

Old. Fical

100. 102  
Agreement

KASHYAP SHAH

FLAT 102  
with Garage in  
Mangal Milan  
S'cruz (w).

HAH2 QAKHZA

301 TAJA  
ni gpaqad niw  
malim jaraqan  
(w) suri

# PEE JAY ENTERPRISES

ENGINEERS & BUILDERS



MANGAL DARSHI  
14, TURNER ROAD  
BANDRA,  
BOMBAY-400 050.  
PHONES: 539072  
545837 □ 531248

Tel. 45 63 72

2nd July 1981.

To

Mr. Kashyap Lalbhai Shah,  
Jaybharat Society, No. 11,  
'Parvati' Bungalow,  
Ground Floor, Rd. No. 5,  
Old Khar (West),  
Bombay 400 052.

Dear Sir,

We are pleased to inform you that you have been allotted Flat No. 102 on the first floor in 'Mangal Milan', East Avenue, Santacruz (West), Bombay 400 054.

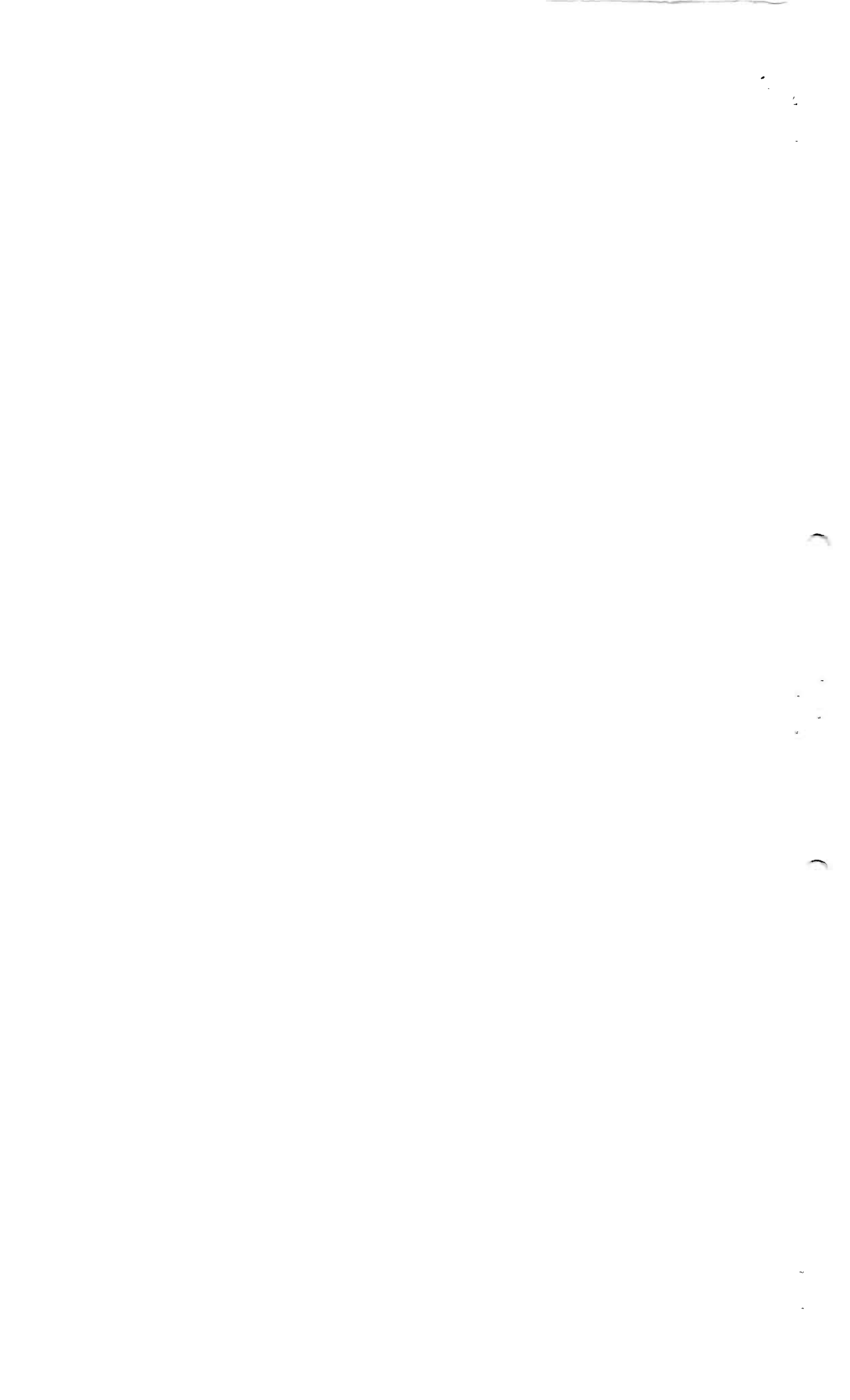
The total cost of the above said Flat is Rs. 1,31,000/-only, (One lakh thirty one thousand only).

Thanking You.

Yours faithfully,

For Pee Jay Enterprises.

Proprietor.



# PEE JAY ENTERPRISES

ENGINEERS & BUILDERS



MANGAL DARSHAN,  
14, TURNER ROAD,  
BANDRA,  
BOMBAY-400 050.  
PHONES: 589072  
545837 □ 531248  
Tel. 45 63 72

2nd July 1981.

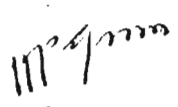
To,  
Mr. Kashyap Lalbhai Shah,  
Jaybharat Society, No.11,  
"Parvati" Bungalow,  
Ground Floor,  
Road No.5.,  
Old Khar (West),  
Bombay 400 052.

Dear Sir,

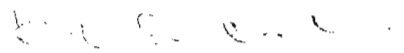
Please confirm that you have received the possession of Flat No.102 on the first floor, in "Mangal Milan", East Avenue, Santa cruz (West), Bombay 400 054., in good condition. Further you have no complaint against the workmanship of the said flat or any other nature whatsoever.

Thanking you,

Yours faithfully,  
For Pee Jay Enterprises.

  
Proprietor.

I confirm,

  
Mr. Kashyap Lalbhai Shah.



Received with thanks from		Amount	Date
MR. Kashyap. Shah.		131000 00	2-7-81.
The sum of Rupees <u>One Lac Thirty One Thousand only</u>			
by Cash/Cheque No.	Date	Drawn on	
910695	25-6-81.	Syndicate Bank.	
being Part/Full/on a/c Payment of			
Flat on 1st floor, 102 Mangal mitan, Santacruz (W) Bombay			
● Cheque subject to realization			



**PEE JAY**

**ENTERPRISES**

Mangal Darshan,  
14, Turner Road, Bandra,  
Bombay-400 050. Tel. 539072



Partner | Manager

Received with thanks from		
Kashyap. Shah.		
The sum of Rupees Three Thousand		
Seven hundred Fifty only		
by Cash/Cheque No.	Date	Drawn on
910696	25.6.81	Syndicate Bank.
being Part/Full/on a/c Payment of		
Deposit A/c.		
● Cheque subject to realization		

Amount		Date
3750.	00	2-7-81.



**PEE JAY**

**ENTERPRISES**

Mangal Darshan,  
14, Turner Road, Bandra,  
Bombay-400 050. Tel. 539072



Partner | Manager



From: Mr. P. H. Shah  
301, Mangal Milan,  
Sharadchandra Chatterji Rd,  
Santacruz (West),  
Bombay 400 054.

Date: 19/11/1987.

To,  
Mr. Kashyap L. Shah &  
Mrs. Smita K. Shah  
101, Mangal Milan,  
Sharadchandra Chatterji Rd,  
Santacruz (West),  
Bombay 400 054.

Dear Sir/Madam,

Sub: Possession of closed Garage No. 4 on the  
Ground Floor, Mangal Milan co-op. Hsg. Soc. Ltd.  
.....

As per the Agreement dated 19/11/1987, I the undersigned Mr. P. H. Shah gives you the vacant and peaceful possession of my closed Garage No. 4 on the Ground Floor of the building Mangal Milan Co-operative Hsg. Society Ltd., Sharadchandra Chatterji Rd, Santacruz (W), Bombay 400 054.

Now I have no rights, title, interest and claim, whatsoever on the above mentioned closed Garage and I confirm that it is free from all encumbrances. I have received the full and final payment of the said closed Garage from you.

Thanking you,

Yours faithfully,

*P. H. Shah*

(Mr. P. H. Shah)

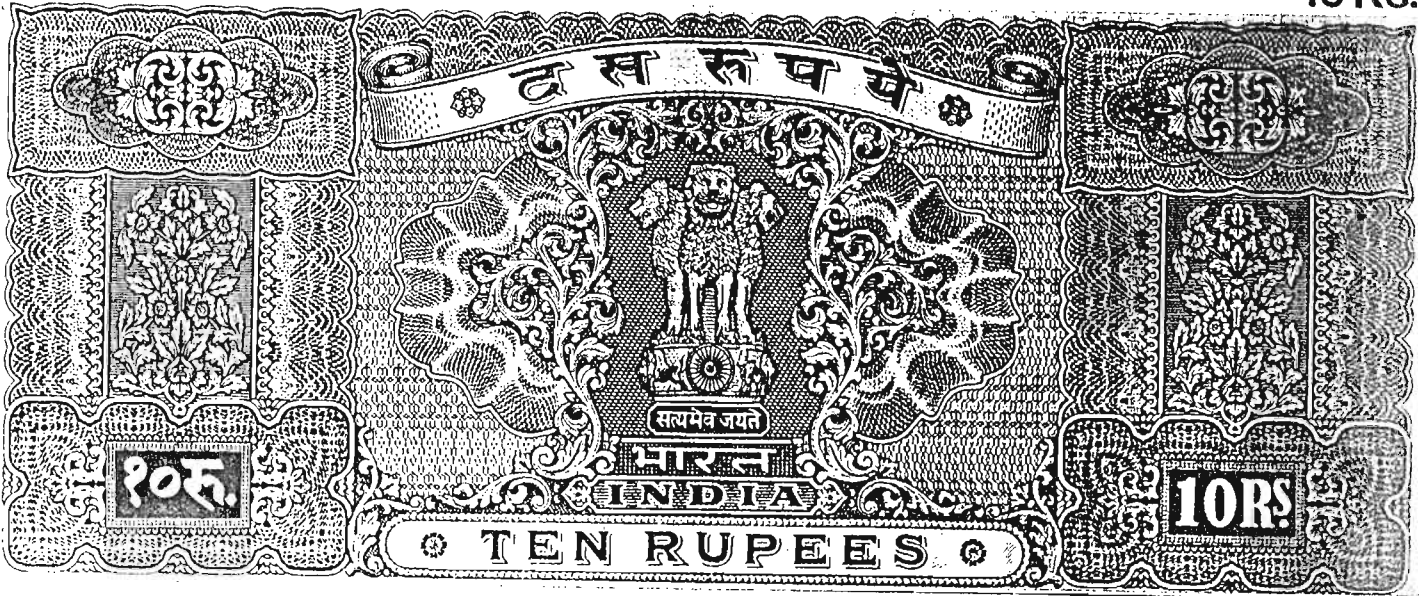
1

2

(1)

(2)

(3)



19 NOV 1987

THIS AGREEMENT made at Bombay this 19th day of November 1987,  
 Between MR. P. H. SHAH, Indian Inhabitant, hereinafter called 'Vendor'  
 (which expression shall, unless repugnant to the context or meaning  
 thereof, be deemed to include his respective heirs, executors and  
 administrators) of the One Part and MR. KASHYAP L. SHAH & MRS. SMITA  
 K. SHAH, Indian Inhabitants, hereinafter called the 'Purchasers' (which  
 expression shall, unless repugnant to the context or meaning thereof,  
 be deemed to include their heirs, executors, administrators and as-  
 signs) of the Other Part.

W H E R E A S :

a. The Vendor is holding a closed Garage No. 4 on Ground Floor, Building known as Mangal Milan Co-operative Housing Society Limited, registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 and having its registered No: BOM/HSG/6650 of 1981 and having its registered office at Sharadchandra Chatterji Rd, Santacruz (West), Bombay 400 054, (hereinafter for brevity's sake called 'the said Society').

b. The Vendor has agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendor the said Garage No. 4, on Ground Floor in the said Society.

NOW IT IS HEREBY AGREED by and between the parties hereto as follows:-

1. The Vendor shall sell to the Purchasers and the Purchasers shall purchase from the Vendor the closed Garage No. 4 on the Ground Floor of the said society with all the rights, title and interest of the Vendor and the exclusive use and occupation of the said closed Garage for the price of Rs. 25,000/- (Rupees Twenty Five Thousand only).
2. The Vendor will, on the execution of this Agreement submit to the said Society the Transfer form and all other writings required by the said Society for the transfer of the said closed Garage to the names of the Purchasers. The Transfer fee, if any, payable to the said Society will be paid by the Vendor and the Purchasers in equal share.
3. Both the Vendor and the Purchasers shall sign and execute such forms and writings as may be necessary for the purpose of completely transferring the said Garage in the Purchasers's name and as incidental thereto the exclusive use and occupation of the said Garage.

4. The sale shall be deemed to have been completed upon the full payment of the purchase price to the Vendor by the Purchasers and the said closed garage shall be at the risk of the Purchasers as soon as they take possession of the closed Garage from the date of possession the Purchasers will be liable to pay all taxes and outgoings including the Society's charges in respect of the said closed Garage. The Vendor will be liable to pay all such dues and outgoings upto the date of possession of the closed Garage is handed over to the Purchasers.

5. The Vendor declares that he has not mortgaged charged or otherwise encumbered the said closed Garage of any part thereof. The Vendor has not done or omitted to do anything whereby the said closed Garage, hereby agreed to be sold and transferred or any part thereof may in any manner be prejudicially affected.

6. The Purchasers agree to observe and perform all the rules and regulations and bye-laws of the said Society as also of the Bombay Municipal Corporation and other authorities concerned in regard to the use of the said closed Garage and to keep the Vendor saved and indemnified against any claim, demand, action or proceedings and all costs, charges and expenses in respect of the same.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals to the original and duplicate of this Agreement the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the  
withinnamed VENDOR MR. P. H. SHAH  
in the presence of .....

)  
) P.H. Shah  
)

SIGNED SEALED AND DELIVERED by the  
withinnamed PURCHASERS MR. KASHYAP L.  
SHAH & MRS. SMITA K. SHAH in the  
presence of .....

) K. L. Shah  
)  
) S. K. Shah  
)

R E C E I P T

RECEIVED of and from the Purchasers, a sum of Rs. 25,000/- (Rupees )  
Twenty Five Thousand only) by Cheque Nos: 022172 and 212130 dated )  
19/11/1987, drawn on Syndicate Bank, Khar branch, Bombay 400 052, )  
being the full and final payment as mentioned in this Agreement. )

I SAY RECEIVED



VENDOR

WITNESSES:

- 1.
- 2.

THE Mangal Milk CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. \_\_\_\_\_ and Date \_\_\_\_\_)

No. 3

Authorised Share Capital Rs. 200,000 Divided into 4000 Shares each of Rs. 50/- only

Member's Register No. 14

THIS IS TO CERTIFY that Shri / Smt. Kashyap L. P. Shah

of Bombay is the Registered Holder of Shares [ 5 ] from No. 11

to 15 of Rupees Two hundred & fifty only [ 250/- ]

in THE Mangal Milk CO-OPERATIVE HOUSING SOCIETY LTD.

Santacruz (W) Bombay 54 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 Bombay this 31<sup>st</sup>  
day of August 1985.



L. V. Shah Chairman

[Signature] Hon. Secretary

P. H. Shah Member of the Committee

P. T. O.

