



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक KW3000221390025	मालमत्ता करवर्ष/देयक. कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL20558885 202320BIL20558886	देयक दिनांक 26/02/2024
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पक्षकाराचे नाव व पत्ता : Mr. - 404, 4TH B, ADITI CO OP HSG SOC LTD, -, J P ROAD, 7 BUNGLOW, ANDHERI (W), MUMBAI-400053	प्रेषक - Asstt. Assessor & Collector, K West Ward, Municipal Office Building, Paliram Road, Off S. V. Road, Opp. Andheri Station, Andheri (West), Mumbai - 400 058. ईमेल - aackw.ac@mcgm.gov.in दूरध्वनी क्र. 022 2624 9594
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मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे.
KW 7160(6) C T S 1309/6 J P RD HOUSE ADITI ANUSUYA KANTILAL SHAH

प्रथम करनिर्धारण दिनांक: 01/10/1982	जलजोडणी क्रमांक: -	एकूण भांडवली मूल्य: ₹ 2392620
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एकूण भांडवली मूल्य: ₹ Twenty Three Lakh Ninety Two Thousand Six Hundred Twenty Only
(अक्षरी)

दि.31/03/2010 या तारखेपर्यंतची थकबाकी ₹ 0 दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी ₹ 0

कराचे नाव	01/04/2023 ते 30/09/2023 (202310) Bill Amount in (₹)	01/10/2023 ते 31/03/2024 (202320) Bill Amount in (₹)
सर्वसाधारण कर	0	0
जल कर	0	0
जल लाभ कर	0	0
गलनि:सारण कर	0	0
गलनि:सारण लाभ कर	0	0
म.न.पा. शिक्षण उपकर	0	0
राज्य शिक्षण उपकर	0	0
रोजगार हमी उपकर	0	0
वृक्ष उपकर	0	0
पथ कर	0	0
एकूण देयक रक्कम	0	0
कलम 152 अ नुसार दंडाची रक्कम	0	0
आगाऊ अधिदानाचे समायोजन	0	0
भरावयाची निव्वळ रक्कम	0	0
प्रतिदानाची निव्वळ रक्कम	0	0
अक्षरी रुपये (Payable Amount)	₹ NIL	₹ NIL
अंतिम देय दिनांक	25/05/2024	25/05/2024

"To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
IFSC - SBIN0003000, Beneficiary A/C No:- MCGMPTKW3000221390025, Name-BMC Property Tax. Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



"मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दवादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्वलक्षी प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राबून ठेवण्यात येत आहे. या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे."

महेश पाटील
करनिर्धारक व संकलक

92/191 92/52/1

ORIGINAL

DATED THIS 5th DAY OF May 1984

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BETWEEN

S. R. Construction Co.

4, Gautam Darshan, opp. Avinash Building,
Off Jay Prakash Road, Seven Bungalow,
Bombay - 400 058.

92/191 4-4-84
902
9223
90-90

AND

Shri/Smt./Kum./M/s. Mahmood Gulam Hussain
Address Khadil Manzil, 2nd floor,
Room No. 98, Tame Bunder,
Leay Road, Bombay - 400 010

Phones: { Resi.....
Office 8724225

62000/-
620/-
20)
490/-

AGREEMENT FOR SALE OF

Flat/Parking Space No. 404 on 4th Floor in

ADITI

at Andheri Versova Road, Bombay.

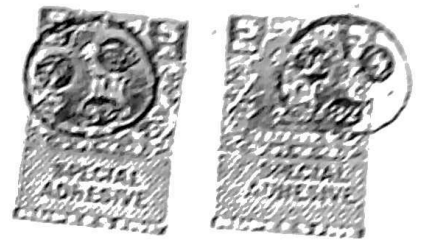
92/191 92/52/1

Advocates & Solicitors

PANDYA & POONAWALA

12, Ismail Building,
381, Dr. Dadabhai Naoroji Road,
Fort, Bombay-400 023.
Phones : 25 18 11 - 25 46 04

अनुक्रम नं० पि०२५ १९८२/८८
 वन १०८४ में माहिन्याथ
 १९८२
 बाळप्याचें हम्म्यान दुय्यम निबंधक.
 धुंबडें पांचे कार्यालयात हजर केला.



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खालील प्रमाणे ची मिळाली :-

	र.	दसे
नोंदणी	४२०	-
होर		-
मकदद (फॉन्डि)	५५०	-
दखवात	२०	-
फायलींग		-
दपाड		-
एकूण	१०००	-

सर्व-रजिस्ट्रार, मुंबई.

दुय्यम निबंधक, मुंबई.

Agreement for Sale

ARTICLES OF AGREEMENT made at Bombay २th day
 of May 1984, BETWEEN MESSRS S. R. CONSTRUCTION
 COMPANY, a proprietary concern by its sole proprietor Smt. Ansuya
 Kantilal Shah, carrying on business as Builders at 4, Gautam Darshan,
 opp. Avinash Building, off Jay Prakash Road, Seven Bungalow,
 Bombay-400 058 hereinafter called "the Builders" (which expression
 shall unless repugnant to the context or meaning shall include her heirs,
 executors and assigns of the last survivor) of the One Part and
 Shri/S~~r~~/M/s. MEHMOOD GULAM HUSSAIN
MULLA
 of Bombay Indian inhabitant/s, residing at Khalid Manzil
2nd floor, Lam Naik, Thakur Bundles
Reay Road, Bombay - 400 010.
 hereinafter called "the Purchaser/s" (which expression shall unless it
 be repugnant to the context or meaning thereof be deemed to include
 his/her/their respective heirs, executors, administrators and assigns)
 of the other part.

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WHEREAS hereinafter called "the Owner" the Builders are seized and Possessed of or otherwise well and sufficiently entitled to the plot of open land at Village Versova, of the District and Sub-District of Bombay City and Bombay Suburban admeasuring 1365.00 square meters approximately and bearing C.T.C. No. 1309/6 (hereinafter called "the said plot").

AND WHEREAS on the said Plot of land the Builders are constructing a building consisting of Flats/premises etc. and to sell the same on Ownership basis or on such other basis as the Builders may in their discretion deem fit.

AND WHEREAS the title of the Owner to the said piece or parcel of land more particularly described in the First Schedule hereunder written has been investigated by Messrs. PANDYA & POONAWALA Solicitors who have issued their certificate in respect thereof as per copy hereto annexed.

AND WHEREAS the Purchaser/s has/have taken inspection of the said title deeds of the said land hereditaments and premises described in the First Schedule hereunder written as also the conveyance dated the 29th day of August 1962 and of the permission dated 2nd November, 1979 bearing No. C/ULC/SEC-21/SR-11 /69 granted by the Additional Collectors and Competent Authority (ULC) Greater Bombay under Section 21 (1) of the Urban Land (Ceiling and Regulations) Act, 1976 (hereinafter referred to as "the said permission"), and of the sanctioned plan and specifications, documents and papers and the site Plan of the said plot of land on which the said building is being constructed and is fully conversant with and satisfied about the terms and conditions contained therein.

AND WHEREAS the Purchaser/s has/have/ inspected the sanctioned plans of the said building to be constructed and satisfied himself/herself/themselves about the construction workmanship, design and quality of the materials to be used in the construction work and

have agreed to acquire Flat No. 404 on the Fourth floor of the said building hereinafter referred to as the said Flat No. 404 upon the terms, conditions and stipulations hereinafter contained.

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1/1/74

AND WHEREAS the Builders are entering into separate agreements with several other persons in a form similar to this Agreement with regard to the flats and premises in the said building under construction.

AND WHEREAS the Builders have agreed that on the formation of a Co-operative Housing Society of the acquirers of all the flats and premises in the said building and on the receipt by the Builders of the full payment of all the amounts due to the Builders from all the said acquirers including the Purchasers, the Builders shall arrange to grant Conveyance of the said Plot of the land more particularly described in the First Schedule hereunder written to the said intended Co-operative Housing Society subject to the covenants in favour of the Builders as are hereinafter contained, and the terms of the said permission.

NOW THESE PRESENTS WITNESSTH and it is hereby agreed by and between the parties hereto as follows—

1. That the Purchaser/s has/have taken inspection of the documents in respect of the title of the said land hereditaments and premises described in the First Schedule hereunder written and the said Agreement in frame of the Builders and is fully satisfied with it and shall accept the same as it is and shall not question the Builders as to their title to the said plot of land hereditaments and premises including the said land described in the First Schedule hereunder written.
2. The Builders will construct a building as per the said permission and Plan approved by the Municipal Corporation with such variations and modifications thereof acceptable to the Municipal Corporation or Government or other authority on the said plot of land more particularly described in the First Schedule hereunder written and the Purchasers shall be deemed to have given his/her/their consent in writing to such variation or modification.
3. That the Purchaser/s doth/do hereby agree to acquire the Flat No. 404 on the Both floor of the said building shown on the block plan with red coloured boundary line hereto annexed for the price as per the said permission ascertained and fixed at Rs. 4,200/- (Rupees Four thousand) only and further to pay to the Builders his/her/their share in respect of Municipal taxes and other payments mentioned therein.

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4. The Purchaser/s hereby agrees to pay the aforesaid price to the Builders as under :—

(A) (1) By the Payment of Rs. 5,000/- of the purchase price as an earnest money on execution of this Agreement.

(2) The balance of the purchase price in the manner indicated below :

Rs. _____ of the purchase price on completion of the plinth.

Rs. _____ of the purchase price on completion of the First Slab.

Rs. _____ of the purchase price on completion of the Second Slab.

Rs. _____ of the purchase price on completion of the Third Slab.

Rs. _____ of the purchase price on completion of the Fourth Slab.

Rs. _____ of the purchase price on completion of the fifth Slab.

Rs. 32,000/- of the purchase price against the possession.

It is expressly agreed by and between the parties hereto that in respect of the above payments, time is the essence of the contract.

(B) MUNICIPAL TAXES AND OTHER PAYMENTS :— The Purchaser/s agree and bind himself/herself/themselves to pay from the date of the delivery of possession (which date means the date on which the Builders shall give notice to the Purchaser/s the Flat is ready to be handed over to him/her/them) of the said Flat his/her their proportionate share as determined by the Builders of all outgoings in respect of the property including all Municipal and Property taxes and other Local or Governments rates, taxes, charges and Connectors Bills, Electricity and Water Deposits and Charges, Insurance, Common Lights, Watchmen, Sweepers, sanitation, additions and alterations, oil painting, colour washing, repairs etc., more specifically mentioned in the Second Schedule hereunder written and all other outgoings and expenses of and incidental to the management and maintenance of the property until the Municipal taxes etc. are fixed and the exact amount worked out for each flat the Purchaser/s agrees that from

the aforesaid date he/she/they regularly pay Rs. 150/- (Rupees one hundred fifty) every month in advance towards and on account of Municipal Taxes and other payments and expenses as aforesaid to the Builders. The Purchaser/s shall indemnify and keep indemnified the Builders against the aforesaid taxes and other payments and expenses. If on account of failure on part of the Purchasers and/or acquirers of any other Flat to pay the proportionate share against the above payments of the Municipal or any other taxes or arrears remain in arrears and the said authority or authorities take any action for the recovery of the same. The Builders shall not be liable or responsible for any loss or damage suffered by the Purchaser/s on account of the said action.



(C) The Purchaser/s shall before taking possession of the said Flat keep a deposit of Rs. 1,000/- (Rupees One Thousand only) without interest with the Builders as security for due payments of all the amounts payable by the Purchaser/s under this Agreement. The said deposit shall be transferred by the Builders only to the Co-operative Housing Society when formed and the Conveyance of the said land described in the First Schedule hereunder written with the building thereon is executed as herein PROVIDED THAT the Builders shall be entitled to deduct their dues out of the said deposit before transferring the same.

(D) That the Purchaser/s shall before taking possession of the said Flat pay a sum of Rs. 250/- (Rupees Two hundred Fifty only) to the Builders as legal costs of and incidental to this Agreement only as fixed costs and Rs. 250/- (Rupees Two hundred Fifty only) for the Purchase of five shares in the intended Co-operative Housing Society and Rs. 1/- as membership of the intended Co-operative Housing Society.

5. That the possession of the said Flat shall be delivered by 15th May 1984. If by the date specified or any other or further date or dates agreed to by the Parties hereto the Builders for reasons beyond their control or of their agents or if the Building completion is delayed by reason of non-availability of steel and/or cement or any building material or by reason of war civil commotion, or any act of God or lockouts by workmen or as a result of any notice, order, rule, regulation or notification of the Government and/or any other public authority; are not able to give possession of the said Flat to the Purchaser/s, the Purchaser/s shall not be entitled to any damages whatsoever.

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6. Nothing contained in these presents shall be construed to confer upon the Purchaser/s any right, title or interest of any kind whatsoever in to or over the said land or the building or any part thereof such conferment to take place only upon the execution of the Conveyance by the Building in favour of the Co-operative Housing Society to be formed of the acquires of Flats in the said building as hereinafter stated, the Purchaser/s shall not be entitled to claim partition of his/her/their share in the said land and/or the said Building thereof the same shall always remain undivided and impartable.

7. The Purchaser/s shall have no claim save and except in respect of the particulars Flat hereby agreed to be acquired i.e. all open spaces, parking spaces, lobbies, staircases, etc., will remain the property of the Builders until the said land with the building is transferred to the intended Co-operative Housing Society as hereinafter mentioned but subject always to the rights and reservations of the Builders as mentioned in Clauses 8, 9 and 10 herein and the Conveyance in favour of the intended Co-operative Housing Society shall contain the necessary covenants in favour of the Builders in that behalf which shall run with the land.

8. The Builders shall have right to make additions, raise storeys, construct garages or put up additional structures, as may be permitted by Municipal and other Competent Authorities and for that purposes, Builders shall always have a right to the staircases and approach roads of the said Building. Such additional storeys, structures and garages shall always be the property of the Builders (even after the land building are transferred to the Society) who will be entitled to deal with or dispose of the same in any way they choose and the Purchaser/s shall not make any objection or obstruction whatsoever to any such constructions and dealings with or disposal thereof by the Builders.

9. The Purchaser/s shall not be allowed to use the terrace which will be exclusive property of the Builders, even after the land and Building are transferred to the Society) who shall have the exclusive use of the said terrace subject to the access thereto of the said Co-operative Society to attend to the water tanks, if any, placed on the said terrace without causing any inconvenience to the Builders. The Builders will be entitled also to shift the water tank to the terrace on the upper floors when so constructed. The Purchaser/s doth/do hereby agree that the Builders shall have full right and absolute authority to construct or erect an additional floor or floors as may be permitted by the Municipal or local authority for their sole benefit or

to use the terrace and the entire parapet wall of the terrace as they deem fit for the purpose of letting them out and/or for advertisement and/or putting up of hoardings of any nature whatsoever and/or for such other purposes as they may deem fit and all the income derived from such advertisements for letting out shall be the absolute property and income of the Builders. In the event of the Builders constructing additional floor or floors on the said Building or on other buildings and selling the flats constructed thereon or letting them out they will be entitled to construct the electric, water, sanitary, drainage fittings on the additional floor or floors with the existing electric water, sanitary and drainage as also put up lift for the additional floor at their own costs. The Builders and/or their transferees and tenants and occupiers of the said additional floors shall have the right to use the staircases, approach roads and other common amenities of the Builders in the same manner as if the said additional floor or floors were constructed before this Agreement. The Builders and/or their transferees will have the right and be entitled to become members of the Co-operative Society. The Conveyance in favour of the Co-operative Society shall contain the necessary covenants in favour of the Builders in that behalf and Purchaser/s shall not be entitled to object or to any abatement in the price of Flat to be acquired by him/her/ them or to any compensation or damages on the ground of inconvenience or any other ground whatsoever. The main parapet walls and also blank walls on the external periphery of the building shall remain to be the property of the Builders and this Agreement shall be subject to the said rights of the Builders who shall be entitled to use the said terrace and the parapet wall and the blank external walls of the building for any purposes including the display of any mode of advertisement including neonsign advertisement or sign boards and the Purchaser/s shall not be entitled to any abatement in the price of Flat agreed to be acquired by him/her/them or to any other compensation or damages on the ground of inconvenience or any other ground whatsoever caused to the Purchaser/s. For the use of advertisement the Builders shall pay a compensation of Rs. 250/- per year to the Co-operative Society and the Builders shall fix their own separate electric meters indicating the consumption of the electricity power, and shall pay the electric charges directly or through the Society to the Bombay Suburban Electric Supply Limited and the Builders shall also pay any Municipal taxes which may be levied on advertisements. The Conveyance in favour of the Co-operative Society shall contain a covenant to the above effect.

10. PROVIDED the Builders do not in any way effect or prejudice the right under this Agreement in favour of the Purchaser/s the

Builders shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in all the said land described in the First Schedule hereunder written and the Building constructed and hereinafter to be erected thereon.

11. As soon as the Building is notified by the Builders as ready for occupation each of the acquirers including the Purchaser/s shall pay their respective arrears of price, if any due by them within 7 days of the receipt of such notice (time being the essence of the contract in this respect) served individually or put up at some prominent place in the said building. If any of the Flat-holder including the Purchaser/s fails to pay the arrears as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting Flat-holder who shall lose all rights to the said flat to be taken by him/her/them.

12. Under no circumstances the possession of the Flat shall be given by the Builders to the Purchaser/s unless and until all payments required to be made under this Agreement by the Purchaser/s shall have been made to the Builders.

13. The Builders shall in respect of any amount paid up by the Purchaser/s under the terms and conditions of this Agreement have first lien and charges on the said Flat agreed to be acquired by the Purchaser/s.

14. The Purchaser/s shall from the date of receipt by him/her/them of the notice from the Builders to take possession of the said Flat regularly pay every month the provisional amount payable by him/her/them, towards Municipal taxes and other payments, outgoings and expenses more specifically mentioned in the Second Schedule hereunder written.

15. The Purchaser/s hereby agree/s to contribute and pay his/her/their proportionate share towards the Municipal taxes and other payments and outgoings mentioned in the Second Schedule hereto.

16. So long as each Flat shall not be separately assessed for Municipal taxes, charges and water rates and other taxes, and rates the Purchaser shall pay a proportionate share of the above assessed on the whole building that in case any security deposit is demanded by the water department of the Bombay Municipal Corporation before giving the water connection or by the Bombay Suburban Electric Supply Ltd. before giving Electricity Supply to the proposed building the same shall be paid by the Purchaser in proportion to the share to be decided by the Builders. Further in case the Municipal Authorities or the Bombay Suburban Electric Supply Ltd. require meters to be

be paid by the Purchaser/s. The Purchaser/s shall forthwith pay his/her/their share of the water bill of Flat in the building within four days from demand.

17. The Purchaser/s hereby agree/s that in the event of any amount by way of premium to the Municipality or to the State Government or other authority for betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser/s to the Builders in proportion to the area of Flat agreed to be acquired by the Purchaser/s and in determining such amount the decision of the Builders shall be conclusive and binding upon the Purchaser/s.


18. The Purchaser/s shall maintain at his/her/their own costs the Flat acquired by him/her/them in the same good condition, state and order in which it is delivered to him/her/them and shall abide by all the bye-laws, rules and regulations of the Government, Bombay Municipal Corporation and Bombay Suburban Electric Supply Limited, any other authorities and local bodies and shall attend, answer and be responsible for breach or non-performance or non-observance of any of the conditions or rules or bye-laws and shall indemnify and keep indemnified the Builders in respect of any such breach, non-performance or non-observance of any of the conditions, rules or bye-laws.

19. That the Purchaser/s shall also pay his/her/their proportionate share of insurance premium to keep the Building insured against loss or damage by fire and to get a Capital Redemption Policy in a sum equivalent to the total sale price of all the Flats and/or garages in the said building a Company to be approved by the Builders. All the moneys as and when received by virtue of any such insurance shall be spent in rebuilding or repairing the premises. Whenever the said building or any part thereof be destroyed or damaged for any reasons whatsoever, the Purchaser/s shall pay his/her/their proportionate share for reinstating or repairing the same and shall nevertheless continue to pay all the payments to be made as per this Agreement as if no such destruction or damage has happened. The Purchaser/s shall pay his/her/their proportionate share of expenses for keeping the said building in good and substantial repairs and conditions to the satisfaction of the Builders.

20. The Purchaser/s hereby agree/s to pay all the amounts payable under the terms of this Agreement as and when they become due and payable, time in this respect being the essence of the contract. Further the building are not bound to give notice requiring such payment and

27. The Purchaser/s hereby declares that neither the Purchaser/s nor any member of the family owns any dwelling unit in the Urban Agglomeration of Greater Bombay and shall give necessary affidavit to this effect at the time of taking possession of the said flat.

28. The Purchaser/s hereby covenants to keep the walls of the Flat and partition walls sewers, drains, pipes, appurtenances thereto belonging in good tenable repair and condition and in particular so as to support and protect the parts of the building other than his/her/their flat.



29. The Purchaser/s shall not let sub-let transfer convey mortgage charge or in any way encumber or deal with or dispose of his/her/their Flat nor assign, underlet or part with his/her/their interest under or the benefit of this Agreement or any part thereof till all his/his, their dues of whatsoever nature owing to the Builders are fully paid up and only if the Purchaser/s has not been guilty of breach of or non-compliance with any of terms and conditions of this Agreement, until he/she, they obtain previous consent in writing of the builders. Any transfer or assignment shall be of the said Flat as whole.

30. The Purchaser/s shall permit the Builders and their survivors or agents with or without workman and others at all reasonable time to enter into upon his/her/their Flat or any part thereof to view and examine the state and condition thereof and to make good within three months of the giving of such notice, all defects, decays and wants of repairs of which a notice in writing shall be given by the Builders to the Purchaser/s.

31. The Purchaser/s shall permit the Builders and their Survivors and agents with or without workman and others at all reasonable times to enter into and upon the said Flat or any part thereof for the purpose of repairing any part of the building and for the purpose of making, repairing, maintaining, rebuilding, cleaning, lighting and keeping in order and condition all service drains, pipes, cables water covers, gutters, wires, party structures or other conveniences belonging to or serving or used for all the building and also for the purpose of laying down maintaining, repairing and testing drainage, water pipes and electric wires and for similar purposes and also for the purpose of cutting off the supply of water to the Flat or any other Flats in all buildings in respect whereof the Purchaser/s or the occupier of such other Flats as the case may be shall have made default in paying his/her/their share of water tax.

32. The Purchaser/s shall not use the Flats or permit the same to be used for any purpose whatsoever which may or is likely to cause nuisance or annoyance to occupiers of the other Flat in all buildings or to the owner or Occupier in the neighbouring properties nor for any illegal or immoral purpose.

33. The Purchaser/s shall not use the said Flat for any purpose other than for which the said Flat is agreed to be acquired by him/her/them except with the written permission of the Builders.

34. The Purchaser/s shall not at any time demolish or cause to be demolished the said Flat or any part thereof agreed to be taken by him/her/them or he/she/they at any time make or cause to be made any additions or alterations of whatever nature to the said Flat or any part thereof. The Purchaser/s shall not permit the closing of veranda or balconies or make any alterations in the elevations and outside colour scheme of the Flat to be acquired by him/her/them.

35. After the possession of the Flat is handed over to the Purchaser/s if any additions or alteration in or about or relating to the buildings are thereafter required to be carried out by the Government, Municipal or any statutory authority, the same shall be carried out by the Purchaser/s in co-operation with the acquirers of the other Flats in the buildings at their own costs and the Builders shall not be in any manner liable or responsible for the same.

36. The Purchaser/s shall not do or permit to be done any act or thing which may render void or voidable any insurance of any Flat in or any part of the building or cause any increase premium to be payable in respect thereof.

37. The purchaser/s shall not decorate exterior of his/her/their Flat otherwise than in a manner agreed with the Builders or in the manner as near as may be in which the same was previously decorated.

38. The Purchaser/s shall not throw dirt, rubbish, rags or other refuse or permit the same to be thrown from his/her/their Flat in the compound or any portion of the building.

39. The said building shall always be known as **ADITI** and this name shall not be changed without the written permission of the Builders.

40. After the Building is complete and ready and fit for occupation and the Co-operative Society is incorporated and registered and only

by the Builders and after they have received all dues payable to them under the terms of the agreement with various Flat holders the Builders shall arrange for execution of a Conveyance in respect of the said plot together with the right to use in common the said garden in favour of the said Co-operative Society as the case may be in the manner hereinabove stated.

41. In the event of the Co-operative Society being formed and registered before the sale and disposal by the builders of the flats in the said building the power and authority of the Society so formed or of the Purchaser/s and other acquires of Flats shall be subject to the over all authority and control of the Builders over all any of the matters concerning the said building and in particular the Builders shall have absolute authority and control as regards the unsold Flats and the disposal thereof.

42. Any delay or indulgence by the Builders in forcing the terms of this Agreement or any forbearance or giving of time to the Purchaser/s shall not be considered as a Waiver on the part of Builders of any breach or non compliance of any of the terms and conditions of the Agreement by the Purchaser/s nor shall the same in any manner prejudice the rights of the Builders.

43. All letters, receipts, and/or notices issued by the Builders, and dispatched under Certificate of posting to the address known to them to the Purchaser/s shall be sufficient proof of receipt of the same by the Purchaser/s and shall fully and effectually discharge the Builders.

44. If the Purchaser/s neglect, omit or fail for any reason whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser/s under the terms and conditions of this Agreement (whether before or after delivery of possession) within the time specified or if the Purchaser/s shall in any other way fail to perform or observe any of the covenants and conditions on his/her/their part herein contained or referred to, the Builders shall be entitled to enter upon and resume possession of the said Flats and everything whatsoever therein and this Agreement shall cease and stand terminated and the earnest money and all other amounts already paid by the Purchaser/s to the Builders stand absolutely forfeited to the Builders and the Purchaser/s shall have no claim for refund or payment of the said earnest money and/or the said other amounts already paid by the Purchaser/s or any part thereof and Purchaser/s hereby agree/s to forfeit all his/her/their right, title and interest in the said Flat all amounts already paid and in such event Purchaser/s shall also be immediate ejectment as trespassers, but the right given by this clause to the Builders shall be without prejudice to any rights, remedies and claims whatsoever at law or under this agreement of the Builders against the Purchaser/s.

45. The Blank wall of the building and external territory of the buildings shall remain to be the property of the builders and this Agreement shall be subject to the said rights of the Builders who shall be entitled to use the said plank external walls of the building for

any purpose including the display of the advertisement and sign-boards and the Purchaser/s shall not be entitled to any abatement in the price of the tenements to be acquired by him/her/them or to any compensation or damages on the ground of inconvenience caused to the Purchaser/s.

46. All costs charges and expenses in connection with the formation of the Co-operative Housing Society, as well as the costs of preparing, engrossing, stamping and registering all the agreements conveyance, Transfer Deeds or any other Document or Documents required to be executed by the Builders and Purchaser/s as well as the entire professional costs of the Solicitors of the Builders in preparing and approving all such documents shall be borne by the Society proportionately by all the holders of Flats in all the Buildings. The Builders shall not contribute anything towards such expenses, the proportionate share of such costs, charges and expenses, payable by the Purchaser/s shall be paid by him/her/them immediately on demand. Purchaser/s shall take the necessary share in the Co-operative Society to be formed and this Agreement shall be treated as an application and irrevocable consent by the Purchaser/s to become a member/s and for allotment of shares of the said Society to him/her/them.

47. This Agreement shall be executed in triplicate, the Original shall be lodged by the Purchaser/s for registration with the Sub-Registrar of Assurance Bombay, as required under the Maharashtra Ownership Flats (Regulation of the Promotion of Maharashtra Sale Management and Transfer) Act, 1963 the duplicate shall be retained by the Builders and the Triplicate shall be retained by the Purchaser/s. The Purchaser/s shall lodge for registration the original agreement with the Sub-Registrars of assurances Bombay, within the time specified under the Registration Act and shall immediately intimate to the Builders about the same. The Builders shall on receiving the said intimation attend the office of the Sub-Registrar of Assurances Bombay, and admit execution thereof. If the Purchaser/s shall fail to lodge the original agreement for registration with the Sub-Registrar of Assurance Bombay within the time specified under the Registration Act, the Purchaser shall be responsible and shall also be liable for all the consequences arising under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction Sale Management and Transfer) Act, 1963. After receiving the intimation about the lodging of the agreement for registrations by the Purchaser/s if the Builders shall fail to admit execution the Builders shall be responsible for the consequences that may arise under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 on account of such failure to admit execution thereof. It is clarified and understood by and between the parties hereto that the responsibilities to lodge this agreement for registration with the Sub-Registrar of Assurance Bombay shall be of the Purchaser/s only.

48. On the execution of this Agreement, the Purchaser/s shall pay to who have brought about this transaction..... commission at the rate of 2% on the purchase price herein mentioned.

THE FIRST SCHEDULE ABOVE REFERRED TO :

All that piece or parcel of land or ground admeasuring 1365.00 Square metres or thereabouts situated at Versova on Andheri-Versova Road in the Registration Sub-District of Bandra, District Bombay Suburban bearing C.T.S. No. 1309/6 the Vendors Private layout scheme and bounded as follows : that is to say on or towards EAST by 30 ft. wide Road, on or towards the WEST by S. No. 95 or towards the NORTH by C.T.S. No. 1309/5, and on or towards SOUTH by C.T.S. No. 1309/7 & 1309/8 and delineated on the Plan thereof annexed and thereon shown surrounded by red coloured boundry line.

THE SECOND SCHEDULE ABOVE REFERRED TO :

- (1) The expenses of maintaining, repairing redecorating etc. of the main structure and particular the roof, gutters and rain water the buildings water pipes, gas pipes and electric wires in under the buildings and enjoyed or used in common by the occupiers of Flats and the main entrances passages, landings and staircases of the Buildings as enjoyed by them in common as aforesaid and the boundry walls of the building Compounds etc.
- (2) The cost of cleaning, lighting the passages, landings, staircases and other parts of the building, as enjoyed or used by the holders of Flats and shops in common as aforesaid.
- (3) The cost of decorating the exterior of the buildings.
- (4) The costs of the salaries of clerks, bill collectors, chowkidars, sweepers etc.
- (5) The costs of working and maintenance of lifts if any, other lights and service charges.
- (6) Municipal and other taxes.
- (7) Insurance and other charges.
- (8) Cost of water or electric meters and/or any deposit for water or electricity.
- (9) Such other expenses as are necessary or incidental to the maintenance and unkeep of the buildings.

IN WITNESS WHEREOF the Builders and the Purchaser/s have hereunto set and subscribed his/her/their hand and seal the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED) For S.R. Construction Co.
by the withinnamed Builders)
M/s S. R. CONSTRUCTION CO.)
In the Presence of) Chandrakant S. Rupani
Constituted Attorney

SIGNED SEALED AND DELIVERED)
by the withinnamed Purchaser/s)
In the Presence of) Mehmoed Gillam Hussain
Mulla)



RECEIVED the day and year first herein-)
above written of and from the within-)
named Purchaser/s the sum of Rupees 5000/-)
(Rupees Five thousand and)
BEING the amount of earnest money or)
deposit to be paid by him/her/them to us)
by Cash/Cheque No. 2114)
on The Sagar Rahiwashi)
Sahakar Bank Ltd)

WITNESS : Ghodapdev Brench
dtd. 5-5-84

WE SAY RECEIVED

For S. R. CONSTRUCTION CO.,

CONSTITUTED ATTORNEY

Chandrakant S. Rupani

RECEIVED Two copies of Agreement for sale. The original Agreement and the triplicate are received by me, original for the purpose of registration with the Sub-Registrar of assurance at Bombay as required under the Maharashtra Ownership Flats Act. I agree to lodge the said Original Agreement for sale with the Sub-Registrar of Assurance at Bombay within three months from the date of this Agreement and I shall be responsible for the same. I shall inform you within three days thereafter about the lodgement of the registration of the said Agreement for you to admit the same. The triplicate copy is for my record.

Signature.....

(Purchaser)

PANDYA & POONAWALA
Advocates, Solicitors & Notary

B. K. PANDYA B.Sc., LLB.,
S.A. POONAWALA, B.A. LLB.

12, ISMAIL BUILDING,
381, DR. D. N. ROAD,
FORT, BOMBAY-400 001.
PHONE : 2 5 1 8 1 1 - 2 5 4 8 0 4

Ref. No. 696/82

Re: Property situate at Versova on Andheri Versova Road, in the Registration Sub-District of Bandra, District Bombay Suburban Bearing Plot No. 46 of Private Layout Scheme and Survey No. 131 (Part) and bearing C.T.S. No. 1309/6 admeasuring 1365 square meters or thereabouts.

Shrimati Ansuya Kantilal ShahOwner
to
Messrs. S. R. Construction Co.Developer
sole proprietress Smt. Ansuya K. Shah

THIS IS TO CERTIFY that on behalf of our clients Messrs. S. R. Construction Co. the Developer abovenamed we have investigated the title of the Owner to the above property and have taken necessary searches in the office of the Sub-Registrar of Assurances at Bandra and Bombay, and in offices of D.I.L.R. at Bombay and of the Talati of Village Versova on Andheri Versova Road, and at City Survey office at Goregaon, and we are of the opinion, that, subject to the Owner producing the Certificate under Section 230 A of the Income Tax Act 1961 (if necessary) and subject to the Owner obtaining necessary permission of the Competent Authority under Section 27 of the Urban Land (Ceiling and Regulation) Act 1976 and subject to the terms and conditions of the permission dated 2nd November, 1979 bearing C/ULC/SEC-21/SR-II-69 granted by the Additional Collector and Competent Authority (U.L.C.) Greater Bombay under Section 21(i) of the Urban Land (Ceiling and Regulation) Act 1976.

Dated this 8th day of March 1982.

For M/s. PANDYA & POONAWALA

PARTNER

Advocates & Solicitors

LIST OF AMENITIES

1. FLOORING:

- a) Indian Peetant stone flooring will be laid in all rooms, kitchen, passage, balconies and otla.
- b) All bathrooms will have Indian Peetant Stone flooring and dado 3'0" of the Geru finishing with colour.
- c) All lavatory will have Indian Peetant Stone flooring and dado upto 2' 0" of the Geru finishing with colour.

2. KITCHEN:

One Mori will be provided with I.P.S. Flooring.

3. W. C. & BATH ROOMS:

- a) Indian type water Closet will be provided.
- b) There will be one water tap in bathroom.

4. DOORS AND WINDOWS:

The frames of all the doors and windows will be made of wood and/or steel with shutters of the same with necessary M. S. fittings.

5. ELECTRICITY:

- a) There will be one light point in each room.
- b) There will be one light point in the bath room and W. C.
- c) There will be separate metres for each flat.
- d) There will be one light point in kitchen.
- e) All electric wiring will be open type wiring of aluminium.

6. GENERAL:

- a) Fan Hook will be provided in all rooms.
- b) R.C.C. Storage Tank will be provided underground & above the terrace with electric pumps as per B.M.C. Rules.

itchen
ng ad
d dabo

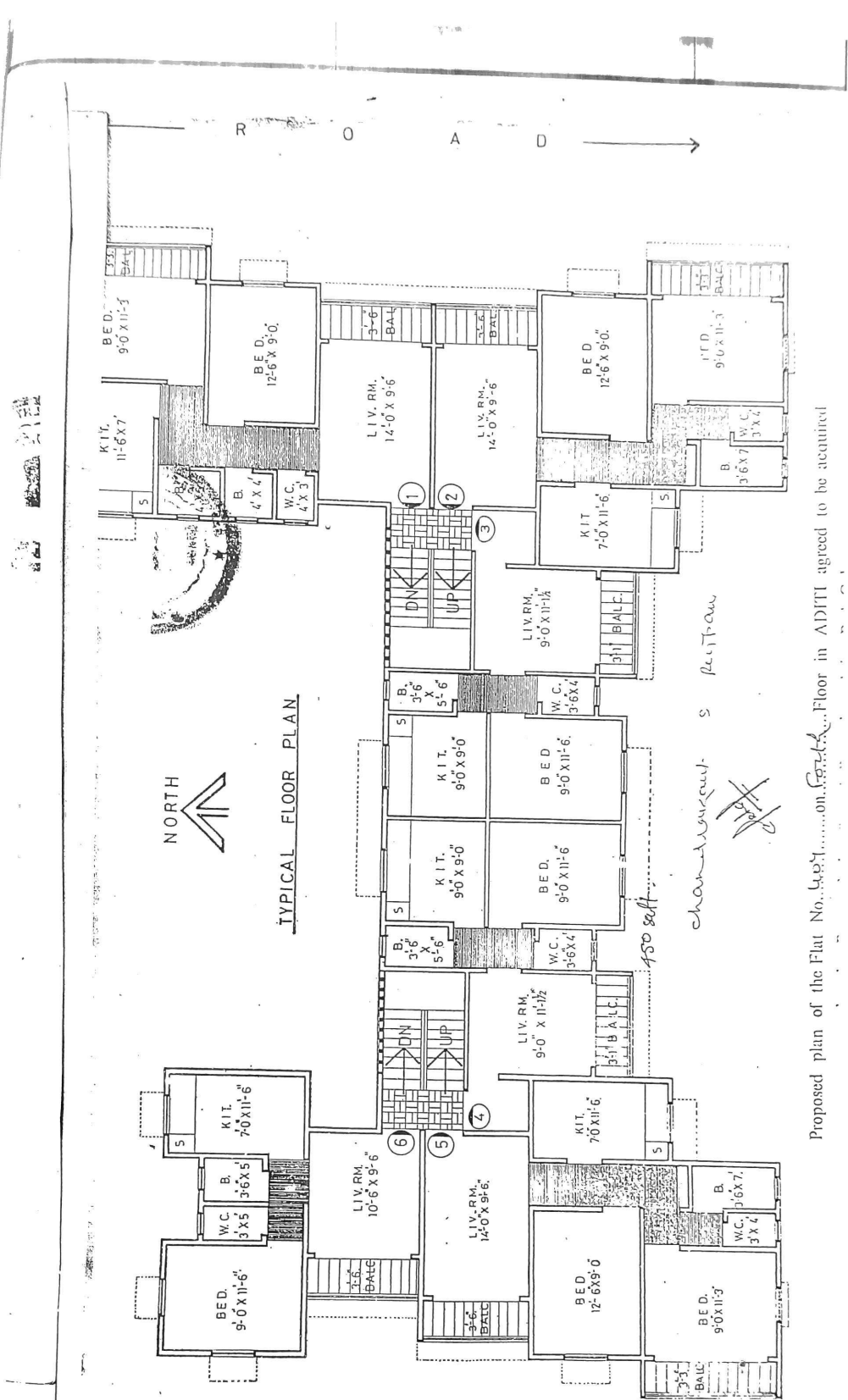
made of
necessary

W. C.

ium.

& above

100



Proposed plan of the Flat No. 400, on Fort Road, Floor in ADITI agreed to be acquired

Handwritten signature

Bombay 400 Act, hereinafter referred to as the "TRANSFEREES" (which expression shall, unless it be

Chowpatty,
XXXXXX(NX,

THE

PP-15
Vol. 235-121R05

1. PP-15 which accompanies
document, registered No. 1662/84
pages 106/107 of 1223 of PP-08
to 1 113
at 61-10 - 19 9.0

Cap-Register of 1990



श्री० महमूद गुलाम हुसैन मुन्शी वय ३५ वर्ष,
 बदायुण, रा० अलीगढ़ जिल्हा, २२ मजल,
 २ वॉन कद, एक लेटर राउ, रे राउ क्र १०

.....
 वस्तुएवज करून देणारा
 न्यायकथित सी० ३२१११ वस्तुएवज करून
 दिल्याचे कबूल करतात

[Handwritten signature]



श्री. एम. व्ही लॉरे नोकरी,
 न्यायालय वी. वॉली विलेज, मुं. २५,
 हे सब रजिस्ट्रार यांच्या ओळखीचे
 असून ते वरील वस्तुएवज करून
 देणारांस स्वतः ओळखत असल्याचे
 सांगतात व स्यां दी ओळख देतात.

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ता. १६/१०/१९९० मुख्य निबंधक मुंबई.

श्री. चंद्रशेखर शिपकर राजवरीया वय ४२ ब्यापार हाताळी ३३६,
 मिळकत रोजन विलेज, मुंबई, वी. वॉली विलेज, मुं. २५,
 असाव्यासार (बी. व्ही. लॉरे) यांच्या ओळखीचे
 असून ते वरील वस्तुएवज करून देणारांस स्वतः
 ओळखत असल्याचे सांगतात व स्यां दी ओळख देतात.

Chandrasekar S. Kulkarni

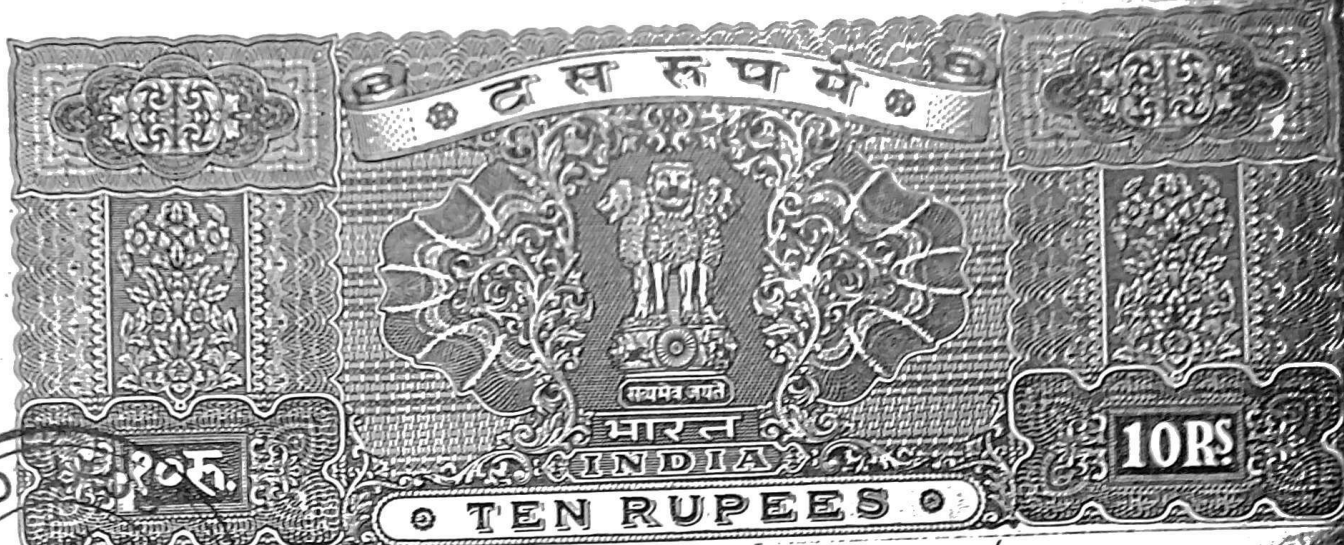
श्री. एम. व्ही लॉरे नोकरी,
 न्यायालय वी. वॉली विलेज, मुं. २५,
 हे सब रजिस्ट्रार यांच्या ओळखीचे
 असून ते वरील वस्तुएवज करून
 देणारांस स्वतः ओळखत असल्याचे
 सांगतात व स्यां दी ओळख देतात.

[Handwritten signature]

ता. २२-५-९० मुख्य निबंधक मुंबई.



REGISTRATION NO. 1223
 Date 11-10-90
 Additional Registrar
 106/101



Handwritten notes and stamps including 'सर्वश्री' and 'गुरुदेव'.

5 APR 1988

AGREEMENT

Handwritten signature and initials.

THIS AGREEMENT is made and entered into at Bombay, this 7th day of June, 1988, by and between SRI MEHMOOD GULAM HUSSAIN MULLA, aged 41 years, adult Muslim, Indian inhabitant of Bombay, hereinafter called the "TRANSFEROR" (which expression shall mean and include his heirs, executors, administrators and assigns) of ONE PART AND (1) SMT. RAZIYABAI ROSHANALI VIRANI, aged 58 years and (2) SRI HAMZAHUSEIN ROSHANALI VIRANI, aged 38 years, both Muslims, Indian inhabitants of Bombay, hereinafter called the "TRANSFEREES" (which expression shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

Certified True Copy Attested by me DASHARATH D. SINGH Notary (Govt. of India)

WITNESAS the Transferor is owner of the residential flat bearing No. 404, on the Fourth floor in the building known as "Aditi", situate on the plot bearing C.T.S. No. 1309/G, Off J.P.Road, Seven Bungalows, Andheri (West), Bombay 400 058, and the said Transferor

Handwritten signatures and address: S. J. Bhargava, Bombay 400 007, hereinafter

Office of the Collector of Stamp
Bangalore, India

No. 101/A/249/2012

Office of the Collector of Stamp

Dated 27.12.2012

Received from Mr. S. Srinivasan Personal Viravel & Other
vs. State
Banking Stamp duty of Rs. 6000/- Six Thousand Eight Hundred only,
with value for Rs. 5 Five only 2012

Stampable under article 25(6)
of article 1 of Banking Stamp Act, 1958
Covered under Section 41 of the Banking
Stamp Act, 1958 for the year 2012

Rs. 6000/- Six Thousand Eight Hundred only
and payable for Rs. 5 Five only
under article 25(6) of article 1 has
been paid in respect of this instrument.

This certificate is subject to the provisions
of section 21A of the Banking Stamp
Act, 1958.

For Collector
Stamp



Stamp of the Registrar of
Mortgages, Bangalore

is seized and possession of or otherwise sell and
sufficiently entitled to the said residential premises
measuring 271 square feet carpet area AND WHEREAS
the transferee is a member of the 14th Co-operative
Housing Society Ltd., bearing Registration No. 30/7/57
152(DC)/77/16-25, dated 15th December, 1974, registered
under the Maharashtra Co-operative Housing Societies
Act, 1961 (hereinafter referred for the sake of brevity
as "the said Society"), and of 5 (Five) shares of the
said Society of the face value of Rs. 200/- (Rupees Two
Hundred Fifty only), bearing Share Certificate No. 27
and bearing Serial Nos. 121 to 125 have been issued
in the name of the transferee AND WHEREAS the
transferee has agreed with the transferees to sell,
transfer, grant, convey and assign the said flat
No. 401, free from all encumbrances and clear from
all the taxes, duties, charges, claims, liens and





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dy. *[Signature]*
23/11/11
[Signature]

demands existing thereon prior to the execution of this Agreement at or for the price of Rs. 2,00,000/- (Rupees ~~One Lakh Seventy Five Thousand~~ ^{Two} only), by way of absolute sale with possession together with the said shares of the said Society issued to the Transferor in respect of the said Flat No. 404, NOW THIS INDENTURE THEREFORE WITNESSETH AS UNDER. :-

1. The Transferor hereby sells, transfers, conveys and assigns to the Transferees all his rights, titles, interests, claims, benefits and advantages of his membership rights in the said Society viz. the Aditi Co-operative Housing Society Ltd. and the ownership rights in respect of the said Flat No. 404, on the Fourth floor of "Aditi", Aditi Co-operative Housing Society Ltd., Plot on C.T.S. No. 1309/6, Off J.P. Road, Seven Bungalows, Andheri (West), Bombay 400 058, along with the shares of the said Society for the total amount of Rs. 2,00,000/- (Rupees ~~One Lakh Seventy Five Thousand~~ ^{Two} only), the receipt of which amount in full, the Transferor hereby doth admits and acknowledges and the Transferor has put the Transferees in possession of the said Flat.



[Signature]
23/11/11
[Signature]

2. The Transferor hereby declares and covenants with the Transferees that they have paid all the outgoings, charges and expenses including the maintenance charges of the said Society and the Municipal taxes in respect of the said Flat till the execution of this Agreement have been paid fully and hereby agrees to.

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579 ✓

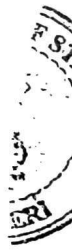
indemnify and keep indemnified the Transferees against all costs, charges and expenses due and payable by the Transferor in respect of the said Flat No. 404.

3. The Transferees agree to comply with all rules, regulations and bye-laws of the said Society.

4. The Transferor declares that the said Flat No. 404 is free from all debts, liabilities and encumbrances including taxes, water charges and all other outgoings and he has paid the said dues in respect of the said Flat till the execution of this Agreement.

5. The Transferor hereby agrees and covenants with the Transferees that he shall sign all the necessary papers and documents including the transfer form of the ownership rights of the said flat and of the shares as may be required of him or any other duly authorised person of the said Society for the said purpose and for the effectual transfer including the registration of this Agreement.

6. IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands and seals





5

on the day and year first hereinabove mentioned.

SIGNED, SEALED and DELIVERED)
by the withinnamed TRANSFEROR,)
SHRI MEHMOOD GULAM HUSSAIN)
MULLA, in the presence of..)
Shaukat Jamali, Advocate)

[Handwritten signature]

SIGNED, SEALED and DELIVERED)
by the withinnamed TRANSFEREES,)
(1) SMT. RAZIYABAI ROSHANALI)
VIRANI, and (2) SHRI HAMZAHUSEIN)
ROSHANALI VIRANI, in the)
presence of)
..)

[Handwritten signature]

[Handwritten signature]



RECEIVED of and from (1) Smt. Raziya Bai Roshanali Virani and (2) Shri Hamza Husein Roshanali Virani, the Transferees hereinabove, a sum of Rs. 2,00,000/- (Rupees ~~One Lakh Seventy Five Thousand~~ ^{Two} Lakh ~~Seventy Five Thousand~~ only), vide Cheques Nos. 103302 dated 7-6-1988 for Rs. 1,75,000/- and No. 103303 dated 7-6-1988 for Rs. 25,000/- of Development Corp. Bank Ltd, Hasnabad drawn in my name, i.e. Shri Mehmood Gulam Hussein Mulla, being the full consideration amount mentioned hereinabove.

Certified True Copy
Attested by me

DASHARATH D. SINGH
Notary
(Govt. of India)

WITNESSES:
Shaukat Jamali,
Advocate

I SAY RECEIVED Rs. 2,00,000/-
[Handwritten signature]
(Mehmood Gulam Hussein Mulla,
TRANSFEROR,



मुद्रांक जिल्हाधिकारी, अंधेरी नालुका, यांचे कार्यालय

का. प्र. अ. अ. ई. १, इमारत महानगर
बदा - युनायिटेड बदा (द), मुंबई - ४०० ००१

दि. १२/०९/२०१२

(मुंबई मुद्रांक अधिनियम १९५८ च्या कलम ३१ अन्वये अंतर्निश्चित आदेश);

दिनांक **E 12/09/2012**

उपरोक्त अधिनियम प्रकल्प क्रमांक एडी/२०१२/२०१२ अन्वये चक्रवर्तु श्रामिती राज्याबाहेर आर दिगुनी व इतर यानी दिनांक ०९/०९/२०१२ रोजी कडगल्लाया चा मॅलेव्हा अधिनियमाकारणा सादर केल्या आर मध्य मॅलेव्हाअर्थल रजिस्ट्रल सुलतल प्रमाण

मॅलेव्हा निभादनाचा दिनांक	--	०९/०९/२०१२
मॅलेव्हाचा प्रकार	--	करगल्लाया
मॅलेव्हा लिहून देणार	--	श्री महेश्वर जी एच मुलगा
मॅलेव्हा लिहून देणारा	--	श्रामिती राज्याबाहेर आर दिगुनी व इतर
मॅलेव्हातील निव्वहाकर्त्याचे नाव	--	सदानंदा क्रमांक - बी ६०६, आदित्य न्ह. गृह. संस्था मर्यादित सात बंगला, अंधेरी मॅडिया, नालुका - अंधेरी, गांव - मॅ.टी.स. क्र. अण - के मॅडिया १२
क्षेत्रफळ	--	३७ चौर मूठ चवरे
मंवलना	--	राशे - २००००० -

उपरोक्तलेखिल मॅलेव्हातील मालमना. सन १९५८ करिताचे कुल्लुंबई महानगरपालिका क्षेत्रासी प्रत्येत असलेली दिवसन निर्देशल
निव्वहाकर्त्या आणि बाबागमुल्यल नकल्यांतल मर्यादांक सूचना व म्यामधील ट व इत्यानाक सादर केल्या कावटय दिवसनर देवळ
रु. ३२९०००/- इतके निश्चित करण्यत आत असून त्याक मुंबई मुद्रांक अधिनियम १९५८ अन्वये वदरदांगुना सुलतल प्रमाण मुद्रांक मुल्य रु.
२.३६१४०/- इतके निश्चित करण्यत आत

बाबाग मुल्य	अनुच्छेद	अनुज्ञेव मुद्रां	प्रमाण केल्ले मुद्रां	करमी केल्ले मुद्रां	रु
रु. ३२९०००/-	२५(६)	रु.६८१४०/-	रु.०/-	रु.३६१४०/-	रु. ३३३६६०/-

उपरोक्त सादर वसुधितरी व इत्यामधील मनुद माहिती व प्रकल्पामुळे सादर केल्लेय कावटयच्या आधारे निव्वहाकर्त्याक
खालीलप्रमाणे अंतर्निश्चित आदेश देत आरे.

अंतर्निश्चित आदेश

१. अधिनियमाकारणा सादर केल्लेय मॅलेव्हास मुंबई मुद्रांक अधिनियम १९५८ च्या अन्वये १ अर्थल अनुच्छेद २५(६) नुसार मुद्रांक
मुल्य रु. ६८१४०/- व रूंद रु. ३३६१४०/- देव आरे.
२. सदरतल मुद्रांक मुल्य व रूंद आणणाल सादर केल्लेयल मुद्रांक मुल्य रु. ६८१४०/- चा प्रमाणलेखलिग (Head) ००३०००१६/-
खाली हा अंतर्निश्चित आदेश प्राप्त झाल्यापसून ३० दिवसाच्या आत GRAS चा प्रमाणलेख <http://gras.maharashtra.gov.in>
चा वेबसाईटवरून ऑन-लाईन कराव.
३. रूंद रु. ३३६१४०/- चा प्रमाणलेखलिग (Head) ००३०००१६/- खाली हा अंतर्निश्चित आदेश प्राप्त झाल्यापसून ३० दिवसाच्या आत
GRAS चा प्रमाणलेख <http://gras.maharashtra.gov.in> चा वेबसाईटवरून ऑन-लाईन कराव.
४. प्रस्तुत अंतर्निश्चित आदेश आणणाल सादर केल्लेयल आणक आसले लेखे कण्ये सदा अंतर्निश्चित आदेश प्राप्त झाल्याच्या दिनांकापसून ३०
दिवसांच्या आत निव्वहाकर्त्याक बांधकडे सादर कराव. सदरतल अंतर्निश्चित आदेश मान्य करण्यत येवन.
५. उपरोक्ता प्रमाणे अंतर्निश्चित आदेश प्राप्त झाल्यापसून ३० दिवसांत आणक आसले लेखे कण्ये सादर न केल्लेयल प्रस्तुत अंतर्निश्चित आदेश
आणणाल सादर आसत असे समजून हेच अंतर्निश्चित आदेश मान्यण्यत येतील.

(बिळाकरादेश)
मुद्रांक जिल्हाधिकारी, अंधेरी

- प्रती,
१. श्रामिती राज्याबाहेर आर दिगुनी व इतर
सदानंदा क्रमांक - बी ६०६, मंगला - चौथा,
आदित्य न्ह. गृह. संस्था मर्यादित
सात बंगला, अंधेरी मॅडिया, मुंबई - ४०० ०५३
 २. सह दृष्यन निबंधक अंधेरी -



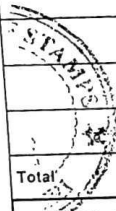


CHALLAN
MTR Form Number-6

GRN	00000129443201112E	BARCODE	[Barcode]		Date	01/03/2012-09:54:07	Article Code
Department	Inspector General Of Registration						Payee
Type of Payment	Non-Judicial Stamp						REMARK
DEFACED FOR RS:13680.00							DATED (If Any)
Fine and Penalty SoS Mumbai of 13680.00							ADJ/A/249/2012 IGR249
Office No.	0880023311201142	Deface Number	13680.00	AMOUNT	05/03/2012	PAN No. (If Applicable)	
Location	MUMBAI			Full Name	RAZIYABAI ROSHANALI VIRANI AND OTHERS		
Year	2011-2012 One Time			Flat/Block No.	B-404 ADITI CHS LTD		
Account Head Details - 0030054401	Amount In Rs.	13680.00		Premises/Building			
Fines				Road/Street			
				Area/Locality			
				Town/City/District			
				PIN			
				Remarks (If Any)	ADJ/A/249/2012		
Total	13680.00	Amount In Words	Thirteen Thousand Six Hundred Eighty Rupees Only				
Payment Details	STATE BANK OF INDIA			FOR USE IN RECEIVING BANK			
Cheque-DD Details				Bank CIN	REF No.	00003002012030120742	IK14828476
Cheque/DD No				Date	01/03/2012-09:55:43		
Name of Bank				Bank-Branch	STATE BANK OF INDIA		
Name of Branch				Scroll No. , Date	62 , 02/03/2012		

Validity unknown

Digitally signed by
PRAKASH NAYASO
CHAVAN 905230
VIRTUAL TREASURY
Date: 2012.03.05 18:17:33
IST
Reason: Secure Document
Location: India



MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CA/8281/BSIL/AK of 26 APR 1984

महानगरपालिका प्रस्तावित
प्लान, प्लान नं. १०१/६
विलेजो वर्सोवा
ज.प.रोड, अंधेरी (पश्चिम),
पार. सं. पाठकर मार्ग, पॉस्ट, सुंबई ५०

To
Shri Dilip Sanghavi, Architect,
An-upam Anseri Road,
Vileparle (West),
Bombay 400 056.

Sub.: Occupation Certificate for building on Plot bear
C.T.S.No.1309/6 and-1309/8 Villago Versova at
J.P.Road, Andheri(West).

Ref.: Your letter No. Nil of 2-2-1984.

With reference to the above, I have to inform you that
there is no objection to your client occupying the premises as shown b.
you in completion plans submitted by you after obtaining water connect
and subject to following conditions which should be complied with with
six months from the date of receipt hereof.

1) That the Certificate under sec. 130 of the Bomb
Municipal Corporation Act for adequate water supply be obtained
from Hydraulic Engineer.

2) In Sanjay and Aditi Building (Sixth floor) at No. 101
on 1st floor in Sanjay Bldg. and flat No.3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

Please also note that if any of the user mentioned in
the approved plans are found changed without
the Municipal Corporation, this Occupation Certificate granted to your
client will be treated as cancelled and steps will be taken to cut off
the water connection granted to your client.

Yours faithfully,

Assistant Engineer Building Proposal
(Western Subs.) K-Ward.



Ask/26.4.84.

खर-९/	
१५०४	९९
२०९२	

(5)
SOCIETY LIMITED
(Registration No. 1281)

(Registered under M. C. S. Act, 1960) H.S. 476 (84-85) and Date 12-81

No. 27

Authorised Share Capital Rs. 1,50,000. Divided into 3000 Shares each of Rs. 50/- only

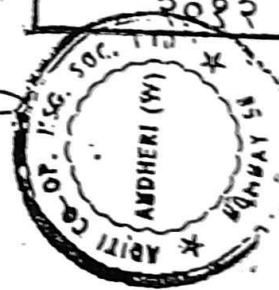
Member's Register No. 27
THIS IS TO CERTIFY that Shri / Smt. TEJHNOD GULAM HOSSAIN

TEJHNOD
of Bombay is the Registered Holder of Shares [5] from No. 131
to 135 of Rupees Fifty each i.e. 50/-
in THE ADPTI CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of

such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society on this 13th day of August 1984



2056	10-12-81
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Secretary

Member of the Committee

P. T. O.

12.11.1989

21

34

Roz'yabir Koskaop
Hanya Husary Vran

3

4

[Handwritten signature]

[Handwritten signature]

3.11.1991

21

[Handwritten signature]

TARREN JAGDISHCHANDRA
BUNNSAL

40

FOR ADITI CO-OP. HSG. SOC. LTD.

[Handwritten signature]
HON. SECRETARY / HON. CHAIRMAN

MR PRANBKUMAR PAK

142



FOR ADITI CO-OP. HSG. SOC. LTD.

[Handwritten signature]
HON. SECRETARY / HON. CHAIRMAN

10-291	2076	2202
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Committee Member

Hon. Secretary

Chairman

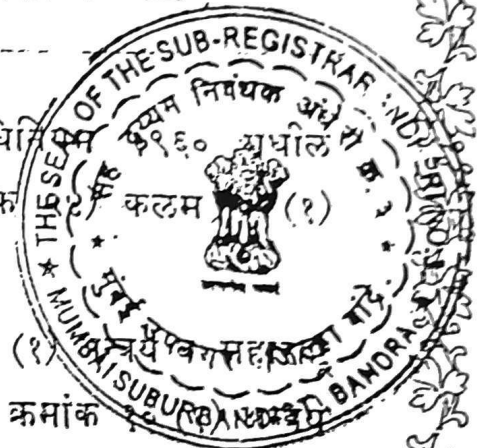
:- नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : पी.सो.एम. / के.के.स्ट./एच.एस्.डी. (टीसी) / ७७६/सन ८४-८५

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

अदिती. को-ऑपरेटिव्ह होसींग सोसायटी लिमिटेड,
 प्लॉट नं. ६, सर्व्हे नं. १३५ (पी) वसोती रोड,
 जंशेरी (पश्चिम) मुंबई - ४०० ०५८.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम
 (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक
 अन्वये नोंदण्यांत आलेली आहे.



उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१)
 सहकारी संस्थांचे नियम १९६१ मधील नियम क्रमांक
 संस्थेचे वर्गीकरण गृहनिर्माण
 संस्था असून उपवर्गीकरण भाडेकड सहभागीदारी
 आहे



सही

(Handwritten signature)

(गोविंद वसावे)
 उप निबंधक
 सहकारी संस्था (के-प.एच.म.)
 मुंबई



१४ १ १२ १९८४

बंदर-९/	
१०६	२
२०१२	



गावाचे नाव : वसोवा

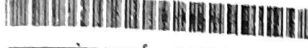
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 5,500,000.00
बा.भा. रु. 5,263,855.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1309 वर्णन: सदनिका नं 404, 4 था माळा, बी विंग, अदिती को ऑफ हौ सो लि, प्लॉट नं 6, ऑफ जे पी रोड, 7 बंगला अंधेरी प मुं 53.---
- (3) क्षेत्रफळ (1) 41.35 चौ मी बांधीव
- (4) शूकारणी किंवा जुडी देण्यात आलेले तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) प्रगब कुमार पाल - - -; घर/प्लॉट नं: सदनिका नं 404, 4 था माळा, बी विंग, अदिती को ऑफ हौ सो लि, प्लॉट नं 6, ऑफ जे पी रोड, 7 बंगला अंधेरी प मुं 53.--- ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AGSPP1162A.
(2) रंजुभी पाल - - -; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AJUPP7067M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) आसिफ मोहम्मद शेख - - -; घर/प्लॉट नं: 324 अजली को ऑफ हौ सो लि, ऑफ जे पी रोड अंधेरी प मुं 53; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVCPS6388L.
(2) खुशानूर आसिफ शेख - - -; घर/प्लॉट नं: सदर; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AVDPS4526M.
- (7) दिनांक करून दिल्याचा 24/02/2012
- (8) नोंदणीचा 24/02/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 1507 /2012
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 257600.00
- (11) बाजारभावप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



खरी प्रत

सहो दुय्यम निबंधक अंधेरी-३
मुंबई उपनगर जिल्हा.

*** Examined True Copy
Authenticated by me
ARUNA S. SRIVASTAVA
ADVOCATE NOTARY (GOVT. OF INDIA)
1455, Railway Staff Colony, Pochmal Colony
MUMBAI (E) 400 020



दस्ताक्रमांक व वर्ष: 5100/2004

Friday, September 17, 2004

12:04:23 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नॉदणी 63 म

Page 63 m e

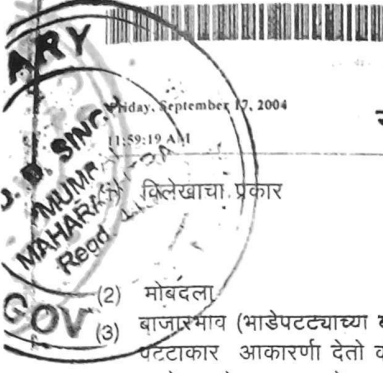
सूची क्र. दोन INDEX NO. II

गावाचे नाव : वर्सोवा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1,200,000.00
बा.भा. रु. 1,447,950.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1309 वर्णन: विभागाचे नाव - वर्सोवा (अंधेरी), उपविभागाचे नाव - 49/235 - भुभाग: उत्तरेकडे जयप्रकाश मार्ग, पुर्व, पश्चिम व दक्षिणेस गावाची सीमा. सदर मिळकत सि.टी.एस. नंबर - 1309 मध्ये आहे. फ्लॉट नं. बी 404, 4 था मजला, आदिती को ऑ हौ सो , प्लॉट नं. 6, तळ +4, मू शुल्क रु. 56300/-
(1)बांधीव मिळकतीचे क्षेत्रफळ 41.37 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असले तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) तारबेन जगदीशचंद्र भन्साली - -; घर/फ्लॉट नं: बी 404; गल्ली/रस्ता -; ईमारतीचे नाव: आदिती ; ईमारत नं: 6; पेठ/वसाहत: सातदंगला , शहर/गाव: -; तालुका: अंधेरी; प. पिन: 61; पॅन नम्बर: -
(2) अशोक जगदीशचंद्र भन्साली - -; घर/फ्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(3) अतुल जगदीशचंद्र भन्साली - -; घर/फ्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(4) अमीत जगदीशचंद्र भन्साली - -; घर/फ्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(1) प्रनब कुमार पान्ना - -; घर/फ्लॉट नं: 261; गल्ली/रस्ता: -; ईमारतीचे नाव: ओम्कार ; ईमारत नं: बिल्डींग 23; पेठ/वसाहत: भाझादनगर 1; शहर/गाव: -; तालुका: ल्हेरी प; पिन: 53; पॅन नम्बर: एजीएसपीपी 1162ए.
(2) रंजुश्री पाल - -; घर/फ्लॉट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एजीयुपापा 067एन.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा 15/09/2004
- (8) नोंदणीचा 17/09/2004
- (9) अनुक्रमांक 5100 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 56150.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 14550.00
- (12) शेरा



Verified True Copy
Attested by me
DASHARATH D. SINGH
Notary
(Govt. of India)



नोंदणीपूर्व गोषवारा

किलेखाचा प्रकार	करारनामा
(2) मोबदला	रु. 1,200,000.00
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 1,447,950.30
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 56150.00
(5) बाजारभावाप्रमाणे नोंदणी फी	रु 14479.50
(6) दस्त निष्पादित केल्याचा	15/09/2004

सूचना

- 1) ही माहिती पक्षकारांनी साक्षात्कृत केलेल्या इनपुट फॉर्मवर आधारित आहे.
- 2) दस्ताची माहिती संगणकावर घेण्यात आली याचा अर्थ दस्त नोंदणीसाठी रवीकारला असा नाही. दुय्यम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.
- 3) बदल/दुरुस्त्या कराव्यात.
- 4) क्रमांक 1,2,3,4,5,6 मध्ये बदल करला येणार नाही

- (7) पृष्ठांची संख्या 18
- (8) भू-नापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) मिटिएस क्र : 1309
- (9) मालमत्तेचे इतर वर्णन

(1) वर्णन: विभागाचे नाव - वर्जोवा (अंधेरी), उपविभागाचे नाव - 49/235 - भुभाग: उत्तरेकडे जयकाश मार्ग, पुर्व, पश्चिम व दक्षिणेस गावाची सीमा. सदर मिळकत मि.टी.एस. नंबर - 1309 मध्ये आहे. प्लॉट नं. वी 404 4 था मजला, आदिती को.ऑ.ई.सो, प्लॉट नं. 6, तळ +4, मुं शुल्क रु. 56300/-

- (10) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 41.37 चौ.मो. आहे.
- (11) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)

- (12) दस्तऐवज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता

- (1) नारायण जगदीशचंद्र भन्साली - -; घर/प्लॉट नं: वी 404, गल्ली/रस्ता: -; ईमारतीचे नाव: आदि; ईमारत नं: 6; पेठ/वसाहत: सातबंगला; शहर/गाव: -; तालुका: अंधेरी प; पिन: 61; पॅन नम्बर: -
- (2) अशोक जगदीशचंद्र भन्साली - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (3) अतुल जगदीशचंद्र भन्साली - -; घर/प्लॉट नं: वराहप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (4) अमीत जगदीशचंद्र भन्साली - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

- (13) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता

- (1) प्रनव कुमार पाल - -; घर/प्लॉट नं: 361; गल्ली/रस्ता: -; ईमारतीचे नाव: ओमकार; ईमारत नं: विल्डींग 23; पेठ/वसाहत: आज्ञादनगर 1; शहर/गाव: -; तालुका: अंधेरी, प; पिन: 53; पॅन नम्बर: एजीएसपीपी1162ए.
- (2) रंजुश्री पाल - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एजीयुपीपी7067एम.

नोंदणी गाषवा-यामध्ये इनपुट फॉर्म प्रमाणे डाकू एंटी करण्यात आली आहे.

पूर्व नोंदणी गोषवारा तपासून पाहिला

* तो बरोबर आहे/त्याच्यात नमूद केलेले

बदल/दुरुस्त्या कराव्यात.

Panabkarmural

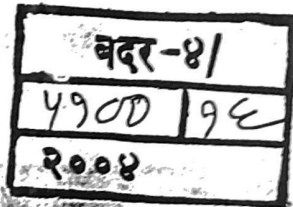
(पक्षकाराची स्वाक्षरी)

गटा एंटी ऑपरेटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले

बदल/दुरुस्त्या याचा समावेश करण्यात आला आहे.

दुय्यम निबंधकाची स्वाक्षरी)



ADITI CO-OP. HOUSING SOCIETY LTD.

(Regn. No. BOM/K-W/HSG (TC)/776/84-35 dated 14/12/84)

Aditi Apartment, Plot No. 6, Lane Opp. Avirash Bldg., Off. J. P. Road, 7 Bungalows,
Andheri (W), Mumbai - 400 053.

Date 13⁰⁷ 04

श्री. जयदेव, अध्यक्ष, आदिति को-ऑप. हाउसिंग सोसायटी लि.
प्लॉट नं. 6, लाने ऑप. अविराश बिल्डिंग, ऑफ. ज. पी. रोड,
अंधेरी (पश्चिम), मुंबई 400 053.



Dear Madam,

As per letter of request dt 13.7.04
the undersigned is enclosing with this letter
the Xerox of the B. M. C.'s assessment of Tax
(Property).

The other details as your requirement are:-

- ① Society has two wings i.e., A & B.
- ② Society is without a "LIFT"
- ③ The Society has Ground & four floors.
- ④ The Area (Carpet) of the Flat is 371 Sq Ft.
- ⑤ The year of construction is 1983-1984
& is MEMBER SECTION BUILDING.

वदर-8/	
4900	94
२००२	

The above details are as per your
requirements.

Enclos: Property Tax
Assessment Xerox.

FOR ADITI CO-OP. HSG. SOC. LTD.
(Signature)
HON. SECRETARY / HON. CHAIRMAN