

Monday, September 15, 2003

5:19:00 PM

पावती

Original

नोंदणी 39 म.

Regn. 39 M

पावती क्र. : 8706

गावाचे नाव तुंगवा

दिनांक 15/09/2003

दस्तऐवजाचा अनुक्रमांक वदर7 - 08642 - 2003

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: विमलेश रामजस सिंह - -

नोंदणी फी	:-	16700.00
नवकल (अ. 11(1)), पृष्ठांकनाची नवकल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (103)	:-	2060.00
एकूण	रु.	18760.00

आपणास हा दस्त अंदाजे 5:33PM ह्या वेळेस मिळेल

दुय्यम निबंधक

कुर्ला 2 (विक्रोळी)

बाजार मूल्य: 1669731 रु. मोबदला: 1093125रु.

भरलेले मुद्रांक शुल्क: 82400 रु.





दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

दस्तक्रमांक व वर्ष: 8642/2003

Tuesday, September 16, 2003

10:59:39 AM

सूची क्र. दोन INDEX NO. II

नों

Reg

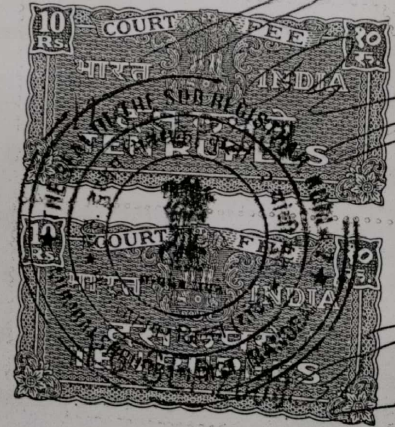
गावाचे नाव : तुंगवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,093,125.00
बा.मा. रू. 1,669,731.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 34 हिस्सा नं 2 सिटिएस क्र.: 20 व 21 वर्णन: विभागाचे नाव - तुंगवा - कुर्ला उपविभागाचे नाव - 117/544 - भुभाग: तुंगवा गावातील सर्व मिळकती. सदर मिळकत सि.टी.एस. नंबर - 20 मध्ये आहे. - प्लॉट नं 203, 2 रा मजला. अे विंग, कोरोल्ला ज्वेल, मरोळ मिलेटरी रोड, अंधेरी पूर्व मुं 72. मोजे तुंगवा. तळमजला अधिक 7 मजल्यांची इमारत. (1) बांधीव मिळकतीचे क्षेत्रफळ 69.14 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मेसर्स एम. एस. शाह अॅन्ड अदर्स भागीदार अब्दुल हमीद माफखान तर्फे कु मु संजय चौरसिया - -; घर/प्लॉट नं: 102/बी-3, मापखान नगर, मरोळ नाका, अंधेरी पूर्व मुं 59; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -
(2) मेसर्स जय जगदंबा को ऑप हाऊ सोसा. लि. तर्फे सेक्रेटरी श्री. सुरेश काशिनाथ इंदूलकर - -; घर/प्लॉट नं: प्लॉट नं अे, सांमत नगर, मिठा नदी, तुंगवा मुं 72; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -
(1) बिमलेश रामजस सिंह - -; घर/प्लॉट नं: अे/3/303, मार्बल आर्क, मिरारोड पूर्व जि टाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -
(2) संध्या बिमलेश सिंह - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -
- (7) दिनांक करून दिल्याचा 15/09/2003
- (8) नोंदणीचा 15/09/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 8642 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 82350.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रू 16700.00
- (12) शोरा

खरी प्रत

या कृत्याचा
मी वाचक
६ जपान

बह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.



स्वीजय चौरसिया
योना त्याचे ता. १५/९/०३
प्रानुसार नसकळ दिली.
दिनांक: १५/९/०३

बह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

बदर-७
 दस्त क्रमांक (२००३/२००३)
 २

THIS ARTICLES OF AGREEMENT made at Mumbai on this 15 day of September 2003 between **M.S. SHAH AND OTHERS** a Partnership Firm registered under the Partnership Act 1932 and having their office at **102 / B-3, Mapkhan Nagar, Marol Naka, Andheri East, Mumbai 400 059.**, (hereinafter referred to as the "THE SELLER / DEVELOPERS") (which expression shall unless it be repugnant to the context to or meaning thereof include the persons or partners or partner for time being and from time to time constituting the said Firm, the survivors or survivor of them, their / his / her / heirs, executors, administrators and assigns) one **ONE PART** AND Mr / Mrs / M/s. BIMLESH . R. SINGH & SANDHYA . B. SINGH having his / her / their address at A/3/303 MARBLE ARCH, MIRA ROAD (hereinafter referred to as the "THE FLAT PURCHASER") Which expression thereof be deemed to mean and include them / their/ his / her/heirs / executors and administrators) of the **SECOND PART**, AND **M/S. JAI JAGDAMBA CO-OPERATIVE HOUSING SOCIETY LTD.,** a Society registered and having their address at **C.T.S. No. 16**

11

82400R
 B.F. Jai Jagdamba Co-operative Housing Society Ltd. and Four Hundred and
 P.O. 8-10-60
 GENERAL STAMP OFFICE
 TOWN HALL FORT, MUMBAI
 MAH-GSO/0063
 R. L. Laha
 Bimlesh R. Singh
 INDIA
 R. 0082400/PB 1060
 7609 SPECIAL
 183819 SEP 12 2003
 STAMP DUTY MAHARASHTRA

Bimlesh
 Sandhya





a Society registered and having their address at C.T.S. No. 16, Plot 'A', Samant Nagar, Mitha Nadi, Tungve Village, Mumbai 400 072, and bearing registration no. BOM/WL/HSG/832/87-88, and hereinafter referred to as the **CONFIRMING PARTY**, and the Party of the **THIRD PART**.

WHEREAS

i. In Pursuance of Agreement and in consideration of premises thereof (i) MRS. ROSE MARY FRANCIS D'MELLO (ii) MARTIN FRANCIS D'MELLO (iii) MILTON FRANCIS D'MELLO (iv) DORIN FRANCIS D'MELLO (v) SILVESTER FRANCIS D'MELLO (vi) RAYNIRO FRANCIS D'MELLO (vii) CINTHYA FRANCIS D'MELLO (hereinafter referred to as the said "ROSE MARY ") as Vendors duly executed in favour of M/s. JAI DURGA CO-OPERATIVE HOUSING SOCIETY LTD., (hereinafter referred to as the said Society), a Conveyance dated 22nd December 1987 and lodged for registration with the Sub Registrar of Assurance at Bandra under Serial no. 5183 of 1987 thereby conveying the right title and interest in piece and parcel of land bearing Survey no. 34, Hissa no.2 and C.T.S no. 20 of Village Tungve, Taluka Kurla in Mumbai Suburban District and more particularly described in Schedule thereunder written as also in **FIRST SCHEDULE** hereunder written (hereinafter referred to as the said "**FIRST LAND**").



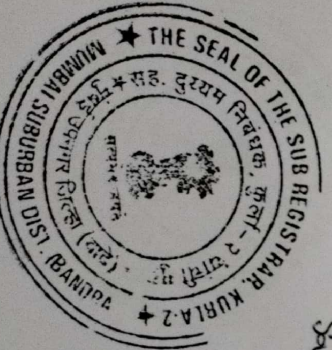
B. S. Sanchya
Sanchya

बदर - 19
दस्तावेज क्रमांक (15/2/19003)
3

ii. Similarly, in pursuance of Agreement and in consideration of Premises thereof, MRS. AYESHABHAI ABDULLA SHAIKH, ABDUL KHALIK ABDULLA, ABDUL KAYAM ABDULLA, ZUBEDA MOHAMMED SHAIKH, ABDUL SAMAD ABDULLA and KABIR AHMED ABDULLA (hereinafter for the sake of brevity collectively referred to as said AYESHABAI) as Vendors duly executed in favour of the said society a Conveyance dated 25th September 1987, and duly lodged for registration with the Sub Registrar of Assurance, Bandra under Serial no. 3187 of 1987 thereby conveying their right, title and interest in piece and parcels of land bearing Survey no. 34 Hissa no. 2 C.T.S no. 20 of Village Tungve, Taluka Kurla in Mumbai Suburban District and more particularly described in **SECOND SCHEDULE** hereunder written (hereinafter referred to as the said **"SECOND LAND"**)

iii. Simultaneously, with the execution of Conveyances the said ROSE MARY and ORS And AYESHABAI AND ORS. Executed Irrevocable Power of Attorney dated 22nd December 1987 and 25th September 1987 respectively in favour of office bearer of the said Society which are also duly registered with the Sub Registrar of Assurances of Bandra under Serial no. 968 of 1987 and 767 of 1987 respectively whereby authorizing the said society on their behalf to do all acts, matters, deeds and things for the

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बंदर-७
दस्तावेजांक (१९८७/२००३)
<i>७</i>

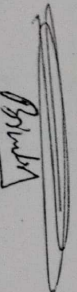
purpose of development their respective said **FIRST LAND AND SECOND LAND.**

iv. The hereinabove recited Conveyance dated 22nd day of December 1987 executed by ROSE MARY And ORS. Has been duly registered with the Sub Registrar of Assurance, Bandra on 29th October 1993 and Conveyance dated 25th September 1987 executed by the said AYESHABAI and ORS shall be registered in due course.

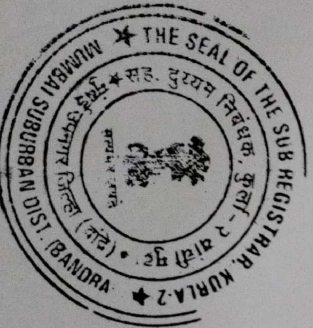
v. Pursuant to the execution of the said Conveyances by said ROSE MARY AND ORS., And said AYESHABAI AND ORS, the said ROSEMARY AND OTHERS and said AYESHABAI and Ors. Had put the said society in possession of said FIRST LAND and SECOND LAND respectively.

vi. The said society thus seized and possessed of or otherwise well and sufficiently entitle to pieces or parcel of land comprised of the said FIRST LAND and SECOND LAND situated at Village Tungve, Taluka Kurla in Mumbai Suburban District and more particularly described in FIRST and SECOND SCHEDULES hereunder written (hereinafter collectively referred to as the said LANDS).

vii. As a result of Urban Land (Ceiling and Regulation) Act 1976 (hereinafter called said "The Ceiling Act") which came into force in the State of Maharashtra on 17th February 1976, the said ROSE MARY and ORS and said AYESHABAI


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बंदर-१७
दस्तावेज क्रमांक (रजिस्ट्रार ३)
५

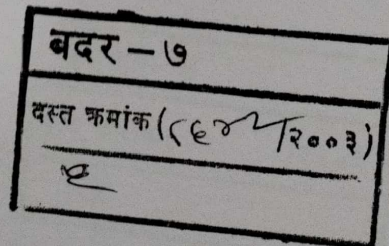
and ORS. Were not entitled to hold any vacant land in excess of Ceiling limit except as otherwise provided in the Ceiling Act.

viii. In pursuance of returns filed by said ROSE MARY under Section 6 (i) and thereafter Revision Application under Section 34 of Urban Land (Ceiling and Regulation) Act 1976 in respect of their said FIRST LAND by various orders, the said ROSE MARY D'MELLO AND ORS. Entitled to hold part of the said FIRST LAND as their entire holding of vacant land within ceiling limits as are permitted under the ceiling Act and remaining Part of the said FIRST LAND is exempted under the Ceiling Act after providing for play ground and D.P. Road on certain terms and condition stated in the said orders.

ix. In pursuance of returns filed by said AYESHABAI and ORS. Under Section 6 of Urban Land (Ceiling and Regulation) Act 1976 in respect of their said Second Land, and thereafter application under the said Act in respect of the said SECOND LAND by various orders, the said AYESHABAI and ORS to hold part of the said SECOND LAND as their entire holding of vacant land within Ceiling limits as are permitted under the Ceiling Act and remaining part of the said SECOND LAND is exempted under Ceiling Act on certain terms and conditions stated in the said orders.

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x. By an Agreement for Development dated 16th April 1993 executed between the said Society therein referred to also as said Society and M/s. S.M. CONSTRUCTION (therein referred to as Developers) the said Society entrusted the work of Development of the said Lands and of constructing building and structures thereon to Developers upon the terms and condition contained therein.

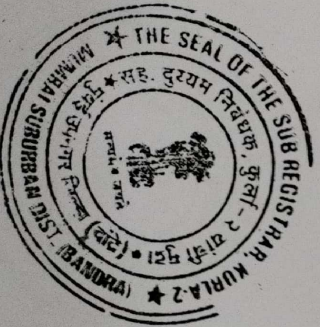
xi. Under the said Agreement the Developers entirely are entitled to enter into Agreement for Sale of residential flats and other tenements in the building and structures to be constructed on the said Lands by such Developers except tenements agreed to be allotted to existing members of the said Society.

xii. Pursuant to the execution of said Agreement dated 16th April 1993, the said Society through its office bearers have executed Power of Attorney dated 16th April 1993 nominating Mr. SALIM M. SHAH Partner of the Developers as Attorneys to do all such acts and deeds to develop the said lands.

xiii. Upon the execution of said Agreement, the said Society has permitted the said M/s., **S. M CONSTRUCTION** to enter upon the said lands for the purpose of development thereof and construction of building thereon comprising of flats tenement and such other Premises.

xiv. Thereafter, by Assignment to Assignment dated 27th

(Signature)
Sundhgar



बदर-१७
दस्ता क्रमांक (२२२/२००३)
२०

June 1993, the **S.M. CONSTRUCTION** therein called Assignors of the First Part and **M/s. M.S. SHAH** and OTHERS Sellers herein, therein called ASSIGNEES of the other Part, the said M/s. S.M CONSTR"UCTION have agreed to assigned and transfer their business of construction as going concern on good will basis, including particularly Development rights of said lands there under as also hereunder described in **FIRST And SECOND SCHEDULE** together with benefits and advantages of said Agreement dated 16th April 1993 together also with liabilities and obligations therein contained for consideration and on certain terms and conditions.

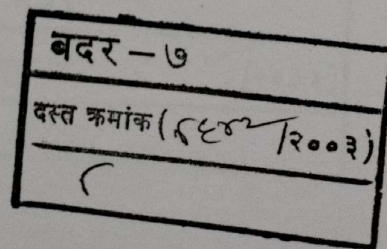
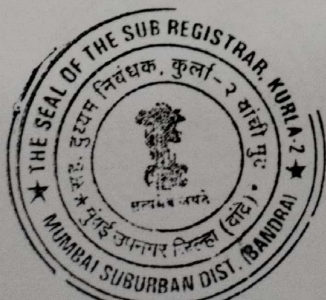
xv. In the circumstances by virtue of said Agreement to Assignment dated 27th June 1993 entered into between M/s. S.M. Construction and M.S. SHAH and Others sellers herein, the Sellers are well and sufficiently entitled to develop the said land by constructing building/s thereon comprising of flats and tenements and likewise Sellers also entitle to enter into Agreement for Sale of residential flats and tenements in the building /s to be constructed on the said Lands and receive sale price in respect thereof except tenements agreed to be allotted to existing member of the said society.

xvi. The Seller have prepared layout and plans for development of said lands and at present to be constructed

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F.S.I., attributable to the area of said lands and the F.S.I if any of D.P. Road, river set back, reservation etc. may be consumed on later date. The Sellers therefore hereby reserve their rights to amend on later date the sanction plan to avail the benefit of any such additional F.S.I.

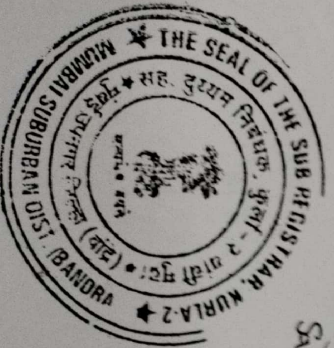
xvii. The Seller as recited hereinabove reserve their rights to amend the building plans if they are permitted to consume F.S.I by way of T.D.R (Transfer of Development Rights) is being made available to them for Construction on the said lands described in FIRST and SECOND SCHEDULE hereunder written or any part thereof and for the purpose, they shall be entitled to put up construction by way of additions, alterations, extensions or construct additional storey or storeys or otherwise and FLAT PURCHASER shall have no right to object the same.

xviii. The above recited preparation and submission of plans and obtaining sanction thereof have been on basis of assumption of the allowing amalgamation of said First and Second Land to Seller by concern Authorities.

xix. In pursuance of the hereinbefore recited submission of layout of plans to Municipal Corporation of Greater Mumbai for necessary sanction for Construction of building/s on the said lands, such layouts plans have been sanctioned under I.O.D No. CE/3366 BPES/AL and dated 1st June 1994 and in further pursuance thereof, Commencement

Handwritten signature
Sardhyar

Handwritten initials



बंदर - ७
दस्तावेज क्रमांक (रूम/३००३)
२

Certificate bearing no. CE/3366 BPES/AL and dated 16th day of September 2003 have been obtained by Sellers and are developing the said lands accordingly. The said is set out as Annexure 'A' and 'B' :

xxk. By virtue of the above referred agreements dated 16th April 1993 and 27th June 1993 executed by the said Society, and said M/s. S.M Construction respectively the Sellers alone have sole, exclusive and absolute right to develop and dispose of the said lands with constructions, in part/s in favour of such party / parties and or such price and upon such terms and conditions as Sellers may be in their sole and exclusive discretion deem fit and proper as also to receive and appropriate for their own purposes price and other moneys that becomes payable by such Purchasers.

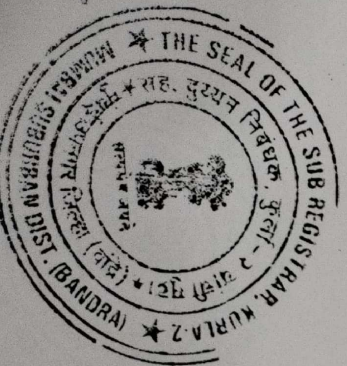
xxxi. The Sellers have proposed to construct on the said Land one or more buildings consisting of the 'A', 'B' and 'C' wings having stilt and or more upper floors (hereinafter referred to as the said Building/s) in accordance with the building Plans approved by the Municipal Corporation of Greater Mumbai.

xxii. The Seller have appointed M/s. Deepak Mehta and M/s. Daisaria Associates as Architect registered with Council of Architect and also entered into usual Agreement prescribed in that behalf with said Architect for the

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१५४१-७
दस्तावेज (१५४१/२००३)
१०

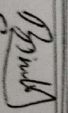


other moneys that may become due and payable by the Purchaser/s as also to appropriate so received for their own purpose and the Purchasers hereby record warrant and undertake not to raise any further or any other requisition / query / doubts etc of any nature whatsoever as the Purchaser/s has / have already convinced and satisfied themselves fully before execution of these presents.

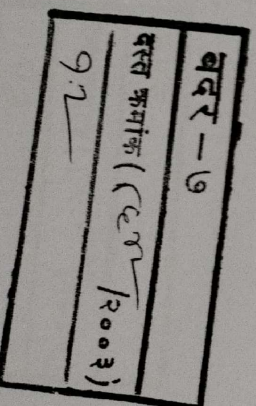
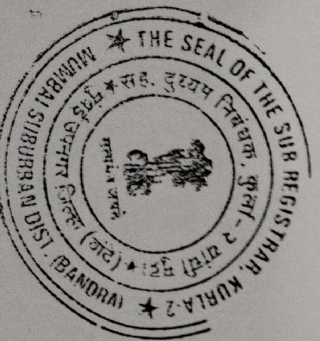
xxiv. The copies of (i) Certificate of title issued by Mr. Pradeep Garagh Advocate of Sellers, showing the nature of title of the said society to the said lands on which buildings are to be constructed and (ii) Plans and Specification of the said flat / tenement premises agreed to be purchased by FLAT PURCASER hereto annexed as Annexure 'C' and 'D' respectively.

xxv. The Flat Purchaser/s has / have approached the Seller for purchase of flat / tenements / units / such other premises no. 203 on 2nd floor in A wing of the said building known as **COROLLA JEWEL** subject the terms, conditions, stipulations, price and etc. as Sellers and the Flat Purchaser/s have agreed and which are recorded and confirmed hereunder.

xxvi. The Sellers and the Flat Purchaser/s have, hereby agreed to record such terms, conditions, stipulation and schedule of payment of price and other monies which are agreed to be paid by the Flat Purchaser/s to the Sellers,


Sanchayee





Confirming Party in lieu of payments to be made as per abovesaid Consent Terms. The Party of the First Part and Plaintiff has confirmed that the said flat has legal title and the same has not been sold / disposed off to any other party and the title is free and marketable. That the Flat Owner after the inspection has confirmed the Title to be free and marketable, and that the Party of the First Part is solely responsible for any discrepancy in title / quality of workmanship and that the Confirming is herein no way responsible for any act / omission on the Party of the First Part, and is merely made a Party for acceptance of the consideration amount and confirm receipt and the Party of the First Part shall grant effectual title and possession of the said flat, to the Flat Purchaser for consideration received. That the Party of the First Part hereby confirms that all payments towards the said flat be drawn in the name of M/s. Jai Jagdamba Co-operative Housing Society Ltd., the Confirming Parties herein named.

xxviii. The Sellers have agreed to execute initially this allotment in favour of the flat Purchaser/s in respect of the residential Flats / Shops / Units bearing no. 203 on Floor 2nd in A Wing of under Construction buildings on the said land to be known as **COROLLA**

JEWEL.

xxix. Prior to execution of these present, the Flat

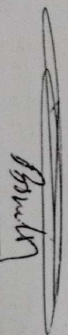
Bhim Singh
Sambhaya

14

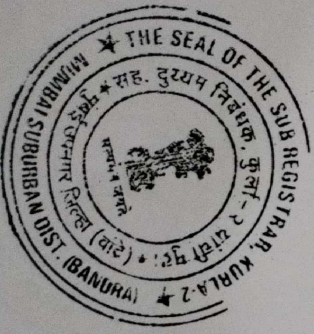


बदर-१७
दस्ता क्रमांक (१८०२/२००३)
१५

Purchaser/s has / have paid to Confirming Party sum of
Rs. 1,93,125.00 being earnest money
deposit (the payment and receipt whereof the Confirming
Party / Sellers, hereby admit and acknowledge as Earnest
Money Deposit subject to the terms condition and
stipulation as are agreed and the Flat Purchaser/s has /
have agreed to pay to the Confirming Parties entire
consideration amounts, the total consideration price of the
flat having been estimated at Rs. 1325/- per sq. feet area
and all other moneys that become due and payable as per
the terms, conditions and stipulations of these presents,
without any delay, default or demur whether willful or
otherwise and within time stipulated as per this Agreement,
to the Sellers herein as and when, called upon to make
payment of it. And it is further hereby agreed by and
between the parties hereto that only on payment of entire
consideration money and all other monies payable by the
Flat Purchaser/s to the Confirming Parties, under the
terms, conditions and stipulation of these presents as also
as may be payable in pursuance thereof and on the Sellers
obtaining necessary permissions from all concerned
Authorities, for the completion of development on the said
lands the Sellers will transfer the said Flat in favour of the
Flat Purchaser/s and not until then, and it is specifically
agreed and accepted by the Flat Purchaser/s, and that this


Smeelhyga





बंदर - 1
बरा कमांक (१८२२२३०३)
१२

Agreement does not in any way create any rights, title, interest, claims etc. of any nature whatsoever in favour of the Flat Purchaser/s on the said lands and / or on the said construction as this Agreement records only an intention of these parties for effecting certain transfer at future date which is subject to various terms, conditions, stipulations considerations, other payments etc. which are to be observed, performed, carried out and complied by the Flat Purchaser/s as mentioned herein and further writings that may be and intimated by the Sellers hereto in future in pursuance hereof.

xxxx. Under Section 4 or the said Act the Sellers are required to execute a written Agreement for Sale of the said Flat to the said Flat Purchaser being in fact these present and also to register said agreement under the Indian Registration Act.

xxxxi. This Agreement is subject to the provision of Maharashtra Flat Ownership Act 1963.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. The Sellers shall construct the said various building/s consisting of ground and upper floors on the said Land in accordance with the Plans, designs, specifications approved by the concerned local authority and which have been seen

SA



Princk
Sandhu

बंदर-१७
दरत शांति (Center Room)
१०

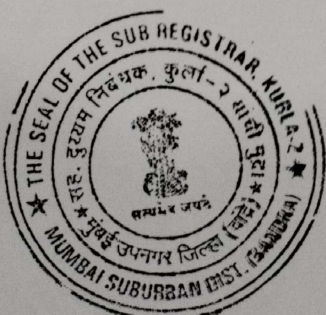
and approved by the Flat Purchaser/s with only such variations and modifications as the Seller may in their sole opinion consider necessary or as may be required by the concerned local Authority / the Government to be made in them or any of them.

2. The Flat Purchaser/s hereby agreed to purchase from the **Sellers and the Sellers hereby agrees to sell to the Flat** Purchaser/s subject to the terms, conditions and stipulations, payment of price and other monies as are agreed and may be intimated and only such observance, compliance and fulfillments as are required to be paid by the Flat Purchaser/s to the Sellers and on Sellers procuring necessary building Completion Certificate / Occupation Certificate on completion of the entire development of the said lands by the Sellers, a Flat no. 203 on 2nd floor of A Wing having built up / carpet area admeasuring approximately 620 sq. feet (which is inclusive of the area of balconies attached to on the plan whereof is attached hereof and marked Annexure D hereinafter referred to as "The Said Flat" in the said building which does not include the proportionate price of the common areas and facilities appurtenant to the said Flat, as they will continue to remain exclusively in Ownership of Seller / Developers. The Flat Purchaser hereby agrees to pay to the Confirming Party the total

Sandhya

Sh.

Bhinda Sandhya



बदर-७
दस्त क्रमांक (८८२/२००३)
१८

(B)
SPECIALLY COPY

139 VALID UP TO 24.6/95
1000 (Gen-362:31.7.91) - DYCHE (DP) (ER)

CC

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/ 3366 /BPESIAL of 25 JUN 1994
COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri Salim M. Shahi c/o Mrs. Jai Durga Applicant to the development work of Hsq. soc. (prop) Building No. 2 at premises at Street No. on C.T. Survey No. 20, 20/1 to 3, 21 Nissa No. off military of Village Tungwa situated at Road, Kumbh on the following conditions viz.:-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans, (b) any of the conditions, subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri S.N. Thalte Executive Engineer to exercise his powers and sanctions of the Planning Authority under Section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

C.C. upto plinth i.e. stillt slab.

बंदर-७
प्लान नम्बर (Gen-362/9003)

for and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay,

True Copy
for Daisada Associates
Architects



M. K. Kal
Executive Engineer, Building Proposals
(Eastern Suburbs)

Municipal Commissioner
Greater Bombay.

the said Agreement will stand cancelled and the possession of the said Flat will be that of the Confirming Party.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece of parcel of land or ground together with the structure standing thereon situate at village Tungve in Taluka Kurla, District Mumbai Suburban within Greater Mumbai and in registration Sub district and District Bombay City and Bombay Suburban bearing Survey no. 34 Hissa no.2 and C.T.S no. 21 admeasuring 2920 sq mtrs (i.e. 3492.32 sq. yards) or thereabouts and bounded on or towards the North by property bearing C.T.S no. 16 on or towards the South by Property bearing C.T.S no. 21 described in the Second Schedule hereunder written, on or towards the West by Mithi River and on or towards the East partly by the said property bearing C.T.S no. 21 described in the Second Schedule hereunder written and partly by property bearing C.T.S no. 19 and shown on plan thereof hereto annexed and thereof surrounded by a red coloured boundary line.

THE SECOND SCHEDULE ABOVE REFERRED TO

ALL THAT Piece or parcel of land or ground together with the structure standing thereon situate at Village Tungve in Taluka Kurla, District Bombay Suburban within Greater Bombay and in the Registration Sub district and District Bombay City and Bombay Suburban bearing Survey no.32

67



बदर-७

दस्त क्रमांक (५६०२/२००३)

५६

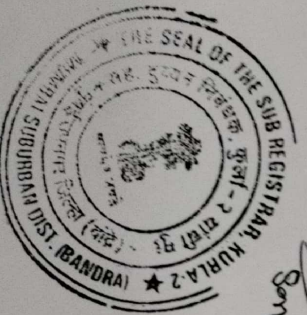
Hissa no.1 and C.T.S no. 21 admeasuring 8616.70 sq.mtrs (10305.57 sq. yards) or thereabouts and bounded on or towards the North partly by the property bearing C.T.S no. 20 described in the First Schedule hereinabove written and partly by the property bearing C.T.S no. 19, on or towards the South by property bearing C.T.S no. 21, more particularly described in the First Schedule hereinabove written and on or towards the East partly by Pipe line and partly by the property bearing C.T.S no. 21 and shown on a plan thereof hereto annexed and thereon surrounded by a Green coloured boundary.

THIRD SCHEDULE

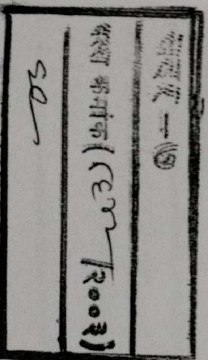
LIST OF AMENITIES AND NECESSITIES

1. Solid R.C.C. frame structure.
2. Highly attractive elevation and craftsman like finish.
3. Guaranteed complete waterproofing .
4. Attractive internal wall finish.
5. Flooring :- Mosaic flooring of good quality in living room and mosaic tiles bed room with half skirting.
6. Door/s windows :- Elegant laminated / polished main door, all bed room will have commercial flush doors and heavy section Aluminium sliding windows with glass.
7. Plumbing:- Concealed Plumbing with quality sanitary fittings.
8. Electrification :- Concealed Copper wiring with adequate light and point.
9. Lift :- top quality high speed lift in each wing.

68



Singh
Sandhu



S.D. CHITNIS
B.A., LL.M.

CHITNIS VAITHY & CO. (REGD.)
ADVOCATES, SOLICITORS

410/11, GUNDECHA CHAMBERS,
NAGINDAS MASTER ROAD, FORT,
MUMBAI - 400 001.
TEL & FAX : 2670014 / 15, 2676279
2674877 / 2674934

OUR REF :

DATE :

Terms dated 23rd June 2003, we have decided to confirm the sale proceeds of the undermentioned flats, to be paid to you, and we have called upon the said Purchasers to make the payments directly in the name of M/s. Jai Jagdamba Co-operative Housing Society Ltd., The sale price will be Rs. 1325/- per sq. feet. Further the balance amount of Rs. 2,63,125/- is paid to you by Pay Dredr No.KNL 6184 dated 8th September 2003 drawn on Bharat Co-operative Bank, Andheri(E). Upon Sale of the Flats bearing Nos.

Flat No.	Area	Wing	Floor
202	825 sq.ft.	" A "	2nd floor
203	825 sq.ft.	"A"	2nd floor
204	550 sq.ft.	"A"	2nd floor
302	825 sq.ft.	"A"	3rd floor
604	550 sq.ft.	"A"	6th floor

in the Building known as "COROLLA JEWEL",
Proceeds.



We now request you to confirm the aforesaid settlement.

We shall send to you the draft of the modified Consent Terms to be filed by and between our respec-

वदर-७
वसु फर्मांक (६८७/२००३)
१६

15/09/2003
5:21:07 pm









दुय्यम निबंधकः
कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7
दस्त क्र 8642/2003
e8

दस्त क्रमांक : 8642/2003
दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1	नाव: मेससे एम. एस. शाह अॅन्ड अदसे भागीदार अब्दुल हमीद माफखान तर्फे कु मु संजय चौरसिया - - पत्ता: घर/फ्लॅट नं: 102/बी-3, मापखान नगर, मरोळ नाका, अंधेरी पूर्व मुं 59. गल्ली/रस्ता: - ईमारतीचे न	लिहून देणार वय 23 सही	 17847-53750	
2	नाव: विमलेश रामजस सिंह - - पत्ता: घर/फ्लॅट नं: अे/3/303, मार्बल आर्क, मिरारोड पूर्व जि ठाणे. गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून घेणार वय 41 सही	 17847-53750	
3	नाव: संध्या विमलेश सिंह - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: -	लिहून घेणार वय 27 सही	 17847-53750	
4	नाव: मेससे जय जगदंबा को ऑप हाऊ सोसा. लि. तर्फे सेक्टरि श्री. सुरेश काशिनाथ इंद्रलकर पत्ता: घर/फ्लॅट नं: प्लॉट नं अे, सांमत नगर, मिठा नदी, तुंगवा मुं 72. गल्ली/रस्ता: - ईमारतीचे नाव: -	मान्यता देणार वय 48 सही	 17847-53750	





दस्त गोषवारा भाग - 2

वदर7

दस्त क्रमांक (8642/2003)

ey ey

दस्त क्र. [वदर7-8642-2003] चा गोषवारा
बाजार मुल्य :1669731 मोबदला 1093125 भरलेले मुद्रांक शुल्क : 82400

पावती क्र.:8706 दिनांक:15/09/2003
पावतीचे वर्णन
नाव: विमलेश रामजस सिंह - -

दस्त हजर केल्याचा दिनांक :15/09/2003 05:15 PM
निष्पादनाचा दिनांक : 15/09/2003
दस्त हजर करणा-याची सही :

16700 : नोंदणी फी
2060 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजयात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

18760: एकूण

दस्ताचा प्रकार :25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 15/09/2003 05:16 PM
शिकका क्र. 2 ची वेळ : (फी) 15/09/2003 05:19 PM
शिकका क्र. 3 ची वेळ : (कबुली) 15/09/2003 05:20 PM
शिकका क्र. 4 ची वेळ : (ओळख) 15/09/2003 05:20 PM

दस्त नोंद केल्याचा दिनांक : 15/09/2003 05:20 PM

दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

सु. पुं. बडकस

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

- सचिन कदम - - ,घर/फ्लॅट नं: 102/बी-3, मापखान नगर, मरोळ नाका, अंधेरी पूर्व
 - अरुण - कदम ,घर/फ्लॅट नं: वरीलप्रमाणे
- गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
- गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

S. Kadam

A. Kadam

प्रमाणित करणित येते की, या दस्तामध्ये
एकूण घट्याळव (ey) पाने आहेत.

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

वदर-७/ 12003
मुस्तक क्रमांक १ क्रमांक
बोंदळा. १५/०९/०३
दिनांक

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

सु. पुं. बडकस

दु. निबंधकाची सही
कुर्ला 2 (विक्रोळी)
सु. पुं. बडकस





THE COSMOS CO-OP. BANK LTD.

(Multistate Scheduled Bank)

Registered Office : 'Cosmos Tower', Plot No.6, ICS Colony, University Road, Ganeshkhind, Shivajinagar, Pune - 411 007


Branch

Date : 18 / 6 / 2024


For Loan Information of Applicant & Guarantors

For the Loan Proposal of :

1. Applicant

Particulars	Personal Details	Office / Business Details	
Name	Akanksha Singh		 A <i>Akanksha</i>
Address	A/203, Corolla		
	Jewel, Bamandayapada,		
	Marol, Andheri East - Mumbai - 59		
Tel.No.			
Mob. No.	8291028182		
E-mail	akanksha7122000@gmail.com		
Aadhar No.	3283 2824 6847		
Pan No.	LOBPS5661B		

2. Co-Applicant

Particulars	Personal Details	Office / Business Details	
Name	Bimlesh Singh		 B <i>Bimlesh</i> Signature
Address	A/203, Corolla		
	Jewel, Bamandayapada,		
	Marol, Andheri East Mumbai - 400059		
Tel.No.			
Mob. No.	9869118277		
E-mail	bimleshrsingh@gmail.com		
Aadhar No.	2331 2631 1375		
Pan No.	ABVPS5823M		

