

DATED THIS 18th DAY OF March 19 74

SHOP No. _____

FLAT No. 22

GARAGE No. _____

Name Blimpandia Sumpoda Ghalu

Address 45/69 Babu Juru Road

Rawang - 7

PHONES: Resi. _____
Office 71877

AGREEMENT



THIS AGREEMENT made at Bombay this 18th day of March in the Christian year One Thousand Nine Hundred and Seventy Four between SHREE TOLARAM. MOTIRAM, having his office at 1, Vyapar Bhavan, Katha Bazar, Bombay-9, hereinafter called "The Party of the First Part" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors administrators and assigns) of the One Part AND CHANDRA

AMRANATHAN Also of Bombay Indian inhabitant hereinafter called "The Party of Second Part" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the Other Part.

WHEREAS by a Conveyance dated 16th January 1969 and made between BAI BHANUMATI widow of ATMARAM GANGADAS and BAI A ALIS CHAUDRY ATMARAM MERCHANT the Vendor of the First Part SHREETOLARAM MOTIRAM, of the Second Part and the Sellers as the purchaser of the Third Part all that piece or parcel of land of ground admeasuring 8650 Square yards situated at Shanker Galli, Kandivali, Greater Bombay and more particularly described in the Schedule hereunder written has been sold conveyed to the Sellers and which Original Deed of Conveyance has been inspected and seen by the Buyer.

AND WHEREAS the sellers have entered into possession of the said land and started constructing 6 buildings comprising residential flats and also garages on the said land.

AND WHEREAS the sellers are making separate agreements with several persons and parties in respect of the flats and garages and tenements in the said buildings.

AND WHEREAS the buyer has agreed to acquire flat/garage/No. 2-2 on floor first in building marked E to be named SKEDLA SADAN which is being constructed in the said premises and hereinafter referred to as the said building and the flat hereinafter referred to as the said tenement on the terms and conditions hereinafter mentioned.

NOW THESE PRESENTS WITNESS AND IT IS AGREED by and between the parties hereto as follows;

1. The Sellers shall construct a building as per the plans, designs, specification seen and approved by the buyer with such variations and modifications as the Sellers may consider desirable and necessary in their discretion.
2. The party of the Second part has prior to the execution of this Agreement satisfied about the title of the Party of the First Part to the said Plot and he/she shall not be entitled further to investigate the title of the Party of the First Part and no requisition or objection shall be raised on any matter relating thereto. A copy of the certificate in title issued by PURAN M. GOKLANI, Advocate High Court is hereto annexed and marked 'A'.
3. The Party of the Second Part hereby agree to acquire Residential/Commercial Flat No. 22 (Twentytwo) on the first floor of the said building and/or Garage No. in the said building as per the plan and specification seen and approved by him/her for Rs. 14500/- (Rupees Fourteen thousand) five hundred only which shall be paid in the manner given below :-
 Rs. 1000/- - 24-1-74 on or before the execution of these presents;
 Rs. 5000/- - 7/3 within three weeks thereafter,
 Rs. 5000/- - 18/3 on the tiles being fixed,
 and the Balance of Rs. 3500/- on possession of the said Flat/Garage.



Received
original.

18.12.14.

4. The said property is being constructed. In case the Local or Central Government hereafter increase the assessment or levies any charges on the said lands, the Purchasers of the flats will have to pay the same rateably.

5. Nothing contained in these presents shall be construed to confer upon the Party of the Second Part any right, title of interest of any kind whatsoever in to or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance to a Limited Company or a Co-operative Housing Society or an incorporated body to be formed by the—Purchasers of different flats in the said building as hereinafter stated.

6. The party of the Second Part shall have no claim save and except in respect of the particular flat/shop/garage hereby agreed to be acquired, i.e., all open spaces, parking places, lobbies, lifts, staircases, terraces, etc. and the same will remain the property of the Party of the First Part until the said building is transferred to the proposed Co-operative Society, or a Limited Company as hereinafter mentioned but subject to the rights of the Party of the First Part as mentioned in clause 7 herein.

7. The Party of the First part shall have a right until the execution of the Conveyance in favour of the proposed Society or Limited Company to make additions raise storeys or put up additional structures as may be permitted by Municipal and other competent authorities. Such additions, structures and storeys will be the sole property of the Party of the First Part who will be entitled to dispose it off in any way they choose and the party of the Second Part hereby consents to the same. The terraces of the building including the parapet wall shall until transfer of the property as aforesaid always be the property of the Party of the First Part and the Agreements with the Party of the Second—Part and all other purchasers of flats in the said building shall be subject to the aforesaid rights of the Party of the First Part who shall be entitled to use the said terraces including the parapet wall for any purpose including the display of advertisements and signboards and the Party of the Second Part shall not be—entitled to raise any objection or to any abatement in the price of the tenement agreed to be acquired by him/her and/or to any—compensation or damages on the ground of inconvenience or any other ground whatsoever.

8. Provided that the Party of the First Part does not in any way affect or prejudice the right hereby granted in favour of the Party of the Second Part in respect of the flat garage agreed to be purchased by the Party of the Second part, the Party of the First Part shall be at liberty to sell, assign or otherwise deal with or dispose of his/her right, title and interest in the said land, hereditaments and premises and the buildings constructed and hereinafter to be constructed thereon.

9. As soon as the building is notified by the Party of the First Part as complete each of the block holders (including the Party of the Second Part) shall pay the respective arrears of price payable by them within seven days of such notice served individually or put up at some prominent place in the said building. If any of the flat/garage holders fails to pay the arrears as—aforesaid, the Party of the First Part will be entitled to forfeit the amounts previously paid by such defaulting flat/garage holder who shall loose all rights in the flat/garage agreed to be taken by him/her. The party of the Second Part shall be entitled to receive possession of the flat ten days after paying up the arrears price or other payments provided in the Agreements.

10. Under the circumstances possession of flat/shop/garage shall be given by the Party of the First Part to the Party of the Second Part unless and until all payments required to be made under this Agreement by the Party of the Second Part have been made to the Party of the First Part.

11. The Party of the First Part shall in respect of any amount payable but not paid up by the Party of the Second Part under the terms and conditions of this Agreement have a first lien and charge on the said shop/flat/garage to be acquired by the Party of the Second Part.

repairing, any part of the building and for the purpose of making, repairing, maintaining, rebuilding cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, party structures or the conveniences belonging to or serving or used for the said building and also for the purpose of laying down, maintaining repairing and testing drainage, gas and water pipes and electric wires and for similar purpose and also for the purpose of cutting of the supply water to the flat or any other flat or the building in respect whereof the Party of the Second Part or the occupier of such other shop/flat/garage as the case may be shall have made default in paying his/her share of the water tax.

26. The Party of the Second Part shall not use the flat or permit the same to be used for any purpose whatsoever other than as a private dwelling house nor use the garage except for keeping the motor car nor for any purpose which may or is likely to cause nuisance or annoyance to occupiers of flats in the building or to the owners or occupiers of the neighbouring properties nor for any illegal or immoral purpose.

27. The Party of the Second Part shall not use the said shop/flat/garage for any purpose other than for which the said shop/flat/garage agreed to be acquired by him/her except with the written permission of the Party of the First Part.

28. The Party of the Second Part will not at any time demolish or cause to be demolished the shop/flat/garage or any part thereof agreed to be taken by him/her nor will he/she at any time make or cause to be made any additions or alterations of whatever nature to the said shop/flat/garage or any part thereof. The Party of the Second Part shall not permit the closing of verandah or lounge or balconies or make any alterations in the elevation and outside colours scheme of the shop/flat/garage to be acquired by him/her.

29. After the possession of the shop/flat/garage is handed over to the Party of the Second Part, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority, the same shall be carried out by the party of the Second Part incorporation with the purchasers of the other flats and garages in the said building at their own costs and the Party of the First Part shall not be in any manner liable or responsible for the same.

30. The Party of the Second Part shall not do or permit to be done any act or thing which may render void or voidable any insurance of any shop/flat/garage in or any part of the said building or cause any increased premium to payable in respect thereof

31. The Party of the Second Part shall not decorate the exterior of his/her flat otherwise than in a manner agreed to be with the party of the First Part or in the manner as near as may be in which the same was previously decorated.

32. The Party of the Second Part shall before as well as after taking possession of the shop/flat/garage make such declaration and sign such papers as may be required by the Party of the First Part for the purpose of the formation and registration of a Co-operative Housing Society or a Limited Company. In case of default, the Second Part shall not be entitled to receive or continue possession of the said shop/flat/garage and shall be liable forthwith to hand over possession of the said shop/flat/garage to the Party of the First Part without any let or hindrance or compensation or damage whatsoever.

33. The Party of the Second Part shall not throw dirt, rubbish rags or other refuse or permit the same to be thrown in his/her flat or in the compound or any portion of the building.

34. The said building shall always be known as " **SHEELA**
SADAN " and the name of the Co-operative Housing Society or Limited

Insurance Company as the Party of the First Part shall determine and whenever required produce to the Party of the First Part the policy or policies of such insurance and the receipt for the last premium for the same and in the event of shop/flat/garage being damaged or destroyed by fire as soon as reasonably Practical to lay out the insurance money in repair, rebuilding, or re-instalment of the flat.

20. In the event of the Party of the Second Part being a Purchaser of a shop/flat/garage in the said building or in the event of the Party of the First Part entering into an Agreement for Sale of a shop/flat/garage with any other party, the Purchaser of such shop/flat/garage shall not be treated as the owner of such shop/flat/garage and shall not be entitled to be an ordinary-member of the proposed Society or Limited Company but only be Associate Member to whom shall be granted a lease of such shop/flat/garage at a rent equivalent to and proportionate to the outgoings including Municipal taxes and ground rent if any payable in respect of the shop/flat/garage and the Party of the Second-Part shall vote in favour of the proposal for granting such lease in favour of the Purchasers of such shop/flat/garage etc.

21. The Party of the Second Part hereby agrees and undertakes to be a member of the Co-operative Housing Society or Limited Company to be formed in the manner hereinafter appearing and also from time to time to sign and execute the application for registration, other Papers and documents necessary for the formation and the registration of the Society or limited Company including the bye-laws of the proposed Society and duly fill in, sign and return within ten days of the same being forwarded by the Party of the First Part to the Party of the Second Part. No objection shall be taken by the Party of the Second Part if changes or modifications are made in the draft bye-laws as may be required by the Registrar of Co-operative Societies or other competent authority. The Party of the Second Part shall be bound from time to time to sign all papers and documents and to do all other things as the Party of the First Part may require him/her to do from time to time for safeguarding the interest of the Party of the First Part and of other purchasers of flat/garages in the said building. Failure to comply with the provisions of this clause will render this Agreement ipso facto to come to an end and the earnest money paid by the Party of the Second Part shall stand forfeited by the Party of the First part.

22. The Party of the Second Part hereby covenants to keep the shop/flat/garage walls and partition walls drains pipes, and appurtenances thereto belonging in good and tenantable repair and condition and in particular so as to support, shelter and protect the parts of the bulding other than his/her shop/flat/garage.

23. The Party of the Second Part shall not let, sub-let, sell, transfer, convey, mortgage, charge or in any way encumber or deal with or dispose of his/her shop/flat/garage nor assign, underlet, part with his/her interest under or the benefit of this Agreement or any part thereof till all his/her dues of whatsoever nature owing to the —party of the First Part fully paid and only if the Party of the Second Part has not been guilty of breach of or non-compliance with any of the terms and conditions of this Agreement and until he/she obtains previous consent in writing of the Patry of the First Part.

24. The Party of the Second Part shall permit the Party of the First Part and their Surveyors or agents with or without workmen and others at all reasonable times to enter into and upon his/her shop/flat/garage or any part thereof to view and examine the state and condition thereof and to make good within three months all defects, decays and wants of repairs of which notice in writing shall be given by the Party of the First Part to the Party the Second Part.

25. The Party of the Second Part shall permit the Party of the First Part and their surveyors and agents with or without workmen and other agents and others at all reasonable times to enter into upon the flat or any part thereof for the purpose of

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repairing, any part of the building and for the purpose of making, repairing, maintaining, rebuilding cleaning, lighting and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, party structures or the conveniences belonging to or serving or used for the said building and also for the purpose of laying down, maintaining repairing and testing drainage, gas and water pipes and electric wires and for similar purpose and also for the purpose of cutting of the supply water to the flat or any other flat or the building in respect whereof the Party of the Second Part or the occupier of such other shop/flat/garage as the case may be shall have made default in paying his/her share of the water tax.

26. The Party of the Second Part shall not use the flat or permit the same to be used for any purpose whatsoever other than as a private dwelling house nor use the garage except for keeping the motor car nor for any purpose which may or is likely to cause nuisance or annoyance to occupiers of flats in the building or to the owners or occupiers of the neighbouring properties nor for any illegal or immoral purpose.

27. The Party of the Second Part shall not use the said shop/flat/garage for any purpose other than for which the said shop/flat/garage agreed to be acquired by him/her except with the written permission of the Party of the First Part.

28. The Party of the Second Part will not at any time demolish or cause to be demolished the shop/flat/garage or any part thereof agreed to be taken by him/her nor will he/she at any time make or cause to be made any additions or alterations of whatever nature to the said shop/flat/garage or any part thereof. The Party of the Second Part shall not permit the closing of verandah or lounge or balconies or make any alterations in the elevation and outside colours scheme of the shop/flat/garage to be acquired by him/her.

29. After the possession of the shop/flat/garage is handed over to the Party of the Second Part, if any additions or alterations in or about or relating to the said building are thereafter required to be carried out by the Government, Municipality or any statutory authority, the same shall be carried out by the party of the Second Part in cooperation with the purchasers of the other flats and garages in the said building at their own costs and the Party of the First Part shall not be in any manner liable or responsible for the same.

30. The Party of the Second Part shall not do or permit to be done any act or thing which may render void or voidable any insurance of any shop/flat/garage in or any part of the said building or cause any increased premium to payable in respect thereof

31. The Party of the Second Part shall not decorate the exterior of his/her flat otherwise than in a manner agreed to be with the party of the First Part or in the manner as near as may be in which the same was previously decorated.

32. The Party of the Second Part shall before as well as after taking possession of the shop/flat/garage make such declaration and sign such papers as may be required by the Party of the First Part for the purpose of the formation and registration of a Co-operative Housing Society or a Limited Company. In case of default, the Second Part shall not be entitled to receive or continue possession of the said shop/flat/garage and shall be liable forthwith to hand over possession of the said shop/flat/garage to the Party of the First Part without any let or hindrance or compensation or damage whatsoever.

33. The Party of the Second Part shall not throw dirt, rubbish rags or other refuse or permit the same to be thrown in his/her flat or in the compound or any portion of the building.

34. The said building shall always be known as " **SHEELA**
SADAN " and the name of the Co-operative Housing Society or Limited

Company to be formed shall bear the name "

" as part of the name and this name shall not be changed without the written permission of the Party of the First Part.

35. After the building is complete and ready and fit for occupation and after the Society or a Limited Company is incorporated and registered and only after all the shops/flats/garages in the said building have been sold and disposed off by the Party of the First Part and after the Party of the First Part has received all dues payable to him, under the terms of the agreements with various shop/flat/garage holders, the Party of the First Part shall execute a Conveyance or Transfer Deed in favour of the said Society or Limited Company subject to the covenants and conditions contained in the said Indenture of conveyance as also contained herein.

36. In the event of the Society or Limited Company being formed and registered before the sale and disposal by the Party of the First Part of all the flats in the said building, as aforesaid the powers and authority of the Society so formed of the Party of the Second Part and other purchasers of the flat/garages shall be subject to the over all authority and control of the Party of the First Part over all and any of the matters concerning the said building, the construction and completion thereof and all amenities appertaining to the same and in particular the Party of the First Part shall have absolute authority and control as regards the unsold shops/flats/garages and the disposal thereof.

37. Any delay or indulgence by the Party of the First Part in enforcing the terms of this agreement or any forbearance or giving of time to the Party of the Second Part shall not construed as a waiver on the Part of the Party of the First Part of any breach or noncompliance of any or the terms and conditions of this Agreement by the Party of the Second Part or shall the same in any manner prejudice the right of the Party of the First Part.

38. All letters receipt and/or notices issued by the Party of the First Part despatched under certificate of posting to the address known to them of the Party of the Second Part will be sufficient Proof of receipt of the same by the Party of the Second Part and shall comply and effectually discharge the Party of the First Part.

39. If the Party of the Second Part neglects, omits or fails for any reason whatsoever to pay the Party of the First Part any of the amounts due and payable by the Party of the Second Part under the terms and conditions of this Agreements (whether before or after the delivery of possession) within the time herein specified or if the Party of the Second Part shall in any other way fail to perform or observe any of the covenants and stipulations on his/her part herein contained or referred to the party of the first part shall be entitled to re-enter upon and resume possession of the said shop/flat/garage and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and/or the said other amounts already paid by the Party of the Second Part to the Party of the First Part shall stand absolutely forfeited to the Party of the First Part and the Party of the Second Part shall have no claim for refund or payment of the said earnest money and/or the said other amounts already paid by the Party of the Second Part of any part thereof and the Party of the Second Part hereby agrees to forfeit all his/her right, title and interest in the said shop/flat/garage and all amounts already paid and and in such event the party of the Second part shall also be liable to immediate ejection as a trespasser but the right given by this clause to the Party of the First shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Party of the First Part against the Party of the Second Part.

40. All costs, charges and expenses in connection with the formation of the Co-operative Housing Society or Limited Company as well as the costs of preparing, engrossing, stamping and registering all the agreement conveyance deed Transfer Deed or any other document or documents required to be executed by the Party of the

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Second Part as well as the entire professional costs of the attorneys of the Party of the First Part in preparing and approving all such documents shall be borne and Paid by the Society or Limited Company proportionately by all the holders of shops/flats/garages in the said building. The Party of the First Part shall not contribute anything towards such expenses. The proportionate share of such costs charges and expenses payable by the Party of the Second Part shall be paid by him/her immediately on demand.

41. This agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and Maharashtra Ownership Flat Rules, 1964 from time to time in force any other provisions of law applicable hereto.

42. Garage in this agreement shall mean open or covered Car Parking space.

THE FIRST SCHEDULE ABOVE REFERRED TO

The open piece of Khoti land admeasuring 8650 sq. yards or thereabouts and bearing Dongri Nos. 6-9-12 and 19-27-16-5-42-3-20 situate in unsurveyed village of Malad in Building Borivili, Taluka District Bombay Suburban and Sub-District Bandra and more particularly situate within the limits of Kandivili District Municipality in Shankar Galli, Kandivili.

THE SECOND SCHEDULE ABOVE REFERRED TO

1. The expenses of maintaining, repairing, etc. of the main structure and in particular the roof, gutters and arin-water pipes of the building, water pipes and electric wires in, under or upon the building and enjoyed or used by the Party of the Second Part in common with the other occupiers of other flats and the main entrances, landings and the main entrances, passages, landings, and stair cases of the buildings as enjoyed by the Party of the Second Part used by him/her in common as aforesaid and the boundary walls of the buildings compounds, terraces etc.
2. The costs of cleaning and lighting the passages, landings, stair-cases and other part of the building so enjoyed or used by the Party of the Second Part in the common as aforesaid.
3. The costs of decorating the exterior of the building.
4. The costs of the salaries of clerks, bill collectors, chowkidars, sweepers etc.
5. The costs of working and maintenance of lifts, water pump, light and other service charges.
6. Municipal and other taxes.
7. Insurance of the building.
8. Such other expenses as are necessary incidental for the maintenance and upkeep of the Building.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first herein above written.

SIGNED SEALED AND DELIVERED BY
the withinnamed Shri Tolaram Motiram,
in the presence of:

SIGNED SEALED AND DELIVERED BY
the withinnamed
in the presence of:

For Tolaram Motiram
(Signature)
C.A.

Bhupendra J. Shah

Puran M. Goklani
B.A., B. Com. LL.B.
Advocate High Court

PHONE: 317962
419, Commerce House,
Meadows Street, Fort,
BOMBAY-1.

Dated 13th Sept. 1969

TITLE CERTIFICATE

TO WHOM SO EVER IT MAY CONCERN

Re : The open piece of Khoti land admeasuring 8650 sq. yards or thereabouts and bearing Dongri Nos. 6-9-12 and 19-27-16-5-42-3-20 situate in unsurveyed village of Malad in Borivli Taluka District Bombay Suburban and sub-district Bandra and more particularly situate within the limits of Kandivli District Municipality in Shankar Galli, Kandivli.

This is to certify that I have investigated the title to the above property and I find that the title to the above property is marketable and free from encumbrances.

Dated this 13th day of September, 1969.

Puran M. Goklani
Advocate.

SPECIFICATION

Tiles:

MARBLE Mozaic Tiles of good quality completely laid and polished shall be fixed in all Rooms, Kitchens, Passages and Balconies, and Skirting of half tiles shall be fixed in all rooms and Kitchens.

KITCHEN:

- (a) R.C.C. cooking Platform will be provided with top finished with flooring.
- (b) There will be one indirect tap.
- (c) The flooring & 3" dedo of Tander Ladi Polished.

W. C.:

The following and dedo of 1½" shall be provided with White Glazed Tiles.

ELECTRICITY:

There will be one light point, one plug point and a fan point in each room. One light point in Kitchen one in Passage, one in W. C., one in Bath and one in Balcony. One call bell in Block.

Each tenement will be provided with domestic power wiring (2 K.W. Capacity with 3 points) one in living room, one in kitchen and one in Bath.

*AMENITIES:**FITTINGS:-*

Aluminium fittings and one Godrej Lock to main Entrance.

PLUMBING:

One indirect tap (from over head tank) in the kitchen and one indirect tap in Bath, W.C., and for Wash basin. There shall be one shower in each bathroom.

LOFT:

- R.C.C. Loft shall be provided in each block over the W. C. and Bath.

GENERAL:

Main Entrance Door is to be made French polished from outside only and there shall be one Aldrop, night latch and a Magic eye. There shall be one side moulding to all inside doors.

No. 193

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DATE 18/3 1974

Received with thanks from Bhupendra Jannaldas Shau

the sum of Rupees Ten thousand only

CHEQUE 5000/- or 824869 in PART Payment on a/c of Block No 22
CASH 5000/- or 824876 in FULL

Campan Bank / Comp. Sheela Sankar Kulkarni
Astoria

10000/-



No. 118

Date 18.11.74

Received with thanks from Bhupendra Jannaldas Shau

the sum of Rupees Three thousand five hundred only

by CHEQUE 888994 Campan Bank in PART payment on a/c of Flat No 22
CASH Kulkarni FULL

Comp. Sheela Sankar Kulkarni

3500/-



Campan Bank



Handwritten signature and date: 18.12.02

Bhupendra Jamnadas Shah

Himanshu Pravinchandra Trivedi & Bindu Himanshu Trivedi



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 15th day of JANUARY, 2002 : BETWEEN : SHRI. BHUPENDRA JAMNADAS SHAH, an Adult, Indian Inhabitant of Mumbai, residing at Flat No. 22, 1st Floor, in 'B' Wing, "SHEELA SADAN" in SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD., Shanker Lane, Kandivali (West), MUMBAI -400 067, hereinafter called "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND : (1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI & (2) MRS. BINDU HIMANSHU TRIVEDI, both Adults, Indian Inhabitants of Mumbai, residing at Flat No. B/27, 2nd Floor, in 'B' Wing, "SHANTI SADAN", Shanker Lane, Kandivali (West), MUMBAI -400 067, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns of the OTHER PART;

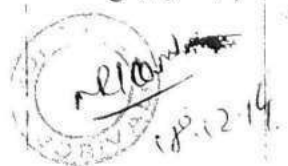
Handwritten initials

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२००२		

Himanshu P. Trivedi

B. H. Trivedi

Received 01/01/02



WHEREAS : -

a. By an Agreement dated 18th March, 1974 made and entered into between SHREE TOLARAM MOTIRAM, having its Office at 1, Vyapar Bhavan, Katha Bazar, MUMBAI -400 009, therein called "THE PARTY OF THE FIRST PART" of the One Part and "THE TRANSFEROR" herein, SHRI. BHUPENDRA JAMNADAS SHAH therein called "THE PARTY OF THE SECOND PART" of the Other Part; said SHREE TOLARAM MOTIRAM agreed to sell and "THE TRANSFEROR" herein, SHRI. BHUPENDRA JAMNADAS SHAH agreed to purchase Flat No. 22, on 1st Floor, in 'B' Wing, in the Building known as "SHEELA SADAN", situated at Shanker Lane, Kandivali (West), MUMBAI -400 067, together with all rights, title, interest, benefits and on the terms, conditions and for the purchase consideration mentioned therein.

b. The Agreement Purchasers in the said Building "SHEELA SADAN" have formed and registered a Co-operative Housing Society viz. SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD., under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/HSG/5416 of 1978 (hereinafter referred to as "the said Society"), and the said Society issued a Share Certificate No. 19 consisting of five shares from distinctive numbers 91 to 95 in favour of "THE TRANSFEROR" herein, SHRI. BHUPENDRA JAMNADAS SHAH on 21st December, 1979 and "THE TRANSFEROR" herein, SHRI. BHUPENDRA JAMNADAS SHAH is a member of the said Society.

c. "THE TRANSFEROR" is the sole, absolute and exclusive owner, fully seized and possessed and well sufficiently entitled to a ownership Flat No. 22, on

Himanshu P. Telveall.
B. H. Trivedi

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1st Floor, in 'B' Wing, in the Building known as "SHEELA SADAN" in SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Shanker Lane, Kandivali (West), MUMBAI -400 067, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").

d. "THE TRANSFEROR" declares that his membership in the said Society is valid and subsisting and not terminated by the said Society and he has not received notice of expulsion from the membership of the said Society or any other notice restraining him from transferring the said Flat.

e. "THE TRANSFEROR" further declares that his title over the said Flat is clear, marketable and free from all encumbrances.

"THE TRANSFEROR" has agreed to sell to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase from "THE TRANSFEROR" the said Flat of the said Society together with all rights, title interest, benefits, sinking fund amount, shares, etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. "THE TRANSFEROR" has agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" have agreed to purchase and acquire Flat No. 22, on 1st Floor, in 'B' Wing, in the Building known as "SHEELA

AM

बदर-२		
२२	२	१०
२००२		

Hemansha P. Trivedi.
B. H. Trivedi

SADAN" in SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Shanker Lane, Kandivali (West), MUMBAI -400 067, together with all rights, title, interest, benefits, sinking fund amount shares, etc. at the lump sum price or consideration amount of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY).

2. "THE TRANSFEREES" have paid to "THE TRANSFEROR" the sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY), on execution of this Agreement, being the total full and final consideration amount, as per the details mentioned in the receipt hereafter (the payment and receipt whereof "THE TRANSFEROR" doth hereby admits and acknowledges).

3. "THE TRANSFEROR" shall hand over to "THE TRANSFEREES" the vacant and peaceful possession of the said Flat on execution of this Agreement.

4. "THE TRANSFEROR" hereby declares that he has in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE TRANSFEROR" doth hereby agrees and undertakes to indemnify "THE TRANSFEREES" against such claims.

5. "THE TRANSFEREES" are entitled to become the members of the said Society and also agreed to abide by the Rules, Regulations and Bye-laws of the said Society.

वदर-२

२२२	११	१०
२००२		

Himanshu P. Trivedi
B. H. Trivedi

6. "THE TRANSFEROR" agrees and undertakes to sign and execute all acts and deeds including Sale Deed, Affidavits, Declarations, Undertakings, etc. in favour of "THE TRANSFEREES" and/or in favour of the Society and/or in favour of other Government/Semi-Government authorities for effective transfer of the said Flat and all incidentals thereof in the names of "THE TRANSFEREES".

7. "THE TRANSFEROR" agrees and undertakes to get the said Flat transferred in the records of the said Society in the names of "THE TRANSFEREES" and transfer charges or donation payable to the said Society will be borne and paid by both the parties in equal proportion.

8. "THE TRANSFEROR" has agreed to pay the Society's dues, arrears and outgoings like maintenance, Municipal taxes, Water Charges, Electricity charges, funds etc. pertaining to the said Flat till the date of possession of the said Flat and there after such charges will be paid by "THE TRANSFEREES" only and both the parties keep indemnified each other in this respect.

10. "THE TRANSFEROR" shall hand over to "THE TRANSFEREES" all the original papers and documents pertaining to the said Flat on completion of transaction of sale.

11. "THE TRANSFEROR" hereby declares that there are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining him from handing over and/or transferring the said Flat. "THE TRANSFEROR" further declare that no attachment has been levied on the said Flat.

AM

बदर Flat.	
22	90
2002	

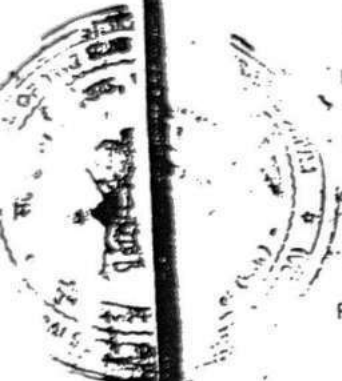
Himanshu P. Tereodi
B. H. Tereodi

12. "THE TRANSFEREES" shall pay the necessary stamp duty and registration charges as applicable by the concerned Government authority on this Agreement.

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

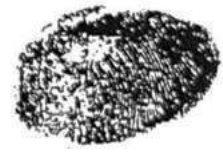
SCHEDULE OF PROPERTY

Flat No. 22, admeasuring 295 sq. fts. of carpet area or thereabouts, on 1st Floor, in 'B' Wing, in the Building known as "SHEELA SADAN" in SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD., situated at Shanker Lane, Kandivali (West), MUMBAI -400 067, constructed on all that piece of parcel of land bearing C.T.S. No. 306/8 of Village Malad, Taluka : Borivali. The year of construction of Building is 1974 and the number of Floors of Building is Ground + 4 Floors without lift.



SIGNED AND DELIVERED by the
withinnamed TRANSFEROR
SHRI. BHUPENDRA J. SHAH
in the presence of

Bhupendra J. Shah



SIGNED AND DELIVERED by the
withinnamed TRANSFEREES
(1) MR. HIMANSHU P. TRIVEDI &
(2) MRS. BINDU HIMANSHU TRIVEDI
in the presence of

Himanshu P. Trivedi

B. H. Trivedi



बदर-२		
२९२	₹	१०
२००२		

RECEIPT

RECEIVED on the day and the year first hereinabove written the sum of Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY), as per the following details, being the total full and final consideration amount from the withinnamed "THE TRANSFEREES" as within-mentioned.

AMOUNT/Rs. P.O./CHEQUE No. DATED DRAWN ON
5,00,000 078976 15/01/2002 Bank of Baroda

Rs. 5,00,000/- TOTAL
=====



I SAY RECEIVED

Bhupendra J. Shah
(BHUPENDRA J. SHAH)
THE TRANSFEROR.

WITNESSES :-

1. Jain P.M.

2. _____

बदर-२		
२२२	४७०	
२००२		

No. 9861, Dt. 31.08.95

Special Adhesive 16M

TOKEN NO.

Serial code : 4
: 14/01/2002

Duplicate Receipt No.: 80

Received from : HIMANSHU P TRIVEDI & OTHERS

Amount of Stamp Duty As Specified Below:

Prepatra Desc.	No of Doc.	Amt.per Doc.	Total Amount
SPL/ADHV	1	8750	8750.00
TOTAL RS.:			8750.00

14/01/2002

Received Rs. : 8750.00

Vendor Name : ULKA PATIL

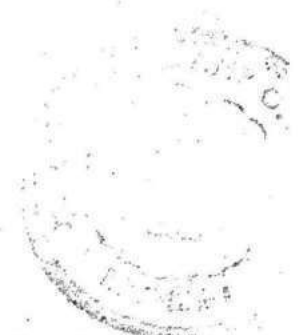
Cashier :

Received all documents
duly stamped.

Signature of Doc. Receiver

DELIVERED

DELIVERED



पावती क्र.

शेख

8750/

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक २-२२२

दिनांक १६-१-२००२ २००९

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ)

इतर फी (मागील पानावरील) बाब क्र.

"

"

"

"

सादरकर्ता

₹ ५,००,०००/-

₹ ३,००,०००/-

₹ ५०/-

₹ २०/-

₹ ५०००/-

₹ ५०/-

₹ ५०/-

₹ ५०००/-

एकूण ..

रु.	₹.
५०००	
५०	
२०	
५०००	
५०	
५०००	

दस्तावेज

नक्कल

नोंदणीकृत डाकेने पाठवली जाईल.
रोजी तयार होईल व या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

नावे नोंदणीकृत झेके पाठवली जाईल.

हवाली करावी.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

सादरकर्ता

The said Agreement for sale dated _____ is registered with the office of the Sub Registrar of Assurances, _____ under Serial No. _____ dated _____ against payment of Rs. _____ towards registration charges.

NO. 388

EXTRACT FROM THE PROPERTY REGISTERED CARD
CITY SURVEY सागाड दासणे

City Survey No. 30615 Plot No. 453-E C न. नं. 306 प्रमाणे

Establishment: २०५

Holder in Origin of the title so far as traced:

Other Encumbrances:

Other Remarks:



Date: १०/१०/२००२
 Transaction: जलीन पोटे लिमिटेड
 दासणागुळे शेता
 शिवाय कारखान्या
 साव दासणागुळे

S. G. H
 लोवाराव मोताराम

Attestation
 मोताराम
 २०१९
 गांधी नगर
 मुंबई नगर

१०/१०/२००२
 २०१९०१२००२
 २०१९०१२००२
 मो. ए. ए.
 [Signature]

१-००
 १
 ०१५
 १
 ०१५

दासणागुळे
 मोताराम
 १०/१०/२००२
 मोताराम

बदर-२		
२२२	₹	१०
२००२		

अनुक्रम नं. ... 2-252
 सम 2002 चे जोगिया हिंद्याचे ...
 ... 98 ... तारखेस 90 ...
 ... 99 ... बाजण्याचे दरम्यान सह दुय्यम
 निबंधक बांद्रा यांचे कार्यालयांत हजर
 केला.

रोख

5. पै 4000 -
 90 -
 20 -
 4000 -

Himanshu P. Trivedi

सह. दुय्यम निबंधक बोरीवली-१
 मुंबई उपनगर जिल्हा
 सह. दुय्यम निबंधक गरीब-१
 मुंबई उपनगर जिल्हा

बंदर-२	
202	2/90
2002	

का ये वर्षे ...
 म 22-3, शांतीसदन ...
 2) श्री हिमांशु पी. त्रिवेदी
 का 38 वर्षे ...
 3) श्रीमंत विठ्ठल हिमांशु त्रिवेदी
 का 38 वर्षे, शांतीसदन ...
 शांतीसदन ...



शांतीसदन ...
 शांतीसदन ...



Bhupendra J. Sual

2) Himanshu P. Trivedi



3) B. J. Trivedi



का ये वर्षे ...
 2) ...
 हे दोहो वरील दस्तऐवज करून
 देणाऱ्यास थोडक्यात मसल्याचे सांगतात
 व त्यांची थोडक्यात देतात.

Handwritten signature

- 1)
- 2)

गावाचे नाव : मालाड

- (1) विलेखाचा प्रकार सेल डीड
- (2) मोबदला रु.3,000,000/-
- (3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) रु.2,829,000/-
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) 306, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका.नं: 22, माळा नं: 1 ला माळा बी विंग, इमारतीचे नाव: शीला सदन को ऑप हाउसिंग सोसायटी लिमिटेड, ब्लॉक नं: कांदिवली वेस्ट, रोड नं: शंकर लेन
- (5) क्षेत्रफळ 32.89 चौ.मीटर
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- 1) नाव:- हिमांशु प्रविणचंद्र त्रिवेदी ;वय: 48;
पत्ता :-प्लॉट नं: २२ -माळा नं: १ ला माळा बी विंग , इमारतीचे नाव: शीला सदन को ऑप हाउसिंग सोसायटी लिमिटेड ब्लॉक नं: कांदिवली वेस्ट , रोड नं: शंकर लेन , महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AAIPT1583B
- 2) नाव:- विदु हिमांशु त्रिवेदी ;वय: 48;
पत्ता :-प्लॉट नं: २२, माळा नं: १ ला माळा बी विंग , इमारतीचे नाव: शीला सदन को ऑप हाउसिंग सोसायटी लिमिटेड ब्लॉक नं: कांदिवली वेस्ट , रोड नं: शंकर लेन , महाराष्ट्र, मुंबई.
पिन कोड:- 400067
पॅन नंबर: AFWPT8774R
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- 1)नाव:- जिग्नेश मन्सुखलाल घेलानी ;वय:41;
पत्ता:-प्लॉट नं: बी/१८, माळा नं: १ ला माळा, इमारतीचे नाव: यशोधरा विल्डिंग, ब्लॉक नं: कांदिवली वेस्ट , रोड वरही माता मंदिर शंकर लेन , महाराष्ट्र, मुंबई.
पिन कोड:- 400067.
पॅन नं:- ;
- (9) दस्तऐवज करून दिल्याचा दिनांक 28/10/2014
- (10) दस्त नोंदणी केल्याचा दिनांक 29/10/2014
- (11) अनुक्रमांक,खंड व पृष्ठ 5793/2014
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क रु.150,000/-
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क रु.30,000/-
- (14) शेर



मुल्यांकनासाठी विचारात घेतलेला तपस

मुद्रांक शुल्क आकारताना निवडलेला

Received
Original

M/Kar

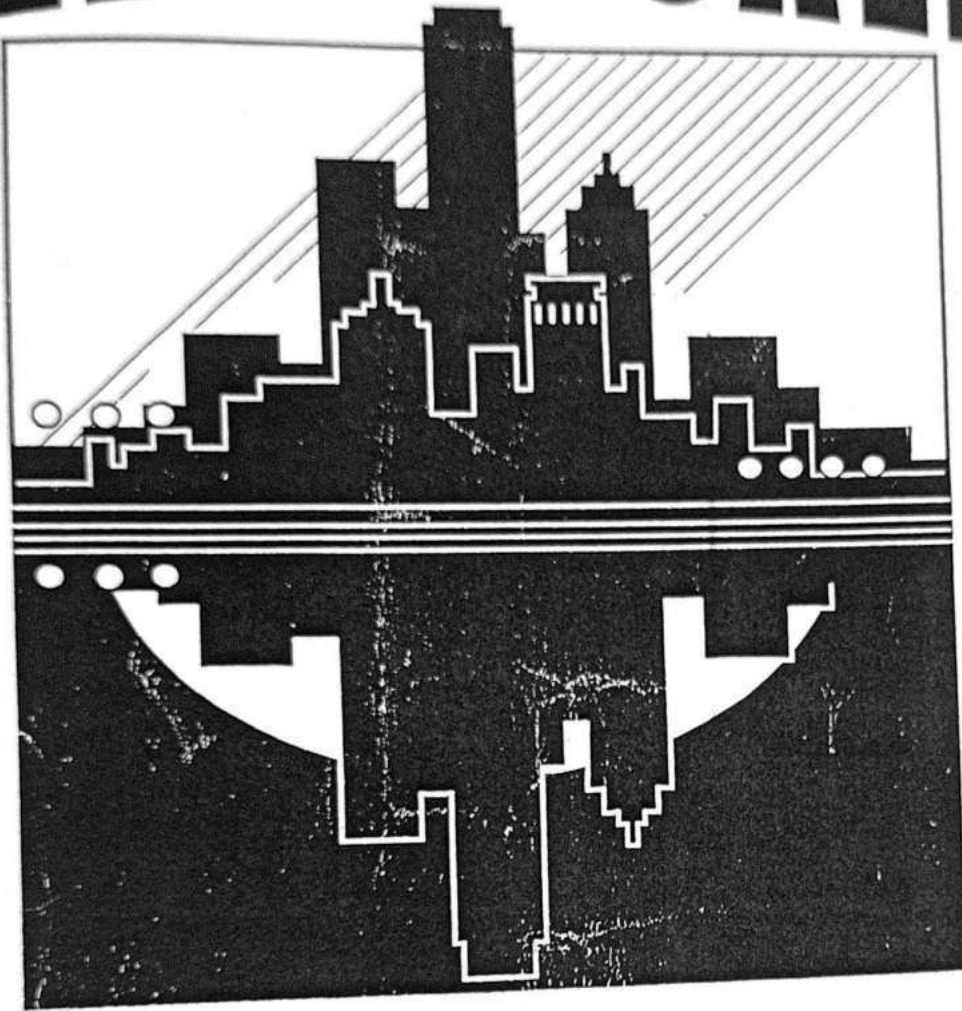
17-10-14

सह दुय्यम निबंधक, बोरीवली क्र. 3,
मुंबई उपनगर जिल्हा.

1223726507

STAMP DUTY:- _____

DEED OF SALE



☞ : PREPARED BY : ☞

MR. PHALGUN C. GANDHI

(B. Com., L.L.B.)

(STAMPDUTY & REGISTRATION CONSULTANT)

“ASHIANA BUILDING”

Office No. 102 on 1st Floor, Shantilal Mody Road,

Kandivali (West), Mumbai 400 067.

☎ 2807 56 56 / 2807 57 57.

☞ TRANSFEREE'S COPY (BUYER'S)

STAMP DUTY PAYMENT ::

Page

STAMP DUTY PAYMENT ::



पावती

Original/Duplicate

Wednesday, October 29, 2014

नोंदणी क्र. 39M

2:15 PM

Regn. 39M

पावती क्र.: 6926 दिनांक: 29/10/2014

गावाचे नाव: मालाड

दस्तऐवजाचा अनुक्रमांक: बरल-3-5793-2014

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: जिग्नेश मन्सुखलाल घेलानी

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 860.00

पृष्ठांची संख्या: 43

एकूण:

रु. 30860.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 2:29 PM ह्या वेळेस मिळेल.

सह दु.नि. बोरीवली 3

बाजार मुल्य: रु.2829000 /-

भरलेले मुद्रांक शुल्क : रु. 150000/-

मोबदला: रु.3000000/-
सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रक्कम: रु.30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH003491196201415R दिनांक: 22/10/2014

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु 860/-

मूळ दस्त, थंबनेल प्रिंट व
सी.डी. परत केल्याचा दि.

भारतीय शासन - सीवपी व मुंबई विभाग
मुंबई नगर आहवास सन 2014

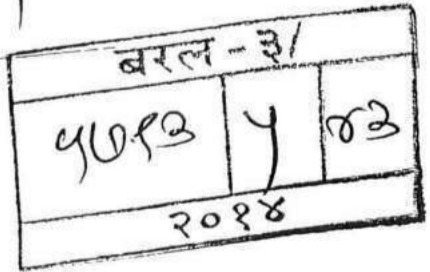
1. दस्तावा प्रकार :- खेवळि अनुच्छेद क्रमांक 24 व
2. सावरकर्त्याचे नाव :- पिणेण मनसुखबाव घेलानी
3. त्रयुक्ता :- सुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव :- माया इन्व
5. नगरभुमापन क्रमांक/सर्वे क्र./अंतिम भुखंड क्रमांक :- 306
6. मूल्य दरविभाग (झोन) :- 64 उपविभाग 815
7. मिळकतीचा प्रकार :- खुली जमीन (निवासी) कार्यालय दुकान औद्योगिक
- प्रति चौ मी. दर :- 86000/P
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ 32.89 कास्पेट / मिटर आ चौ मीटर / फूट
9. कारपार्किंग :- गच्ची पोटाळा
10. मजला क्रमांक :- 9 उदवाहन
11. बांधकाम वर्ष :- 9008 घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :-
14. भाडेकरु व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र)
2. नवीन इमारतीत दिलेले क्षेत्र
3. भाड्याची रक्कम :-
15. लिह अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालावधी :-



2828540
30.00.000

16. निर्धारित केलेले बाजारमूल्य
17. दस्तामध्ये दर्शविलेली मोबदला
Rate 86000 x 32.89 चौ.मी 2828540

18. देय मुद्रांक शुल्क :- 150.000 भरलेले मुद्रांक शुल्क :- 150.000
19. देय नोंदणी फी :- 20000



सह दुय्यम निबंधक

लिपीक VS

< B. H. Trivedi

18.12.14



e-Stamp | Simple Receipt | Offline Payment Receipt

Name	: KANDIVALI (W)	GRAS GRN	: MH003491196201415R
Number	: MRST21101450490	Bank Txn ID	: 221014M4186
Date	: 22/10/2014 09:58:06 AM	Office Name	: IGR192-BRE3_JT SUB REGISTRAR BORIVALI 3
City	: 7101-MUMBAI		
Duty	: 0030045501-75		
	: 150000.00		
Registration Fees	: 0030063301-70		
	: 30000.00		

Amount : **180000.00**

Payer Name	: MR JIGNESH M GHELANI	Duty Payer ID	: PAN-agxpg4971f
Payer Mob No	: +91-28075656		
Category Code	: B25-Agreement to sale/Transfer/Assignment		
Property Type	: Immovable	Consideration Amount	: 3000000.00
Description	: Flat No. B/22, on 1st Floor, SHEELA SADAN, CHS Ltd., Shankar Lane, Kandivali West, Maharashtra 400067		
Property Area	: 295.00 sq. feet		
Other Party Name	: MR HIMANSHU P TRIVEDI	Other Party ID	: PAN-aaipt1583b

Print Receipt



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DEED OF SALE

THIS INDENTURE is made and entered into at Mumbai on 28th day of OCT 2014 BETWEEN (1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI aged 48 years & (2) MRS. BINDU HIMANSHU TRIVEDI aged 47 years both adults, Indian Inhabitants, having address at Flat No. 22 on 1st Floor in 'B' Wing in the Building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, hereinafter referred to as "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators and assigns) being the party of the ONE PART.

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AND

MR. JIGNESH MANSUKHLAL GHELANI aged 42 years an adult, Indian Inhabitant, having address at Flat No. B/18 on 1st Floor, Yashodhara Building, Opp. Varahi Mata Mandir, Shankar Lane, Kandivali (West), Mumbai - 400 067 hereinafter referred to as "THE TRANSFEREE" (which expression unless it be repugnant to the context and meaning thereof shall mean and include his respective heirs, executors, administrators and assigns) the party of the OTHER PART.

Himanshu P. Trivedi

B. H. Trivedi

(Signature)

Received
01.09.2014



18.12.14

THE TRANSFERORS HAVE REPRESENTED TO THE TRANSFEREE THAT :

1. WHEREAS by an Agreement for sale dated 18th day of March, 1974, made and entered between SHREE TOLARAM MOTIRAM, therein referred to as "THE THE PARTY OF THE FIRST PART" and MR. BUPENDRA JAMNADSA SHAH therein referred to as "THE PARTY OF THE SECOND PART" WHEREBY the said SHREE TOLARAM MOTIRAM has sold and the said MR. BUPENDRA JAMNADSA SHAH has purchased the right, title & interest in respect of Flat No. 22 on 1st Floor in 'B' Wing admeasuring 295 sq. ft. Carpet Area (hereinafter refereed to as the said "FLAT") in the building known "SHEELA SADAN" now known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067 (herein referred to as the said "SOCIETY"), for consideration which was being duly recorded in the records of the society on 21st December, 1979 by allotting five fully paid up Shares of Rs. 50/- each bearing Serial Nos. 91 to 95 (Both Inclusive) covered under the Share Certificate No. 19 (hereinafter referred to as the said "SHARE CERTIFICATE") together with all rights, title, interest



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and benefits and on the terms and conditions and for the consideration mentioned therein.

2. WHEREAS by an Agreement for Sale dated 15th day of January, 2002 made and entered into MR. BHUPENDRA JAMNADAS SHAH therein referred to as "THE TRANSFEROR" of the ONE PART AND (1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI & (2) MRS. BINDU HIMANSHU TRIVEDI therein referred to as "THE TRANSFEREES" of the OTHER PART WHEREBY the said MR. BHUPENDRA JAMNADAS SHAH has sold and the said (1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI & (2) MRS. BINDU HIMANSHU TRIVEDI have purchased the right, title & interest in respect of Flat No. 22 on 1st Floor in 'B' Wing, in the building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067 for consideration which was being duly recorded in the records of the society on 12th January, 2002 by transferring five fully paid up shares of Rs.50/- each bearing Serial Nos. 91 to 95 (Both Inclusive) covered under the Share Certificate No. 19 together with all rights, title, interest and benefits and on the terms and conditions mentioned therein. The said Agreement for Sale dated 15th day of January, 2002 was duly registered on 16/01/2002 under serial No. BDR 2 - 292 - 2002.

Himanshu P. Trivedi
R. 10 Trivedi

(Signature)

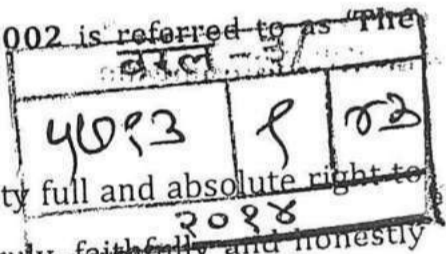
3. That by virtue of the above-mentioned facts "THE TRANSFERORS" became the joint, absolute and exclusive owners, fully seized, possessed of and well sufficiently entitled to ownership of Flat No. 22 on 1st Floor in 'B' Wing, in the building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as the said "FLAT").

4. The Transferors are the bonafide and registered members of "SHEELA SADAN CO-OP. HSG. SOC. LTD." a society formed and registered under the Maharashtra Co-Operative Societies Act, 1960 vide Registered No. BOM / HSG / 5416 of 1978, (hereinafter referred to as the said "SOCIETY").

5. That by virtue of the above facts "THE TRANSFERORS" became the joint, absolute and exclusive owners, fully seized, possessed of and well sufficiently entitled to ownership of Flat No. 22 on 1st Floor in 'B' Wing, in the Building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as the said "FLAT").

6. Hereinafter the aforesaid flat is referred to as 'The said Flat' and the said Agreement for sale dated 15th day of January, 2002 is referred to as 'The said Agreement'.

7. That the Transferors have good right, title authority full and absolute right to sell and dispose off the said flat and they have truly, faithfully and honestly disclosed all the facts to the Transferee without suppressing or misrepresentation of any facts from the Transferee and their rights in respect of the said flat and the said Agreement is absolute clear and marketable and free from all encumbrances at law and equity, right, title, interest and / or claim in favour of any third party / parties whosoever in respect of said flat which affects the right of the Transferee and have not received or agreed to receive any consideration from any third party whosoever either in cash or in kind nor created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and / or possession of the said flat.



< Jivanshu P. Luvale . <

< B. H. Trivedi

Upon the strength of the aforesaid representations made by THE TRANSFERORS to THE TRANSFEREE & THE TRANSFEREE believing the same to be true and correct, honest and bonafide the parties hereto entered into an oral negotiation and pursuant thereto THE TRANSFERORS herein have agreed to sell to THE TRANSFEREE and THE TRANSFEREE have agreed to purchased and acquire from the said TRANSFERORS the said Flat No. 22 on 1st Floor in 'B' Wing in the building Known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, with all rights, title and interest therein and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** subject to THE TRANSFERORS putting THE TRANSFEREE in vacant & peaceful physical possession and getting the name of THE TRANSFEREE recorded in the records of the society to which THE TRANSFERORS have agreed to do so and upon certain terms and conditions hereinafter appearing mutually agreed by and between these presents.



NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND

BETWEEN THE PARTIES HERETO AS FOLLOWS :

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1. The Transferors have agreed to sell, transfer and assign to the Transferee and the Transferee has agreed to purchased and acquire the said **Flat No. 22 on 1st Floor in 'B' Wing**, in the Building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD."; situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, a Registered Society, registered under the Maharashtra Co-Operative Societies Act, 1960 vide **Regn. No. BOM / HSG / 5416 of 1978** together with all rights, title, interest, benefits, along with the five fully paid up shares bearing Distinctive Nos. **91 to 95 (Both Inclusive)** covered under the **Share Certificate No. 19** at the lump sum price or consideration amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)**.

2. The Transferee has paid to the Transferors the full & final consideration amount of **Rs.30,00,000/- (Rupees Thirty Lakhs Only)** as per the details given here under :

J. Manohar, Trivedi

[Signature]

B. H. Trivedi

DATE	AMOUNT
20/10/14	Rs.1,25,000/-
28/10/14	Rs.3,75,000/-
29/10/14	Rs.10,00,000/-
31/10/14	Rs.15,00,000/-
Total	Rs.30,00,000/-

3. The Transferors have agreed to transfer the possession of the flat immediately to the Transferee vide Agreement for Transfer.

4. The Transferee has agreed to take possession of the flat immediately.

5. The Transferee has agreed to record the transfer in the records of the Society.

6. The Transferee has agreed to transfer the flat immediately to the Transferee.

DATE	AMOUNT	CHQ / P.O. NO.	DRAWN ON
16/10/14	Rs.1,25,000/-	784531	ICICI Bank
18/10/14	Rs.3,75,000/-	784532	Shantilal Modi Road
24/10/14	Rs.10,00,000/-	784533	Kandivali (West), Branch
24/10/14	Rs.15,00,000/-	784534	--- do ---
			--- do ---
			--- do ---
Total	Rs.30,00,000/- (Rupees Thirty Lakhs Only)		

Prompt Possession against full consideration shall be inevitable condition of this Agreement



- The Transferors hereby state that they have obtained the necessary permission i.e. No Objection from the said society for the sale of the said flat to the Transferee Vide society's Letter dated 01/10/2014.
- The Transferors shall hand over to the Transferee the vacant and peaceful possession of the said flat along with all original papers and documents including Agreement for Sale, and Original Share Certificate No. 19 pertaining to the said flat immediately on Receipt of the full and final payment.
- The Transferors agree and undertake to get the aforesaid flat transferred in the records of the said society and transfer charges will be borne and paid by **THE TRANSFERORS AND TRANSFEEE IN EQUAL RATIO.**
- The Transferors hereby declares that there is no Prohibitory Order by any Government and / or Authority, which may prohibit the Transferors from transferring the said flat. The Transferors further declare that no attachment has been levied on the said flat.

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J. H. Trivedi

B. H. Trivedi

[Signature]

a) The Transferors hereby agree and undertake to indemnify and keep indemnified the Transferee and their heirs, executors, administrators, successors or assign in the event they suffer any loss or damage due to any demands or claim by way of tenancy, sub tenancy, license, lease, mortgage, charge inheritance, sale, exchange, possession lien gift trust or otherwise howsoever being brought forward at any time in future by any third party or other person claiming through them. The Transferors further hereby declares that there is no charge, claim or lien on the said flat and that the said flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances and should there be any claim from any person or persons against the said flat, then in such an event the Transferors hereby agrees and undertake to indemnify the Transferee against such claims.

b) The Transferee entitled to become the member of the said Society in the said building by the purchase of flat in the said building as per bye laws of said society

c) The Transferors agrees and undertakes to sign and execute all Acts and Deeds including Sale Deed, Affidavits, Declarations, Undertaking, etc. in favour of the Transferee and shall co-operate the Transferee to transfer his name in the record of the society, as may be required under the Maharashtra State Co-op. Hsg. Societies Act, 1960 and as per the Bye - laws of the society

for the effectual transfer of the said flat with all the deposits and meters in respect of the said flat to the name of and in favour of the Transferee.

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7. The Transferors covenants to the Transferee that they have paid necessary Stamp Duty and Registration fees payable on their earlier Agreement for sale dated 15th day of January, 2002 as per the Article/ Rules under the Bombay Stamp Act, 1958 and have registered the same Under the Indian Registration Act, 1908 and should there be any claim or demand by the concerned Authority in respect of the deficit Stamp Duty or Registration Fees then in such an event the Transferors shall indemnify and keep harmless the Transferee in respect of such claim. The Transferee also agrees to pay the necessary Stamp Duty as leviable by the concerned Government Authority on this Agreement.

Handwritten signature

Handwritten signature

8. The Transferors shall pay to the said society and all the concerned authorities the monthly outgoing and all other dues in respect of the said flat upto the date of possession and obtain complete discharge of the same. The Transferee shall be liable to pay outgoings and dues from the date of Possession.
9. All the amounts standing to the credit of the Transferors on this in the books of the society towards deposits such as Authorized share capital, subscribed share Capital, Loans, Security Deposits, Sinking fund with interest, dividend on subscribed capital, and other amounts to which Transferors legitimately authorized shall be transferred to the Transferees for the said flat mentioned above on making full payment.



10. The Transferee hereby covenant with the Transferors for the said flat mentioned above on making full payment.
- a) That the Transferee from the date that he is in possession of the said flat, shall regularly pay to the said society and all the concerned authorities the monthly outgoings and all the dues payable in respect of the said flat.
- b) The Transferee shall observe, perform and abide by the Bye - laws rules and regulation of the said society from time to time in force.

11. The Transferors have complied with all rules and regulations of the said society and that they have done nothing by which they could be disentitled to make this sale.

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12. This Agreement shall always be subjected to The Maharashtra Co-Op. Hsg. Soc. Act, 1960 & The Maharashtra Ownership Flat Act, 1963.

SCHEDULE OF THE PROPERTY

Flat No. 22 on 1st Floor in 'B' Wing, admeasuring 295 sq. ft. Carpet Area in the Building known as "SHEELA SADAN CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, and constructed on all that piece or parcel of land or ground situate, lying and being at Village : Malad (North), Taluka : Borivali, bearing C.T.S. No. 306 in the registration district of Mumbai city and Mumbai suburban district.

The Building "SHEELA SADAN CO-OP. HSG. SOC. LTD." was constructed in the year 1974 having Ground plus 4 (Four) upper floors without lift facility.

J. Mansur P. Livedi. &
D. H. Trivedi

IN WITNESS WHEREOF the parties hereto have set and subscribed the respective hands on the first day of month & year first herein above written.

SIGNED, SEALED & DELIVERED by the within named "THE TRANSFERORS"

(1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI

(2) MRS. BINDU HIMANSHU TRIVEDI

In the presence of BHAVESH L. THAKAR

B. L. Thakker

)
)
) < Himanshu Pravinchandra Trivedi
) < B. H. Trivedi
)
)
)

SIGNED, SEALED & DELIVERED by the within named "THE TRANSFEREE"

MR. JIGNESH MANSUKHLAL GHELANI

In the presence of KALPESH M. DEODIA

Kalpesh M. Daduba

)
)
) < Jignesh Mansukhlal Ghelani
)
)
)



Photos of Transferors



Photos of Transferee



(Left thumb impressions)



(Left thumb impressions)

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RECEIPT

RECEIVED with thanks the sum of Rs.30,00,000/- (Rupees Thirty Lakhs Only) of Flat No. 22 on 1st Floor in 'B' Wing in the Building known as "SHEELA CO-OP. HSG. SOC. LTD." situated at Shankar Lane, Kandivali (West), Mumbai - 400 067, as per the terms of our Deed of Sale being executed between us on 28/10/2014 as per the following details :

DATE	AMOUNT	CHQ / P.O. NO.	DRAWN ON
16/10/14	Rs.1,25,000/-	784531	ICICI Bank Shantilal Modi Road Kandivali (West), Branch
18/10/14	Rs.3,75,000/-	784532	--- do ---
24/10/14	Rs.10,00,000/-	784533	--- do ---
24/10/14	Rs.15,00,000/-	784534	--- do ---
Total	Rs.30,00,000/- (Rupees Thirty Lakhs Only)		

WE SAY RECEIVED,

(MR. HIMANSHU PRAVINCHANDRA TRIVEDI)



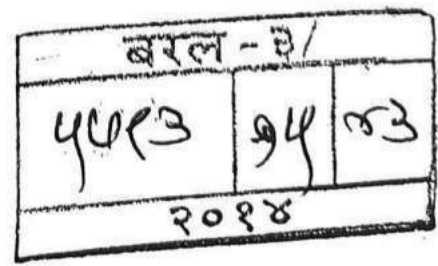

(MRS. BINDU HIMANSHU TRIVEDI)

DATE: 28/10/14

PLACE: MUMBAI

Witness :-

1. B-L Thalcker
2. Kapesh m. Dada



Sheela Sadan Co-operative Housing Society Ltd.

Regn. No. Bom/HSG/5416 of 1978
Shanker Lane, S. V. Road, Kandivali (West), Mumbai - 400 067.

TO WHOM SOEVER IT MAY CONCERN

Date 01-10-2014

This is to certify that as per our records Flat No. B/22 on 1st floor in 'B' wing of Sheela Sadan Co-operative Hsg. Soc. Ltd., situated at Shankar Lane, Kandivali (West), Mumbai - 400 067 is owned by Shri Himanshu P. Trivedi and Smt. Bindu H. Trivedi having 295 Sq. ft. carpet area. The building consists of upper floors without lift the construction is 1974. The Society has no nature for transfer of the mentioned flat in the names of chasers.



Zaveri N. H.
Secretary
SHEELA SADAN CO-OP. HSG. SOC. LTD.

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SHARE CERTIFICATE

SHEELA SADAN
CO-OPERATIVE HOUSING SOCIETY LIMITED

Sheela Sadan, Shankar Lane, Kandivlee (W.), BOMBAY-400 067.

(Reg. No. BOM / HSG / 5416 of 1978)

Authorised Capital : Rs. 1,00,000/- divided into 2000 Shares of Rs. 50/- each.

THIS IS TO CERTIFY that Shri / Smt. SHAH BHUPENDRA J.

is / are the Registered Holders of 5 (FIVE ONLY) Shares of
Rs. 50/- (Rupees fifty) each, bearing Share Nos. 91 to 95 inclusive
in **SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD.** subject to the Bye-laws
of the Society; and upon each Share the sum of Rupees 50/- has been fully paid up.

Given under the Seal of the said Society at Bombay

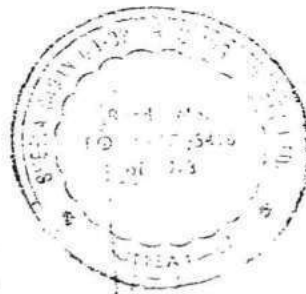
DECEMBER 1979



Vithaldas Kalsandas Chairman

[Signature] Hon. Secretary

Adhu J. m Member of the
Mg. Committee



2000	4013	4014-3/
	91	
	95	

Memorandum of Transfers of the Within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary Mg. C. Member
12-01-02	22		① Shri Himanshu P. Trivedi ② Smt. Bindu H. Trivedi	81	① <i>[Signature]</i> ② <i>[Signature]</i> ③ Mody Ink



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Handwritten notes and stamps on the right side of the page, including a circular stamp at the bottom right and various illegible markings.

THE SEAL OF THE SUB REGISTRAR BORIVALI NO. 2

मालुका/स.पु.म.का. न.पू.अ.मालाड

पारसपोषक

जिल्हा ... मुंबई उपनगर जिल्हा

भारत-भारत दलदलचा आचारसंहिता कक्षा ...
संपूर्णतः आणि शक्यते परीक्षणांतली दिवस घेऊन

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१०, ११

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क

न.पू.प्र. ३०६/१ प्रमाणे



उद्देश्य

नियम धोरण (सी)
प्रदेश (सी)

माध्यम

बदल - ३/

S. I.

'11'
श्रीलक्ष्मी मालीदार

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जमीन मालकीद्वारा पट्ट्यापुस्तक भाग ४ वरून
श्रीलक्ष्मी मालीदार दाखल केले.

पत्नी मयकल

५६/५१००
१५७५१००
१०/११/००
श्रीलक्ष्मी
मयकल

१०-००

२०

०२-००



सत्य प्रतिलिपी

मालीदार



बदल - २
२०/०३



बदल - २
११/०३

बदल - २
५५१५ ११

महानगरपालिका
संकलन खाते

क्रमांक	मालमत्ता करवर्ष	कालखंड	तारीख
RS-01-0-0000	2006-07	2006 10/20	01/04/2006

THE SECRETARY SHEELA SADAN
CO OP HSG SOC LTD
SHANKAR LANE KANDIVALI W
MUMBAI 400067

SHANKAR LANE HOUSE GR W R 306 ETC
TOLARAM MOTIRAM MALAK



	दि. 01/04/2006 ते दि. 30/09/2006 दि. 01/04/2006 गेजी देय	दि. 01/10/2006 ते दि. 31/03/2007 दि. 01/10/2006 गेजी देय
सर्व साधारण कर	5727	5727
व्यापी पूर्वा	0	0
जल लाभ कर	2386	2386
सुविधिसारण कर	0	0
सुविधिसारण लाभ कर	1432	1432
म. न. पा. शिक्षण उपकर	2291	2291
वृक्ष उपकर	95	95
पथ कर	2864	2864
उच्च शिक्षण उपकर	1145	1145
रोजगार हमी उपकर	0	0
एकूण रक्कम	15940	15940
ज. कालखंडासाठी भरलेली रक्कम	0	0
देयक रक्कम	15940	15940

प्रथम कार्यालय दिनांक 15/12/1974

एकूण करापर मूल्य रु. 38180

वरल-३/

करापासो दिवलेले मूल्य रु.

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2018		

द्वितीय कार्यालय दिनांक 38180

अंतिमदारी करापर मूल्य रु. 0

धकबाकी या तारखेस	0	As on 31/03/2006
नेटीस शुल्क	0	
जप्तौ शुल्क	0	
महापालिका दंड	0	
शासकीय दंड	0	

200610 200620

(अंतिमदारी देण्याची तारीख)



दुइन व अधिक माहितीसाठी कृपया मागील पहासे.
प्रत्येकीस सर्व रक्कम भरणे आवश्यक आहे.
करकट्टे वरून अखत्येस स्या बाबत सर्वोच्च विभागीय सहाय्यकार्यालयीरकः संकलनाला लिहाय.
काका व बंधुध्या धकबाकीचा तपशील कार्यालयीन सहाय्याया संबंधित विभाग कार्यालयात उपलब्ध आहे.
(संकलित प्रकबाकी अंतर्भूत नाही. धकबाकीसाठी वेगळी पावती घ्यावी.)

महाय्यक कार्यालय व संकलक
"R/S" ward, "R/S" ward-Municipal-Office Bldg.
Mahatma Gandhi Cross Road No.2,
Near Sardar Patel Swimming Pool, Kandivall(W),
Mumbai-400067.

200620



लेखा क्रमांक RS-02-0473-01-0-0000
एकूण देय रक्कम रु 15940

200610



लेखा क्रमांक RS-02-0473-01-0-0000
एकूण देय रक्कम रु 15940

बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक
R-306/204730100000

मालमत्ता करवर्ष
2014-2015

देयक क्रमांक
201410BIL03407854
201420BIL03407858

देयक दिनांक
04/06/2014

THE SECRETARY SHEELA SADAN
CO OP HSG SOC LTD, SHANKAR LANE KANDIVALI
W, MUMBAI 400067

प्रेषक - सहा. क. व.सं. / विभाग : Office of the Asstt. Assessor & Collector, R South, Municipal offices Bldg., Room No. 109, M.G. Cross Road No.2, Near S.V.P. Municipal Swimming Pool, Kandivali (West), Mumbai - 400 067.

मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे.
TOLARAM MOTIRAM MALAK R-306(5) SHANKAR LANE HOUSE GR W R 306 ETC

15/12/1974 जलजोडणी क्रमांक :

एकूण भांडवली मूल्य : ₹ 42806260

Four Crore Twenty-Eight Lac Six Thousand Two Hundred Sixty Only

+ अतिरिक्त अधिदानावरील व्याज : ₹ 83

B. TDS : ₹ 0

अतिरिक्त अधिदानाची रक्कम + अतिरिक्त अधिदानावरील व्याज : ₹ 83

₹ 748

01/04/2014 ते 31/03/2015

Ch. No. 785214
18.06.14
for Rs. 748
(सर्व रकम रुपयेमध्ये)

कराचे नाव :	01/04/2014 ते 30/09/2014	01/10/2014 ते 31/03/2015
सदर देयक	5024	5024
सदर देयक कर	0	0
सदर देयक कर	3151	3151
सदर देयक कर	0	0
सदर देयक कर	1957	1957
सदर देयक कर	1875	1875
सदर देयक कर	1511	1511
सदर देयक कर	0	0
सदर देयक कर	93	93
सदर देयक कर	2329	2329
सदर देयक कर	0	0
सदर देयक कर	0	0
सदर देयक कर	15940	15940
सदर देयक कर	0	0
सदर देयक कर	83	83
सदर देयक कर	15857	15857
सदर देयक कर	0	0
सदर देयक कर	15570	15367
सदर देयक कर	15714	15510
सदर देयक कर	15857	15940
सदर देयक कर	Fifteen Thousand Eight Hundred Fifty-Seven Only	Fifteen Thousand Nine Hundred Forty Only
सदर देयक कर	02/09/2014	31/12/2014

To make payment through NEFT:
IFSC - SBIN00COLLEC, Beneficiary A/C No:- BMCH030004730100000 Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first.

अली बर्ड इन्वेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

सूचना :- सदर इमारत ही ३० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १८८८ च्या कलम ३५३ (ब) अन्वये आवश्यक असल्याप्रमाणे, बांधकाम स्थिरता प्रमाणपत्र (Structure Stability Certificate) विहित कालावधीत संबंधित विभागातील सहायक आयुक्तांकडे सादर करण्यात यावे."

Ch. No. 785214
10.10.14
रमेश बा. आरोटे
करनिर्धारक व संकलक (प्र)

RECEIPT NO. : 5815672



BRIHANMUMBAI MAHANAGAR PALIKA WARD

BRIHANMUMBAI MAHANAGARPALIKA

Assessment and Collection Dept. - R/S

Date : 10/10/2014
Receipt No : 2014ACR00855140
Tax : PROPERTY
Account No : RS0204730109000

Received with Thanks from :-
Billing Name : THE SECRETARY SHEELA SADAN

Assessee's Name : BI IRI TOLARAM MOTIRAM MALAK

Bill Period	Amount	ND + W. Fee + M. Prntly + G. Prntly + Discho. F.	Total Dues	Early Bird Discount	Net Payable	Cash/Chq Amt.
Bill Date			15570	0	15570	15570
201420	15570	0+0+0+0+0	15570	0	15570	15570
04/08/2014			15570	0	15570	15570

Cheque Date 10/10/2014
Cheque No. 785225
Name of Bank : MAHARASHTRA STATE CO-OP. BANK LTD. KANDIVALI BR. KAW
MICR No. 400082022
Cheque Full Payment

Total In Words: Fifteen Thousand Five Hundred Seventy Only
Advance payment received 10
Remark

Printed By : Pallavi Ramchandra
Printed On : 10/10/2014 17.40.05



Cheque Received Subject to Realisation

Office of the Asst. Engineer Building Zone II-R
Mody Road, Kandivli (W) Bombay 62.

Municipal Corporation of Greater Bombay.
No. GBR/184/BSIII. (65 66)

8 JAN 1975

To
Shri I.M.Kanar, Architect.

Sub: Permission to occupy the completed portion of the residential bldg. E at Shankar Road, Kandivli (W) for Shri Tolaram Motiram.

Sir,

Ref: Your letter dt. 27-11-74

By direction, I have to inform you that the portion of the red colour in the plan submitted by you on 16-11-74 granted unto 31-10-75. Please note that this permission is granted without prejudice to action under section 353A of the B.M.C. Act and subject to the following conditions.



1. That the condition No.2 and 11 of layout and 1 of subdivision shall be complied with before submitting the B.C.C. of the building A and C.
2. That the ownership of the setback land shall be transferred in the name of Corporation before 31-3-75.
3. That the certificate under section 270A of B.M.C. Act shall be obtained before 31-10-75.
4. That the compound wall/fencing around the subdivided plot shall be provided before 3-10-75.
5. That the certificate from E.E.Roads Zone II regarding internal access road shall be obtained before 31-3-75.

Yours faithfully,

M.P. Adwardhan

Asstt. Engineer Building Proposals Zone II-R.

- Copy to :
- 1. Owner.
 - 2. A.A. & C.R.
 - 3. M.H.O.R.
 - 4. E.E.V.
 - 5. A.E.W.W.R.
 - 6. W.O.R.

A.E.B.P.ZII-R.

GGK 6/3

बरल-३/		
40/3	24	63
2088		

धनुक नं. २१६८-२५८

सन २००२ चे जोगवडी वनातील वनाचे फी मिळावी
१६ तारखेस १०
११ वाजण्याचे वरम्यान ही दुय्यम निबंधक बांद्रा यांचे कार्यालयीत हजर केला.

शेक

५००० -

५० -

२० -

५००० -

Himanshu P. Trivedi

सह. दुय्यम निबंधक बोरीवली-१
मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक बांद्रा-१
मुंबई उपनगर जिल्हा

बंदर-२	
२२२	२/१०
२००२	



१) श्री. अशोक राठे

वय ५२ वर्षे

५/२२ ई, शांतीनगर इलाहाबाद

२) श्री. हिमांशु पी. त्रिवेदी
वय ३६ वर्षे

३) श्रीमती. प्रियंका हिमांशु त्रिवेदी
वय ३६ वर्षे, शांतीनगर इलाहाबाद
शांतीनगर इलाहाबाद इलाहाबाद (५) ३६ ई.

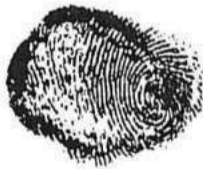
साठ शेक
व्यवस्थित
व्यवस्थित

13/September 2002

बंदर-३/		
५०१३	२०	०३
२०१४		

२) Himanshu P. Trivedi

३) B. H. Trivedi



१) श्री. लक्ष्मण राठे

२) श्री. शक्ति
हे दोहो वरील दस्तऐवज कडून वेगळेपणाने सोळावत भलत्याचे सांगतात व बांधी सोळावत देतात.

१)
२)

INDIAN INC
Name: _____
Address: _____

सह दु. नि. बोरीवली ३

EPayment Details.

Defacement Number
0002150623201415

sr. Epayment Number
1 MH003491196201415R

5793

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a slide) printout after scanning.
 2. Get print and mini-CD of scanned document along with original document, immediately after registration.
- For feedback, please write to us at feedback.isarita@gmail.com

5. Policy Level Covers:

Description of Property	Rs per Block
Location Address with Pin Code	Rs per Block Details
Risk Description	Rs per Block
Sum Insured	150,000,000

Occupancy Code

Storage of Non-hazardous goods subject to W...
Storage of Category I, II, III, Cold waste, Cold liqu...

बरल - ३/		
५०९३	४३	४३
२०१४		

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण..... पाने आहेत.
पुस्तक क्र. १/बरल-३/..... २०१४
वर नोंदला, दिनांक २९/१०/२०१४

सह दुय्यम निबंधक, बोरीवली क्र. ३,
मुंबई उपनगर जिल्हा.



THIS ____ DAY OF _____ 2014.

BETWEEN

(1) MR. HIMANSHU PRAVINCHANDRA TRIVEDI

(2) MRS. BINDU HIMANSHU TRIVEDI

"THE TRANSFERORS"

AND

MR. JIGNESH MANSUKHLAL GHELANI

"THE TRANSFEREE"

DEED OF SALE

IN RESPECT OF

Flat No. 22 on 1st Floor in 'B' Wing
"SHEELA SADAN CO-OP. HSG. SOC. LTD."
Shankar Lane,

Kandivali (West), Mumbai - 400 067.

MR. PHALGUN C. GANDHI

(B. Com. L.L.B.)

(STAMP DUTY & REGISTRATION CONSULTANT)
"ASHIANA BUILDING"

Office No. 102 on 1st Floor, Shantilal Mody Road,
Kandivali (West) Mumbai 400 067.

Tel No. ☎☎: 2807 56 56 / 2807 57 57.

Jignesh : 9892882656
Ashish : 9820125254

5793 /:

Scanned
2:10
30/10/2017

Scanned

Share Certificate No. 19

Member's Register No. 19

No. of Shares 5

SHARE CERTIFICATE

**SHEELA SADAN
CO-OPERATIVE HOUSING SOCIETY LIMITED**

Sheela Sadan, Shankar Lane, Kandivlee (W.), BOMBAY-400 067.

(Reg. No. BOM / HSG / 5416 of 1978)

Authorised Capital : Rs. 1,00,000/- divided into 2000 Shares of Rs. 50/- each.

Authorised Capital that Shri / Smt. SHAH BHUPENDRA J.

THIS IS TO CERTIFY that Shri / Smt. SHAH BHUPENDRA J. Shares of 5 (FIVE ONLY) Shares of

is / are the Registered Holders of 5 (FIVE ONLY) Shares of 50 inclusive is / are the Registered Holders of 5 (FIVE ONLY) Shares of 50 inclusive

Rs. 50/- (Rupees fifty) each, bearing Share Nos. 91 to 95 inclusive is / are the Registered Holders of 5 (FIVE ONLY) Shares of 50 inclusive

in SHEELA SADAN CO-OPERATIVE HOUSING SOCIETY LTD. subject to the Bye-laws of the Society; and upon each Share the sum of Rupees 50/- has been fully paid up.

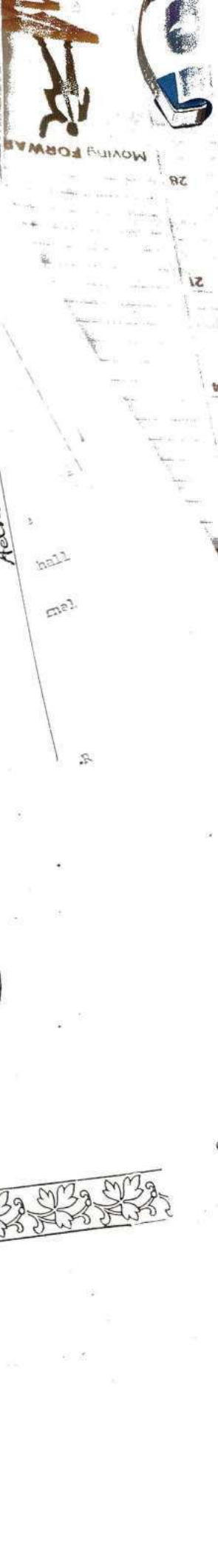
Given under the Common Seal of the said Society at Bombay

this 21st day of DECEMBER 1979

Vithaldas Kastendes Chairman

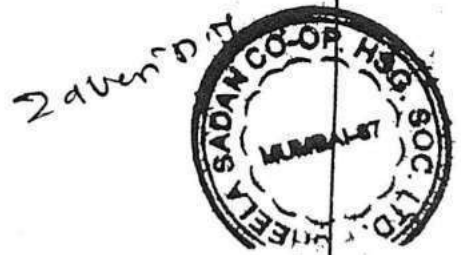
Vasgini Hon. Secretary

Ashvi S. M. Member of the
Ma Committee



Memorandum of Transfers of the Within mentioned Shares

Date of Transfer	Transfer No.	Reg. No. of Transferor	To whom Transferred	Reg. No. of Transferee	Signature of Chairman, Secretary Mg. C. Member
12-01-02	22		① Shri Himanshu P. Trivedi ② Smt. Bindu H. Trivedi	81	① <i>[Signature]</i> ② <i>[Signature]</i> ③ Mody MK
11-11-2014	19		Mr. JIGNESH MANSUKHAR GHELANI	81	① Zaveri D. H. ② Mody MK



Office of the Executive Eng. Bldgs Zone II P/R
Mody Market Kandivli (W) Bombay 67.
Municipal Corporation of Greater Bombay.

No. OBR/184/BSIII (65-66)

8th January 1975.

To
Shri I.M.Kanar, Architect,

Sub:- Permission to occupy the completed portion of the residential bldg. E at Shankar Lane, Kandivli West for Shri Tolaram Motiram.

Sir,

Ref:- Your letter dt. 27-11-74


By direction, I have to inform you that the permission to occupy the completed portion of bldg. shown by you in the red colour in the plan submitted by you on 16-7-74 is hereby granted upto 31.10.75. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to the following conditions:

1. That the condition No. 2 and 11 of layout and 1 of subdivision shall be complied with before submitting the B.C.C. of the building A and C.
2. That the ownership of the setback land shall be transferred in the name of Corporation before 31-3-75.
3. That the certificate under section 270A of B.M.C. Act shall be obtained before 31-10-75
4. That the compound wall/fencing around the subdivided plot shall be provided before 3-10-75.
5. That the certificate from E.E. Road Zone II regarding internal access road shall be obtained before 31-3-75.

Yours faithfully,

Sd/-

Asstt. Engineer Building Proposals Zone II-R


TRUE - COPY



महाराष्ट्र शासन

मालमत्ता पत्रक

[महाराष्ट्र जमीन महसूल (गाव, नगर व शहर भूमापन) नियम, १९६९ यातील नियम ७ नमुना "ड"]



70791199977

70791199977
नगर भूमापन क्रमांक : मालाड (उ)
२०६/२

तालुका/न.भू.का. : नगर भूमापन अधिकारी, मालाड जिल्हा : मुंबई उपनगर

नगर भूमापन क्रमांक	शिट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा माळ्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
			९९७.२०	सी	न. भू. क्र. ३०६/१ प्रमाणे.

सुविधाधिकार :
हक्काचा मुळ धारक :
वर्ष : १९७५
पट्टेदार :
इतर भार :
इतर शेर :

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक(घा), पट्टेदार(प) किंवा भार (इ)	साक्षात्करण
15/09/1975	नवीन पोटहिस्से पडल्यामुळे नाव व क्षेत्र आणि सत्ताप्रकार दाखल केले.	SI	H [तोलाराम मोतीराम]	सही- 15/09/1975 न. भू. अ. क्र. ५ मुं. उ. नगर
15/07/2015	मा.जमाबंदी आयुक्त आणि संचालक भूमि अमिलेख (म.राज्य) पुणे यांचेकडील परिपत्रक क्र.ना.भू.५/मि.प./अक्षरी नोंद/२०१५ पुणे दि.१६/२/२०१५ व इकडील आदेश क्र.न.भू. मालाड (उ) /फे.क्र.५१६ दिनांक १५/०७/२०१५ अन्वये केवळ चौकशी नोंदवहीवरील क्षेत्र व मिळकत पत्रिकेवरील क्षेत्र मैळात असलेले मिळकत पत्रिकेवर नमूद अंकी क्षेत्र अक्षरी नऊ शे सत्त्याण्णव पूर्णांक दोन दशांश मात्र चौ.मी दाखल केले.			फेरफार क्र. ५१६ प्रमाणे सही- 15/07/2015 न. भू. अ. मालाड
11/03/2023	मानीव अमिह स्तार्तरण दस्तानुसार नोंद - सह दु.नि.बोरीवली ८ यांचेकडील र.द.क्र. ५७७४/२०२२ दिनांक १९/०४/२०२२ अन्वये मिळकतीचे धारक तोलाराम मोतीराम यांचे तर्फे जिल्हा उपनिबंधक तथा रक्षम प्राधिकारी मुंबई ४ यांनी आदेश क्र. २१२/२०२१ व आदेश दि. २९/०५/२०२१ नुसार मानीव अमिह स्तार्तरण दस्त करून दिल्याने मिळकत / जमीन धारकाचे नाव कमी करून मानीव अमिह स्तार्तरण घेणार यांचे नाव दाखल केले.	सह दु.नि.बोरीवली ८ 5774/2022 19/04/2022	H शिला सदन को ऑप हौ सोसायटी लि ९९७.२० चौ.मी	फेरफार क्र. ९२० प्रमाणे सही- 11/03/2023 न.भू.अ., न.भू.अ. मालाड

आत्मनिर्णय प्रणालीद्वारे तपासले जाई



हि मिळकत पत्रिका (दिनांक 11/03/2023 10:03:30 AM रोजी) डिजिटल स्वाक्षरी केली असल्यामुळे त्यावर कोणत्याही सही शिक्काची आवश्यकता नाही.

मिळकत पत्रिका डाउनलोड दिनांक 13/03/2023 01:03:28 PM

वेधता पडताळणी साठी <https://digitalsatbara.mahabhumi.gov.in/DSLRL/VerifyPropertyCard> या संकेत स्थळावर 2202100002468657 हा क्रमांक वापरावा.