

S

12,300/

8/2

SALE DEED



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

पावती

Original  
नोंदणी 39 म.  
Regn. 39 M

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

गावाचे नांव : परेल-शिवडी  
दस्तऐवजाचा अनुक्रमांक : बबई 3 - 812 - 2012  
दस्त ऐवजाचा प्रकार : करारनामा  
रादर करणा-याचे नाव : सुरजपातसिंह अजितसिंह चौहान  
नोंदणी फी : ₹.29,400.00  
दस्त हस्ताळणी फी : ₹.1,080.00  
पृष्ठांची संख्या : 54

**DELIVERED**

एकुण ₹.30,480.00

आपणास ह्य दस्त अंदाजे 6:23PM ह्या वेळेस मिळेल

सह दु. नि. मुंबई शहर क्र.

सह दुखाप निबंधक

बाजार मुल्य : ₹.2,933,500/-  
भरलेले मुद्रांक शुल्क : ₹.129,290/-

मोबदला : ₹.1,000,000/-

मुंबई शहर क्र. ३

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.21,740  
डीडी/ घनादेश क्रमांक : 013355 दिनांक : 20/01/2012  
बँकेचे नाव व पत्ता : आय सी आय सी आय बँक लि मुं
- 2) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.7,660  
डीडी/ घनादेश क्रमांक : 356215 दिनांक : 24/01/2012  
बँकेचे नाव व पत्ता : भारतीय स्टेट बँक मुं
- 3) देयकाचा प्रकार : By Cash रक्कम: ₹.1,080

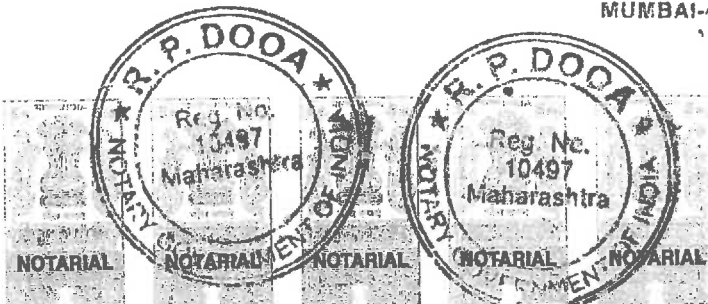
नोंदणी फी माफी असल्यास तपशिल :-

1) Other than all above Reasons : नोट - 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.





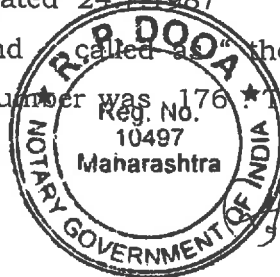
shall mean and includes his heirs, executors, administrators and assigns) the party of the SECOND PART

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 Vithal 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 - III Office on 14.12.2009 vide serial No. 10993 / 2009. Since then he is residing in the said room and paying all the out goings of the said room.

592	3
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AND WHEREAS the said society through M/s. 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 Vithal 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 Vithal 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 176. The said



निष्कारिता माता

सुरक्षित/लिस्ट

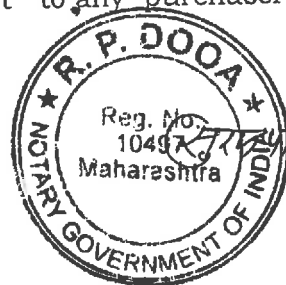
Society had issued her a Share Certificate No. 176 and allotted her 5 paid up-shares distinctive Nos. from 876 to 880 . The Rationing Authorities had issued her a Ration Card .The B.E.S. & T. Undertaking has issued her an Electric Meter . The Election Commissioner had issued her an Identity Card Bearing 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 "B" Wing , 2<sup>nd</sup> Floor , Shradha Co-operative Housing Society Ltd. , G.D. Ambekar Marg , Kalachowki , Mumbai-400 033 to the Purchaser .

AND WHEREAS the Seller has cleared cost price and dues of the said room to the Society and 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 .

*[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 .

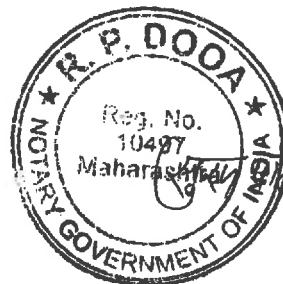
AND WHEREAS the Purchaser has agree and willing to purchase the above said Room / Flat / Tenement for sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only) as per proposal of The Seller . The Purchaser is going to purchases the above said Flat for his own use and occupation

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 .

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 :

*Rajeshwar Him*



1. The Seller hereby agreed to sell / transfer the said Room No. 211 , Building No. 3 , "G" Wing , 2<sup>nd</sup> 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 .

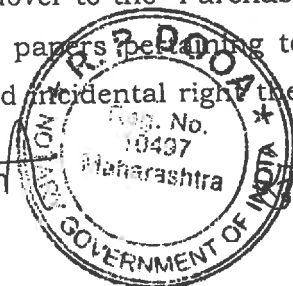
2. That the Purchaser has decided to pay the lump sum consideration amount sum of Rs. 10,00,000/- ( Rupees Ten Lakh Only) by cheque as full and final consideration amount . The Seller admits that he have received the full and final consideration amount and acknowledged the receipt there of as at the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

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

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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 .

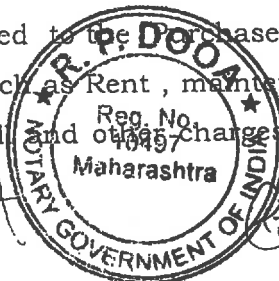
7. The Purchaser hereby agreed to abide by the rules , regulation and Buy-laws of the said society , which would be enforced form time to time by the society .

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

निष्कारण माना  
 सूर्य पालावे -





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 convent 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 .

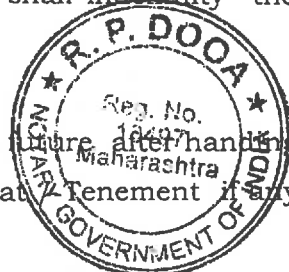
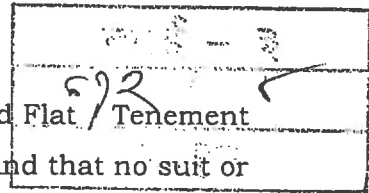
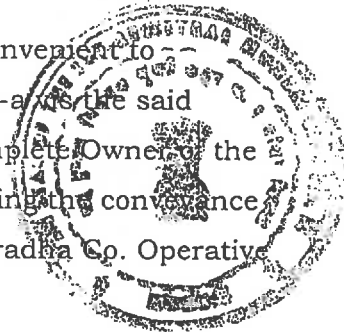
12. The Purchaser has further convent to safeguard the interest of the Vendor-vis-a -vis the said Society , till it becomes the full and complete Owner of the said Flat / Tenement of Building by getting the conveyance of the same made in is favor by the Shradha Co. Operative Housing Society Ltd. / Mumbai 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 / Tenement is subject matter of any proceeding and the same is free form 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 indemnity the Purchaser .

14. The Seller has assure that in future after handing over the peaceful possession of said Flat / Tenement if any

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स्वरूपान सिंह



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 240 Sq. feet- )

on , 2<sup>nd</sup> Floor of Building No. 3 , "B" Wing in the Society

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

situated G.D. Ambekar Marg , Ambewaid , Kalachowki ,

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

as per Slum Redevelopment Scheme Develop the said plot

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

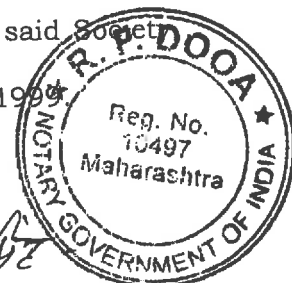
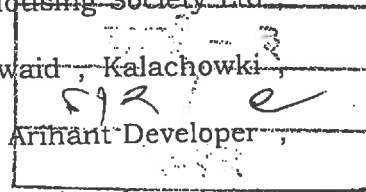
125 , Zone 11 / 83 , Parel- Sewree Division . F/s Municipal

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 1990



*Signature*

*Signature*

The parties have subscribed their respective hands on the day and the years first herein above written.

SIGNED AND DELIVERED BY THE )

Withinnamed Seller )

NIMBARAM KASANAJI MALI )

in the presence of ... )

निंबाराम माली

1.

2



SIGNED AND DELIVERED BY THE )

Withinanemd Purchaser )

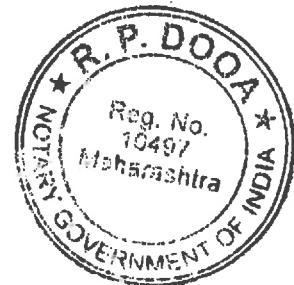
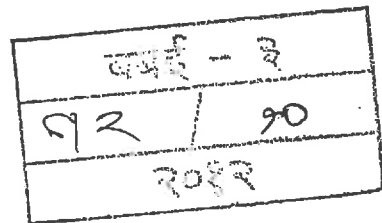
SHRI SURAJPLSINGH AJITSINGH CHOUHAN ]

in the presence of ..... )

सुरजपालसिंह

1

2



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: 01 / 2012

WITNESSES



NIMBARAM KASANAJI MALI

- 1.
- 2.
- 3.
- 4.



1000 - 7	
92	99



# श्रद्धा को. ऑप. हौसिंग सोसायटी लि.

३/४६, श्रद्धा को-ऑप. सो. लि., गणेश नगर सेन, काळाचौकी, मुंबई - ४०० ०३३.  
(नोदणी क्रमांक : बी. ओ. एम्. / बन्वू. / एफ. एस. / एच. जी. / टी. सी. / ४१७ दि. २४-७-८७)

No. 1817

दिनांक 22/01/2012

श्री./श्रीमती अंजनाबाई विठ्ठल रोकोडे

इमारत क्र. 03 दुकान/ खोली क्र. 211

क्र.	वर्णनात्मक	रुपये	पैसे
१	मासिक शुल्क आकार माहे २४ फेब्रुवारी ते माहे मार्च - २०१२ पर्यंत	5500	—
२	बिन भोगवटा शुल्क	1900	—
३	देणगी		
४	विलंब आकार	260	—
५	हस्तांतरण आकार		
६	महापालिका कर		
७	पाणी पट्टी आणि ड्रेनेज		
८	सिकींग फंड		
९	दुरुस्ती निधी		
१०	शैक्षणिक कर		
११	जाहिरात		
१२	इतर		
१३			
१४			
	एकूण	7660	—



अक्षरी रूपये सात हजार, सहाशे साठ फक्त मिळाले. धन्यवाद !

[Signature]  
वसूल करणारा

[Signature]  
मानद चिटणीस / कोषाध्यक्ष

कवर्ड - ३  
८९२ / ९३  
२०१२



# श्रध्दा को-ऑप. हौसिंग सोसायटी लि.

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

३/४६, श्रध्दा को-ऑप. हौसिंग सोसायटी लि., गणेश नगर लेन, काळाचौकी, मुंबई - ४०० ०३३.

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

मानद सचिव : श्री. अनंत जाधव

संदर्भ क्र. : एस्/एच/एस्/२०१२/२९

दिनांक २३/०१/२०१२



श्रीमती अजनाबाई विठ्ठल रोखडे या  
आमच्या संस्थेच्या सभासद असून त्या इमारत  
क्रमांक ३/बी/२॥ हि सदनिका त्यांच्या  
मालकीची आहे. त्या सदनिकेचे क्षेत्रफळ २२५  
चौरस फुट चटई क्षेत्र आहे.

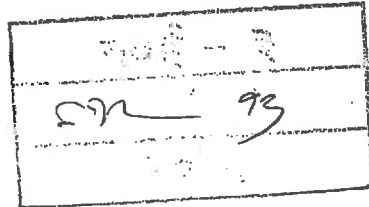
हअसे त्यांच्या विनंती अजनुसार लिहून देण्यात  
येत आहे :



अनंत ह. जाधव

मानद सचिव

श्रध्दा को.-ऑप-हौसिंग सोसायटी लि.



आयुक्तमार्गिक 176 स्थापना १९८७ समासद र. नं. १७६

शेअर सर्टिफिकेट

महाराष्ट्र सहकारी संस्थेचे अधिनियम १९६० च्या अन्वये नोंदलेली  
(गैरफी कम्पनिची) सहकारी संस्था / सहकारी संस्था / सी. डी. / सी. डी. / ४१७ सन १९८७  
श्रीमती विठ्ठल चोरवडे यांचे पुस्तक / हील  
को - श्री.प. हीलिंग सोसायटी लि. मुंबई, नाजकडून दाखला देण्यात येतो की, तुम्ही सदर सोसायटीचे  
रुपये ५०/- (अक्षरी रुपये पन्नास) प्रमाणे भागाची पूर्ण किंमत तुम्ही दिली आहे. एवढे हा भागाधारकाचा दाखला आमचे  
सही शिक्क्यानिशी तुमचे नाव करून देण्यात येत आहे.

रुपये २५०-००

बंदई - 3  
२०८८३ /  
२००९

कार्यकारी सचिव  
R. P. DOODIA

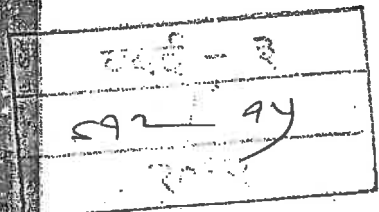
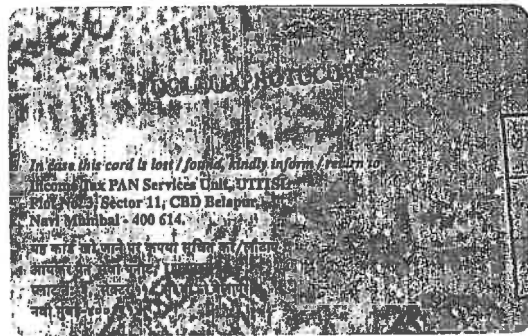
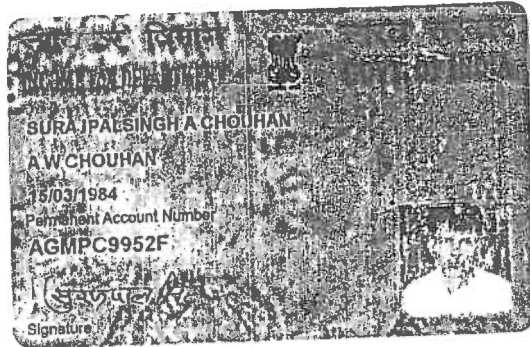
मानद सचिव  
R. P. DOODIA

अध्यक्ष  
R. P. DOODIA



22 33  
2009








आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT OF INDIA

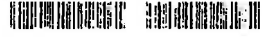
NIMBA RAM MALI  
 KASANA RAM MALI  
 05/08/1981  
 Permanent Account Number  
 AKYPM1221B

दि. ०५/०८/८१  
 Signature




पत्र - ३
५१२ / ९६
२०२२





Saturday January 7 2012  
5:05:14 pm

इतर पावती

Original

नोंदणी - १ ल.  
Regn. 38 M

पावती क्र. : 323  
दिनांक : 07/01/2012

गावाचे नांव : परेत-शिवडी  
दस्तऐवजाचा अनुक्रमांक : बवई 3 - 10993 - 2009  
दस्तऐवजाचा प्रकार : खरारनामा  
सादर करणाऱ्याचे नाव : निम्बाराम कसनजी माली  
फी : एकला व जापने : ₹.165.00

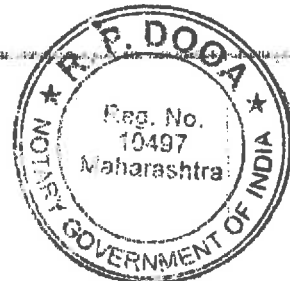
एकुण रु. 165.00

*M. K. K.*  
सह दु. नि. मुंबई शहर क 3  
सह दु. नि. मुंबई शहर क 3

1) दस्तऐवजाचा प्रकार : By Cash रकम: ₹.165



₹	-	₹
592		46
₹ 638		





MR. NIMBARAM KASANAJI MALI,, , an adult, Indian inhabitant of Mumbai, hereinafter referred to as the 'PURCHASER/TRANSFEE' ( 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/417 of 1987 and holding five shares bearing distinctiveNos.876 to 880, and as such member the Vendor is the owner of a Flat bearing flatNo.211, on the 2nd floor of the building bearing Bldg.No.3,in Shradha co.op. Housing Society Ltd. G.D.Ambekar Marg, Kaluchwki, Mumbai 400033. (Office space) (Carpet) situated on the property bearing C.S.No.125 of Parel Section Division, in F/South- Ward of the Municipal Corporation of the Mumbai hereinafter referred to as the said flat) since from all the embrances.

AND WHEREAS the Vendor/Transferor has not received any onerous notice to quit or vacate 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. ..

बयई - ३	१०८३ / २	१००१

१०/११/११ K. H. H.



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.

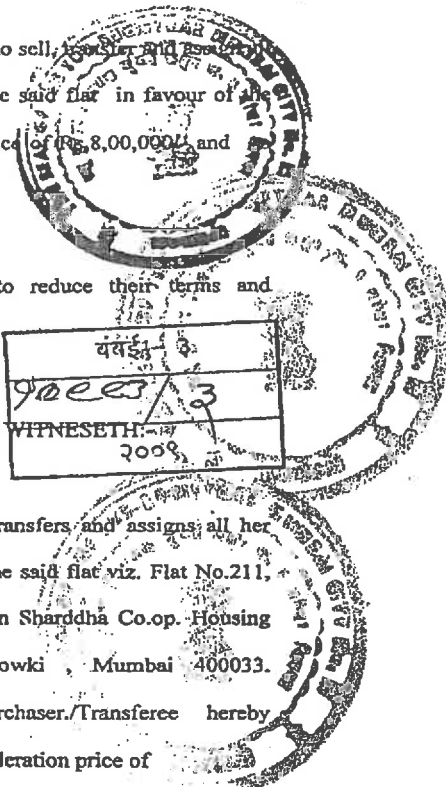
AND WHEREAS the Purchaser/Transferee herein approached to the Vendor/Transferor with a request to sell the said flat for the total consideration price of Rs. 8,00,000/- (Rupees Eight lakhs only)

AND WHEREAS the Vendor/Transferor agreed to sell, transfer and assign their ownership rights, title, interest and claim over the said flat 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 WITNESETH:

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 Sharddha Co.op. Housing Society Ltd. G.D. Ambekar Marg, Kalachowki, 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)



चवई - ३
१००३/३
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चवई - ३
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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 the Purchaser.

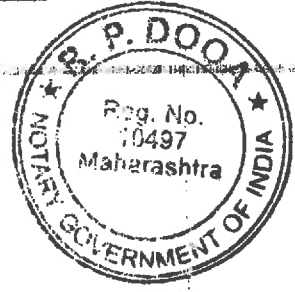
5 The Vendor further undertakes to co-operate with the Purchaser for the transfer of the membership/shares of the Co-operative Housing Society in favour of the Purchaser.

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..

चवई - ३
१०२३/४
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Signature: *K. J. J. J.*

चवई - ३
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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.

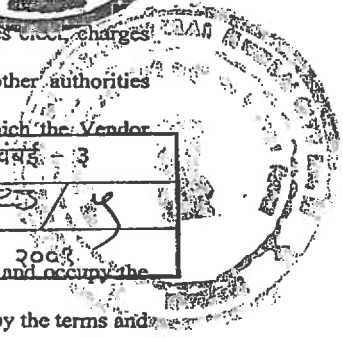
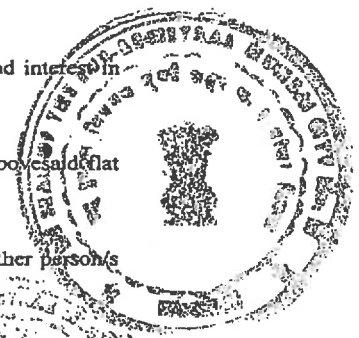
8. The Vendor hereby declares that :

- 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 payments of all the tax outgoings maintenance charges, transfer/regularization charges etc. 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.-

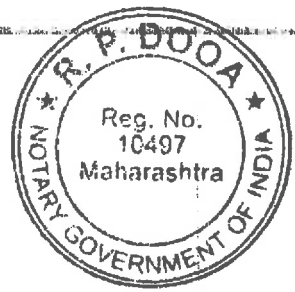
11 That the Purchasers herby undertake to use and enjoy and occupy the benefits of the said flat peacefully and quietly and shall abide by the terms and conditions of the Shradha co.op. Housing Society (Regd ) and all the liabilities of the abovesaid flat from time to time.



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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 person/s 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 Shradha 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 Co.op.Housing Society Ltd. G.D. Ambekar Marg, Kalachowki, Mumbai 400033 situated on the property bearing CS No.125 of Parel - Sewree Division, within the registration District of Mumbai Suburban of F/South Ward.

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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 )  
with in named VENDOR/TRANSFEROR )  
SMT. ANJANABAI VITTHAL ROKDE. )  
presence of .....

( K.M.T. I of smt. Anjanabai  
vitthal Rokde )

SIGNED AND DELIVERED by the )  
with in named PURCHASER/TRANSFEEE )  
MR. NIMBARAM KASANAJI MALI )  
presence of .....

निंबाराम क. माली

*[Signature]*

वॉर्ड -  
श्री १०००००

RECEIPT

RECEIVED from the within named Purchaser/Transferee the sum of  
Rs. 8,00,000/- (Rupees Eight lakhs 'only) and by way of full and final  
consideration price vide cheque No. 07454 of Rs. 3,00,000/- and cheque  
No. 12 of Rs. 5,00,000/- both drawn on A.K.B. Bank,

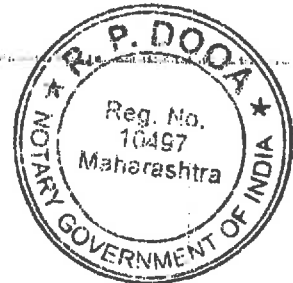
RECEIVED Rs. 8,00,000/-

WITNESSES

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

( VENDOR/TRANSFEROR )

वॉर्ड - १  
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सदर पत्र व घोषणा यांच्या संदर्भातूनत करण

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श्री. श्री. श्री. अंजनाबाई विठ्ठलराव कुर्डे  
 चाळ क्र. १८ हॉलींग सोसायटी (अ)  
 श्री. श्री. अंबेदार मार्ग काळवोकी, मुंबई - 400 033 चा भाग दाखला क्र. १८६२  
 याचा २८६२ ते २८८० धारण करित असून प्रवेश  
 करतो की,



मी मागील वर्षे सदर घातून समजावून घेऊन त्वेच्छेने सही करित आहे, की मी दिनांक  
 23.12.90 व 01.04.91 रोजी झालेल्या सोसायटीच्या वार्षिक सर्वसाधारण सभेस उपस्थित  
 होतो. ज्यात सोसायटीचे अध्यक्ष - श्री. विठ्ठलराव वि. कन्नड व मानद सचिव श्री.  
 सदर सभेस माझा सोसायटीच्या जागेचा विकास करण्यासाठी सर्व सभासदांच्या संमतीने कार्य  
 संपन्न करण्याची शर्त ठरविणार देण्यात आले असून व्यवस्थापक समितीच्या वतीने त्यांनी वेतलेले  
 मादरवार तसेच माझे चारसदार व कुटुंबीय यांच्यावर बंधनकारक राहतील व त्याप्रमाणे  
 मी या सभेस प्रवेश असे मी प्रतिज्ञापूर्वक लिहून देत आहे.

किंवा

जरी मी दिनांक 23.12.90 व 01.04.91 रोजी झालेल्या सदर वार्षिक सर्वसाधारण सभेस  
 उपस्थित नव्हतो तरीही मी मानद सचिव व मानद सचिव यांनी व्यवस्थापक समितीच्या वतीने  
 निर्दिष्टाचानत मी प्रवेश करणार आहे.

2

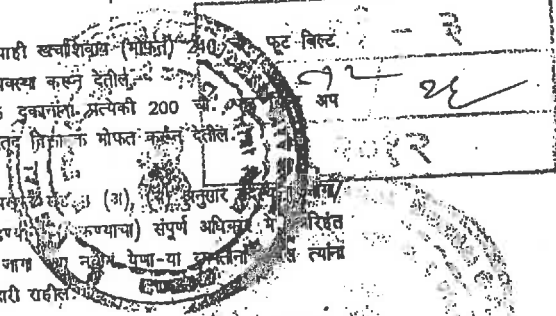
सोसायटीच्या व्यवस्थापक समिती असे मान्य करित आहे की, खोली क्र. १८  
 या जागेचा विकास व सोसायटीचा समासद आहे. त्यास पर्यायी निवासी जागा उपलब्ध नसून  
 या जागेचा विकास व सोसायटीचा समासद आहे. फ्लॉट मालकी तत्वावर उपलब्ध करून देण्याचा विक्रीसूची (इन्व्होलोपर)  
 तयार करित आहे. वरील नमुद केलेल्या मालकी फ्लॉट मादरवार व मादरवार राहणी  
 सोसायटीच्या वतीने निवासाक यांनी कसूल केले आहे. सदर मालकी फ्लॉट निवासाक  
 यांनी कसूल केले आहे. सदर मालकी फ्लॉट निवासाक यांनी कसूल केले आहे.



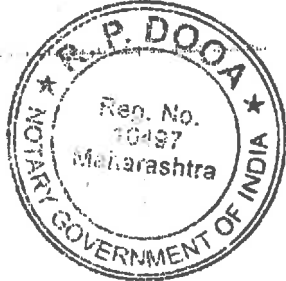
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मी असे मान्य करित आहे की, सोसायटीच्या व्यवस्थापक समितीने दिनांक 15.9.91 च्या  
 दिनांकास तयार झालेल्या वार्षिक सर्वसाधारण सभेस उपस्थित नव्हतो तरीही मी मानद सचिव व मानद सचिव यांनी व्यवस्थापक समितीच्या वतीने  
 निर्दिष्टाचानत मी प्रवेश करणार आहे.

विकास व निवासाक यांनी कसूल केले आहे. सदर मालकी फ्लॉट निवासाक यांनी कसूल केले आहे.



सोसायटीच्या वतीने निवासाक यांनी कसूल केले आहे. सदर मालकी फ्लॉट निवासाक यांनी कसूल केले आहे.



6) यातील विकासक या द्वारे असे वगळ करतात की, भाडेकऱ्यादीच्या प्रस्तावित इमारतीचे नकाशे वास्तुशास्त्रज्ञांमार्फत मुंबई महानगर पालिकेस सादर करण्याचे नक्की केले आहे. मुंबई महानगर पालिकेकडून संमत नकाशाचे सदर नकाशे व विनिर्देश यानुसार प्रस्तावित नवीन इमारती बांधून सदर मिळकतीचा विकास करण्याचे जबाबदारी त्यांनी पत्करली आहे. वरील भाडेकरू समासदांकरिता इमारतीचे संमत नकाशे सोसायटीच्या परवानगी शिवाय बदलता देणार नाहीत.

वेद्य  
शुद्ध  
विश्व

7) रु. 1500/- (अक्षरी एक हजार पाचशे) प्रत्येक भाडेकरू समासदांकडून कायदेशीर कोणत्याही प्रकारचा आकरण्यात आलेला खर्च. यासाठी अनामत रक्कम (डिपॉजिट) म्हणून जमवता ताणा वेताना श्रद्धा को. ऑप. हीसीन सोसायटीस देण्याचे कबूल करित आहोत.

पट्टी  
स्वर्क  
(S.F

8) आम्ही खालील सहाय्य करणारे याद्वारे असे मान्य करतो की, एक समासद, आणि/किंवा एक पक्षी विकासक समिती आणि दुस-या पक्षी विकासक मेसर्स अरिहंत कन्स्ट्रक्शन यांच्याकडे निर्माण झालेले नकाशे आणि सहाय्य एकमेव सहाय्य श्री. अशोक एन. मोदी यांना संदर्भित केले आहेत. या नकाशाही संदर्भितपुढे श्री. अशोक एन. मोदी उपलब्ध नसतील तर श्री. के. पी. खंबाटी हे सहाय्य सहाय्य राहतील आणि एकमेव सहाय्य यांना 1940 च्या सहाय्य अधिनियमाच्या अन्वये सहाय्य सहाय्य नदर किंवा त्यावेळी अमलात असणा-या नकाशा अधिनियमित केलेल्या तरादीप्रमाणे खालील अधिपत्र राहतील.

आन  
कर

अ) सर्व माद सुट्टी यावर निर्णय घेण्याचे अधिकृत अधिकार.

ब) कोणत्याही व्यक्तिक ज्ञान वापरणे व आपणास निर्णय घेण्यास सहाय्य करणाऱ्या व्यक्ती (आपल्या परतीने) वास्तुशास्त्रज्ञ, अभियंते, भूमापक किंवा अन्य तांत्रिक कर्मचारी किंवा यांनी नेमणूक करणे.



बंदई क्र/३	अंतरिम काळ किंवा अंतरिम कालीन निवाडे/बादेश किंवा निर्देश मान्य करणे.
२००३/३/३०	जर एखाद्यापैकी कोणताही पक्षावर वाजवी नोटीस देऊनही कामकाजाकडे उपस्थित नसल्या नाही तर तो संदर्भ एकतर्फी सुद्धेवर्षात येईल.
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फुट	२००३
मि	

९) प्रारंभी, सहाय्याचा खर्च व एकमेव सहाय्याने विलेला खर्च पक्षकार समासद दिश्याने संसरीत.

Expland and identified by me at Bombay.

9) शंभय दूर करण्याकरिता याद्वारे असे स्पष्ट करण्यात येत आहे की, विद्यमान समासदांकरिता विकास/गाळण्याचे बांधकाम होत आहे आणि तवीन पत्रा (ज्या विकसकाने निवडलात त्यांच्याच्या आदेश त्या) संभवनेय सदस्यांकरिता आहे व त्या अन्यायापत्ती असून शंभय तेवढ्या सहाय्य एकसहाय्यवच्छेदकसून पु-या करण्यात येतील.

पुढे  
दिन  
सात

आज दिनांक माहे 1991.

सालीवार  
१३/११/२००३  
अध्यक्ष

कन्या को. ऑप. हीसीन सोसायटी सि.

मानद सचिव/कार्यकारी सदस्य

कन्या को. ऑप. हीसीन सोसायटी सि.

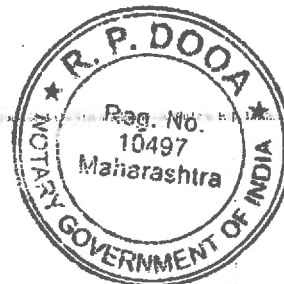
नि. उ. ए. अंगण असे  
जेजनांकरिता विहृत नोकेड

Bhanu  
विकासक

मेसर्स अरिहंत कन्स्ट्रक्शन

TESTED BY

४.  
चा  
माह  
थोड  
स्वत  
५.  
व्य.  
आहे







निका

(अ) चालू असलेल्या कामात कमीत-कमी अडथळ येईल अशा प्रकारे तक्रारीचा निर्णय घेणे.

गणपारी  
सहनिष्ठा  
काला  
व हक्क  
jection)  
ण्यात  
जागेचे  
ळवून,  
दैनिका  
गवता

(ब) स्वतःच्या अनुभवावर निर्णय घेणे व आवश्यकता वाटल्यास सर्व्हेअर, इंजिनियर, वास्तुशास्त्रज्ञ इत्यादींची नेमणूक करून त्यांचा कुशल अभिप्राय/मदत घेऊन तक्रारी सोडविणे.

(क) तत्कालीन आदेश, मार्गदर्शन व अर्बोर्ड देणे.

(ख) योग्य वेळेची मुदत दिल्या नंतरही तक्रारदार उपस्थित न झाल्यास एकतर्फी निर्णय घेणे.

(घ) लवादाचे स्वर्च तक्रारदारांवर बरोबरीने किंवा जसे त्या वेळी त्याप्रमाणे लावणे. त्याव्यतिरिक्त ज्या तक्रारदाराची चुक आढळेल त्यावर योग्य ती कारवाई करणे.

१२. पुनर्वसनाकरिता, खुल्या बाजारात विकण्याकरिता बांधण्यात येणाऱ्या इमारतींचे बांधकाम, एकाच वेळी मंजूर झालेल्या तक्रारींकरिता करण्यात येईल. वास्तविक बांधकाम सुरू करण्याच्या तारखेबाबत बांधकाम विकासक पूर्ण करतील.

हे पुरवणी वैयक्तिक झापपत्र व जाहीरनामा दिनांक २०१२ साठी वैयक्तिक झापपत्र व जाहीरनामाची पुरवणी (supplement) म्हणून साक्षीदारासमोर करण्यात येत आहे.


विकाश : मुंबई

दिनांक :

साक्षीदार :


(१) 

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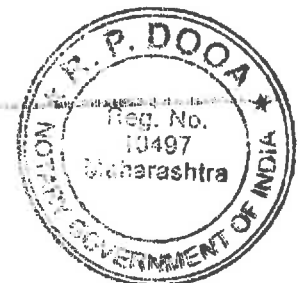
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मध्या रोजे-भाय. दौडिव सोबापदी. वि

वरील मजकूर सत्य व अचूक आहे. त्यातील शर्ती व अटी मला मातब्य आहेत. सबब कठफरींग पक्ष म्हणून स्वाक्षरी करित आहे.

खर्च	For ARIHANT CONSTRUCTIONS
८१२ ३०	
२०१२	PARTNER

GREATER BOM



BRIHANMUMBAI MAHANAGARPALIKA

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

No. Dy. CE/SI/ 10243  
Date : 5/2/96.

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

To,

✓ 1. 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, Ambewadi,  
J.D. Ambekar Marg, Kalachowki,  
Mumbai 400 033.

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

Sir,

Ref : Dy. CE/SI/SRD/



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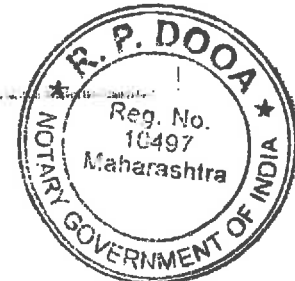
By direction of the Committee constituted under

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 five) on  
F.S.I. with profit of Rs. 2,43,93,668/- (19.60% of project  
cost of Rs. 12,44,18,832/-, 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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a) That you shall hand over six numbers of tenements to the Municipal Corporation of Greater Mumbai for Project Affected Persons, each of minimum carpet area 225 Sq.ft. free of cost.

b) That you shall rehouse the slum dwellers as per the list certified by the Additional Collector(Enc.) allotting tenements and shop of area mentioned under Item No.X of the Annexure-I, at rate as mentioned under recovery of the project cost in Annexure-I, constructing the same as per specification and norms laid down by the Prime Minister's Grant Project duly certified by the Architect and Lic. Structural Engineers.

c) That you shall observe all the guidelines laid down and published for redevelopment of notified slum.

d) That you shall form society of slum dwellers to be rehoused under Slum Redevelopment Scheme and Project Affected Persons (PAP) nominated for allotment of tenements by the Municipal Corporation of Greater Mumbai.

e) That if required alongwith the other societies, you shall form a federation of societies so as to maintain common amenities such as internal roads, street lights etc.

f) That you shall complete the tenements proposed for rehousing of slum dwellers and Project Affected Persons first and till then, request for occupation permission of building tenements for sale in the open market shall not be made.

g) That your client shall not demand any escalation for cost over run of the Project/Scheme in case of delay or for any other reasons, whatsoever.

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h) That you shall incorporate the clause in the registered agreement with slum dwellers and Project Affected



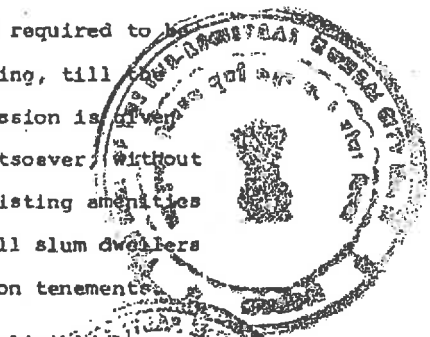
Persons that they shall not sell or transfer tenements allotted under Slum Redevelopment to any one else except the legal heirs for a period of 10 (ten) years from the date of the Municipal Commissioner.

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 given, complying 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 hutment dwellers selling the tenements at market rate or evacuate 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 additional guidelines for the implementation of the Slum Redevelopment Scheme under Regulation No. 33(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 concerned Chief Engineer (Building Proposal).

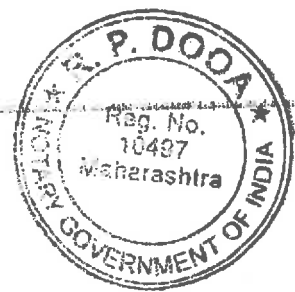
l) That you shall submit audited balance sheet duly certified by the Chartered Accountant, showing the profit in this scheme. However, in case profit exceeds the maximum limit of 25% of project cost as prescribed in the additional guidelines then the amount in excess of 25% of project cost shall be paid 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



Chief Engineer  
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Corporation of Greater Bombay of cost equivalent to the excess amount counting 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 2.5 and minimum to what is permissible under the zone in which the plot is situated in each sub-divided plots.

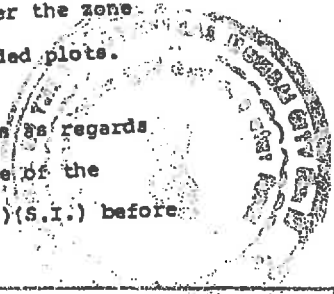
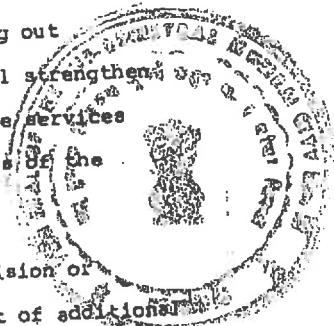
2. That you shall submit all the documents as regards ownership of land under reference in the office of the concerned Executive Engineer(Building Proposal)(S.I.) before requesting for approval of plans.

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

4. That you shall propose adequate access to the adjoining ~~and~~ ~~the~~ 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. I.e. Nil Sq.mtrs. additional commercial area as per regulation No.16 of Appendix D.C.Regulation and 6574 Sq.mtrs. for residential users, including 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 hutting cut along the boundary of the plot demarcated by the Survey Office of the City.

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 Project 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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10. That you shall submit the N.O.s, as applicable from the concerned A.A.&C., H.E., Dy.Ch.E.(SWD), 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 Govt. officers against any damages or claim arising out of any suit 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 alongwith the phased development programme. The development within permissible F.S.I. limit at all stages, and you as Architect shall give certificate stating that the F.S.I. is within the permissible limit at the time of requesting Commencement Certificate at every stage.

13. That you shall submit the agreement with all the slum dwellers before requesting for Commencement Certificate.

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That you shall enter into necessary arrangements with the Ward Officer(Estates) of the Municipal Corporation of Greater Mumbai well in advance informing him regarding the tenements proposed for P.A.P., with 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.



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 Improvements), with certificate that the progress is ~~not~~ 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.

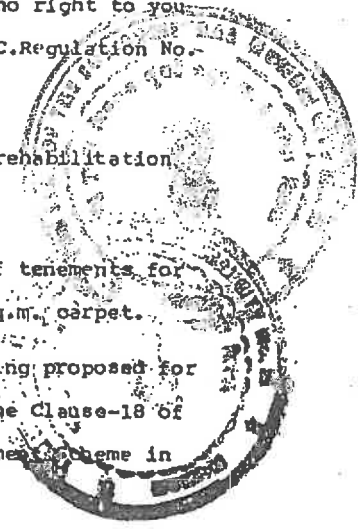
18. That you shall restrict the area of tenements for rehabilitation to maximum 225 Sq.ft./20.90 Sq.m. carpet.

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 Slumdwellers agreeing to the plans as approved by the concerned Executive Engineer(Building Proposal)(S.I.) before requesting for Commencement Certificate.

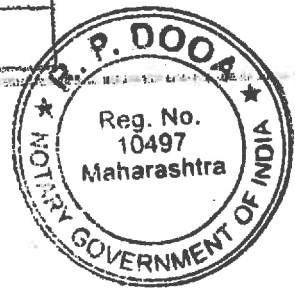
21. That the arithmetical error, if any, revealed at any time shall be corrected on either side.

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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23. That you shall submit the statment of tenements No. allotted to the eligible slum families in the proposed rehabilitation building with corresponding tenements No. etc. of the transit accomodation offered with the certification from the Architect and owner/developer at both the stages of allotment of transit accomodation 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 shall not be handed over to the eligible hutment dwellers before the society is registered, lease agreement with land owning authority is executed, transit accomodation given surrendered and all the dues to the B.M.C./MHADA/Govt. has been cleared.

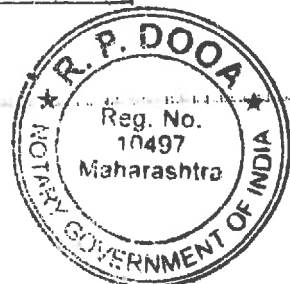
26. That the certificate from the Dy.C.E.(S.I.) shall be obtained and submitted before requesting permission for occupation of the sale building as regards random verification carried out by this office about allotment of rehabilitation tenements to eligible certified slum dwellers.

27. That the D.P.road and setback shall be cleared of encumberances and handed over free of cost during duly constructed 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 till then request for c.c. for area equivalent 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 on maintenance of the lift, shall be submitted to Executive Engineer(Slum Improvements) before requesting for c.c. for work beyond 5 upper floors.

29. That this letter of intent is valid for one year from date of issue and this letter superseeds earlier letter of Intent issued under No.Dy.CE/SI/05150 dtd. 2.8.1996.

If your client is agreed to all these above conditions you may submit proposal for approval of plans consuming at full F.S.I. in conformity with the D.C.Regulation and the additional guidelines for Slum Redevelopment under D.C.Regulation No. 22(1) in the office of the Dy.City Engineer(Slum Improvements).

Thanking you,

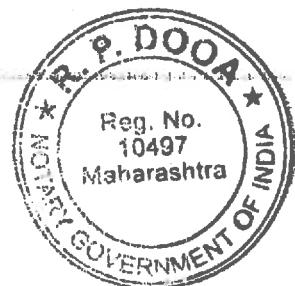
Yours faithfully,

Dy.City Engineer  
Slum Improvements.

s.2.2.96.

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:- नियम :-

- १) आपले देणें प्राप्तिले पांडे प्रत्येक महिन्याच्या दिनी आपल्याकडे पाठवावे.
- २) आपल्या जगावर देणें प्रत्येकी रक्कम वेळेवर न. प्रत्येकी महिन्याच्या दिनी ७४ नुसार दंड आकारण्यात येईल
- ३) वाढ/हमारासिच्या आधारात पाच कर नये
- ४) राहती बोली व्यवसाय करण्यासाठी किंवा माल वाढविण्यासाठी वापरण्यात आसियाम ५१ नुसार कायदाशीर कारवाई केली जाईल
- ५) आपली बोली दुसऱ्यास पीट पाडणानें दिव्यात आसियाम ४६ नुसार कारवाई केली जाईल.
- ६) सोसायटीच्या मुदं परवानगी विषयय रिपोर्टिंग लसेच बोली विकता येणार नाही. आसियाम ४६ व ५० नुसार.
- ७) मोलज्या जगेंद्र शाबान डेक नये देवत्यात योग्य कारवाई केली जाईल.
- ८) एतर रहिवासांत आसि होईल असे धरेंल कर नये.
- ९) वाढ/हमारासीचे नुकसान होईल असे कोणतेही काम कर नये.
- १०) कवरा करण्याचा ख्यातव टाकावा

“ इतर ख्यात दि आसियामची मुदकिळी आहे ”

कारणकारणीच्या आदेशानुसार



शुद्ध को-ऑप. हीसिंग सोसायटी लि.

कापीहीट पुराता :- १/१९ प आदेशाने, नो. २०, आदेशकः भारत.

मुंबई-२००२, २०१२

को. एम /रकनु एक एत/ १९१०/२०-८८/सम १९८०

सभासद

नॉद-पुस्तक



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नांव श्रीमती शंभुबाबाई जेठुबाई देवकाडे

वाढ/हमारात न. ५ बो.से.पुस्तक-न. ३६०

रिज. न. १३ बाते न. २१०

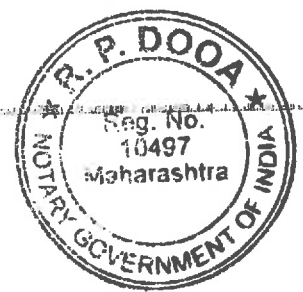
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मासिक माहि. स.

बाळाबाळ

महाराष्ट्र शासन  
महाराष्ट्र शासन  
महाराष्ट्र शासन



माहिती	पावती क्रमांक	प्रस्तावित माहि. स.	दंड स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.	माहि. स. नं.
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सं. 2000	270	200	-	50	-	250	200	200	200	200	200
प्राथमिक 2000	-	-	-	-	-	-	-	-	-	-	-
प्राथमिक 2000	340	500	-	900	-	500	250	200	200	200	200
प्राथमिक 2000	402	200	-	50	-	250	200	200	200	200	200
प्राथमिक 2000	9034	200	-	200	-	200	200	200	200	200	200
प्राथमिक 2000	9035	200	-	50	-	200	200	200	200	200	200
प्राथमिक 2000	9036	200	-	200	-	200	200	200	200	200	200
प्राथमिक 2000	9037	200	-	200	-	200	200	200	200	200	200
प्राथमिक 2000	9038	200	-	200	-	200	200	200	200	200	200
प्राथमिक 2000	9039	200	-	200	-	200	200	200	200	200	200
प्राथमिक 2000	9040	200	-	200	-	200	200	200	200	200	200

मा.सं. - 3  
क्र.सं. - 9000/2000

Handwritten signature and date: 27/10/2009

Handwritten signature and date: 27/10/2009

**श्रधदा को-ऑप. हौसिंग सोसायटी लि.**

३/४६, श्रधदा को-ऑप. लि. सो. लि., गणेश नगर लेन, काळाचौकी, मुंबई - ४०० ०३३.  
(नोंदणी क्रमांक : बी. ओ. एम. / डब्ल्यू. / एफ. एस. / एच. जी. / टी. सी. / ४१७ दि. २४-७-८७)

No. 2673

दिनांक 22/10/2009

श्री./श्रीमती अंजनाबाई विठ्ठल रोकेडे

इमारत क्र. 03 कुकाम/ कोली क्र. 211

क्र.	तपशील	रुपये	पैसे
१	मासिक शुल्क आकार माहे एप्रिल ०९ ते माहे डिसे ०९ पर्यंत	3600	-
२	बिन भोगवटा शुल्क	900	-
३	देणगी		
४	विलंब आकार		
५	व्ययस्थापन आकार		
६	महापालिका कर.		
७	पाणी पट्टी आणि ड्रेनेज		
८	सिक्कींग फंड		
९	वुरुस्ती निधी		
१०	झाडूवाला आणि लाईट		
११	शैक्षणिक कर		
१२	जाहिरात		
१३	इतर		
१४			
१५			
	एकूण	4500	-

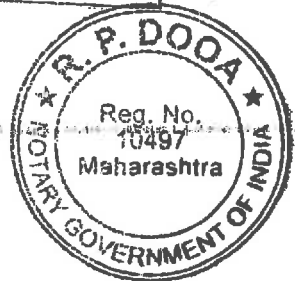
अक्षरी रुपये चार हजार पाचशे फक्त

अंजनाबाई  
वसूल करणार

मानद चिप्यस्त/कोषाध्यक्ष

बंबई - ३  
9000/24  
२००९

बंबई - ३  
२२



# श्रद्धा को.ऑप.हौसिंग सोसायटी लि.

(नोंदणी क्र. को.ऑप./डब्ल्यूएफएस/एनएसजी.टीसी/४१७)

जी.डी. आंबेकर मार्ग, काळाचौकी, मुंबई ४०० ०३३

संदर्भ क्र. श्र.सि.श्रु.सं /७१/०९

दिनांक ०९/१२/२००९

श्री. निम्बाराण कृष्णाजी माछी  
-इभारत क्र ३ सम क्र २११  
श्रद्धा को.ऑ.ते.सोसायटी  
जी.डी.आंबेकर मार्ग काळाचौकी  
मुंबई ४०००३३

बंबई - ३
१०९९१/२६
२००९

महोदय

सदर पत्राद्वारे आपणाला कळविण्यात येते कि श्रद्धा को.ऑप.हौसिंग सोसायटी मधील आपण क्र ३ सम क्र २११ मध्ये निम्बाराण कृष्णाजी माछी हे दिनांक ०१/१२/२००९ पासून आपण तसेच ते आपल्या संस्थेचे सभासद आहात.

सदर इमारतीचे/सदनिकेचे क्षेत्रफळ २२५ चौ.फूट आहे त्याचा कु.आ.क्र. २१५ निभावा तसेच साडेच मासगाव/शिबडी आहे.


सदर सदनिकेची मुद्राव किंमत १००००/- आहे. श्रद्धा को.ऑप.हौसिंग सोसायटीची कोणतीही तरकत नाही तरी श्री निम्बाराण कृष्णाजी माछी यांचे सदनिका क्र २११ ची मुद्राव मुल्य अंदाजे १००००/- आहे.

है.अम्बादा

श्रद्धा को.ऑप.हौसिंग सोसायटी लि.  
निम्बाराण कृष्णाजी माछी

बंबई - ३
०१२
०३
२००९




  
**Election Commission of India**  
 भारत निर्वाचन आयोग  
**IDENTITY CARD**  
 ओळखपत्र  
 MT/05/028/300449

Elector's Name: Rokade Anjanabai  
 पाळकाने नांव रोकाडे अंजनबाई  
 Father's/Mother's/Husband's Name: Vitthal  
 वडील/आई/पतीचे नांव विठ्ठल  
 Sex: F लिंग स्त्री  
 Age as on 1.1.95: 60  
 1.1.95 तेव्हा वय

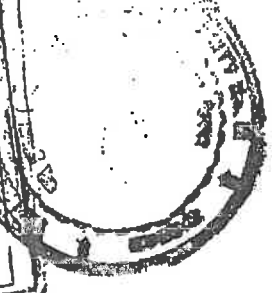


Address / पत्ता  
 G-17, Shradha Chawl-8,  
 G.D.Ambedkar St(W),  
 Bombay-12.  
 ग-17, श्रद्धा चawl -8,  
 गो.डी.अम्बेकर ग(प),  
 मुंबई-12.

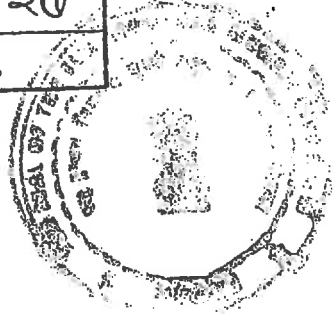
  
 P. R. DOOA  
 Registrar  
 (P. O. Kalyan)

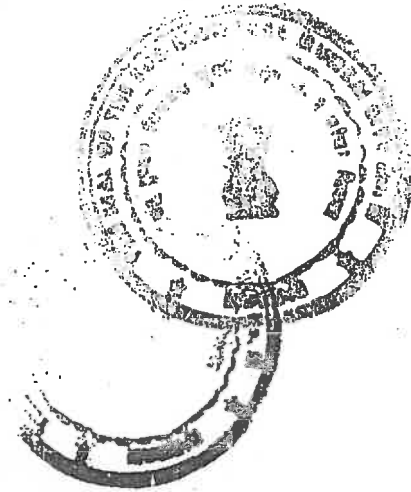
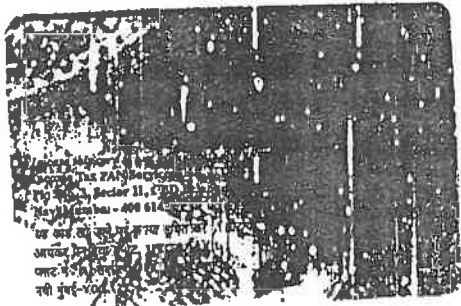
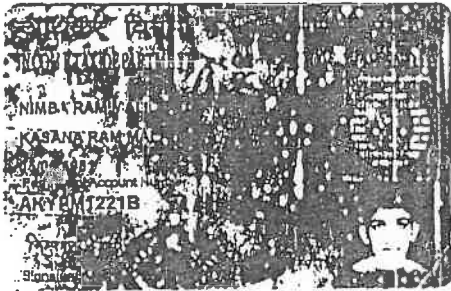
Electoral Registration Officer  
 मतदार मंडळी अधिकारी  
 Assembly Constituency  
 विधानसभा मतदारसंघा कार्यालय  
 028 Parcel 028 पल्ल  
 Place/ स्थळ Bombay मुंबई  
 Date/दिनांक 08/01/1995  
 This card may be used as an identity card  
 under different Government Schemes  
 हे पत्र सामान्यतः विविध सार्वजनिक योजनांच्या अंतर्गत  
 उपलब्धता असल्याचे नोंद

बंधई - 3  
 9000/20



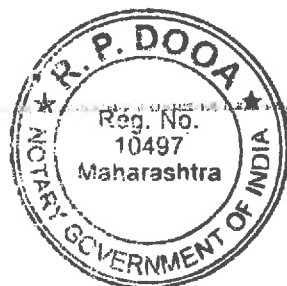
बंधई - 3  
 9000/20  
 20-2





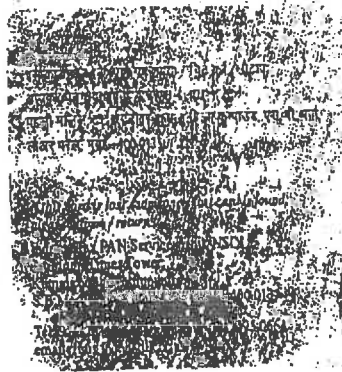
बंबई - ३  
१०६३/२८  
२००९

२००९





W1






बंदई - ३
१२ / २२
२०१२



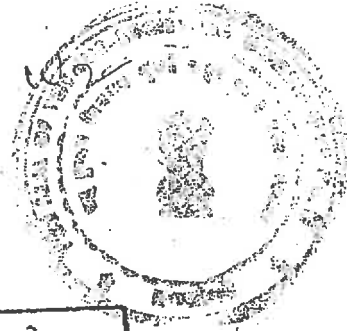
बंदई - ३
१००३ / २२
२००९



  
**Election Commission of India**  
 भारत निर्वाचन आयोग  
**IDENTITY CARD**  
 ओळखपत्र  
 MT/05/028/300157


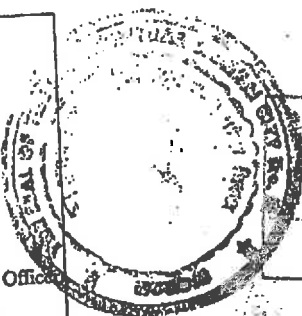
**Elector's Name:** Upadhyay Rampyare  
 मतदारचे नाव उपध्याय रामप्यारो  
**Father's/Mother's/Husband's Name:** Ramanand  
 वडोतर/मातो/पतिचे नाव रामानंद  
**Sex:** M      लिंग      प  
**Age as on 1.1.95:** 50  
 1.1.95 रोजी वय



बंड - 3
२००३/३०
२००९

**Address / पत्ता**  
 G-14, Shradha Chawl-8,  
 G.D.Ambekar St(W),  
 Bombay-२२

व-१४, श्रद्धा चाळ-८,  
 जी.डी.अंबेकार गार्ड(प),  
 मुंबई-२२.

**Electoral Registration Office**  
 मतदार नोंदी अधिकारी  
**Assembly Constituency**  
 विधानसभा मतदारसंघा कार्यालय

028 Parel  
 028 पारल

**Place/ स्थळ** Bombay मुंबई  
**Date/दिनांक** 08/01/1995

This card may be used as an identity card  
 under different Government Schemes  
 हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून  
 उपयुक्त मानता येईल

बंड - ३
२००३/३०
२००९









Munday, December 14, 2009  
3:16:10PM

**दस्त गोषयारा भाग-1**

बवई3
दस्त क्रमांक : 10993/2009
132

दस्त क्रमांक बवई3/10993/2009

बाजार मूल्य: रु.1,708,629/-

गोवदला: रु.100,000/-

शरलेले युद्धक शुल्क: रु.68,100/-

नोंदणी की माफी असल्यास तपशिल :-

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

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.10993 चर दि.14/12/2009

रोजी 3:03:13:000PM वा. हजर केला.

**पावती**

सादर करणाऱ्याचे नाव: निम्ब्याराम कसनजी माली

नोंदणी फी :

रु.17,100.00

दस्त हाताळणी फी :

रु.650.00

पृष्ठांची संख्या : 31

*निम्ब्याराम K. माली*  
दस्त हजर करणाऱ्याची सती :-



सह-दु.नि. मुंबई शहर क्र 3

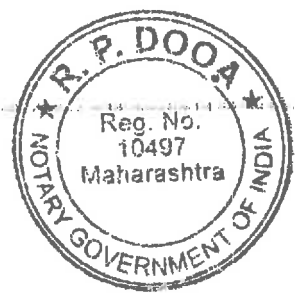
सह दु. नि. मुंबई शहर क्र 3

शिक्का क्र.1 Dec 14 2009 3:14PM ची वेळ:(सादरीकरण)

शिक्का क्र.2 Dec 14 2009 3:15PM ची वेळ:(फी)



Handwritten signature and number 7032



दस्त गोषयारा भाग-2

Monday, December 14, 2009  
3:18:12PM

बबई 3  
दस्त क्रमांक : 10993 / 2009  
133

दस्त क्रमांक :- बबई 3 / 10993 / 2009

दस्ताचा प्रकार :- करारनामा

शिकव्य क्र.3 ची वेळ:(कयुली) Dec 14 2009 3:17PM

शिकव्य क्र.4 ची वेळ:(ओळख) Dec 14 2009 3:18PM

शिकव्य क्र.5 ची वेळ:(नोंदणी) Dec 14 2009 3:18PM

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार ध्याचित्र अंगठ्याचा ठसा

1 नाव:निम्ब्याराम करुनाजी मास्ती  
पता:सी 202 दुर्गापुर सहगुह संस्था , राणीबाग  
पेन नंबर:AKYPMI221B  
Purchaser/Buyer/Executor  
वय :- 32  
सही निम्ब्याराम K. मास्ती

2 नाव:अंजनाबाई विठ्ठल रोकडे  
पता:-फ्लॉट नं 211, 2 रा मजला , श्रध्दा को ओ हों सोसा वय :- 65  
लि , जी डी आंधेकर मार्ग , काळघोर्की मुं 33.  
पेन नंबर:  
Saler/Executor  
सही

घरील दस्तऐवज करून देणार तयाकथील .करारनामा चा दस्त ऐवज करून दिल्यावेळकयुल करारनामा  
ओळख

खालील इतम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां  
व्यकीश: ओळखतात, व त्यांची ओळख पटविताना

अनु क्र. ओळखीचे नाव व पत्ता  
1 नाव:राजेश शंतातराम पाटील  
वय:35  
पता:वी 304दुर्गापुर सहगुह संस्था , राणीबाग  
पिन कोड:-

2 नाव:रामप्यारे रा उपाध्याय  
वय:55  
पता:श्रध्दा को ओ हों सोसा लि , जी डी आंधेकर मार्ग , काळघोर्की मुं 33.  
पिन कोड:-  
सही



प्रमाणित-करयेल येले की, उस्तामध्ये  
एकूण 33 पाने आहेत. पुस्तक  
क्रमांक 9, बंबई-390223/2009  
नोंदला. 98-92-02  
दिनांक

साह सुयम-निबंधक, मुंबई शहर-3  
अपिलाची सुनावणी करण्याखेरीज  
शिश्पिकाचे सर्व अधिकार असलेला.





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

दस्त गोषवारा भाग-1

बबई 3  
दस्त क्रमांक : 812/2012  
1 43

दस्त क्रमांक : बबई 3 / 812 / 2012

वाजार मुल्य: रु.2,933,500/-

मोबदला: रु.1,000,000/-

भरलेले मुद्रांक शुल्क: रु.129,290/-

नोंदणी फी भाफी असल्यास तपशिल :-

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

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.812 वर दि.24/01/2012

रोजी 5:54:53:000PM या. हजर केला.

*(सुरजपालसिंह)*

पावती

सादर करणाराचे नाव: सुरजपालसिंह अजितसिंह चौहान

नोंदणी फी :

रु.29,400.00

दस्त हाताळणी फी :

रु.1,080.00

पृष्ठांची संख्या : 52

एकूण

रु.30,480.00

दस्त हजर करणा-याची सही :-

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

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

शिक्या क्र.2 Jan 24 2012 6:03PM ची वेळ:(फी)



प्रमाणित करण्यात येतो की, वरच्यामध्ये  
रु. 48,000/- याचे मासिक हप्त्याक  
दस्तावेज क्र. 812/2012 वर 2012  
मो. 24  
दिनांक. 24 JAN/2012

सह दुय्यम निबंधक, मुंबई शहर-३



दस्त गोषवारा भाग-2

बवई 3

दस्त क्रमांक : 812 / 2012

48

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

दस्त क्रमांक :- बवई 3 / 812 / 2012

दस्ताचा प्रकार :- करारनामा

शिफका क्र.3 ची वेळ:(कबुली) Jan 24 2012 6:05PM

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

शिफका क्र.5 ची वेळ:(नोंदणी) Jan 24 2012 6:06PM



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुरजपालसिंह अजितसिंह चौहान पत्ता:टेनामेंट नं 211-2 रा मजला , वि नं 3 , सी विंग , वय :- 27 श्रध्दा को ओ हौ सोसा लि , जी डी आंबेकर मार्ग , आंबेवाडी , काळाचौकी मुं 33.	Purchaser/Buyer/Executor		
		सही		
2	नाव:निवाराम कसनजी माली पत्ता:टेनामेंट नं 211-2 रा मजला , वि नं 3 , सी विंग , वय :- 35 श्रध्दा को ओ हौ सोसा लि , जी डी आंबेकर मार्ग , आंबेवाडी , काळाचौकी मुं 33.	Salor/Executor		
		सही		

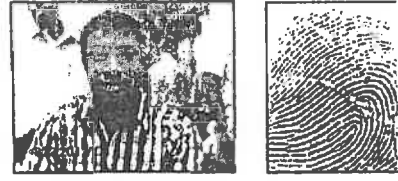
यरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल वरतात.

ओळख

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां  
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवित्तात

अनु क्र. ओळखीचे नाव व पत्ता

1 नाव:निलेश क शिखरे  
वय:26  
पत्ता:लालबागचा राजा , गणेश नगर , मुं  
पिन कोड:12



2 नाव:मनोहर रा डाफळे  
वय:30  
पत्ता:लालबागचा राजा , गणेश नगर , मुं  
पिन कोड:12



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.



