

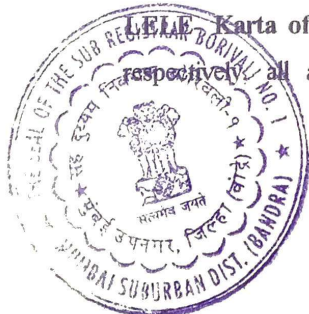
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Co. C
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Rs. 73800/- Seventy three thousand eight hundred only
114.00
BY 8.00
Or Shri Sakharan Lele
GENERAL STAMP OFFICE
AGREEMENT FOR SALE
FORT, MUMBAI
MAH-GSO/0063
1195 SPECIAL REGISTER
ADDRESS
152817 AUG 30 2004
CHHON 27880/PB1060
INDIA
MAHARASHTRA
PERMANENT OFFICE
BANDRA

AGREEMENT FOR SALE

This AGREEMENT FOR SALE made and entered in
Mumbai on this 7th day of SEPT., 2004. BETWEEN MR.
PRABHAKAR SHRIDHAR AGNIHOTRI, MRS. REKHA PRABHAKAR
AGNIHOTRI alias MISS. REKHA SHRIKANT LELE AND SHRIKANT
SAKHARAM LELE-H.U.F., acting through SHRIKANT SAKHARAM
LELE Karta of said H.U.F., Age- 73 Years, 45 years, and 46 years
respectively all are Adult, Hindu, Indian Inhabitants, presently residing at

R.S.L
J.M.A



बंदर-२
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PERMANENT OFFICE
BANDRA

having address at Flat No. 36, Third floor, C Wing, The Topiwala C.H.S. Limited- C Wing, Next to Topiwala Theatre, Goregaon (West), Mumbai-400062, hereinafter called "the Transferors" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, successors, administrators and assigns) of the ONE PART AND DR. MRS. JYOTSNA NAMCHAND AGARWAL, Adult, Indian Inhabitant, having age of 35 years, Occupation : Doctor, having her Income Tax Permanent Account Number: ADGPA-6642 R, presently residing at Flat No. 35, Third floor, C Wing, The Topiwala C.H.S. Limited- C Wing, Next to Topiwala Theatre, Goregaon (West), Mumbai- 400062, hereinafter referred to as "the Transferee" (Which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include her heirs, executors, administrators and assigns) OF THE OTHER PART:

- A. One Sitaram Narayan Desai was owner and seized and possessed or otherwise well and sufficiently entitled to all that piece or parcel of land bearing Plot No-2, bearing a part or portion of Survey No-103 and 104, admeasuring about 3189 square yards equivalent to 2684 square meters, situated at Village: Pahadi-Goregaon (West), having, bearing City Survey No-746/6.
- B. The said Sitaram Narayan Desai, with a view to develop the said land, got plans of the proposed building approved and constructed two wings i.e. 'A' and 'B' on the said land as per the approved plan submitted to Municipal Corporation of Greater Mumbai, and sold the shops and flats of the said two wings on what is called ownership basis to different persons and thereafter the different flat purchasers formed a society i.e. The Topiwala Co-operative Housing Society Limited, under the Maharashtra Co-operative Societies Act, 1960, and same is registered under serial No-BOM/HSG/2000/1969, Dated. 6th March, 1969.
- C. By a Conveyance Dated. 31st December, 1971, made and entered into between the said land owner i.e. Sitaram Narayan Desai, therein called the Vendor of the One Part and The Topiwala Co-operative Housing Society Limited (hereinafter referred to as "the said society"), therein referred to as the Purchasers of the other part, the said land owner conveyed the said land together with the two wings of the said building constructed thereon to the said society subject to the right of the said land



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owner to construct the remaining C Wing of the said building on the said land in accordance with the approved plan.

D. Under an Agreement Dated. 30th March, 1973, made and entered into between the said land owner i.e. Sitaram Narayan Desai, therein called the Assignor of the One part and the partners of the Gundecha Builders, therein called the Assignees of the other part, the said land owner sold and assigned his right to construct the said remaining C wing of the said building in favour of Gundecha Builders, subject to rights of the said society, under Conveyance Dated. 31st December, 1971.

E. Under an Agreement, Dated. 23rd February, 1976 and made between the said society and the Gundecha Builders, the said society confirmed the right of the Builders to construct the additional C Wing, and sell the shops and flats in the C Wing to the intended purchasers thereof and the said society agreed to admit the Purchasers of flats/shops as a member of the said society, and in pursuance of the said arrangement the Builders have constructed C Wing on the said land.

F. Under Articles of Agreement, Dated. _____, made and entered into between M/s. Gundecha Builders, therein called the Builders, party of the one part, and original allottee Dr. Ashok Shivram Kesarkar, being the original allottee, therein called the Purchasers, the said Flat No-36, on Third floor, C Wing, in building The Topiwala Co-op. Housing Society Limited- C Wing, situated at Plot No-2, of Survey No-103 and 104, at Village-Pahadi-Goregaon (W), Mumbai- 400 062, was sold to him as a original flat purchaser and thus all rights, title and interest stood in his name.

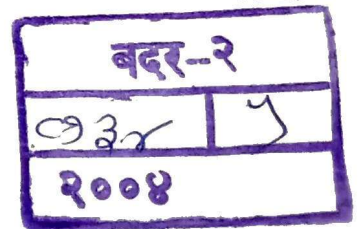
G. By an Agreement, Dated 9th October, 1990, made and entered into between Dr. Mr. Ashok Shivram Kesarkar, the party of the one part therein referred to as the Vendor and MR. PRABHAKAR SHRIDHAR AGNIHOTRI, MRS. REKHA PRABHAKAR AGNIHOTRI alias MISS. REKHA SHRIKANT LELE AND SHRIKANT SAKHARAM LELE-H.U.F., acting through SHRIKANT SAKHARAM LELE- Karta of said H.U.F., herein referred to as the Transferors, therein referred to as the Purchasers, the party of the other part, the said Mr. Prabhakar S. Agnihotri and others, have purchased as second owner and since they are absolutely seized and possessed or otherwise well sufficiently entitled to the said flat admeasuring about 637 Square Feet Carpet area i.e. 764



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Square feet built up area i.e. 71.04 square meteres built up area, (more particularly described in the schedule hereunder written and hereinafter called and referred to as "the said flat"), and said Agreement is fully stamped and certified U/s. 41 of the Bombay Stamp Act, 1958. and as such the Transferors are the owners of the said flat and lawful members of the Topiwala C. H.S. Limited-C Wing.

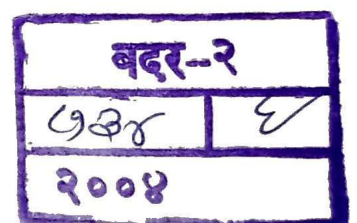
- H. The Transferors herein, are the members of the said the Topiwala Co-op. Housing Society Limited- C Wing, and thus all rights, title and interest in the said flat stood in their names, and the Transferors herein have purchased the said flat on ownership basis and by virtue of the said Agreement, they have been allotted the said flat and Shares having Distinguish Nos-51 to 55, held under Share Certificate No-C-11, Dated. 12th August, 2000 in respect of the said flat.
- I. The Transferors are the absolute owners and well seized and possessed of and/or well and sufficiently entitled to residential flat bearing Flat No-36, on Third floor, in the Topiwala Co-operative Housing Society Limited-C Wing, Plot No-2, Survey No-103 and 104, Goregaon (West), Mumbai-400 062, having Ground + 7 Storied Building, with lift, constructed in the year 1975, in Municipal P/South Ward, having C.T.S. No- 746/6, Village-Pahadi Goregaon (W), Taluka-Borivali, admeasuring about 637 Square Feet carpet area i.e. 764 Square feet built up area i.e. 71.04 square meteres built up area, (more particularly described in the schedule hereunder written and hereinafter called and referred to as "the said flat").
- J. The Transferors are the members of the Topiwala Co-op. Housing Society Limited- C Wing, having Registration No-BOM/HSG/2000, Dated. 06-03-1969, in respect of the above said flat and holding its Five Shares of Rs. 50/- each, bearing Distinctive Nos- 51 to 55 under Share Certificate No-C-11 issued by the said society.
- K. The Transferors are in exclusive use, occupation, possession and enjoyment of the said flat and also cleared all dues, taxes, outgoing, society charges, electricity charges etc. of the said flat to the concerned authorities and the said society up to date, and now due to personal reason the Transferors have agreed to sell and transfer to the Transferee the said flat and the said shares of the said society and the Transferee has agreed to purchase and acquire all rights, title and interest of the Transferors in



the said flat to be used for residential purpose of the Transferee and her family members, together with the permanent and absolute right of the use and occupation of the said flat along with the deposit paid to the concerned authorities/the said society for the total cost of Rs. 18,00,000/- (RUPEES EIGHTEEN LAKHS ONLY) , on the following terms and conditions:

NOW THEREFORE THESE PRESENTS WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY THE PARTIES HERETO AS UNDER:-

1. The Transferors have agreed to sell and the Transferee has agreed to purchase the said flat along with the membership/shares of the society together with the permanent and absolute right of use and occupation of the said flat.
2. The Transferors do hereby agree to sell, transfer and assign absolutely all their rights, title and interest in respect of the said aforesaid residential flat i.e. Flat No. 36, on Third floor, C Wing, of the Topiwala Co-operative Housing Society Limited- C Wing, admeasuring 637 square feet Carpet area i.e. 764 square feet built up area i.e. 71.04 square meters built up area on the land having Plot No-2, Survey No- 103 and 104, having C.T.S. No-746/6, of Village-Pahadi-Goregaon (W), Taluka- Borivali, together with all 5 Shares in the respect of the said flat bearing Dist. Nos- 51 to 55 under Share Certificate No-C-11, issued by the said society for the sale consideration of Rs.18,00,000/- (Rupees Eighteen Lakhs only) .
3. The Transferors on or before execution hereof (A) have received earnest money/part payment of Rs. 5,00,000/- (Rupees Five Lakhs only) paid by the Transferee to the Transferors, (the receipt whereof the Transferors hereby admit and acknowledge and of and from the payment whereof release the Transferee forever) and (B) The balance payment of Rs. 13,00,000/- (Rupees Thirteen lakhs only) , payable in full and final consideration by the Transferee to the Transferors, by securing the bank loan from IDBI Bank, ICICI Home Finance, HSBC Finance or from any bank or any other



f.d.

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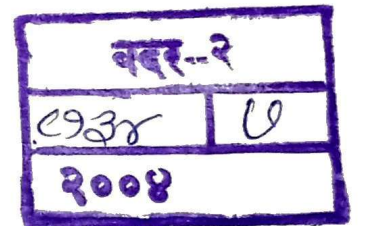
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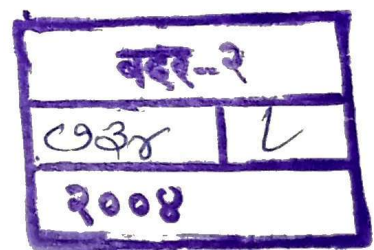
financial institution or from any home loan scheme, and getting the payment of balance amount of Rs. 13,00,000/- (Rupees Thirteen lakhs only), directly in the name of the Transferors herein, which shall be payable on or before 15th September, 2004, from the date of execution of this Agreement for Sale.

It is hereby agreed between both the parties hereto that this period, can be extended at the request of the Transferee, for another 30 days. If the Transferee fails to secure a loan towards second balance payment of the sale consideration or alternatively if the Transferee fails to pay the balance payment of Rs. 13,00,000/- (Rupees Thirteen lakhs only), on or before 15th October, 2004, this Agreement of Sale, shall stand cancelled by the Transferors in lieu of default of payment by the Transferee in making full payment being the essence of the sale transaction herein and advance paid by the Transferee shall be refunded by the Transferors, after necessary deductions. The Possession of the said flat and the further formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferors on the fulfillment of the conditions for full payment of the sales consideration by the Transferee.

4. In consideration of the above, the Transferors hereby assign and transfer all their rights, title and interest (subject to fulfilling her i.e. the Transferee, obligation as regards payment of full sale consideration) in the above said flat along with its ownership/occupancy and possessory rights unto and in favour of the Transferee.
5. It is hereby confirmed and declared by the Transferors that the Possession of the said flat will be handed over to the Transferee on payment of full and final payment to the Transferors and the further formalities under the bye-laws and M.C.S. Act, 1960 will be completed by the Transferors and the Transferee on delivery of the vacant and peaceful possession of the said flat to the Transferee in the records of the said society.



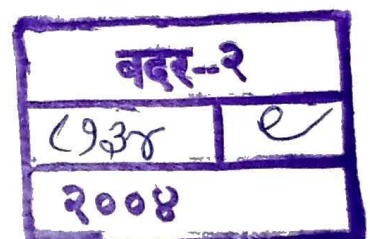
6. The Transferors do hereby covenant with the Transferee that the said flat hereby sold is free from all encumbrances of any nature whatsoever and that the Transferors have full and absolute right and power to sell, transfer and deliver the vacant and peaceful possession of the said flat to the Transferee.
7. The Transferee hereby agree to become the member of the Topiwala C.H.S. Limited- C Wing, and abide by all singular the bye-laws, rules and regulations adopted by the Topiwala C.H.S. Limited- C Wing, or which it may adopt from time to time.
8. The Transferee agree to observe and perform all and every terms and conditions and the stipulation and terms and condition of the Topiwala C.H.S. Limited- C Wing, and regularly pay the dues payable to the said society, including the ground rent, Municipal Taxes, water charges, outgoing etc. in respect of the above said flat.
9. The Transferors hereby declares as follows:
- They have not entered into any agreement with any other person/s in respect of the said flat.
 - The Transferors have not transferred and assigned their rights, title and interest in respect of the above said flat to any person/s.
 - The Transferors have not mortgaged, alienated or charged the said flat or any part thereof to/with any person/s and the same is free from all encumbrances.
 - The Transferors declares that except the Transferors no other person/s has any right in the said flat/shares and the Transferors being the owner of the said flat have got full and absolute right to assign and transfer the right, title and interest in the said flat/shares in favour of the Transferee.
 - That no suit, proceedings, litigation etc. are pending against the said flat, or the said flat is subject matter in any Court of law.



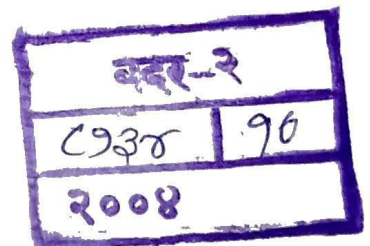
10. The Transferors do hereby covenant with the Transferee that they have paid and cleared all the due of society charges, taxes, outgoing, electricity charges etc. up to date of possession in respect of the said flat and from the date of possession the Transferee shall be responsible for the payment for all the dues, taxes, outgoing, society charges, electricity charges and all other amounts for the said flat to the concerned authorities directly for which the Transferors shall not be held responsible.

The Transferors do hereby covenant with the Transferee that if any such outstanding amount is claimed by the said society or any other persons in respect of the said flat, pertaining to the period, till giving possession to the Transferee, the Transferors do hereby undertake to pay and hereby indemnify the Transferee against any such amount, claim or demand by the said society or any other person or persons in respect of the said flat.

11. That the Stamp duty, registration charges, out of pocket expenses and legal fees on this Agreement for Sale shall be payable by the Transferee, however the society's transfer charges/premium shall be borne and payable by both the parties equally.
12. The Transferors do hereby further covenants with the Transferee that on payment of entire amount of the said flat she is entitled to quietly and peacefully possess and occupy the said flat without any let, hindrance, denial, demand, interruption, eviction or any other person/s lawfully claiming through or equitably claiming through or under them.
13. The Transferee shall be entitled to have and hold the possession, occupation and use of the said flat and the Transferee shall hold the same unto and to use and benefit of the Transferee, her heirs, executors, successors and assigns forever without any claim, charges, right, interest, demand or lien of the Transferors or any person/s lawfully claiming through or under them subject to payment by the Transferee all the taxes, assessment charges and/or call made by the said Topiwala C.H.S. Limited- C Wing, or other concerned authorities.



14. That the Transferors do hereby agree and undertake to keep the Transferee free from any liability and keep her indemnified against and from action, charges, claims, demand and suits filed by any person/s claiming any interest in respect of the said flat.
15. The Transferors do hereby further agree with the Transferee that they shall from time to time at all time hereinafter whenever called for by the Transferee do and execute and caused to be done and executed all acts, deed, and thing whatsoever for more perfectly securing the interest of the Transferee in the said flat which shall or may be reasonably required at any time in future.
16. That the Transferors have obtained from the said Topiwala Co-operative Housing Society Limited- C Wing, necessary consent for the above sale and transfer of the said flat as well as the membership/shares of the society to get transferred to the name of the Transferee and also extend full co-operation in complying with the necessary requirements as per the society requirements.
17. On obtaining the full and final payment as mentioned in this Agreement for Sale, the Transferors have agreed to hand over all the original documents including the original share certificate to the Transferee.
18. The Transferors undertake at the cost of the Transferees and her heirs, executors, and assigns shall reasonably require such other documents for perfectly transferring the said flat in the name of the Transferee and undertake to present themselves personally or through their attorney to register this AGREEMENT FOR SALE before the Sub-Registrar of Assurances at Borivali-1, Borivali Taluka, at Bandra, Mumbai suburban for admission, signing and registration of this AGREEMENT FOR SALE
19. This Agreement for Sale has been executed in Mumbai, the payments are made in Mumbai and the said flat is situated in Mumbai, hence it is subject to jurisdiction of Mumbai Court of law.



SCHEDULE OF THE RESIDENTIAL FLAT

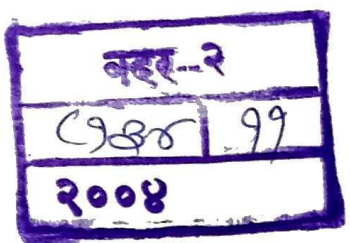
Flat No-36, on Third floor, C Wing, The Topiwala C.H.S. Limited- C Wing, Near Topiwala Theatre, Topiwala Compound, Plot No-2, Goregaon (West), Mumbai- 400 062, consisting of 637 Square feet Carpet area i.e. 764 Square feet built up area i.e. 71.04 square meteres built up area, together with Share Certificate No-C-11, consisting of Five shares of Rs. 50/- each and having Distinguish Nos 51 to 55 and the said building is consisting of Ground plus Seven upper floors with lift, and the said building is constructed in the year 1975 in the P-South Municipal ward, on the land having C.T.S. No. 746/6, in the Revenue Village-Pahadi-Goregaon (West), Taluka- Borivali, in the Registration District of Mumbai Suburban.

[Handwritten signature]

R.S.L

[Handwritten signature]

SNA



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands to their writing on the day, month and the year first herein above written.

Signed and Delivered by the)
 Withinamed the)
 Transferors)
MR. PRABHAKAR SHRIDHAR)
AGNIHOTRI,)
)
MRS. REKHA PRABHAKAR)
AGNIHOTRI alias)
MISS. REKHA SHRIKANT)
LELE) **AND**)
SHRIKANT SAKHARAM)
LELE- H.U.F.)
 Acting through Mr. Shrikant)
S. Lele-Karta)
 in the presence of)

P. Prabhakar

ms. rekha

SK

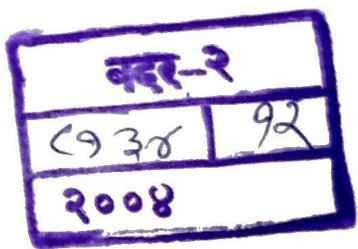
Agarwal
 (MR. N. C. AGARWAL)



Signed and Delivered by the)
 Withinamed the Transferee)
DR. MRS. JYOTSNA)
NAMCHAND AGARWAL)
 in the presence of)

J. N. Agarwal

Shah
 (MR. SHAILESH B. SHAH)



PART PAYMENT RECEIPT

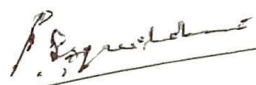
Received of and from withinamed Transferee DR. MRS. JYOTSNA NAMCHAND AGARWAL , being part payment as mentioned here below by way of cheque, as mentioned in Agreement for Sale, Dated: 7th SEPT, 2004.

Cheque No.	Dated	Drawn On	Rs.
898896	12 th August, 2004	Bharat Co-operative Bank Limited, Goregaon (E) Branch.	5,00,000/=

(Rupees Five lakhs only)

(Receipt issued subject to realization of Cheque.)

MR. PRABHAKAR S. AGNIHOTRI



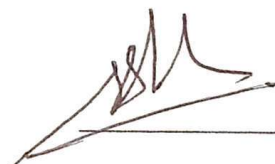
MRS. REKHA P. AGNIHOTRI



SHRIKANT S. LELE-H.U.F.

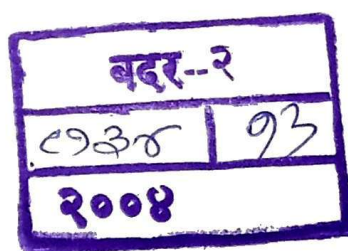
Signed by Karta of H.U.F.

Mr. Shrikant S. Lele



Place : Mumbai

Date : 7th SEP., 2004.



The Topiwala Co-op Hsg. Soc. Ltd. 'C' Wing

Reg. No. : BOM / HSG / 2000 / 69 Dtd. 6th March 1969

Plot No. 2/103 & 104, Topiwala Compound, Goregaon (West), Mumbai- 400 062.

Date :

Date : 19th August, 2004

ef. :

To,
The Respected Sub-Registrar of Assurances,
Borivali Taluka, Borivali-1,
Ground floor, Family Court Building,
Opp: MMRDA, Bandra Kurla Complex,
Bandra (E), Mumbai-400 051.

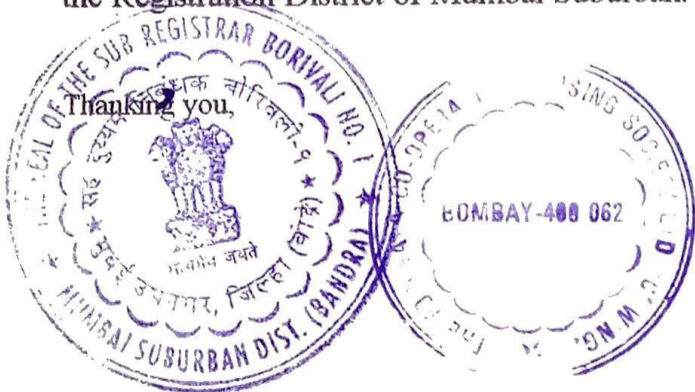
Dear Sir,

Sub: Certificate regarding year of construction and area of the flat.

This is to kindly inform you that **MR. PRABHAKAR S. AGNIHOTRI AND OTHERS**, are members of our society and holding residential Flat No-36, on Third floor, in our society building and there are no outstanding dues in respect of the said flat, and we do not have any kind of objection for the proposed sale and transfer of the said flat in favour of the **MRS. JYOTSNA N. AGARWAL**.

SCHEDULE OF THE RESIDENTIAL FLAT

Flat No-36, on Third floor, the Topiwala C.H.S. Limited-C Wing, Plot No-2, Topiwala Compound, Goregaon (West), Mumbai- 400 062, consisting of 637 square feet carpet area i.e. 764 square feet built up area i.e. 71.04 square meteres built up area, together with Share Certificate No-C-11, consisting of Five Shares of Rs. 50/- each and having Distinguish Nos 51 to 55 and the said building is consisting of Ground plus seven upper floors with lift, and the building is constructed in the year 1975, in the P-South Municipal Ward, on the Land having C.T.S. No- 746, 746/6, in the Revenue Village- Pahadi-Goregaon (West) , Taluka- Borivali in the Registration District of Mumbai Suburban.



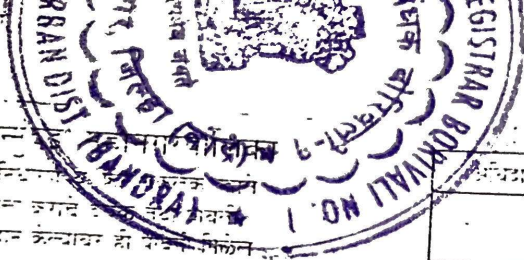
Thanking you,
Yours faithfully,

For the Topiwala C.H.S. Limited- C Wing,

S. Pandav
Chairman/Hon. Secretary.



PS-03-0	PS 939	01/04/20	18413	01/10/197
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पत्रांक: १९७४/१३९
 दिनांक: १३/०३/२००४
 मालकी क्रमांक: PS-939 2A 281 DA S V RD
 मालकीचे नाव: SHRI S N DESAI

अधिकारनामा दिनांक	कागदवा दिनांक	दिनांक	पाने
		5	

अधिकारनामा दिनांक: १३/०३/२००४
 कागदवा दिनांक: १३/०३/२००४

मालकी क्रमांक	मालकी क्रमांक	कागदवा	दिनांक	पाने
PS-03-0308-01-3	2004-2005	200410	01/04/2004	3903

मालकी क्रमांक: PS 939 2A 281 DA S V RD
 मालकीचे नाव: SHRI S N DESAI
 TOPIWALA EXT BLDG

दिनांक पासून पर्यंत	एकूण कागदवा मूल्य	करमाफी दिलेले मूल्य	निशाना
01/04/2004-30/09/2004	122755	0	

मालकी क्रमांक	पाने	मालकी क्रमांक	पाने	मालकी क्रमांक	पाने	मालकी क्रमांक	पाने
30.00%	18413	12.50%	4596	7.50%	2757	12.00%	2206
	0	25%NR	6153	15.00%NR	3692	12%NR	2954
	0						

थकवाकी मध्ये मूळ-मुल अगत्याम त्या वाचत येताने विभागीय महाराष्ट्र कार्यालय कडून मूळ-मुलांना लाहवे. कागदवा व देवाच्या थकवाकीचा तालकाल कालबाधण नाही.

प्रथम कार्यालय दिनांक	एकूण एककम	या कागदवाडासाठी भरलेली एककम	देवक एककम
01/10/1975	58388		58388

अ. सवलती मुळे ७/१० आकारणी, व. सवलतीमुळे ८/१० आकारणी, क. कागदवा मुळे ४/१० R निवासी कागदवा मूल्यावर NR अनिवासी कागदवा आकारणी याच कालखंडाची पूर्वीची देयके रद्द समजण्यात यावेत. मूळनेमाळी कृपया पाहू पाहावे. या पावतीत थकवाकी अंतर्भूत नाही. थकवाकी यादी वेगळी.

२००४
 १३
 नव-२



क्रमांक	पृष्ठ संख्या	पृष्ठ संख्या
क्रमांक	5	

102201

क्रमांक	दिनांक	पृष्ठ संख्या	पृष्ठ संख्या
00410	01/04/2004	3903	0

PS030308013

SHRI S N DESAI
SHRI MORE HO
IIND FL
SHOPS OWNER
TOPIWALA WAD
MUMBAI 62

LA EXT BLDG
N DESAI

क्रमांक	करपात्र टिक्के मूल्य	निवासी करपात्र मूल्य	अनिवासी करपात्र मूल्य
2755	0	73530	49225

अधिकारिता दिनांक
PR

PS-03	0308-01
क्रमांक	
102201	

करपात्र मूल्य	करपात्र मूल्य	करपात्र मूल्य	करपात्र मूल्य	करपात्र मूल्य	करपात्र मूल्य
7.50%NR	12.00%	8%NR	3%	0.50%	15%
2757	7365	2206	738	307	9207
15.00%NR		12%NR			
3692		2954			

करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य

क्रमांक	पृष्ठ संख्या
58388	

करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य

करपात्र मूल्य

PS WARD, MIT
COMPOUND GO

करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य, करपात्र मूल्य



The Topiwala Co-operative Ho
Society Ltd. 'C' Wing

Chairman Secretary Tr

001

वृहन्मुंबई महानगरपालिका
मालमना करचे वेवळ



संमिका २२
/2004
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P3030308013 01/04/2004-30/09/2004 PS 939 3- 281
(अपल करला वेवन)

SHRI S N DESAI
SHRI MORE HON SECY C WING
IIND FL
SHOPS OWNER ASSO
TOPIWALA WADI GOREGAON [W]
MUMBAI 62

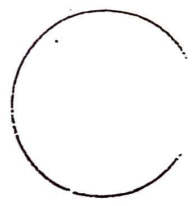
करपात्र मूल्य /
49225
संमिका २२ / २००४
१५%
9207

	अधिकारवा दिनांक	विभागात परले
PR		
PS-03	०३-०१-३	३००४१०
१०२२०१		५८३८८

	मॉर्टग मूल्य	मूल्या खर्च
P		

मददक कर निर्धारक व एकलक

PS WARD, MITHANAGAR MUMP SCHOOL
COMPOUND GOREGAON MUMBAI 62



बोवले
कलक (वमाग)

याजकदून

**The Topiwala Co-operative Housing
Society Ltd. 'C' Wing**

Signature

Chairman Secretary Treasurer

EXTRACT FROM THE PROPERTY REGISTER CARD

अज २००८

City Survey No. २६९६

Tal: Borivli.

Dist. Bombay Suburban District.

City Survey Number	Area Sq.Mtr.	Tenure.	Particulars of assessment for rent paid to Government and when due for revision.
२६९६	२६९६-४		
Basements			
Holder in 19 Origin of the title (so far as treated).			
Lessee			
Other Encumbrances.			
Other Remarks.			



Date	Transaction	Vol. No.	New Holder(H) Lessee L) Or Encumbrances(E)	Attestation.
१९६८/९	खरीदारी कर. ५६५११५ टैसाई यंत्र कक्ष	५६ सा. र. सं. ८८८ १८०८	श्री. तोपवाल को. ऑ. ई. सोसायटी.	सचिव श्री. वि. क. तं १९६८/९ १६/११
Prepared on	२९/११/६८	Copying fee	१-५०	
Copy delivered on	१२/१२/६८	S. L. on L. P.		
Prepared by	...	Comparing fee		
Inspected by	...	S. C. on Lamp fee		
		Paper fee		
		Form fee		
		Total	१-८५	



बदर-२
८९३० १६
२००८

सत्य प्रतिलिपि

Photocopy १६-११-६८

घटना निरीक्षक, भूमि बंदिस्त तथा नगर भूमापन अधिकारी क्र. १० मुंबई उपनगर, मुंबई



The Topiwala Co-operative Housing Society Ltd. - C Wing

Chairman Secretary Treasurer

दस्तावेजांक व वर्ष: 8134/2004

Tuesday, September 07, 2004

6:31:58 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा मोबदला रु. 1,800,000.00
बा.भा. रु. 1,409,789.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 746 वर्णन: विभागाचे नाव - पहाडी-गोरेगाव पश्चिम (बोरीवली), उपविभागाचे नाव - 57/266 - रस्ता : स्वामी विवेकानंद रोड. सदर मिळकत सि.टी.एस. नंबर - 746 मध्ये आहे. सदनिका क्रं. 36, 3 रा माळा, सी विंग, "टोपीवाला को-ऑप. हौ. सो. लि. सी विंग", बांधकाम वर्ष 1975
(1)बांधीव मिळकतीचे क्षेत्रफळ 71.04 चौ.मी. आहे.
- (3) क्षेत्रफळ (1)-
- (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) प्रभाकर श्रीधर अग्नीहोत्री; घर/फ्लॅट नं: 36; गल्ली/रस्ता: -; ईमारतीचे नाव: टोपीवाला को-ऑप हौ सो लि, सी विंग; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: गोरेगाव (प), मुं: तालुका: -; पिन: 62; पॅन नम्बर: एएबीपीए 9103 एच.
(2) रेखा प्रभाकर अग्नीहोत्री; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएबीपीए 9104 ए.
(3) श्रीकांत सखाराम लेले एच यु एफ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: एएबीपीए 0629 एच.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) डॉ ज्योत्स्ना नामचंद अग्रवाल; घर/फ्लॅट नं: 35; गल्ली/रस्ता: -; ईमारतीचे नाव: टोपीवाला को-ऑप हौ सो लि; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: गोरेगाव (प), मुं: तालुका: -; पिन: 62; पॅन नम्बर: एडीजीपीए 8642 आर.
- (7) दिनांक करून दिल्याचा 07/09/2004
- (8) नोंदणीचा 07/09/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 8134 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 73750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 18000.00
- (12) शेरा

Certificate No. C11

Mem. Register No. 11

SHARE CERTIFICATE

The Topiwala Co-operative Housing Society Ltd.

(Regd. No. Bom/HSG/2000/69 dt. 6th March 1969)

TOPIWALA COMPOUND, GOREGAON (WEST), BOMBAY - 400 062.

'C' WING

This is to Certify that MR. PRABHAKAR SHRIDHAR AGNIHOTRI, MRS. REKHA
SHRIKANT LELE & MR. SHRIKANT SAKHARAM LELE

is/are the Registered Holder of FIVE (5) fully paid-up Shares
Numbered 051 to 055 inclusive, of Rs. 50/-
each in the above named Society subject to the Bye-laws thereof.

Given under the Common Seal of the
said Society

this 12th day of August ~~19~~ 2000

Rs. 250/-



Ashu Kaps
Hon. Secretary.

[Signature]
Chairman.