

51. All cost, charges and expenses, including stamp duty, registration charges and other expenses in connection with the preparation and execution of the Conveyance or Assignment of the said sub-divided plot of the said lands, hereditaments and premises by the Builders and any other document (whether incurred hithertobefore or be incurred hereafter) to complete the title of the Flat Holder and the Purchasers of the other premises in the said building or their joint nominee as herein provided as also all costs, charges and expenses in connection with formation, registration and incorporation of the Co-operative Housing Society or the Limited Company, as the case may be, shall be borne, shared and paid by the Flat Holder in proportion to the cost of the said premises.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO :

ALL THAT pieces or parcels of land or ground situate at Valnai, near Malad in the Salsette Taluka in the Registration Sub-District of Bandra in the Bombay suburban District and now Greater Bombay admeasuring 26104.6 square metres or thereabouts and bearing Old Survey No.26, Hissa No.2 and Survey No.46, Hissa No.1 New C.T.S. No.308 and bounded as follows : On or towards the West by Creek, on or towards the North by the Malad Marve Road on or towards the South by land bearing Survey No.26 and on or towards the East partly by land bearing survey No.45, Hissa Nos. 2 and 5 partly by bearing Survey No.70 Hissa No.1.

the buildings of Vishal Nagar Complex.

4. The Flat Holder hereby agrees to purchase from the Builders and the Builders hereby agree to sell to the Flat Holder one flat being Flat No. 405 of carpet area admeasuring 65 sq. mtr. square meters (inclusive of the area of the balconies on the _____ floor as shown in the floor plan thereof hereto annexed and marked Annexure D together with the ~~Garage No. _____~~ on the ground floor of the said building (hereinafter referred to as "the said Premises") for the price of Rs. 325000/- including

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- 12. There will be four doors in each Flat of C.P. Teak wood and Nova Teak panel painted with 3 coats of paint.
- 13. ALL STAIRCASE LANDINGS shall have lighting arrangement.
- 14. There will be one Electric Bell or Buzzer in each flat.
- 15. Open Electric wiring throughout the flat.
- 16. All Water Tanks will be plastered with water proof cement.
- 17. Sufficient number of storage tanks with electric Water-Pump for 24 hours supply of Water.

SIGNED SEALED AND DELIVERED
 by the withinnamed:
 MESSRS: NEW RAJASTHAN BUILDERS
 in the presence of :

For New Rajasthan Builders
[Signature]
 Partner

[Signature]

SIGNED SEALED AND DELIVERED
 by the withinnamed : The Flat
 Holder. _____

 in the presence of :

[Signature]

[Signature]

RECEIVED ON AND FROM THE
 withinnamed Purchaser/s
 the sum of Rs. 25000/-
 (Rupees Twenty five thousand
Only)
 by cheque/cash being the
 amount of earnest money to
 be paid by the Purchaser/s
 to the Builders.

Rs. 25000/-

WE SAY RECEIVED
 For NEW RAJASTHAN BUILDERS

[Signature]
 PARTNER

: 25 :

29/3/2013

95/66

THE SECOND SCHEDULE HEREINABOVE REFERRED TO :

SCHEDULE OF BUILDING SPECIFICATIONS FIXTURES
FITTINGS AND AMENITIES

IN "VISHAL NAGAR" at Marve Road, Malad (West),
Bombay 400 064.

1. The Building will be constructed on reinforced cement concrete frame structure.
2. All the External walls will be carried out in 9" thick brick work or 6" thick block work with cement plaster in two coats and the partition walls in 4.1/2" thick brick work with cement plaster with neroo finish.
3. Entire flooring shall be of mosaic tiles and skirting will be of half tile.
4. Living room and bed-room shall have one light point and one ceiling fan point.
5. Bath-room will have flooring of Tandar or Black Madras stone with 3' dado of white glazed tiles.
6. One geyser of 1/3 kw in each Bath-room will be provided.
7. One Wash Basin will be provided in each flat.
8. R.C.C. raised PLATFORM finished with mosaic tiles and one sink in kitchen.
9. One R.C.C. Loft 2' 6" wide shall be provided in Kitchen.
10. There will be FLUSHING TANK for Indian Type W.C.
11. All the WINDOWS shall be of aluminium or C.P. Teak wood painted with 3 coats of oil paint.

20. 11. 87
21. 11. 87
22. 11. 87
23. 11. 87
24. 11. 87
25. 11. 87
26. 11. 87
27. 11. 87
28. 11. 87
29. 11. 87
30. 11. 87

BREHMAN HUBIRAJ MISHANAGARPALIKA

No. CR/2352/BS-II/AP

26 FEB 1988

To,

Shri Sunil Ambro,
Architect.

Subj:- Permission to occupy the completed building on plot No. 2 bearing C.T.S. No. 308/15 of village Valnai, Malad Marve Rd., Malad(W).

Gentlemen/Sir,

Ref:- Your letter dated 25.11.87.

By direction I have to inform you that the permission to occupy the completed portion of ground + 1-floor wings B & C & Gr. + 6 upper floors of Wing A shown by you in the red colour in the plans submitted by you on 2.11.87 is hereby granted. Please note that this permission is without prejudice to action under Section 353A/471 of B.M.C. Act and subject to the following conditions:-

1. That the certificate w/s 270A of B.M.C. Act shall be obtained from A.E.W.W. P/W and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/under No. CR/198/LOP shall be complied with.
3. That the water supply for premises for which occupation is granted shall be restricted to 50% of normal requirements & no complaint for short supply of water shall be entertained in future.
4. That Co-Op. Hsg. Soc. shall be formed and registered within six months from the date of issue hereof, or before B.C.C. whichever is earlier.

S/-
Yours faithfully,

Ex. Engineer Bldg. Prop. (WS) 'P'.

- Copy to :-
- 1) Dnsari - [unclear]
 - 2) E.E.V.
 - 3) A.E.W.W. P
 - 4) A. A. & V.R.
 - 5) A.H.S.R. - III
 - 6) W. O. P/
 - 7) Dy.C.E. (D.P).

[Signature]
E.E.V. (WS) 'P'.

nrk/25.2.

-नोंदणीचे प्रमाणपत्र:-

नोंदणी क्रमांक: बी को एम / [इजापू-बी] / एमएलबी / [टोती] / ४७२८ / ८९-९०.

या प्रमाणपत्राद्वारे प्रमाणित करण्यांत येत आहे की,

" ज्ञाना ऑन-ग्राफिटेड ही लिंग सोसायटी लिमिटेड ,

प्लॉट नं. २ सी.टी.ए.नं. ३०८/१५, र्होलेर व्हाई,

मालाड मार्केट, मालाड [पश्चिम] मुंबई नं. ४०००४४.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदण्यांत आलेली आहे.

उपरोक्त अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी संस्थेचे नियम १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण " गृहनिर्माण "

संस्था असून उपवर्गीकरण " फ्लाइंग सह भागोदारी संस्था " आहे.



दिनांक १८/१०/१९९९

बरी [प्र. व. गोतावी]

इपरिवेक्षण सहकारी संस्था,
पो-वार्ड मुंबई

दुरा

THE DRONA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. Bom/WP/HSG/124/47287/1989-90 and Date 12-10-83)

No. 20
Authorised Share Capital Rs. 1,00,000/- Divided into 2000 Shares each of Rs. 50/- only
Member's Register No. 20

THIS IS TO CERTIFY that Smt. Kanta Pratap Singh
of Bombay is the Registered Holder of Five Shares from No. 101
to 105 of Rs. 50/- each 1 Rupee fifty each
in THE DRONA CO-OPERATIVE HOUSING SOCIETY LTD.

Vishal nagar Marve Rd. Malad 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 28th day of April 1991

[Signature] Chairman
Bhagowati R. Bhatia Hon. Secretary
[Signature] Member of the Committee



P. T. O.

बलज

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7. 5. 20

ANNEXURE -B

EXTRACT FROM THE PROPERTY REGISTER CARD

896

SURVEY

10013

Talukat Borivli Dist. Bombay Suburban Dist.

SURVEY	AREA SQ.MTS.	TENURE	Particulars of assessment for rent paid to Government and when due for revision
307 12	40 x 29		
holder in 19			
origin of the			
title so far			
traced			
LESSEE			

Other Encumbrances

OTHER REMARKS

NO.	DESCRIPTION	AMOUNT	DATE
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
TOTAL



हस्त्य प्रतिकृति

NUMBER OF

...

मिस्टर निधीकर, पुणे जिल्हा...
नगर भूमापन अधिकारी क्र. 10
मुंबई उपनगर, मुंबई

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 Chairman	3 Hon. Secretary	4	5 Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member