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Monday, July 27, 2009

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पावती

पावती क्र. : 5221

गावाचे नाव गुलुंड

दिनांक 27/07/2009

दस्तऐवजाचा अनुक्रमांक वदर14 - 05208 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: जोशी नीलम वैभव - - -

नोंदणी फी

:- 29350.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 1020.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (51)

एकूण रु.

30370.00

आपणास हा दस्त अंदाजे 3:39PM हा वेळेस मिळेल

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दुय्यम निबंधक

साह दु.नि.का.कुर्ला 4

बाजार मुल्य: 2889814 रु. मोबदला: 2932350 रु.

भरलेले मुद्रांक शुल्क: 129300 रु.

राह दुय्यम निबंधक कुर्ला क्र. 8

हंभरी उपनगर जिल्हा.

देयकाचा प्रकार डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता जनकल्याण बँक मु.

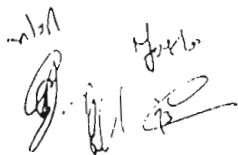
डीडी/धनाकर्ष क्रमांक. 040837; रक्कम: 29350 रु., दिनांक 17/07/2009

समाशोधनाच्या अधिन राहून

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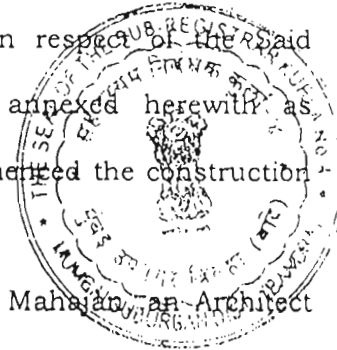
WHEREAS:-

- a) The Owners are absolutely seized and possessed of or otherwise well and sufficiently entitled to all the piece and parcel of land being Plot A bearing C.T.S. No.653 A-2 and 653 A-2/1 to 9, formerly bearing Survey No.135, Hissa No. 6A (P) of village Mulund East, Taluka Kurla, Mumbai Suburban District situated and lying at Gopal Krishna Gokhale Road, Mulund (East), Mumbai - 400 081, within the limits of Municipal Corporation of Greater Mumbai in the Registration District and Sub - District of Mumbai and Mumbai Suburban, admeasuring 624.70 sq. mtrs. or there about more particularly described in the First Schedule ~~herein~~ ~~under~~ written and for the sake of brevity hereinafter referred to as the 'Said Property', the property cards in respect of which are annexed herewith as Annexure 'A1' to 'A10' AND
- b) A building known as 'Shrirang Niwas' with ground plus two storeys owned and belonging to the Owners herein was situated on the Said Property, which has since been demolished as mentioned hereinafter AND
- c) Since the building 'Shrirang Niwas' was more than 50 years old and the Owners being desirous of reconstructing another multi-storied building in its place on the Said Property, the Owners have demolished the said Shrirang Niwas building after all the tenants have vacated the premises therein under their occupation AND
- d) The Owners of the Said Property herein have secured from the Owners of the adjoining plot bearing C.T.S.No.653-A-1 known as Chintamani Ganesh Baug CHS Ltd; the rights of access through the 15' wide road and right to use the garden and the well situated on the said plot/s vide 'Deed of Sale' dt. 28th June, 1982 duly registered vide reg.no.S/2274/1982, subject to sharing 25% of cost towards maintenance of said road, garden and well AND

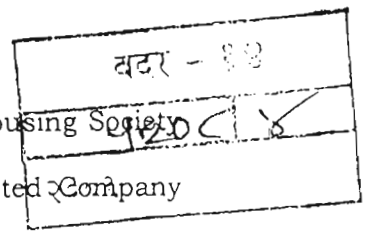
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- c) The Owners have developed a scheme for the construction on the Said Property a new building to be known as **Shrirang Niwas** (hereinafter referred to as the '**Said Building**' consisting of flats/offices/ shops/garages/stilt parking spaces/etc. for residential/commercial purposes including for banks, as the case may be and submitted plans to the **Municipal Corporation of Greater Mumbai**, hereinafter referred to as the '**MCGM**' for approval of construction of building and which have been sanctioned by the MCGM vide letter No. CE/4922/BPES/AT dated 17th January, 2007 **AND**
- f) There after the MCGM has issued Commencement Certificate bearing No. CF/4922 dt.. 09/07/2007 in respect of the Said Building, the xerox copy of which is annexed herewith as **Annexure "B"** and the Owners have commenced the construction work from 21st July, 2007 **AND**
- g) The Owners have appointed Shri Hemant Mahajan, an Architect registered with the Council of Architects for the supervision of construction work during the course of construction and till the completion of the Said Building **AND**
- h) The Owners expect to complete the construction of the Said Building on the Said Property within a period of about twenty - four months from the date of commencement **AND**
- i) The Owners are selling the flats/offices/shops/garages/stilt parking spaces etc; as the case may be in the Said Building on Ownership basis to the **other Purchasers** i.e. the persons who were occupying the premises in the demolished building as Tenants, as well as to the Others (hereinafter referred to as the '**Other Purchasers**') with a view that all purchasers of the flats/offices/shops/garages/stilt parking spaces etc; as the case

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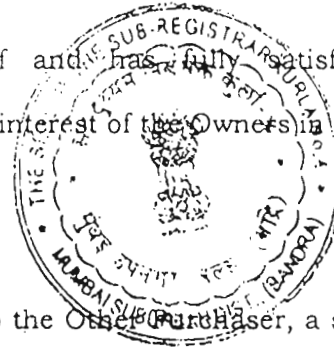
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may be shall form themselves into a Co-operative Housing Society (hereafter referred to as the 'Society') or a Limited Company (hereafter referred to as the 'Company') or any other Body Corporate (hereafter referred to as the 'Body Corporate') as the case may be and thereafter to execute the Deed of Conveyance of the Said Property with the Said Building thereon in favour of the Society or Company or Body Corporate as the case may be AND

j) The provisions contained in this agreement are to remain in force until the Society or Company or Body Corporate is formed and the Deed of Conveyance as provided herein is executed AND

k) The Other Purchaser is aware of and has fully satisfied himself/herself of the rights, title and interest of the Owners in the Said Property AND



l) The Owners have agreed to provide to the Other Purchaser, a self contained Flat No. B-503 on the 5th floor of the 'B' wing of the Said Building, admeasuring 678 square feet carpet area, hereinafter referred to as the 'Said Flat' on ownership basis under The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 hereinafter referred to as the 'Said Act'.

AND

m) The Other Purchaser has agreed to pay a sum of Rs.29, 32,350/- (Rupees Twenty Nine Lac Thirty Two Thousand Three Hundred Fifty Only) to the Owners for the Said Flat in the Said Building on the Said Property on Ownership basis under the provisions of the Said Act, calculated at the rate of Rs.4325 /-

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(Rupees Four Thousand Three Hundred Twenty Five Only)

square feet of the area admeasuring 678 sq. ft. Carpet,

AND

- n) The Other Purchaser, in addition to the consideration as above, has agreed to pay to the Owners a sum of Rs.5,000/- (Rupees **Five Thousand Only**) towards share capital, entrance fees, costs of formation/registration charges of the proposed Society or Company or Body Corporate, legal fees/costs and expenses for preparing 'Deed of Conveyance' on or before execution of this Agreement **AND**
- o) The Other Purchaser has agreed to acquire and purchase from the Owners the Said Flat in the Said Building under construction of the Said Property at or for the price and subject to the terms and conditions herein contained **AND**
- p) The Owners and the Other Purchasers have agreed that this agreement for sale and the conditions herein supercedes the previous agreement/s and/or understanding, arrangements, etc; as the case may be;



NOW THIS AGREEMENT WITNESSES:

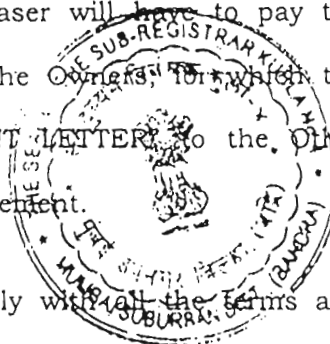
1. The Owners are entitled to reconstruct on the Said Property, more particularly described in the Schedule herein under written a building or buildings in accordance with the plans and specifications as sanctioned and approved by the MCGM.
2. The Owners shall be entitled to commence and carry out the construction of the Said Building consisting of flats/offices/shops/garages/stilt parking spaces etc; and/or other

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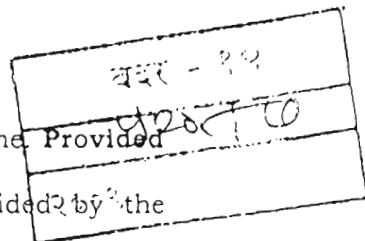
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amenities for selling to the Other Purchasers and the other Tenant Purchasers and the Other Purchaser herein shall not raise any objection of whatsoever nature to the same.

3. The Owners shall be entitled to sell flats/offices/shops/garages/stilt parking spaces, etc; therein to several persons as herein above on what is known as "Ownership Basis" and to organize, promote and form the Society or Company or Body Corporate.
4. If the Other Purchaser intends to purchase the parking space on "Ownership Basis", the Other Purchaser will have to pay the separate consideration for same to the Owners, for which the Owners will provide an "ALLOTMENT LETTER" to the Other Purchaser or enter into a separate agreement.
5. The Owners shall observe and comply with all the terms and conditions, stipulation and restriction, if any which may have been imposed by the concerned Local Authority at the time of sanctioning the plans or thereafter, before handing over possession of the Said Flat to the Other Purchaser.
6. The Other Purchaser has, prior to the execution of this agreement inspected and satisfied himself/herself about the title of the Owners to the Said Property and the Other Purchaser shall not be entitled to investigate further, the title of the Owners and no requisition or objection shall be raised on any matter relating thereto. A copy of the certificate of MRS. SHAMIKA S. SURVE, Advocate certifying the title to the Said Property is annexed hereto as Annexure "C".
7. The fixture, fitting and amenities to be provided in the Said Flat are as set out in the Annexure "D" hereto and the Other



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Purchaser has satisfied himself/herself about the same. **Provided** however that any special amenities will be provided by the Owners only in the event of the Other Purchaser informing the Owners in writing to provide such special amenities at extra cost payable by the Other Purchaser to the Owners in advance and the cost of such special amenities shall be as decided by the Owners.

8. The Owners will be selling the flats/offices/shops/garages/stilt parking spaces, etc; in the Said Building on ownership basis ultimately with a view that the purchasers of all the flats/offices/shops/garages/stilt parking spaces, etc; in the Said Building should form themselves into the Society or Company or Body Corporate, with themselves as shareholders/members upon the purchasers paying in all their respective dues payable by them and strictly complying with all the terms and conditions of their respective agreements with the Owners. The Owners shall get the necessary Deed of Conveyance of the Said Property executed in favour of such Society or Company or Body Corporate as the case may be.
9. The Owners have supplied to the Other Purchaser the documents mentioned in Rule 4 of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Rules, 1964 hereinafter referred to as the 'Said Rules', as have been demanded by the Other Purchaser and the Said Act as well as the Said Rules, applies to this agreement.
10. The Owners on completion of the Said Building on the Said Property shall give to the Other Purchaser on Ownership basis the Said Flat admeasuring **678** square feet carpet area bearing **Flat No. B-503** on the **5th Floor in "B" Wing** of the Said Building under construction on the Said Property and **delineated in red** on the

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plan thereof hereto annexed as Annexure "E". The Owners shall be entitled to receive and the Other Purchaser shall be liable to pay the consideration calculated at the rate of Rs. 4325/- (Rupees **Four Thousand Three Hundred Twenty Five** Only). per square feet of carpet area. The consideration therefore for the carpet area is Rs.29,32,350 /- (Rupees **Twenty Nine Lac Thirty Two Thousand Three Hundred Fifty** only)

11. The Other Purchaser shall pay the said sum of Rs. 29, 32,350/- (Rupees **Twenty Nine Lac Thirty Two Thousand Three Hundred Fifty** only) to the Owners in the following manner :-

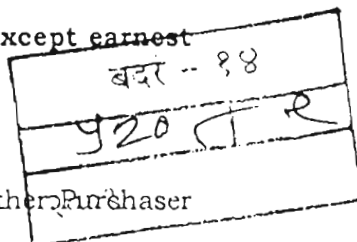
- i) Rs.1,50,000 /- (Rupees **One Lac Fifty Thousand** Only) as earnest money on or before the execution of this Agreement
- ii) Rs. 25,82,350 / - (Rupees **Twenty Five Lac Eighty Two Thousand Three Hundred Fifty** Only) On or before execution of this Agreement
- iii) The balance of Rs. 2, 00,000 /- (Rupees **Two Lac** only) amount only at the time of receiving possession of the Said Flat in the Said Building.
- iv) The Owners shall communicate in writing to the Other Purchaser requiring him/her to pay the installment within a specified time and if the Other Purchaser is not able to pay the installments as stated in i) to vi) above within the specified period or for any reason delays the payment, the Other Purchaser shall be liable to pay interest @ 24% per annum on the balance amount, compounding quarterly.

Provided that in case the Other Purchaser either fails to pay or delays the payment of installment beyond a period of six

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Provided that in case the Other Purchaser either fails to pay or delays the payment of installment beyond a period of six months from the date it becomes due for payment, the Owners in addition to the interest as aforesaid, shall be entitled to terminate this agreement and the Owners shall be at liberty to dispose of the Said Flat in the manner they like; and the consideration amount paid by the Other Purchaser shall be refunded to him/her within a period of three months from the date of termination, **except earnest money and the interest as aforesaid.**



12. In addition to the consideration as aforesaid the Other Purchaser shall pay to the Owners a sum of Rs.5,000/- (Rupees Five **Thousand** Only) towards share capital, entrance fee, cost of formation/registration charges of the proposed Society or Company or Body Corporate, legal fees/costs and expenses for preparing Deed of Conveyance on or before the execution of this agreement.
13. The Other Purchaser shall also pay the amount towards electricity/gas/intercom/internet/broadband connections as may be applicable on actual basis, within 15 days of demand by the Owners.
14. The Other Purchaser shall pay regularly every month to the Owners a sum provisionally calculated at the rate of Rs. 6/- per square feet of the carpet area of the Said Flat towards municipal taxes and maintenance charges from the date of receipt of Occupation Certificate of the Said Building till the formation and registration of the proposed Society or Company or Body Corporate as the case may be. The municipal taxes and maintenance charges are to be borne on actual basis.

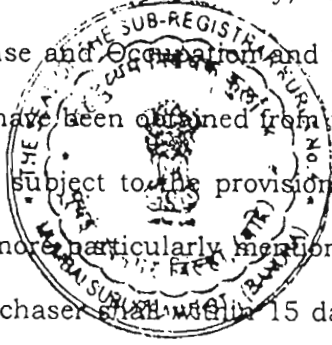
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15. The Other Purchaser shall not have any right in respect of floor space index sanctioned by the Local Authority in respect of the Said Property.

16. After giving the possession of the Said Flat in the Said Building to the Other Purchaser, if any part of the construction of the project continues, the Other Purchaser shall not raise any objection or cause any obstruction or hindrance of whatsoever nature to the continuance of such construction.

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17. The Owners shall complete the construction of the Said Building within a period of 24 months from the date of commencement of the construction. The Owners shall hand over the possession of the Said Flat to the Other Purchaser on or before 20th July, 2009 when the Said Building is ready for use and occupation and the Building Completion Certificate shall have been obtained from the MCGM or other Concerned Authority subject to the provisions of clause 18 and payment of amounts more particularly mentioned in clauses 10 and 11. The Other Purchaser shall within 15 days of the receipt by him/her of the written notice from the Owners that the Said Flat is ready for use and occupation and that the Building Completion and/or Occupation Certificate has been obtained from the Concerned Authority, take possession of the Said Flat.



18. The Other Purchaser shall be entitled to take possession of the Said Flat as contemplated in clause 17 hereof, only if he/she duly observes and performs all the obligations and stipulations contained in this agreement on his/her part to be observed and

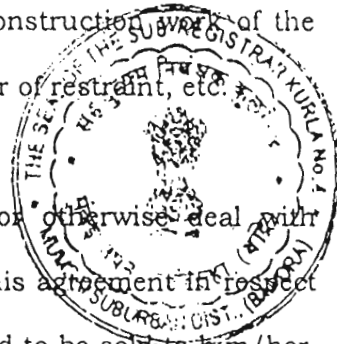
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performed and pays to the Owners all the and whatever the amounts payable by him/her under this agreement.

19. Notwithstanding anything contained in this agreement the Owners shall not incur any liability of whatsoever nature if they are unable to deliver the possession of the Said Flat on or before 20th July, 2009 due to non availability of building material or war or commotion or riots or any act of god or as a result of any act, notice, order, rule or notification of the Government and/or any other Public Body or Authority or on account of withholding of or delay in the grant of the Building Completion or Occupation Certificate, water connection and/or other necessary facilities, permission or sanctions by the Government, the MCGM and/or any such other or similar Public Body or Authority or on account of any order of any court affecting the construction work of the building by way of injunction or other order of restraint, etc.

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20. The Other Purchaser shall not assign or otherwise deal with his/her right, title interest or benefit of this agreement in respect of the Said Flat in the Said Building agreed to be sold to him/her, to any person or persons up to the possession without the consent in writing of the Owners herein.



21. The Other Purchaser shall become member of the Society or Company or Body Corporate and for the said purpose shall from time to time, sign and execute application and other papers and documents necessary for registration/formation of the Society or Company or Body Corporate and for becoming a member thereof, including the bye-laws of the Society or Company or Body Corporate and handover to the Owners within seven days of the same being forwarded by the Owners to him/her to enable them to

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register and form such organization and to maintain a register of the organization. The Other Purchaser shall receive and accept the shares of the Society or Company or Body Corporate as the case may be and that at no time hereafter he/she shall have the right to repudiate the allotment of the shares. No objection shall be taken by the Other Purchaser to the draft Bye-laws or the Memorandum and Articles of Association as may be required by the Registrar of Co-operative Societies or Registrar of Companies or other Competent Authority.

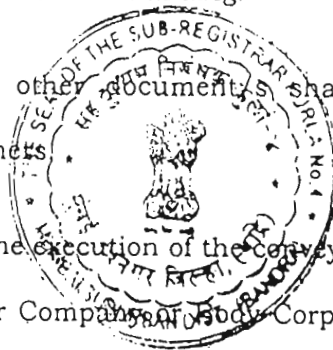
22. The Other Purchaser shall from time to time sign all papers and documents and to do all acts, matters, deeds and things as the Owners may require the Other Purchaser for safeguarding the interest of the Owners and of other Tenant Purchasers and the Other Purchasers of the premises in the Said Building.

23. The Deed of Conveyance or any other documents shall be prepared by the Advocate of the Owners.

24. The Owner shall have a right until the execution of the conveyance in favour of the proposed Society or Company or Body Corporate to make additions, raise storeys or put up additional structures which shall be the sole property of the Owners and who will be entitled to dispose it of in any manner they choose and the Other Purchaser hereby consents to the same, subject to the contract to the contrary.

25. Nothing contained in this agreement is intended to be nor shall be construed as grant, demise or assignment in law of the Said Flat or the Said Building or the Said Property or any part thereof. The Other Purchaser shall have no claim save and except in respect of the Said Flat hereby agreed to be acquired by him/her. All open spaces, parking places, lobbies, stair-cases, lifts, etc., will remain

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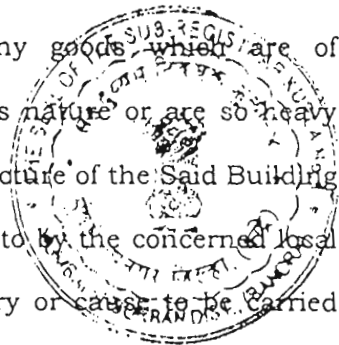
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the property of the Owners until the whole property is transferred to the proposed Society or Company or Body Corporate as hereinafter mentioned.

26. The Other Purchaser does hereby covenant with the Owners as follows :-

- i) To maintain the Said Flat at his/her own cost in good tenantable repairs and condition from the date of possession of the Said Flat etc., is taken and shall not do or suffer to be done anything in or to the Said building in which the Said Flat is situated, staircase or any passages, which may be against the rules, regulations or bye - laws of the concerned local authority or any other authority or change/alter or make addition in or to the Said Building and the Said Flat or any part thereof.
- ii) Not to store in the Said Flat, any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the Said Building or storing of which goods is objected to by the concerned local or other authority and shall not carry or cause to be carried heavy packages to upper floors which may damage or likely to damage the staircase, common passages or any other structure of the Said Building, including entrances of the Said Building and in case any damage is caused to the Said Building or the Said Flat on account of negligence or default of the Other Purchaser in this behalf, the Other Purchaser shall be liable for the consequences of the breach.
- iii) To carry out at own cost all internal repairs to the Said Flat and maintain the Said Flat, in the same condition, state and order in which it will be delivered by the Owners to the Other

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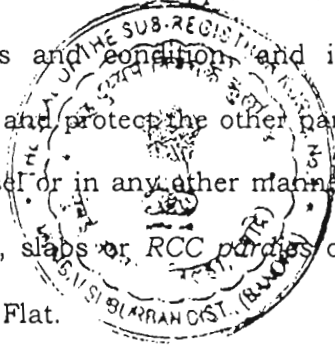


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Purchaser and shall not do or suffer to be done anything in or to the Said Building or to the Said Flat, which may be in contravention of the rules and regulation and bye - laws of the concerned Local Authority or other Public Authority. In the event of the Other Purchaser committing any act in contravention of the above provision, the Other Purchaser shall be responsible and liable for the consequences thereof to the concerned Local Authority and or other Public Authority.

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- iv) Not to demolish or cause to be demolished the Said Flat or any part thereof, nor anytime make or cause to be made any addition or alteration of whatever nature in or to the Said Flat or any part thereof, nor make any alteration in the elevation and outside colour scheme of the Said Building and to keep the portion, sewers, drain pipes in the Said Flat and appurtenance thereto in good tenantable repairs and condition and in particular, so as to support, shelter and protect the other part of the Said Building and not to chisel or in any other manner damage the columns, beams, walls, slabs or RCC members or other structural member in the Said Flat.
- v) Not to do or permit to be done any act or thing which may render void or voidable any insurance of the Said Property and the Said Building or any part thereof or whereby any increased premium shall become payable in respect of the insurance.
- vi) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the Said Flat in the compound or any portion of the Said Property and the Said Building.
- vii) To bear and pay any increase in local taxes, water charges, insurance and such other levies if any, which are imposed by

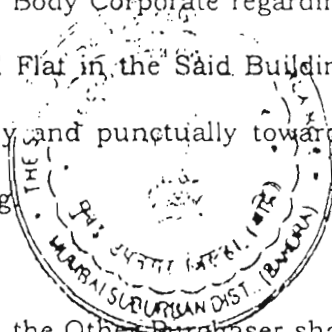
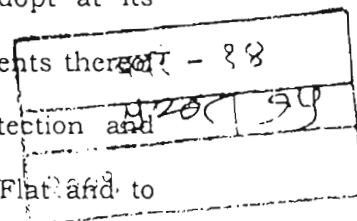


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the concerned Local Authority and/or other Public Authority, on account of change of user of the Said Flat by the Other Purchaser viz. user of any purposes other than for residential purpose.

- viii) To observe and perform all the rules and regulations which the Society or Company or Body Corporate may adopt at its inception and the additions, alteration or amendments thereto that may be made from time to time for protection and maintenance of the Said Building and the Said Flat and to observe and perform the building rules, regulations and bye-laws for the time being in force of the concerned Local Authority and of Government and other Public Bodies and to observe and perform all the stipulations and conditions laid down by the Society or Company or Body Corporate regarding the occupation and use of the Said Flat in the Said Building and to pay and contribute regularly and punctually towards the taxes, expenses or other outgoing



27. Till the Deed of Conveyance is executed the Other Purchaser shall permit the Owners and their survivors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the Said Property and the Said Building and also the Said Flat, or any part thereof to view and examine the state and condition thereof.
28. It is hereby expressly declared and agreed by the parties that the Owners are constructing the Said Building on their own account and not as agents or contractors of the Other Purchaser herein and the relationship between the Owners and the Purchasers is as sellers and purchaser on principal to principal basis and the

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Other Purchaser shall not have any lien or other right of what so ever nature in the material and other inputs made by the Owners on the construction of the Said Building during the intervening period until the possession of the Said Flat is handed over to the Other Purchaser. And by no stretch of imagination any provision of service and/or transfer of property in goods will take place while constructing the Said Building from the Owners to the Other Purchaser.

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- 29. All costs, charges and expenses in connection with the stamp duty and registration charges in respect of this agreement shall be borne and paid as per the mutual agreement between the parties.
- 30. This agreement shall always be subject to the provisions of the Said Act and the Said Rules and all the disputes between the Other Purchaser and the Owners are subject to Mumbai jurisdiction.
- 31. This agreement supercedes all the previous agreements understanding, etc; between the parties hereto.



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THE FIRST SCHEDULE HEREINABOVE REFERRED TO

ALL THAT immovable property bearing C.T.S. Nos. 653 A-2, 653 A-2/1 to 9, formerly bearing Survey No. 135, Hissa No. 6A (P), of VILLAGE - MULUND - EAST, Taluka Kurla, Mumbai Suburban District situate, वेदर -- १४ lying and being at "SHRIRANAG NIWAS", GOPAL KRISHNA GOKHALE ROAD, MULUND(EAST) MUMBAI - 400 081, within the limits of 20/90 Municipal Corporation of Greater Mumbai in the Registration District and Sub - District of Mumbai and Mumbai Suburban Containing by measurement **624.70 sq. mtrs** and bounded as follows:

On or towards the East by CTS No. 653-A-1 of village Mulund -- East and by Gopal Krishna Gokhale Road

On or towards the West by CTS No. , 652, 654, of village Mulund - East

On or towards the North by CTS No. 654 of village Mulund - East and by Gopal Krishna Gokhale Road AND

On or towards the South by CTS No. 653-A-1 of village Mulund - East



THE SECOND SCHEDULE HEREINABOVE REFERRED TO

NAME OF 'OTHER PURCHASER'

1 Smt. Neelam Vaibhav Joshi

Address for Correspondence :

14, Shamika, Chintamani Ganesh Baug CHS Ltd. Gokhale Road , Mulund

(E) Mumbai 400 081

PART "A"

PARTICULARS	Flat No. B-503 admeasuring 678 Sq. ft.
OF	of carpet area, on 5 th floor, of ' B ' Wing of
PREMISES	Building to be known as ' Shrirang Niwas'
	Consisting of ' Basement / Stilt / Five Upper Floors'

ml/24

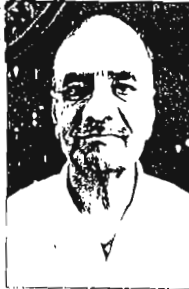
बदा - १४
५२०८१८
२००९

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE HANDS AND SEALS THE DAY AND THE YEAR FIRST HEREIN ABOVE WRITTEN.

SIGNED SEALED AND DELIVERED BY

WITHIN NAMED " OWNERS "

Ballal Chintaman Joshi



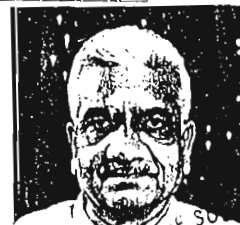
1) SHRI. BALLAL CHINTAMAN JOSHI

(PAN NO. AABPJ4548D)

Pandurang Chintaman Joshi

2) SHRI. PANDURANG CHINTAMAN JOSHI

(PAN NO. AAAPJ7810K)



Shrirang Chintaman Joshi

3) SHRI. SHRIRANG CHINTAMAN JOSHI

(PAN NO. AAAPJ7811J)



In the presence of

1. *[Signature]*

2. *[Signature]*



SIGNED SEALED AND DELIVERED BY

WITHIN NAMED " OTHER PURCHASER "

Neelam Joshi

SMT. NEELAM VAIBHAV JOSHI

(PAN NO. : AAFPJ0964P)



Vaibhav Joshi

SHRI. VAIBHAV BALLAL JOSHI

(PAN NO. : AABPJ4533G)



In the presence of

1. *[Signature]*

2. *[Signature]*

बका - १४	
५२९	९९
२००९	

RECEIVED the day and year first herein

Above written of and from the Other, 27,32,350/-

(Rs. Twenty Seven Lac Thirty Two Thousand Three Hundred Fifty only)

as and by way of earnest money and first

installment as per clause no. 11 of this Agreement

for sale of Flat/Shop/Office/Garage/ No. B-503 to be acquired by him/her/them paid to us as per following details:

<u>Sr. No.</u>	<u>Date</u>	<u>Amount</u>	<u>Cheque No.</u>	<u>Drawn On</u>
1.	16/7/2009	27,32,350/-	596039	Janaklyan Sahakari Bank

We say received

Witness :

1.

2.



Y. P. P. - 1,00,000 - (41-1) 0A6 - (C) 663
 U. R., R. D., No. 6316, dated 16-0-20.

G. T. B. 20 r.



मुद्रित - पूर्व

RULED CARD

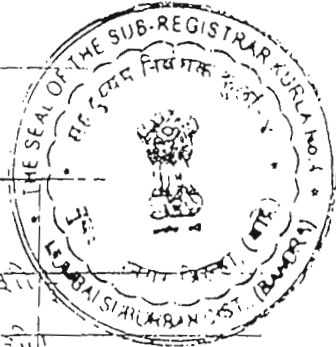
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१८८८ [चिंतामण परशुराम जोशी]

बंदर - ३६
 ५२० २३
 २००९

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[Faint handwritten text]	[Faint handwritten text]	[Faint handwritten text]
९.११.०९	नो. ३५	[Faint handwritten text]



जरी माल दिनांक 31/10/09 कालखंड सुरु
 मालकाचे वारस हेतूने 31/10/09 पासून
 मालकाचे वारस हेतूने 31/10/09 पासून
 उशी मालकाचे
 [Signature] 31/10/2009
 मालक म्हणून [Signature]
 [Signature]

६६००
 २
 ६२००

TRUE COPY

[Signature]

For Members & Associates
 Architects & Engineers

T. P. F. - 1,00,000-4-61-170A3-(04) 668
U. R., R. D., No. 8010, dt: 10-9-64.

A. T. B. 70.

RULED CARD

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सुद्ध-पूर्व



एवम २२-२-६७	C	सि.सि.न.एवम प्रमाण.
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गदएवम चिंतामठा परदाराम जोशी

खतर - १४
५२०११४
२००४

2-2-67			
१-११-७५	अपरेषा- न.स.स.		
	एवम २२-२-६७		
	मस		



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 सर्वे प्राप्त दिनांक ३१/१०/६७ कर्णम लुलर
 मसकम मसकम दिनांक ३१/१०/६७ लललल ल
 मसकम दिनांक ३१/१०/६७ कर्णम लुललर ल.
 मसकम लललल
 ११/१०/६७
 मसकम मसकम मसकम लललल
 १
 कर्णम

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६२००

TRUE COPY
 (Signature)
 For Mahesh Associates
 Att.

X. P. P. - 1,00,000-4-64-N.O.16-(O) 663
 U. R., R. D., No. 8010, dated 16.9.90.

G. T. B. VO.

RULED CARD

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मल्लिकार्जुन-पूर्व

एवम २१
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सि.स.न. २५३ प्रमाण

बटा - १४

५२० २५

१२६० [चित्तमण परशुराम गोडो]

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२-८-११		५	
९-११-७३	१०४०		
	५५२५-२		
	१०१		

[Handwritten signature]
 ग. म. र. उ. न. वि. पु. स.

३०/११/७३ ५५२५
 मल्लिकार्जुन पूर्वा ३५१०६
 मल्लिकार्जुन पूर्वा ३५१०६
 मल्लिकार्जुन पूर्वा ३५१०६
 ए. टी. मल्लिकार्जुन
 मल्लिकार्जुन पूर्वा
 मल्लिकार्जुन पूर्वा

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TRUE COPY
[Signature]
 For Mahalaxmi Associates
 An Equal Opportunity Employer

Y. P. F. - 100,000 - 1-1-1946 - (U) 563
 O. R. B. D., No. 8016, dated 16-9-44.

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मुद्र-पत्र

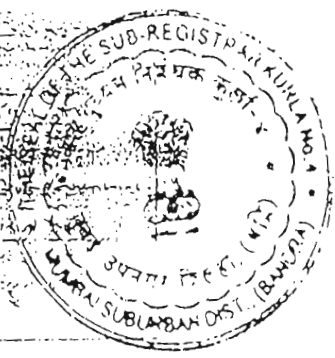
EU3 अ-22e-6
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सि.स.न. EU3/110

पेश: [चित्तमण परशराम जोशी]

पुस्तक-३३
 ४२०१२६



2-e-60	सि.स.न. EU3 अ-22e-6	चित्तमण परशराम जोशी	३/११/४३
		चित्तमण परशराम जोशी	३/११/४३
		चित्तमण परशराम जोशी	३/११/४३
		चित्तमण परशराम जोशी	३/११/४३
२-११-४९	सि.स.न. EU3 अ-22e-6	चित्तमण परशराम जोशी	३/११/४३

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Y. P. No. 1,00,000-4-24-1,7016-(O) 608
 U. R., R. D., No. 8016, dated 10-9-56.

G. T. B. 70.

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बदा - १३
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१८६५. [विनामठा परकाराम जोशी]



2-2-60	सी.स.नं. १८६५ अ-८	H	विनामठा परकाराम जोशी	
			अ.प.नं. २२३ अ-११	
			अ.प.नं. २२३ अ-११	
			अ.प.नं. २२३ अ-११	
3-11-59	न.सं. ६५३ अ-२		यहा	

अ.प.नं. २२३ अ-११
 न.सं. ६५३ अ-२
 अ.प.नं. २२३ अ-११
 अ.प.नं. २२३ अ-११
 अ.प.नं. २२३ अ-११
 अ.प.नं. २२३ अ-११

TRUE COPY

For Maharashtra Association of Architects & Engineers

Gen. 135 - 2000 - (2)

VALID UP TO

- 8 JUL 2006

MUNICIPAL CORPORATION OF GREATER MUMBAI

REGULATIONS

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 4922 /BPES/AT = 9 JUL 2007

COMMENCEMENT CERTIFICATE

To,
Shri-Ballal chintaman Jashi
& two others

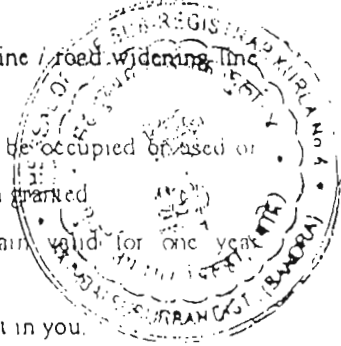
बदर - १४
१२०८/३०
२००३

Sir,

With reference to your application No. 417.3 dt. 02/9/06

for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. --- on plot No. --- C.T.S.No. 653A2, 653A2/1 to 9 Dnyan Village / Town Planning Scheme No. --- situated at Road / Street --- Ward Mulund (E) the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966



TRUE COPY

Mahajan
For Mahajan & Associates
Architects & Engineers

7) The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

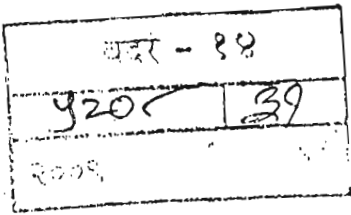
The Municipal Commissioner has appointed Shri Y. D. Inga wale Executive

Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

The C.C. is valid upto ~~8 JUL 2008~~

c.c. up to plinth for wing A & B as per approved plan
dtd. 23/05/2007

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai



Signature
Executive Engineer (Building Proposal)
Eastern Subs
~~REAR~~

CE/4922/BPES/AT

22 OCT 2007...

Full CC as per plans approved on 23/05/2007

CE/4922/BPES/AT 2 JUN 2008

Signature
Executive Engineer Building Proposal
(Eastern Suburbs.)

full c.c. as per approved plans dated 23/05/07



CE/4922/BPES/AT

c.c. for still ~~21/11/07~~
full c.c. for wing "B"

Signature
Executive Engineer Building Proposal
(Eastern Suburbs.)

Floor for wing A & B
approved dated 29/9/08

TRUE COPY

Signature
For Mahajan & Associates
Architects & Engineers

Signature
Executive Engineer Building Proposal
(Eastern Suburbs.)

MRS. SHAMIKA S. SURVE

(Advocate)

B.Sc., M.C.S.E., L.L.B.(High Court)

OFF. : ROOM NO. 3, 1ST Floor, "VISINU KUNJ" BLDG, KESAR BAUG, NEAR SWAMI SAMARTH
MATH. OPP. MULUND STATION (E) MUMBAI - 400 081. MOBILE NO. 9869467879. 9820887029

DATE : 19.04.2007

बैर - १४

TO WHOMSOEVER IT MAY CONCERN

420	32
2008	

CERTIFICATE OF THE TITLE

Ref :- Sale of immovable property consisting of a piece or parcel of land or Ground + 2 building standing thereon bearing C.T.S. No. 653A-2, 653 A-2/1 to 653 A-2/9 Survey No. 135 Hissa No. 6(A), of VILLAGE - MULUND EAST, Taluka Kurla, Mumbai Suburban District, Situated, lying and being at SHRIRANG NIWAS, GOPAL KRISHNA GOKHALE ROAD, MULUND (EAST) MUMBAI - 400 081

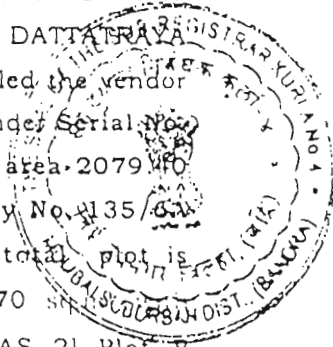
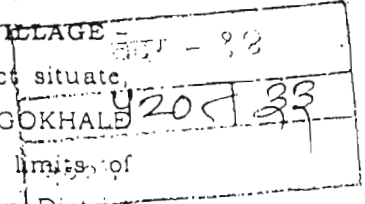
This is to certify that SHRI. BALLAL CHINTAMAN JOSHI, 2) SHRI. PANDURANG CHINTAMAN JOSHI, 3) SHRI. SHRIRANG CHINTAMAN JOSHI, are absolutely seized and possessed of or otherwise well and sufficiently entitled to the above property.

On behalf of my clients 1) SHRI. BALLAL CHINTAMAN JOSHI, 2) SHRI. PANDURANG CHINTAMAN JOSHI, 3) SHRI. SHRIRANG CHINTAMAN JOSHI, I have had searches taken in the office of the Sub-Registrar of Assurances of Mumbai, Bandra, Chembur, and also office of the District Inspector Land Records-cum-City Survey Officer, Mulund and have investigated the title of the above property more particularly described in the Schedule herein under written.

I hereby certify that the title of the Owners to the above property at the date hereof is marketable and free from all encumbrances.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT immovable property consisting of a piece or parcel of land or Ground + 2, Building Structures, bearing C.T.S. No. 653 A-2, 653 A-2/1 to 653 A-2/9, Survey No. 135, Hissa No. 6A (P) , of VILLAGE MULUND - EAST, Taluka Kurla, Mumbai Suburban District situate, lying and being at "SHRIRANAG NIWAS", GOPAL KRISHNA GOKHALE ROAD, MULUND(EAST) MUMBAI - 400 081, within the limits of Municipal Corporation of Greater Mumbai in the Registration District and Sub - District of Mumbai and Mumbai Suburban Containing by measurement 624.70 sq.mtrs or thereabout as per the old City survey records and the Indenture of conveyance dated 30TH JUNE 1943, made between 1) NARAYAN GANPAT GAVAND 2) DATTATRAYA GANPAT GAVAND 3) PRABHAKAR NARAYAN GAVAND 4) KISAN DATTATRAYA GAVAND 5) GUNJALI DATTATRAYA GAVAND, therein called the vendor herein and registered with the Sub-Registrar of Mumbai under Serial No. 898 of Book No. 1, on 30th JUNE 1943, admeasuring area 2079.40 sq.mt. Admeasuring area 2079.40 sq.mt bearing survey No. 135/6A part, bearing city Survey No. 653, 653-1 to 653-13 total plot is divided into two parts 1] Plot A admeasuring 624.70 sq.mt building standing thereon known as SHRIRANG NIWAS 2] Plot B admeasuring 1454.70 sq.mt, CHINTAMANI GANESH BAUG CO.OP.HSG.SOC.LTD., PLOT B is sub- divided into I] AREA 28.83 SQ.MT " WELL" II] AREA 397.73 SQ.MT " GARDEN" III] AREA 1028.14 SQ.MT " TWO BUILDINGS", bearing C.T.S. No. 653 653-1 to 653-13, and SHRI. BALLAL CHINTAMAN JOSHI & OTHERS had submitted plans to the Municipal corporation of greater Mumbai and to the sub- Divisional Officer , Mumbai Suburban district , Old Custom House, Mumbai for Sub-Division of the said Plot of land bearing Survey No.135/6A part i.e. C.T.S. No. 653, 653-1 to 653-13, of VILLAGE - MULUND (E) and whereas permission was granted for Sub - Division of the plot of land by the Municipal Corporation of Greater Mumbai vide their letter No. CE/268/B III/LO/T Dated 09.10.1978 and Sub - Divisional Officer Mumbai Suburban District, Old Custom House , Mumbai vide letter no. LND-A-8699 Dated 30.10.1978 in to four parts plot A,B,C& D 1] Plot A admeasuring 624.70 sq.mt with building standing thereon known as SHRIRANG NIWAS & others 3 plots, thereabout as per the new city Survey Records, 653 - A - 1 with G + 2



building structures standing thereon and assessed by the Municipal Corporation of greater Mumbai under T ward Nos, T 411 47.

WHEREAS as per DEED OF SALE made at MUMBAI , on 28th DAY 9/20/88 JUNE 1982, SHRI. BALLAL CHINTAMAN JOSHI & OTHERS partner of M/S. SHREE CHINTAMANI BUILDERS entered into the said Agreement with CHINTAMANI GANESH BAUG CO-OP.HSG.SOC.LTD, and transferred all their rights of 653 · A-1, on ownership basis in favour of CHINTAMANI GANESH BAUG CO-OP.HSG.SOC.LTD., and the said Agreement is registered in the office of sub-Registrar, Mumbai bearing Registration No. S-2274/1982.

श्री - ११
9/20/88

WHEREAS the said SHRI. BALLAL CHINTAMAN JOSHI & OTHERS kept common rights with them which are as follows :-

1. PLOT "B" : Internal road to recreation area (garden) in front SHRIRANG NIWAS .
2. PLOT "C" : Recreation area (Garden) .
3. PLOT "D " : Well and its water, pumps cabine.



And as per my opinion my client SHRI. BALLAL CHINTAMAN JOSHI & OTHERS, has title for said premises for the development is clear and marketable and free from all encumbrances whatsoever in nature

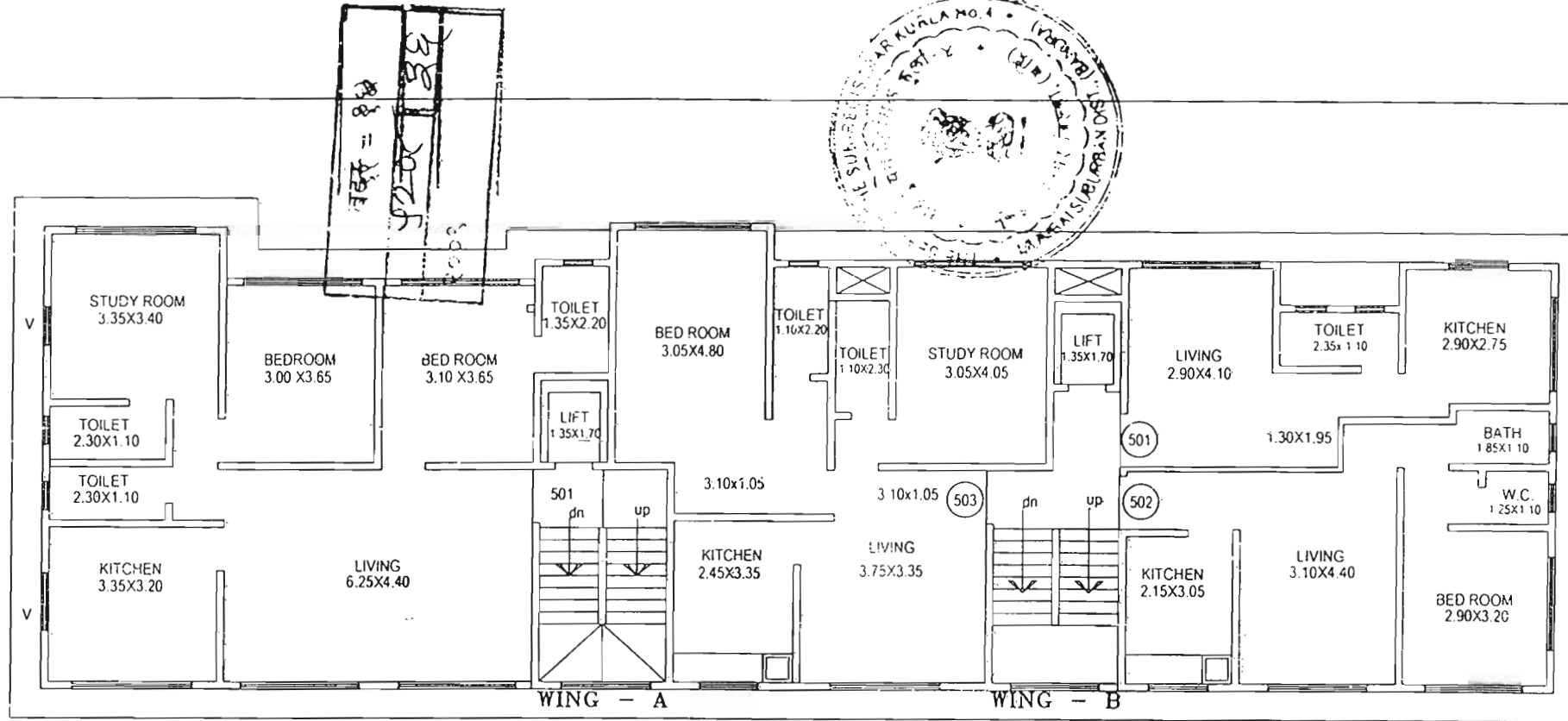
MRS. SHAMIKA S. SURVE
ADVOCATE HIGH COURT

LIST OF AMENITIES

- 1) The building will be RCC framed structure.
- 2) External brick wall 6" and internal brick wall 4" thick with RCC Lental/Palli
- 3) External plaster:- Double cote sand face.
- 4) Internal plaster Neeru finish with white paint
- 5) Flooring:- Granamite flooring in living room and Ceramic flooring in other rooms.
- 6) Toilet :- Ceramic flooring , Glaze tile dado up to 6' 6".
- 7) Kitchen platform:- Black kadappa with granite top and Steel sink finished
- 8) Doors:- Main door and bedroom door frames in teak wood and shatters good quality flush type.
- 9) Main door shatters:- One side Sunmica and other side oil painted
- 10) Windows:- Marble frames and powder coated aluminum windows' Glaze to W.C. and Bath. M.S. grill will be provided to all windows.
- 11) Fixtures :- All hardware and fittings of door and windows shall be good quality aluminum/ S.S.
- 12) Plumbing:- Good quality concealed plumbing , fittings for bathroom with hot cold mixture. One water tap each in kitchen and W.C.
- 13) Wash Basin:- One wash basin shall be provided.
- 14) Electric point(concealed) :-
 - Living room:- 2light points,
1 fan point,
2 plug point,
1 T.V. Cable point,
1 telephone point
 - Bed room :- 2light points,
1 fan point,
1 plug point,
1 T.V. Cable point,
1 telephone point
A.C.point.
 - Kitchen :- 1 light point,
1 fan point,
1 exost point,
1 power point,
 - Toilet:- 1 light point ,
1 geyser pint.
- 15) Water tank:- Common over head and section tanks with two pumps and a system.
- 16) Lift:- OTIS or similar make shall be provided

420/34
2008





PURCHASER'S NAME:- Smt. Neelam Vaibhav Joshi AND Shri Vaibhav Ballal Joshi

FIFTH FLOOR PLAN

LOCK NO. B-503 ON Vth FLOOR IN WING---

OWNERS:- SHRI. B. C. JOSHI & OTHERS
 14, Shamika, Chintamani Ganeshbaug Society,
 K.Gokhale Road, Mulund (E), Mumbai 400 081.

PROPOSED RE-CONSTRUCTION ON PLOT BEARING C.T.S.NOS. 653-A2,
 653/1-A2 TO 653/9-A2 AT GOPALKRISHNA GOKHALE ROAD, MULUND EAST, MUMBAI.

MAHAJAN & ASSOCIATES
 ARCHITECTS, ENGINEERS
 04, Bhagini smuti, Salvi wadi,
 Mithagar Road, Mulund (E), Mumbai 400 081.

नगर रचना आणि मूल्यनिर्धारण विभाग
मुंबई प्रदेश (मुल्यांकन), मुंबई

जा.क्र.उसंनर/मुंप्र(मुं)/मुं/विभाग निश्चिती/ ५७४

जुने जकात गृह, डी.डी. इमारत - १४
१ला मजला, शहीद भगतसिंग मार्ग
फोर्ट, मुंबई - ४०००२१
दिनांक - १२/१२/२००८

प्रति,

सहदुय्यम निबंधक, कुला-१
मुंबई उपनगर जिल्हा

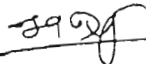
विषय:- सि.स क्र. ६५३,ए -२, ६५३,ए -२/१ ते ९, मुलुंड
येथील मिळकतीच्या झोन निश्चिती बाबत.

संदर्भ:- आपले पत्र क्र. १७९१/०८,
दिनांक ०८/१२/२००८.



या कार्यालयातील अभिलेखाची पडताळणी केली असता, पत्रासोबत प्राप्त स्थलदशक नकाशानुसार सि.स क्र. ६५३,ए -२, ६५३,ए -२/१ ते ९, मुलुंड ही जागा २००८ च बाजारमूल्यदर तक्त्यानुसार मूल्यदर विभाग क्र १२४/५७३, मोजे मुलुंड-पूर्व डिव्हिजन या विभागात असल्याच दिसून येत आहे.

भा.उपसंचालक नगर रचना
यांचे मंजूरीनुसार.


नगर रचनाकार,
मुंबई प्रदेश (मुल्यांकन), मुंबई



Wednesday, May 28, 2008

5:28:39 PM

Original

नोंदणी 39 म.

Regn 39 M

पावती

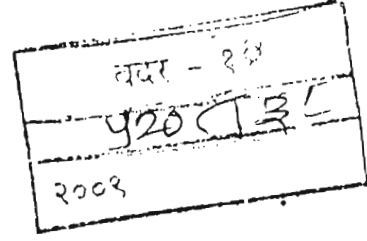
पावती क्र. : 3525

गावाचे नाव मुलुंड

दिनांक 28/05/2008

दस्तऐवजाचा अनुक्रमांक वदर14 - 03505 - 2008

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

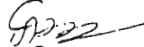


सादर करणाराचे नाव: धल्लाळ वितामण जोशी -

नोंदणी फी	-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (8)	-	160.00
एकूण रु.	-	260.00

आपणास हा दस्त अंदाजे 5:43PM ह्या वेळेस मिळेल

DELIVERED


दुय्यम निबधक
सह दु. नि. का. कुर्ला 4



बाजार मुल्य: 1 रु.
भरलेले मुद्रांक शुल्क: 200 रु.

मोबदला: 0 रु.

पह दुय्यम निबधक कुर्ला क्र. ४,
संघई उपनगर जिल्हा.

DELIVERED

बदर - १४
 ५२०८ ३२
 २००८

FRANKING DEPOSIT SLIP

ICICI Bank

Deposit for: **Stamp Duty** Date: 28/5/08

Pay to: ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs. 2001/-
Service Charges	Rs. 101/-
Total	Rs. 2101/-

Name of Stamp duty paying party: **Shri. Ballal Chintaman Joshi and others**

DD / Cheque No: **CASH**

Drawn on Bank: _____

Train ID: _____
 Franking Sr. No.: _____
 Officer: _____

Received with T...
 Rs. 2101/-
 Payment of: Stamp Duty

18911



बदर - १४
 ३५०० ९
 २००८

SPECIAL POWER OF ATTORNEY
 (WITHOUT CONSIDERATION)

This Deed of Special Power of Attorney is executed at Mumbai this 28th day of May, 2008.



1) Shri Ballal Chintaman Joshi, aged _____ years, 2) Shri Pandurang Chintaman Joshi, aged 71 years and 3) Shri Shriping Chintaman Joshi, aged 66 years, all Indian Inhabitants, residing at Flat Nos.14, 11 and 8 respectively in building known as "Shamika" of Chintamani Ganesh-Co-operative Housing Society Ltd., at Gopalkrishna Gokhale Road, Mumbai (East), Mumbai-400081, (hereinafter collectively referred to as Grantors).

In favour of

[Signature]

[Handwritten signature]
 Shri. Ballal Chintaman Joshi

ICICI Bank Ltd. Plot No. 92A, P-1, P-2
 Palace, J.K. Road, Mumbai
 (West), Mumbai-400080
 D-SISTP/PC/P-107/15/2004/2514-11

Stamp Duty: **Rs. 00002001-PB5145**

INDIA - STAMP DUTY - MAHARASHTRA

18911
 110992
 MAY 28 2008

ANIL KHARE

Shri Vaibhav Ballal Joshi, aged 46 years and 2) Shri Vijay Pandurang Joshi, aged about 43 years, both Indian Inhabitants, residing at Flat Nos.14 and 11 respectively in building known as "Shamika" of Chintamani Ganesh-Baug Co-operative Housing Society Limited at Gopalkrishna Gokhale Road, Mulund (East), Mumbai-400081 (hereinafter referred to as Attorneys)

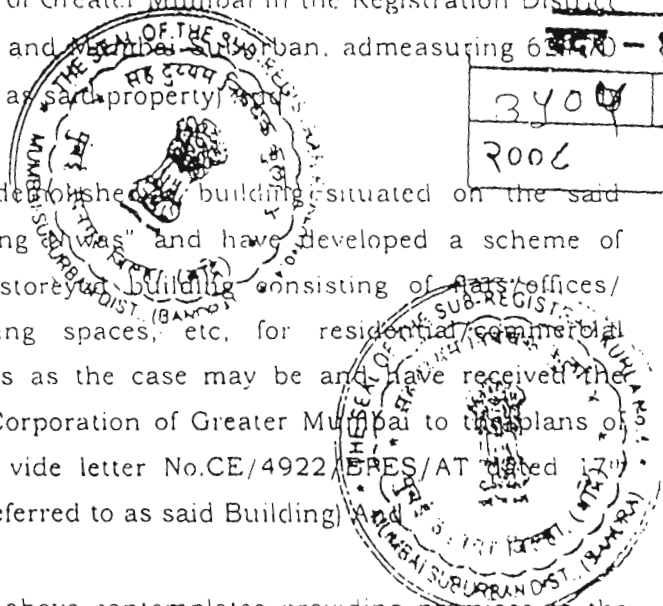
प्लॉट - १४
५२०८४०
२००३

WHEREAS

a) The Grantors herein are the joint owners of the property being the land bearing Plot No.A, bearing C.T.S.No. 653 A,2 and 653 A-2/1 to 9, formerly bearing Survey No.135, Hissa No.6 A(P) of village Mulund (East), Taluka - Kurla, Mumbai Suburban District, situated and lying at Gopalkrishna Gokhale Road, Mulund (East), Mumbai-400081 within limits the of Municipal Corporation of Greater Mumbai in the Registration District and Sub-District of Mumbai and West Mumbai Suburban, admeasuring 65470 - १४ sq.mtrs. (hereinafter referred as said property)

६५४७० - १४
३४००
२००६

b) The Grantors have demolished the building situated on the said property known as "Shrirang" and have developed a scheme of constructing another multistoreyed building consisting of flats/offices/shops/ garages/stilt parking spaces, etc, for residential/commercial purpose including for banks as the case may be and have received the approval of the Municipal Corporation of Greater Mumbai to the plans of building to be constructed vide letter No.CE/4922/EPRES/AT dated January 2007 (hereinafter referred to as said Building)



c) The scheme referred above contemplates providing premises to the Tenants in the demolished building as per the necessary arrangements with them and selling of premises to others including banks on ownership basis and ultimately conveying the said property and the said building to the body of owners of all premises in the said building, whether Co-operative Society or Limited Company or Other Body Corporate And

d) The implementation of the above scheme involves various activities to be undertaken by the Grantors, which activities are hereinafter are referred as "Project" And

*Specialist
Pandurang Chintamani Joshi
Shrinani Chintamani Joshi*

[Handwritten signature]

[Handwritten mark]

e) The Grantors being of advanced age are desirous of appointing fit and proper persons for executing the Project for and on their behalf and in their names.

Therefore

Grantors hereby clarify that his project essentially consists of reconstruction of family property and the both the Attorneys are the members of the family; and that although the authority conferred is to act jointly or severally it shall ordinarily be exercised by the first mentioned Attorney, viz. Mr. Vaibhav Ballal Joshi, and only under exceptional circumstances, by the second mentioned Attorney, viz. Mr. Vijay Pandurang Joshi.

बदर - ३४
420/84

The said Grantors hereby do appoint and constitute the Attorneys above named as their lawful attorneys to do any or more of the following acts and things jointly/singly, for and on behalf of the name of Grantors.

1) To apply to and/or represent before any authority under any law for any permission, sanction, approval etc for the said project and to execute appropriate documents that may be required by such authority

बदर - १४
2407/3
२००८

2) To make necessary arrangements with any person for required material and labour and/or other facilities and services for the said project and for that purpose to sign any document/s (Agreement for Sale/Lease Agreement/Leave & Licence Agreement) and/or enter into agreement/s with them

SEAL OF THE SUB-REGISTRAR, MUMBAI (WEST) DISTRICT, (MUMBAI)

3) To lodge and/or admit execution of the Agreement for Sale purchase/sale/lease agreement/leave and License of the flat/offices/garages/ shop/stilt Parking spaces for registration with the Sub-Registrar of assurances.

4) To appoint Architects, Engineers, Consultants, Advisors, Solicitors and Advocates for and in connection with the said project and to sign any document/s and/or enter into agreement/s with them.

Handwritten notes and signatures at the bottom left of the page.

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5) To make necessary arrangements for sale of the premises in the said building including engaging services of estate agents and to sign any document/s and/or enter into agreement for the same.

6) To enter into agreements with the Tenants of demolished building and other purchasers of premises in the said building for allotment/sale of premises and receive considerations for such sale (on behalf of us) by way of A/c Payee Cheque in our name by way of instruments drawn names of Grantors and to sign other relevant documents in that regard

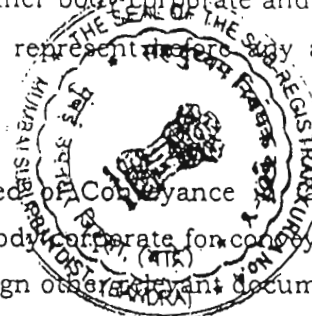
बदर - १४
युद्ध 82

7) To register the agreements with the registering authorities and to sign other relevant documents in that regard and to represent before registering authorities for the same

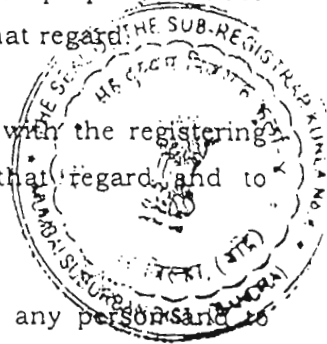
8) To take necessary actions and steps for formation of body of owners of premises in the said building such as Co-operative Housing Society or Limited Company or other body corporate and to sign necessary documents in that regard and to represent before any appropriate authority for the same.

बदर - १४
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2006

9) To execute Deed of Conveyance in favour of proposed society or Limited company or body corporate for conveying the said property and the said building and to sign other relevant documents in that regard



10) To get the Deed of Conveyance duly registered with the registering authorities and sign other relevant documents in that regard and to represent before registering authorities for the same



11) To give receipt for any payment or material to any person and to acknowledge the claims or liabilities of any person in represent of the said project.

12) To raise and/or enforce any claims against any person and for that purpose institute any proceedings in the competent Court of Law or before any authority, in respects of said project

13) To contest or oppose any claims or action by any person and for that purpose defend any legal proceedings in respect of said project

Handwritten notes:
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 99. 13/11/13
 100. 13/11/13

Handwritten signatures:
 1. [Signature]
 2. [Signature]

14) To enter in any compromise in respect of any claim against or by any person, in respect of said project and to give valid discharge of any claim

15) To sign any documents, affidavits or other legal proceedings in the competent Court of Law or before any other authority

16) To receive any notices, writs or summons from the competent Court of Law or other authorities.

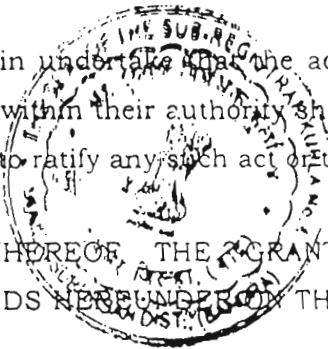
कोटा - १४
५२०८ ४३
२००९

17) And to generally to do any other act or thing and sign any documents or papers for smooth execution and completion of said project

The Grantor's herein undertake that the acts and things lawfully done by the said attorneys within their authority shall be binding on them and they further undertake to ratify any such act or thing if required

बदर - १४
३५०९ ५
२००९

IN WITNESS WHEREOF, THE GRANTORS HEREIN PUT THEIR RESPECTIVE HANDS HEREUNDER ON THE DAY AND YEAR MENTIONED ABOVE.



1) Ballai Chintamani Joshi



2) Pandurang Chintamani Joshi



Accepted

[Signature]

1) Vaibhav Ballal Joshi



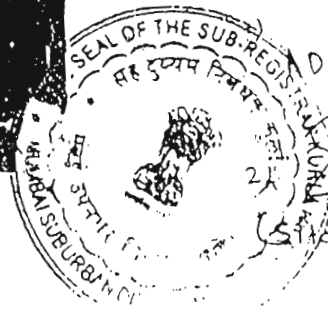
WITNESS!

2) Vijay Pandurang Joshi




[Signature]

DV. SHAMIKA S SURVE



[Signature]

(N. Sainguralekar)



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
 DL No. MH03 20070015360 DOI: 11-02-1992
 Valid Till: 22-07-2010 (TR) DLR: 23-07-2007

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA
 COV DOI
 JW-TR 11-02-1992
 MLWG 22-01-2003
 LMV-TR 15-03-2003

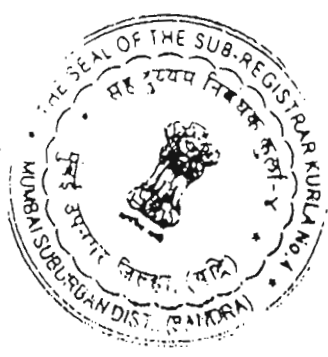
Badge 78784IAR
 DOB: 11-04-1963 BG

Name: SITARAM SANGODKAR
 S/D of: NARAYAN SANGODKAR
 Add: T.G. 19114/B, SHREE MANGAL CHS, GAVANPADA,
 M.P. ROAD, MULUND (E) MUMBAI.

PIN: 400081
 Signature & ID of Issuing Authority: MH03 2007274


 Signature/Thumb Impression of Holder


बंदर - १४
 ५२०८ ४६
 २००६



बंदर - १४
 ३४०४ १९
 २००६

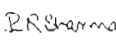


PERMANENT ACCOUNT NUMBER
 ARZPS5942H


 NAME
 SHAMIKA SUSHIL SURVE

FATHER'S NAME
 RAMCHANDAR BHAU VICHARE

DATE OF BIRTH
 12-11-1970


 Commissioner of Income-tax (Computer Operations)



28/05/2008

दुधम निबंधक:

दस्त गोषवारा भाग-1

वदर14

दस्त क्र 3505/2008

5:31:02 pm

साह दु.नि.का-कुर्ला 4

७७



दस्त क्रमांक : 3505/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अगठ्याचा ठसा



1 नाव: वल्लाळ चिंतामण जोशी
पत्ता: घर/फ्लॅट नं: 14, शमिका, चिंतामणी गणेश बाग को आँ ही सोसा लि. गोपाळकृष्ण गोखले रोड मुलुड पू. मु. 81
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
प

लिहून देणार वय 76 सही



2 नाव: पांडुरंग चिंतामण जोशी
पत्ता: घर/फ्लॅट नं: 11, शमिका, चिंतामणी गणेश बाग को आँ ही सोसा लि. गोपाळकृष्ण गोखले रोड, मुलुड पू. मु. 81
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -

लिहून देणार वय 71 सही



3 नाव: श्रीरंग चिंतामण जोशी
पत्ता: घर/फ्लॅट नं: 8, शमिका, चिंतामणी गणेश बाग को आँ ही सोसा लि. गोपाळकृष्ण गोखले रोड, मुलुड पू. मु. 81
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
प

लिहून देणार वय 66 सही



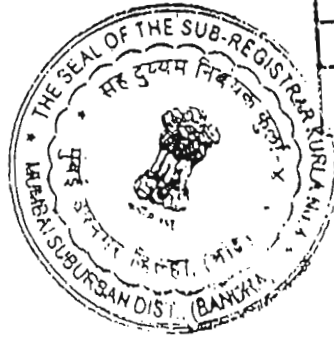
4 नाव: रमेश वल्लाळ जोशी
पत्ता: घर/फ्लॅट नं: 14, शमिका, चिंतामणी गणेश बाग को आँ ही सोसा लि. गोपाळकृष्ण गोखले रोड, मुलुड पू. मु. 81
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट

लिहून देणार वय 46 सही

5 नाव: विजय पांडुरंग जोशी
पत्ता: घर/फ्लॅट नं: 11, शमिका, चिंतामणी गणेश बाग को आँ ही सोसा लि. गोपाळकृष्ण गोखले रोड, मुलुड पू. मु. 81
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -

लिहून देणार वय 43 सही

बदर - १४

520784

२००८

दस्तऐवज करून देणार तथाकथित [मुखत्यारनामा] दस्तऐवज करून दिल्याचे कवूल करताम

1 OF



दस्त गोषवारा भाग - 2

वदर14

दस्त क्रमांक (3505/2008)

दस्त क्र. [वदर14-3505-2008] चा गोषवारा
बाजार मुल्य : 1 मोबदला 0 भरतेले मुद्रांक शुल्क 200

पावती क्र.: 3525 दिनांक 28/05/2008
पावतीचे वर्णन
नांव: बल्लाळ चिंतामण जोशी

दस्त हजर केल्याचा दिनांक : 28/05/2008 05:24 PM
निषादनाचा दिनांक : 28/05/2008
दस्त हजर करणा-याची सही

100 नोंदणी फी
160 नक्कल (अ 11(1)) पृष्ठांकनाची नक्कल
(अ 11(2))
रुजवात (अ 12) व छायाचित्रण (अ 13) >
एकजित फी

260 एकूण

सौ. अ. सी. मोरे

दु. निबंधकाची सही सह दु. नि. का. कुलां 4

दस्ताचा प्रकार 48; मुद्रांकनामा
शिकवण क्र 1 ची वेळ (सादरीकरण) 28/05/2008 05:24 PM
शिकवण क्र 2 ची वेळ (फी) 28/05/2008 05:28 PM
शिकवण क्र 3 ची वेळ (वज्रुली) 28/05/2008 05:30 PM
शिकवण क्र 4 ची वेळ (आलेख) 28/05/2008 05:30 PM

दस्ता नोंद केल्याचा दिनांक 28/05/2008 05:30 PM

आंतरस

खालील इराग असे निवेदीत करतात की त दरतएदज करुन दणा याना वाकनीश आकळवणात.
व त्यांची आंळख पटदितात

1) अॅड. शमिका सुर्ये - घर/प्लॅट नं:

गल्ली/रस्ता: 4 व 5 वी, लक्ष्मी सदन, डवरे रोड, गुलुड प. नु. 80

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) सिताराम सांगुर्डेकर - घर/प्लॅट नं:

गल्ली/रस्ता: 4 व 5 वी, लक्ष्मी सदन, डवरे रोड, गुलुड प. नु. 80

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

वदर - १४
५२०८१६
२००८



सौ. अ. सी. मोरे

दु. निबंधकाची सही सह दु. नि. का. कुलां 4

प्रमाणित करण त येते कि या दस्तामध्ये
एकूण ३५०५ (८) पाने आहेत
पक्ष १५/ ३५०५ / २००८
पुस्तक क्रमांक १ क्रमांकावर
नोंदळा
दिनांक २५/०५/०८

सौ. अ. सी. मोरे

दु. निबंधक कुर्ली-५,
दु. नि. वदरगाव जि. बार्.।



क्र. - १४
५२०८१०
२००९

घोषणापत्र

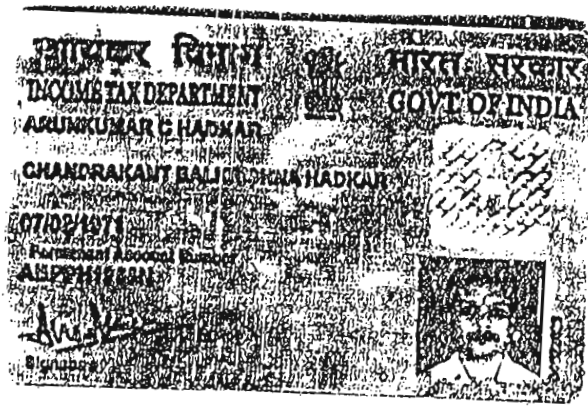
मी श्री. विजय. वांडरवा. जोशी याद्वारे घोषित करतो की कुलगण निबंधक कुल - ४ यांचे कार्यालयात वसुधामा या शिर्षकाचा कर्तु नोंदणीसाठी सादर करण्यात आला आहे वसुधामा जोशी, वांडरवा जोशी यांनी दि. २८/५/०८ रोजी मला दिलेल्या कुलमुख्यावरपत्राच्या आधारे मी सादर करत नोंदणीस सादर केला आहे निष्पाधीत करून कसुलीजबाब दिला आहे. सादर कुलमुख्यावरपत्र लिहून देणार यांनी कुलमुख्यावरपत्र रद्द केलेले नाही कुलमुख्यावरपत्र लिहून देणार प्यक्तीपैकी कोणीही ~~अज्ञान~~ मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुख्यावरपत्र रद्दसातल ठरलेले नाही. सादरचे कुलमुख्यावरपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहिन राची मला जाणीव आहे.

२६/५/०८

७

कुलमुख्यावरपत्रधारकाचे नांव व सही





वर्ष - १९
५२०८१८८
२००२

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BHANDEKAR KESHAV BABU

BABU RAMA BHANDEKAR

22/11/1978


Permanent Account Number

AJJPB5103C

Signature



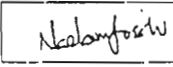
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AAFPJ0964P



नाम / NAME
NEELAM VAIBHAV JOSHI

पिता का नाम / FATHER'S NAME
NARSINHA DATTATRAY LIMAYE


जन्म तिथि / DATE OF BIRTH
07-05-1965

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

वर्ष - २३
 ५२०८४८
 २००९


स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPJ4533G



नाम / NAME
VAIBHAV BALLAL JOSHI

पिता का नाम / FATHER'S NAME
BALLAL CHINTAMAN JOSHI


जन्म तिथि / DATE OF BIRTH
30-08-1961

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)



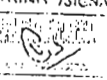
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AABPJ4207H



नाम / NAME
VIJAY PANDURANG JOSHI

पिता का नाम / FATHER'S NAME
PANDURANG CHINTAMAN JOSHI

जन्म तिथि / DATE OF BIRTH
08-09-1965

हस्ताक्षर / SIGNATURE


आयकर निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)



27/07/2009

दुय्यम निबंधक:

दस्ता गोषवारा भाग-1

वदर14

दस्त क्र 5208/2009

3:28:01 pm

सह दु.नि.का-कुली

50/50

दस्त क्रमांक : 5208/2009

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
----------	------------------------	-------------------	-----------	---------------

1	<p>नाव: जोशी नीलम वैभव</p> <p>पत्ता: घर/फ्लॅट नं: 14, शमिका चिंतामणी गणेश वाग को. ऑ. ही रो. लि. गोकुले रोड, मन्डू पृ. म्</p> <p>पत्नी/सखा: -</p> <p>इमारतीचे नाव: -</p> <p>इमारत नं: -</p> <p>पोस्ट/पत्तास्थान: -</p> <p>शहर/गा: -</p>	<p>लिहून घेणार</p> <p>वय 43</p> <p>सही <i>Nelam Joshi</i></p>		
---	--	---	--	--

2	<p>नाव: जोशी वैभव वत्साल</p> <p>पत्ता: घर/फ्लॅट नं. 4 सीनियरमण</p> <p>पत्नी/सखा:</p> <p>इमारतीचे नाव:</p> <p>इमारत नं:</p> <p>पोस्ट/पत्तास्थान:</p> <p>शहर/गाव:</p> <p>जिल्हा:</p> <p>पिन:</p> <p>पिन नंबर: AABPJ 4533G</p>	<p>लिहून घेणार</p> <p>वय 47</p> <p>सही <i>V. Joshi</i></p>		
---	---	--	--	--

3	<p>नाव: जोशी वत्साल चिंतामण, जोशी पांडुरंग चिंतामण</p> <p>पत्नी/सखा: चिंतामण या विभा नरें मुरवतार विजय</p> <p>इमारत नं: जोशी</p> <p>पत्ता: घर/फ्लॅट नं. 14, 110 ठ, शमिका चिंतामणी</p> <p>गणेश वाग को. ऑ. ही रो.</p>	<p>लिहून घेणार</p> <p>वय 43</p> <p>सही <i>V. Joshi</i></p>		
---	---	--	--	--





५१/५१

दस्ता क्र. [वदर14-5208-2009] चा गोषवारा
आजार मुख्य 2889814 मॉवदला 2932350 भरलेले मुद्राक शुल्क 129300

पावती क्र. 5221 दिनांक 03/07/2009
पावतीचे वर्णन
नांव: जोशी नीलम वगत

दस्त हजर केल्याचा दिनांक : 27/07/2009 03:16 PM
निष्पादनाचा दिनांक 18/07/2009
दस्त हजर करणा-याची सही :

Nedrajan

29350 नोंदणी फी
1020 नक्कल (अ. 11(1)), पुस्तक-वर्णने
नक्कल (अ. 11(2))
रुजवात (अ. 12) व छापाधिकरण (अ. 13)
एकत्रित फी

30370: एकूण

श्री. ना. गरुड

दु. निबंधकाची सही, दिनांक 28/07/2009

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 27/07/2009 03:16 PM
शिकका क्र. 2 ची वेळ : (फी) 27/07/2009 03:25 PM
शिकका क्र. 3 ची वेळ : (कडुली) 27/07/2009 03:27 PM
शिकका क्र. 4 ची वेळ : (ओळख) 27/07/2009 03:27 PM

दस्त मोंद केल्याचा दिनांक 27/07/2009 03:27 PM

ओळख :
खालील इंसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखनात,
व त्यांची ओळख पटविताना.

1) अरुण सी हडकर - - - - - पार/फ्लॅट नं: 3/301 श्री मंगल सोसा , मुलुंड पू -

गल्ली/रस्ता :
इंग्लंडीचे नाव :
इंग्लंड नं :
पेट/वसनाहत :
शहर/गाव :
तालुका :
पिन :

Shree



2) केशव भादेकर - - - - - पार/फ्लॅट नं अ 302, साई कुर्टर एरवेली

गल्ली/रस्ता :
इंग्लंडीचे नाव :
इंग्लंड नं :
पेट/वसनाहत :
शहर/गाव :
तालुका :
पिन :

Shree



श्री. ना. गरुड
दु. निबंधकाची सही
दिनांक 28/07/2009



प्रमाणित करण्यात येते कि या दस्तामध्ये
एक *एकाकड* (५१) पाने आहेत
दस्ता क्र. 5208/2009
पुस्तक क्रमांक १ कार्यावा
नोंदला *28/07/09*
दिनांक: *28/07/09*

श्री. ना. गरुड
दु. निबंधक कुर्ला-६
राजवाडे उपनगर जिल्हा.

TRUE COPY

Shree
28/07/2009

Mrs. SHAMIKA S. SURVE
B.Sc., M.C.S.E., LL.B. (MUMBAI)
ADVOCATE HIGH COURT
Office : Room No. 4&5-B,
"LAXMI SADAN", Ground Floor,
Behind Patil's Sainath Plaza, Zaver Road End,
Mulund (W), Mumbai - 80



दस्तक्रमांक व वर्ष: 5208/2009

Wednesday, October 14, 2009

1:27:36 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मुलुंड

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 2,932,350.00
बा.भा. रू. 2,889,814.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 653/ अ -2/653 /अ-2/1 वर्णन: विभागाचे नाव - मुलुंड (पु - कुर्ला) उपविभागाचे नाव - 124/573 - रस्ता:गोपाळकृष्ण गोखले मार्ग----- सदनिका क्र 01 /503, 5वा मजला , श्रीरंग निवास , गोपाल कृष्णा गोखले रोड मुलुंड पू मु३;
(1)बांधीव मिळकतीचे क्षेत्रफळ 75.61 चौ.मी. आहे.

(3)क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

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

(1) जोशी बल्लाळ चिंतामण,जोशी पांडुरंग चिंतामण , जोशी श्रीरंग चिंतामण या तिघा सर्वां मुखत्यार विजय पांडुरंग जोशी -- -; घर/फ्लॅट नं: 14, 11व 8, शमिका चिंतामणी गणेश बाग को ऑ हौ सो लि , गोपाल कृष्णा गोखले रोड मुलुंड पू मु81-; गल्ली/रस्ता: - ईमारतीचे नाव: --; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABPJ 4207H .

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

(1) जोशी नीलम वैभव -- -; घर/फ्लॅट नं: 14 , शमिका चिंतामणी गणेश बाग को ऑ हौ सो लि , गोखले रोड, मुलुंड पू मु ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: पेठ/वसाहत: -; शहर/गाव: --; तालुका: -;पिन: -; पॅन नम्बर: AAFPJ 0564F
(2) जोशी वैभव बल्लाळ -- -; घर/फ्लॅट नं: वरीलप्रमाणे -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AAFPJ 4533G .

(7) दिनांक करून दिल्याचा 18/07/2009

(8) नोंदणीचा 27/07/2009

(9) अनुक्रमांक, खंड व पृष्ठ 5208 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 129225.00

(11) बाजारभावाप्रमाणे नोंदणी रू 29350.00

(12) शेरा



मी लिहिला
मी वाचला
मी रुजवात घेतली

मी लिहिला पेजे
वांना लिहिले. १५/१०/०९
वर्षानुसार नक्कल दिली.
दिनांक: १५/१०/०९
०१/१०/०९
सह. दुय्यम निबंधक, कुर्ला-४,
पंचसई उपनगर जिल्हा.

अर्ज क्र. २३०/०९
पावली क्र. २३५/०९
मूळ दात मिळावी
Jan

खरी प्रत

०१/१०/०९
सह. दुय्यम निबंधक कुर्ला-४.
पंचसई उपनगर जिल्हा.



श्रीरंग निवास को - ऑपरेटिव्ह हौसिंग सोसायटी लिमिटेड

नोंदणी क्र. एम यु एम / डब्ल्यू टी / एच एस जी / (टी सी) / १९६५ / सन २०१० दिनांक २३/२/२०१०
(महाराष्ट्र सहकारी संस्था अधिनियम, १९६० (सन १९६१ चा अधिनियम क्र. २४) कलम १(१) अन्वये नोंदणी)
सी.टी.एस. क्र. ६५३-अ-२, गो. कृ. गोखले रोड, मुलुंड (पूर्व) मुंबई - ४०० ०८९.

भाग दाखला

दाखला क्रमांक : ०२० सभासद नोंदणी क्रमांक : २० भाग १२१ ते २००

अधिकृत भाग भांडवल - रुपये १,००,०००/-
(भागिले २००० भाग, प्रत्येकी रुपये ५०/- मात्र)

यांवरून दाखला देण्यात येत आहे कि, श्री/श्रीमती नीलम वैभव जोशी व
वैभव बल्लूक जोशी सदनिका क्र. ब-५०३

यांस, सदरील श्रीरंग निवास को.ऑप.हौ.सोसायटी लि.मुंबई-४०००८९,यांचे कायदे, कानून, नियम व पोटनियम यांस अनुसरून अधिकृत भागीदार / सभासद करून घेण्यात आले आहे आणि त्याचबद्दल त्यांस भाग क्रमांक १२१ ते २०० भाग संख्या १० (दहा), दर्शनी किंमत रुपये ५०/- (पन्नास) प्रत्येकी मात्र (एकुण रुपये ५००/- (पाचशे) मात्र) चे देण्यात येत आहेत.

हा भागाचा दाखला, सदरील सोसायटीच्या शिक्क्यानिशी व सोसायटीच्या पदाधिकाऱ्यांच्या सह्यांनिशी दिनांक १६ मे २०१० रोजी दिला आहे.

ठिकाण - मुंबई
तारीख १६ मे २०१०



श्रीरंग निवास को. ऑप. हौ. सोसायटी लिमिटेड करिता.

Keelamys
अध्यक्ष

mchayab
कार्यवाह

Qy
अधिकृत समिती सभासद

मागे दिलेल्या भागांचे हस्तांतरणाची निवेदन पत्रिका / यादी

१ अनुक्रमांक तारीख	सदर हस्तांतरणास मंजुरी देण्यासाठी घेण्यात आलेल्या सर्वसाधारण / समिती सभेची तारीख	ज्याच्या नावे भाग हस्तांतरीत केले त्याचे नाव	भाग नोंदणी वहीतील मुळ भागधारकाचा अनुक्रमांक	भाग नोंदणी वहीतील ज्याच्या नावे हस्तांतरण झाले, तो नोंद अनुक्रमांक
१	२	३	४	५
१		अध्यक्ष	कार्यवाह	समिती सभासद
२		अध्यक्ष	कार्यवाह	समिती सभासद
३		अध्यक्ष	कार्यवाह	समिती सभासद
४		अध्यक्ष	कार्यवाह	समिती सभासद
५		अध्यक्ष	कार्यवाह	समिती सभासद

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MRS NEELAM VAIBHAV JOSHI
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श्रीमती नीलम वैभव जोशी
बी-503;श्रीरंग निवास. घोखले रोड;मुलून्ड(इ) मुलून्ड(इ) 400081

बिलिंग युनिट : 4705/NEELAM NAGAR S/DN./MULUND
दर संकेत ** : 92/LT I Res 3-Phase
पोल क्रमांक :
पी. सी./चक्र+मार्ग-क्रम/डि.टी.सी. : 6/30/9007/0042/3554257
मिटर क्रमांक : 05300091312
रिडिंग ग्रुप : L6

पुरवठा दिनांक : 01-10-2009
मंजूर भार : 12.00 KW
सुरक्षा ठेव जमा (रु) : 10000.00
चालु रिडिंग दिनांक : 12-08-2024
मागील रिडिंग दिनांक : 12-07-2024

GSTIN:27AAECM2933K1ZB

देयक दिनांक : 17-08-2024
देयक रक्कम रु : 4140.00

देय दिनांक : 06-09-2024
या तारखे नंतर : 4190.00
भरल्यास

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1800-212-3435, 1800-233-3435, 19 12, 17120

ग्राहकांच्या तक्रारीचे निवारण करण्यासंबंधीचे नियम व कार्यपध्दती महावितरणच्या संकेत स्थळ www.mahadiscom.in > ConsumerPortal > CGRF यावर उपलब्ध आहे.

आम्ही येथेही उपलब्ध आहोत



चालु रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा. युनिट	एकूण वापर
919	40630	1.00	289	0	289

Meter Status: Normal
Bill Period: 1.03/

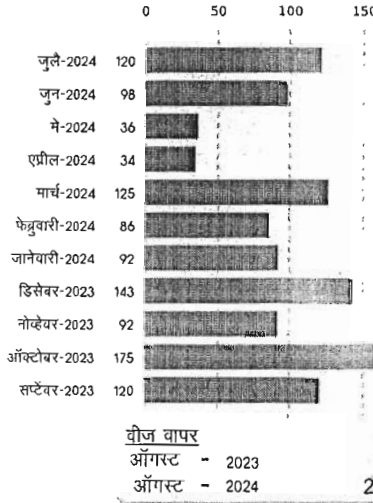
महावितरण

छपील बिला ऐवजी ई-बिला साठी नोंदणी करा व प्रत्येक बिलामागे 10 रूपांचा गो-ग्रीन डिस्कॉन्ट मिळवा. नोंदणी करण्यासाठी :-
<https://consumerinfo.mahadiscom.in/gogreen.php> (GGN नंबर तुमच्या छपील बिलावर वरच्या बाजूला द्यायला कोपऱ्या मध्ये उपलब्ध आहे.)

पुढील महिन्याचे रिडिंग संधारणतः 12-09-2024 ह्या तारखेला होईल

तुमचा मोबाईल नंबर व ईमेल पत्ता घुकिचा असल्यास दुरुस्त करा त्यासाठी www.mahadiscom.in/ConsumerPortal/QuickAccess येथे भेट द्या.

ऑनलाइन पॅमेंट सुविधा <https://wss.mahadiscom.in/wss> किंवा मोबाईल ॲप महावितरणद्वारे सुरक्षित, सुलभ आणि ऑनलाइन पॅमेंट सुविधेचा अवलंब करा आणि 0.25%(जास्तीत जास्त रु500)सवलत मिळवा संबंधित प्रश्नांसाठी कृपया helpdesk_pg@mahadiscom.in वर संपर्क साधा.



बीज वापर	ऑगस्ट - 2023	ऑगस्ट - 2024
ऑगस्ट - 2023	92	289
ऑगस्ट - 2024	92	289

For making Energy Bill payment through RTGS/NEFT mode, use following details
Beneficiary Name: MSEDCL o Beneficiary account no.: MSEDCL01000096070161
o IFS Code: SBIN0008965 , Name of Bank : STATE BANK OF INDIA , Name of Branch: IFB BKC
o Bill Amount:<As per bill>

Disclaimer: Please use above bank details only for payment against consumer number mentioned in beneficiary account number.
In case of energy bill paid through NEFT / RTGS, date of amount credited in MSEDCL bank account will be considered as bill payment date.

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अंतिम तारीख	06-09-2024	Rs. 4140.00		या तारखे नंतर भरल्यास	06-09-2024	Rs. 4190.00

बँकेची स्थळप्रत:
बिलिंग युनिट : 4705 ग्राहक क्रमांक : 000096070161
47056000096070161060920240000041400050002608240040

डिटिसी क्र. : 3554257
पी.सी. L6 दर: 92

अंतिम तारीख	06-09-2024	Rs. 4140.00
या तारखे पर्यंत भरल्यास	26-08-2024	Rs. 4100.00
या तारखे नंतर भरल्यास	06-09-2024	Rs. 4190.00



