

98

B. Twenty nine thousand seven hundred fifty only

B. 29750

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG. BANDRA (E)
MUMBAI - 400 051.
MAH/GSO/010



STAMP DUTY

HEIKID

SPECIAL ADHESIVE

Rs. 0029750

19.6.00

281993

00047

MAHARASHTRA

1119443723

19 JUN 2000

19/6/2000
DY. SUPERINTENDENT OF STAMPS.
BANDRA.

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bombay this 30th day of June ²⁰⁰⁰ ~~One Thousand Nine Hundred and Eighty Nine/Ninety~~ BETWEEN M/s. SHETH ENTERPRISES, a partnership firm carrying on business at 125, Nagindas Master Road, Fort, Bombay-400 001, hereinafter called "THE PROMOTERS (Which expression shall, unless it be repugnant to the context or meaning thereof be deemed to mean and include the partner or partners for the time being and the heirs executors and assigns of the last surviving partner) of the One Part AND Mr. Karunakar N. Shetty Indian inhabitant hereinafter referred to as the "Flat/Shop/Parking space Purchaser" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean include his heirs executors, administrators and permitted assigns) of the Other Part :

WHEREAS :

- (i) The Promoters are absolutely seized and possessed of and or otherwise well and sufficiently entitled to a piece or parcel of land or ground, hereditaments and premises more particularly described in the first schedule hereto annexed and marked as Ex A hereinafter referred to as the said property.
- (ii) The Promoters have proposed to construct/constructed on the said land on Plot 'E' new multi-storeyed building consisting of ground and 4 more upper floors hereinafter referred to as the said building.
- (iii) Promoters have appointed Mr. S. V. Thakker and Mr. Sharad Shiledar as the Architect and they have accepted.
- (iv) Whereas hereafter the Purchaser for the purpose of Agreement shall deem to mean the purchase of flat/shop/parking space as the case may be.

- (v) The Purchaser have demanded from the Promoters and the Promoters have given inspection to the Purchaser of all the documents of title relating to the said land, the plans, designs and specifications prepared by the Promoters said Architects and of such other documents as are specified under. The Maharashtra Ownership Flats (Regulation of the Promotion of construction, sale, management and Transfer) Act 1963 (hereinafter referred to as "the said Act") and the rules thereunder.
- (vi) The Promoters have got approved from the Municipal Corporation of Greater Bombay (BMC), the plans, the specifications, elevations, sections and details of the said building and have obtained Commencement Certificate and I.O.D. bearing number CE/5271/B.P.E.S/N.
- (vii) While sanctioning the said plans the Bombay Municipal Corporation and/or Government has laid down certain Terms & Conditions, stipulations and restrictions which are to be observed and performed by the Promoters while developing the said land and the said building and upon due observance and performance of which only the completion and occupation certificates in respect of the said building shall be granted by Bombay Municipal Corporation.
- (viii) The Promoters have accordingly commenced construction of the said building in accordance with the said sanctioned plans, on or about
day
- (ix) The Purchaser applied to the Promoters for allotment to the Purchaser, Flat/Shop No. 201 admeasuring 570 Sq. feet (built up area) on the *2nd floor* in the building known as "AMIVILLA" situated on Plot 'E', Amrutnagar, Ghatkopar West, Bombay-400 086, (hereinafter called the said Flat/Shop/Parking space).
- (x) Prior to making application as aforesaid as required by the provisions of Maharashtra Co-op. Societies Act, 1960 (Maharashtra Act. No. xxiv of 1960) and the Urban Land (Ceiling and Regulation) Act 1976, the Purchaser has made a declaration to the effect firstly, that neither the Purchaser nor the members of the family (family as defined under the Urban Land (Ceiling & Regulation) Act, 1976 of Purchaser own a tenement, house or building within the limits of Bombay City relying upon the application, declaration and agreement, the Promoters agree to sell to the Purchaser the flat/shop/parking space at the price and in the terms and conditions hereinafter appearing.
- (xi) Prior to the execution to these presents, the Purchaser has paid to the Promoter a sum of Rs. 200000/- (*Rupees Two Lakhs only*) being a part payment of the sale price of the Flat/Shop/Parking space No. 201 & on *2nd* floor agreed to be sold by the Promoters to the Purchaser as advance payment or deposit (the payment and the receipt whereof the Promoters doth hereby admit and acknowledge) towards the sale price of the Flat/Shop/Parking space agreed to be sold

to the Purchaser, and the Purchaser has agreed to pay to the Promoter balance of the sale price in the manner hereinafter appearing;

(xii) Under Section 4 of the said Act, the Promoters are required to execute a written agreement for sale of the said flat to the Flat/Shop/Parking space Purchaser being in fact these presents and also to register the said agreement under the Registration Act;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The Promoters shall construct the said building consisting of ground and 4 or more upper floors on the said land more particularly described in the Schedule hereunder written in accordance with the plans, designs, specifications approved by B.M.C. and which have been seen and approved by the Purchaser with only such variations and modifications as the Promoters may consider necessary or as may be required by B.M.C. PROVIDED THAT the Promoter shall obtain prior consent in writing on the Purchaser in respect of such variations and modifications which may adversely affect the Flat/Shop/Parking space of the Purchaser

2. The Purchaser hereby agrees to purchase from the Promoter and the Promoter hereby agreed to sell to the Purchaser one Flat/Shop No. 2d of the Type of carpet area admeasuring Square metres (which is inclusive of the area of balconies) on 2nd floor as shown on the plan thereof hereto annexed and thereon marked red boundary lines (hereinafter referred to as the "Flat/Shop and more particulars described in the second schedule hereunder written) in the building to be constructed on the land situated at Amrut Nagar, Ghatkopar West, Bombay-400 086 and more particulars described in the first schedule hereunder written (hereinafter called the said land) for the price of Rs. 8,50,000/- (Rupee Eight Lakhs fifty thousand only) including Rs. being the proportionate price of the common areas

and facilities appurtenant to the premises, the nature, extent and description of the common limited areas which are more particularly described in the schedule hereunder written. The Purchaser agrees to pay to the Promoters purchase price of Rs. 8,50,000/- (Rupee Eight Lakhs fifty thousand only)

to the Promoters on the following manner.

(a) Rs. 6,50,000/-

on or before the execution of this Agreement as earnest money; or 15th July 2000 at the flat is ready for possession

(b) Rs. /

on casting of the plinth of the building

- | | | |
|-----|---------|---|
| (c) | Rs..... | on casting of the 1st slab of the building; |
| (d) | Rs..... | on casting of the 2nd slab of the building |
| (e) | Rs..... | on casting of the 3rd slab of building; |
| (f) | Rs..... | on casting of the 4th slab of the building ; |
| (g) | Rs..... | on casting of the 5th slab of the building ; |
| (h) | Rs..... | on construction of walls of the Flat/Shop/Parking space on the floor; |
| (i) | Rs..... | on fixing up the door and windows of the Shop/Flat; |
| (j) | Rs..... | on completion of flooring of the said Flat/Shop/Parking space; |
| (k) | Rs..... | on plastering of the Flat/Shop/ (internally and externally); |
| (l) | Rs..... | on completion of sanitary and plumbing and fittings in side flat; |
| (m) | Rs..... | on possession or on the day of occupation certificate granted by B.M.C. whichever in earlier; |

3. The Promoters hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, imposed by the Bombay Municipal Corporation at the time of sanctioning the said plans or thereafter, and shall, before handing over possession of the Purchaser

after obtaining from Bombay Municipal Corporation occupation and/or completion certificates in respect of the Flat/Shop/Parking space.

4. The Purchaser alongwith other Purchases of Flat/Shop/Parking space in the said building shall join in forming and registering a Society or a Limited Company to be known by Amivilla Co-op. Hsg. Soc. Ltd. or in such other name as may be approved by Registrar of Co-op. Hsg. and for this purpose shall, from time to time, sign and execute the application for registration and/or membership and other papers and declarations and documents necessary for the formation and the registration of a Society or a Limited Company and the bye-laws or Memorandum and Articles of Association respecting the same and for becoming a member therein and duly execute, sign and return to the Promoter all such applications, papers and documents within seven days of the same being forwarded by the Promoters to the Purchaser so as to enable the Promoters to register the

organisation of all the Purchasers under Section 10 of the Maharashtra Ownership Flats (Regulation of the Promotion of construction sale, management and Transfer) Act 1963 within the time limit prescribed by Rule 8 of the Maharashtra Ownership Flats (Regulation of the construction, sale, management and Transfer Rules) 1964 AND FURTHER that no objection shall be taken by the Purchaser should any changes or modifications be made in the draft bye-laws or the Memorandum and or Articles of Association in accordance with the direction of the Registrar of Co-operative Societies or the Registrar of Companies, as the case may be, or any competent Authority (the Act referred to as the "Said Act" the Rules as the said rules and the Society and the Limited company as "the body corporate").

5. Unless it is otherwise agreed to be and between the parties hereto the Promoter shall within four months of registration of the Body Corporate as aforesaid, cause to be transferred to the Body Corporate all the right, title and interest of the Promoter in the aliquot part of the said land together with the building by obtaining or executing the necessary conveyance of the said land (or to the extent as may be permitted by the authorities) and the said building in favour of such Body Corporate as the case may be, such conveyance to be in keeping with the terms and provisions of this Agreement.

6. The Promoter hereby agrees that it shall before handing over possession of the said Flat/Shop/Parking space to the Purchaser, and in any event before execution of a conveyance of the said land in favour of the Body Corporate;

- (i) make full and true disclosure of the nature of its title to the said land as well as encumbrances, if any, including any right, title, interest or claim of any party in or over the said land;

and

- (ii) shall, as far as may be practicable, ensure that the said land is free from all encumbrances and further that the Promoter has an

absolute, clear and marketable title to the said land so as to enable it to convey to the Body Corporation such absolute, clear and marketable title on the execution of the conveyance of the said land by the Promoter in favour of the Body Corporate;

7. Should the Purchaser fail to make payment to the Promoter of any amount payable hereunder by the Purchaser to the Promoter on the date on which the same becomes due under the terms of this agreement then, in such event, the Purchaser shall pay to the Promoter interest at the rate of fifteen percent per annum on such unpaid amount from the date on which the same becomes due until the date of payment thereof.

8. Notwithstanding the provisions of clause (8) hereof should the Purchaser commit default in payment of any amount payable hereunder by the Purchaser to the Promoter under the terms of this Agreement (including his/her proportionate share of taxes levied by concerned local authority and other outgoings) and should the Purchaser commit a breach of any of the terms and conditions herein contained, the Promoter shall be entitled at its own option to terminate this agreement.

Provided always that the Right of Termination hereinbefore contained shall not be exercised by the Promoter unless and until the Promoter shall have given to the Purchaser fifteen days prior notice in writing of this intention to terminate this agreement and of the specific breach or breaches of terms and conditions in respect of which it is intended to terminate the agreement, and default shall have been made by the Purchaser in remedying such breach of breaches within a reasonable time after giving of such notice.

PROVIDED FURTHER that upon termination of this agreement as aforesaid, the Promoter shall refund to the Purchaser the instalments on sale price of the Flat/Shop/Parking space which may till then have been paid by the Purchaser to the Promoter but the Promoter shall not be liable to pay to the Purchaser any interest on the amount so refunded and upon termination of the aforesaid amount by the Promoter, the Promoter shall be at liberty to dispose off and sell the Flat/Shop/Parking spaces to such person at such price as the Promoter may in its absolute discretion think fit.

9. The fixtures, fittings and amenities to be provided by the Promoter in the said building and the Flat/Shop are those that are set out in Exhibit annexed hereto.

10. The Promoter shall give possession of the Flat/Shop/Parking space to the Purchaser on ~~or before the~~ *receipt of the* day of payment *in full & final.* 19 • AND FURTHER that should the Promoter fail or neglect to give possession of the flat/shop to the Purchaser on account of reasons beyond its control and of its agents as per the provisions of Section 8 of Maharashtra Ownership Flat Act, by the aforesaid date or the date or dates prescribed in Section 8 of the said Act, then the Promoter shall be liable, on demand from the Purchaser to

refund to the Purchaser the amounts already received by it in respect of the Flat/Shop/Parking space with simple interest at fifteen percent per annum from the date the Promoter receive the sum till the date the amounts and interest thereon are repaid, AND FURTHER that it is hereby agreed that a dispute whether the stipulation specified in Section 8 have been satisfied or not will be referred to the Competent Authority who will act as a arbitrator AND FURTHER that until the entire amount and interest thereon is refunded by the Promoter to the Purchaser they shall, subject to prior encumbrances, if any, be a charge on the said land as well as on the construction of the building in which the Flats/Shops/Parking space are situated or were to be situated.

PROVIDED HOWEVER that the Promoter shall be entitled to reasonable extension of time for giving delivery of Flat/Shop on the aforesaid date, if the completion of the said building is delayed on account of

- (i) Non-availability of steel, cement, other building materials, water or electric supply;
- (ii) War, civil, commotion or Act of God;
- (iii) Any notice, order Rules, notifications of the Government and or competent authority;
- (iv) Labour problems;

11. The Purchaser shall take possession of the Flat/Shop/Parking space within 15 days of the Promoter giving written notice to the Purchaser intimating that the flat/shop is ready for use and occupation.

PROVIDED that if within a period of 3 years from the date of handing over to the Purchaser, the Purchaser brings to the notice of the Promoter any construction defect in the Flat/Shop or the said building or in the materials used therein, or any unauthorised change in the construction of the buildings, then the Promoter shall wherever possible, rectify such defects or unauthorised changes shall at its own cost and should it not be possible to rectify such defects or unauthorised changes, the Purchaser shall be entitled to receive from the Promoters reasonable compensation for such defect or change.

12. The Purchaser shall use the flat/Shop/Parking space for the purpose of residential/shopping/car parking respectively only. They shall not be used for storing/selling/hazarded goods or carry out of illegal goods or activities at any time even after the conveyance is made in favour of incorporated body.

13. The Flat/Shop/Parking space shall, on the day next after the expiry of seven days from the date of notice is given by the Promoter to the Purchaser that the flat/shop/parking space is ready for use and occupation, be liable to bear and pay the proportionate share (i. e. in proportion to the flat/shop/parking space area of the flat/shop/parking space) of outgoings

33. The said building always be known as "AMIVILLA" and the name of the corporate body to be formed shall bear the name AMIVILLA and this name shall not be changed without the written permission of the Vendors.

34. Messrs. Ambubhai & Diwanji, Advocates & Solicitors or the Vendors shall prepare and/or approve as the case may be the Deed of Conveyance and all other documents to be executed in pursuance of this agreement as also the bye-laws on the Memorandum and Articles of Association in connection with the formation and registration of the Corporate Body. All costs, charges and expenses in connection with the preparation and execution of the said documents and the formation, registration or incorporation of the Corporate Body shall be borne, shared and paid by the Purchasers of the Flat/Shop/Parking space in the said building in proportion to the purchase price of the flat/shop/parking space.

35. In the event of the Body Corporate being formed and registered before the sale and disposal by the Promoter of all the flat, shop and parking spaces in the said building the powers and authority of the Body Corporate or of the Purchaser and other Purchaser of flat/shop/parking spaces shall be subject to the overall control of the Promoter in respect of any of the matter concerning the said building, the construction and completion thereof and all amenities pertaining to the same and in particular the Promoter shall have absolute authority and control as regards the unsold flats, shops and parking spaces and the disposal thereof.

36. The Promoter will also control the management of the building, realisation of the outgoings and the disbursements of payments to be made and the Purchaser alongwith the Purchaser of other flats, shops, parking spaces and the Body Corporate shall have no objection to the same till the indenture of Conveyance of the said property and the building is executed in favour of the Body Corporate as contemplated herein.

37. The Purchaser agrees to pay brokerage to Shri. *Mihir S. Dholakia of M/s. Thakur & Co.* at the rate of 2% on the purchase price of the said flat/shop/parking space on the execution of this Agreement.

38. The Promoter shall maintain a separate amount in respect of payment received by the Promoter from the Purchaser as advance or deposit, payment received on account of the share capital for the promotion of the Body Corporate or payments received towards the outgoings and legal charges and shall utilise such monies only for the purposes for which they have been received.

39. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the flat or the said land



HL

the said building or any part thereto AND the flat/shop/parking space Purchaser shall have no claim save and except in respect of the flat/shop/parking space hereby agreed to be sold to him AND further all open spaces, parking spaces, lobbies, staircases, terraces, recreations spaces etc. will remain the property of the Promoter until the said land and the building is transferred to the Body Corporate as hereinbefore mentioned.

40. Any delay tolerated or indulgence shown by the Promoter in enforcing the terms of this Agreement by or any forbearance the Promoter shall not be construed as waiver on the part of the Promoter of any breach or non compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Promoter.

41. The Purchaser and or the Promoter shall present this Agreement as well as the conveyance at the proper registration office of registration within the time limit prescribed by the Registration Act and the Promoter will attend such office and admit execution thereof;

42. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by Registered Post A. D. Under Certificate of Posting at his/her address specified below;

6, Virad Apts.,
112, Anandia Nagar,
Bhatkoper (E),
Mumbai - 400077
Tel. no. 5164646

43. It is also understood and agreed by and between the parties thereto that the terrace space in front of or adjacent to the terrace flats in the said building, if any, shall belong exclusively use of the respective terrace/flat/shop Purchaser AND THAT the said terrace shall not be enclosed by the Purchaser till permission in writing is obtained from the concerned local authority and the Promoter or as the case may be the Body Corporate.

44. This Agreement shall always be subject to the provision of the said Act and the said Rules.

IN WITNESS WHEREOF the Parties thereto have hereunto get and subscribed their respective hands and seals the day and year first hereinabove written.

SIGNED SEALED & DELIVERED by the withinnamed PROMOTERS SHETH ENTERPRISES, in the presence of

J. B. Thakur

[Signature]

SIGNS SEALED AND DELIVERED by the withinnamed Flat PURCHASERS

Mr. Karunakar N. Shetty

[Signature]

In the presence of

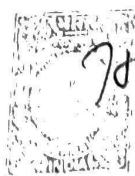
[Signature]

RECEIVED of and from the Flat / Shop / parking space Purchaser abovenamed the sum of Rs. 200000/- (Rupees Two Lakhs only)

Ch. no. 779759 dt. 19/6/2001 10% ^{only} being 15% of the sale price of the premises as advance payment or deposit paid by the Flat/Shop/Parking space Purchasers of the promoter.

WITNESSES
HIRIN S. DHOLAKIA

I SAY RECEIVED



The Promoter

J. B. Thakur

ANNEXTURE A**AMBUBHAI & DIWANJI**

Advocates, Solicitors & Notaries
Lentin Chambers, Dalal Street, Fort, Bombay-400 001.

OUR REF. : AEA /90

Re :- Property at Ghatkopar in Greater Bombay
bearing the following Survey and Hissa Nos.

<u>S. No.</u>	<u>Hissa No.</u>	<u>A—G.</u>
14	2 (part)	7½
15	1 (part)	2
16	2	39
17	2	1 31
18	1	3 18½
133	3 (part)	2 14¾
		<u>8-32¾</u>

i. e. 42.682 sq. yds.

and now bearing C. T. S. No. 28 Area 14846
Sq. Meters. C. T. S. No. 158 Area 14237.75
Sq. Metres. C. T. S. No. 159 Area 14444.35
sq. metres.

Shri. Bakulesh. C. Sheth and others.....Owners
(Partners of M/s. Sheth Enterprises).

.....

TO ALL TO WHOM IT MAY CONCERN

This is certify that present partners of M/s. Sheth Enterprises are
(1) Bakulesh Chhotalal Sheth as Karta and Manager of H. U. F. of
Bakulesh Chhotalal Sheth (2) Harshvadan Chhotalal Sheth as Karta and
Manager of H. U. F. of Harshvadan Chhotalal Sheth (3) Smt. Usha Narendra
Sheth and (4) Mahendra Chhotalal Sheth Karta and Manager of H. U. F.
of Mahendra Chhotalal Sheth as evidenced by Deed of Partnership dated
8th April 1987 and as such the said partnership firm is entitled to the aforesaid
property which is free from incumbrances claims and demands.

By Order from The Additional Collector and C. A. ULC, Gr. Bombay
Agglomeration letter No. C / ULC / 6 (i) / SR. VII-950 dated 25th November
1987. Following plots are treated as non vacant land.

<u>Plot No.</u>	<u>Area Sq. Metres</u>	<u>Total Non-Vacant Land</u>
D	3278.52	
F-1	1233.06	3278.52
E	774.29	3233.06
F-2	653.29	774.29
F-3	866.44	653.29
G	1768.30	866.44
		1768.30

In the premises, we hereby certify the Owner's title to the Plot 'E' as marketable and free from encumbrances claims and demands.

Plot 'E' is part of layout sanction by M. C. G. B. under as CE / 115 / LO / N / S admeasuring about 774.29 sq. mtrs. or thereabout and bounded as follows that is to say :

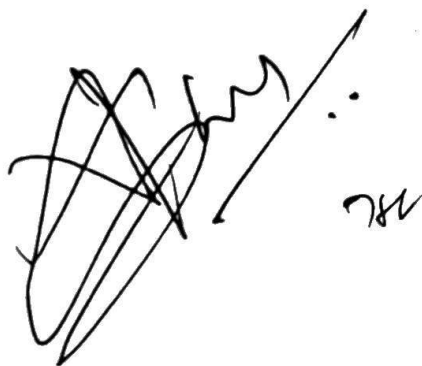
On or towards North Plot F2 and F3 or Amrutnagar
 On or towards South 60' D.P. Road
 On or towards East 90' D.P. Road
 On or towards West internal road of the layout.

The net area of plot is 774.29 sq. mtrs.

Dated this 15th day of September, 1990.

M/s. Ambubhai and Diwanji,

Sd/-
Partner.



Handwritten signature and initials, possibly 'M.C.G.B.' and 'M.C.'.

True Copy

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CE/5271/BPES/A/N of 17/5/89

MUNICIPAL CORPORATION OF GREATER BOMBAY
COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to M/s Sheth Enterprises.

Applicant of the development work of Building at premises at Street No. _____ on Plot-E, C. T. Survey No. 28/4 Hissa No. _____ of Village Amrut Nagar layout situated at Ghatkopar on the following conditions viz :-

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans; (b) any of the conditions, subject to which the same is granted or any of the restrictions, imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with; (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant and every person deriving title through or under him in such event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966, the Municipal Commissioner has appointed Shri B. N. Pote Executive Engineer, to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
 2. This Commencement Certificate is valid for a period of one year from the date thereof and will have to be renewed thereafter.
 3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional & Town Planning Act, 1966.
 4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
- C.C. upto plinth level.

For and on behalf of the Local Authority
THE MUNICIPAL CORPORATION OF GREATER BOMBAY

Sd/-
EXECUTIVE ENGINEER, BUILDING PROPOSALS
(EASTERN SUBURBS)
FOR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY

AMI VILLA CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. E/F, AMRUTNAGAR., GHATKOPAR -WEST, MUMBAI-400086,
PAN : AAAAA3759K

Registration No. : BOM/HSG/TC/5220/ OF 92/93

(ORIGINAL)

K N SHETTY
F/201

Bill No. : BILL/24-25/34 Date : 17-Aug-24
Due Date : 31-Aug-24
Billing Period : 1-Jul-24 to 30-Sep-24
PLACE : MUMBAI , MAHARASHTRA , STATE CODE: 27

PARTICULARS
SERVICE CHARGES.
WATER CHARGES
ELECTRIC CHARGES.
INSURANCE CHARGES.
SINKING FUND
REPAIR FUND

SAC Code	Rate per Month	Amount (INR)
		2,970.00
		525.00
		240.00
		84.00
		252.00
		600.00
Sub-Total		4,671.00

Paid
25/08/2024
UPI ID 423856693082

Grand Total ₹ 4,671.00

Amount in Words : INR Four Thousand Six Hundred Seventy One Only.

Terms & Conditions :

- Kindly mention your flat/shop no. behind the cheque.
- Interest will be charged on arrears @ 21% after the due date.
- Any objection to the bill should be intimated within 15 days.
- No claim shall be entertained after one month from the date of this bill.
- This is a computer generated bill and requires no signature.

AMI VILLA CO-OPERATIVE HOUSING SOCIETY LTD.

Easy to pay Bill Amt through UPI CODE

Jan

Authorized Signatory

E & O. E

RECEIPT

Receipt No. : 12 Receipt Amount : 4,671.00

Received with thanks From F/201 MR K N SHETTY F/201 Sum Of Rs.4,671.00 (INR Four Thousand Six Hundred Seventy One)By
Cheque No. UPI Dated 11-Jun-24 Drawn on Branch

Rs. : 4,671.00

Subject to realization of IMPS / Cheque / NEFT.

*Please make online payment as per details below.

NAME : AMI VILLA CO-OPERATIVE HOUSING SOCIETY LTD.
BANK : BANK OF INDIA
A/c No. : 010010100010696 IFSC Code: BKID0000100

[Handwritten Signature]

C. R. always for the plans given to 592

H. C. Sheth on 6.2.92

Gen. 162

मुहानुंगई महानगरपालिका MUNICIPAL CORPORATION OF GREATER BOMBAY

NO. CE/5271/BPES/A/N of

Office of the
By. Civil Engineer,
(Bldg. Proposals) (Eastern Suburbs),
4th Floor, Municipal Transport Garage Bldg
Behind BEST Depot,
Pant Nagar, Ghatkopar (East),
Bombay-400 075

To
M/s.
Messrs. S. V. Thakkar & Associates,
Licensed Surveyor,
406-407, Bhaveshwar Market,
H. G. Road, Ghatkopar (East),
Bombay-400 077.

Subs:- Occupation permission letter for Building on plot
bearing C.T.S. No. 28/4, Plot No. 'E' for M/s. Sheth
Enterprises.

Sirs,

Ref:- Your letter No. TH 3384 of 29/7/91.

With reference to the above, I have to inform you that there is no
objection to your client occupying the premises as shown by you in the
Pink Colour on the completion plans submitted by you after obtaining
water connection from the Assistant Engineer Water Works 'N' Ward and
subject to the following :-

- 1) That certificate under Section 270-A of the Bombay Municipal Corporation Act shall be submitted within 3 months.
- 2) That ^{and} The Society will be formed, registered within 3 months from date of issue of occupation permission or before applying for Building Completion Certificate whichever is earlier.
- 3) That the remaining terms and conditions of the layout shall be complied with before asking for acceptance of Building Completion Certificate.
- 4) That the land in Development Plan Roads already handed over to the Municipal Corporation of Greater Bombay shall be transferred in the name of Municipal Corporation of Greater Bombay in the City Survey Records before asking for acceptance of Building Completion Certificate.
- 5) That the proposals for certificate from Executive Engineer (Roads & Storm Water Drains) (Eastern Suburbs) regarding the work of internal road and Storm Water Drains along this road should be submitted.

This permission is issued without prejudice to the actions under Sections 270-A, 305, 353-A of the Bombay Municipal Corporation Act

Yours faithfully,

Executive Engineer
(Bldg. Proposals) (Eastern Suburbs)

Yours,

VALUATION REPORT

Rs. ₹

Anmol Sekhri & Associates

3rd FLOOR, SAHAKAR BAZAR,
OPP. BANDRA (W) RLY. STATION,
BANDRA (W), MUMBAI - 400 050.
TEL. : 641 9136 / 641 9138 / 641 9140
641 9142 / 641 9864
FAX : (022) 641 9865
Mobile : 9820061286
e-mail : ansekhri@bom7.vsnl.net.in
website : www.valuationsekhri.com

REPORT NO. BSD-08015

DATE : 19.08.2000

VALUATION REPORT FOR FLAT AT GHATKOPER(W)
PART-I GENERAL

- 1. Purpose for valuation is made : To Ascertain Current Market Value
- 2. Date as on which Valuation is made : 16.08.2000
- 3. Name of Owner : Mr.Karunakar N. Shetty
- 4. If the property is under Joint Ownership : Single Ownership
- 5. Brief Description of the Property : ½ Km. Away from Ghatkoper Station.
- 6. Location, Street, Ward No. : Flat No.201, 2nd Floor
"Ami Villa" Co.op.Hsg.Society
Amrut Nagar, L.B.S. Marg
Ghatkoper(W), Mumbai-400 086
- 7. Survey/Plot No. of Land : S.No.14 to 18 & 133
- 8. If the Property situated in residential/
commercial/mixed area/industrial area? : Residential Area
- 9. Classification of Locality : Higher/Middle Class
high class/middle class/poor class
- Width of Road : 40 Ft. Road
- 10. Proximity to amenities : All amenities available in near
by distance
- 11. Means & proximity to surface
Communication by which the
Locality is served : Rail/Bus/Auto available

Anmol Sekhri
ANMOL SEKHRI
CHARTERED ENGINEER / VALUER
/ SURVEYOR (Govt. Approved)
Regn. No. 36730 dt 5-8-83
3rd Flr; Sahakar Bazar Opp Rly. Stn.
Bandra (w), Mumbai-400050

VALUATION REPORT

Rs. ₹

Anmol Sekhri & Associates

3rd FLOOR, SAHAKAR BAZAR,
OPP. BANDRA (W) RLY. STATION,
BANDRA (W), MUMBAI - 400 050.
TEL. : 641 9136 / 641 9138 / 641 9140
641 9142 / 641 9864
FAX : (022) 641 9865
Mobile : 9820061286
e-mail : ansekhri@bom7.vsnl.net.in
website : www.valuationsekhri.com

REPORT NO. BSD-08015

DATE : 19.08.2000

12. Area of Property : 570 Sq.ft. Built up
13. i) Year of Acquisition : 30.06.2000
- ii) Value/Purchase Price Paid : Rs.8,60,000/-
- iii) Year of Construction of the Building : Approx.1991
- iv) No. of Floors/Storeys : Gr + 4 Floor
- v) Additions/Improvements carried out if any : N.A
- vi) Maintenance charges : Rs.1065/- per month
14. Type / Class of Construction : R.C.C.
15. Service Items available (List of all items to be provided such as lift, water supply) : Lift, Water supply & electricity
Parking place etc. available.
16. Whether the property is Gala/Flat : Residential Flat
If so then state
- a) Estimated future life of the Bldg. : 45 to 50 years (subject to regular maintenance & repairs)
- b) Whether full consideration has been paid and proper title documents obtained & produced for verification : Yes
- d) In which floor/storey, Gala/Flat is located. : 2nd Floor
17. Whether the property is self occupied or Tenanted : Self Occupied.

Anmol Sekhri
ANMOL SEKHRI
CHARTERED ENGINEER / VALUER
/ SURVEYOR (Govt. Approved)
Regn. No 36730 dt 5 8-83
3rd Flr; Sahakar Bazar Opp Rly. Stn.
Bandra (w), Mumbai-400050

VALUATION REPORT

17

Rs. ₹
Anmol Sekhri & Associates

3rd FLOOR, SAHAKAR BAZAR,
OPP. BANDRA (W) RLY. STATION,
BANDRA (W), MUMBAI - 400 050.
TEL. : 641 9136 / 641 9138 / 641 9140
641 9142 / 641 9864
FAX : (022) 641 9865
Mobile : 9820061286
e-mail : ansekhri@bom7.vsnl.net.in
website : www.valuationsekhri.com

REPORT NO. BSD-08015

DATE : 19.08.2000

PART-II VALUATION

18. The Current Market Value of Flat is : 570 Sq.Ft. x Rs. 1650/- per sq.ft.

= Rs. 9,40,500/-

(Rupees Nine Lacs Forty Thousand Five Hundred Only)

- a) Rate adopted:- Rs.1650/- per Sq.ft.
b) Basis for adopted rates :- Market Feedback and Investigation

VALUATION REPORT
PART-III - DECLARATION

I hereby declare that:-

- a) The information furnished in Part-I is true and correct to the best of my knowledge & belief
c) I have no direct or indirect interest in the Flat valued
d) My representative personally visited the Flat on 16.08.2000.
e) Our report does not cover check of ownership, title clearance or legality.
The rates are based on current market condition and these may vary with time.

Date: 18.08.2000.

Place: Mumbai.

Anmol Sekhri
ANMOL SEKHRI
CHARTERED ENGINEER / VALUER
/ SURVEYOR (Govt. Approved)
Regn. No. 36730 dt. 5-8-83
3rd Flr; Sahakar Bazar Opp Rly. Stn.
Bandra (w), Mumbai-400050