



*NEELKANTH
VALLEY*

Agreement

**FOR SALE
OF**

Flats/Garages/Parking Space

NO. 504 ON 5th FLOOR

IN

NANDA DEVI

(5)

Amnesty scheme



HS04616

Receipt No.

Date 16/1/1995

No. Ins. 3

GENERAL STAMP OFFICE

Bombay

6676

RECEIVED From

Chandankumar Ramji

Chai Shah

the stamp

Duty Rupees

(25850/-) Twenty five

thousand eight hundred fifty only

CERTIFIED under Sec. 41 of the Bombay Stamp

Act, 1958,

that the proper stamp duty Rupees (25850/-)

Twenty five thousand eight hundred fifty only

and penalty Rupees (250/-)

Two hundred fifty only

have been paid in respect of the instrument.

2500/-

[Signature]
COLLECTOR

ARTICLES OF AGREEMENT made at Bombay this 19th day of August 1988 BETWEEN NEELKANTH MANSIONS LIMITED a limited company duly registered under the provisions of The Companies Act, 1956 having its registered office at Bhaveshwar Nagar No. 1, Mahatma Gandhi Road, Ghatkopar East, Bombay 400 077 hereinafter referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include its successor or successors and assigns) of the First Part, Karamshi Jethabhai Somaiya Trust a public charitable trust registered under the Bombay Public Trust Act, 1950 having its office at Fazalbhoj Building, 45/47, Mahatma Gandhi Road, Bombay 400 023 hereinafter referred to as "the Confirming Parties" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include the Trustees for the time being of Karamshi Jethabhai Somaiya Trust, survivor or survivors of them and their respective heirs, executors, administrators and assigns) of the Second Part AND SHRI/SMT. CHANDANKUMAR

RAMJI BHAJI SHAM.

hereinafter referred to as "the Flat Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his/her heirs, executors, administrators and permitted assigns) of the Third Part.

WHEREAS :

- (i) the Developers were originally incorporated and registered under the name of DAVE CONSTRUCTIONS PRIVATE LIMITED and were subsequently converted into Public Limited Company and its name was changed to NEELKANTH MANSIONS LIMITED;
- (ii) the confirming Parties are the owners of various lands at Kirol, Ghatkopar and Chembur including land more particularly described in the First Schedule hereunder written, as the lands were and are affected by the provisions of the Urban Land (Ceiling & Regulations) Act, 1976 (hereinafter referred to as "the ULC Act"), the Confirming Parties made an application under section 20 of the ULC Act for exemption of the said land including land more particularly described in the First Schedule here-under written from the provisions of the ULC Act;
- (iii) by Orders dated 16/1/1985 and 19/1/1985 the Government of Maharashtra exempted the said land including the land more particularly described in the First Schedule hereunder written subject to the terms and conditions therein mentioned;
- (iv) as the description of the lands mentioned in the said Orders dated 16/1/1985 and 19/1/1985 were required to be corrected the Government of Maharashtra corrected the description of the lands exempted under the said two Orders dated 16/1/1985 and 19/1/1985 by Corringendum dated 27/3/1985;
- (v) by a Development Agreement dated 2/12/1986 made between the Confirming Parties therein referred to as "the Owners" of the First Part, Mohan Velji Patel, Laxmikant Jamnadas Tanna and Tulsi Chunilal Bhimjyani the Promoters and Directors of the Developers herein therein referred to as "the Confirming Parties" of the Second Part and Developers herein therein referred to as the Developers of the Third Part, the Confirming Parties agreed to grant development rights in respect of the land admeasuring 17,324 sq. mts. or thereabouts together with right to consume FSI in respect of 10,158 sq. mts. of the land belonging to the confirming parties which is under proposed D.P. Road or under set back or in respect of the area to be retained by the confirming parties on the terms and conditions therein mentioned;

- 50000007.
- (vi) by another Agreement dated 7/2/1987 and made between the parties to the Agreement dated 2/12/1986 the Confirming Parties agreed to grant on the terms and conditions therein mentioned development rights of certain other lands belonging to the Confirming Parties admeasuring 23,940.62 sq. mts. out of the land bearing CTS Nos. 494 (part) of Kirol Ghatkopar and CTS No. 503 (part) of Chembur together with right to utilise F.S.I. of 29,521 sq. mts. which includes the area of the said additional land as well as the area under proposed D.P. Road;
- (vii) by virtue of the said Agreements dated 2/12/1986 and 7/2/1987 the Confirming Parties granted development rights in respect of the land more particularly described in the First Schedule hereunder written with a right to utilise F.S.I. of approximately 57,003 sq. mts. on the terms and conditions contained in the said Agreements dated 2/12/1986 and 7/2/1987:
- (viii) as the Confirming Parties are a public charitable trust the Confirming Parties applied to the Charity Commissioner for permission to grant to the development rights in respect of the said land more particularly described in the First Schedule hereunder written to the Developers on the terms and conditions contained in the said Agreements dated 2/12/1986 and 7/2/1987:
- (ix) the Charity Commissioner by an Order dated 13/11/1986 granted permission under section 36(1)(A) of the Bombay Public Trusts Act in respect of part of the land more particularly described in the First Schedule hereunder witten bearing Survey Nos. 85 (part), 86 (part), 87 (part) and CTS Nos. 494 (part), 495 (part), 499/2, 499/3 (part), 4714 (part) to 4720 (part) admeasuring 43,969 sq. mts. and more particularly described in the Second Schedule hereunder written and shown on the plan hereto annexed as Annexure 'A' and surrounded by RED COLOUR BOUNDARY LINE as Annexure A;
- (x) the Confirming Parties as well as the Developers filed a form prescribed under section 269UL of the Income Tax Act, for the agreement to grant the development rights in respect of the land described in the Second Schedule hereunder written. The Income Tax Authority by an Order dated 29/1/1988 issued NOC under section 269UL (3);
- T.V.P.
H.V.L.

- (xi) in the meantime the Confirming Parties have submitted a layout scheme in respect of the entire land belonging to the Confirming Parties including land more particularly described in the First Schedule hereunder written into four sectors viz. R1, R2, R3 and R4 which have been sanctioned by the Bombay Municipal Corporation (BMC) on the terms and conditions contained in their letter dated 6/12/1986;
- (xii) the Developers have with the consent and in the name of the confirming Parties submitted the building plans to BMC in respect of land more particularly described in the First Schedule hereunder written;
- (xiii) at present the Developers are developing the land more particularly described in the Second Schedule hereunder written being sectors R2 and R3 the said layout plan under the name "NEELKANTH VALLEY" by constructing various multi-storeyed buildings;
- (xiv) as per the Agreement between whereby Confirming Parties and the Developers, the Developers are to consume FSI in respect of D.P. Road, setback areas as well as the land to be retained by the Confirming Parties as more particularly set out hereinafter;
- (xv) the Developers have envisaged a scheme where by they will procure from the Confirming Parties separate Conveyance/Lease Deed in respect of each of the buildings alongwith land as shown on the plan hereto annexed as Annexure A in favour of co-operative housing society and/or a limited company and/or any other association of persons that may be formed by the flat purchasers in respect of each building;
- (xvi) the Developers are constructing/propose to construct various multi-storeyed buildings on the land more particularly described in the Second Schedule hereunder written in accordance with the building plans sanctioned by BMC;
- (xvii) the Developers have entered into a standard Agreement with M/s. K.G. Kapadia & Company Architects registered with the Council of Architects and the said Agreement is as per the Agreement prescribed by the Council of Architects;

- (xviii) the Developers have also appointed M/s Mesacon Structural Engineers for the preparation of the structural designs and drawings of the building on the Developers accepting the professional supervision of the Architects and the Structural Engineers till the completion of the building/s;
- (xix) by virtue of the said Agreements dated 2/12/1986 and 7/2/1987 the Developer are solely and exclusively entitled to construct buildings on the said land more particularly described in the First Schedule hereunder written and to sell flats in the said buildings to be constructed by the Developers on the said land and to enter into Agreements with the purchasers of the flats and to receive the sale consideration in respect thereof and to get from the Confirming Parties a Lease/Conveyance executed on the terms and conditions contained in the said Agreements dated 2/12/1986 and 7/2/1987;
- (xx) the Flat Purchaser demanded from the Developers and the Developers have given inspection to the Flat Purchaser of all the documents of title relating to the said land, the said Agreements dated 2/12/1986 and 7/2/1987, the said Order dated 13/11/1987 passed by the Charity Commissioner, the said Orders dated 16/1/1985, 19/1/1985 and 27/3/1985 passed by the government of Maharashtra, the said Agreement and the plans, designs and specifications prepared by the Developers' Architects M/s. K.G. Kapadia & Company and of all other documents as are specified under the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act and the Rules made thereunder;
- (xxi) copy of Certificate of Title issued by M/s. Purnanand & Company, Attorneys - at - law of the Developers as well as the Property Cards in respect of the land more particularly described in the Second Schedule hereunder written showing the entry of the title of the Confirming Parties are annexed hereto as Annexures B and C;
- (xxii) while sanctioning the building plans, concerned local authority and/or the Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by the Developers/Confirming Parties while developing the said land and the said building/s and upon due observance and performance of which only the completion and occupation certificates in respect of the said building/s shall be granted by the concerned local authority;

C. K. Shah.

M. S. Hill

- (xxiii) in accordance with the building plans sanctioned by BMC vide permission No. CE/5085/BPES/AN 8.1.87, the Developers have commenced construction of the building to be known as "Nandadevi" comprising of stilt and thirteen upper floors on the portion of the land shown on the plan hereto annexed as Annexure A by initials R2 B7 and more particularly described in the Third Schedule hereunder written.
- (xxiv) *M.S. HAK* the Flat Purchaser has applied to the Developers for the allotment of flat No. 504 on the Fifth floor of the building to be known as 'Nandadevi' being constructed on the land more particularly described in the Third Schedule hereunder written and shown on the plan hereto annexed as Annexure A by initials R2 B7 a copy of the floor plan agreed to be purchased by the flat Purchaser as approved by the concerned local authority is hereto annexed as Annexure D;
- (xxv) the Flat Purchaser is aware that as per the conditions stipulated by the Government of Maharashtra, while exempting the said land from the provisions of ULC Act a condition has been stipulated that resale or transfer of the flat shall not be permitted for a period of five years from the date of the completion of the building. The Purchaser is further aware that as per the said Order the Developers/Confirming Parties are restrained from selling and/or otherwise transferring the flat to any person who or any member of his family owns dwelling unit in the urban agglomeration of Greater Bombay;
- (xxvi) prior to execution of these presents the Flat Purchaser has made declaration to the fact that neither the Flat Purchaser nor any of the members of his family owns dwelling unit within the limit of Greater Bombay;
- (xxvii) *M.S. HAK* relying upon the said declaration the Developers have agreed to sell to the Flat Purchaser flat No. 504 on the Fifth floor of the building to be known as "Nandadevi" and also garage/ parking space under stilt/open parking space No. 501 on the terms and conditions hereinafter appearing;
- (xxviii) *M.S. HAK* prior to the execution of these presents the Flat Purchaser has paid to the Developers a sum of Rs. 108363/2 (Rupees one lac eight thousand three hundred sixty three.) being part payment of the sale price of the flat agreed to be sold by way of earnest money (the payment and receipt whereof the Developers do hereby admit and acknowledge) being 15% of the sale prices of the flat agreed to be sold to the Flat Purchaser and the

Flat Purchser has agreed to pay to the Developers balance of the sale price in the manner hereinafter appearing;

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

1. The Developers shall construct various multi-storeyed buildings on the said land more particularly described in the Second Schedule hereunder written under the scheme to be named as Neelkanth Valley in accordance with the plans specification and designs approved by BMC and other local authorities.
2. The Developers shall construct building on stilt and thirteen upper floors to be know as "Nandadevi" on the land demarcated by initials R2 B7 on the layout plan hereto annexed as Annexure A and more particularly described in the Third Schedule hereunder written in accordance with the plans specifications and designs approved by BMC which have been seen and approved by the Flat Purchaser with only such variations and modifications as the Developers may consider necessary or as may be required by the concerned authorities or Government to be made in them PROVIDED THAT the Developers shall obtain prior consent in writing of the Flat Purchaser in respect of such variations or modifications which may adversely affect the flat which the Flat Purchaser has agreed to purchase PROVIDED FURTHER that the Developers are entitled to carry out such variations and modifications in the remaining buildings to be constructed on the land more particularly described in the Second Schedule hereunder written as they may require without consulting and/or obtaining any permission from the Flat Purchaser.

3. The Flat Purchaser hereby agrees to purchase from the Developers and the Developers hereby agree to sell to the Purchaser flat No. 504 on the Fifth floor of the building know as "Nandadevi" having carpet area of 645-0 sq.ft (which is inclusive of area of balcony and door sills) and bounded by RED COLOUR BOUNDARY LINE on the typical floor plan hereto annexed and marked as Annexure 'D' alongwith garage/ parking space under stilt/open parking space No. _____ (hereinafter collectively referred to as "the said flat") at or for a price of Rs. 722420 (Rupees Seven lac twenty

two thousand four hundred twenty only.

(which includes proportionate price of the common area and facilities appertanances to the premises) nature extent and description of the common/ limited common area and facilities as well as list of amenities to be provided by the Developers in the said flat are setout in Annexure 'E' hereto.

C. R. Shah

C. R. Shah

M. J. H. H. H.

M. J. H. H. H.

4. The Flat Purchaser hereby agrees to pay to the Developers the said purchase price of Rs. 722420/2 (Rupees Seven lac twenty two thousand as under: - Four hundred twenty only.

7.5
has

- ✓ a) Rs. 108363/2 (being 15% of the purchase price) as earnest money on or before the execution of these presents.
- ✓ b) Rs. 72242/2 (being 10% of the purchase price) on the construction of plinth.
- ✓ c) Rs. 36121/2 (being 5% of the purchase price) on casting of 3rd floor slab.
- ✓ d) Rs. 36121/2 (being 5% of the purchase price) on the casting of 6th floor slab.
- e) Rs. 36121/2 (being 5% of the purchase price) on casting of 9th floor slab.
- f) Rs. 36121/2 (being 5% of the purchase price) on casting of final slab.
- ✓ g) Rs. 28897/2 (being 4% of the purchase price) on construction of outside wall of the said flat.
- ✓ h) Rs. 21673/2 (being 3% of the purchase price) on construction of inside wall of the said flat.
- ✓ i) Rs. 28897/2 (being 4% of the purchase price) on erection of door frame work of the said flat.
- j) Rs. 21673/2 (being 3% of the purchase price) on inside plaster work of the said flat.
- k) Rs. 28897/2 (being 4% of the purchase price) on outside plaster work of the said flat.
- ✓ l) Rs. 50569/2 (being 7% of the purchase price) on fixing of flooring of the said flat.
- m) Rs. 21673/2 (being 3% of the purchase price) on erection of window frame work of the said flat.
- n) Rs. 50569/2 (being 7% of the purchase price) on completion of outside plumbing work.
- o) Rs. 21673/2 (being 3% of the purchase price) on fixing of door shutters of the said flat.
- p) Rs. 21673/2 (being 3% of the purchase price) on completion of inside G.I. Pipe work.
- 7.5
has ✓ q) Rs. 101137/2 (being 14% of the purchase price) on the said flat being notified by the Developers as completed and ready for occupation.

5. The Developers hereby agree that they shall before handing over the possession of the flat to the Flat Purchaser as also before execution of a Conveyance/Lease of the said land in favour of a

corporate body to be formed by the Purchasers of flats/garages/parking space under stilt in the building to be constructed on the said land (hereinafter referred to as "the said Society" or "a Limited Company") make full and true disclosure of the nature of their title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land and shall, as far as practicable and subject to what is stated hereinafter, ensure that the said land is free from all encumbrances and that the Confirming Parties have clear and marketable title to the said land so as to enable them to convey in favour of the said Society/Limited Company such clear and marketable title on the execution of a Conveyance/ lease.

6. The Developers hereby agree to observe, perform and comply with all the terms, conditions, stipulations and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or anytime thereafter before handing over the possession of the occupation and/or completion certificate in respect of the said flat.
7. The Developers hereby declare that no part of FSI available in respect of the land more particularly described in the Second Schedule hereunder written has been utilised by the Developers and/or the Confirming Parties elsewhere for any purpose whatsoever.
8. The Flat Purchaser is aware that as per the present development rules FSI in respect of the staircase and liftwell is not available for the development. If there is any change in the development rules and if the F.S.I. of the staircase and the liftwell is available for development on the payment of premium or otherwise the Developers shall be entitled to utilised the same either by constructing additional floors and/or by utilising the same in the remaining buildings to be constructed by the Developers on the land more particularly described in the Second Schedule hereunder written.
9. The Developers shall subject to the terms contained in the said Agreements dated 2/12/1986 and 7/2/1987 between the Confirming Parties and the Developers, but to the exclusion of the Flat Purchaser, be entitled to consume additional FSI available in respect of the said property till the registration of the society/ limited company and execution of conveyance/lease in its favour and thereafter the same shall be available to the society/limited company.

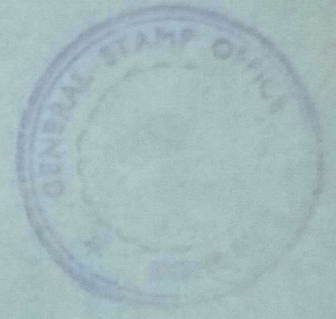
7.15
MVK

THE THIRD SCHEDULE ABOVE REFERRED

All that piece or parcel of land hereditaments and premises admeasuring 2371-93 sq. mts. or thereabout being part of the land bearing C.T.S. No. 495 (Part), and shown on the plan hereto annexed as Annexure 'A' by initials R2 B7 and bounded as follows :

- On or towards:- North By part of Sector R2 and shown on plan hereto annexed by initials R2 B8
- On or towards:- South By part of Sector R2 and shown on plan hereto annexed by initials R2 B6
- On or towards :- East By 44' wide D.P. Road
- On or towards :- West By 60' wide Road

C.R. Shah.



SIGNED SEALED AND DELIVERED]

by the within named Developers]

NEELKANTH MANSIONS LIMITED]

in the presence of *n. b. Dune*]

For Neelkanth Mansions Ltd.

M. S. Patel

Director/Authorised Person

SIGNED SEALED AND DELIVERED by]

the within named confirming party]

KARAMSHI JETHABHAI SOMAIYA TRUST]

in the presence of ... *K. P. Shah*]

For Karamshi Jethabhai Somaiya Trust

K. P. Shah

Constituted Attorney.

SIGNED SEALED AND DELIVERED]

by the within named Flat Purchaser]

SHRI/SMT. *Chandankumar Ramji*]

- Shri Shah

in the presence of *n. b. Dune*]

Chandankumar Ramjibhai Shah

RECEIVED of and from the within named]

flat Purchaser a sum of Rs. 1,08,363/2]

(Rupees *one lac eight thousand*]

three hundred sixty three]

in cash/by cheque being the amount of]

earnest expressed money to have been]

paid by the flat Purchaser to us, And Plin M]

cheque worth by one cheque No. 025077 of Rs. 1,80,605 = 00 Bank of India, Chhatrapati (East), Bombay - 77.

Rs. 1,08,363/2

+ 72,242/-

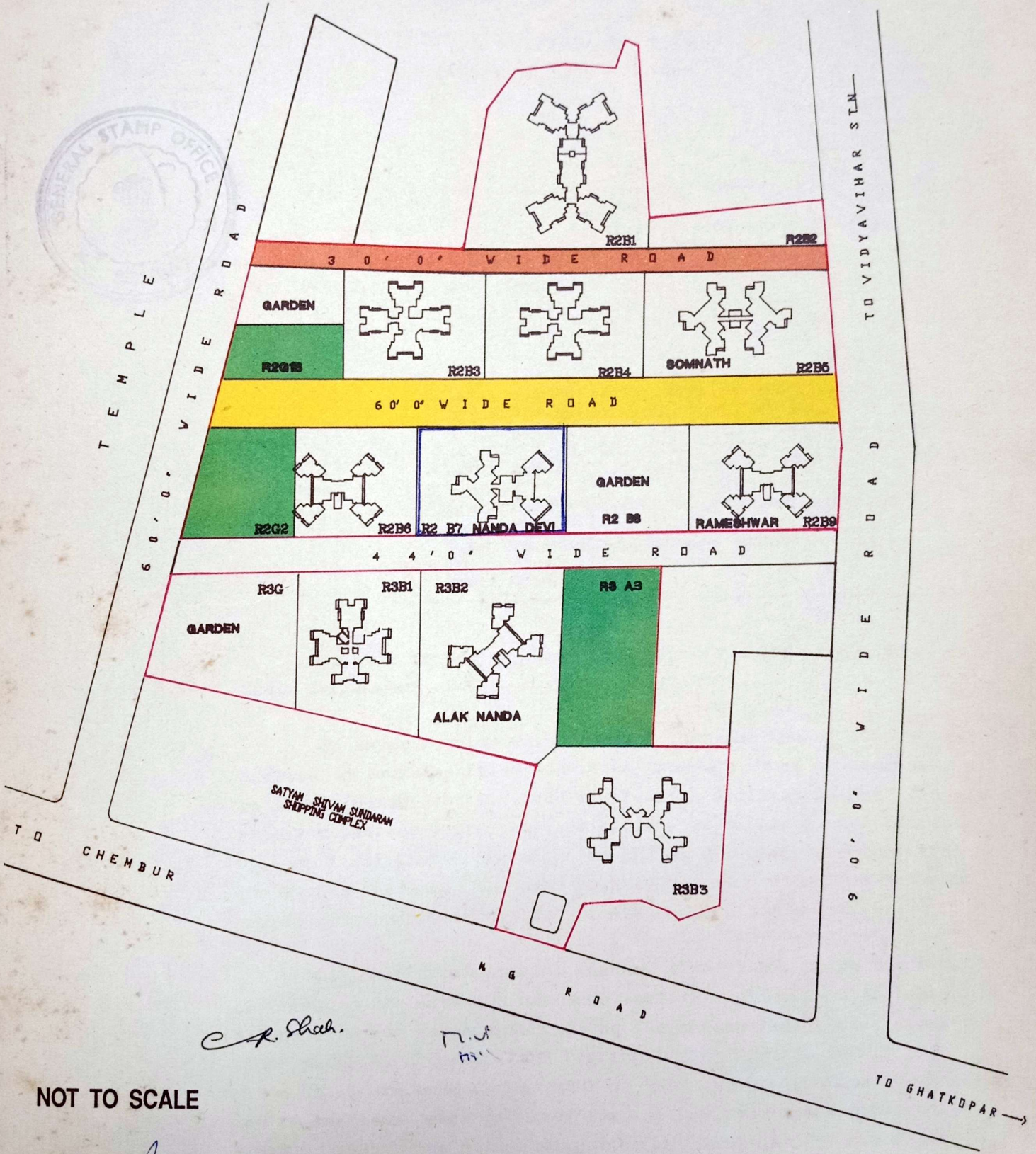
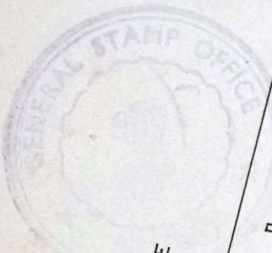
1,80,605/-

WE SAY RECEIVED :
FOR NEELKANTH MANSIONS LIMITED

M. S. Patel

Director/Authorised Person

ANNEXURE — 'A'



C.R. Shah.

7/5/51

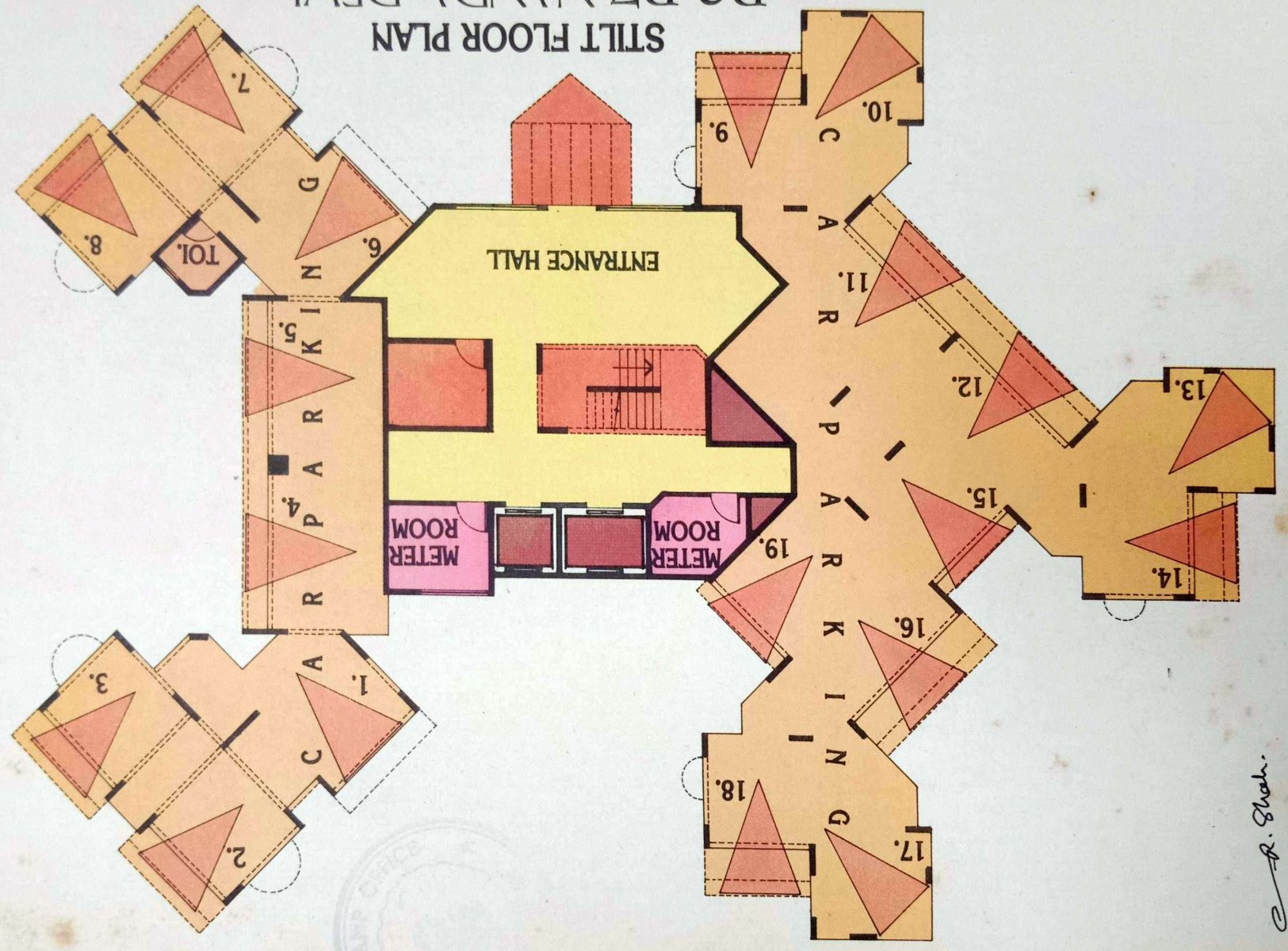
NOT TO SCALE

PLOT NO. A-2 B.7 BOUNDED BLUE.

OPEN PARKING SPACE NO _____ ON STILT FLOOR PLAN SHOWN IN RED COLOUR

R2 B7 NANDA DEVI

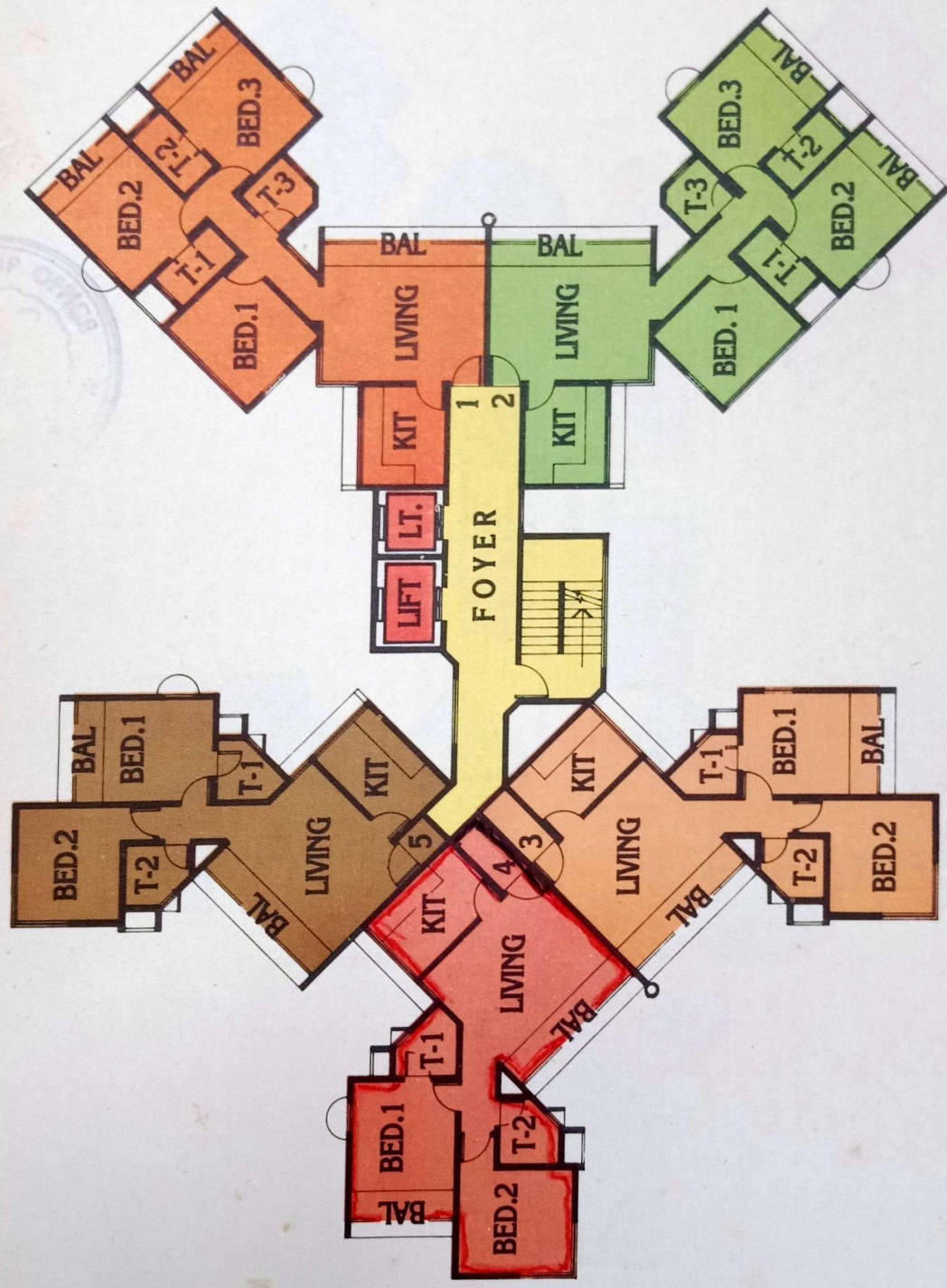
STILT FLOOR PLAN



ANNEXURE - 'D'

A. Shah

ANNEXURE — 'D'



TYPICAL FLOOR PLAN
1st TO 11th FLOOR

R2 B7 NANDA DEVI

FLAT NO 504 ON 5th FLOOR SHOWN IN RED COLOUR

C. R. Shah

7-06

NANDADEVI CO-OP. HOUSING SOCIETY LTD.

Neelkanth Valley, Rajawadi Road No. 7, Ghatkopar (East), Mumbai-400 077.

Reg. No. MUM/W.N/HSG/T.C/6205/1991-92 dated 21-10-91

Ref. No. _____

Date: 1st, November, 2000

LETTER OF OCCUPATIONS

TO WHOMSOEVER CONCERN

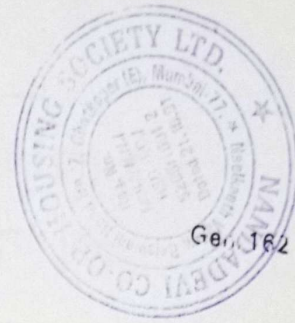
Mr. Chandankumar. Ramjibhai. Shah. is occupying Flat No:504 from last 1992 in his own possession. He is holding in his own name and there is no outstanding and any litigation on him. He is faithful and honest person to the society.

By

Your's Faithfully,

For Nandadevi Co-op. Housing Society Ltd.

M. M. Chitambar
Secretary.



बृहन्मुंबई महानगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/5085/BPES/A/N of

To

Shri R. G. Kapadia,
 Licensed Surveyor,
 34, Maker Chambers III,
 3rd floor, Nariman Point,
 Bombay-400 021.

Office of the
 Dy. Chief Engineer,
 (Bldg. Proposals) (Eastern Suburbs),
 4th Floor, Municipal Transport Garage Bldg.,
 Behind BEST Depot,
 Pant Nagar, Ghatkopar (East),
 Bombay-400 075.

Sub:- Occupation permission letter for the R2/7 Building in R2 Sector Stilt + 13 Upper floors for M/s. K. J. Somaiya & Somaiya Vidyavihar Trust.

Sir,

Ref:- Your letter No. 7466/91/RG/S-114(A) of 8th May, 1991.

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 the Pink Colour on the completion plans submitted by you after obtaining water connection from the Assistant Engineer Water Works 'N' Ward and subject to the following :-

- 1) That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That the revised N.A. Permission from Additional Collector for the total area of R2 Sector shall be submitted and condition mentioned in the N.O.C. under No. APC/LND/E/1530 of 1/6/1988 should be complied with.
- 3) That the demarcation plan for the R2 Sector from Deputy Inspector of Land Records with Sector area shall be submitted.
- 4) That the Terms and Conditions of the layout shall be complied with.
- 5) That the area of the plot should be got confirmed from D.D.L.R. and accordingly the plan for the amended layout/sub-division shall be submitted and got approved within 3 months or before applying further Occupation for any building in the layout from the date hereof.
- 6) That the Society shall be formed and shall be got registered and registration of Society shall be submitted.
- 7) That the separate Property Register Card duly signed by Supdt. of Land Record mentioning the Sector area in words as well as in figure for R2 Sector with C.T.S. Plan shall be submitted.
- 8) That the conditions mentioned in the order under Section 20 of U.L.C. & R. Act of 1976 under No. HW./1084/1082/XIV dt. 16/5/85 shall be complied with.

P.T.O.

9) That the completion certificate from the Executive Engineer (Storm Water Drain and Roads) for the internal Storm Water Drain arrangement in R1, R2, R3, R4 Sector shall be submitted before requesting further occupation.

NOTE : This permission is issued without prejudice to the actions under Sections 270-A, 305, 353-A of the Bombay Municipal Corporation Act.

Yours faithfully,

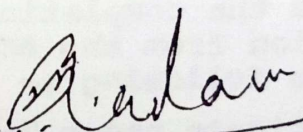
Executive Engineer
(Bldg. Proposals) (Eastern Suburbs.)

CE / 5085 / EPES / AN

SGA.

25 JUN 1991

Copy forwarded for information to the Owner,
M/s. K.J. Somaiya and Somaiya Vidyvihar Trust.


Executive Engineer
(Bldg. Proposals) (Eastern Suburbs.)



Date : 10-5-1991

Subj:- N.O.C. for occupation of the proposed building R-2/7 in Sector R-2 at Senayya Complex, Vidyavihar.

Refs:- Letter under No. 7246/91/RG/S-114(A) dated 5th April, 1991 from K.G. Kapadia & Co., Architect for the party.

...

E.E.B.P. (E.S.)
N Ward

Please refer to this office N.O.C. under No. FEM/587/ dated 16.12.1987 and subsequent N.O.C. No. FEM/588/23 dated 28.4.88, for the construction of a multi-storied building of ground with stilt and 13 upper floors stipulating therein Fire Prevention and Fire Protection measures.

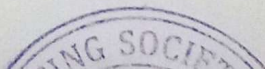
The party vide their letter under reference have informed having complied with all the requirements stipulated by this department. On receipt of this letter Senior Officer of this department has inspected the premises in view of ensuring the compliance of the requirements, it was observed that all the requirements stipulated under the N.O.C. issued earlier have been complied with by the party. It was also observed that the shaft for the services have not been sealed at each floor level. This shaft is also served as ventilation for the lift lobby to the outside air. There is no specific mention to seal at each floor level however, the party has been told to do so and has given undertaking dated 18.4.1991 to comply within six months.

In view of the above, as far as this department is concerned, there is no objection to allow the party occupy the building. However, E.E.B.P. (E.S.) may verify compliance of other requirements concerning engineering aspects.

Copy to : K.G. Kapadia,
Architect, 34 Maker
Chamber, Nariman Point, Bombay -21,
- for information.

C. P. O.

Chief Engineer
10/5/91



Share Certificate No. : 24 Member's No. in the Register : 24 No. of Shares : 5

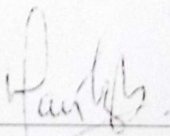
SHARE CERTIFICATE
**NANDADEVI CO-OPERATIVE HOUSING
SOCIETY LTD.**

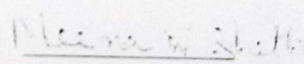


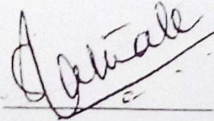
NEELKANTH VALLEY, 7TH ROAD, RAJAWADI, GHATKOPAR (EAST), BOMBAY 400 077.
(Regn. No. Bom/W.N./H.S.G./T.C./5205/1991-92 Dated 21-10-1991)

This is to certify that Shri/Smt. CHANDANKUMAR RAMJIBHAI
SHAI of Bombay is the registered
holder/s of Five fully paid-up Shares of Rupees
Fifty each numbered from -116- to -120- inclusive,
in Nandadevi Co-operative Housing Society Ltd., Bombay
subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society
at Bombay this 7th day of JANUARY 1994


Chairman


Member
Managing Committee


Hon. Secretary



NANDADEVI CO-OP. HOUSING SOCIETY Ltd.

Regd.No. : BOM/WN/HSG/TC/5205/1991-92 Dtd. 21/10/1991
Neelkanth Valley, Rajawadi Road No. 7,
Ghatkopar (E), Mumbai - 400 077

Name : [F0504] Mr. Chandankumar R. Shah

Bill No. : 6746

Flat No. : 0504, Area 645 SQ.FT.

Particulars : Bill for October/December, 2014

Date : 01/10/2014

SrNo.	Nature of Charges	Amount	
		Rs.	Ps
1.	Municipal Taxes		
2.	Sinking Fund (Collection)	4,082.00	
3.	Society Maintenance Charges	232.00	
4.	Open Parking Charges	7,256.00	
5.	Federation Contribution	450.00	
6.	Water Charges (Collection)	1,451.00	
		929.00	

Pay Before	Rebate	Net Amount Payable
15/11/2014	1395.00	13005.00

Total	Rs.	14,400.00
Arrears	Rs.	0.00
Amount Due	Rs.	14,400.00

Rupees : Fourteen Thousand Four Hundred Only

E. & O. E.

- NOTES : 1. No Rebate will be given if there are any Arrears in the Bill.
2. Penalty @ 21 % p.a. will be charged on payment Recd. after 30.12.2014
3. Computerised Receipts will be issued alongwith next Bill.

For NANDADEVI CO-OP. HOUSING SOCIETY Ltd.

Handwritten Signature

AUTHORISED SIGNATORY