



# COSMOS BANK

THE COSMOS CO-OP. BANK LTD. (Multistate Scheduled Bank)

Branch: THANUR JIDYAM MANOIR

Ref:

Date: 14/06/2024

To,  
The Legal Dept.

Sub: Title report regarding property of Mr./Mrs./M/s. NAVIN RATANCHAND JAIN & MONICA NAVIN JAIN.

Sir/Madam,

The above mentioned applicant has approached to the branch for various credit facilities, the details of which are given below.

Name of Applicant : Mr. NAVIN RATANCHAND JAIN & Mrs. MONICA NAVIN JAIN

Constitution : Individual/Proprietary/partnership/Pvt. Ltd./Ltd.

Name of the proprietor/Partners/Directors:

1) \_\_\_\_\_ 3) \_\_\_\_\_

2) \_\_\_\_\_ 4) \_\_\_\_\_

Limits requested for : 1.00 CR. (EDUCATION LOAN)

The applicant has offered following property as security :

Prime :

- a) Area 598 Sq. ft. Built up area (Carpet Area sq. ft) LAND/WALLS
- b) Address: 501, BLANO-2 OM GOKUL GARDEN CHS THANUR COMPLEX.
- c) Property Belongs to whom: 1) Mr. NAVIN RATANCHAND JAIN & Mrs. MONICA NAVIN JAIN
- d) Occupancy :
- e) Compliance of requirements as per title report: -
- f) Whether previous charge exists- Our bank/Outside.

907389

## सूची क्र.2

दुय्यम निबंधक : सह दु.नि.का-बोरीवली 6

21-09-2023

दस्त क्रमांक : 907/2008

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

नोंदणी :

Regn:63m

## गावाचे नाव : पोयसर

(1)विलेखाचा प्रकार	करारनामा
(2)मोबदला	रु.3500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 2956168
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :विभागाचे नाव - पोईसर ( बोरीवली ), उपविभागाचे नाव - 78/348 - भुभाग: उत्तरेस गावाची सीमा, पुर्वेस द्रुतगती महामार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे. सदर मिळकत सि.टी.एस. नंबर - 581 मध्ये आहे. -----सदनिका क्र 501, ओम गोकुळ गार्डन, 5 वा माळा , ओ -2 विंग (ओ-1,ओ 2) को.ऑ.हौ.सो.लि., ठाकुर कॉम्प्लेक्स, वेस्टर्न एक्सप्रेस हायवे , कांदिवली पू मुं -101. कार पार्किंग क्षेत्रफ 11.15 चौ.मि.
(5) क्षेत्रफळ	बांधीव मिळकतीचे क्षेत्रफळ 66.69 चौ.मी. आहे.
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- असोक कुमार - जैन यांच्या तर्फे मुखत्यार अंबर कस्तीवाल वय:-??पत्ता:- बी १/२०१पिन कोड:-१०१पॅन नं:-AAGPJ9750L 2): नाव:- अंकिता अशोक जैन यांच्या तर्फे मुखत्यार अंबर कस्तीवाल - - वय:- ??पत्ता:- -पिन कोड:-पॅन नं:-AAGPJ9479M
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	3): नाव:- नविन रतनचंद जैन वय:- ??पत्ता:- बी ५१४पिन कोड:-४०११०५पॅन नं:- ACXPJ7196F 4): नाव:- मोनिका नविन जैन वय:-??पत्ता:-पिन कोड:-पॅन नं:-ABZPJ6576E
(9) दस्तऐवज करुन दिल्याचा दिनांक	01/02/2008
(10)दस्त नोंदणी केल्याचा दिनांक	01/02/2008
(11)अनुक्रमांक,खंड व पृष्ठ	907/2008
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	157600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	-

# OM GOKUL GARDEN (O1 & O2) CHS LTD.

Registration No BOM/W-R/HSC/TC/9669/96-97 Dated: 20/01/1997

Thakur Complex, Kandivali (East), Mumbai 400101.

## BILL

Flat/Shop	O2/501	Flat/Shop Area	: 0.00	SqFt	Flat/Shop Typ	RESIDENTIAL	Bill No.	: 43	
Name	: MR. NAVIN KUMAR JAIN & MRS. MONICA N. JAIN							Bill Date	: 01/04/2024
Bill For	: April-May-June 2024							Due Date	: 30/04/2024
Wing	: O2	Floor No	: FIFTH FLOOR						
Sr.	Particulars Of Charges							Amount	
1	SERVICE CHARGES							1,140.00	
2	SINKING FUND							150.00	
3	PARKING CHARGES							3,750.00	
4	REPAIR FUND							450.00	
5	EDUCATION FUND							30.00	
6	NON-OCCUPANCY CHARGES							114.00	
E & O E.	Sub Total							5,634.00	
	Adjustment Credit/Rebate							0.00	
	Interest On Arrears							0.00	
	Previous Arrears/Advance							3.00	
Rupees Five Thousand Six Hundred Thirty Seven Only	Principal							0.00	
	Interest							3.00	
	Total Due Amount and Payable							₹ 5,637.00	

### Notes:

Payment should be made on or before due date, otherwise interest @12% p.a. will be charged on arrears for full quarter. No transfer will be entertained unless NOC is obtained from the society.

Kindly refer to the Previous Arrears/Advance as per the attached Journal Entry Voucher for reversal of BMC Taxes. Email ID: gokulgarden@gmail.com

Bank details for NEFT :- PUNJAB NATIONAL BANK, A/c No. 05602010038440, IFSC Code: PUNB0056010

## R E C E I P T

Received with thanks from MR. NAVIN KUMAR JAIN & MRS. MONICA N. JAIN

Details of payments received are as under: Period :-					01/01/2024 To 31/03/2024	Flat No:	O2/501
Receipt	Date	Chq No	Chq Date	Bank & Branch	Towards bill no.	Amount	
97	01/02/2024	NEFT	01/02/2024,		190 ,Bill Date: 01/01/2024	5,734.00	
Rupees five thousand seven hundred thirty-four only						Total :	5,734.00

(Subject to Realisation of Cheque)

For OM GOKUL GARDEN (O1 & O2) CHS LTD

Authorised Signature

YOUR BILL OF SUPPLY

Consumer Number (CA no.): 9000 0031 8767

Name: Navin R Jain & Monica N Jain

Address : 501, BLDG. NO.02, OM GOKUL GARDEN CHS LTD, THAKUR COMPLEX, NR PALKHI BUNGLOW, KANDIVALI (E), MUMBAI, 400101

Mobile No. : 9\*\*\*\*\*45

Email Id : na\*\*\*\*\*in@r\*\*il.com

PAN No : AB\*\*\*\*\*6E

YOU CAN REACH OUT TO US AT:

TOLL FREE NO.: 18002095161

WHATSAPP: 7045116237

IN CASE OF FIRE/ ACCIDENT: 022 2577 4399

EMAIL: customercare@tatapower.com

WEBSITE: customerportal.tatapower.com



The Tata Power Company Ltd., Commercial Department, Senapati Bapat Marg, Lower Parel, Mumbai 400 013

Regular Bill	Bill Month: MAY-2024	Bill Period: 15.04.2024 to 14.05.2024	Bill Date: 17.05.2024
EBILL : EBPP	Metered Units : 211	Discount Date : 24.05.2024	Tari Category : LT I (B)
Bill No. : 93128730412	Billed Units : 225	Due Date : 07.06.2024	:LT-RESIDENTIAL
Meter No. : G1004550	Supply Zone : West CZ01	Supply Date : 21.07.2011	MRU : W0914203
Meter status : OK	Dispatch Zone : West CZ01		Consumer : Welcome
	Nxt. Mtr. Rdg. Dt. : 13.06.2024 (Tent.)		Type Of Supply : 1 PHASE LT

Current Bill Amount Rs. 1,884.00	+	Net Other Charges Rs. -13.00	+	Past Dues Rs. 0.00	=	Total Amount Before Due Date* Rs. 1,871.00*
Amount By Discount Date Rs. 1,855.00		Amount After Due Date Rs. 1,895.00		Security Deposit Available Rs. 1,930.00		Security Deposit Due Rs. 0.00

\*Due date is applicable for current bill only.

For Advertisement enquiries please contact M/S. "GAJANAN IMAGING PRINT SOLUTIONS" email: gajananimagingprints@gmail.com



# M/S. GAJANAN IMAGING PRINT SOLUTIONS (Reg.)

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Contact : 022 - 3525 3164

Your nearest offline payment centres: Customer Relations Centre (MON TO SAT: 9:00 TO 17:00 HRS & LUNCH: 14:00 TO 14:30 HRS; 2ND & 4TH SATURDAY: 9:00 TO 13:00 HRS)

Malad Sub-station, Nr Crematorium & Burial ground Atharva College, Marve Road, Malad (W) Mumbai 400064.

### MESSAGE TO CONSUMER

As per Hon'ble MERC order in Case No. 237 of 2023 dated 06th March 2024 revised tariff will be applicable w.e.f. 1st April 2024. For tariff details, Kindly refer the Tariff schedule section in the bill.

*Nilesh Kane*

Nilesh Kane  
Chief - Distribution  
(Mumbai Operations)

P1,08.33.17.05.2024



RTGS/NEFT Details: Bank Name : Kotak Mahindra Bank Limited,  
Account No: TPCLEXXXXXXXXXXXXX (here xxxxxxxxxxxx denotes 12 digit consumer no),  
IFSC Code: KKBK0000958, Account Type: Current Account

CZ/W0914203/5/526/0027



THE TATA POWER COMPANY LIMITED			
Consumer Name: Navin R Jain & Monica N Jain		Consumer No: 9000 0031 8767	
Bill No. : 93128730412	Bill Date : 17.05.2024	Bill Amount : Rs.1,871.00	
Cheque No. :	Discount Date : 24.05.2024	Amt by Disc Dt. : Rs.1,855.00	
Cheque Date :	Due Date : 07.06.2024	Amt After Due Dt. : Rs.1,895.00	



Payment should be made by crossed cheque/DD in favour of Tata Power  
CA.NO. 9000 0031 8767  
For multiple payments, write CA no & break-up of amount on back side of cheque.  
Please dont issue postdated or outstation cheques. Pls attach payment slip(s).



This bill for power supply cannot be treated or utilised as proof that the premises for which the power supply has been granted is an authorised structure nor would the issuance of the bill, amount to proof of ownership of the premises.

Update your GST Regn number by calling on 18002095161. This Bill is printed on 100% recycled paper. Use Any UPI App - Scan QR code. UPI - UNIFIED PAYMENT INTERFACE

MUNICIPAL CORPORATION OF WESTERN SUBURBS  
NO. CHE/A-0126/BP (WESTERN SUBURBS) OF

126 SEP 2001

To,  
Shri R.K. Singh,  
C.A. to Owner.

Sub : Permission to occupy the completed building No. 2 on land bearing C.T.S. No. 638-A of Village Palsar situated at Kandivali (East).

\*\*\*\*\*

Sir,

Ref : Your Arch's letter dated 24.5.01.

\*\*\*\*\*

The development work of building No.2 comprising of still + 23 upper floors on plot bearing C.T.S. No. 638-A of Village Palsar situated at Kandivali (East) completed under the supervision of Shri Manoj Dabale, Licensed Surveyor having Lic. No. 0/203, Shri Vilram Mehta, Licensed Structural Engineer, having Licence No. STR/M/83 and Lic. Site Supervisor, Shri O.S. Purohit, having Licence No.P/235/SS, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W. R/South and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/sub-division/amalgamation shall be complied with.
3. That all the remaining work should be carried out as per approved plans.
4. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before R.C.C. whichever is earlier.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

*(Signature)*  
Ex. Engineer, Bldg. Proposal  
(Western Suburbs) 'R'

**OM GOKUL GARDEN (01,02) C.H. SOC. LTD.**

( REGN. NO. BOM/ W-R/ HSC/ TC/ 9669/ 96-97 DT. 20.1.1997 )  
Thakur-Complex, Western Express Highway, Kandivli (East), Mumbai - 400 101.

No. 41

Authorised Share Capital Rs600000 Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. 041

THIS IS TO CERTIFY that Shri./Smt. A.K. JAIN & MRS. ANKITA A. JAIN

of 02/501 is the Registered Holder of ( Five ) Shares from No. 201 to 205 of

Rs. 250/- ( Two Hundred Fifty Only ) in OM GOKUL GARDEN (01,02)


CO-OPERATIVE HOUSING SOCIETY LIMITED kandivli (E), Bombay - 400 101.


Subject to the Bye-laws of the said Society and that upon each of such shares the sum of Rupees Fifty has been paid.

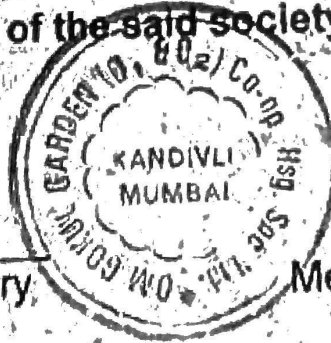
Given under the Common Seal of the said society at Mumbai this 15<sup>th</sup>

day of July 1998

  
Chairman

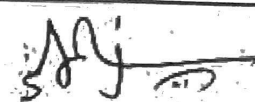
  
Hon. Secretary

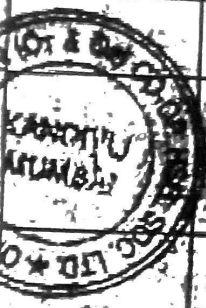
  
Member of the Committee



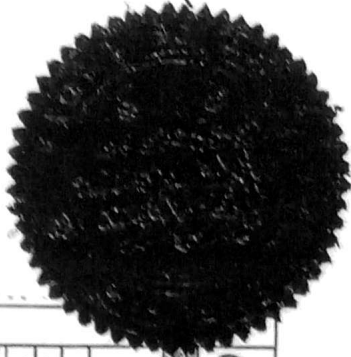
P.T.

Memorandum of the transfer 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 of which the Name of the Transferee & recorded
2	26/02/08 Rakesh Chauhan Chairman 26/2/08	MR. NAVIN R. JAIN & MRS. MONICA N. JAIN 41 Hon. Secretary	4	5  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



80022010 8008  
 01/02/2008  
 912  
 00907 - 2008  
 912  
 01/02/2008  
 912  
 01/02/2008



**FRANKING DEPOSIT SLIP**

DD / Cheque No. <u>578059</u> Received <u>With Thanks</u> <u>Rs. 15700/-</u> for <u>Forward</u> <u>Dr. Bank</u> <u>of</u> <u>State Bank</u> <u>of</u> <u>Hyderabad</u> <u>Dist. Bank</u>		Deposit By: <u>State Bank of India</u> Date: <u>21.01.08</u> Pay to: <u>ICICI Bank Ltd. A/C Stamp Duty</u> Franking Value: <u>Rs. 15700/-</u> Service Charges: <u>Rs. 15700/-</u> Total: <u>Rs. 15700/-</u>
Train ID: <u>01</u> Franking No. <u>25400</u> Officer: <u>25400</u>	Name of Stamp duty paying party: <u>Mr. Ashok Kumar Jain</u> <u>Monica Navin Jain</u>	ICICI Bank Customer Copy

CERTIFIED TRUE COPY

**A. P. MAROO**  
 NOTARY  
 GOVT. OF INDIA  
 B-1202, Anmol Apt., Opp. Patol  
 Petrol Pump, S. V. Road,  
 Goregaon (W), Mumbai - 400 062  
 Tel. 2877 2222

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and executed at Mumbai this  
 day of Feb. ..... in the Christian Year Two Thousand Eight.

Between

(1) **MR. ASHOK KUMAR JAIN** aged about 44 years & (2) **MRS. ANKITA**  
**ASHOK JAIN**, aged about 37 years, both adults of Indian Inhabitant of  
 Mumbai residing at Om Gokul Garden (O1,O2) Co-Op Housing Society Ltd  
 Thakur Complex, Western Express Highway, Kandivali (E), Mumbai - 400  
 101, through their constituted Attorney holder **Shri. Ambar Kasliwal**  
 Mumbai residing at B1201, Videocon Tower, Thakur Complex, Western  
 Express Highway, Kandivali (E), Mumbai - 400 101, hereinafter called "**the**  
**Vendors**" (which expression shall unless it be repugnant to the context or  
 meaning thereof be deemed to mean and include their heirs, executors  
 administrators) of the One Part;



ICICI Bank Ltd. Kyrati Building,  
 Water-Field Road Bandra (west),  
 Mumbai-400050.  
 Pawan Gupta  
 Officer  
 ICICI Bank Ltd.  
 25400  
 148809  
 1576001-PB5148  
 15:58  
 Special  
 Address  
 JAN 31 2008  
 5th Floor  
 5th seven thousand six

*Handwritten signature*

२५४००  
 १५७६००१  
 २००८

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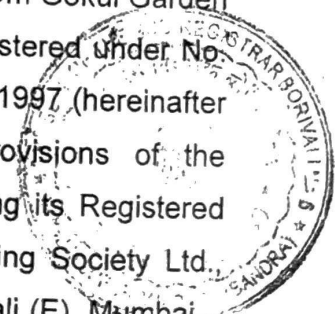
And

(1) **MR. NAVIN RATANCHAND JAIN** aged about 31 years, (2) **MRS. MONICA NAVIN JAIN** aged about 30 years, both adult of Mumbai, Indian inhabitant, residing at B-514, Building No. 2, Ostwal Ornate, Jesal Park, Bhayandar (East), Thane-401 105, hereinafter called "**the Purchasers**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part:

**WHEREAS:**

- (a) By an Agreement for sale dated 22<sup>nd</sup> day of August 1996 between M/s. **DHARATI BUILDERS AND DEVELOPERS PVT. LTD.**, hereinafter called "**PROMOTERS**" of the One Part and (1) **MR. ASHOK KUMAR JAIN**, (2) **MRS. ANKITA ASHOK JAIN** (therein called "**The Flat Purchasers**) of the Other Part; the latter acquired the right, title and interest in respect of Building No. O-2, Flat No. 501, 5<sup>th</sup> Floor, Gokul Garden, "Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd.", Thakur Complex, Western Express Highway Kandivali (E), Mumbai – 400 101 admeasuring 598 square feet carpet area equivalent to 66.69 square meters built up with car parking on the 5<sup>TH</sup> floor in the building known as Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd, land bearing C.T.S. No. 581, 581/1, of Village Poisar, (hereinafter referred to as "**the said flat**"), for the consideration and on the terms and conditions more particularly set out in the said Agreement;

the various acquirers of the premises in the building Gokul Garden, ultimately formed and registered a society known as Om Gokul Garden (O1, O2) Co-Op. Housing Society Ltd., a society registered under No. BOM / W-R / HSC / TC / 9669 / 96-97 / DT. of 20 / 1 / 1997 (hereinafter referred to as "**the said society**") under the provisions of the Maharashtra Co-operative Societies Act, 1960, having its Registered Office at, Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd., Thakur Complex, Western Express Highway, Kandivali (E), Mumbai – 400 101, and five fully paid up shares of Rs.50/- each bearing



*M. P.*

*Jain*

एडर-१२
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distinctive No. 201 to 205 both inclusive) vide Share Certificate No.41 (said shares) were issued by the said society in the name of the Vendors;

- (c) the Vendors have paid the full and final consideration and all other amounts payable to the said Vendors and took the peaceful and vacant possession of the said flat;
- (d) the said shares and the said flat are hereinafter collectively referred to as "the said flat";
- (e) the Vendors is the bonafide member and registered shareholder of the said society and is seized and possessed of and well and sufficiently entitled to the said premises;
- (f) the Purchasers approached the Vendors and requested the Vendors to sell and transfer the said premises together with all the rights, benefits and privileges attached thereto unto and in favour of the Purchasers free from all encumbrances at or for the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) to which the Vendors has agreed to on the terms and conditions hereinafter contained;
- (g) the Purchasers has seen and verified the said flat and is fully satisfied with the same;
- (h) the parties hereto have agreed to enter into this Agreement;

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY AND BETWEEN THE PARTIES HERETO as follows:**

1. The Vendors hereby sells and transfers and the Transferees hereby purchases and acquires from the Vendors free from all encumbrances 5 fully paid up shares of Rs.50/- each bearing distinctive Nos. 201 to 205 vide Share Certificate No. 41 issued by Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd. and Flat No. 0-2 / 501 admeasuring 598 square feet carpet area equivalent to 66.69 square meters built up with car parking on 5<sup>th</sup> floor (said flat) in the building known as Gokul Co-Operative Housing Society Ltd., land



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बदर-१२
२००१३
२००८

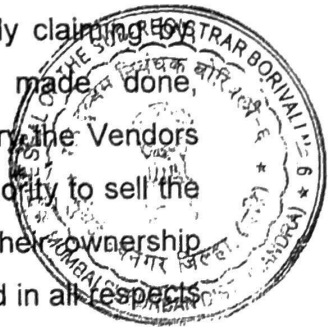
bearing C.T.S.No. 581, 581/1, of Village Poisar at Building No. O -2 /501, 5<sup>th</sup> Floor, Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd., Thakur Complex, Western Express Highway, Kandivali (E), Mumbai – 400 101 in the Registration Sub-District of Bandra, District Mumbai Suburban, (hereinafter collectively referred to as "the said premises") and more particularly referred to in the Schedule hereunder written and all the rights and benefits acquired by the Vendors in the said premises together with the benefits of deposit money, sinking fund and other amounts standing credited to the account of the Vendors in the books of the society/Reliance Energy Ltd. for the total consideration of Rs. 35,00,000/- (Rupees Thirty Five Lacs Only).

2. The aforesaid amount Rs. 35,00,000/- (Rupees Thirty Five Lacs Only) shall be paid by the Purchasers to the Vendors as under:

a) The Purchasers has on or before the execution hereof paid to the Vendors the sum of Rs. 2,00,000/- (Rupees Two Lacs Only) by cheque being the part consideration in respect of the said premises as per the particulars mentioned in the receipt clause (the payment and receipt whereof the Vendors hereby admits and acknowledges and of and from the same and every part thereof doth hereby acquit, release and discharge the Purchasers for ever).

b) Rs. 33,00,000/- (Rupees Thirty Three Lacs Only) being the balance consideration shall be paid by the Purchasers to Vendors after sanction of the bank loan. Simultaneously against which the Vendors shall hand over the peaceful and vacant possession of the said premises to the Purchasers free from all encumbrances;

3. The Vendors hereby covenants with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming therefrom, through, under or in trust for the Vendors made, done, committed, omitted or knowingly suffered to the contrary, the Vendors has in their self good right, full power and absolute authority to sell the said premises in favour of the Purchasers and that their ownership thereof is valid and subsisting in law for all purposes and in all respects



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*Shree*

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₹ 20,00,000/-  
₹ 4000

and that neither the Vendors nor any one on our behalf has done, committed or omitted to do any act, deed, matter or thing whereby the ownership of the said premises may be rendered void or voidable for any reasons.

4. The Vendors hereby declares that:

(a) vendors are the absolute owner of the said premises including the rights and benefits attached thereto and no one else have any right, title or interest in the said premises;

(b) vendors have not availed of any loan from any bank, financial institution or from any other person/s against the said premises;

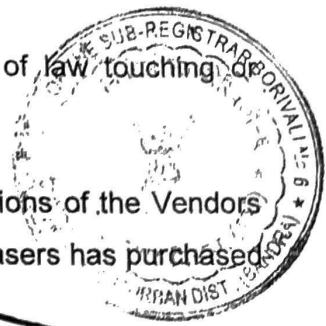
(c) the said premises is not attached either before or after the Judgment or at the instance of any Taxation Authorities or any Authorities and vendors has not given any undertaking to the Taxation Authorities so as not to deal with or dispose off their right in the said premises and vendors is fully competent and entitled to sell the said premises to the Purchasers;

(d) the said premises is not subject to any charge, encumbrance, liability, litigation, adverse claim or lispensens and prior to the execution hereof they have not entered into any Agreement for Sale, Lease, Leave and Licence, Tenancy, Mortgage or otherwise in respect of the said premises;

(e) they have not done, committed or omitted to do any acts, deeds, things and matters whereby or by any reason whereof the Vendors is prevented or prohibited from dealing with, disposing off or transferring the Vendor's right, title and interest in respect of the said premises;

(f) there are no proceedings pending in any Court of law touching or affecting the said premises;

Relying upon the aforesaid declarations and representations of the Vendors and believing the same to be true and correct, the Purchasers has purchased the said premises.



*PK*

*Praveen*

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5. The Vendors hereby agrees to indemnify and keeps the Purchasers indemnified, saved defended and harmless against all claims, demands, actions, proceedings, costs, charges and expenses that the Purchasers may suffer or incur on account of any claim or demand made or raised by any person or persons claiming by, from, through or in trust for the Vendors in respect of the said premises in relation to the period prior to the execution hereof.

6. The Purchasers shall and will at all times hereafter peacefully and quietly occupy and possess the said flat without any interruption, claim or demand whatsoever from the Vendors or any person or persons lawfully or equitably claiming by, from, under or in trust for the Vendors.

7. The Vendors hereby declares that all municipal taxes, maintenance charges, water charges, electricity charges and other outgoings in respect of the said flat as also all moneys due and payable to the society has been paid by the Vendors up to the execution of these presents and the Vendors has performed and observed all the rules, regulations and bye-laws of the said society. If any such amount is recovered from the Purchasers relating to the said premises in respect of the period prior to the execution of these presents, the same shall be made good by the Vendors.

The Purchasers hereby agrees as follows:

- (a) to become member of the said society and to abide by and observe all the rules and bye-laws of the society; and
- (b) to pay all the outgoings regularly including the municipal taxes, water charges, electricity charges etc. in respect of the said flat that may become due and payable from the date of these presents;

9. Simultaneously on the execution hereof, the Vendors has delivered to the Purchasers the peaceful and vacant possession of the said flat, free from all encumbrances.

*Chk A*

*Ray*

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THE SCHEDULE ABOVE REFERRED TO:

ALL THAT Flat No. O2/501, on the 5<sup>th</sup> Floor of the "O2" wing in the building known as "GOKUL GARDEN", Situated at Om Gokul Garden (O1, O2) Co-Op Housing Society Ltd Co-Op Housing Society Ltd, Thakur Complex, Western Express Highway Kandivali (E), Mumbai - 400 101, area admeasuring 598 square feet carpet equivalent to 66.69 sq. mtrs built up with car parking land bearing C.T.S. No. 581, 581/1, of Village Poisar Village Poisar (East), Taluka Borivali in the Registration Sub-District of Mumbai Suburban. The building was constructed prior to 1995. The building consists of ground and seven upper floor and has elevator.

SIGNED AND DELIVERED by the )  
withinnamed Vendors )  
(1) MR. ASHOK KUMAR JAIN, )  
(2) MRS. ANKITA ASHOK JAIN )  
through their Constituted Attorney Holder )  
Mr. Ambar Kasliwal )

*Handwritten signatures of Ashok Kumar Jain and Ankita Ashok Jain.*

in the presence of 1) *S. V. Singh* )  
2) *Harj Kumar* )

SIGNED AND DELIVERED by the )  
withinnamed Purchasers )  
(1) MR. NAVIN RATANCHAND JAIN, )  
(2) MRS. MONICA NAVIN JAIN )

*Handwritten signatures of Navin Ratanchand Jain and Monica Navin Jain.*

in the presence of 1) *S. V. Singh* )  
2) *Harj Kumar* )



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**RECEIPT**

RECEIVED of and from the withinnamed Purchasers the sum of Rs. 2,00,000/- (Rupees Two Lacs Only) being the part consideration paid by them to us under these presents, as follows:

Chq/P.O. No	Date	Drawn on	Amount
046722	17.12.2007	HDFC Bank	2,00,000/-

Total 2,00,000/-

**WITNESSES :**

1. *S. Jethwa*
2. *Ranjit Kumar*



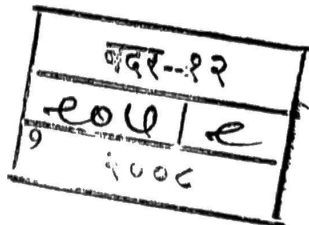
WE SAY RECEIVED:

*[Signature]*  
(1) MR. ASHOK KUMAR JAIN,

*[Signature]*  
(2) MRS. ANKITA ASHOK JAIN

(through their constituted Attorney holder **Shri Amber Kasliwal**)

(Vendors) *[Signature]*



बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CHE | 9629 | BP (WS) | AR

TO:

Shri Uday H. Shah C.A.  
 to Owner.

12 JUL 1996

Sub : Permission to occupy the completed bldg. No. 4  
 on plot bearing C.T.S. No. 581 | 1 of village  
 Poisar, Kandivali (E).

Ref : Your letter No. SBS | 2153 dt'd. 28.6.96

Sir,

The development work of bldg. i.e. Ground + Part 7th floors, except flat Nos. 601, 602 & 604 of O1 wings reserved for Govt. Nominees, situated at Kandivali (E), village Poisar, C.T.S. No. 581 | 1, completed under supervision of Lic. Surveyor/Arch. Shri Sanjay B. Shah, Licence No. S | 372 and Lic. Struct. Engineer Shri Harshad Gokani, having Licence No. STR | G-31, may be occupied on the following conditions :-

- (1) That the certificate u/s. 270A of B.M.C. Act shall be obtained from A.E.W.W.R. | South and a certified copy of the same shall be submitted to this office.
- (2) That the Co-Op. Hsg. Society shall be formed and registered within six months from the date of issue hereof, or before B.C.C. whichever is earlier.
- (3) That final U.L.C. NOC shall be submitted for release of occupation of remaining flats.

Yours faithfully

Executive Engineer Bldg. Prop.





3MPP-3110-75-10,20,000

Office of the  
Ex. Eng. Bldg. Insp. (W) T.P. & R. Ward  
Dr. Babasaheb Ambedkar Market Bldg.,  
Kandivali (West), Mumbai-400 067.

Gen.-100

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA

NO.CHE/9629/BP(WS)/AR OF

26.12.96

To

Shri Uday H. Shah,  
C.A. to Owner.

Subject : Permission to occupy the completed  
bldg.No.4 on plot bearing C.T.S.No.  
581/1 of Village Poisar, Kandivali(E

Reference : Your architech's letter dated 26.12.

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Sir,

By direction, I have to inform you in continuation of  
this office letter under even no.dated 12.07.1996 that there is  
no objection to occupy that nos.601,602 & 604 of 01 Wings.

The conditions mentioned in this office letter under even  
no.dated 12.07.1996 remains unchanged. The compliance of item  
No.2 & 3 are noted.

A corrected canvas plan submitted by you delisting above  
flats from reservation of government nominees is attached  
herewith as a token of approval.

Yours faithfully,

Executive Engineer Building Proposals  
(Western Suburbs)



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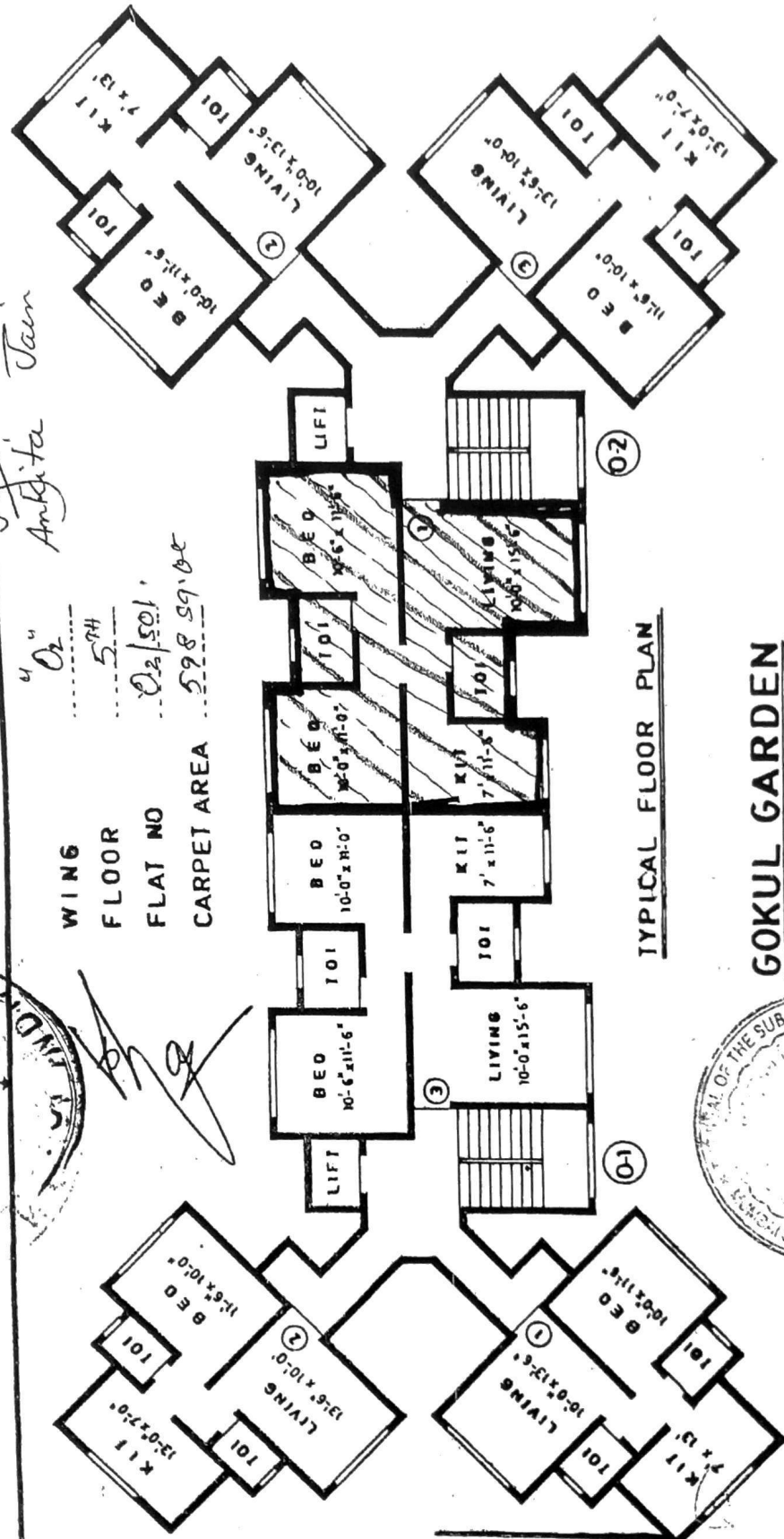






Handwritten notes: *Arakita Jain*

WING 4<sup>th</sup> Or  
 FLOOR 5<sup>TH</sup>  
 FLAT NO 02/501  
 CARPET AREA 598.59 sq.ft



TYPICAL FLOOR PLAN

**GOKUL GARDEN**



Handwritten text at the bottom: *ERT-RR*, *000100*, *000*