

5

12/13/00/

8/12/

SALE DEED





Tuesday, January 24, 2012  
6:03:52 pm

प्रावती

Original  
नॉटरी 39 म.  
Regn. 39 M

प्रावती क्र. : 997  
दिनांक : 24/01/2012

नागावडे नांव : पंज-शिवडी

दस्तऐवजाचा अनुक्रममांक : बवई3 - 812 - 2012

दस्त ऐवजाचा प्रकार : करारनामा

मादर करणा-याचे नाव : सुरजराजसिंह अजितसिंह चौहान

पै नॉटरी फी

दस्त सल्लागी फी

पुस्तकी संख्या : 54

₹.29,400.00

₹.1,080.00

एकूण ₹.30,480.00

**DELIVERED**

आणणार हा दस्त अंदाजे 6:23PM वा वेळस भिक्तेस

सर रु. नि. भुवई शहर क

सर सुरजराज सिंघणकर

मुंबई शहर क. ३

मांददला : ₹.1,000.00/

वाजार मुल्य : ₹.2,933,500/-

असलेले मुद्राक शुल्क : ₹.129,290/-

1) देयकाचा प्रकार : By Demand Draft रकम: ₹.21,740

ईडी/ पनादेश क्रमांक :013355 दिनांक :20/01/2012

बँकेचे नाव व पत्ता :आय सी आय सी आय बँक लि मुं

2) देयकाचा प्रकार : By Demand Draft रकम: ₹.7,660

ईडी/ पनादेश क्रमांक :356215 दिनांक :24/01/2012

बँकेचे नाव व पत्ता :भारतीय स्टेट बँक मुं

3) देयकाचा प्रकार :By Cash रकम: ₹.1,080

नॉटरी फी माफी असल्यास नमोदित :-  
1) Other than all above Reasons : नॉट - दि. 6/7/07

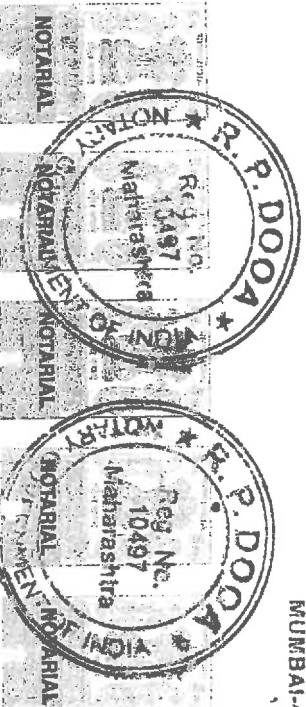
Certified True Copy

26 APR 2019

RAKESH P. DOOA

B. Com., LL.B.

Advocate High Court,  
Notary Government of India  
8, Kondaji Bldg. No. 3,  
Behind Tata Hospital, Parel,  
MUMBAI-400 012.





shall mean and includes his heirs, executors, administrators and assigns) the party of the SECOND PART

WHEREAS the Seller is an occupant / owner of Room No. 211, Building No. 3, "B" Wing, 2<sup>nd</sup> Floor, Shradha Co-operative Housing Society Ltd., G.D. Ambekar Marg, Kalachowki, Mumbai-400 033, ( hereinafter referred to as and called as " the-said Room / Tenement " ). On 14<sup>th</sup> day of December, 2009 Smt. Anjanabai Vitthal Rokde original occupant of the said room, had handed over possession of the said room to the Seller. To enable the concerned authorities to transfer the said room in the Seller's name she had executed Sale Deed, Affidavit and other documents. The said Agreement was registered with the Sub- Registrar, Mumbai City - NH Office on 14.12.2009 vide serial No. 10993 / 2009. Since then he is residing in the said room and paying all the outgoings of the said room.

AND WHEREAS the said society through M/s.

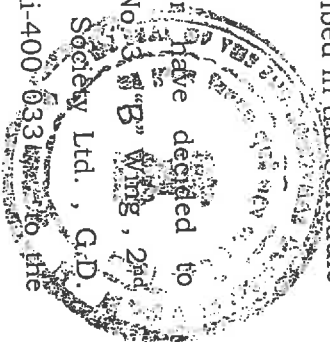
92	3
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Arihant Developer, Developed the said plot and constructed a new building on the open plot of the said old Shradha Chawl. The said room is allotted to Smt. Anjanabai Vitthal Rokde by the Shradha Co-Op. Housing Society Ltd., in lieu of her old Room No. 17 Shradha Chawl No. 8, Ambewadi, Kalachowki, Mumbai-400 033. Smt. Anjanabai Vitthal Rokde was a member of The Shradha Co-operative Housing Society Ltd., having its Register No. BOM / W F/S / HSG / TC / 417 Year 1987, dated 24.7.1987 ( hereinafter referred to as and called as " the said Society " ). Her membership Number was No. 176. The said



Society had issued her a Share Certificate No. 176 and allotted her 5 paid up-shares distinctive Nos. from 876 to 880 . The Rationing Authorities had issued her a Ration Card .The B.E.S. & T. Undertaking has issued her an Electric Meter . The Election Commissioner had issued her an Identity Card Bearing No. MT / 05 / 028 / 300449 . The carpet area of the said room is 225 Sq. Feet . The said Building is constructed on Plot of C.S. No. 125 , Zone 11 / 83 , Parel- Sewree Division . F/s Municipal Ward . G. D. Ambekar Road , More particularly described in the Schedule

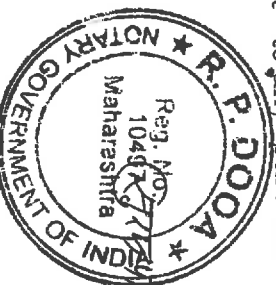
AND WHEREAS the Seller have decided to sell the said Room No. 211 , Building No. 3 of "B" Wing , 2<sup>nd</sup> Floor , Shradha Co-operative Housing Society Ltd. , G.D. Ambekar Marg , Kalachowki , Mumbai-400 033 to the Purchaser .



Stamp: 1045 R.P. Doo4  
Signature: [Handwritten signature]

AND WHEREAS the Seller has sold the price and dues of the said room to the Society and is now paying the monthly outgoings including monthly maintenance charges of the said Room / Flat / Tenement to the said society and of which the Seller hold valid receipts issued by said society and by virtue of which the Seller become the Owner of said Room No. 211 , Building No. 3 , "B" Wing , 2<sup>nd</sup> Floor , Shradha Co-operative Housing Society Ltd. , G.D. Ambekar Marg , Kalachowki , Mumbai-400 033 .

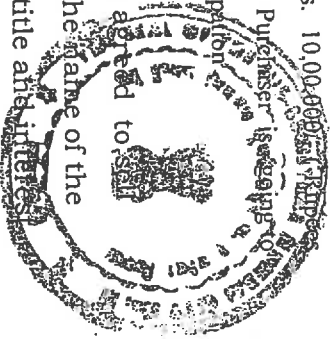
AND WHEREAS the said Seller is entitled to sell , convey said Room / Flat / Tenement to any purchaser of his choice .



Signature: [Handwritten signature]

AND WHEREAS due to personal problem the Seller decided to better to settle and reside at his native place . However the Seller do not have any house to reside at his native place , hence the Seller decided to sell the above said Room / Flat / Tenement for sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only ) and out of that consideration he will construct a house for his own use and for spend his evening of life at his native place .

AND WHEREAS the Purchaser has agree and willing to purchase the above said Room / Flat / Tenement for sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only ) as per proposal of The Seller . The Purchaser is willing to purchases the above said Flat for his own use and occupation for



AND WHEREAS the Seller has agreed to sell and transfer the said Flat / Tenement in the name of the Purchaser alongwith his entire rights , title and interest of the said Room / Flat / Tenement for the aforesaid consideration and on the terms and conditions contained hereinafter .

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AND WHEREAS the Seller had agreed to obtain the necessary permission from the said society and concerned authority to sell , transfer and assign the said Flat / Tenement to the Purchaser on the terms and conditions contained hereinafter .

NOW THIS INDENTURE WITNESSETH AND IT IS HERE BY MUTUALLY AGREED BY AND BETWEEN THE SAID PARTIES HERE TO AS UNDER :



*Signature*

1. The Seller hereby agreed to sell / transfer the said Room No. 211 , Building No. 3 , "G" Wing , 2nd Floor , Shradha Co-operative Housing Society Ltd. , G.D. Ambekar Marg , Kalachowki , Mumbai-400 033 , which is in his possession and occupation to the Purchaser at and for the Price of Rs. 10,00,000/- (Rupees Ten Lakh Only) and the Purchaser has agree to Purchase the said Flat / Tenement for the aforesaid consideration along with the rights , title interest shares of the Seller over the said property .

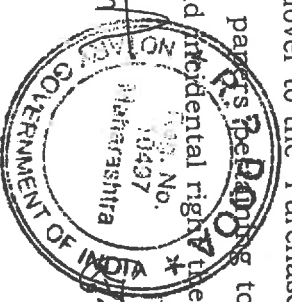
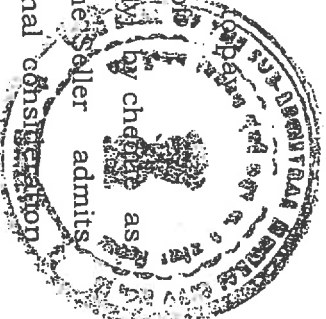
2. That the Purchaser has decided to pay the lump sum consideration amount sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only) by cheques as full and final consideration amount . The Seller admits that he have received the full and final consideration amount and acknowledged the receipt there of as at the bottom of this agreement .

3. The Seller the party of the First Part , today on receiving the full and final consideration amount mentioned

92/13
13/11/2018

hereinabove hereby handover to the party of the Second Part the Purchaser , hereinabove the peaceful possession of the said room / Flat / Tenement which he have seen , inspected and found to be in good condition and there after the Seller is executing the sale deed in favor of Purchaser

4. The Seller shall handover to the Purchaser all receipts writing , documents and papers belonging to the said Room / Flat / Tenement and incidental rights there to



Handwritten signature in Marathi script.

Handwritten initials 'MIM'.

Handwritten signature in Marathi script.

and shall get the said Room / Flat / Tenement transfer in the name of Purchaser in the record of the said Society and concerned authorities to the name of the Purchaser .

5. It is further agreed by between the Seller and the Purchaser that the Purchaser would pay the monthly dues of the Society and Local authorities after the execution of the said agreement and the Seller shall not be responsible for the same.

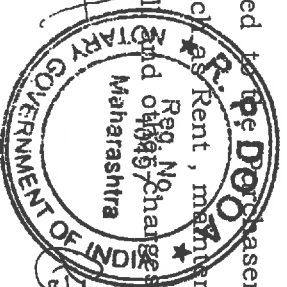
6. The donation charges of the Society shall be paid by Purchaser and all the balance dues of the said Room / Flat / Tenement / prior to the execution of the agreement shall be paid by the Seller only .

7. The Purchaser hereby agreed to abide by the rules, regulation and Buy-laws of the said society, which would be enforced from time to time by the society .

8. The Seller is full consent and approval to the make the Transferee / Purchaser as a member of the said society.


9. The Purchaser hereby convenient and undertake to pay and discharge all the amount that the said Society may demand by way of share, repairs and maintenance charges if any of the society .

10. The Seller has assured to the Purchaser that he will clear all the legal dues, such as Rent, maintenance charges House Taxes, Electric Bill and other charges upto

*Dr. D. G. ...*  
  
*...*



date i.e. till today upto the time of final agreement and if any amount is lying outstanding then same shall be cleared by her i.e. by the Seller and after execution of aforesaid agreement Purchaser will pay the same .

11. The Purchaser hereby consent to safeguard the interest of the Transferor / Vendor vis-a-vis the Mumbai Housing and Area Development Board / Mumbai Repair and Reconstruction Board / and the Shradha Co. Operative Housing Society / S.R.D. Authority .

12. The Purchaser has further consented to safeguard the interest of the Vendor-vis-a-vis the said Society , till it becomes the full and complete Owner of the said Flat / Tenement of Building by getting path conference of the same made in is favor by the Shradha Co. Operative Housing Society Ltd. / Mumbai Housing and Area Development Board / S.R.D. Authority and any other authorities .

13. The Seller declare that the said Flat / Tenement is free from encumbrances of any nature and that no suit or litigation are pending in any court of law or the said Flat /

592  
P. D. DOOA

Tenement is subject matter of any proceeding and the same is free from the attachment whatsoever . The Seller agree and undertake that if the Purchaser are paid to loss or damage at any time in future due to any suit or proceeding or attachment not disclosed hereby in respect of the said Room / Flat / Tenement the Seller shall indemnify the Purchaser .

14. The Seller has assure that in full and complete possession over the peaceful possession of said Flat / Tenement /



For Seller

Signature

signature requires than Seller will give the same without any hesitation and /or demanding any additional amount / charges .

15. That from today i.e. after signing aforesaid final agreement aforesaid Purchaser will become absolute owner of the said Flat / Tenement / Room and he will use and occupy the said Flat / Room for his residential purpose only .

**THE SCHEDULE ABOVE REFERRED TO**

Tenement No. 211 admeasuring about 225 Sq.

ft. Carpet area i.e. 20.90 Sq. Meter ( Built -up 270 Sq. feet )

on , 2nd Floor of Building No. 3 , "G" Wing in the Society

building know as Shradha Co.-Op. Housing Society Ltd

situated G.D. Ambekar Marg , Ambekar, Kalachowki

Mumbai-400 033, constructed by M/s. Anant Developer ,

as per Slum Redevelopment Scheme Develop the said plot

and the said Building is constructed on Plot of C.S. No.

125 , Zone 11 / 83 , Parel- Sewree Division . F/s Municipal

Ward . G. D. Ambekar Road , Within the area of Sub-

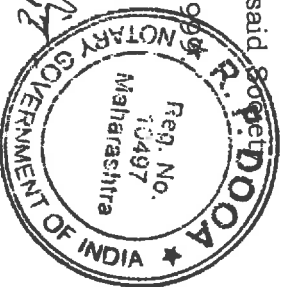
Registrar of Mumbai. The said building is having Ground

plus Seven Floors and Lift is provided by the said Society

The Building is constructed prior to the year 1999



Signature	<i>[Handwritten Signature]</i>
Designation	Attendant Developer



*[Handwritten Signature]*

*[Handwritten Signature]*



R E C E I P T

RECEIVED of and from the within named  
Transferee / Purchaser the sum Rs. 10,00,000/- (Rupees  
Ten Lakh Only) by cheque as full and final  
consideration amount and cost price / consideration  
amount of the above said Room / Flat as per the above  
agreement in full and final settlement.

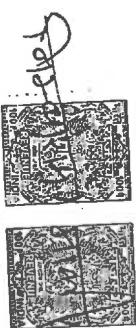
I SAY RECEIVED Rs. 10,00,000/-  
(Rupees Ten Lakh Only)

by cheque No 2271 dt.31/7/2011 drawn on ICICI Bank,  
Zaveri Buzar ,Mumbai.

MUMBAI:

Date: 31/07/2012

WITNESSES



NIMBARAM KASANAJI MALI

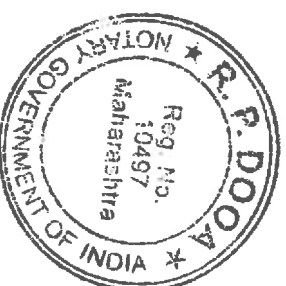
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# अष्टदा को. ऑप. हीरिंज साहायटी लि.

३/४६, प्रयाग को-ऑप. प्रौ. सो. लि., गणेश नगर रोड, काकावाकी, मुंबई - ४०० ०३३.  
(नौदली क्रमांक : बी. ओ. एस्./एन्स्./एफ. एस्./एच. सी./टी. सी./४१७ दि. २४-७-८७)

No. 1817

दिनांक 22/01/२०12

श्री/श्रीमती अंजनाबाई विठ्ठल रोकेडे

भारत क्र. 03 हुकाम/ खोली क्र. 211

क्र.	वर्णनात्मक आकार	कचरे	पैसे
१	मासिक शुल्क आकार	5500	—
२	माहे २४ दिनांक 11 ते माहे २४ मार्च 2012 पर्यंत विन भोगवटा शुल्क	1900	—
३	देणगी	—	260
४	वित्तव आकार	—	—
५	हस्तांतरण आकार	—	—
६	महापालिका कर	—	—
७	पाणी पट्टी आणि ड्रेनेज	—	—
८	सिक्कींग फंड	—	—
९	दुरुस्ती नियम	—	—
१०	शैक्षणिक कर	—	—
११	जाहिरात	—	—
१२	इतर	—	—
१३			
१४			
	एकूण	7660	—

अक्षरी रूपधे सागर सागर राहाणे साठफर्मा भिळाले. वचनवाद !

सागर सागर राहाणे  
वर्णन कोणात

सागर सागर राहाणे  
पानद्विज्योस / कोषाध्यक्ष

दस्तावेज - ३
०९२ / १५
२०१२



# श्रद्धा को-ऑप. हीसिंग सोसायटी लि.

नोंदणी क्र. : बी. आं. एम. / डब्ल्यु. एफ. एस. / एच. एच. जी. / टी. सी. ४१७/८७

३/४६, श्रद्धा को-ऑप. हीसिंग सोसायटी लि., गणेश नगर लेन, काळारवाकी, मुंबई - ४०० ०३३.

अध्यक्ष : श्री. सिताराम घनदाद (आमदार) (भारतीय आदर्श नागरिक)

मानद सचिव : श्री. अनंत जाधव

संदर्भ क्र. : एस/एच/एस/१०१२/२१

दिनांक २३/०१/२०१८



श्रीमती अजनाबाई शिंदे शेळके रोकडे या

आमच्या संस्थेच्या सभासद उरुन त्या इमारत

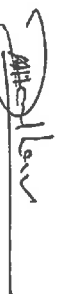
क्रमांक ३/बि/२११ हि सदनिका त्यांच्या

मालकीची आहे. त्या सदनिकेचे क्षेत्रफळ २२२५

चौरस फुट चढई क्षेत्र आहे.

हअरे त्यांच्या चिंती अजनुसार लिहून देण्यात

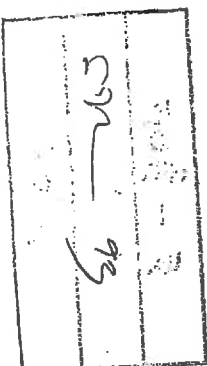
येत आहे :



अनंत र. जाधव

मानद सचिव

श्रद्धा को-ऑप-हीसिंग सोसायटी लि.







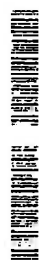


शिवाजी ज्येष्ठ  
 INCOME TAX DEPARTMENT  
 NIMBA RAM MALL  
 KASANA RAM MALL  
 05/08/1981  
 Permanent Account Number  
 AKYPM1221B  
 Signature



592	3E
592	3E





Original

Saturday, January 29, 2012  
5:05:14 pm

उत्तर पावती

नोंदणी नं. ५२  
Regn. 39 M  
पावती क्र. : 323  
दिनांक : 07/01/2012

गावाचे नांव : परत-शिबडी

दस्तऐवजाचा अलुकांक : बवई 3 - 10993 - 2009

दस्तऐवजाचा प्रकार : शारदाजा

सोदर करणाऱ्याचे नाव : निखाराम कसनजी शाली

श्री नकला व जावने

₹.165.00

एकुण रु. 165.00

*Shetal*  
श. ३ दि. बवई शहर क ३  
श्री नकला व जावने

1) दरजाचा प्रकार : By Cash रक्कम: ₹.165



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MR. NIMBARAM KASANAJI MALI, an adult, Indian inhabitant of Mumbai, hereinafter referred to as the 'PURCHASER/TRANSFEREE' ( which expression shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS the Vendor/Transferor is the bonafide member of Shradha co-op. Housing society Ltd a Housing society registered under MCS Act, 1960 vide Registration No BOM/WFS/HSG/TC/47 of 1987 and holding five shares bearing distinctive Nos. 876 to 880, and as such member the Vendor is the owner of a Flat bearing flat No. 211, on the 2nd floor of the building bearing Bldg. No. 3, in Shradha co-op. Housing Society Ltd. G.D. Ambekar Marg, Kaluchiwli, Mumbai 400033, (hereinafter referred to as the said flat) free from all encumbrances.

AND WHEREAS the Vendor/Transferor has not received any onerous notice to quit or release the said premises, nor there are any prohibitory order passed against the said premises by any Govt. or semi-govt. authorities and the lease/ownership right of the Vendor/Transferor in respect of said flat premises still subsisting. ..

पत्र - 3	३
पोस / २	०१२
३००१	के

of 20/11/14 K. Mali



AND WHEREAS the Vendor/Transferor have paid upto date dues, taxes, outgoings in respect of said premises to the concerned authorities/Society of the said flat premises and hereby undertake to pay all the arrears of outgoings in respect of said flat to the said society till the date of handing over the possession of said flat to the Purchaser/Transferee.

AND WHEREAS the Purchaser/Transferee herein approached to the Vendor/Transferor with a request to sell the said flat for the total consideration price of Rs. 8,00,000/- (Rupees Eight lakhs only)

AND WHEREAS the Vendor/Transferor agreed to sell, transfer and assign in favour of the Purchaser/Transferee for the said total consideration price of Rs. 8,00,000/- and the following terms and conditions

AND WHEREAS the parties herein desire to reduce their terms and conditions into writing.

NOW THEREFORE THESE PRESENTS

1. The Vendor/Transferor hereby sells, transfers and assigns all her ownership rights, title, interest and claim over the said flat viz. Flat No.211, on the 2<sup>nd</sup> floor of the building bearing No.3, in Sharda Co.op. Housing Society Ltd. G.D. Ambekar Marg, Kalaehowli, Mumbai 400033, admeasuring 225 sq.ft. (carpet), and the Purchaser/Transferee hereby purchases/acquires the said flat for the total consideration price of Rs. 8,00,000/- (rupees Eight lakhs only)

प्राप्त ३  
२००९  
WITNESSETH:-  
२००९



२०११-१२-२०  
२०१२

२०११/१२/२०



2. On execution of these presents, the Purchaser hereby pay to the Vendor the sum of Rs. 83,00,000/- (Rupees Eight lakhs only) as and by way of full and final consideration price. The Vendor/Transferor hereby admits and acknowledges at the foot hereof by cheque No 074541 for Rs. 3,00,000/- and cheque No. 074542 for Rs.5,00,000/-.

3. On or before the execution of these presents the Vendor/Transferor has handed over the vacant and peaceful possession of said flat to the Transferee/Purchaser and thereby the Vendor/Transferor has released, relinquished and renounced all her rights, title, interest and claim over the said flat in favour of the Purchaser.

4. That the Vendor hereby declares that he undertakes to co operate with the Purchaser for the transfer/regularisation of the above said flat and its all relevant documents including share certificate . to the name of said Purchaser.

5. The Vendor further undertakes to co.operate with the Purchaser for the transfer of the membership/shares of the Co-operative Housing Society in favour of the Purchaser.

6. That the Vendor hereby agrees to execute all the necessary deeds, documents papers and writings NOC letters from Builder/Society and other documents for the effectual transfer of the above flat in favour of the Purchaser as and when called for..

प्राप्त - 3  
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१००१

११ / २१

*P. P. Doo*



7. The Vendor hereby declares that from the date of execution hereof the Vendor his/her family members, nominees etc. have no objection for the above transfer and none of them shall claim any rights in the abovesaid flat in future.

8. The Vendor hereby declares that :

- a) She has not entered into any agreement/s with any other person/s in respect of the said flat.
- b) She has not assigned and transferred her rights, title and interest in the abovesaid flat to any other person/s
- c) She has not mortgaged, alienated or charged with the abovesaid flat and the said flat is free from all encumbrances.
- e) The Vendor hereby declares that except her/himself no other person/s have any right in the above said flat.

9. That the Vendor hereby declares that he has paid full cost price of the above said flat to the Builder/Developer/society

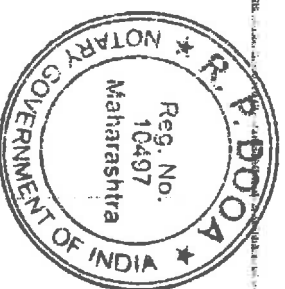
10. The Purchaser shall be responsible for the payment of all the tax, outgoings maintenance charges, transfer/regularization charges, stamp charges etc. of the above said flat to the society/authority and other authorities concerned directly from the date of execution hereof for which the Vendor shall not be held responsible.-

11 That the Purchasers hereby undertake to use and enjoy and occupy the benefits of the said flat peacefully and quietly and shall abide by the terms and conditions of the Shradha co.op. Housing Society (Regd ) and all the liabilities of the abovesaid flat from time to time.

29/5/2019 3  
Poolesha



29/5/2019 K. Shinde  
cgr RS



12. The Vendor hereby declares that from the date of execution hereof and on receipt of the full and final cost price/consideration amount from the Purchaser, the vendor shall have no more claim, right, title and interest over the said flat and the Purchasers shall be entitled to hold, occupy use and enjoy the abovesaid flat without any interruption by the Vendor or any other persons claiming through or under her

13. That the Vendor/Transferor hereby further declares that she has no objection for the transfer of the membership/shares of the Shree... Co.op. Hsg. Society Ltd to the name of the Purchaser/Transferee.

14. That the Vendor/transferor hereby puts the Purchaser in exclusive use, occupation, possession and enjoyment of the abovesaid flat on the date of execution hereof.

15. The Transfer charges to the society including stamp and registration charges of these presents shall be paid by the Purchaser/Transferee.

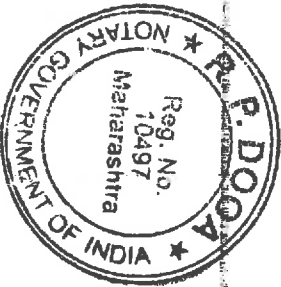
SCHEDULE OF THE PROPERTY

Flat No.211, on the 2<sup>nd</sup> floor of Building No.3, in Shradha Coprop Housing Society Ltd. G.D. Ambekar Marg, Kachowdi, Mumbai 400033 situated on the property bearing CS No.125 of Paral - Sewree Division, within the registration District of Mumbai Suburban of F/South Ward.

पृ. २ - ३
१०००३३ / ९
२०१९

*Attest K. Shiv*

२०१९ - ३
९१२ / २३
२०१९





INWITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the )  
withnamed VENDOR/TRANSFEROR )

SMT. ANJANABAI VITTHAL ROKDE. ) (K.V.S. & sons, Nagardas  
presence of..... )  
*Anjanabai Rokde* )  
*Anjanabai Rokde* )

SIGNED AND DELIVERED by the )  
withnamed PURCHASER/TRANSFEREE )

MR. NISHIKARAM KASNAJI MALI )  
presence of..... )  
*Nishikaram Kasnaji Mali* )

*Nishikaram Kasnaji Mali*

राज्य	MAHARASHTRA
जिल्हा	KANHOLLA
पोस्ट	KANHOLLA
दिनांक	20/05/2020

RECEIPT

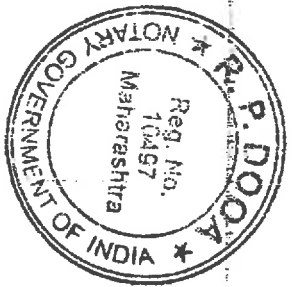
RECEIVED from the withnamed Purchaser/Transferee the sum of  
Rs. 8,00,000/- (Rupees Eight lakhs only) as per bill and final  
confirmation price vide cheque No. 374544 dated 20/05/2020  
No. 12 of Rs. 5,00,000/- drawn on K.M.B. Bank.  
RECEIVED Rs. 8,00,000/-

WITNESSES:

1. *[Signature]*
2. *[Signature]*

( VENDOR/TRANSFEROR )

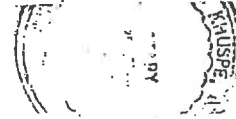
क्रमांक	2020-21
दिनांक	20/05/2020
प्राप्त	20





संभव पक्ष व क्षेत्र बंधन बर्दाश्त/प्रसन्न करण

श्री श्री श्री अज्ञानाकाश प्रिन्टिंग प्रेस  
 पता क्र. १८८, आंबेदार मार्ग काठकोडी, मुंबई - ४०० ०३३ चा भाग देवलागा क्र. १८८२३  
 या भागाकरीब १८८२३ हे १८८२३ घाला करीत असून अशा



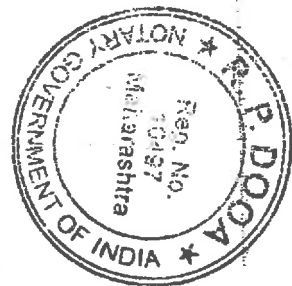
श्री श्री बंधन व क्षेत्र बंधन बर्दाश्त/प्रसन्न करण  
 23.12.90 या ०१.०४.९१ रोजी झालेल्या खोलावटीच्या वार्षिक अहवालामुळे संपन्न उत्पत्ती  
 येते. त्यामुळे खोलावटीचे अद्ययावत श्री. विश्वनाथजी नि. वसुदेव व भायल वीरव भा.  
 वरत यांच्याकडून या भागातील खोलावटीच्या जागेचा विभाग घेतल्यामुळे सर्व संपत्तीच्या संपत्तीने सर्व  
 संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व  
 संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व



१) २१.१२.९० व ०१.०४.९१ रोजी झालेल्या वरत व वार्षिक अहवालामुळे संपन्न उत्पत्ती  
 येते. त्यामुळे खोलावटीचे अद्ययावत श्री. विश्वनाथजी नि. वसुदेव व भायल वीरव भा.  
 वरत यांच्याकडून या भागातील खोलावटीच्या जागेचा विभाग घेतल्यामुळे सर्व संपत्तीच्या संपत्तीने सर्व  
 संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व



२) २१.१२.९० व ०१.०४.९१ रोजी झालेल्या वरत व वार्षिक अहवालामुळे संपन्न उत्पत्ती  
 येते. त्यामुळे खोलावटीचे अद्ययावत श्री. विश्वनाथजी नि. वसुदेव व भायल वीरव भा.  
 वरत यांच्याकडून या भागातील खोलावटीच्या जागेचा विभाग घेतल्यामुळे सर्व संपत्तीच्या संपत्तीने सर्व  
 संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व संपत्तीच्या संपत्तीने सर्व





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हे पुरवणी वैधानिक ऋणधन व शाहीनामा, दिनांक ..... या  
वैधानिक ऋणधन व शाहीनामाची पुरवणी (Supplement) म्हणून  
श्रद्धा को-ऑप-हीसिंग सोसायटी मर्यादित, लॉट क्रमांक १२५ परेल, हिवाडी  
विभाग, मुंबई ४०००३३ आणि या सोसायटीचे पात्र सरकार सद्दी कमीत आहे.

विकास नियंत्रण नियम, १९६१ च्या रवाली अस्तित्वात असलेल्या झोपड-  
पट्टीच्या पुनर्विकास यत्नाविषयाचा निर्णय दिनांक २३/१२/१९९० व २४/१/१९९१ च्या  
सर्वसाधारण सभेत, पात्र सरकार व सोसायटीने घेतला. झोपडपट्टी पुनर्विकास  
(५.२.७) कमिटी किंवा योग्य अर्थो रिटीनी निश्चित केलेल्या सवलतीच्या किंमतीत  
आन.सी.सी. च्या फेमवर बांधलेली स्वयंपूर्ण निवासी/व्यापारी गाळे प्राप्त  
कमून घेण्याच्या सवलतीक उद्देशाने योग्य पावले घेण्यात आली.

२. मे. रणजीत नाईक आर्किटेक्ट प्रा. लि. चे श्री. रणजीत नाईक यांच्या प्रोत्साहनावर  
माहिरीनारावती (अ) आम्हाने श्री. सिलाराम चि. म्हाडाट, अध्यक्ष  
श्री शंकर लखू नारकर, माण्ड साचिव, यांच्या प्रामाणिक व श्रद्धापूर्वक  
झोपडपट्टी पुनर्विकास योजना (५.२.७) कमिटीनी विकसित करण्यात आल्या  
क्रमांक ३३ (१०) व परिनिष्ठ - ४ च्या करम ११ रवाली सल्लेखक, इंजिनियर  
सुधाशुभा) च्या लेटर ऑफ इंटेंट क्रमांक ७५/Chin's Engineer (S.I.)/98  
दिनांक २०-७-१९९३ अन्वये २.०० इतकी तळपुस्त (इ. १) निर्देशांक मान्य

३. तळपुस्त (F.S.I.) निर्देशांक २.५ पर्यंत मिळण्याची  
पुढे घटई (कारपेट) क्षेत्रफळाच्या रेवजी २२५ चौ. फुट घटई  
मिळण्याची शक्यता होती म्हणून सुधारित S. R. D. योजना, S. R. D. कमिटीकडे  
पुढा सरावर करण्यात आली. S. R. D. कमिटीने सुधारित झोपडपट्टी पुनर्विकास योजना  
दिनांक ३०.६.१९९५ च्या सभेत मान्य केली व वास्तुशास्त्रज्ञ  
सावर करण्याचे निर्देश दिले व याकरिता पावले उचलण्यात

सुधारित झोपडपट्टी
क्रमांक ३३/१०
दिनांक ३०.६.१९९५
श्री. शंकर लखू नारकर
३०/६/९५

४. सोसायटी श्री: ..... यांना रवाली क्रमांक  
घाळ क्रमांक ..... च्या कायदेशीर भोक्तेक या नात्याने आपला पात्र सरकार  
मालीत आहे. S. R. D. कमिटीने त्यांच्या ३०.६.१९९५ रोजीच्या सभेत सुधारित S. R. D.  
योजना मान्य केल्याने, गाळकी हक्क रपाने २२५ चौ. फुट घटई क्षेत्रफळाच्या (नगरीय)  
स्वयंपूर्ण निवासी/व्यापारी सवलतीक सवलत्यांना विनामूल्य मिळतील.

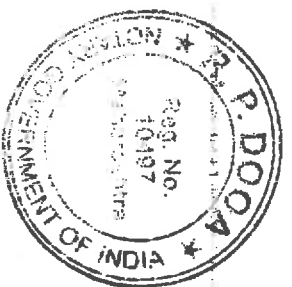
५. या S. R. D. (झोपडपट्टी पुनर्विकास) योजनेचा विकास व बांधकाम, दिनांक १५.१.१९९१  
च्या सभेत ठरल्याप्रमाणे सोसायटीने मे. आर्किटेक्ट कं. रवळानस विकासकाने सांगितले  
आहे ते सर्व सरकाराना माहीत आहे.

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श्री २२५ नॉ- फुट (कामपेट) क्षेत्रफळाची स्वयंपूर्ण निवासी/व्यापारी सवलिका सोसायटी आपल्या पात्र सदस्यांना दाटप करील.

७. अस्तित्वात असलेले सोसायटीच्या पात्र सदस्यांना पुनर्वसनाकरिता लाभपारी निवासी/व्यापारी सवलिका वाजूळ ठेवून, ३ काही अतिरिक्त/जास्तीच्या सवलिका मंजूर केलेल्या नकाशाप्रमाणे बांधण्यात येतील, त्या सवलिका विक्रासकाळा स्वतः किंवा एजंट मार्फत त्यांच्या पसंतीच्या व्यक्तीला विकण्याचा एकमेव हक्क राहिल आणि यात सोसायटी किंवा सदस्य कसल्याही प्रकारचा अडथळा (objection) आणणार नाही/विशेष करणार नाही. बाजारगत नमुनेच्या विक्रीसाठी वांधण्यात येणाऱ्या निवासी/व्यापारी सवलिका, ज्या इमानतित नहतील त्या इमानतित्या जागेचे S.R.D. (झोपडपट्टी पुनर्विकास) कमिटी किंवा योग्य आधिकार्यांकडून मंजूरी मिळवून, पोट- भाडेपट्टी करवागे वेण्यात सोसायटीला अपयत्ना आल्यास, या इमानतित सवलिका कोणी मंजूर करणारा व्यक्तीला करवागही प्रकारच्या विधीष अटी व शर्षी न लावता सोसायटीच्या आपल्या सोसायटीचे सदस्य करून घेईल.

८. विक्रासकाल पुनर्विकास कायत पूर्ण सहकार्य देण्यास सदस्य कबूल करत आहेत. या S.R.D. (झोपडपट्टी पुनर्विकास) योजना युक्तितरणे व चांगल्यानिर्वाका पात्र सदस्यांच्या बाबत नसल्याही तद्देचा अडथळा/विशेष करणार नाही व विक्रासकाल कुठल्याही प्रकारचा धाती/नुकसानी झाल्यास सोसायटीचे पात्र सदस्य कोटिपुरित नसायत रेत जाई.

९. सोसायटीचे पात्र सदस्य आपल्या ताब्यात व वापयात असलेल्या झावडे बांधकाम ही S.R.D. योजना सुरु असताना व त्या नंतर १० वर्षांपर्यंत श्चोड्य आधिकार्यांच्या पत्रवातागीनिवाय हुसत्या कोणात्याही हरतांतर करणार नाही.

१०. विक्रासक मंजूर झालेल्या नकाशाप्रमाणे, अटी व शर्षीनुसान बांधकाम करीत आहेत-याती नवागि सोसायटीचे वारसुत्तारयना करतील:

१०८६३/३२	२९	२०
१२-एम-एम-६-सी-डपट्टी पुनर्विकास) योजना सुनूळितरणे व विनाव्यलय रवविधायी		
उल्लेखीही सर्वात्मित		

तसे माह्य करव्यात आले जाई की, कुठल्याही प्रकारचा/तद्देचा वाद आपलात निर्माण झाल्यास तो श्री. अशोक एल. मोदी यांच्या एकमेव ख्यातसमान मांडण्यात येईल, व लताळ सॅक्ट १९७० च्या प्रावधानानुवाकी निर्णय करण्यात येईल. काही कारणांमुळे श्री. अशोक एल. मोदी उपलब्ध नसल्यास किंवा त्यांना जबाबदार नाकारण्यास हे कार्य श्री. के. पी. खंबाटा यांना सोपविण्यात येईल. सदरच्या लताळकाला रवालील आधिकार दाहतील:-



विका

(अ) चारू असलेल्या कामात कमीत-कमी अडथळा येईल अशा प्रकारे तक्रारीचा निर्णय देणे.

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दल्लिका  
नवता

(ब) स्वताच्या अनुभवातून निर्णय देणे व आवश्यकता दाटल्यास सर्व्हेअर,  
इंजिनियर, वारसुधारक इत्यादींची नेमणूक करून त्यांचा कुशल अभिप्राय/  
मालत घेऊन तक्रारी सोडवणे.

(क) तक्रालील आदेश, मार्गदर्शल व अर्वाई देणे.

(ड) योग्य वेळेची मुदत दिल्या नंतरही तक्रारदार उपस्थित  
एकतर्फी निर्णय देणे.

(इ) लतादावे स्वर्च तक्रारदारांतून बरोबरीने किंवा जबाबदार वारिसांना वाटेल त्याप्रमाणे  
लावणे. त्याव्यतिरिक्त ज्या तक्रारदाराची चुक आढळत आणव यांचे ती  
कारवाई करणे

१२. पुनर्वसनाकरिता, खुल्या बाजारात विकण्याकरिता बांधण्यात येणाऱ्या  
इमारतींचे बांधकाम, प्रकाश वेळी संजून झालेल्या लक्षांत घ्यावे करणे  
येईल. वारसाविक बांधकाम खुले कामाच्या ताननेबांधणीबाबत  
बांधकाम विकासक पूर्ण करतील.

हे पुनवणी वैयक्तिक श्रमधणन व नालिनला विलांक  
श्रमधणन व नालिनलायाची पुनवणी (Supplement) म्हणून साक्षीदारताकार  
करण्यात येत आहे.


विकाणः मुंबई

आहित.  
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करील

नेत्याच्या  
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येईल.  
नांदरी  
रत्या

विलांकः

साक्षीदारः	संदर्भ - ३
(२) 	१०६३/२३
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(२) अर्वात श्रमधणन

मया से-संग हींन बांधकाम  
वरील मजकूर सत्य व अचूक आहे. त्यातील शर्ती व अटी मला  
माध्य आहित. सवब कलगीत पक्ष म्हणून स्वाक्षरी करीत आहे.

(पात्र सदस्य)

For ARHANT CONSTRUCTIONS  
PARTNER  
२१२/३०  
२०१२

GREATER BO



FRIHANMUMDAI KUNJANARPALIKA

Office of the  
Dy. City Engineer,  
Slum Improvements,  
2nd floor, Shree Chhatrapati  
Shivaji Maharaj Mkt. Bldg.,  
Palstan Road, Mumbai 400 001.  
10243

No. Dy. CE/SI/ 5/2196.

LETTER OPINION PERMITTING SLUM REDEVELOPMENT UNDER D.C.  
REGULATION NO. 33(10) FOR GREATER MUMBAI-1991.

To,

M/s. Ranjit Naik Architects Pvt. Ltd.,  
40/A, Madhani Bldg., Gr. floor,  
Sir Balchandra Marg, Dadar (East),  
Mumbai 400 014.

2. The Secretary,  
Shradha Co-Op. Hsg. Society Ltd.,  
6/19A, Shradha Chawl, Ambawadi,  
J.D. Ambekar Marg, Kalschowki,  
Mumbai 400 033.

Sub : Proposed Slum Redevelopment Scheme on plot  
bearing S.No.125, Parel Sewer  
at Kalschowky for Shradha Co-Op. Hsg. Society  
Ltd.

Ref : Dy. CE/SI/SRD/

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By direction of the Committee constituted under

Clause-18 of the Appendix-IV of D.C.Regulation No. 33(10)

this office is pleased to issue this letter of intent to

Inform you that, your above proposal is considered and

approved by the Committee for grant of 2.50 (two point

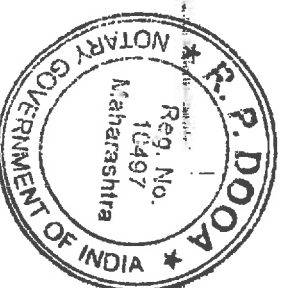
F.S.I. with profit of Rs.2,13,93,668/- (19.60 Lakhs) project

cost of Rs.12,44,18,932/-, subject to compliance of following

conditions :-

1. That you shall submit the registered undertaking in duplicate in the office of the concerned Dy. Chief Engineer (Building Proposal), before requesting for approval of plans to the following effect:-

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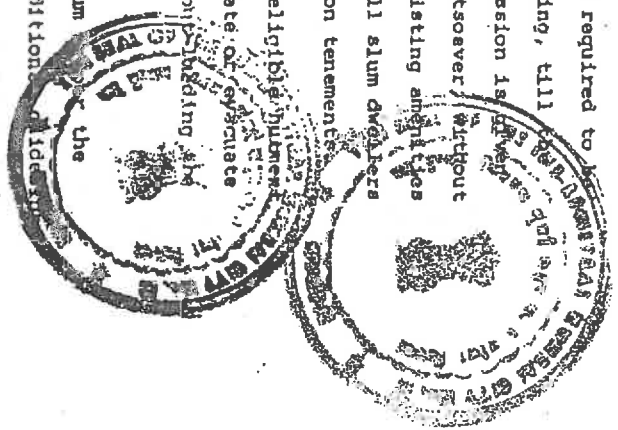
Persons that they shall not sell or transfer tenements allotted under Slum Redevelopment to any one else except the legal heirs for a period of 10 (ten) years from the date of the Municipal Commissioner.

i) That you shall provide transit accommodation to the slum dwellers with requisite amenities, if required to be shifted for construction of proposed building, till permanent tenements are allotted and possession is completed all formalities, at his cost whatsoever, without loading the same in cost evaluation, and existing amenities shall be maintained in working order till slum dwellers are rehoused in the proposed, rehabilitation tenements.

j) That you shall rehouse the non-eligible slum dwellers selling the tenements at market rate or equate them at your risk and cost whatsoever without loading the same in the cost evaluation.

k) That you shall redevelop the slum as per the prescribed activity chart, furnished in addition to the plan for the implementation of the Slum Redevelopment Scheme under Regulation No. JJ(10) of the D.C. Regulation for Greater Mumbai 1991, within 36 months from the date of issue of Commencement Certificate and you shall redevelop the slum as per the phased programme approved by the competent authority (Building Proposal).

l) That you shall submit audited balance sheet duly certified by the Chartered Accountant, showing the profit in this scheme. However, in case profit exceeds the maximum limit of 25% of project cost as prescribed in the additional guidelines then the amount in excess of 25% of project cost shall be paid to the Municipal Corporation of Greater Mumbai in cash or by Bank draft or 20.90 Sq.mt. (225 Sq.ft) carpet area tenements shall be handed over to the Municipal



Prepared by: Pratik Engineer  
Date: 20/03/2011



Page No. 3  
Date: 29/3/11



Corporation of Greater Bombay of cost equivalent to the excess amount counselling the rate of tenements as assessed in the Annexure-I.

m) That you shall undertake the responsibility of settling the issue amicably with the hutment dwellers regarding the area to be allotted under this scheme of redevelopment, who at present are using carpet area more than 20.91 Sq.mtrs. as certified by the Addl. Collector(Enc.).

n) That you shall bear the cost of carrying out infrastructure works right upto the plot, and shall strengthen the existing infrastructure facility and/or provide services of adequate size and capacity as per the directives of the Dy. City Engineer(Slum Improvements).

o) That you shall not request for sub-division or amalgamation of the plot, having taken the benefit of additional F.S.I. under D.C. Regulation No. 33(10) of 1991, which is not yet approved as per D.C.Regulations limiting maximum F.S.I. to 2.3 and minimum to what is permissible under the zone in which the plot is situated in each sub-divided plots.

2. That you shall submit all the documents regarding ownership of land under reference in the office of the concerned Executive Engineer(Building Proposal)(S.I.) before requesting for approval of plans.

3. That you shall submit layout and the approved from the Dy. City Engineer(Slum Improvements) before requesting for Commencement Certificate.

शुद्ध - 3	That you shall propose adequate access to the adjoining plot, if any, free of cost and the same shall be shown on layout plan to be submitted for approval.
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5. That you shall submit the latest P.R.C. as required by the concerned Executive Engineer (Building Proposal (S.I.)) till which time development shall be restricted to 75% of permissible built up area.

6. That you shall restrict the built up area meant for sale in the open market to that mentioned under Item No.X(16) and X(18) of Annexure-1, submitted by you and accepted by the Slum Redevelopment Committee. N i.e. Nil Sq.mtrs. addl. for residential area as per regulation No.16 of Appendix D.C.Regulation and 6574 Sq.mtrs. for residential staircase/lift area benefit.

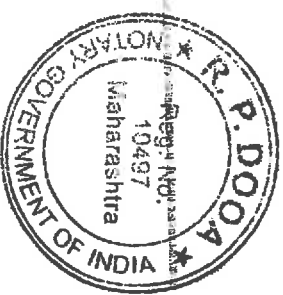
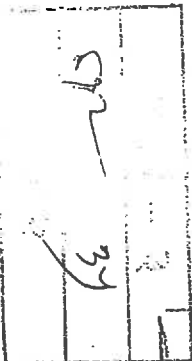
7. That you shall get the plot boundaries demarcated and the compound wall shall be constructed prior to commencing building works, and the same shall be got checked from the staff of the concerned Executive Engineer (Building Proposal) before requesting for c.c. beyond the plinth level.

8. That you shall accommodate the huts being demolished along the boundary of the plot demarcated by the Survey Office.

9. That you shall get the plans approved for building separately with due mention of the scheme of Redevelopment of plot under D.C.Regulation No.33(10) and with specific mention on plan of the rehabilitation building/tenements for slum dwellers and Projected Affected Persons, that the same are for rehousing of slum dwellers and Projected Persons. Tenements to be allotted to the P.A.P. shall be hatched with due mention that they are for allotment to R.A.P. nominated by the Municipal Corporation of Greater Mumbai.

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That you shall submit the N.O.Cs. as applicable from the concerned A.A.Cc., H.E., Dy. H.E. (SMD), C.F.O., Tree Authority, Railway Authority, Highway Authority, Civil Aviation Authority, Authority of Defence Deptt., Authority of High Tension Power Transmission Lines, in the office of the concerned Dy. Chief Engineer (Building Proposal) before requesting for approval of plans or at a stage at which it is insisted upon by the concerned Executive Engineer (Building Proposal).

11. That you shall submit the indemnity bond indemnifying the Slum Redevelopment and the Municipal as well as Government officers against any damages or claim arising out of any act of litigation with the slum dwellers or otherwise.

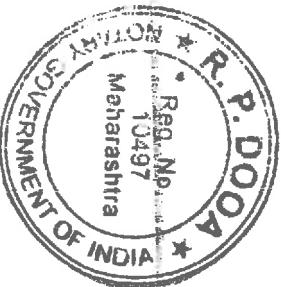
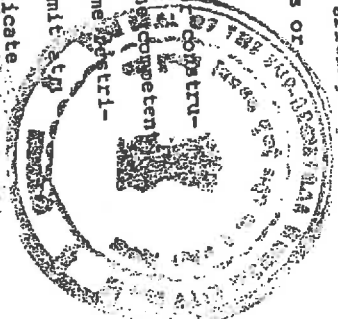
12. That you shall obtain the permission for construction of the temporary transit accommodation from the competent authority through the phased development programme, notwithstanding the development within permissible F.S.I. limit.

13. That you shall submit the agreement between all the slum dwellers before requesting for commencement certificate.

14. That you shall enter into necessary correspondence with the Ward Officer (Estates) of the Municipal Corporation of Greater Mumbai well in advance informing him regarding the tenement's proposed for P.A.P. with the Corporation of Greater Mumbai well in advance.

15. The schedule of programme as to when the tenements will be available alongwith the copy of plan showing the tenements for P.A.P. to be handed over to the Municipal Corporation of Greater Mumbai.

Slum dwellers No. - 3	that you shall enter into necessary correspondence with the Ward Officer (Estates) of the Municipal Corporation of Greater Mumbai well in advance informing him regarding the tenement's proposed for P.A.P. with the Corporation of Greater Mumbai well in advance.
10023/98	10022



15. That you as Architect shall strictly observe that the work is carried out as per the phased programme approved by the Dy.City Engineer(Slum Improvements) and you shall submit regularly quarterly progress report to the Dy.City Engineer(Slum Improvement), with certificate that the progress is ~~xxx xxxxx~~ as per approved phased programme. Even if the progress is nil report shall be submitted by the Architect stating reasons for delay.

16. That this letter of intent gives no right to you to avail of the extra F.S.I. granted under D.C.Regulation No. 33(10) upon land which is not your property.

17. That non-conforming user even for rehabilitation shall not be allowed in the scheme.

18. That you shall restrict the area of tenements for rehabilitation to maximum 225 Sq.ft./20.90 Sq.m carpet.

19. That the floor height of the building proposed for rehabilitation shall be in conformity with the clause-18 of the Additional Guidelines for Slum Redevelopment Scheme in case of lift is not proposed.

20. That you shall submit the general Body resolution from the Registered Co-op.Hsg.Society of the slum dwellers agreeing to the plans as approved by the concerned Executive Engineer(Building Proposal)(S.I.) before requesting for Commencement Certificate.

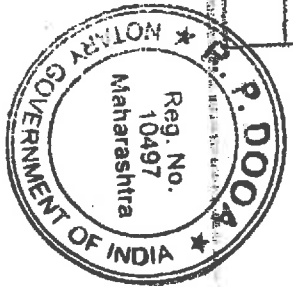
21. That the arithmetical error, if any, any time shall be corrected on either side.

22. That the tenements proposed for rehabilitation and tenements proposed for P.A.P. shall be shown distinctly on the plan to be submitted duly mounted on canvas. At the time of occupation to be forwarded to A.A.& C. of concerned ward to assess the property tax.



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revealed 8/8/20

Handwritten signature and date: 29/8/20



That you shall submit the statement of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accommodation offered with the certification from the Architect and owner/developer at both the stages of allotment of transit accommodation as well as final allotment of tenements in rehabilitation building for verification of the Additional Collector(Enc.).

24. That the name of the wife of the eligible occupier of hut shall be incorporated joint holders of the tenements to be allotted in rehabilitation building.

25. That the possession of the tenements and shops should be handed over to the eligible hutment dwellers before the sale of the registered, lease agreement with land owning authority is executed, transit accommodation given surrendered and all the dues to the B.M.C./MHADA/Court has been cleared.

26. The certificate from the Dy.C.E. (S.I.) shall be submitted before requesting permission for occupation of the sale building as regards random verification carried out by this office about allotment of rehabilitation tenements to eligible certified slum dwellers.

27. That the D.P. road and setback shall be cleared of encumbrances and handed over free of cost & rights to the satisfaction of the M.C. including street lights etc. to Municipal Corporation of Greater Mumbai and duly transferred in the name of the Municipal Corporation of Greater Mumbai and conveyed and all then request for C.C. for area to D.P. Road and setback land shall not be made.

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28. That the undertaking on Rs.20/- stamp paper from the registered society of the slum dwellers on the General Body meeting resolution mentioning therein that they are aware that a lift will have to be maintained in the building and this will lead to extra cost cost on maintenance of the lift, shall be submitted to Executive Engineer(SlumImprovements) before requesting for C.C. for work beyond 5 upper floors.

29. That this letter of intent is valid for one month from date of issue and this letter supersedes earlier letter of Intent issued under No.Dy.CE/SI/05150 dtd. 2.9.2009. If your client is agreed to all these conditions you may submit proposal for approval of plans conforming to F.5.I. In conformity with the C.Regulation and the special guidelines for Slum Redevelopment under D.C.Regulation in the office of the Dy.City Engineer(Slum Improvements)

Thanking you,

Yours faithfully,  
  
 Dy.City Engineer,  
 Slum Improvements.

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शक्ति को-ऑप. डेव्लपिंग सोसायटी लि.  
 कार्यालय :- १/११२ अमरावती रो. २१, अहमदनगर.  
 संचालक :- श्री. एम. वसुदेव रेड्डी  
 सहायक संचालक :- श्री. एम. वसुदेव रेड्डी  
 पं. सं. १११०/७९-८८/अम १९८०



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शक्ति को-ऑप. डेव्लपिंग सोसायटी लि.  
 कार्यालय :- १/११२ अमरावती रो. २१, अहमदनगर.  
 पं. सं. १११०/७९-८८/अम १९८०



:- तिथि :-

- १) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- २) अगला अगस्त २०१० तक प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ३) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ४) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ५) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ६) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ७) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ८) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- ९) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।
- १०) अगले दस वर्षोंके लिए प्रत्येक सदस्य को १०० रुपये का योगदान देना होगा।

कार्यालय अहमदनगर

“ अहमदनगर डेव्लपिंग सोसायटी लि. ”



**शाब्दा को-ऑप. हीसिंग सोसायटी लि.**

३/५६, शब्दा को-ऑप. रो. सो. रि., मवेश मार नेन, काळाचोकी, मुंबई - ४०० ०३३.  
(नोंदणी क्रमांक : बी. को. एम. / इल्हास / एफ. एस. / एच. को. / टी. सी. / ४१७ दि. २४-७-८९)

No. 2673

दिनांक १२/१०/२००९

श्री/श्रीमती राजनाबाई विठ्ठल बोके

स्मात क्र. ०३ गुणन / कोठी क्र. २११

क्र.	वस्तुनिव	रकमे	रीते
१	मासिक मुल्य आकार	३६००	-
२	माहे ०१ ते माहे डिसे ०९ परत	९००	-
३	विन भोगवट मुल्य		
४	देणगी		
५	विलव आकार		
६	व्यवस्थापन आकार		
७	महापारिका कर.		
८	पाणी पट्टी आणि रेवेन		
९	सिक्किंग फंड		
१०	गुरुस्ती निधी		
११	शाहूवाला आणि सर्वेट		
१२	शैक्षणिक कर		
१३	जाहिरात		
१४	इतर		
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	एकूण	४५००	-

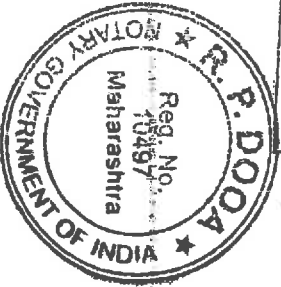
अवधी करमे न्याय रजान पाचको फक्त.

*Byms*  
बसुल संपन्न

*Byms*  
मानद विकल्प कोषाध्यक्ष

बॉर्ड - ३  
१०८३/२५  
२००९

१२/१०/०९



# श्रद्धा को. ऑप. हीरिंगा सोसायटी लि.

(नंदाणे क्र. श्री आंगण/उत्तरपुकर/दरभरना. टीसी/४१७)

जी. डी. आवेकर मार्ग, काळाचोकी, मुंबई ४०० ०३३

संदर्भ क्र. श्र.सी.अ.सं / ७१/०९

दिनांक ०९/११/२००९

श्री. निम्बाराण चव्हाणजी मांडी

—कमारत रु.३, रुम नं. २११,  
क्राव्ही न्यू. ऑ. ती सोसायटी,  
श्री. श्री. आवेकर मार्ग नि. नो. नो. ७१  
मुंबई ४०००३३

पगई - ३
१०९९३ / २५
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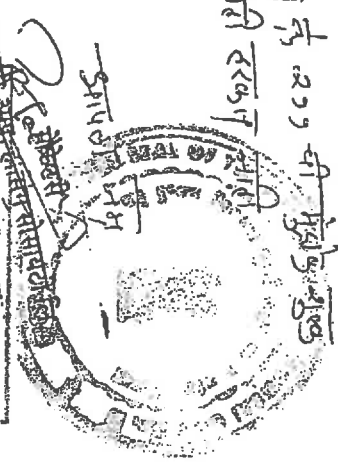
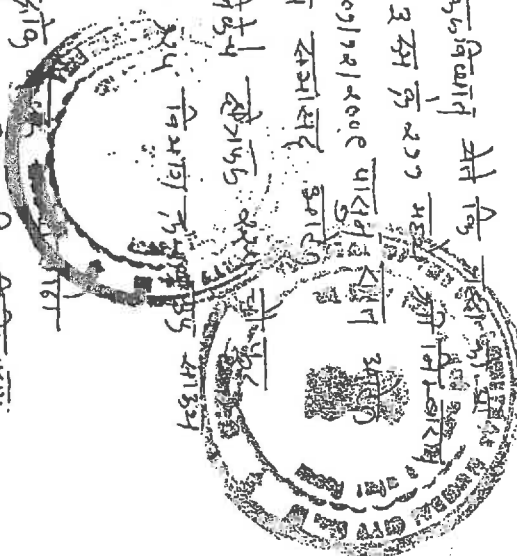
—मौदय

—रावर पत्राद्वारे आपणाला कळवितात की कि  
—ते सोसायटी मधील आपण रु. ३ रुम नं. २११ मध्ये  
—नारायणी. मांडी व दिनांक ०१/११/२००९ पासूनच आपण  
—तसेच ते आपल्या संस्थेचे खातेदार बनविले.

—रावर नारायणी/रावनीकन्ये व्होकॉल  
—आहे त्याचा कु.आण.नं. १२५ नि.मा.नं. नं. ११११११  
—मासपान / विविधी आहे

—रावर रावनीकन्ये मुद्रांक  
—सोसायटीच्या कोलनीही तरफत नाही तरी श्री. निम्बाराण  
—चव्हाणजी मांडी मार्फत रावनीकन्ये नं. २११ ची मुद्रांक शुल्क  
—अप्रत्यक्ष सोसायटीची कोलनीही तरफत आपले  
—क्यासे

—ही नसना ५।

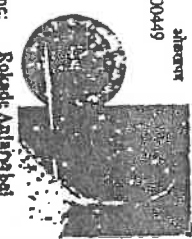


Handwritten notes and signatures in Marathi, including 'श्रद्धा को. ऑप. हीरिंगा सोसायटी लि.' and '१०९९३'.



Election Commission of India  
 सार्वभौम संसद  
 IDENTITY CARD

MT/05/02/300449

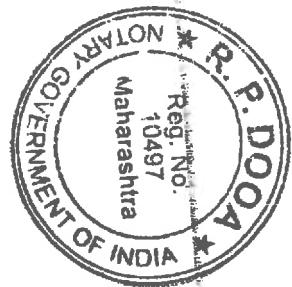
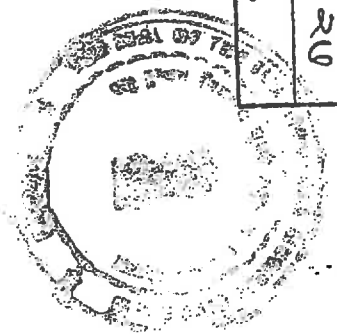


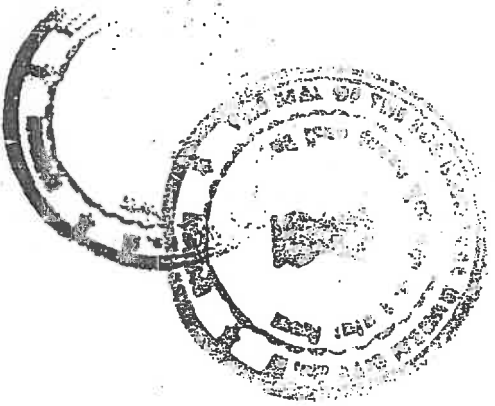
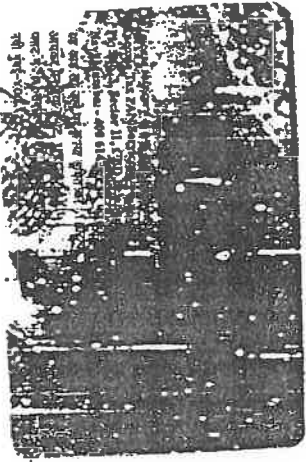
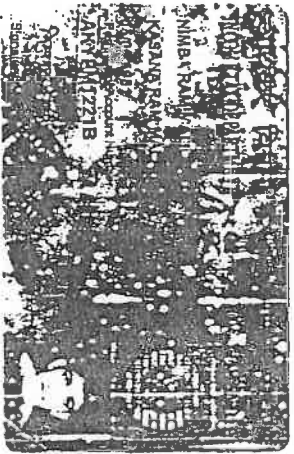
Elector's Name: **Rohide Anilrao Patil**  
 सार्वभौम संसद  
 Father's/Mother's Name: **Vithal**  
 Husband's Name: **Rajeev**  
 Sex: **M**  
 Age as on 1.1.95: **60**  
 1.1.95 तक वय



Address / पत्ता  
**G-17, Shradha Chawl-8,  
 G.D. Ambekar S(C/W),  
 Bombay-12.**  
 त-17, स्वयंसेवा-8,  
 ग.ड. अंबेकर स(क/व),  
 ब-12.  
 Electoral Registration Officer  
 सार्वभौम संसद  
 Assembly Constituency  
 Regional election office  
**028 Parcel  
 028 zone  
 Place/ zone  
 Bombay  
 Date/zone 08/01/1995**  
 This card may be used as an identity card  
 under different Government Schemes  
 हे कार्ड सार्वभौम संसद  
 अंतर्गत वेगवेगळे शासकीय योजने  
 म्हणून वापरता येईल

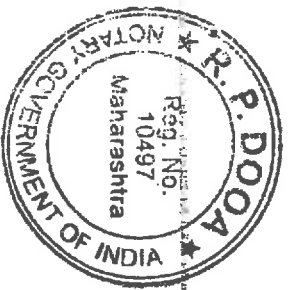
संख्या - 3  
 9225/210  
 20-9

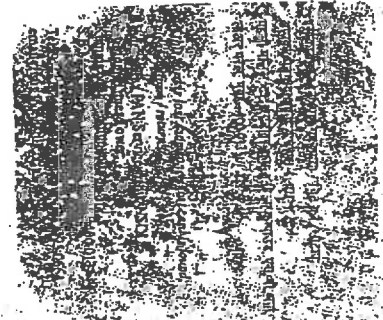
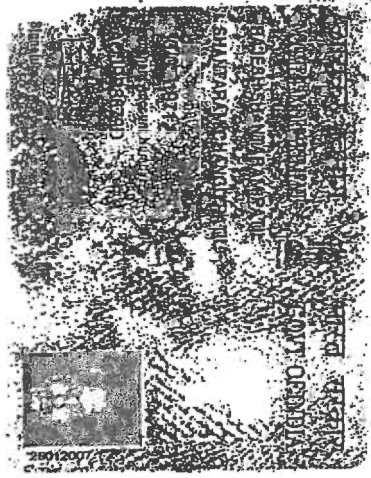




बार्ड - ३  
प्रेस / २८  
२००९

२००९  
२००९





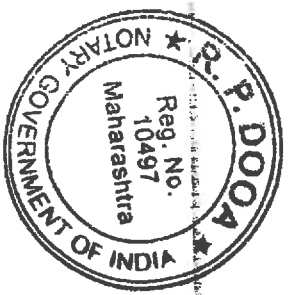
31



बार्ड - ३  
२०१२



बार्ड - ३  
१०६६ / २२  
२००९







Payee's Ac. Only

PAYORDER

Date 10/12/2009

आदेशानुसार / or order

Pay JOINT SUB REGISTRAR MUMBAI CITY 2

रुपये / Rupees Seventeen Thousand One Hundred Only-  
चावेत.

On account of ABHYUDAYA NAGAR  
SB 135325

SB/135325

₹.Rs. \*\*\*\*\*17100.00

For Abhyudaya Co-op. Bank Ltd.

ABHYUDAYA CO-OP. BANK LTD. (Multi-State Scheduled Bank)  
अभ्युदय नगर शाखा, दत्ताराम लाड मार्ग, कालचौकी, मुंबई - ४०० ०३२



OT OL TL GC TC

Not Over Rs.

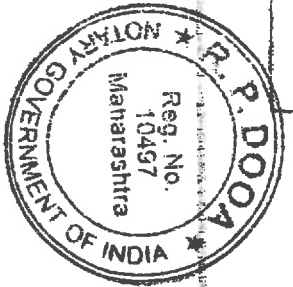
\*\*\*\*\*17100.00

अभ्युदय को-ऑप. बँक लि. (मल्टी स्टेट रेग्युलर बँक)  
ABHYUDAYA CO-OP. BANK LTD. (Multi-State Scheduled Bank)  
अभ्युदय नगर शाखा, दत्ताराम लाड मार्ग, कालचौकी, मुंबई - ४०० ०३२  
Abhyudaya Nagar Branch, Dattaram Lad Marg, Kalachowky, Mumbai - 400 032.  
IFSC CODE : ABHY006 002  
ABH

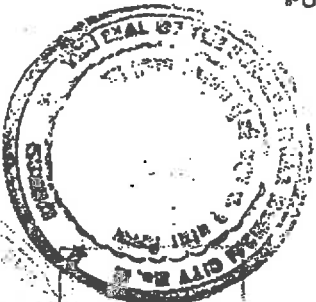
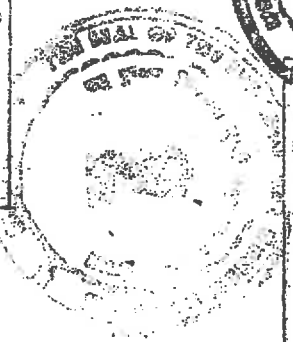
Authorized Signatories

9
8
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\*001715\* 400065002: 00001\* 12



Handwritten notes and stamps in a vertical box.



Handwritten notes and stamps in a vertical box.

Handwritten notes in a vertical box: १००६३/३५, २००९



Municipy, December 14, 2009  
3 16 10:24

दस्ता नोंदवारा भाग-1

बंदूक  
दस्ता क्रमांक : 10993/2009  
132

दस्ता क्रमांक बंदूक 3 / 10993 / 2009

वाढावर मुल्य: ₹.1,708,629/-

नोंदवारा: ₹.100,000/-

भरलेले मुदतस घुल्य: ₹.68,100/-

नोंदणी की आकी उतराप्यार नवखिल :-

1) Other than all above Reasons : नोंद - दि. 6/7/07

दु.नि.सार दुवयरा निबंधक मुंबई शहर 3 यांचे वार्यांतयार

अ.क्र.10993 वर दि.14/12/2005

येकी 3:03:13:000PM वा. फरर केला.

प्रावती

सावर करपाराने नावः निरप्यारण करसलकी आली

नोंदणी की :

दस्ता लसलणी की :

घुल्योची संख्या : 31

₹.17,100.00

श्री. सु. नि. मुंबई शहर क्र 3  
दस्ता फरर करणःयाची सती :-  
श्री. सु. नि. मुंबई शहर क्र 3

शिवका क्र.1 Dec 14 2009 3:14PM की वेळाः(सातदोवारा)

शिवका क्र.2 Dec 14 2009 3:15PM ची वेळाः(की)

श्री. सु. नि. मुंबई शहर क्र 3



दस्ता नोंदवारा भाग-1  
श्री. सु. नि. मुंबई शहर क्र 3  
2037





कम्प्यूटर द्वारा मुद्रित होने का ही वैध  
VALID ONLY IF COMPUTER PRINTED

भारतीय स्टेट बैंक  
State Bank of India

₹. 1,50,000/- एवं अधिक के लिए दो अधिकारियों द्वारा हस्ताक्षरित होने का ही वैध है।  
INSTRUMENTS FOR ₹. 1,50,000/- & ABOVE ARE NOT VALID UNLESS SIGNED BY TWO OFFICERS

अप्रत्याहारीय / NOT TRANSFERABLE

बैंकर्स चेक  
BANKERS CHEQUE

दिनांक / DATE: 24/01/2012  
Key: WUGFIV  
Sr. No: 453320

PAY JOINT SUB REGISTRAR MUMBAI CITY II

को या उनके आदेश पर OR ORDER

रुपये	SEVEN	SIX	SIX	ZERO
RUPEES	THOS	HUNDOS	TENS	UNITS

₹ Rs 7660 ₹ Ps 00

AMOUNT BELOW 7881(7/14)  
दूने भारतीय स्टेट बैंक  
For STATE BANK OF INDIA

PAISE ZERO ONLY

जाने करने वाली शाखा  
Issuing Branch: MUMBAI MAIN BRANCH  
ब्रांच कोड / Code No: 00300  
Tel No. 022-22661785

IOI 000249358215 Key: WUGFIV Sr. No: 453320

आधिकृत हस्ताक्षर / AUTHORIZED SIGNATORY  
(हस्ताक्षरकर्ता का / S.B. NO.)

जॉयंट सब रजिस्ट्रार  
Jagdish H. Bodec  
R. RR?1

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- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

⑈ 356215⑈ 000002000⑈ 000249⑈ 16

Handwritten signature and initials in a rectangular box.



Barcode  
Tuesday, January 24, 2012  
6:04:24PM

दस्ता गोपवारा भाग-1

बारड 3
दस्ता क्रमांक : 812/2012
1/23

दस्ता क्रमांक : बारड 3 / 812 / 2012

वाजार मूल्य: ₹.2,93,500/-

गोंवदला: ₹.1,000,000/-

भरलेले मुद्रांक शुल्क: ₹.129,290/-

नोंदणी की भाकी असल्यास तपशिल :-

1) Other than all above Reasons : नोट - दि. 6/7/07

दु.नि.सर दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयाने

अ.क्र.812 वर दि.24/01/2012

रोजी 5:54:53:000PM वा. रजार केला.

प्रावती

शाहर वारणाराचे नाव:सुरजपालसिंह अजितसिंह चौहान

नोंदणी की :

दस्ता हानाळणी की :

पुढांची संख्या : 52

₹.29,400.00

₹.1,080.00

एकूण

₹.30,480.00

दस्ता रजार करणाऱ्याची सही :-

सर दु. नि. मुंबई शहर क्र 3

सर दु. नि. मुंबई शहर क्र 3

शिवका क्र.1 Jan 24 2012 6:01PM ची वेळ: (सादरीकरण)

शिवका क्र.2 Jan 24 2012 6:03PM ची वेळ: (की)



प्रमाणित करण्यात येते की, वरनामपुढे  
दस्ता क्रमांक 812/2012 वर  
नोंदणी क्रमांक 52  
दिनांक 24 JAN/2012

सर दुय्यम निबंधक, मुंबई शहर-3



दस्त गोषवाया भाग-2

वर्कडे  
दस्त क्रमांक : 812 / 2012  
१

Tuesday, January 24, 2012  
6:06:06PM

दस्त क्रमांक :- वर्कडे 3 / 812 / 2012

दस्तावा प्रकार :- करानावा

शिक्का क्र.3 ची वेळ:(कुबुली) Jan 24 2012 6:05PM

शिक्का क्र.4 ची वेळ:(ओळख) Jan 24 2012 6:06PM

शिक्का क्र.5 ची वेळ:(नॉटरी) Jan 24 2012 6:06PM

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचे नाव व पत्ता

प्रयाचित

अंतर्स्थावा ठसा



1 नाव:सुरजपालसिंह अजितसिंह चौहान  
पत्ता:टेलापेट नं 21+2 रा भजला , वि नं 3 , सी विंग , वय :- 27  
श्रवटा को ओ ही सोसा लि , जी डी आंबेकर मार्ग ,  
आंबेवाडी , काळाचौकी मुं 33.  
Purchaser/ Buyer/ Executor



सही

सुरजपालसिंह

2 नाव:निवाराम कसनजी भाती  
पत्ता:टेलापेट नं 21+2 रा भजला , वि नं 3 , सी विंग , वय :- 35  
श्रवटा को ओ ही सोसा लि , जी डी आंबेकर मार्ग ,  
आंबेवाडी , काळाचौकी मुं 33.  
Saler/Executor



सही

निवाराम भाती

यरील दस्तऐवज करून देणार तयारकधीत करानावा चा दस्त ऐवज करून दिल्याचे कपुल करतात.

ओळख

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणाऱ्यानी व्यक्तीस: ओळखनात, व त्यांची ओळख पटवितानात

अनु क्र. ओळखीचे नाव व पत्ता

1 नाव:नितेश क शिखर  
वय:26

पत्ता:सानावागवा राजा , गणेश नगर , मुं  
पिन कोड:12



शिखर

2 नाव:भनोहर या झफळे  
वय:30

पत्ता:सानावागवा राजा , गणेश नगर , मुं  
पिन कोड:12



शिखर

812 / 2012

सह दुय्यम निबंधक  
मुंबई शहर क्र. ३





SALE DEED

SHRI NIMBARAM KASANAJI MALI

BETWEEN

SHRI SURAJPALSINGH AJITSINGH

CHOUHAN

11.52  
11.59

Sale Deed

Dated      day of JANUARY, 2012

Prashant Anant Pashte  
Advocate High School  
22/1535, Abhyudaya Nagar  
G.D.Ambekar Marg,  
Kalachowki, Mumbai-400 033.



