

26-09-2024

## सूची क्र.2

दुय्यम निबंधक : Joint S.R. Kurla 3

Note:-Generated Through eSearch Module,For original report please contact concern SRO office.

फाईल क्रमांक : 2773/2016

नोदंणी :

Regn:63m

## गावाचे (Village Name) : Ghatkopar

(1) विलेखाचा प्रकार (Title)	6-Notice of intimation regarding mortgage by way of deposit of Title Deed
(2) कर्जाची रक्कम (Loan amount)	Rs.2500000/-
(3) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) (Property Description)	1) Corporation: मुंबई मनपा Other details: Building Name:NEELKANTH TOWER CHS LTD, Flat No:304, Road:, Block Sector:, Landmark: ( C.T.S. Number: 195 ; )
(4) क्षेत्रफळ (Area)	1) Build Area :55.76 / Open Area :0 Square Meter
(5) कर्ज घेणाऱ्याचे नाव व पत्ता (Mortgagor)	1) Name: GOPAL RAMJILAL PRAJAPATI Age: 37, Address: Building Name:NEELKANTH TOWER CHS LTD, Floor No:3, Flat No:304, Block Sector:PLOT NO 206, Road:GARODIA NAGAR, City:GHATKOPAR EAST, State:MAHARASHTRA, District:MUMBAI, Pin:400077 ,PAN: ALHPP3279L 2) Name: SUMAN GOPAL PRAJAPATI Age: 33, Address: Building Name:NEELKANTH TOWER CHS LTD, Floor No:3, Flat No:304, Block Sector:PLOT NO 206, Road:GARODIA NAGAR, City:GHATKOPAR EAST, State:MAHARASHTRA, District:MUMBAI, Pin:400077 ,PAN: ANQPP2925G
(6) कर्ज देणाऱ्याचे नाव व पत्ता (Mortgagee)	Bank Name: PUNJAB NATIONAL BANK Address: GHATKOPAR(E) (GTE)
(7) गहाण / कर्जाचा दिनांक (Date of Mortgage )	05/08/2016
(8) नोटीस फाईल केल्याचा दिनांक (Date of filing)	10/08/2016
(9) फायलींग नंबर (Filing No.)	2773/2016
(10) मुद्रांक शुल्क (Stamp Duty)	Rs.5000/-
(11) फायलींग शुल्क (Filing Amount)	Rs.1300/-
(12) Date of submission	09/08/2016
(13) शेरा (Remark)	-





Wednesday, August 10, 2016 3:53 PM

प्राप्ती

Original/Duplicate नोंदणी क्र.: 39म  
Regn.: 39M  
प्राप्ती क्र.: 2709 दिनांक: 10/08/2016

गणेश नाव: Ghatakopar

फाईलिंगाचा अगुकीमांक: KRL3-2773-2016

दस्तावेजाचा प्रकार : Notice of Intimation of Mortgage by way of Deposit of title Deed

सादर करणाऱ्याचे नाव: GOPAL RAMJILAL PRAJAPATI

रु. 300.00 Document Handling  
रु. 1000.00 Filing Fee

एकूण: रु. 1300.00

सादरकर्ता PUNJAB NATIONAL BANK यांनी यावेकडून दि. 05/08/2016 रोजी घेतलेल्या रु.2500000/- कर्जासंबंधीची नोंदीस ऑफ इंटिमेशन फायलिंग साठी मिळाली.

GRN is MH003398539201617E Defaced vide 0002006604201617 Dated.10/08/2016.  
GRN is MH002662880201617S Defaced vide 0002006600201617 Dated.10/08/2016.

Joint S.R. Kuria 3

गोपाल प्राजपत कुर्ला क्र. 3  
यांचे उपाचार लिहिले.

Reg. No. Bom/HSG/940/84-85 Dt. 6-6-85  
206, Garodia Nagar, Ghatkopar (East), Mumbai-400 077.

Ref. No. \_\_\_\_\_

Date \_\_\_\_\_

11<sup>th</sup> Feb'2008.

To,  
The Branch Manager,  
Punjab National Bank,  
Ghatkopar (East) Branch,  
Mumbai - 400 077.

Dear Sir,

Flat No.304, 3<sup>rd</sup> Floor,  
Neelkanth Tower Co-operative Housing Society Ltd.  
Plot No.206, Garodia Nagar,  
Ghatkopar (East),  
Mumbai - 400 077.

**Permission for Mortgage**

This is to inform you that Smt. Sarlaben Rameshchandra Modi is registered member of our Society in respect of Flat No.304. There is no registered encumbrance in our records on the said Flat No.304. We understand that our member is going to sell the said flat to Shri. Gopal Ramjilal Prajapati & Smt. Suman Gopal Prajapati who are going to avail Housing Loan Facility from you and as a security thereof they are going to mortgage the said Flat with you. There is no encumbrance recorded against the said Flat in our record.

We have obtained necessary permission from Competent Authority & Municipal Corporation sanctions plans of the building. We confirm that we have not raised any loan from financial institution for obtaining plot as well as constructing the building.





# NEELKANTH TOWER CO-OP. HOUSING SOCIETY LTD.

Reg. No. Bom/HSG/940/84-85 Dt. 6-6-85  
206, Garodia Nagar, Ghatkopar (East), Mumbai-400 077.

Ref. No. \_\_\_\_\_

Date \_\_\_\_\_

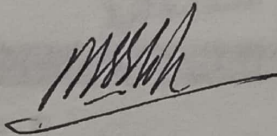
.. 2 ..

We have no objection for creating a mortgage in respect of the said Flat No.304 in your favour and on hearing from you we shall note your encumbrance/charge over the said Flat No.304 in our records and we shall not allow Shri. Gupal Ramjilal Prajapati & Smt. Suman Gopal Prajapati to transfer/sale the said Flat No.304 without your written permission.

This is for your information.

Yours faithfully,

For Neelkanth Tower Co-op Hsg Soc Ltd.



Secretary / Chairman

DELIVERED



Monday, January 28, 2008

11:28:03 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 653

गावाचे नाव घाटकोपर

दिनांक 28/01/2008

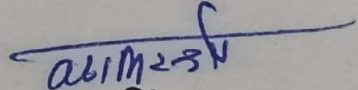
दस्तऐवजाचा अनुक्रमांक वदर13 - 00647 - 2008

दस्ता ऐवजाचा प्रकार करारनामा  
करारनामा

सादर करणाराचे नाव:गोपाल रामजीलाल प्रजापति - -

नोंदणी फी	:-	27000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	27380.00

आपणास हा दस्त अंदाजे 11:42AM ह्या वेळेस मिळेल

  
दुय्यम निंबधक  
सह दु.नि.का-कुर्ला 3

बाजार मुल्य: 2319616 रु. मोबदला: 2700000रु.  
भरलेले मुद्रांक शुल्क: 117600 रु.

दुय्यम निंबधक कुर्ला रु.  
मुंबई उपनगर जिल्हा.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: बीओआय, मुं 77;  
डीडी/धनाकर्ष क्रमांक: 044268; रक्कम: 27000 रु.; दिनांक: 28/01/2008

समाशोधनाच्या अधिन राहून









## गावाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा करारनामा  
मोबदला रु. 2,700,000.00  
बा.भा. रु. 2,319,616.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 195 वर्णन: विभागाचे नाव - घाटकोपर - कुर्ला , उपविभागाचे नाव - 102/484 - भुभाग: उत्तरेस 27.45 मी रस्ता व अंशतः गाव हद्द, पूर्वेस गाव हद्द, दक्षिणेस दुर्गमार्ग व पश्चिमेस गाव हद्द. सदर मिळकत सि.टी.एस. नंबर - 195 मध्ये आहे. -- प्लॉट नं 304, 3 रा मजला, निळकंठ टॉवर, प्लॉट नं 206, गरोडिया नगर, घाटकोपर पूर्व मुं 77.  
(1)बांधीव मिळकतीचे क्षेत्रफळ 55.76 चौ.मी. आहे.
- (3)क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सरलाबेन रमेशचंद्र मोदी - -; घर/प्लॉट नं: प्लॉट नं 304, 3 रा मजला, निळकंठ टॉवर, प्लॉट नं 206, गरोडिया नगर, घाटकोपर पूर्व मुं 77.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AASPM8897R.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गोपाल रामजीलाल प्रजापति - -; घर/प्लॉट नं: 106, डेजी, बी विंग, पहिला मजला, श्री रामेश्वर को ऑफ हाऊ सोसा लि, लक्ष्मी नगर, घाटकोपर पूर्व मुं 75; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ALHPP3279L.  
(2) सुमन गोपाल प्रजापति - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ANQPP2925G.
- (7) दिनांक करून दिल्याचा 25/01/2008
- (8) नोंदणीचा 28/01/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 647 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 117600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 27000.00
- (12) शोरा





## सूची क्र. दोन INDEX NO. II

गावाचे नाव : घाटकोपर

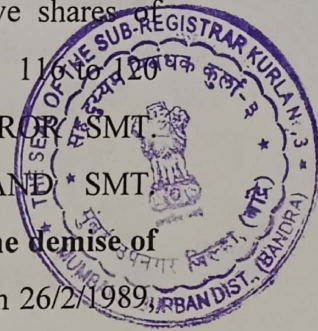
- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 200,000.00  
बा.भा. रू. 357,637.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 195 वर्णन: ओपन कारपार्कींग नं बी-2, तळमजला, निळकंठ टॉवर, प्लॉट नं 206, गरोडिया नगर, घाटकोपर पूर्व मुं 77. -
- (3) क्षेत्रफळ (1) 27.51 चौ मी विल्ट अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सरलाबेन रमेशचंद्र मोदी - -; घर/प्लॉट नं: 304, 3 रा मजला, निळकंठ टॉवर, प्लॉट नं 206, गरोडिया नगर, घाटकोपर पूर्व मुं 77.; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) गोपाल रामजीलाल प्रजापति - -; घर/प्लॉट नं: 106, डेजी, बी विंग, पहिला मजला, श्री रामेश्वर को ऑप हाऊ सोसा लि, लक्ष्मी नगर, घाटकोपर पूर्व मुं 75; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) सुमन गोपाल प्रजापति - -; घर/प्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 25/01/2008
- (8) नोंदणीचा 28/01/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 648 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 17900.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 3580.00
- (12) शोरा



REAS: -

The TRANSFEROR SMT. RAMESHCHANDRA MODI AND SMT. MANGALABEN NATWARLAL MODI had jointly purchased on what is popularly known as "ownership basis", Flat No: 304, 3rd Fl., NEELKANTH TOWER, Plot No.206, Garodia Nagar, Ghatkopar (E), Mumbai-400-077 from M/S.VISHAL ASSOCIATES, a partnership firm vide their agreement DT. 13-08-1980. After formation of society in the year 1984-85, The NEELKANTH TOWER Co-operative Housing Society Ltd. thereby issued Share Certificate No: 24 & member's register no: 24 on dated 02-10-1985 having five shares of Rs.50/-each bearing distinctive numbers from 11 to 15 (both inclusive) to the names of TRANSFEROR SMT. SARLABEN RAMESHCHANDRA MODI AND SMT. MANGALABEN NATWARLAL MODI. After the demise of SMT. MANGALABEN NATWARLAL MODI on 26/2/1989, the ownership of the said flat was transferred by the said Society in the name of her daughter-in-law SMT. SARLABEN RAMESHCHANDRA MODI. The Transferor SMT. SARLABEN RAMESHCHANDRA MODI is the member and the sole owner of Flat No.304, at The NEELKANTH TOWER Co-operative Housing Society Ltd, Plot No.206, Garodia Nagar, Ghatkopar (E), Mumbai-400077, registered under No. BOM/WN/HSG/ TC/940/ 84-85 of 06-06-1985 under the Maharashtra Co-operative Societies act, 1960 and as such member she is occupying as owner the Flat No. 304, 3rd floor at The NEELKANTH TOWER Co-operative Housing Society Ltd. Plot No.206, Garodia Nagar, Ghatkopar (E), Mumbai-400,077, and belonging to the, NEELKANTH TOWER Co-operative Housing Society Ltd., hereinafter for the sake of brevity referred to as the said society.

बदर-१३	
SARLABEN	2
MANGALABEN	
२००६	

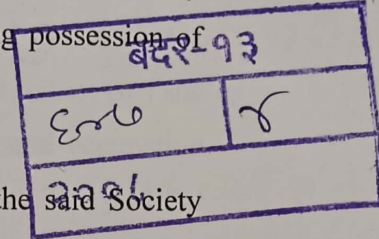


GOPAL KUMAR  
SUMAN.

2 Sarla R mody



2 The Transferees have paid a Sum of Rs.7,00,000/- (Rupees Seven Lac Only) on or before execution of this Agreement the receipt whereof is acknowledged by the TRANSFEROR and it is mutually agreed that the remaining amount of Rs.20,00,000/- (Rupees Twenty Lac Only) will be paid by the transferees to the TRANSFEROR on or before 20th February 2008, via Bankers Cheque at the time of taking possession of the said flat.



3 The TRANSFEROR has obtained consent of the said Society and will deliver vacant possession of the said Flat to the transferees on the receipt of entire balance consideration amount and she shall sign all required documents to transfer the five shares bearing Nos. 116 to 120, each of Rs.50/- held in the society and represented by share certificate No.24 dated 02-10-1985 as and by way of completion of the sale.

4 The Flat will be transferred in the condition as it is and the TRANSFEROR will not be liable to make any additions or alternations therein.



5 On the delivery of vacant possession of the said Flat, the Transferees will be the absolute owners thereof with all rights of occupation thereto as member of the said society and thereafter the TRANSFEROR will have no right, title or interest therein.

6 All the society's dues including Municipal taxes up to the date of delivery of possession will be paid by the TRANSFEROR and thereafter the Transferees will be liable to pay the same.

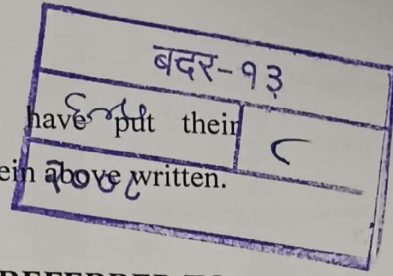
7 The Transferees will hold the said Flat subject to the bylaws of the Society and the resolutions passed by the Society and the

GOPAL KUMAR 4  
SUMAN.

Seeta & Mody



IN WITNESS WHEREOF the parties have put their respective hands on the day and year first herein above written.



**THE SCHEDULE OF PROPERTY ABOVE REFERRED TO:**

1. ALL THAT piece or parcel of flat bearing No.304, 3rd floor, building known as "NEELKANTH TOWER", Plot No. 206 "Garodia Nagar", Ghatkopar (E), Mumbai - 400 077, bearing S.N. 249-H.No.4 (Part) and City Survey No. 195; in Ghatkopar admeasuring 55.76M<sup>2</sup> (600 Sq.ft) Approximately ( the built-up area). The Building is ground plus Fifteen Floors with lift & construction of Building was in the year of 1984.



SIGNED AND DELIVERED by )  
The within named TRANSFEROR )  
SMT. SARLABEN RAMESHCHANDRA MODI )  
(PAN NO: AASPM8897R) )  
In the presence of *Nitesh Shah* )

*Sarla R mody*



SIGNED AND DELIVERED by )  
The within named Transferees )  
SHRI GOPAL RAMJILAL PRAJAPATI )  
(PAN NO: ALHPP 3279 L) )  
SMT. SUMAN GOPAL PRAJAPATI )  
(PAN NO: ANQPP 2925 G) )  
In the presence of *Jabala V M* )

*GOPAL KUMAR*

*SUMAN*





बदर-१३

# NEELKANTH TOWER CO-OP. HOUSING SOCIETY LTD.

Reg. No. Bom/HSG/940/84-85 Dt. 5-6-85  
206, Garodia Nagar, Ghatkopar (East), Mumbai-400 077.

806	90
2006	

Date 16/01/08

Ref. No: \_\_\_\_\_

TO WHOM SO EVER IT MAY CONCERN

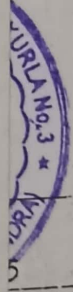
This is to certify that Mr. Sushu R. Mody is a member of Neelkanth Tower CHS Ltd., registration No. BOM/HSG/940/84-85 Dt. 06/06/85 is the owner of flat No. 304 on 3rd floor, measuring 500 sq. ft. Carpet. The building constructed in 1984 & it ground plus 15th floor with lift.

FOR NEELKANTH TOWER C.H.S. LTD.

*[Signature]*  
HON. SECRETARY



MODI



No. 24

बदर-१३  
२००६  
Holder's Register No. 24

# SHARE CERTIFICATE

## Kanath Tower Co-operative Housing Society Ltd.

Plot No. 206, Garodia Nagar, Ghatkopar (East), Bombay-400077,  
Regd. No. BOM, WN/HSG/TC/940/84-85 of 6-6-85

This to certify that SMT. SARLABEN RAMESH CHANDRA MODI & SMT. MANGALABEN NATWARIAL MODI  
is/are the Registered Holders of FIVE

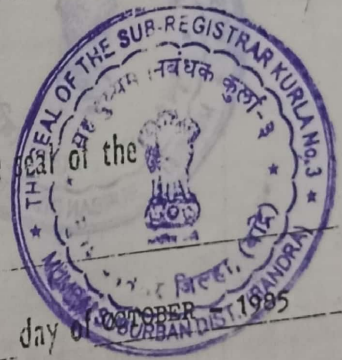
paid-up Shares bearing numbers 116 to 120

of Rs. 50/- (Rupees Fifty only) in the above named Society subject to the Bye-laws thereof.

value 250/-

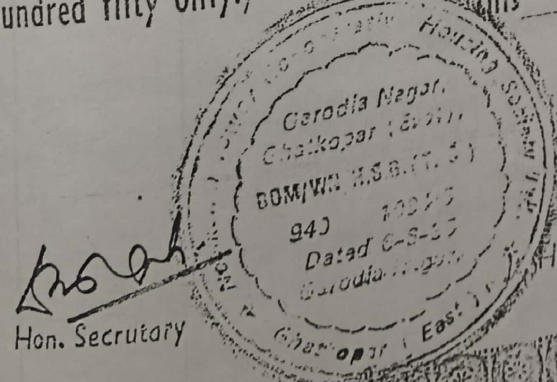
(Rupees two hundred fifty only.)

Given under the common seal of the  
said SOCIETY



day of OCTOBER 1985

this 2nd

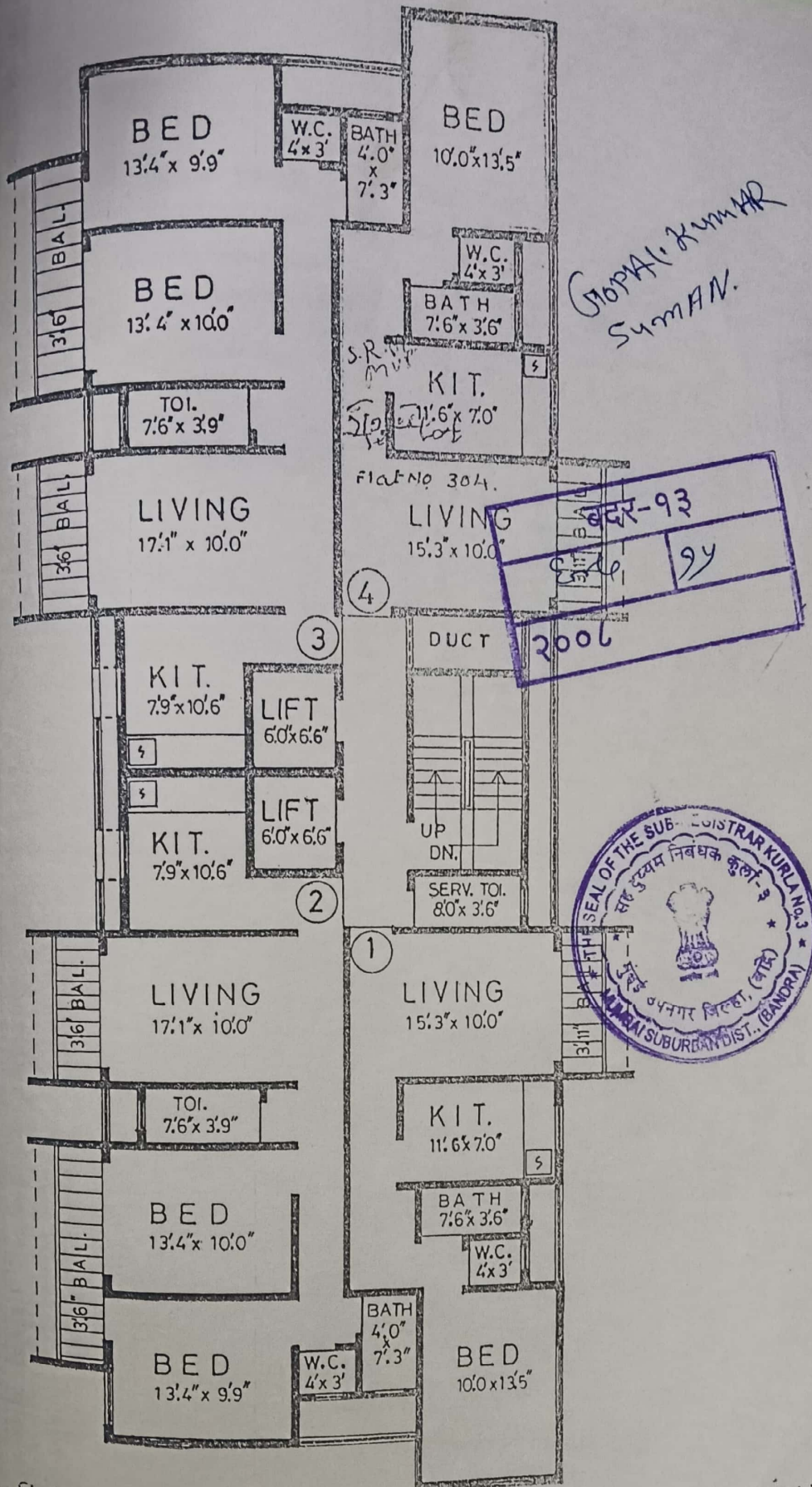


Hon. Secretary

Smt. M. V. Modi  
Hon. Secretary

[Signature]  
Chairman





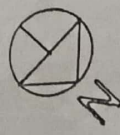
GOPAL KUMAR  
Suman.

बंदर-93  
2006



Flat No. 304 on the Third floor in Neelkanth Tower Bldg  
Flat - 206 - Garodia Nagar - Ghatkopar (E).

TYPICAL FLOOR PLAN  
OF MULTI STOREY BLDG.







दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (647/2008)

ge

दस्त क्र. [वदर13-647-2008] चा गोषवारा  
बाजार मुल्य :2319616 मोबदला 2700000 भरलेले मुद्रांक शुल्क : 117600

पावती क्र.:653 दिनांक:28/01/2008  
पावतीचे वर्णन  
नांव: गोपाल रामजीलाल प्रजापति - -

दस्त हजर केल्याचा दिनांक :28/01/2008 11:23 AM  
निष्पादनाचा दिनांक : 25/01/2008  
दस्त हजर करणा-याची सही :

27000 :नोदणी फी  
380 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा  
दस्त अनुच्छेद प्रकार: करारनामा

GOPAL KUMAR

27380: एकूण

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 28/01/2008 11:23 AM  
शिक्का क्र. 2 ची वेळ : (फी) 28/01/2008 11:28 AM  
शिक्का क्र. 3 ची वेळ : (कबुली) 28/01/2008 11:29 AM  
शिक्का क्र. 4 ची वेळ : (ओळख) 28/01/2008 11:29 AM

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3

दस्त नोंद केल्याचा दिनांक : 28/01/2008 11:29 AM

प्रमाणित करण्यात येते कि या दस्तामध्ये  
एकूण रकमेची (ge) पाने आहेत.  
वदर-१३/६६० १२००६  
पुस्तक क्रमांक १ क्रमांकावर  
नोंदला २८/०१/०८  
दिनांक

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) विक्रम जोबालिया- - ,घर/फ्लॅट नं: गरोडिया नगर, घाटकोपर पूर्व मुं 77

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Jobaliv m



2) निलेश शाह- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

Nilash Shah



ge

दु. निबंधकाची सही  
सह दु.नि.का-कुर्ला 3



Certificate No. 24

Member's Register No. 24

## SHARE CERTIFICATE

# Neelkanth Tower Co-operative Housing Society Ltd.

Plot No. 206, Garodia Nagar, Ghatkopar (East), Bombay-400 077.

Regd. No. BOM/WN/HSG/TC/940/84-85 of 6-6-85

This to certify that SMT. SARLABEN RAMESH CHANDRA MODI & SMT. MANGALABEN NATWARLAL MODI

is/are the Registered Holders of FIVE

fully paid-up Shares bearing numbers 116 to 120

each of Rs. 50/- (Rupees Fifty only) in the above named Society subject to the Bye-laws thereof.

Total value

Rs. 250/-


(Rupees two hundred fifty only.)

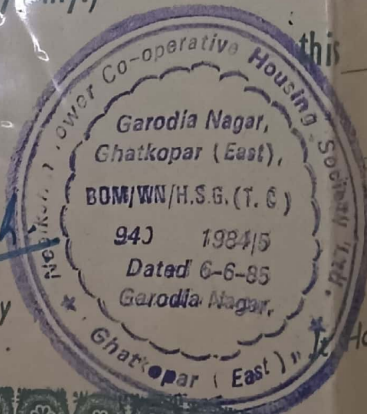
Given under the common seal of the

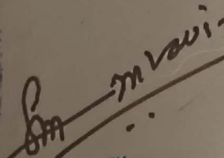
said SOCIETY


this 2nd

day of OCTOBER - 1985

  
Hon. Secretary



  
Hon. Secretary

  
Chairman





74 MAR 1985  
Hush Xerox Centre

Printed by  
Hush Prints of India

Proprietor  
*[Signature]*

Date : 21-6-85

From:  
Vishal Associates  
Bhaveswar Nagar,  
M.O. Road, Ghatkopar (East),

To:  
Smt. Sarla R. Modi & Mangalaben N. Modi

Dear Sir,

By an agreement for sale dated 13-8-80 executed between ourselves of the One part and yourself of the Other part, we have agreed to sell you Flat No. 30H in the property known as 'NEELKANTH TOWER' on plot No. 206 Garodia Nagar, Ghatkopar (East), on the terms and conditions therein mentioned.

M.M.  
+SRM.  
22/6/85

At your request on your paying a sum of RS. 10,000/-

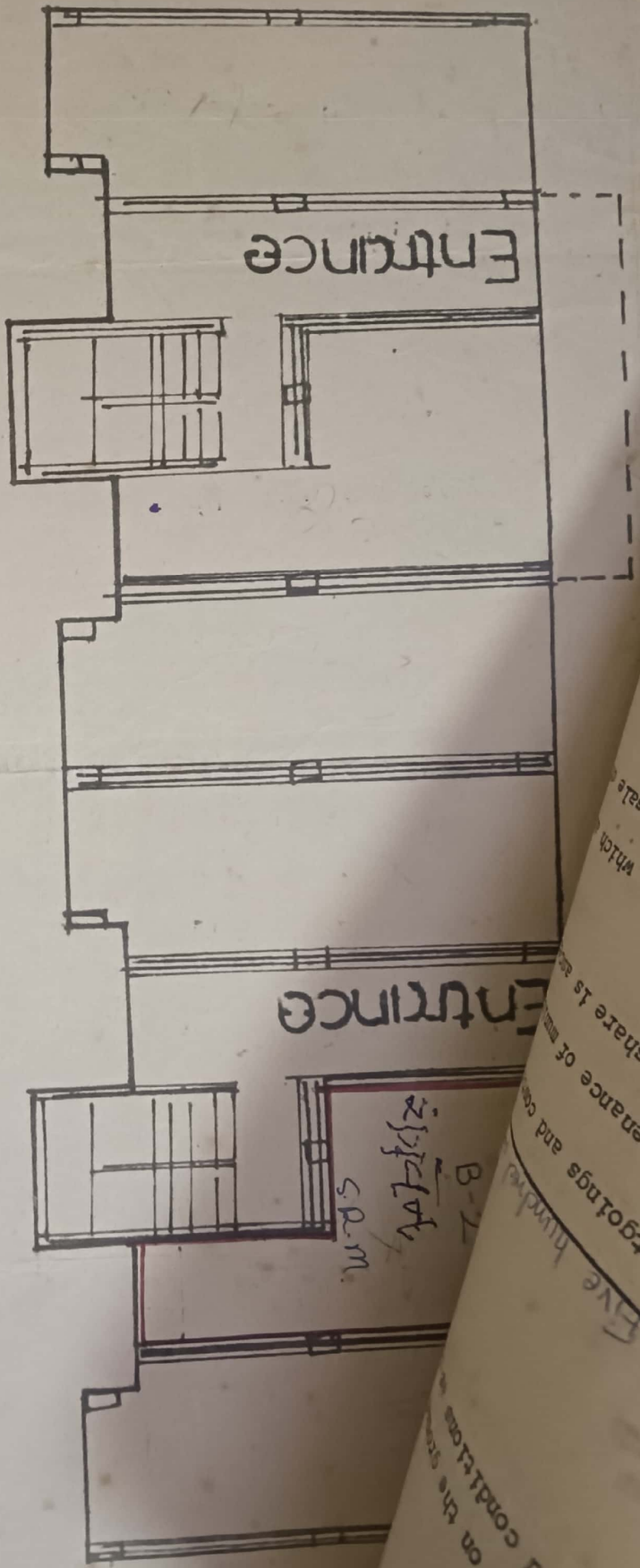
1. Rs. 5000/- (Rupees Five thousand only only) as earnest money/full & final on this present.
2. Rs. 5000/- (Rupees Five thousand only only) balance amount on or before \_\_\_\_\_ 1985

1. By Cheque No. \_\_\_\_\_ drawn on \_\_\_\_\_ Branch dated \_\_\_\_\_ today we have agreed to sell you garage/

RM



stilt portion open parking No, B-2 shown Recd



Plot...  
of land situate lying and being at Village Ghatkopar, being  
otherwise well and sufficiently entitled to a piece or parcel  
WHEREAS the Vendors are seized and possessed of or

trators and permitted assigns) of the Other Part:  
thereof include his/her/their heirs, executors, adminis-  
shall unless it be repugnant to the context or meaning

hereinafter referred to as "the Purchaser" (which expression

One Part A M D 1. Smt. SARLABEN RAMESHCHANDRA S R M  
MODI 2. MANGALABEN HATWABAI MODI  
of the last survivor and their his or her assigns) of the  
survivor of them and the heirs, executors and administrators

tuting or representing the said firm and the survivors or  
include the partner or partners for the time being consti-  
unless it be repugnant to the context or meaning thereof  
hereinafter called "the Vendors" (which expression shall  
at 205 Anand Building, Kazi Sayed Street, Bombay-400 003  
VISHAL ASSOCIATES a partnership firm carrying on business

August 1957 One thousand nine hundred eighty BETWEEN MESSRS.

THIS AGREEMENT made at Bombay this 13<sup>th</sup> day of





NGA & CO.  
Solicitors,  
& Notary.

Telegrams: 'KANGACO' Bombay  
Telephones Nos. 252265 252289  
252288 259238

No. DDD/18125/79.

Readymoney Mansion,  
43, Veer Nariman Road,  
BOMBAY-400023.

October 13, 1979.

Re: Property at Ghatkopar being Plot No.206  
at Garodia Nagar.

TITLE CERTIFICATE.

The title of the property described in the schedule hereto started by a Kawl dated 31st December 1845 from the Collector of Thane to Ruttonji Edulji for a period of 99 years upon certain terms and conditions contained in the said Kawl as to user and also as to transfer of the said land. The term of the said Kawl expired on 31st December 1944.

Pending the period under the said Kawl the said land by diverse means assignments and acts in law was ultimately in 1952 transferred to and vested in Gordhandas Garodia one of the partners of Messrs. Vishal Associates. The said Gordhandas Garodia in his turn has brought in the said immoveable property to the said partnership firm as his stock-in-trade.

The right of the Government to reclaim the said land after the completion of the said term of the said Kawl expired by efflux of time and the Government not having taken any action at any time on or after the expiry of the said period for reclaiming the possession of the said property, the title of the Government to the said land is extinguished and any claim by the Government to the said land is now barred by the law of limitation.

The said Mr. Garodia and through him, Messrs. Vishal Associates have acquired good title to the said property by adverse possession.

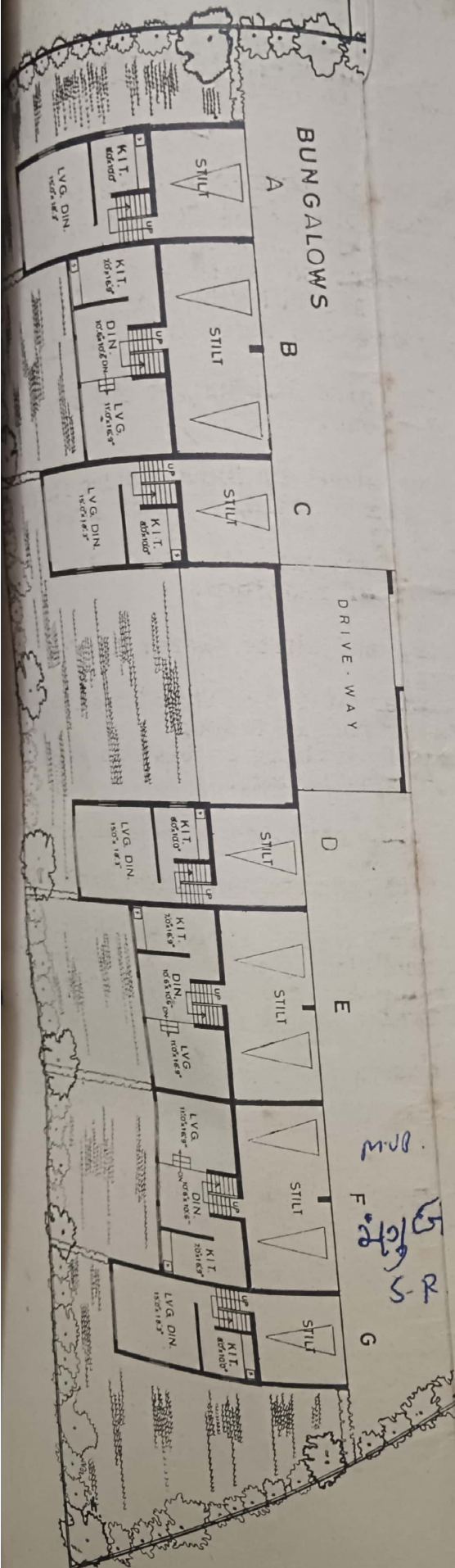
The Government has also not at any time during the continuance of the period of the Kawl or thereafter objected to either user of the said land or to transfer thereof.

In the circumstances we hereby certify that the title of the said Gordhandas Garodia or Messrs. Vishal Associates to the said land is a clear and marketable title and free from encumbrances.

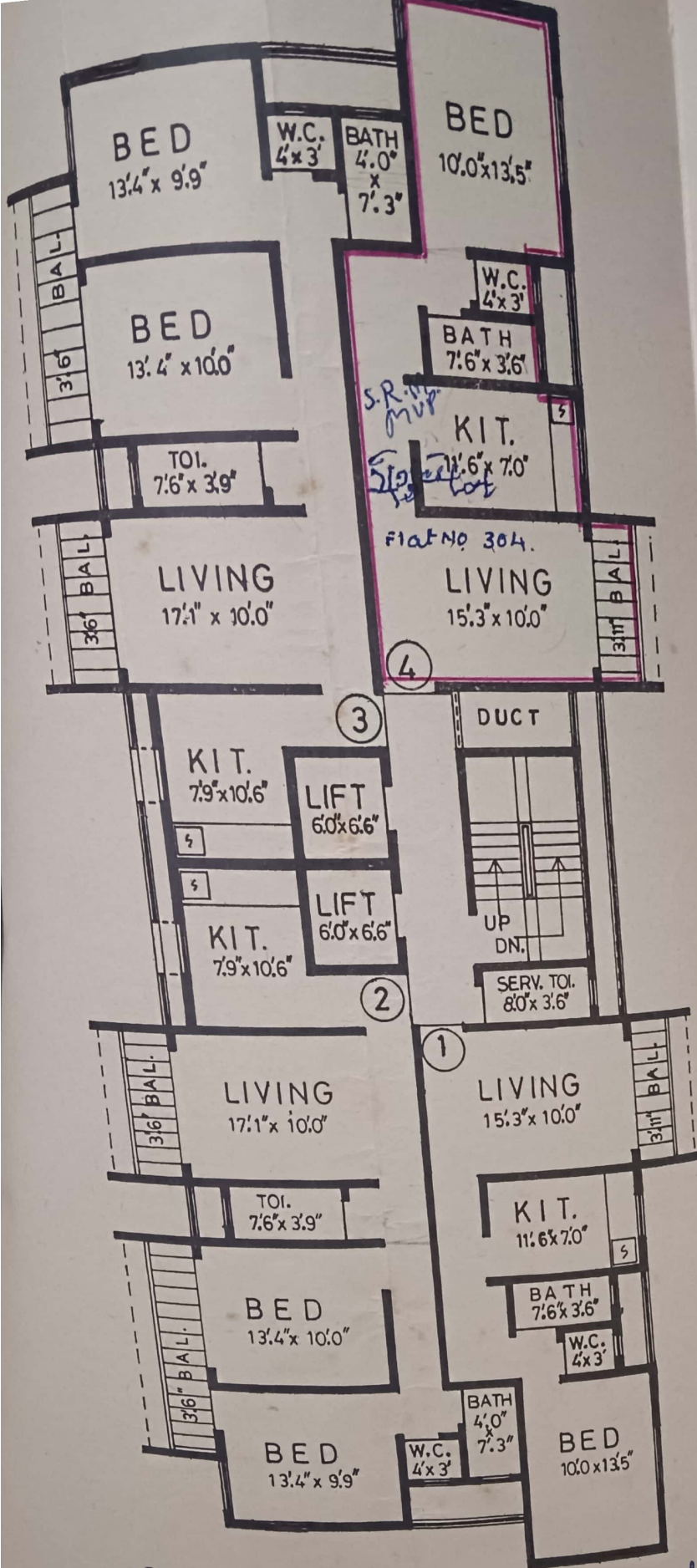
Dated this 13th day of October 1979.

*Mub.*  
*S.R.M.* KANGA & COMPANY,  
Sd/-  
(D.D. DAMODAR)  
Partner.









Flat No. 304 on the Third floor in Neelkamth Tower Bldg  
 Plot - 206 - Garodia Nagar - Ghatkopar (E).

TYPICAL FLOOR PLAN  
 OF MULTI STOREY BLDG.

