



1 FEB 1984

15.2

M. L. Bagaria

up

Agreement

This Agreement made at Bombay this 2nd day of February, 1984 between Dr. Jaiprakash Khushaldas Sawlani of Bombay Inhabitant hereinafter called the Party of the First Part (which expression shall unless repugnant to the context or contrary to the meaning thereof include his heirs, executors, administrators and assigns) of the One Part and Shri Madan Lal Sadani of Bombay Inhabitant called the Party of the Second Part (which expression shall unless repugnant to the context or contrary to the meaning thereof include his heirs, executors, administrators and assigns) of the Other Part.

Whereas as per letter of allotment dated 26th February, 1981 issued by the Builders M/s Cretan Builders on One Hand and ~~the~~ confirmed by the said Dr. Jaiprakash Khushaldas Sawlani on the Other Hand and Application for provisional allotment executed by the said Dr. Jaiprakash Khushaldas Sawlani Party of the First Part herein and confirmed by the said Builders M/s Cretan Builders, the party of the First Part acquired Flat No.3 (Three) on 4th Floor in Building No.2 "Marish Darshan" belonging to Rajendra Kripa Cooperative Housing Society Ltd. on Plot S.No.27 Hissa No.4 and Survey No.29 Hissa No.1,7 and 5 (Part) of Sahar, Andheri (East), Bombay-400 959 for Rs.58,800/- (Rupees Fifty Eight Thousand Eight Hundred) only.

contd. on page 2.....

And Whereas the Party of the Second Part has agreed to acquire the rights, title and interest of the Party of the First Part in respect of the said flat no.3 on 4th floor in Building No.2 Marish Darshan including the fixtures and fittings therein, and the party of the First Part has agreed to assign the same to the party of the Second Part subject to the terms and conditions contained in the Application for Provisional Allotment dated 1st February, 1984 executed by the party of the First Part and the Builders M/s Chetan Builders confirming it and on the terms and conditions set out below:-

NOW THIS AGREEMENT WITNESSETH AS UNDER:-

1. That the party of the First Part hereby agrees to assign and the party of the Second Part agrees to acquire the rights, title and interest of the party of the First Part in respect of the said Flat No.3 on 4th Floor in building no.2 Marish Darshan including the fixtures and fittings therein of the sum of Rs.98,000/- (Rupees Ninety-Eight Thousand) only and has agreed to pay on execution of this agreement.
2. That the party of the First Part shall handover peaceful and vacant possession of the said flat to the party of the Second Part on receiving full payment.
3. That the party of the Second Part shall observe and perform all the terms and conditions mentioned in the Application for provisional allotment dated 1st February, 1984, executed by the party of the First Part on one hand and confirmed by the builders M/s Chetan Builders on the other hand and shall pay regularly towards taxes and all other outgoings in respect of the said flat as provided in the said above referred Application for provisional allotment.
4. That the Party of the First Part hereby declares that he has absolute and clear title over the said flat and has not sold, mortgaged, assigned or in any other way alienated his rights, title and interest in the said flat allotted to him under the said Application for Provisional Allotment dated 1st February, 1984 and he hereby transfers and assigns all his rights, title and interest in respect of the said flat no.3 to the party of the Second Part.
5. That the party of the Second Part hereby agrees to become member of the Cooperative Housing Society of the said building and shall abide by its rules and regulations.
6. That the party of the Second Part shall also pay a deposit of Rs.3801/- (Rupees Three Thousand Eight Hundred and one) only being the amount of share money etc. as per above mentioned application for Provisional Allotment dated 1st February, 1984.

contd on page 3.....

Witness whereof the Parties hereto have hereunto set their respective  
names the day and year first hereinabove written.

Stated and Delivered by  
the herein named Dr. Jai Prakash  
Khushaldas Sawlani in the  
presence of Jai Prakash

Stated and Delivered by  
the herein named Shri Madan Lal  
Laduram Bagaria in the presence  
of Rajendra

Madan Lal Agarwal

Witness the day and year first hereinabove written  
of Shri Madan Lal Laduram Bagaria the sum of  
Nines Ninety Eight Thousand only by draft no.  
00240/61/84 dt. 1-2-84 ~~at~~ on State Bank of  
Jaipur & Jaipur

Rs. 98,000/-

Witness: Jai Prakash

I say received

(Dr. Jai Prakash Khushaldas Sawlani)

BMPP-8171-79-20,00,000.

*Manish Desai*  
*Architect of Municipal*

GEN-162 / 11. 1982

Municipal Corporation of Greater Bombay

ग्रन्थुंयर् महानगरपालिका  
CE/1068/BSII/AK.

कार्यकारी अभियंता हमारती प्रस्ताव  
(पश्चित उपनगरे) एम्. को. के बांधे कार्यालय  
महाराष्टी एम्. को. के बांधे कार्यालय  
महाराष्टी एम्. को. के बांधे कार्यालय  
महाराष्टी एम्. को. के बांधे कार्यालय

30 AUG 1982

To  
Shri D.V. Ambekar, Architect,  
Seksaria Chambers,  
2nd floor, N. Master Road,  
Fort, Bombay-400001.

Subject: Occupation certificate for the Bldg.  
No. 1 on plot bearing S. No. 27,  
H. No. 4, H.No. 29 (pt) H.No. 1, 5 & 7  
of Village Sahar, Andheri (East).

Sir,

Ref: Your letter No. -- of 11.8.82.

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 completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within 3 months from the date of receipt hereof.

1. That the certificate under section 270-A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.
2. That the I.O.D. conditions J, M, O, Q, Z13 should be und complied with within three months.
3. That the ~~margin~~ marginal 4'-0" C.C. pavement <sup>around</sup> about the building should be done within one month.
4. That the completion certificates from E.E. Roads, E.E.S.W. Drain (Sub) should be submitted within three months.
5. That the R.G. should be developed within 1 month.
6. Both the D.P. Roads should be constructed.
7. That the plaster to compound wall should be done within one month.

Please also note that if any of the user mentioned in the approved plans are found changed 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,

Assistant Engineer,  
Bldg. Proposals (Western Suburbs) K-ward.

HFM/28882.

CE/1068/BSII/AK. 30 AUG 1982  
Copy forwarded for information to the owner;  
M/s. Rajendra Kripa Co-op. H. Society Ltd.,  
C/o. Shri D.V. Ambekar, Architect.

21/2018  
Assistant Engineer,  
Bldg. Proposals (Western Suburbs) K-ward.



# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलन खाते

### मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

Handwritten: 20/6/14

|   |  |   |  |
|---|--|---|--|
| लेखा क्रमांक.<br>KE0710450070000  | मालमत्ता करवर्ष<br>2014-2015                         | देयक क्रमांक<br>201410BIL03564639<br>201420BIL03564640  | देयक दिनांक<br>06/06/2014              |
| पक्षकाराचे नाव व पत्ता : RAJENDRAKRIPA CO OP HSG<br><br>SOCIETY LTD MANISH, DARSHAN NEAR KANTI NAGAR, JAIN TEMPLE J B NAGAR ANDHERI E MUMBAI 400059   |  | प्रेषक - सहा. क. व सं. / विभाग : Ass'tt. Assessor & Collector K/East Ward, Assessment & Collection Deptt., 2nd Floor, Room No.206, Azad Road, Gundavali, Andheri (E) Mumbai-400069. |  |
| मालमत्ता क्रमांक, सदनाका क्रमांक, इमारतीचे नाव, प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे.<br>M/S RAJENDRA KRIPA CO OP HOUSI NG SOCIETY LTD K-11845(7AB) SHRINIWAS BHARGAVKAR MARG HOUSE |  |   |  |
| प्रथम करनिर्धारण दिनांक :   | 01/04/1971   | जलजोडणी क्रमांक :   | एकूण भांडवली मूल्य : ₹ 222032000       |
| अक्षरी  | Twenty-Two Crore Twenty Lac Thirty-Two Thousand Only |   |  |
| A. अतिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज :  | ₹ 444  |   | B. TDS : ₹ 0                           |
| देयक तयार करत वेळी ३१/०३/२०१० या तारखेपर्यंतची थकबाकी   | ₹ 0  |   | ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0. |
| देयक कालावधी :  | 01/04/2014 ते 31/03/2015                             |   |  |

(सर्व रक्कम रुपयांमध्ये)

| कराचे नाव :  | 01/04/2014 ते 30/09/2014                       | 01/10/2014 ते 31/03/2015                           |
|--|--|--|
| सर्वसाधारण कर  | 31370  | 31370  |
| जल कर  | 0  | 0  |
| जललाभकर  | 19675  | 19675  |
| मलनिःसारण कर   | 0  | 0  |
| मलनिःसारण लाभ कर                                     | 12295  | 12295  |
| म.न.पा. शिक्षण उपकर                                  | 11706  | 11706  |
| राज्य शिक्षण उपकर                                    | 9406   | 9406   |
| रोजगार हमी उपकर                                      | 0  | 0  |
| वृक्ष उपकर   | 557  | 557  |
| पथकर   | 14549  | 14549  |
| कलम १५२ अ नुसार दंडाची रक्कम                         | 0  | 0  |
| परताव्यावरील व्याजाची वसुली                          | 0  | 0  |
| देयक रक्कम   | 99558  | 99558  |
| अर्ली बर्ड योजनेनुसार लाभाची रक्कम                   | 0  | 0  |
| अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम | 444  | 0  |
| भरावयाची निव्वळ रक्कम                                | 99114  | 99558  |
| प्रतिदानाची निव्वळ रक्कम                             | 0  | 0  |
| * ३०.०६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम            | 97322  | 95974  |
| * ३१.०७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम            | 98218  | 96870  |
| * ३१.०७.२०१४ नंतर भरावयाची निव्वळ रक्कम              | 99114  | 99558  |
| अक्षरी रुपये   | Ninety-Nine Thousand One Hundred Fourteen Only | Ninety-Nine Thousand Five Hundred Fifty-Eight Only |
| अंतिम देय दिनांक                                     | 04/09/2014                                     | 31/12/2014   |

To make payment through NEFT:  
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPOKE0710450070000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मार्ग पाहावे.

"सूचना :- सदर इमारत ही ३० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १८८८ च्या कलम ३५३ (ब) अन्वये आवश्यक असल्याप्रमाणे, बांधकाम स्थिरता प्रमाणपत्र (Structure Stability Certificate) विहित कायदांनुसार संबंधित विभागातील सहायक आयुक्तांकडे सादर करण्यात यावे."

Handwritten signature: S.A. Baid

Handwritten signature: Ramesh B. Aarote

रमेश बा. आरोटे  
करनिर्धारक व संकलक (प्र)

