

THE VEENA NAGAR CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. BOM(W.T.) and Date HSG(TC)1260)

No. 212

Authorised Share Capital Rs. 9,45,000/- Divided into 18900 Shares each of Rs. 50/- only

Member's Register No. 212

THIS IS TO CERTIFY that Shri Sri. RAMSHIRAMANI RAMDULAR C.

of Bombay is the Registered Holder of [ 5 ] Shares from No. 1056

to 1060 of Rs. 50/- ]


in THE VEENA NAGAR

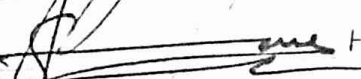
CO-OPERATIVE HOUSING SOCIETY LTD.


Bombay

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th  
day of August 1986.

  
Chairman

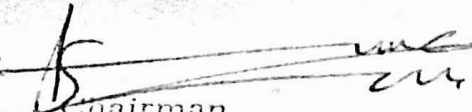

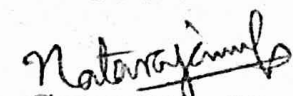



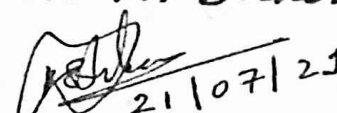
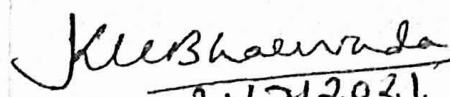
  
Hon. Secretary

  
Member of the Committee

P. T. O.

27497

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	12.3.88  Chairman	Raghunath R. Bakshi  Hon. Secretary	212	258  Committee Member
2	27.7.2013  Chairman	Mrs. Nedam Raj. Bakshi  Hon. Secretary	258	593 M.M. Mulekar, Committee Member
3	4-7-21  Chairman	Mr. Raikumar Raghunath Bakshi  Hon. Secretary	593	672  Committee Member
	Chairman	Hon. Secretary		Committee Member
	Chairman	Hon. Secretary		Committee Member



24 OCT 1986

दिश्रीधे ठिकाण : गोखले पथ-स्टेशन जवळ, ठाणे-१.

अनुक्रम : 6296 दिनांक : 6.10.1986  
 नांव : Raghunath B. Thakkar  
 हस्ते : Raghunath

Raghunath

G. S. Thakkar

सद सदस्य

AGREEMENT FOR SALE OF SHOP

THIS AGREEMENT for Sale of Shop is made and entered into at Mulund, Bombay, this <sup>6.10.1986</sup> MONDAY day of October 1986 BETWEEN Dr. RAMSHIROMANI RAMDULAR CHAURASIA, Hindu adult, aged about 40 years, residing at 2-Tulsi Bhavan, Sarojini Naidu Road, Mulund (West), Bombay 400080, hereinafter called the "Owner Vendor", the assignor ~~the~~ (which expression shall mean and include his heirs, executors, administrators & assigns) of the Party of the First Part and Shri RAGHUNATH RAMDAS BAKSHI, Hindu adult, aged about 63 years, residing at <sup>B-5 4th floor</sup> B-15 Ekta Apartment, <sup>Yashwantrao Chavan</sup> L.B.S. Marg, Mulund West, Bombay 400080, hereinafter called the Purchaser (which expression shall mean and include his heirs, executors, administrators & assigns) of the Party of the Second Part, the assignee AND WHEREAS the assignor is the Owner of a shop bearing Shop No. 9, on Ground floor, Veena Nagar, L.B.S. Marg, Mulund West, Bombay-80, which he had purchased from Veena Estate Pvt. Ltd., by



16 | 22.9.97.

B. M. R. D. A.  
BANDRA

Receipt No.   
No. As | 27487 | 95.  
GENERAL STAMP OFFICE  
Bombay,

RECEIVED from Mr. R. R. Bakshi.

Stamp duty Rupees 12000/-  
Twelve thousand only.

CERTIFIED under Sec. 41 of the Bombay  
Stamp Act, 1958, that the proper Stamp duty  
Rupees 12000/- Twelve thousand only.

and penalty  
Rupees 250/- Two hundred-

Fifty only have been paid in respect  
of the instrument.

*[Signature]*  
25/9/97  
COLLECTOR

- 2 -



*[Handwritten initials]*

agreement for sale dated 21st June 1982 duly registered with the Sub-Registrar of Bombay under Registration No. PS/1842 dated 25th of June 1982 and whereas the assignor has paid all the price for the said shop and he has been in its occupation possession, enjoyment and ownership of the same AND WHEREAS the purchaser the party of the Second part has approach the owner, assignor and requested him to sell unto him his aforesaid shop AND WHEREAS the assignor has agreed to the said request of the assignee and has decided to sell his aforesaid shop to the assignee upon certain terms and conditions agreed between the parties hereto which both of them are desirous of reducing into writing

NOW THIS INDENTURE WITNESSETH AS UNDER:-

1. The owner vendor, the assignor hereby declare that he is the sole and absolute owner of shop No.9, ground floor admeasuring about 133 Sq.ft. at Veena Nagar, L.B.S. Marg, Mulund West, Bombay 400 080, and he has agreed to sell the same to the purchaser herein.



24 OCT 1986

विश्वीये ठिकाण : गोखले पथ-स्टेशन जवळ ठाणे-१.  
 अनुक्रम : 6247 विनांक : क्रि.सं. 51  
 नांव : B. K. Thakkar  
 हस्ते : Rashmi

Rashmi G. S. Thakkar

सं. नं.

- 3 -

2. The Purchaser herein declares that he has approach the owner in beginning of October 1986 and has requested him to sell unto him his aforesaid shop to him.
3. It is further agreed by and between the parties hereto that the sale price of the above shop is agreed at Rs. 11,970.00 (Rupees Eleven thousand nine hundred Seventy only).
4. The Purchaser has paid to the owner the full and final price of Rs.11,970.00 (Rupees Eleven thousand nine hundred seventy only) and the owner vendor acknowledging the receipt of the same from the purchaser.
5. The Owner vendor/assignor has handed over the vacant and peaceful possession of Shop No.9, Gr1Floor Veena Nagar to the Purchaser and the Purchaser hereby has acknowledges having taken the vacant and peaceful possession of the said shop from the Owner vendor.





- 4 -

6. The owner vendor/assignor hereby declares that he has assign and transfer all his rights, titles and interest in shop No. 9<sup>A</sup> to the purchaser/assignee herein and he further declares that he or any of his heirs shall not have any rights, title or interest of whatsoever nature in the said shop premises which now exclusively belongs to the purchaser/assignee herein and the purchaser has now become the sole and absolute owner of the same and he is at absolute liberty to deal with the said shop in the manner he likes.

7. The owner vendor hereby further declares that he has no objection to transfer the aforesaid shop to the name of the purchaser on the records of the builders/and/or the society as and when formed. He further declares that he has no objection to transfer any electric meter deposit, water meter deposit and all such other deposits concerning the said shop No. 9 being transferred to the name of the assignee. He has sold the shop with all the incidental benefits to the purchaser herein.



8. The Owner/vendor further declares that he shall sign all the papers, documents etc. which he may be required to sign by the Purchaser for the proper and effectual transfer of shop no.9/A to the name of the purchaser on all the relevant records.

9. It is further agreed between the parties hereto that upto 6<sup>th</sup> October 1986 all the outgoings and maintenance and such other charges for the said shop shall be borne and paid by the Vendor and the same thereafter shall be borne and paid by the Purchaser.

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

Signed, sealed and delivered by )  
the withinnamed Dr. RAMSHIROMANI )  
RAMDULAR CHAURASIA, the Owner, )  
in the presence of R.B. Thakur )

RAMSHIROMANI

Signed, sealed and delivered by )  
the withinnamed Shri RAGHUNATH )  
RAMDAS BAKSHI, the Purchaser, in )  
the presence of ..... )

R. Baleshi

RECEIPT

RECEIVED a sum of Rs. 11,970/- (Rupees Eleven thousand nine hundred seventy only) from the Purchaser, a full & final consideration against sale of Shop No.9, Gr. Floor, Veena Nagar, L.B.S. Marg, Mulund West, Bombay 400080.

WITNESSES:

1. R.B. Thakur

I SAY RECEIVED,  
RAMSHIROMANI

2.

(Dr. RAMSHIROMANI RAMDULAR CHAURASIA  
Owner.



28/1/98

(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. १९३ म. ई  
Gen 113 m.e.

CASE NO. : AMN/MMRDA/27497

COUNTER CODE 1

DATE: 22/09/97

RECEIPT NO.:

16

मूळ प्रत  
ORIGINAL COPY

( अहस्तातरणीय )  
(NOT TRANSFERABLE)



से.क्र.म. (प्र.) १३६

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण /Place MUMBAI

दिनांक / Date 22/09/97

Received from RAGHUNATH R. BAKSHI

यांच्याकडून/

रु. / Rs 12250.00 रुपये / Rupees  
Twelve Thousand Two Hundred Fifty Only

103-(III)

On account of

याकरिता मिळाले

CASH

mode of Payment:

रोखपाल व लेखापाल  
Cashier or Accountant

(सही / Signature)  
(दिनाम / Designation)



9

BHATNAGAR AMBRE KOTHARI  
ARCHITECTS AND INTERIOR DESIGNERS  
4TH FLOOR, WAQIA BUILDING, 17/19, DALAL STREET,  
FORT, BOMBAY 400 023. TELEPHONE : 272409

SOS

The Executive Engineer,  
Building Proposal (E.S.)  
'T' Ward, Ghatkopar,  
Bombay.

Dear Sir,

3 AUG 1988	
दिनांक	3 AUG 1988
BPES	S032
	GEN EDC MCL PC

Sub: Occupation permission for the building No.1 of 'Veena Nagar' bearing S.No. 239 (pt) 241 (pt) 212 (pt) at L. B. S. Marg, Mulund (W) Bombay.

Ref: CE/2429/BPES/A7  
Your letter dt. 12/11/1982.

With reference to the above, we have to bring to your kind notice that the above referred building has been granted 100% occupation permission.

Eventhough we have applied for full Occupation permission i.e. for the entire building including shops on ground floor, due to oversight, it is observed that there is no mention of ground floor shops,

We therefore request you to kindly clarify the matter and give us corrigendum to that effect.

Thanking you,

Yours faithfully,  
for BHATNAGAR AMBRE KOTHARE

Partner.