

No. 15

SHARE CERTIFICATE

Member's Register No. 15

Registered under the Maharashtra Co-op. Societies' Act. 1960. (Maharashtra Act XXIV of 1961)

This is to Certify that

Shri / Smt. / M/s. MANISH MANOHAR INGOLE
is/are registered holder/s of 5 fully paid-up Shares of
Rs. FIFTY each numbered from 71 to 75
inclusive, in GORAI ARIHANT C.H.S. LTD. subject to
Bye-laws of the said Society.

Rs. 250.00

Given under the Common Seal of the said Society at
this 23 day of JULY 2004



[Signature]
Mg. Com. Member

[Signature]
Secretary

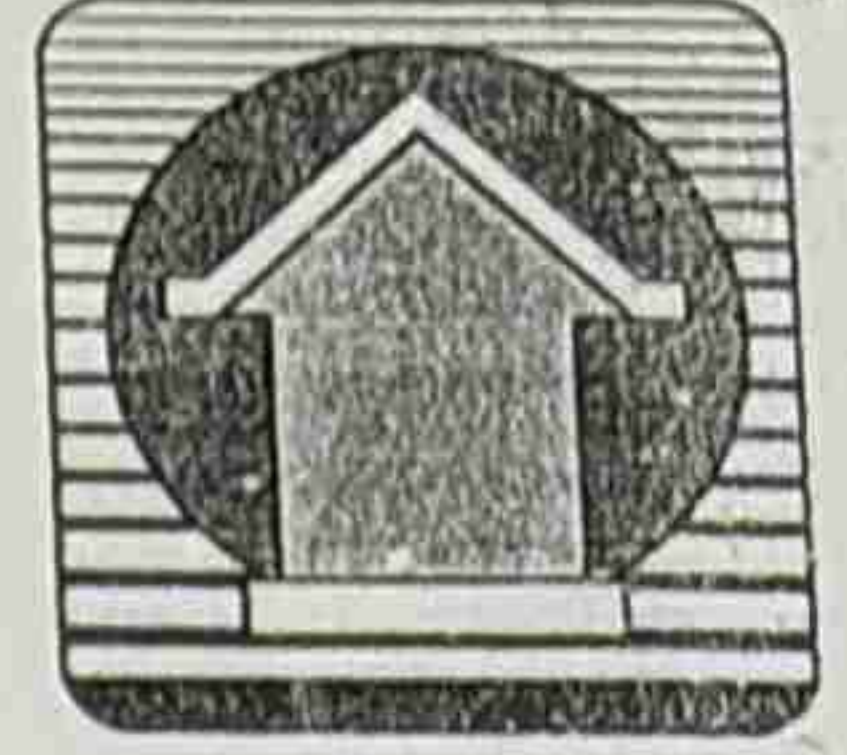
[Signature]
Chairman

[Handwritten signature]

ई गृहनिर्माण व क्षेत्रविकास मंडळ
(डाचा घटक)

MUMBAI HOUSING AND
URBAN DEVELOPMENT BOARD
(MHADA UNIT)

म्हाडा
MHADA



जा.क्र. मुंम/उमुअ(डब्ल्यू)/मुंम/ 443/04

दिनांक : 18/1/05

प्रति,

सचिव,

गोराई अरिहंत सहकारी गृहनिर्माण संस्था (म),

भूखंड क्रमांक ६, आरएससी-६-अ, गोराई,

बोरीवली (पश्चिम), मुंबई-४०० ०९९.

विषय : योजना कोड क्रमांक १०३-ब अंतर्गत भूखंड क्रमांक-६,
आरएससी-६-अ, गोराई-अरिहंत सहकारी गृहनिर्माण संस्थेतील
जुन्या सभासदाचा राजीनामा स्विकारण्यास व त्यांचे जागी नविन
सभासदास संस्थेमध्ये समाविष्ट करून घेण्यास परवानगी
देणेबाबत.

महोदय,

वरील विषयाचे संदर्भात आपणांस कळविण्यांत येते की, या कार्यालयाचे क्रमांक
४३० दिनांक १८.१.२००५ च्या पत्रान्वये कळविल्याप्रमाणे संस्थेत सभासद बदलाव
शुल्क रुपये ३५,०००/- (रुपये पन्तीस हजार फक्त) चा भरणा पावती क्रमांक २३६.१७९
दिनांक १८.१.२००५ रोजी कार्यालयामध्ये केलेला असल्यामुळे संस्थेने शिफारस
केल्याप्रमाणे खालील सभासदाचा राजीनामा स्विकारण्यास, संस्थेस परवानगी देण्यांत येत
आहे.

१. श्री. मनिष मनोहरराव इंगोले.

संस्थेला वरीलप्रमाणे राजीनामा स्विकारण्यास परवानगी देण्यांत आल्यामुळे
झालेल्या रिक्त जागी संस्थेने शिफारस केल्याप्रमाणे खालील सभासदास संस्थेमध्ये
समाविष्ट करून घेण्यास संस्थेस परवानगी देण्यांत येत आहे.

१. श्री. किशोर साबाजी देसाई.

PRINCIPAL
J. S. S.

Shri M. D. Shah Mahila College
B. J. Patel Road, Band (W),

मणि भवन, कलानगर, बान्द्रा (पूर्व), मुंबई - ४०० ०५१.

फोन : ५६४०५०००, २६५९२८७७, २६५९२६२२

फॅक्स : ०२२-२६५९२०५८/२६५९०६६० पत्रपेटी क्र. ८१३५

आपला विश्वासू,

उपमुख्य अधिकारी (डब्ल्यू).

मुंबई मंडळ.

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.

Phone : 56405000, 26592877, 26592622.

Fax No. : 022-26592058 / 26590660 Post Box No. 8135

201

From,
MR. MANISH MANOHAR INGOLE,
GORAI ARIHANT CO-OP. HSG.SOC.LTD.,
Flat No. 303, 3rd Floor, Plot No. 6,
Road No. RSC-6, Gorai - I,
Borivli (West), Mumbai - 400 092.

Dated:

2004

To;
The Honorary Secretary,
GORAI ARIHANT CO-OP.HSG.SOC.LTD.,
Plot No. 6, Road No. RSC-6, Gorai - I,
Borivli (West), Mumbai - 400 092.

ICICI Bank Ltd.
30, Mumbai Samachar
Marg, Fort, Mumbai-400001
D-S-STP/V/C.R.1011/01/2004/2005-70
Mandar Kapatkar
Officer
ICICI Bank Ltd,
INDIA
55922
171300
R.00000201-PB5134
13:44
Special Adhesive
JAN 19 2005
MAHARASHTRA
STAMP DUTY

Sub: Resignation of membership in respect of Flat No. 303, in your Society.

Dear Sir,

This is to inform you that I am the bonafide member/s of your Society holding the above Flat in your Society, which I have sold by virtue of Agreement for sale dated to **MR. KISHOR SABAJI DESAI** for proper consideration.

I, therefore, request you to kindly accept my resignation of membership in your Society and oblige.

Thanking you,

Yours Faithfully,

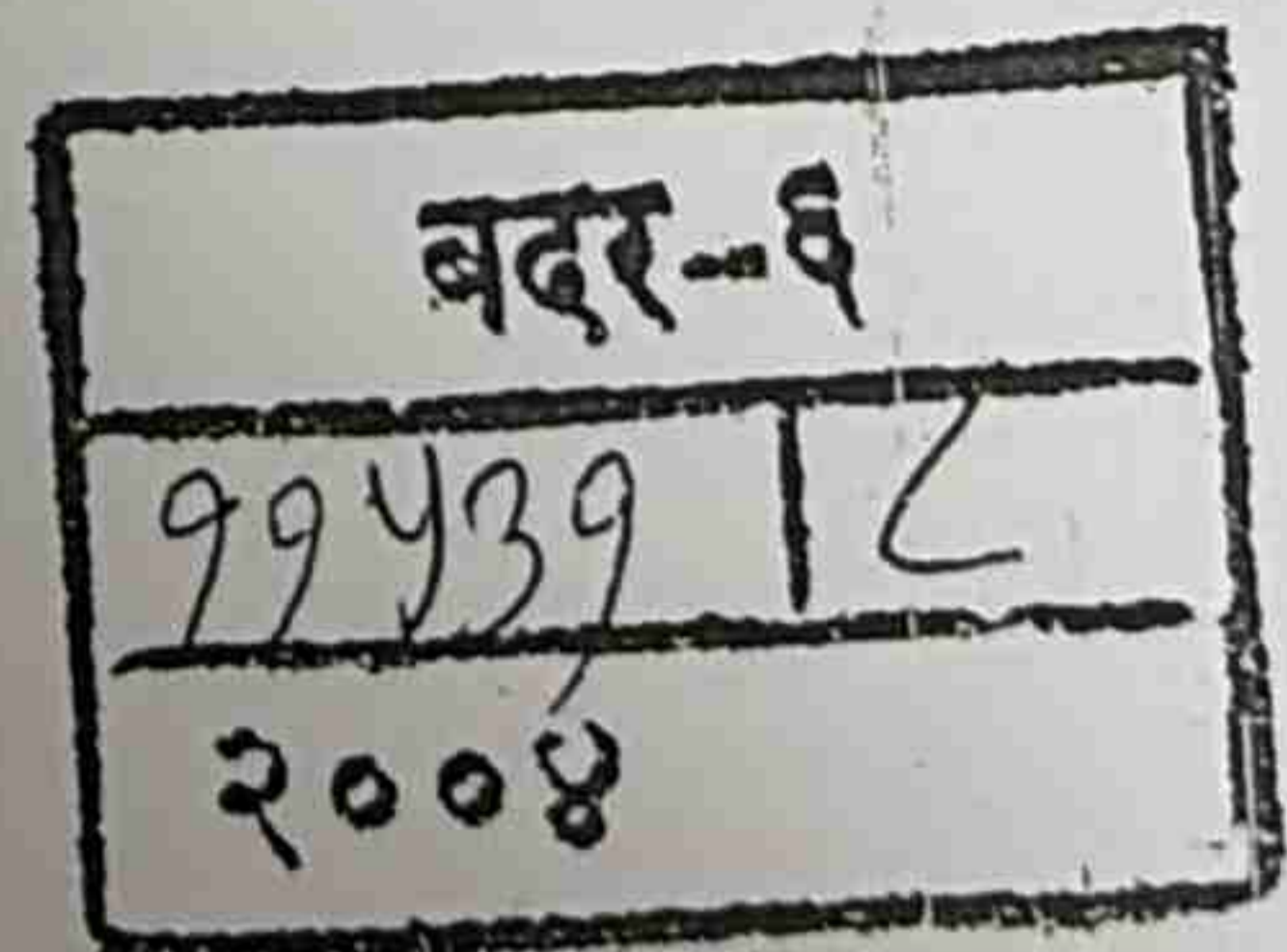
(MR. MANISH MANOHAR INGOLE)

- e. The Vendor/Transferor has duly observed and performed all the rules, regulations and bye-laws of the said society or Builder upto the date hereof.
- f. The Vendor/Transferor has duly paid the monthly and all other out goings payable to the said Society/Builder and other authorities in respect of the said Flat upto date.

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

ALL THAT premises of said Flat bearing No.303, on Third Floor in "GORAI ARIHANT" CHS.Ltd., situated on the Plot No.6, RSC-6, Gorai , C.T.S. No. S.No 173 Ward R/N, Final Plot No. RSC 6 of Borivli village, Taluka Borivali, situated at Gorai-1, Borivli (West), Mumbai 400 091. The said Flat is admeasuring about 750 Sq.ft.(Super Built-up) area. And the title of the above said Flat is clear, marketable & free from all encumbrances. Building is Ground Plus Six floors with lift and building completed in year 2000 . .

17284



to the provisions of Urban Land
(Ceiling and Regulation) Act, 1976

En. Eng. B. S. ...
Dr. Babasaheb Ambedkar Market Bldg.
Kandivalli (West), Mumbai-400 067

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE / 3-1049 / BP (WS) / AP / AR

29 JUN 1999

COMMENCEMENT CERTIFICATE

To,
GORAI ARIHANT CO-OP.
HOUSING SOCIETY LTD.

Sir,

With reference to your application No. 7897 dated 15.04.1998 for
Development Permission and grant of Commencement Certificate under section 45 & 69 of the
Maharashtra Regional and Town Planning Act 1966, to carry out development and building
permission under section 34B of the Bombay Municipal Corporation Act 1888 to erect a
building to the development work of Proposed Bldg.

C.T.S. No. _____

at premises at Street _____

Village Gorai-1

Plot No. 6

situated at RSC-6 MHADA Layout, Sorivalli (W) Ward R/N

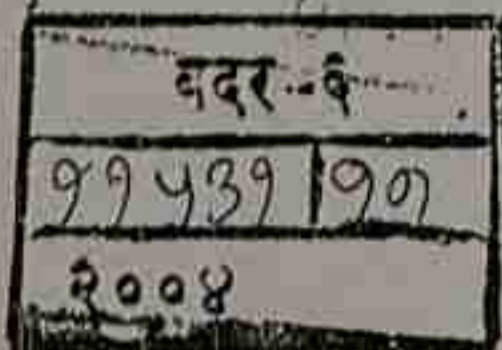
The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endowment of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 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 Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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.
7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed _____
Assistant Engineer to exercise the powers and functions of the Planning
Authority under section 45 of the said Act.

This C.C. is restricted for work upto _____
Plinth _____

For and on behalf of Local Authority
Brihanmumbai Mahanagarपालिका



Asst. Engineer Building Proposal (West. Sub.)
& R/W Wards
FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

AND WHEREAS THE Vendor/Transferor is absolutely seized and possessed of and owners of Flat No.303, on Third Floor is the member of the "GORAI ARIHANT" Co.Operative Housing Society Limited and duly registered under the Maharashtra Co-Operative Societies Act, 1960 having Registration No.MUM/MUMBAI MANDAL/H.S.G.(TC)/9535/97-98 the above described society will be known as "SAID SOCIETY". The said society has not yet issued share certificate to member of there society and transferor herewith authorised transferee to collect the share certificate as and when it's issued by said society.

WHEREAS vide an Allotment Letter dated 05/06/2001 made and entered into at Mumbai between M/s.GORAI ARIHANT CO-OP HSG.SOC. LTD., therein called and referred to as a said society of the one part and MR.MANISH MANOHARRAO INGOLE therein called and referred to as a First Purchaser/Allottee/original/member of the other part. AND WHEREAS Vendor/ Transferor herein purchased the said flat and purchaser is in absolute possession of said flat.

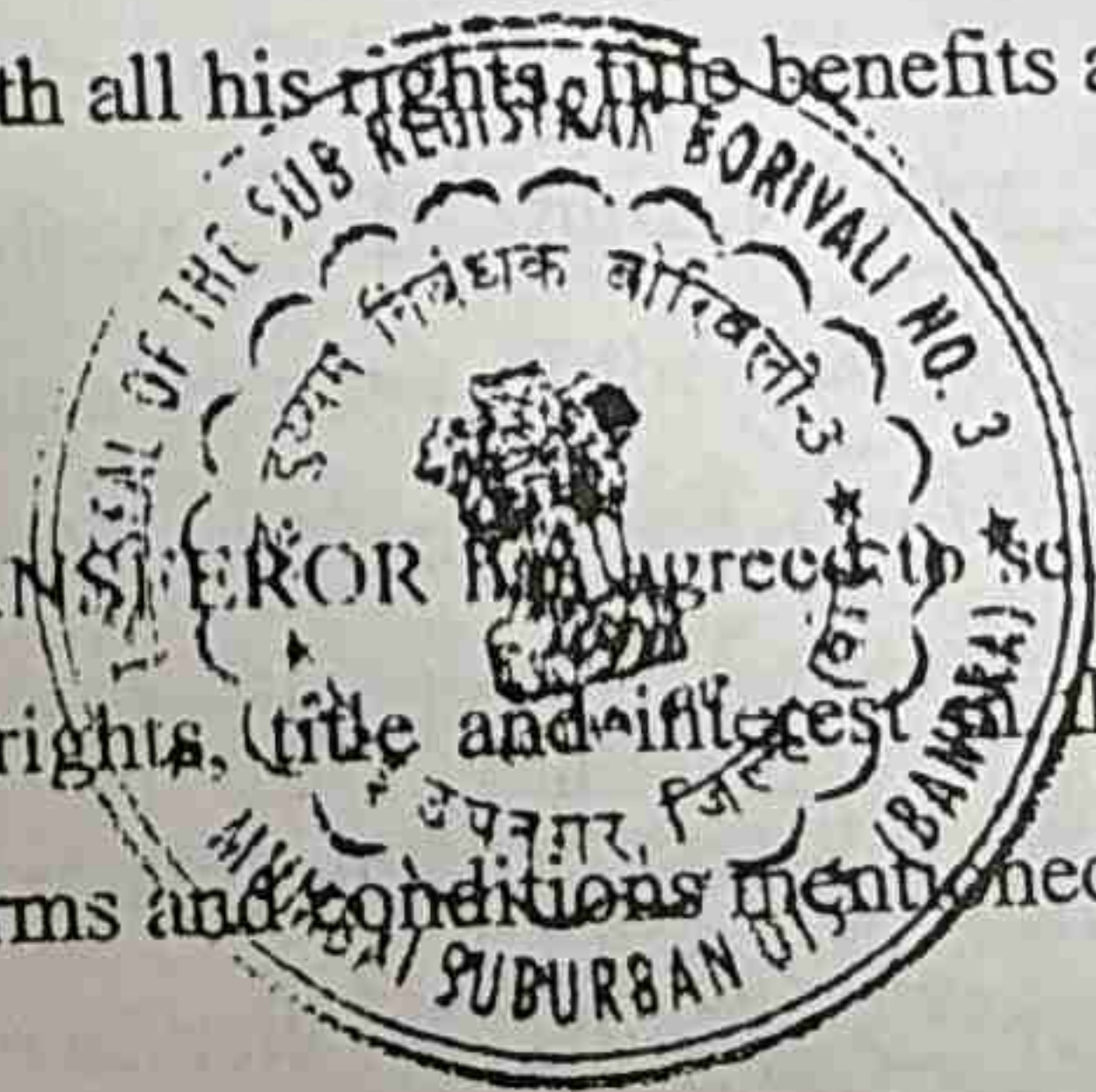
The Vendor/Transferor herein by virtue of such purchase as aforesaid acquired membership in the said society namely "GORAI ARIHANT" CHS.Ltd. , and the Vendor/ Transferor has taken the possession of Flat No.303, on 3RD Floor in "GORAI ARIHANT" CHS.Ltd., situated at Plot No.-6, RSC-6, Gorai-1, Borivli (West), Mumbai-400 091 of that building flat admeasuring about 750 Sq.Ft. (Super Built-up) area having Two Bed Hall Kitchen flat above described property will be known as "SAID FLAT" hereinafter or before this Agreement for sale.

AND WHEREAS the Purchaser/Transferee has approached the Vendor/Transferor and offered to purchase the said Flat for total consideration of

Rs.10,25,000/- (Rupees Ten lacs twenty five thousand Only)

and the Vendor/Transferor has agreed to sell, transfer and assign to the Purchasers/Transferees the said Flat alongwith all his rights, title benefits and interest in the said society.

AND WHEREAS the VENDOR/TRANSFEROR has agreed to sell the said Flat to the Purchaser/Transferee with and all his rights, title and interest in the said premises "SAID FLAT" and said society upon the terms and conditions mentioned herein after.



(Signature)

(Signature)

बदर-६
९९५३९ ३
२००४



AGREEMENT FOR SALE

[Handwritten signature]

[Handwritten signature]

THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 3 day of Nov. 2004 BETWEEN

Kishor S. Desai

MR. MANISH MANOHARRAO INGOLE

age about 34 years, Hindu, Indian Inhabitant of Mumbai, residing at Flat No.303, "GORAI ARIHANT" CHS.LTD., Plot No.-6, RSC-6, GORAI- I, Borivli (W), Mumbai-400 091, hereinafter called and referred to as the "VENDOR/ TRANSFEROR" (Which expression shall unless it be repugnant to the context and thereof mean and include his heirs, executors, administrators and assigns) of the **FIRST PART** : AND

ICICI Bank Ltd.
30 Kharibai Samachar
Marg, Fort, Mumbai-400001
D-SIST/PC/R.1011/01/2004/2068-70
Padmali Agri...
INDIA

MR. KISHOR SABAJI DESAI

age about 39 years, Hindu, Indian Inhabitant of Mumbai at present residing at PREMIER CHS. LTD., SHIVSRUSHTI, KURLA (E) Mumbai-400 024 hereinafter called and referred to as the **PURCHASER/TRANSFEREE** (Which expression shall unless it be repugnant to the context or contrary to mean and include his heirs, executors, administrators and assigns) of the **SECOND PART** :

19599
121308
12-30
MAHARASHTRA

बंदर-६
११५३१ २
२००४

[Handwritten signature]

[Handwritten signature]



दुय्यम निबंधक: बोरीवली 3 (बोरीवली)

दस्तक्रमांक व वर्ष: 11531/2004

नोंदणी 63 म

Tuesday, November 30, 2004

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e

10:50:21 AM

गावाचे नाव : बोरीवली

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व वाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रू. 1,025,000.00
वा.भा. रू. 1,112,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: नदनिका क्र 303 गोराई अरिहंत सोसा, 3रा मजला, सर्वे क्र 173, प्लॉट क्र 6. आरएससी-6.
- (3) क्षेत्रफळ (1) 750 चौ फूट सुपर बांधीव
- (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) मनिष नगाहरराव इंगोले; घर/फ्लॉट नं: 303; गल्ली/रस्ता: गोराई 1; ईमारतीचे नाव: गोराई अरिहंत सोसा; ईमारत नं: प्लॉट नं 6 आरएससी 6; पेट/वसाहत: -; शहर/गाव: बोरीवली प मुं-; तालुका: -; पिन: 91; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) किशोर साबाजी देसाई; घर/फ्लॉट नं: बी/6; गल्ली/रस्ता: -; ईमारतीचे नाव: शिवसृष्टी; ईमारत नं: -; पेट/वसाहत: प्रिमीयर सोसा; शहर/गाव: कुर्ला पू मुं-; तालुका: -; पिन: 54; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 03/11/2004
- (8) नोंदणीचा 30/11/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 11531 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 39380.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 11180.00
- (12) शेरा