

doc file



सेंट्रल बँक ऑफ इंडिया
Central Bank of India

CENTRAL TO YOU SINCE 1911

NARIMAN POINT BRANCH CHANDERMUKHI MUMBAI

NPT/CREDIT/2018-19/1

To,

10.5.2018

The Secretary,

Queen's Corner Premises CHS Ltd.,

Plot No. 65, Junction of 16th & 29th Road, Bandra West

Mumbai -50

Respected sir,

Reg: Lein on Flat No. 51 Queen's Corner Premises CHS Ltd., Plot No. 65 Bandra West

Mumbai -50

Ref:-Our Letter No.NPT/CREDIT/2016-17 Dated 4.8.2016

-Your Letter dated 16.8.2016

Under referance ,we had requested you to enter Lien in the Socoety's record for Mr.Tulsidas L Wanwari, mr.Mahesh T Wanwari And Mrs.Geeta T Wanwari, Flat No. 51 Queen's Corner Premises CHS Ltd., Plot No. 65 Bandra West Mumbai -50.

Please find enclosed herewith the copies of the documents as required by you and we once again requesting you to enter lien in the Society's record for the above mentioned details.

Thanking You.

कते सेंट्रल बँक ऑफ इंडिया
Your's Faithfully, OF INDIA
नरीमन पॉइंट ब्रांच, मुंबई
Nariman Point, Mumbai

Chief Manager
मुख्य प्रबंधक/Chief Manager

Received
Muzya
21/5/18
(MRC Mazya)

CHANDERMUKHI Ground Floor, Barrister Rajani Patel Road
Nariman Point, Mumbai - 400 021

Tel No. 022-66361901 TO 66361918 Fax No 022- 66361919/22852657

IFSC : CBIN0281067 Email : agmmums1067@centralbank.co.in

THE Queens Corner Premises CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M. C. S. Act, 1960)

No. 9

Authorised Share Capital Rs. 1,50,000/- Divided into 3,000 Shares each of Rs. 50/-

Member's Register No. One Share Certificate No. Nine

THIS IS TO CERTIFY that Shri/Smt. Sheela G. Motwane and

Shri Gangadhar J. Motwane, Flat no 51, 5th floor, Queens Corner Premises Co-op Society Ltd.

of Bombay is the Registered Holder of Shares (Five) from No. Forty one

to Forty five of Rs. 50/- each, totalling Two Hundred Fifty only (Rs 250/-)

in THE Queens Corner Premises CO-OPERATIVE HOUSING SOCIETY LTD.

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

such Shares the sum of Rupees 50/- (Rupees Fifty only) has been paid.

GIVEN under the Common Seal of the said Society at Bandra this 19th

day of October 1980.

B. Pereira

Chairman

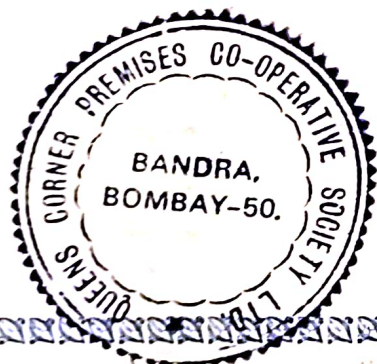
M. C. S. D. D. D.

Hon. Secretary

C. D. D. D.

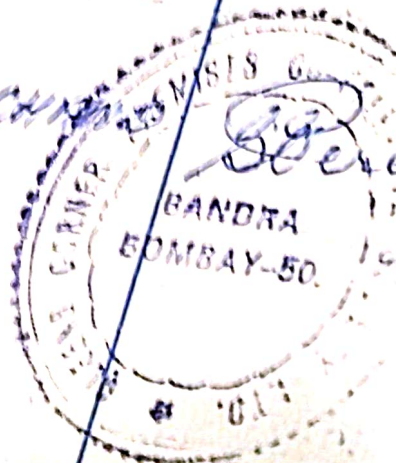
Member of the Committee

P. T. O.



Memorandum of the transfer of the within mentioned Share

Date of Transfer	Transfer No.	Share Regt. No. (Old)	To whom transferred	Sh
23-1-81			GANGADHAR ISSARDAS DHOTWANI	
15-4-81			Smt. PADMANI KESHAVDAS NAVANI	
16-11-86			Smt. TRISHNA LAKSHMAN KARNANI (Sr)	





30 MAY 1986

Nareshwar

AGREEMENT OF SALE

P.K.N

THIS AGREEMENT made and entered into at Bombay
16th day of September, 1986 BETWEEN SMT. PADMANI KESHAVDAS -
NAVANI, Indian, Inhabitant, hereinafter called the "VENDOR" (which
expression shall mean and include her heirs, executors administrators,
and nominees) of One Part AND

1. MR. TULSIDAS LAKHMICHAND VANWARI
2. MR. MAHESH TULSIDAS VANWARI
3. SMT. GEETA TULSIDAS VANWARI all Indian Inhabitant Residing at
Richmand Building, Flat No.603/4, 6th floor, Lokhandwala Complex,
Andheri (Versova), Bombay- 400 057, hereinafter called the "PURCHASER"
(which expression shall mean and include their heirs, executors,
administrators and assigns) of the Other Part.

WHEREAS the Vendor is a member of the Queens Corner Premises
Co-Op. Housing Society Ltd., Bombay (for brevity sake hereinafter
referred to as the 'said Society') holding give fully paid up shares
of Rs. 50/- each AND WHEREAS the Vendor as a member of the Society
also holds a flat being Flat No.51 on the 5th floor of the building
belonging to the said Society and situate at Flat No. 65, Junction
of 16th and 29th Road, T.P.S. III, Bandra, Bombay- 400 050 which
is registered under the Maharashtra Co-Operative Societies Act, 1960
under No. BOM/GEN/998 of 1977 dated 8/8/77.

AND WHEREAS the Vendor, with the permission of the Society, had
now agreed to dispose of his right, title and interest in the said
shares including the aforesaid flat to the Purchaser for a total

P.K.N

Contd...2/-.

-: 2 :-

consideration of Rs.10,50,000/- (Rupees Ten Lakh .
Fifty thousand Only) AND WHEREAS it is now deemed
necessary that the terms and conditions of the sale
should be recorded in writing NOW THIS AGREEMENT
WITNESSETH AS FOLLOWS :-

1. The Vendor herein agree to sell her right, title
and interest hold by her in the said Society namely
the five shares of Rs.50/- each Share Certificate No.9
Share Nos. 41 to 45 and the Flat No.51 on the 5th
floor of the building belonging to the said Society
admeasuring about 1245 Sq. Ft. (Built-up area) and
situate at Junction of 16th and 29th Road, Bandra,
Bombay- 400 050 to the Purchaser for a total consider-
ation of Rs.10,50,000/- (Rupees Ten Lakh Fifty thousand
Only) is the cost of Flat and in addition Rs.20,000/-
(Rupees Twenty thousand Only) is the cost of decorative
fittings and fixtures laid in the flat.

2. The Vendor herein states and declares that, she is
the absolute owner of the aforesaid flat and as such,
she is entitled to dispose of the said flat to the
Purchasers However, the Vendor herein agrees and undert
to indemnify the Purchasers and/or any person claiming
through the Purchaser in the event any loss or damage su
by the Purchasers due to any claim that may be put forwar
by a Second Party.

P.K.N. Contd. 3/-

3. The Seller however, agrees and undertakes to Indemnify the Purchaser and keep him indemnified on account of any demand, claim, action by any person or persons against the Purchasers in respect of the said five shares and/or the said Flat and all the costs, charges and expenses and/or losses with the Purchaser might suffer or incur by reason of such claim, demand and/or action against the Purchaser.

4. On the Purchaser paying to the Vendor the full amount as hereinabove mentioned, the Vendor shall grant, assign, transfer and ensure all her right, title and interest and benefit in the said flat being flat No. 51 on the 5th floor of the building belonging to the Society as well as the shares held by her in the said Society to the Purchaser.

5. The Vendor shall pay to the said Society all her monthly bill upto 15th September, 1986 and shall obtain complete discharge for the same. The Purchasers shall be liable to pay to the said Society the monthly charges from 16th September 1986 and hereby undertake to pay the said monthly charges regularly.

6. That on transfer of the Vendor's interest in the said flat by the said Society to the names of the Purchasers, the Purchasers shall be entitled to have and hold the same for the use and benefit of the Purchasers their heirs, successors and nominees and without any claim, charges, interest, demand or lien of the Vendor or any person claiming through her but subject to the payments being made to the said Society in respect of taxes, assessment and other charges from 16th September 1986.

7. The Purchasers herein covenant that they shall abide by the rules and bye-laws of the said Society on admission as member thereof and that further Purchasers to pay and discharge all call and demands which the said Society may make hereinafter in respect of the said flat.

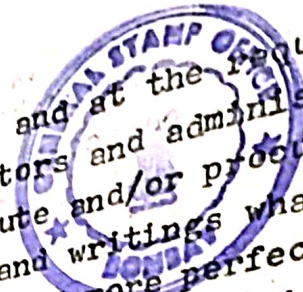
8. The Managing Committee of the said Society has expressed during the meeting on 7th September, 1986 that the Society has no objection for transfer of the said Shares in the names of the Purchasers.

9. The Vendor shall apply for and obtain from the said Society and/or the Managing Committee of the said Society a certificate of all payments made and discharged by the Vendor for the relevant

Memorandum of the transfer of th

Date of Transfer	Transfer No.	Share Regr. No (Old)
25-1-81		
15-4-		

- 4 -



times hereinafter and at the request of the Purchasers herein their heirs executors and administrators and council in law shall do and execute and/or procure all documents and such deeds, documents and writings whatsoever for the assurance in law and better and more perfectly transferring thr said rights interest and benefits in the said flat and every part thereof upto and to the Purchasers's use as aforesaid.

12. The Vendor shall apply to the Society for transferring her deposit etc. lying in her name whatsoever to the said Purchasers.

13. On payment of the consideration by the Purchasers the Vendor has this day 16th September 86 handed over vacant possession of the flat being flat No.51 on the 5th floor of the building to the said Society to the Purchasers and the Purchasers admit having received vacant possession of the said flat.

IN WITNESS WHEREOF THE parties hereto have set and subscribed their respective hands and seals the day and the year first hereinabove written,

Signed sealed and delivered by the)
withinnamed Vendor Mrs. PADMANI)

P. K. NAVANI

KESHAVDAS NAVANI in the presence of
(1) PREM CHHABRIA P. H. Chhabria
(2) Keshavdas D. Navani K. D. Navani

Signed sealed and delivered by the)
withinnamed Purchasers (1) Mr.)
TULSIDAS LAKHMICHAND VANWARI)
(2) MR. MAHESH TULSIDAS VANWARI)
(3) MRS. GEETA TULSIDAS VANWARI)
in the presence of

(Handwritten signatures)
Geeta Tulcidas

Witnesses:- 1. *(Signature)*
2. *(Signature)*

Received this 16th day of September 1986
the sum of Rs. 10,70,000/- (Ten Lakhs and seventy thousand only) by cheque
RECEIPT

AGREEMENT OF SALE

B E T W E E N

SMT. PADMINI KESHAIDAS NAVANI.

A N D

1. MR. TULSIDAS LAKHMECHAND VANWARI.

2. MR. MAHESH TULSIDAS VANWARI.

3. SMT. GEETA TULSIDAS VANWARI.

Residing at:

Queens Corner Co-Op. Hsg.
Flat No. 51, 5th floor,
Junction of 16th & 29th Road,
Bandra, Bombay-400 050.

QUEEN'S CORNER

PREMISES CO-OPERATIVE SOCIETY LTD.

Plot 65, Corner of 16th & 27th Road,
Bandra, Bombay-400 050.

Date 20-7-92

803

Received with thanks from Shri. Smt. From: Tulsi Das L. Wanjari
at No. 51 floor 5th the sum of Rupees One Thousand Three Hundred
Twenty Four & paise Sixty Only by cash/cheque No. 296631 on Bank Secna Bank
(Subject to realisation)

20-7-92 as per Bill No. 763 for the period of 1-4-92 to 30-6-92
account of charges

1924=60

For Queen's Corner Premises Co-op. Society Ltd.

Chairman/Committee member

Hon. Secretary
Jt. Hon. Secretary

e :- now arrears remain Rs. _____



BOMBAY 1986
No. 250/1

25
P.T.
[Signature]

P.K.N

AGREEMENT OF SALE

THIS AGREEMENT made and entered into at Bombay
City of Bombay, 1986 BETWEEN SMT. PALMARI KESHEVDAS -
HAYARI, Indira, Inhabitant, hereinafter called the "VENDOR" (which
expression shall mean and include her heirs, executors administrators,
and nominees) of One Part AND
1. MR. TULSIDAS LAKHMIKHAND VANWARI 2. MR. HANESH TULSIDAS VANWARI
3. SMT. GEETA TULSIDAS VANWARI all Indira Inhabitant residing at
Richmond Building, Flat No. 503/4, 6th Floor, Lokhandwala Complex,
Indira (Verova), Bombay- 400 057, hereinafter called the "PURCHASER"
(which expression shall mean and include their heirs, executors,
administrators and assigns) of the Other Part.

WHEREAS the Vendor is a member of the Queens Corner Premises
Co-Op. Housing Society Ltd., Bombay (for brevity sake hereinafter
referred to as the 'said Society') holding five fully paid up shares
of k. 50/- each AND WHEREAS the Vendor as a member of the Society
also holds a flat being Flat No. 51 on the 5th floor of the building
belonging to the said Society and situate at Flat No. 55, Junction
of 16th and 29th Road, T.P.S. III, Bandra, Bombay- 400 050 which
is registered under the Maharashtra Co-Operative Societies Act, 1960
under No. BOM/GEN/998 of 1977 dated 8/8/77.
AND WHEREAS the Vendor, with the permission of the Society, had
now agreed to dispose of his right, title and interest in the said

B. M. R. D. A.
BANDRA

GENERAL STAMP OFFICE

Bombay.

RECEIVED from Ms. Tulsidas L. Vamoon.

Stamp duty Rupees 54000/-
Fifty Four Thousand only.

CERTIFIED under Sec. 41 of the Bombay
Stamp Act, 1958, that the proper Stamp duty
Rupees 54000/- Fifty Four

Thousand only and penalty
Rupees 350/- Three hundred
Fifty only have been paid in respect
of the instrument.

COLLECTOR



- 2 -

consideration of Rs. 10,50,000/- (Rupees Ten Lakh .
Fifty thousand Only) AND WHEREAS it is now deemed
necessary that the terms and conditions of the sale
should be recorded in writing NOW THIS AGREEMENT
WITNESSETH AS FOLLOWS :-

1. The Vendor herein agree to sell her right, title
and interest hold by her in the said Society namely
the five shares of Rs. 50/- each Share Certificate No. 9
Share Nos. 41 to 45 and the Flat No. 51 on the 5th
floor of the building belonging to the said Society
admeasuring about 1245 Sq. Ft. (Built-up area) and
situate at Junction of 16th and 29th Road, Bandra,
Bombay- 400 050 to the Purchaser for a total consider-
ation of Rs. 10,50,000/- (Rupees Ten Lakh Fifty thousand
Only) is the cost of Flat and in addition Rs. 20,000/-
(Rupees Twenty thousand Only) is the cost of decorative
fittings and fixtures laid in the flat.

2. The Vendor herein states and declares that she is
the absolute owner of the aforesaid flat and as such,
she is entitled to dispose of the said flat to the
Purchasers However, the Vendor herein agrees and undertakes
to indemnify the Purchasers and/or any person claiming
through the Purchaser in the event any loss or damage suffered

purchaser and keep him indemnified on account of any demand, claim or action by any person or persons against the Purchasers, in respect of the said five shares and/or the said Flat and all the costs, charges and expenses and/or losses with the Purchaser might suffer or incur by reason of such claim, demand and/or action against the Purchaser.

4. On the Purchaser paying to the Vendor the full amount as hereinabove mentioned, the Vendor shall grant, assign, transfer and ensure all her right, title and interest and benefit in the said flat being flat No. 51 on the 5th floor of the building belonging to the Society as well as the shares held by her in the said Society to the Purchasers.

5. The Vendor shall pay to the said Society all her monthly bills upto 15th September, 1986 and shall obtain complete discharge of the same. The Purchasers shall be liable to pay to the said Society the monthly charges from 16th September 1986 and hereby undertake to pay the said monthly charges regularly.

6. That on transfer of the Vendor's interest in the said flat to the said Society to the names of the Purchasers, the Purchaser shall be entitled to have and hold the same for the use and benefit of the Purchasers their heirs, successors and nominees and without any claim, charges, interest, demand or lien of the Vendor or any person claiming through her but subject to the payments being made to the said Society in respect of taxes, assessment and other charges from 16th September 1986.

7. The Purchasers herein covenant that they shall abide by the rules and bye-laws of the said Society on admission as members thereof and that further Purchasers to pay and discharge all and demands which the said Society may make hereinafter in respect of the said flat.

8. The Managing Committee of the said Society has expressed at the meeting on 7th September, 1986 that the Society has no objection for transfer of the said Shares in the names of the Purchasers.

9. The Vendor shall apply for and obtain from the said Society and/or the Managing Committee of the said Society a certificate of all payments made and discharged by the Vendor for the current period.

10. The donation towards the Society for the Transfer of the said Shares shall be paid by the Purchasers as mutually agreed.

OFFICE



P. K. N.

At a

RECEIVED

Charged No. _____ Date _____

...all documents and such
 ...whatssoever for the assurance
 ...transferring the said
 ...interest and benefits in the said flat and every part
 ...upto and to the Purchasers's use as aforesaid.

The Vendor shall apply to the Society for transferring
 deposit etc. lying in her name whatssoever to the said
 Purchasers.

On payment of the consideration by the Purchasers the
 Vendor has this day 16th September 86 handed over
 vacant possession of the flat being flat No.51 on the 5th floor
 of the building to the said Society to the Purchasers and
 the Purchasers admit having received vacant possession of the
 said flat.

IN WITNESS WHEREOF THE parties hereto have set and subscribed
 their respective hands and seals the day and the year first
 hereinabove written,

Signed sealed and delivered by the) **P.K. NAVANI**
 within named Vendor Mrs. PADMANI)
 KESHAVDAS NAVANI in the presence of
 PREM CHHARRIA P.H. Chhabria
 Keshavdas D. Navani

Signed sealed and delivered by the)
 within named Purchasers (1) Mr.)
 TULSIDAS LAKHMICHAND VANWARI)
 (2) MR. MAHESH TULSIDAS VANWARI)
 (3) MRS. GEETA TULSIDAS VANWARI) **Geeta Tulcidas**
 in the presence of

Witnesses:- 1. L.V.
 2. [Signature]

RECEIPT

Received this 16th day of September 1986 from the Purchaser
 the sum of Rs. 10,70,000/- (Rupees ten lakhs seventy thousand
 only) by cheques as under:-

Name	Date	Cheque No.
Tulsidas L-Vanwari	16.9.86	Pay order no 5956/257/86
Mahesh T. Vanwari	16.9.86	Ch no 522307
Mrs. Geeta T. Vanwari	16.9.86	Pay order no 5958/222/86
	16.9.86	Ch no 532249

Being the amount of consideration money

AGREEMENT OF SALE

B E T W E E N

MR. PANDIT KISHOR DAS BAVARI.

A N D

MR. TULSIDAS LAKHONCHAND VANVARI.

2. MR. HANSEN TULSIDAS VANVARI

3. MR. CHETA TULSIDAS VANVARI.

Residing at:

Queens Corner Co-Op. Bldg.
Flat No. 51, 3rd Floor,
Junction of 16th & 29th Roads,
Queens, Bunker 400 930.

SMT. PADMANI KESHAVDAS NAVANI.

A N D

1. MR. TULSIDAS LAKHMICHAND VANWARI.

2. MR. MAHESH TULSIDAS VANWARI.

3. SMT. GEETA TULSIDAS VANWARI.

Residing at:

Queens Corner Co-Op. Hsg. |
Flat No. 51, 5th floor,
Junction of 16th & 29th Road,
Bandra, Bombay-400 050.