

Society Copy

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/9492/WS/AK

28 NOV 2011

FULL OCCUPATION CERTIFICATE

To
M/s. Neronec & Sukhil Associates, C.A. to Owner,
11/3 Naxos Chamber,
94 Nagindas Master Road,
Fort,
Mumbai - 400023.


Ex. Engineer Bldg. Proposal (W.S.)
H and K Ward
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

The full development work of building comprising of Wing 'A' Stilt + 1st to 7th upper floors and wing 'B' Stilt + 1st to 13th upper floors on plot bearing CTS No. 1872, 1872/1 to 7 and 1877, 1877/1 to 4 of Village Vileparle, F.P.No. 391 and 391-A of TPS -V, Vileparle (East), Mumbai is completed under the supervision of Shri. Ashish Solanki Licensed Architect, Licence No. CA/26252/2000 may be occupied on the following condition :-

1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

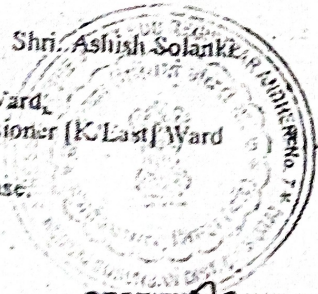
Yours faithfully,


Executive Engineer
(Bldg. Proposals) W.S. [K Ward]

- Copies to
1) Lic. Architect : Shri. Ashish Solanki
2) E.E. [V] W.S.
3) A.H.S. [K/E] Ward
4) Asst. Commissioner [K East] Ward

- 2) E.E.D.P. (H & K)
4) Dy.A.& C.(S)
6) A.E.W.W. [K East] Ward.
Asst. Eng. (W.S.) H & K Ward.

For information please.



CERTIFIED TRUE COPY

ASHISH SOLANKI
(G. D. Arch. - CA / 26252 / 2000)


E.E.D.P. (W.S.) K Ward.

This is Colour Xerox

CERTIFIED TRUE COPY

ASHISH SOLANKI
(G. D. Arch. - CA / 26252 / 2000)

28/11/11	96	34
----------	----	----

AGREEMENT FOR SALE

This **AGREEMENT FOR SALE** made at MUMBAI this ___ day of November 2024.

BETWEEN

MR RAJESH MAHADEO RANE (PAN NO. AHQPR0112D), of Mumbai Indian Inhabitant, having address at Flat No. 12, Sai Mohit Park, Bhoir Colony, Pune City, Chinchwadgaon Pune - 411033, hereinafter called "**THE TRANSFEROR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART

AND

(1) MR SANDESH VIJAY RAORANE (PAN NO. AMIPR2824D) **AND (2) MRS ROVINA RAORANE (PAN. AIFPD4374B)**, both of Thane, Indian Inhabitants residing at Flat No. B-701, Shree Krushna Garden Complex, Building No.1, MIDC Road, Mira Road, Opp. Royal Park, Mira Bhayander, Mira Road, Thane- 401107, hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART

WHEREAS :-

- A. One Shri Mahadeo Vitthal Rane was the original Tenant in the Room No. 09 admeasuring 260 sq. ft. carpet area on the Second floor of the Building known as Habiba Manzil – sardar building (hereinafter referred to as **"the said Tenanted Premises"**) consisting of ground plus 02 storeys lying and situated at Plot No. 391 and 391A, TPS-V, CTS No. 1872, 1872/1 to 1872/7 and 1877, 1877/1 to 1877/4, Shraddhanand Road, Vile Parle (East), Mumbai- 400057 (hereinafter referred to as **"the said Property"**) on monthly tenancy basis and paying monthly Rent of Rs.59.97/- to the 1) MR. Ismail Ibrahim Mistry, 2) Mr. Anwar Ibrahim Mistry and 3) Munawar Ibrahim Mistry (hereinafter referred to as **"the said Owners"**);
- B. Under a registered Redevelopment Agreement dated 07th July 2005, the said owners granted Development Rights in respect of the said property to M/s. Neumec & Suchit Associates. The said M/s. Neumec & Suchit Associates got the plans approved from the MCGM;
- C. Pursuant to the Sanction of the Plans, by an Agreement for Permanent Alternative Accommodation dated 05th May 2007 entered in to between the said M/s. Neumec & Suchit Associates as the "Developers" therein and Mr. Mahadeo Vithhal Rane, as the Tenant therein and the said owners i.e. 1) MR. Ismail

(I) The duly executed share transfer forms required under Maharashtra Co-operative Societies Act, 1960 for the effective transfer of the said Flat in favour of the Transferees

10. The Transferor shall sign and execute necessary letters to Adani Electricity / TATA Power, Mahanagar Gas Ltd for transferring the meter and the deposits in the Transferees name in respect of the said Flat.

11. Stamp duty, registration charges of the agreement, if any, and incidental expenses thereto shall be borne and paid by the Transferees.

12. On payment of the entire consideration by the transferees to the transferor and on the transferor handing over quiet, vacant, peaceful possession of the said flat to the transferees, this agreement shall operate as conveyance.

IN WITNESS WHEREOF the parties hereto have set their hands and seal on the day and year first hereinabove mentioned.

SCHEDULE

Flat No.402 admeasuring 335 sq. ft. carpet area on the 4th floor in the A wing of the building known as **NEUMEC HEIGHTS A-WING CO-OPERATIVE HOUSING SOCIETY LIMITED**" situate at Plot No.

391 and 391A, TPS-V, CTS No. 1872, 1872/1 to 1872/7 and 1877, 1877/1 to 1877/4, Shradhanand Road, Vile Parle (East), Mumbai-400057.

Plot No. 391 and 391A, TPS-V, C.T.S. No. 1872, 1872/1 to 1872/7 and 1877, 1877/1 to 1877/4 of Village Vile Parle (East), Taluka Vile Parle in the Registration Sub-District Bandra of Mumbai Suburban District.

Share Certificate No. for 11 for 05 shares of Rs.50/- each bearing Distinctive Nos. 51 to 55 (both inclusive) in the Capital of the Society.

IN WITNESS WHEREOF the parties hereto have set their hands and seal on the day and year first hereinabove mentioned.

SIGNED AND DELIVERED)
By the withinnamed Transferor)
MR RAJESH MAHADEO RANE)

PHOTOGRAPH	LEFT HAND THUMP IMPRESSION
-------------------	----------------------------------