

Hot Payment Successful. Your Payment Confirmation Number is 43087805



CHALLAN					
MTR Form Number - 6					
GRN NUMBER	MH003834882201415R	BARCODE	Form ID :	Date 13-11-2014	
Department	IGR		Payee Details		
Receipt Type	RE		Dept. ID (If Any)		
Office Name	IGR196-BRL7_JT SUB REGISTRAR	Location	PAN No. (If Applicable)		
	BORIVALI 7		PAN-ADQPK2302N		
Year	Period: From : 13/11/2014 To : 31/03/2099		Full Name		
			BAKULA VIJAY KHARVI		
Object	Amount in Rs.		Flat/Block No, Premises/ Bldg		
			FLAT NO -B 205 CHARKOP		
0030045501-75	6000.00		Road/Street, Area /Locality		
			MUSKURAHAT CHS LTD PLOT NO 2		
0030063301-70	0.00		Town/ City/ District		
	0.00		RDP 1 GANESH NAGAR EKTA NAGAR MUMBAI Maharashtra		
	0.00		PIN		
	0.00		4 0 0 0 6 7		
	0.00		Remarks (If Any) :		
	0.00				
	0.00				
	0.00				
	0.00				
	0.00				
Total	6000.00		Amount in words Rupees Six Thousand Only		
Payment Details:IDBI NetBanking Payment ID : 51942883			FOR USE IN RECEIVING BANK		
Cheque- DD Details:			Bank CIN No : 69103332014111350155		
Cheque- DD No.			Date	13-11-2014	
Name of Bank		IDBI BANK	Bank-Branch		
Name of Branch			Scroll No.		



Bhaskar

[Signature]

Place : Kandivali, Mumbai

Date : 20/11/2014

To,

The Senior Branch Manager,
Oriental Bank of Commerce,
Shayadri Nagar, Charkop,
Kandivali (W), Mumbai - 400 067.

Bhaskar

Dear Sir,

Account: Mrs. Bakula vijay kharvi and Mr. Vijay Krishna kharvi

I / We, hereby confirm that I/ We, **Mrs. Bakula vijay kharvi and Mr. Vijay Krishna kharvi**, called by your good self in your office on 19/11/2014 and as agreed, deposited with your Bank the Original / Copy of Title Deeds specified in the Schedule "A" hereunder concerning the Property belonging to me / us, is free from encumbrances with intent to create security by way of Equitable Mortgage in respect of Land / Property, more fully described in schedule "B" together with all buildings, Super structure, Plant and Machinery, Constructed and / or be constructed, installed and / or to be installed and all accretions thereto to secure the repayments of all Liabilities / advances already made or which may hereafter be made by the Bank at my / our request to **Mrs. Bakula vijay kharvi and Mr. Vijay Krishna kharvi** (Name of the Borrower/s) under / in respect of any of the following limits and interest, costs and other charges payable in terms of loaning documents executed by the borrower :-

Bhaskar

<u>NATURE OF LIMIT</u>	<u>AMOUNT OF LIMIT (Rs.)</u>
1) TERM LOAN (HOUSING LOAN)	Rs. 30,00,000/-

TOTAL :	RS. 30,00,000/-
	=====

We agree to execute in your favour Equitable Mortgage at my / our cost in a form acceptable to you whenever called upon to do

I / We further declare that the documents deposited with the Bank are the only documents that are in my/ our Possession and custody.

Please acknowledge the Receipt

Bhaskar Kharvi

SCHEDULE 'A' DETAILS OF DOCUMENTS OF TITLE

1. Original Allotment letter issued by Charkop Muskurahat CHS Ltd. in the name of Mr. Avtar Singh Bajwa and Mrs. Ranjeet K. Bajwa.
2. Original Agreement for sale dated 28/04/2006 between Mr. Avtar S Bajwa & Mrs. Ranjeet K. Bajwa and Mrs. Rutika R Nagawekar and Mr. Ravikant M Nagawekar
3. Original Agreement for sale dated 09/10/2014 between Mrs. Rutika R Nagawekar and Mr. Ravikant M Nagawekar and Mrs. Bakula V. kharvi & Mr. Vijay K kharvi
4. Original Stamp Payment Receipt dated 25/04/2006 issued by Cosmos Co. Bank.
5. Original Two Registration Receipts dated 28/04/2006 Sr.No.BDR12-3182-2006 and Dated 10/10/2014 Sr. No.BRL2-7398-2014 issued by Sub-Registrar.
6. Original Index II dated 10/10/2014 issued by Sub-Registrar
7. Original Share Certificate No. 13 issued by Charkop Muskurahat CHS Ltd.
8. Original NOC letter dated 27/10/2014 issued by the society

SCHEDULE "B" DESCRIPTION OF PROPERTY

Flat No. B-205, Second floor, in the society known as Charkop Muskurahat Co. Op. Hsg. Soc. Ltd., Plot No. 2, RDP-1, situated at Village Kandivali, Survey No. 157, Ganesh Nagar, Kandivali (W), Tal. Borivali, Mumbai-400 067, admeasuring an area of 395 Sq. mtrs. Super Built up

Signature of Mortgager/s

1) 
Mrs. Bakula vijay kharvi

2) 
Mr. Vijay Krishna kharvi

Room No, 1, Kishan Manji Chawl, Kajupada, Borivali West, Mumbai – 400066

Ref. No.

Date : _____

767

20th October 2014

To,
The Manager,
Oriental Bank of Commerce,
Prof. Dr. N. D. Patil School Building,
Sahyadri Nagar, Sector -1,
Kandivali (W),
Charkop Branch,
Mumbai - 400 067

Dear Sir,

Reg: Title Opinion on the property situated at **Flat No.B-205 on the 2nd floor**

With reference to your letter No. _____ dated _____, I, on the basis of the copies of title deeds forwarded to me pertaining to the said immovable property and the other information submitted by you, have conducted a detailed search and investigation and submit my report as under:

1. Name(s) and Address(es) of the Mortgagor(s) / Title holder(s)

Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi

2. Description of immovable property

Plot No. / Property No.	Area (in sq.yds./sq. mtrs/sq. ft. / acres/hectares)	Location	Boundaries
Flat No.B-205 on the 2nd floor	Admeasuring 316 sq. ft. built up area (395 sq. ft. super built up area),	In Charkop Muskurahat Co - Operative Housing Society Limited, Plot No.2, RDP-1, Ganesh nagar, Survey No.157, Opp. Ekta Nagar, Village Kandivali, Taluka Borivali, Mumbai Suburban District Thane Municipal Corporation.	North: East: South: West:

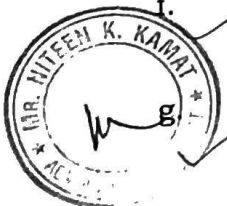


I have found that both are tallying with each other. I also certify that the title deeds in respect of the captioned properties are genuine, original and properly executed. The statement and other information given in the report are correct and true. I certify that **Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi** have got a valid, clear, absolute and marketable title over the property shown above. If **Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi** personally present (along with identity proof) and deposits the title deeds in original or as mentioned in Schedule I along with documents mentioned hereunder, with intention to create equitable mortgage, it will satisfy the requirements of creation of equitable mortgage. The following person/s should be present personally (along with identity proof) to deposit the original title deeds with your Bank / Branch for creation of equitable mortgage:

Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi

The following documents shall be obtained at the time of creation of mortgage.

- a. ✓ Original Allotment Letter issued by Charkop Muskurahat Co - Operative Housing Society Limited in the name of Mr. Avtar Singh Bajwa & Mrs. Ranjeet Kaur Bajwa in respect of Flat No.B-205 on the 2nd floor.
- b. ✓ Original Agreement for Sale dated 28.04.2006 executed between Mr. Avtar Singh Bajwa & Mrs. Ranjeet Kaur Bajwa (Vendors) and Mrs. Rutika Ravikant Nagawekar & Mr. Ravikant Maruti Nagawekar (Purchasers) in respect of Flat No.B-205 on the 2nd floor.
- c. ✓ Original Agreement for Sale dated 09.10.2014 executed between Mrs. Rutika Ravikant Nagawekar & Mr. Ravikant Maruti Nagawekar (Vendors) and Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi (Purchasers) in respect of Flat No.B-205 on the 2nd floor.
- d. ✓ Original Stamp Payment Receipt dated 25.04.2006 issued by The Cosmos Co. Operative Bank Ltd.
- e. ✓ Original Two Registration Receipts dated 28.04.2006 under sr. no.BDR12 - 03182 - 2006 and dated 10.10.2014 under sr. no.BRL2 - 7398 - 2014 issued by Sub registrar.
- f. ✓ Original Index II dated 10.10.2014 issued by Sub Registrar in respect of Agreement for Sale dated 09.10.2014.
- g. ✓ Original Share Certificate No.13 dated 08.10.2001 issued by Charkop Muskurahat Co - Operative Housing Society Limited in



the name of Shri Pankaj G. Shah duly transferred in the name of Mrs. Rutika Ravikant Nagawekar.

- h. Original NOC for creating equitable mortgage, from Society (as per your draft).

Yours faithfully

Niteen Kamat

Signature of the Empanelled Advocate

Place: Mumbai

Date: 20.10.2014

Chain of Title Deed

Niteen K. Kamat
B.Sc., LL.M., D.L.W.
ADVOCATE HIGH COURT
Office No. 44, 6th Floor,
Rajgir Chambers, CHSL, 12/14,
S.B.S. Road, Opp. Old Custom
House, Fort, Mumbai - 400 023.
Tel/Fax: 2264 2423 / 24



Sr. No.	Registered / Unregistered	Vendor / Transferor	Vendee / Transferee	Date	Nature (Original/Copy) Sale Deed / Lease Deed / GPA / SPA / Will / Relinquishment Deed	Area / Floor along with site plan & Boundings
1	Registered	Mr. Avtar Singh Bajwa & Mrs. Ranjeet Kaur Bajwa (Vendors) and	Mrs. Rutika Nagawekar & Mr. Ravikant Maruti Nagawekar (Purchasers)	dated 28.04.2006	Agreement for Sale	
2	Registered	Mrs. Rutika Nagawekar & Mr. Ravikant Maruti Nagawekar (Vendors)	Mrs. Bakula Vijay Kharvi & Mr. Vijay Krishna Kharvi (Purchasers)	dated 09.10.2014	Agreement for Sale	

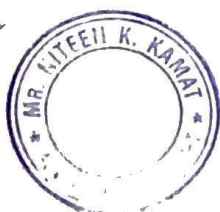


Niteen K. Kamat
B.Sc., LL.M., D.L.W.
ADVOCATE HIGH COURT
Office No. 44, 6th Floor,
Rajgir Chambers, CHSL, 12/14,
S.B.S. Road, Opp. Old Custom
House, Fort, Mumbai - 400 023.
Tel/Fax: 2264 2423 / 24

Niteen Kamat
Signature of the Empanelled Advocate

Online Search enclosed for 13 years hence no manual search required.

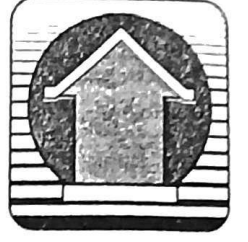
Niteen Kamat
Advocate



मुंबई गृहनिर्माण व क्षेत्रविकास मंडळ
(म्हाडाचा घटक)

**MUMBAI HOUSING AND
AREA DEVELOPMENT BOARD**
(A MHADA UNIT)

**म्हाडा
MHADA**



No. :- Dy. C.O. (W) / MB/ 1181
Date : 28/2/06

To,
✓ The Secretary,
Charkop "Muskurahat" Co-operative Housing Society Ltd.,
Plot No.2, RDP 1, MHADA Colony,
At Survey No.157 of Kandivali Village, Kandivali (West),
Mumbai - 400 067.

Sub. : No objection certificate to avail housing loan for the construction of building on the plot bearing No.2, RDP 1, admeasuring 1397.00 sq. mtrs. at Survey No.157 part of Kandivali Village, Kandivali (West), Mumbai 400 067.

Ref. : Your letter dated 22.02.2006 received on 28.02.2006.

Sir,

With reference to your letter dated nil received on 22nd February, 2006 on the above subject, you are informed that the plot bearing No.2, RDP 1, at Survey No.157 part of Kandivali Village, Kandivali (West), Mumbai admeasuring 1397.00 sq.mtrs., had been allotted to the Charkop "Muskurahat" Co-operative Housing Society Ltd., by the Maharashtra Housing & Area Development Authority on payment of lease premium of Rs.25,96,838/- and annual lease rent of Rs.25,969/- on lease basis for the purpose of constructing, maintaining and locating a building for the commercial and residential use and occupation of the bonafied members of the society with effect from 04.10.1997. The document of the lease deed in respect of the said plot has been executed between MHADA and the Charkop "Muskurahat" Co-operative Housing Society Ltd. on 04.10.1997 and the same is registered with Sub-registrar, Mumbai Suburban District on 18.12.1997. The possession of the plot is given to the Society on 17.01.1997. The land owned by Maharashtra Housing & Area Development Authority and is free from incumbrance.

The Maharashtra Housing and Area Development Authority has no objection, for mortgaging Lease rights of the said plot and the building and the flats constructed or to be constructed thereon to the ICICI, HDFC and any other Financial Institutions, Nationalised or Co-operative Banks to obtain loan for construction of building by the bonafied members of the society. Such mortgage of the lease rights of the plot and house constructed thereon subject to the rights of the Maharashtra Housing & Area Development Authority under

गृहनिर्माण भवन, कलानगर, बान्द्रे (पूर्व), मुंबई - ४०० ०५९.
दुरध्वनी : ५६४०५०००, २६५९२८७७, २६५९२६२२
फक्स नं : ०२२-२६५९२०५८/२६५९०६६० पत्रपेटी क्र. ८९३५

Griha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai-400 051.
Phone : 56405000, 26592877, 26592622.
Fax No. : 022-26592058 / 26590660 Post Box No. 8135

जा. क्र. उप नि/मुंमं/ सन २००२
उपनिबंधक सहकारी संस्था, मुंबई
गृहनिर्माण व क्षोभाधिकार मंडळ, मुंबई
यांचे कार्यालय, गृहनिर्माण भवन,
२ रा माळा, यांद्रा (पु), मुंबई-५२.
दिनांक:- ४/४/२००२

प्रा. नं.

साचव

धारकोप मुस्कुराहट को-ऑप. हो. सो. लि.

प्लॉट नं. २, आरडीपी-२, गणेश नगर

स. नं. २५७, कांदिवली (प), मुंबई-६७

विषय:- सभासदातील बदलाबाबत.

संदर्भ :- आपले पत्रा. दि. २०.३.२००२

वरील विषयासंबंधीचे संदर्भीय पत्र व त्यासोबत जोडलेल्या दि. ५.३.२००२ रोजीच्या सर्वसाधारण सभेतील ठरावाच्या अनुषंगाने खालीलप्रमाणे कळवित आहे:-

संस्थेच्या सभासदाचे राजीनामे मंजुरीबाबत व त्याजार्गे नावन ९ सभासद दाखल केल्याचेक पत्रात नमुद केले आहे व त्यास या कार्यालयाची मंजुरी मागितली आहे. सदर बाबतीत अभ्यर्थी संस्थेचे मंजूर उपविभागी क्र. २९, २९, व ४० मधील तरतुदीचे पालन करून तसेच म्हाडा प्राधिकरणाच्या अटी व शर्तीची पूर्तता करून खालील सभासदाचे राजीनामे मंजुरीबाबत व नावन सभासद दाखल करून घोणेबाबत कार्यवाही केल्यास या कार्यालयाची हरकत रहाणार नाही.

राजीनामा दिलेले सभासद

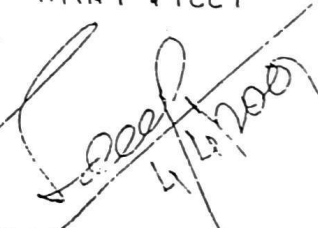
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१. सारता रत. घाग
२. सुधांत व्ही मर्चंडे
३. विवेक देवी
४. मनोहर गोपाल मोरे
५. सुधीर ज्येष्ठ जयेंद्र दवे
६. विवेक रमनलाल शाहा
७. पंकज गमनलाल शाहा
८. अमरीश गणपत रायकर
९. नागेशा शंकर शालवंत

तांवन दाखल केलेले सभासद

=====

- संतप्रसाद यादव
- भाग्यलक्ष्मी पी. शेट्टी
- सज्जाद हुसेन लक्ष्मीधर
- परेशा मिश्रा
- डॉ. कल्पेशा सेठ
- कल्पना रल मिरचंदानी
- अवतारसिंग खजवा
- नरेंद्र सच. पवार
- सतिश शेट्टी


उप निबंधक सहकारी संस्था
मुंबई गृहनिर्माण व क्षोभाधिकार मंडळ, मुंबई-५२
४/४/२००२

MUSKURAHAT Co-op. Housing Society Ltd.

Plot No. 2, RDP-1, Ganesh Nagar, Survey No. 157, Kandivili (W), Bombay-400 067.

Reg No (RDP) Mumbai Reg

ALLOTMENT LETTER TO 205 DATED 15-2-98

TO, MR. AYTHAR SINGH BATHI
SMT./SMT. RANJEET KUMAR BATHI
604 - A-I LINK PALACE,
BIHARAKNADA, LINK ROAD, MALAD(W)
MUMBAI- 64.

Dear Sir/Madam,

REF : ALLOTMENT OF MEMBERSHIP.

We have accepted your membership to the above society on special general body meeting of the society held on 15-2-98, and have allotted the Flat No. 205 on 2nd Floor to you.

The above membership is given and said Flat No. 205 is allotted to you subject to approval of B.H.A.D.B. and on the following condition to be fulfilled by you. Non-fulfilment of any of the condition will forfeit your membership immediately and will result in cancellation of the said Flat No. 205 allotted to you. Please note that no notice will be served on you to inform the same.

Condition's to be fulfill are as under :

- 1) You will require to make the total payment towards your share of construction of the Flat allotted to you is Rs. 2,96,250 /- (Rupees Two LA Ninety Six Thousand Two Hundred Fifty only) The area of the said Flat No. 205 will be 345.00 Sq.Ft. (saleble super built up) Area of the Flat given is as per plan. However if any change is made due to some regulation and requirements of B.M.C. or as per requirements of the society, it is within the society's power to change, alter and ammend any of the plan put up for construction of building of society and you have no rights of whatsoever in objecting the same and you have to accept the any change in area so allotted to you.
- 2) You will have no rights of whatsoever nature in the Flat allotted to other member's other than the one allotted to you. You will have no rights on any future extra F.S.I. available Purchase Transfer to the society.
- 3) You will have no objection to the allotment of open terrace area adjoining to each flat to be utilised by those Flat owner member for exclusive use for themselves, who are owing the said flats.

S. S. S. S. M. S. S. S.

MUSKURAHAT Co-op. Housing Society Ltd.

Plot No. 2, RDP-1, Ganesh Nagar, Survey No. 157, Kandivili (W), Bombay-400 067.

Reg. No. (MHADA) Mumbai - 497
T.C. 95/196 of 27.12.1966

4) You will be required to contribute Rs. 15,000 = 00 /- (Rupees FIFTEEN THOUSAND ONLY. only) as your shares of the cost of the conveyance charges, stamp duty, Annual lease charges to MHADA, B.M.C., Maintenance, Electric meter & water deposit, Balcony enclosure Fees etc. being paid by the society before taking possession of the Flat.

5) You will require to contribute Rs. 10,000 = 00 /- (Rupees TEN THOUSAND ONLY - only) as deposit to the society towards the maintenance of the society building from the date of possession giving to you for smooth running of the society. The deposit will be given by you before the possession of the Flat allotted to you.

6) The Flat No. 205 is allotted to you for Rs. 2,96,250/- (Rupees Two Lacs Ninety Six Thousand Six Hundred Fifty only) to be contributed by you. You have paid Rs. 59,250 /- (Rupees Fifty Nine Thousand Two Hundred Sixty (42) only) and the balance payment will be as under delay in payment will be charged interest @ 24% per annum.

- 1) Rs. 25,000/- On Starting of the Work.
- 2) Rs. 29,680 /- 14% before Completion of plinth work.
- 3) Rs. 21,200 /- 10% before Completion of 1st slab after plinth.
- 4) Rs. 21,200 /- 10% before Completion of 2nd slab after 1st slab.
- 5) Rs. 21,200 /- 10% before Completion of 3rd slab after 2nd slab.
- 6) Rs. 21,200 /- 10% before Completion of 4th slab after 3rd slab.
- 7) Rs. 21,200 /- 10% before Completion of 5th slab after after 4th slab.
- 8) Rs. 21,200 /- 10% before Completion of 6th slab after after 5th slab.
- 9) Rs. 21,200 /- 10% before Completion of 7th slab after after 6th slab.
- 10) Rs. 21,200 /- 10% before Completion of brick & plaster works.
- 11) Rs. 12,720 /- 6% before Completion of Flooring & Tilling works.
- 12) Rs. 25,000 /- Before Possession Rs. 15,000 /- as mention Para No.4 and Rs. 10,000 /- as mention in Para No.5.

[Handwritten signatures and marks]

CHARKOP MUSKURAHAT Co-op. Housing Society Ltd.

Plot No. 2, RDP-1, Ganesh Nagar, Survey No. 157, Kandivili (W), Bombay-400 067.

Reg. No. (BHADHY) MUMBAI
HSG. 10/19511,
1996-97 W.E.F.
27-12-1995.

: 3 :

In case there is a default in payment of two installments consequently, your membership will be terminated without any notice from society to you.

You are requested to sign and confirm below this letter, about the terms and conditions under which, you are allotted the Flat and membership given to you.

Thanking you,

Yours faithfully,
For MUSKURAHAT CO-OP. HSG. SOCIETY LTD.

(Handwritten Signature)

(SECRETARY)



(Handwritten Signature)

(AUTHORISED SIGN)

I Smt./Smt. ANITA SINGH BAJWA RANDEE KAUER BAJWA hereby accepts the allotment of Flat No. 205 on 2A Floor 395.W. Sq.Ft. (Super built up) and the membership of Charkop Muskurahat Co-operative Housing Society Ltd., on the terms and conditions mentioned above.

WITNESSES

1. SIGNATURE (Handwritten)
NAME DUSKARAJI TRIPATHI
ADDRESS 313 NARAYAN
LINK ROAD
VIL - PARLI (W)
MUMBAI - 400

MEMBERS X
SIGNATURE X (Handwritten)
NAME ANITA SINGH BAJWA
RANDEE KAUER BAJWA
ADDRESS 604 - A - I LINK ROAD
BRANDMEWADA, LINK ROAD, MUMBAI (W)
MUMBAI - 64

2. SIGNATURE (Handwritten)
NAME BALWINDER SINGH
ADDRESS A-11600 LINK ROAD
BRANDMEWADA OFF LINK ROAD
MUMBAI (W) MUMBAI - 64



: AGREEMENT FOR SALE :

THIS AGREEMENT FOR SALE IS MADE AND ENTERED INTO AT MUMBAI ON THIS 9th DAY OF oct 2014. BETWEEN MRS. RUTIKA RAVIKANT NAGAWEKAR AGED 48 YRS, MR. RAVIKANT MARUTI NAGAWEKAR, AGED 56 BOTH ADULT., INDIAN, INHABITANT OF MUMBAI, Owner of the FLAT NO. B-205, 2nd FLOOR, CHARKOP MUSKURAHAT CO-OP. HSG. SOC. LTD., PLOT NO. 2, RDP-1, GANESH NAGAR, SURVEY NO. 157, KANDIVALI [W], MUMBAI-67. Hereinafter called and referred to as the " VENDORS " (Which expression shall unless be repugnant to the context or meaning thereof shall mean and include Vendors' heir's, executors, legal representatives, administrators and assigns) OF THE ONE PART AND

R. Nagawekar

[Signature]

R. Nagawekar...2

R. Nagawekar

बल - २/		
७३६६	३	५६
२०१४		

MRS. BAKULA VIJAY KHARVI, AGED 41 YRS., MR. VIJAY KRISHNA KHARVI
AGED 47 YRS., BOTH ADULT, INDIAN INHABITANT, Having address ROOM NO. 1, 10
KISHAN MANJI CHAWL, KAJUPADA, BORIVALI (E), MUMBAI-66, herein after called and
referred to as the "PURCHASERS" (Which expression shall unless repugnant to the context
or meaning thereof shall mean and include Purchasers' heirs, executors legal representatives
administrators, and assigns) OF THE OTHER PART :

[A] NATURE OF PROPERTY :

WHEREAS the Vendors herein are the absolute Owner/allottee in respect of FLAT NO. B-205, 2nd
FLOOR, CHARKOP MUSKURAHAT CO-OP. HSG. SOC. LTD., PLOT NO. 2, RDP-1, GANESH
NAGAR, SURVEY NO. 157, KANDIVALI [W], MUMBAI-67. adm. 395 SQ.FEET SUPER BUILT
UP. Constructed on the land bearing S.NO. of Village Kandivali, also bearing C.T.S NO.
of Village Kandivali, Tal. Borivali, Mumbai Suburban District, Which has been allotted by
MHADA to society by their letter bearing ref no. , Situated at CHARKOP-MARVE LINK
ROAD, KANDIVALI [W], MUMBAI-67.

[B] ANDWHEREAS under an Agreement dated 4th OCT. 1997 entered into between the
Maharashtra Housing and Area Development Authority a statutory corporation [hereinafter referred
to as the said Corporation] duly constituted under the Maharashtra Housing and Area Development
Act, 1976 on the one Part and the CHARKOP MUSKURAHAT CO-OP.HSG. SOC. LTD.,
[hereinafter referred to as the said society] JA Society registered under the provisions of the
Mahatashtra Co-operative Societies Act, 1960 on the other part, the said society in respect of land
bearing plot No.2 RDP-1 at S.NO.157, GANESH NAGAR, KANDIVALI[W], for the consideration
and on the terms and conditions contained therein.

Bharati

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RRNagarekar

RRNagarekar

[C] AND WHEREAS the said society submitted plans and specifications to the local authority for construction of a building and constructed a building known as CHARKOP "MUSKURAHAT" on the said plot of land in accordance with the plans and specification as approved by the Municipal corporation of Greater Mumbai and the Municipal Corporation has issued the Occupation Certificate On 9/4/2002 by their letter bearing ref no. CHE/A-0705/BP[WS]AR DT.9/4/2002 .

[D] AND WHEREAS initially the flat no. 205 situated on the 2nd floor of the society building was allotted to one MR. PANKAJ G. SHAH . MR. PANKAJ G. SHAH could not pay the construction cost and other charges to the society and therefore he resigned from the society membership and in his place society has allotted FLAT to MR. AVTAR SINGH BAJWA AND MRS. RANJEET KAUR BAJWA by their letter of allotment dt. 15/2/1998 and paid the total cost of construction stamp duty , lease etc. and since then they are in exclusive possession of the said flat.

[E] AND WHEREAS Society had transferred the share certificate no. 13 bearing dist. Nos. 061 to 065 infavour of MR. AVTAR SINGH BAJWA AND MRS. RANJEET KAUR BAJWA on 5-3-2001 .DY. REGISTRAR MHADA has permitted to the society to accept the resignation of MR. PANKAJ G. SHAH and in his place accepted MR. AVTARSINGH BAJWA a member and confirmed his eligibility by their letter dt. 4/4/2001 .



[F] AND WHEREAS MR. AVTAR SINGH BAJWA AND MRS. RANJEET KAUR BAJWA Have by an agreement dt. 28/4/2006 ,sold this flat to the Vendors and the said agreement is duly registered with Sub Registrar ,Borivali-6, vide receipt no.3199 dt. 28/4/2006 ., vide serial no. BDR12-03182-2006 .The said agreement is valid ,subsisting and enforceable at Law . Herein after called and referred to the said " FLAT" .

More Particularly described in the schedule herein after mentioned

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Bhaskar

RR Nagewekar

[Signature]

RR Nagewekar

11. After the final payment the Purchasers are at liberty to use and enjoy all the benefits of the said FLAT and the purchaser has got full and absolute right to sell, transfer, sublet, part with the said FLAT to any person as the purchaser may deem fit & proper. All the charges of registration, stamp duty & transfer charges shall be paid by the Purchasers.

12. The Purchasers shall abide by the rules and regulations and laws of MHADA as well as the bye laws of the society concerned.

13. The Vendors hereby handover the copies of the documents to the purchasers for the purpose of processing the loan. The Vendors hereby agree to hand over the possession of the original documents of the above said FLAT along with this original agreement/title deeds to the Purchasers/Bank at the time of final Payment.

14. The Purchasers admit hereunder the receipt of the possession of copies of the documents of the above said FLAT & Purchasers are fully satisfied with the location and area of FLAT and have verified and received all original documents and have no complaints and/or doubt about it

15. The Vendors have sold FLAT as it is to the Purchasers and whereas the Purchasers are fully satisfied regarding the said property.

16. All the necessary expenses including the stamp duty, registration and other incidental expenses pertaining to the transaction of this flat shall be borne by the purchasers. The vendors have agreed to appear before the office of Sub-registrar, Borivali for registration of sale agreement as and when directed by the authority / purchasers.



REGISTRATION OF SALE AGREEMENT		
बरेल - २/		
७३८	९	५८
२०१४		

SCHEDULE OF PROPERTY ABOVE REFERRED TO:

ALL THAT PIECE AND PARCEL OF THE FLAT NO. 205, SITUATED ON THE 2ND FLOOR, IN CHARKOP MUSKURAHAT CO-OP. HSG. SOC. LTD., PLOT NO. 2, RDP-1, GANESH NAGAR, S. NO.157, OPP. EKTA NAGAR, KANDIVALI[W], MUMBAI-67. Constructed on the Plot of land bearing S.NO. 157 of Village Kandivali, also bearing C.T. S NO. of Village Kandivali, Tal. Borivali, Mumbai Suburban District. The Municipal Corporation 'R' Ward, adm .316 Sq feet Built up [395 Sq. feet Super Built up], ..8

Handwritten signature

RR Nagvekar

Handwritten signature

RR Nagvekar

IN WITNESSES WHEREOF the parties hereof have hereunto set and subscribed their respective hands on the day and the year first here in above mentioned.

SIGNED, SEALED AND DELIVERED


by the Within named " VENDORS "

MRS. RUTIKA RAVIKANT NAGAWEKAR

MR. RAVIKANT MARUTI NAGAWEKAR,

Through his C.A.

MRS. RUTIKA RAVIKANT NAGAWEKAR

in the presence of 

R.R. Nagawekar



R.R. Nagawekar



SIGNED, SEALED AND DELIVERED

by the Within named " PURCHASERS "

MRS. BAKULA VIJAY KHARVI,

MR. VIJAY KRISHNA KHARVI

in the presence of 



Bhaskar









बरल - २/		
५३६५	१०	५८
२०१४		

RECEIVED of and from the Within named PURCHASERS a sum of RS.4,50,000/-
[RS.TEN LACS ONLY] as and by way of PART consideration towards the
sale/cost-price/consideration of the FLAT NO. B-205, 2nd FLOOR, CHARKOP MUSKURAHAT
CO-OP. HSG. SOC. LTD., PLOT NO. 2, RDP-1, GANESH NAGAR, SURVEY NO. 157,
KANDIVALI [W], MUMBAI-67 as per deed BY CHEQUES.

CHEQUE NO.	BANK	BRANCH	DATED	RS.
658327	MUMBAI DISTRICT CO-OP.	V. PARLE	24/07/2014	1,00,000/-
026601	MUMBAI DISTRICT CO-OP.	V. PARLE	24/07/2014	1,00,000/-
655394	MUMBAI DISTRICT CO-OP.	V. PARLE	01/08/2014	2,50,000/-

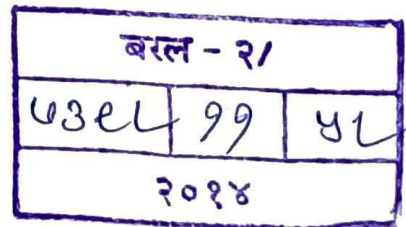
WE SAY RECEIVED Rs.4,50,000/-

R.R. Nagawekar

VENDORS

MRS. RUTIKA RAVIKANT NAGAWEKAR

MR. RAVIKANT MARUTI NAGAWEKAR.



मालमत्ता पत्रक

मोजे -- कांदिवली
 तालुका/न.भू.मा.का. -- न.भू.अ.बोरीवली

जिल्हा --



शिट नंबर १५७
 प्लॉट नंबर
 क्षेत्र चो.मी.
 धारणाधिकार
 शासनाच्या दिवसाच्या आधारावर (महाराष्ट्र शासनाच्या तपशील आणी न्याया फेर तपशीलांच्या तयार वळ)

कार
 मुळ धारक शेती

व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्कृत

क्र.क. - ७७७
 क्रम अर्ज दाखल तारीख २१/११/१४
 खरी नकल एका नोंदी/नकाशा
 क्रम तयार तारीख १०/११/१४ नकलेचे शुल्क २०
 क्रम नोंद घ्याची तारीख ११ SEP 2014
 क्रम तयार करणार
 क्रम तपासणार
 प्रमुख लिपिक
 न.भू.अ.बोरीवली

न.भू.अ.बोरीवली
 मुंबई उपनगर जिल्हा

सत्य प्रतिभा
 नगर भूमापन अधिकारी
 बोरीवली



बरल - २/
 ७३९८-१३ ५८
 २०१४

नगर भूमापन अधिकारी बोरीवली यांचे कार्यालय

तहसिलदार, व नगर भूमापन कार्यालय इमारत, चौथा मजला. डॉ.न.रा. करोडे मार्ग (नाटकवाला लेन)

एस्. व्ही. रोड, शिपोली सिग्नल बोरीवली (पश्चिम) मुंबई - ४०००९२.

Email - ctsoborivali@gmail.com

फोन नं.- ०२२ २८०७५०४५

क्रनभूअ बोरीवली/मि.प.उतारा/२०१४

दिनांक - २८/९/२०१४

प्रति,

श्री. ऋतिका रविकांत नसावेकर

बी २०५, मुस्कुराहट बिल्डींग, बाबरेकर नगर

गणेश नगरच्या बाजूला कादिवली (प)मुंबई ६७

विषय:- नगर भूमापन - चारकोप ता. बोरीवली येथील
स.नं.१५७ प्लॉट नं.२ आर डी पी.१ ची
मिळकत पत्रिका मिळणेबाबत.

संदर्भ :- आपला दिनांक १५/०९/२०१४ चा अर्ज



महाशय,

वरील संदर्भीय अर्जान्वये आपण नगर भूमापन चारकोप, ता.बोरीवली येथील स.नं.१५७ प्लॉट नं.२ आर डी पी.१ या भूखंडाच्या मिळकत पत्रिकेची मागणी केलेली आहे. परंतु इकडील अभिलेख पाहता सदर भूखंडाची मिळकत पत्रिका तयार झालेली नसलेमुळे आपण मागणी केलेल्या भूखंडाची मिळकत पत्रिकेची नक्कल आपणांस देता येत नाही. तरी आपला अर्ज विनाकार्यवाही निकाली ठेवणेत येत आहे.

५
नगर भूमापन अधिकारी,
बोरीवली

बरत - २१		
५३८५	१५	५८
२०१४		

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/A-0705/BP(WS)AR OF

9 APR 2002

Secretary,
Skurahat Co-op. Hsg. Society,
Kandivali West

Office of the
Ex. Eng. Bldg Prop. (W/S) P. & R. Wards
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali West Mumbai-400 057

Sub: Permission to occupy the completed building on plot No.2, RDP 1, of MHADA Layout, Charkop, Kandivali (West)

Ref: Your letter dated 6.6.2001.

The development work of building comprising of Ground & 7 upper floors on plot No.2, RDP-1, of Village Kandivali situated at MMADA layout, Charkop Kandivali (West) is completed under the supervision of Shri Chandan Kelekar, Licenced Architect having Lic. No. 187/11009, Shri D.D. Gupte, Licenced Structural Engineer, having Licence No.STR/G/36 and Lic. Site Supervisor, Shri B.G. Shukla, having Licence No.S/276/SS-1, may be occupied on the following conditions.

That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E. W./South and a certified copy of the same submitted to this office.

That the water supply for premises for which application is made shall be restricted to 50% or normal requirement and a complaint for short supply of water shall be entertained in future.

That all the deposits shall be claimed within 6 years from date of its payment or within a year from B.C.C. whichever is earlier failing which, the same will be forfeited.

That the separate P.R.C. and C.T.S. plan duly signed by A.E. shall be submitted before B.C.C.

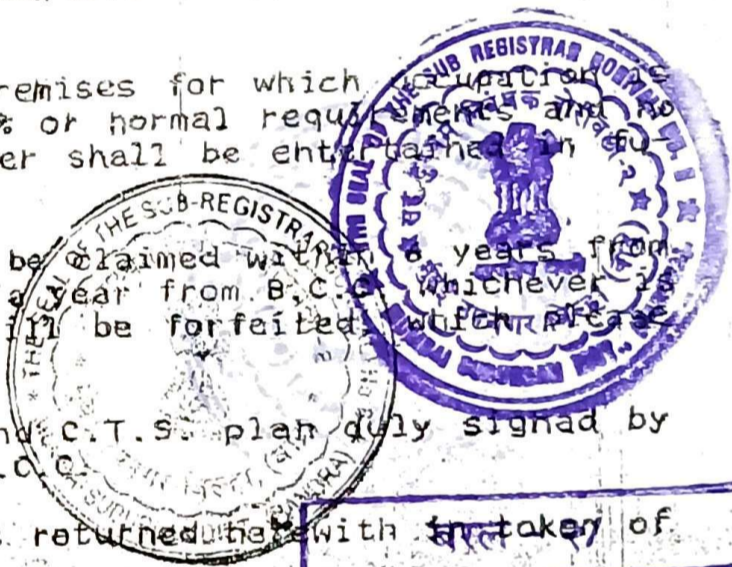
A set of plan duly signed is returned to the contractor with the approval.

Yours faithfully,

Signature

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

3962/1
2002



3962	96	31
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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक RS0815020040000	मालमत्ता करवर्ष 2014-2015	देयक क्रमांक 201410BIL03453719 201420BIL03453720	देयक दिनांक 04/06/2014
कराचे नाव व पत्ता : CHARKOP MUSKURAHAT CO.OP. ✓ HSG.SOC.LTD PLOT NO 2 RDP-1,GANSH NAGAR S.NO.157,KANDIVLI(W)MUMBAI 400067		प्रेषक - सह. क. व सं. / विभाग : Office of the Asstt.Assessor & Collector, R South, Municipal offices Bldg., Room No. 109, M.G.Cross Road No.2, Near S.V.P.Municipal Swimming Pool, Kandivali (West), Mumbai - 400 067.	
मालमत्ता क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. SOR MHADA LESSEE CHARKOP KA NDIVALI SILVER C H SOC RS 2407 PLOT NO 2 RSC 2 S NO 157 CHARKOP ESH NAGAR KANDIVLI WEST RCC BLDG WITH SHOP			
करनिर्धारण दिनांक : 01/04/2001	जलजोडणी क्रमांक :	एकूण भांडवली मूल्य : ₹ 161874500	
Sixteen Crore Eighteen Lac Seventy-Four Thousand Five Hundred Only			
तिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज : ₹ 0		B. TDS : ₹ 0	
वार करतेवेळी ३१/०३/२०१० या तारखेपर्यंतची थकवाकी ₹ 90146		०१/०४/२०१० या तारखे नंतरची थकवाकी ₹ 354430	
मालमत्ता दिनांक :	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
मालमत्ता कर	110487	110487
व्याज कर	0	0
मालमत्ता कर	69428	69428
मालमत्ता कर	0	0
मालमत्ता लाभ कर	43154	43154
शिक्षण उपकर	41056	41056
शिक्षण उपकर	32940	32940
हमी उपकर	4003	4003
कर	2078	2078
२ अ नुसार दंडाची रक्कम	51277	51277
व्याज व्याजाची वसुली	0	0
थकवा रक्कम	0	0
योजनेनुसार लाभाची रक्कम	354423	354423
च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम	0	0
ची निव्वळ रक्कम	0	0
ची निव्वळ रक्कम	354423	354423
६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	0	0
७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम	348115	341807
७.२०१४ नंतर भरावयाची निव्वळ रक्कम	351269	344961
थकवा	354423	354423
दिनांक	02/09/2014	31/12/2014



जरल - २/

७३८८ १८ ४८

२०१४

Payment through NEFT:
BINOCOLLEC, Beneficiary A/C No:- BMCPORS0815020040000 , Name-MCGM Property Tax.
If payment done through NEFT will be collected against oldest bills first."

इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

रमेश बा. आरोटे
करनिर्धारक व संकलक (अ)



नगर रचना आणि मूल्यानिर्धारण विभाग
मुंबई प्रदेश (मुल्यांकन) मुंबई

क. उमन/मुप्र(मु)/विभाग निश्चिती/ २८५९

नविन इरातक्याय इनात
फ्ल-२, तळगावती,
रानफुल्ल चव्हाण मार्ग, मुंबई (पश्चि)
जुबई - ४०० ०७९
दिनांक : २९/४/२००४

सह दुय्यम निबंधक,
चंद्रोवती फ. २
मुंबई उपनगर जिल्हा



विषय :- फ्लॉट क्र २ अग एमसी २ डी पी १
येथील मुल्यांकन विभाग निश्चिती प्रयाचत.

संदर्भ :- आपले पत्र क्रमांक /०००/
दिनांक २९/४/२००४

बदल - २/		
७३६५	२९	४६
२००४		

या कार्यालयातील अधिलेखाची पडताळणी केली असता चारकोप मुस्कराहेट
ऑफ ही सासायटी, गणेश नगर, नावरोकर नगर रोड कादिवली पश्चिम डी नगर मुल्यांकन
/३५४ मॉजे कादिवली या विभागामध्ये अंतर्भूत आहे.



नगर रचना
उपसंचालक, नगर रचना
मुंबई प्रदेश (मुल्यांकन) मुंबई
याचे कार्यालय



बदल - ५	
६७६०	२०
२००४	



बदल - ११	
२३६०	१०
२००५	



बदल - ११	
१९३०२	२८
२००८	



15/05/2014 11 26:52 AM

दस्त गोपवारा भाग-2

बरल7
दस्त क्रमांक:3601/2014

दस्त क्रमांक :बरल7/3601/2014

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:रविकांत मारुती नागवेकर पत्ता:प्लॉट नं: बी-२०५, माळा नं: दुसरा, इमारतीचे नाव: चारकोप मुस्कूराहट सी एच एस लिमीटेड, ब्लॉक नं: प्लॉट न.२ आर डी पी-१ गणेश नगर, रोड नं: सर्वे न.१५७ कांदिवली प मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AJMPN6236A <i>R. M. Nagvekar</i>	कुलमुखत्यार देणार वय :-56 स्वाक्षरी:-		
2	नाव:रुतिका रविकांत नागवेकर पत्ता:प्लॉट नं: बी-२०५, माळा नं: दुसरा, इमारतीचे नाव: चारकोप मुस्कूराहट सी एच एस लिमीटेड, ब्लॉक नं: प्लॉट न.२ आर डी पी-१ गणेश नगर, रोड नं: सर्वे न.१५७ कांदिवली प मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:AJMPN6235D <i>R. Nagvekar</i>	पॉवर ऑफ अटॉर्नी होल्डर वय :-48 स्वाक्षरी:-		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करुन दिव्याचे कबुल करवतल - ७ - 10
शिक्षा क्र.3 ची वेळ:15 / 05 / 2014 11 : 24 : 50 AM

3601	20	29
छायाचित्रे १४ अंगठ्याचा ठसा		

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी
1	नाव:वैशाली विनीत तांबे वय:44 पत्ता:ए-४३ कृष्णा सोसा भाबरेकर नगर कांदिवली प मुंबई पिन कोड:400067 <i>V.V. Tambur</i>	
2	नाव:सोनल संतोष चतुर्वेदी वय:23 पत्ता:ए-४२ कृष्णा सोसा भाबरेकर नगर कांदिवली प मुंबई पिन कोड:400067 <i>Shanturvedi</i>	



शिक्षा क्र.4 ची वेळ:15 / 05 / 2014 11 : 25 : 31

शिक्षा क्र.5 ची वेळ:15 / 05 / 2014 11 : 25 : 55 AM नोंदणी पुस्तक 4 मध्ये

सह दु.नि.का.बोरीवली 7
दुय्यम निबंधक बोरीवली-७,
मुंबई उपनगर जिल्हा Payment Details.



बरल - २/
030480 81
२०१४



दस्त गोपवारा माग - २

दस्त गोपवारा माग - २

पृष्ठ २

दस्त क्रमांक 7398/2014

५७



सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली २

दस्त क्रमांक : 7398/2014

नोंदणी 63

Regn. 63m

गावाचे नाव : कांदिवली

वित्तबाचा प्रकार	करारनामा
मोबदला	रु.4,000,000/-
बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार कारणी देतो की पट्टेदार ते नमुद करावे)	रु.2,863,000/-
भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	157, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: 205, माळा नं: 2, इमारतीचे नाव: चारकोप मुसकुराहत को ऑ ही सोसा लिमी, ब्लॉक नं: प्लॉट नं 2 आरडीपी 1 सव्हें नं 157 गणेश नगर, रोड नं: कांदिवली प मुं 67
क्षेत्रफळ	316.00 चौ.फूट
आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव:- रुतीका रविकांत नागवेकर ;वय: 48; पत्ता :-प्लॉट नं: वी 205, माळा नं: 2, इमारतीचे नाव: चारकोप मुसकुराहत को ऑ ही सोसा लिमी, ब्लॉक नं: प्लॉट : आरडीपी 1 गणेश नगर कांदिवली प मुं 67, रोड नं: -, -, -. पिन कोड:- 400067 पॅन नंबर: AJMPN6235D
दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2) नाव:- रविकांत मारुती नागवेकर तर्फे मुखत्यार रुतीका रविकांत नागवेकर ;वय: 48; पत्ता :-प्लॉट नं: वी 205, माळा नं: 2, इमारतीचे नाव: चारकोप मुसकुराहत को ऑ ही सोसा लिमी, ब्लॉक नं: प्लॉट : आरडीपी 1 गणेश नगर कांदिवली प मुं 67, रोड नं: -, -, -. पिन कोड:- 400067 पॅन नंबर: AJMPN6236A
दस्तऐवज करून दिल्याचा दिनांक	09/10/2014
दस्त नोंदणी केल्याचा दिनांक	10/10/2014
अनुक्रमांक,खंड व पृष्ठ	7398/2014
बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.200,000/-
बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
शेरा	

सह दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा

खरी प्रत

सह दुय्यम निबंधक बोरीवली-२
मुंबई उपनगर जिल्हा.

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



THE COSMOS CO-OPERATIVE BANK LTD. PUNE
FRANKING DEPOSIT SLIP

CUSTOMER COPY 231121

Amount: 18600/-
In the Cosmos Co-op Bank Ltd.

FRANKING VALUE	1%	18600/-
STAMP CHARGES	1%	1860/-
TOTAL	1%	18600/-

Name & Address of 20th day APRIL 2006
Mrs. Rutika Ravi Kant Nagawekar
Mrs. Ranjeet Ravi Kant Nagawekar
Chinkop Housing Society Ltd., Plot No. 2
B-15, Sector-2, Chinkop Khandivalli-400 043
To: Mr. / Mrs. No. 231121-6-2006
Purpose of Transaction Agreement for Sale
in cash for Franking Documents etc.

Rs. 18600/-

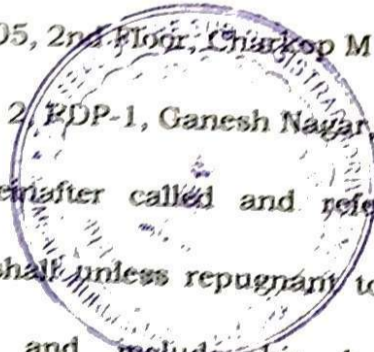
(For Bank's Use Only)

Trans ID
Franking St. No. 39-1822/20162

For The Cosmos Co-op Bank Ltd, Pune
Authorized Signatory

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered at Mumbai, this 28TH day of April, 2006 : BETWEEN : MR. AVTAR SINGH BAJWA, aged 38 years and MRS. RANJEET KAUR BAJWA, aged 30 years, both Adult, Indian Inhabitants of Mumbai, residing at Flat No. B-205, 2nd Floor, Chinkop MUSKURAHAT Co-op. Housing Society Ltd., Plot No. 2, RDP-1, Ganesh Nagar, Survey No. 157, Kandivali (West), Mumbai, hereinafter called and referred to as the "VENDORS" (Which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND : MRS. RUTIKA RAVIKANT NAGAWEKAR, aged 39 years, and MR. RAVIKANT MARUTI NAGAWEKAR, aged 51 years, Indian Inhabitant of Mumbai, residing at



For The Cosmos Co-op Bank Ltd., Vile Parle Branch, Mumbai
D.S. STP/V/C.R.1004/06/200
195167
16:31
APR 25 2006
R. 00186001-185114
INDIA STAMP DUTY MAHARASHTRA

- Bajwa
- Ranjeet Kaur

बदर-१२
3952/9
2006

R.R. Nagawekar
R.M. Nagawekar

For The Cosmos Co-op Bank Ltd., Vile Parle Branch, Mumbai
Sixty Eighteen Thousand six Hundred only

Purchasers has agreed to purchase and acquire all rights, title and interest of the Vendors in the said Flat/Society together with the permanent and absolute right of use and occupation of the said flat alongwith the deposits paid to the concerned authorities for the total price of **Rs. 6,00,000/- (RUPEES SIX LAKHS ONLY)** on the following terms and conditions.

**NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY
AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :**

1. The Vendors has hereby sold and the Purchasers has purchased and acquired the said flat along with the membership/shares of the said Society together with the permanent and absolute right of the use and occupation of the said flat.

2. The Purchasers have paid to the Vendors a sum of **Rs. 6,00,000/- (RUPEES SIX LAKHS ONLY)**, as and by way of FULL AND FINAL CONSIDERATION amount of the said flat/shares, the receipt whereof the Vendors hereby admits and acknowledges at the foot hereof in full and final settlement.

3. The Vendors do hereby covenants with the Purchasers that the said flat hereby sold is free from encumbrances of any nature whatsoever and that the Vendors has full and absolute right and power to transfer and deliver the vacant possession of the above said flat to the Purchasers.



Ranjeet

R R Nagwekar

Ranjeet Kaur

R. M. Nagwekar

दर-१२
3952/3
२००६

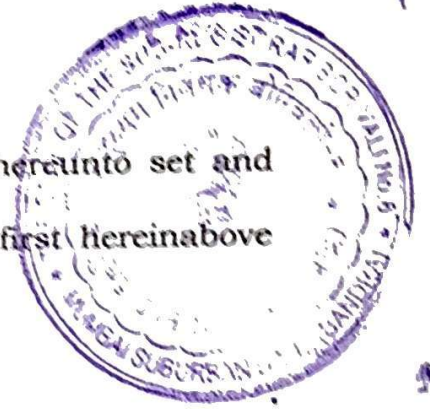
...4...

15. The Society transfer charges will be paid by both parties equally and stamp duty, registration charges, MHADA transfer charges will be paid by Purchasers.

SCHEDULE

Flat No. B-205, 2nd Floor, Charkop MUSKURAHAT Co-op. Housing Society Ltd., Plot No. 2, RDP-1, Ganesh Nagar, Survey No. 157, Kandivali (West), Mumbai-400 067, admeasuring 395 sq.ft. Super Built Up area, Ground + 07 floors , with lift/without lift, R.C.C. construction, Year of Construction 2000 CTS No. — of village KANDIVALI, Taluka BORIVALI in the Registration District of Mumbai City and suburbs.

IN WITNESS WHEREOF the parties hereto have hereinto set and subscribed their respective hands on the day the year first hereinabove written.



SIGNED AND DELIVERED by the
Withinnamed VENDORS
presence of

> *[Signature]*
> *Ranjit Kaur*
>

- 1.
- 2.

SIGNED AND DELIVERED by the
Withinnamed PURCHASERS
presence of

> *R. M. Nagwalekar*
> *R. M. Nagwalekar*
>

- 1.
- 2.



...8...

RECEIPT

RECEIVED of and from the withinnamed Purchasers a sum of Rs. 6,00,000/- (RUPEES SIX LAKHS ONLY) as and by way of FULL AND FINAL cost price/consideration amount of the said flat, alongwith shares, as per the above agreement, in full and final settlement as under :-

CHEQUE/PO/ DD NO.	DATED	AMOUNT	DRAWN ON
377444	18.04.06	2,00,000/-	New India Co-op. Bank, Charkop, Kandivali (W).
377445	26.04.06	2,75,000/-	New India Co-op. Bank, Charkop, Kandivali (W).
337446	28.04.06	1,25,000/-	New India Co-op. Bank, Charkop, Kandivali (W).

WE SAY RECEIVED RS. 6,00,000/-

ES

Ranjeet Kaw

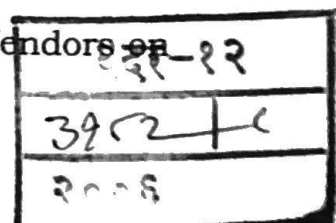
VENDORS

WITNESSES :

- Name and Signature : *Hiree Shah*
Age : *38*
Address :
Telephone :
- Name and Signature : *ANTHONY MISQUITA*
Age : *31*
Address :
Telephone : *[Signature]*



We say that we have taken over the vacant and exclusive possession of the abovesaid flat from the withinnamed Vendors on the date of execution hereof.



RR Nagar

PURCHASERS

CHARKOP MUSKURAHAT CO-OP. HOUSING SOCIETY LTD.

(Regd. No. : (BHADB) MUMBAI / HSG / TC / 9511 / 96-97 W.E.F. 27-12-1996)

Office : Plot No. 2, RDP - 1, Ganesh Nagar, S. No. 157, Kandivali (W), Mumbai - 400 067.

To,
Shri Anwar Singh Bajwa
205, Charkop Muskurahat CHS
Babrekar Nagar Rd., Kandivali West,
Mumbai - 400067

28-4-06

Dear Sir,

Sub: No Objection Certificate for selling of your flat.

Your application dated 4-4-06 on the Captioned subject was considered in the meeting of the managing committee held on 6-4-06. We have tentatively No Objection to your selling Flat No. 205 subject to your compliance of the following:-

1. that you shall submit a zerox copy of the Agreement for sale.
2. that you shall submit a zerox copy of the Receipt for having paid the stamp duty issued by the Stamp Authority.
3. that you shall submit all the necessary documents and papers in connection with the transfer such as 20(a) and 20(b) in duplicate. Form No. 21 in duplicate. Form No. 23 in duplicate. Form No. 4A (on Rs. 20/- Stamp Paper) Form No. 24 and 25 (on Rs. 20/- Stamp Paper).
4. that you shall submit any such documents and papers as may be required to be submitted to the MHADA Authorities.
5. that you shall pay the transfer premium to be paid to MHADA Authorities.
6. that you shall pay the Entrance fees of Rs. 20000/- or as may be applicable.
7. that the transferee shall pay the Entrance Fee as may be applicable.
8. that you shall pay all the outstanding dues including maintenance charges if any upto date.

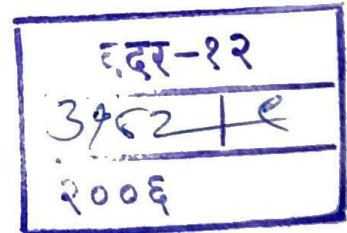
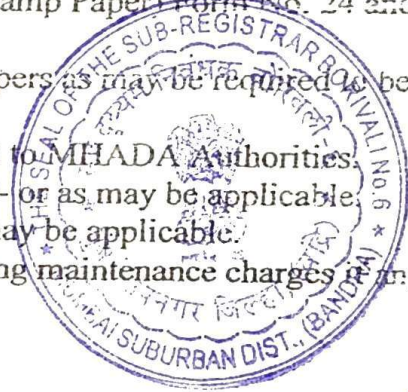
Please comply with the above at the earliest.

Thanking you,

Yours faithfully,
For CHARKOP MUSKURAHAT CHS LIMITED

Chairman

Hon. Secretary



MUNICIPAL CORPORATION OF GREATER MUMBAI

NO. CHE/A-0705/BP(WS)AR OF

9 APR 2002

To,
The Secretary,
Muskurahat Co-op. Hsg. Society,
Owner.

Office of the
Ex. Eng. Bldg. Prop. (W/S) P. & R. Ward
Dr. Babasaheb Ambedkar Market Bldg.
Kandivali West

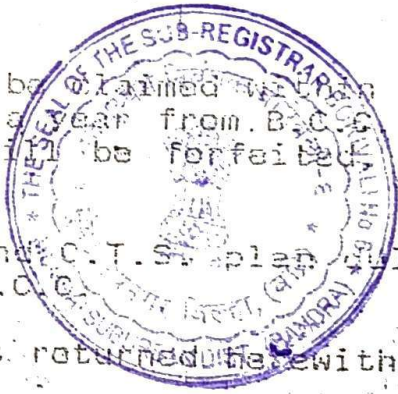
Sub: Permission to occupy the completed
building on plot No.2, FDP 1,
of MHADA layout, Charkop,
Kandivali (West).

Sir,

Ref: Your letter dated 6.6.2001.

The development work of building comprising of Ground & 7 upper floors on plot No.2, FDP 1, of Village Kandivali situated at MHADA layout, Charkop Kandivali (West) is completed under the supervision of Shri Chandan Kelakar, Licenced Architect having Lic. No. CA/87/11009, Shri D.D. Cupte, Licenced Structural Engineer, having Licence No.STR/S/36 and Lic. Site Supervisor, Shri B.G. Shukla, having Licence No.S/276/SS-1, may be occupied on the following conditions.

1. That the certificates u/s 270A of B.M.C. Act shall be obtained from A.C.W.D./South and a certified copy of the same shall be submitted to this office.
 2. That the water supply for premises for which occupation is granted shall be restricted to 50% or normal requirements and no complaint for short supply of water shall be entertained in future.
 3. That all the deposits shall be claimed within 6 years from the date of its payment or within a year from B.C.C. whichever is earlier failing which, the same will be forfeited, which please note.
 4. That the separate P.R.C. and C.T. plan duly signed by S.L.R. shall be submitted before B.C.C.
- A set of plan duly signed is returned herewith in token of approval.



Yours faithfully,

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

बदर-१२
3962/11
२००६

नगर भूमापन अधिकारी, बोरीवली यांचे कार्यालय

पत्ता- तळमजला, मागाठणे बस आगार,
पश्चिम द्रुतगती महामार्ग जवळ, बोरीवली (पूर्व), मुंबई-४०० ०६६.
दूरध्वनी क्र. ०२२-२८८४६३९१

क्र.नभूअ-बोरीवली/म्हाडा/नक्कल अर्ज-४२२७/०६
दिनांक-२०/४/२००६

प्रति,

श्री/श्रीमती: अश्वतार सिंग बजावा
को २०९ मसरोत को खावडी
आय एमपी कम्पाउंड, बोरिवली नगर
कांदिवली मु. ६७



विषय - प्रमाणित नक्कल मिळणेबाबत - नगर भूमापन-कांदिवली

जागतिक बँक प्रकल्प, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण, मुंबई कांदिवली भाग-
भूखंड क्र.- २ आर.एस.सी. १ ची नक्कल मिळणेबाबत

संदर्भ - आपला अनामत अर्ज क्र.-४२२७ दि. २०/४/२००६.

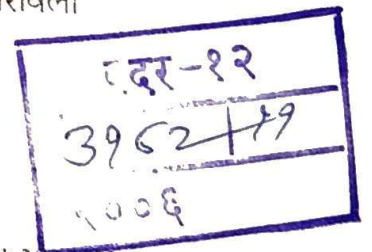
महोदय/महोदया,

उपरोक्त संदर्भीय अर्जानुसार आपणांस कळविण्यात येते की, नक्कल मिळणेबाबत कांदिवली मधील जागतिक बँक प्रकल्प, महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण, मुंबई कांदिवली भाग- यथालेख भूखंड क्र.- २ आर.एस.सी.रोड १ ची प्रमाणित नक्कल मिळणेबाबत या कार्यालयास आपला अर्ज प्राप्त झालेला आहे.

सदरच्या मिळकतीच्या नवीन मिळकत पत्रिका व नकाशा तयार करण्याचे काम जागतिक बँक प्रकल्प महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण, मुंबई व या कार्यालयाकडून संयुक्तपणे कार्यवाही चालू आहे. प्रकल्पाचे काम पूर्ण होताच त्याचा अंमल घेण्यात येईल. सदरच्या प्रकल्पाचे काम पूर्ण झाल्यानंतर अर्जदारांस मिळकत पत्रिका व नकाशा आपणांस पुरविण्यात येतील. तूर्त आपला अर्ज निकाली करून दफ्तरी दाखल करण्यात येत आहे.

(बी.डब्ल्यू.वानखडे)

नगर भूमापन अधिकारी
बोरीवली



दस्त गोषवारा भाग - 2

वदर12

दस्त क्रमांक (3182/2006)

क्र. [वदर12-3182-2006] चा गोषवारा
बाजार मुल्य : 695832 मोबदला 600000 भरलेले मुद्रांक शुल्क : 18600

दस्त हजर केल्याचा दिनांक : 28/04/2006 05:48 PM
निष्पादनाचा दिनांक : 28/04/2006
दस्त हजर करणा-याची सही :

RR Nagwela

दस्ताचा प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 28/04/2006 05:48 PM
शिवका क्र. 2 ची वेळ : (फी) 28/04/2006 05:53 PM
शिवका क्र. 3 ची वेळ : (कबुली) 28/04/2006 05:54 PM
शिवका क्र. 4 ची वेळ : (ओळख) 28/04/2006 05:54 PM

दस्त नोंद केल्याचा दिनांक : 28/04/2006 05:54 PM

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

1) हिरेन- शाह , घर/फ्लॅट नं: 142/ बी23

HIREN SHAH

गल्ली/रस्ता: -

ईमारतीचे नाव: अष्टभुजा

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: बोरीवली प मुं

तालुका: -

पिन: 91

2) अँथोनी - मिस्किटा , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: वरीलप्रमाणे

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

वदर-१२/३१८२/२००६

पुस्तक क्र.मांक १, क्रमांक वर
नोंदला.

दिनांक : 28 APR 2006

सह. दुय्यम निबंधक, बोरीवली-६,
मुंबई उपनगर जिल्हा.

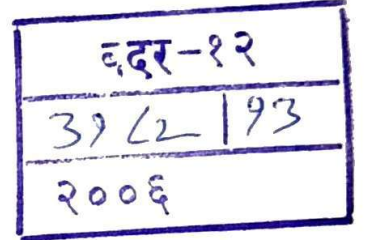
दु. निबंधकाची सही
सह दु.नि.का-बोरीवली 6

पावती क्र.: 3199 दिनांक: 28/04/2006
पावतीचे वर्णन
नांव: रुतिका रविकांत नागवेकर

7000 : नोंदणी फी
260 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

7260: एकूण

दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 6



प्रमाणित करण्याब येते की, या
दस्तामध्ये एकूण...१३.....पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ६,
मुंबई उपनगर जिल्हा.

