकोपर

इस्तऐवजाचा अनुक्रमांक: करत3-10484-2024

इस्तऐवजाचा प्रकार: करारनामा

मादर करणाऱ्याचे नाव: नानजी रामजी भानुशाही

सॉफ्टी फी

₹. 30000.00

इस्त हाताळणी फी

₹. 600.00

पुस्त्यांची संख्या: 30

**DELIVERED**

एकूण:

₹. 30600.00

  
सह. दु.निबंधक कुर्ला-३

बाजार मूल्य: ₹.6573713.68 /-

मोबदला ₹.7500000/-

भरणेचे मुद्रांक शुल्क : ₹. 450000/-

**सह. दुय्यम निबंधक  
कुर्ला-३ (वर्ग-२)**

1) देयकाचा प्रकार: DHC रकम: ₹.600/-

डीटी/घनादेश/पे ऑर्डर क्रमांक: 0524090508900 दिनांक: 09/05/2024

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रकम: ₹.30000/-

डीटी/घनादेश/पे ऑर्डर क्रमांक: MH001688215202425E दिनांक: 09/05/2024

बँकेचे नाव व पत्ता:

०१/०५/२०२४

**DELIVERED**



05/2024

### सूची क्र.2

दुग्ध विभाग : सह दु.नि. कुर्ला 3

दस्तावेज क्र. : 10484/2024

मोहरी :

Regn-83m

### मागाचे नाव : घाटकोपर

1) विवेकाचा प्रकार	करारनामा
2) मालकी	7500000
3) बाजारबाध/बाधेपाट/बाध्या प्रतिपाट/बाध्या आवासीय देवी की परतेदार ते सुद बगवे	6573713.68
4) पु-मोहन, पोस्टलिंग्या व धरमनाक(अमन्या)	1) भाविकेचे नाव: मुंबई घराणा इतर वर्गक मरविना नं. 40, गीतावली, माळा नं. 1, पत्रणा, इमारतीचे नाव: मिका इन्फिन्ट व्हर्मेस कॉर्पोरेटिव्ह हाऊसिंग सो. लि, ब्लॉक नं. अमृत नगर, रोड : घाटकोपर पश्चिम, मुंबई - 400086. इतर धाडिती, दस्तावेज नमूद केल्याप्रमाणे. बांधीय क्षेत्र फळ 55.76 चौ मी (600 चौ फुट विस्तार) PUI: NX1002250000000 ( ( C.T.S. Number : 26 : ) )
5) क्षेत्रफळ	1) 600 चौ.फुट
6) आवासीय किंवा दुही देण्यात असेल तेव्हा.	
7) दस्तऐवज करत देणा-या/निवृत्त देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमन्या, प्रतिवादिचे नाव व पत्ता.	1) नाव:-आशा मोहन नी आशा कपेरी तबा मेहन बघ:-68; पत्ता:-प्लॉट नं. एक-102, माळा नं. - , इमारतीचे नाव: राज लेझरी , ब्लॉक नं: होम टाउनच्या जवळ, रोड नं. एक, वी.एम. मार्ग, विक्रोळी १, महाराष्ट्र, MUMBAI. पिन कोड:-400083 पॅन नं:-AFGPM6054D
8) दस्तऐवज करत देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकूमनामा किंवा आदेश अमन्या, प्रतिवादिचे नाव व पत्ता	1) नाव:-नानजी रामजी भागुमाली बघ:-60; पत्ता:-प्लॉट नं. बी-40, माळा नं. - , इमारतीचे नाव: अश्वीकांत मिका सोसायटी , ब्लॉक नं: अमृत नगर मर्कल , रोड नं. अमृत नगर, घाटकोपर पश्चिम, महाराष्ट्र, मुंबई. पिन कोड:-400086 पॅन नं:-AFAPB9741G
9) दस्तऐवज करत दिव्याचा दिनांक	09/05/2024
10) पुनः नोंदणी केल्याचा दिनांक	09/05/2024
11) अनुक्रमांक, खर व गुण	10484/2024
12) बाजारबाध/बाध्याचे मुद्रांक शुल्क	450000
13) बाजारबाध/बाध्याचे नोंदणी शुल्क	30000
14) मॅरज	



कुर्लाकनासह विभागात घेतलेला तपशील:-

मुद्रांक शुल्क आकारतांना निबंधकांना अनुषंगे :- (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



वस्तुसोबत देण्यात आलेली सूची-२

सह दुग्धम निबंधक (वर्ग-२)  
कुर्ला क. ३

Society and other concerned authorities toward maintenance charges, property tax, etc. till the date of actually handing over the possession of the said Flat to the Purchaser/Transferee and thereafter all such charges and outgoings will be borne and paid by the Purchaser/Transferee. The Vendor/Transferor also agrees to pay and clear electricity bills, telephone bills, cooking gas bills etc. for the amenities/utilities provided in the said Flat till the date of actually handing over the possession of the said Flat to the Purchaser/Transferee.

13. The transfer fee, premium or betterment charges required to be paid to the said Society for transfer of the said Flat and the said Shares from the name of the Vendor/Transferor to the name of the Purchaser/Transferee will be borne and paid by both the Parties in equal shares. The stamp duty and registration charges leviable on this agreement, by the concerned Government authority, had been paid solely by the Purchaser/Transferee.

### SCHEDULE ABOVE REFERRED TO

ALL THAT flat premises admeasuring about 55.76 sq. meter (600 sq. ft.) **Built-up Area**, bearing Flat No. 40 (old no 22, A-1) on the 1st Floor in **Geetanjali building**, of "**CIBA INDUSTRIAL WORKERS Co-operative Housing Society Ltd**" situate at Near Amrut Nagar, Ghatkopar West, Mumbai 400086, on the plot of land bearing, CTS NO. 26, of Village Ghatkopar, Taluka Kurla, Mumbai Suburban District within the Registration District & Sub-District Mumbai Suburban. The said building is constructed in the year 1986 and consists of Ground/Stilt + 4 Upper Floors, having no lift facility.

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Share Certificate No. 240 Member's Register No. 240 No. of Shares 10

# Share Certificate

(AUTHORISED SHARE CAPITAL OF Rs. 5,00,000 DIVIDED INTO Rs. 10,000 SHARE OF Rs. 50/- EACH)

## CIBA INDUSTRIAL WORKERS' CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No. 132, Amrutnagar, Ghatkopar (West), Mumbai 400 086.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Registration No. BOM / HSG / 2102 dated 16<sup>th</sup> June, 1969

This is to certify that Smt. / Ms. ASHA MOHAN & MR. K.T. MENON  
is / are the Registered Holder of TEN fully paid-up Shares of Rupees FIFTY each numbered  
from 2391 to 2400 both inclusive in **CIBA INDUSTRIAL WORKERS'**

**CO-OPERATIVE HOUSING SOCIETY LTD.**, subject to the Bye-laws of the said society.

Given under the Common Seal of the said society on this 27<sup>TH</sup> day of JANUARY 2021



[Signature]  
Authorised  
M. C. Member

[Signature]  
Secretary

[Signature]  
Chairman