

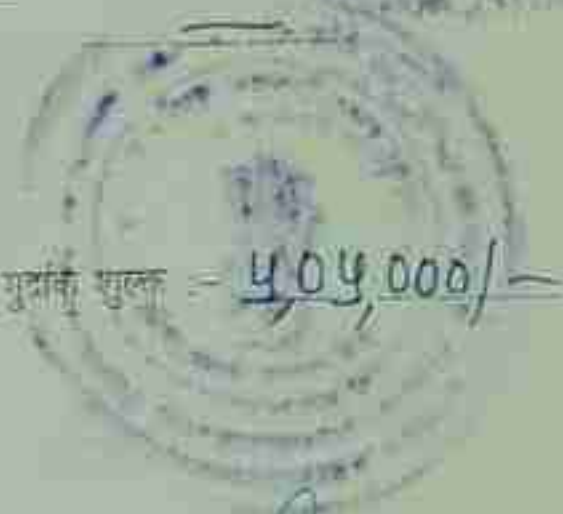


महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन २०१५

करल-२		
५६१००	१	२४
२०१४		

A-1) महानगर पालिका -

- दस्तावेज प्रकार : करारनामा - अनुसूचित नमांक
- सादरकार्याचे नाव :- श्री. प्रितेश शशिकान्त कदम
श्री. शशिकान्त हरजीराव कदम
- तालुका :- कुर्ली
- गावाचे नाव :- मुळुड
- नगरभूमापन क्रमांक / सर्वे क्र./अंतिम भूखंड क्रमांक :- १३२०-अ/४/२
- मूल्या दरविभाग (झोन) :- १२४ - उपविभाग :- ५७०
- मिळकतीचा प्रकार :- खुलीजमीन नियमां कार्यालय दुकान औद्योगिक
- प्रति चौ.मी. दर :- ८२००
- दस्तावेज समुदा केलेल्या मिळकतीचे क्षेत्रफळ :- ७५.२८ कारपट बिल्ट अप चौ. मीटर / १
- कारपाकिंग :- — गच्ची :- — पोटमाळा :- —
- मजल्या क्रमांक :- २ रा मजला उदवाहन सुविधा :- आहे आहे / नाही
- बांधकाम वर्ष :- २००५ मसारा :- १।६६
- बांधकामाचा प्रकार :- आरसीसी/इतर पक्के/अर्धे पक्के/कच्चे
- बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- — ज्याकडे दिलेली —
- लिच्छ अन्व लायसन्सचा दस्त
निवासी / अनिवासी
- निर्धारित झालेले बाजारमुल्य :- ६४,६४,५००/-
- दस्तामध्ये दर्शाविलेली मोबदला :- १,०१,००,०००/-
- देय मुद्रांक शुल्क :- ५,०५,०००/- भरलेले मुद्रांक शुल्क :- ५,०५,०००/-
- देय नोंदणी फी :- ३०,०००/-



लिपिक

सह दुय्यम निबंधक
सह दुय्यम निबंधक कुर्ली - २
मुंबई उपनगर जिल्हा

NOTE: THE APPLICANT
THRU THE STATIONER
SHOULD SUBMIT THE
NECESSARY DOCUMENTS
TO THE OFFICE OF THE
MUNICIPALITY

13. The Society shall have the first lien and charge on the said premises agreed to be acquired by the Allottee in respect of any amount due and payable by the Allottee under the terms and conditions of this Agreement.

14. The Allottee shall permit the Society and their servants and agents with or without workmen and other persons at all reasonable times, to enter into and upon the said premises or any part thereof to view and examine the state and condition thereof and to make good within 3 months after giving a written notice of defects, decay and want of repair, which shall be given by the Society to the Flat holders for the purpose of repairing any part of the building and clearing, lighting and keeping in services, drains, pipes, cables, water courses, gutters, wiring party walls, or structures or other conveniences belonging to, or provided or used for the said building and also for the purposes of laying, maintaining, repairing and testing drainage and water pipe and electric wires and cables and for similar other purposes contemplated by this Agreement.

15. The Allottee is a member of the Society and in case the Allottee has not applied for his membership till this time, the Allottee hereby undertakes to become a Member of the Society within 2 months on execution hereof.

16. All out of pocket costs, charges and expenses including the proportionate stamp duty and registration charges in respect of the documents, which are already executed or may be executed in respect of the said land and/or the building standing thereof, organization charges and other expenses in connection with the preparation and execution of the documents be borne, shared and paid by all the Allottee in the said building including the Allottee in proportion to the respective premises agreed to be acquired by them. Such proportionate charges and/or share shall be determined by the said Society.

17. The stamp duty and registration charges of and incidentals of this Agreement (if any) shall be borne and paid by the Allottee alone.

18. The Developers have, at the request of the said Society and Allottee, put their signature at the footnote hereof by way of confirmation.

IN WITNESS WHEREOF, the parties hereto hereunto set and subscribed their respective hands and seal the day and the year first hereinabove written.

THE FIRST SCHEDULE ABOVE REFERRED TO

Flat No. 203 on the 2nd Floor in "A" wing of Building known as Mulund SHREE SAWAN Apartments admeasuring carpet 675 Sq. Ft. or thereabouts situate at Plot No.8, RDP 1, Mulund (East), Mumbai 400 081 within the registration sub-district of Bombay Suburban District.

SCHEDULE ABOVE REFERRED TO LIST OF AMENITIES

1. Neeru Plaster in the internal walls.
2. Concealed plumbing.
3. Ceramic Tiles in Toilet upto 6' 6" height.
4. Night latch to the main door.
5. Safety chain.
6. Brass Oxide Hinges with stainless steel pins.
7. Concealed electrification.
8. Anodised sliding aluminum windows.
9. Door "Stopper" to all doors.



50 Rs.



Stamp Office - Mumbai.

14 MAY 2003

113

Sawant
Paper Officer

श्रीमती अनामिका वि. सांमिया

पता मुलुंड श्रेश सावन सिटी सोसायटी

मुलुंड

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पिन कोड

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21 MAY 2003

23998

Mulund. Shree Sawan City Ltd

पता मुलुंड श्रेश सावन सिटी सोसायटी

Bhauri

AGREEMENT FOR ALLOTMENT OF FLATS

ARTICLES of AGREEMENT made this 10th day of June 2003 BETWEEN **MULUND SHREE SAWAN CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the Co-operative Societies Act, having its registered office at Plot No.8, RDP 1, Mulund (East), Mumbai 400 081, hereinafter referred to as "THE SOCIETY" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include its successors and assigns] of the ONE PART and **Mr. T. R. SITARAMAN**, S/o T. A. Ramanathan, of Mumbai, Adult Indian inhabitant residing at Flat No. 4, Plot No. 89, "Chandra", Garodia Nagar, Ghatkopar (E), Mumbai 400 077, hereinafter referred to as "THE ALLOTTEE" [which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, administrators and permitted assigns] of the OTHER PART:

करल २		
५६००	१०	२५
The Stamp Duty		

shall be borne and paid by the TRANSFEREES herein and the charges/donation, if any, to be paid to the said society for the transfer of the shares and the said Flat shall be paid equally by both the parties herein.

15. Before the execution of this Agreement the TRANSFEROR has shown to the TRANSFEREES the condition of the said Flat and the TRANSFEREES have agreed to purchase the Flat on 'as is where is' basis. Any costs towards improvements will be borne by the TRANSFEREES.

IN WITNESS WHEREOF THE PARTY HERETO HAVE HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No. A/203 admeasuring about 675 sq. ft. Carpet on the Second Floor in 'A' Wing of the building of MULUND SHREE SAWANG OP.HSG. SCTY. LTD., situated at Plot No. 8, RDP - 1, Mhada Layout, Mulund (East) Mumbai - 400 081 along with Stilt Car Parking Space No.14, lying, and being Survey No 386 (pt), C.T.S. No. 1320 - A/4/2 of Village - Mulund (East), Taluka Kurla of the Regn. District and Sub-District of Mumbai and within the limits of Ward of Mumbai Municipal Corporation.

SIGNED, SEALED AND DELIVERED BY]
 THE WITHIN NAMED TRANSFEROR]
 MR. T. R. SITARAMAN]

Sitaraman

In presence of

 [Kamalakar Gondal]

SIGNED, SEALED AND DELIVERED BY]
 THE WITHIN NAMED TRANSFEREES]
 MR. PRITESH SHASHIKANT KADAM]
 AND]
 MR. SHASHIKANT HARJIRAO KADAM]

Kadam

Kadam

In presence of

 [Shrikant S. Lahari]

कारल-२
५६०० २०/२५
२०१५ प्रति. तय्यि.

मुलुंड श्रीतावन सहकारी गृहनिर्माण संस्था (म.),
आरक्षीपी-१४ भूखंड क्रमांक ८, म्हाडा ले आउट,
स. क्र. ३८६, मुलुंड (पूर्व), मुंबई-४०० ०८१.



विषय : बाजना कोड क्रमांक ११७ अ-२, अंतर्गत बी ताक
गृहनिर्माण संस्थेतील जुन्या सभासदांचे राजीनामे
स्वीकारण्यात व त्यांचे जागी नविन सभासदाना
समाविष्ट करून घेण्यास परवानगी देणेबाबत.

.....

संस्थेच्या वतीने याबाबत आपणांस कळविण्यांत येते की, या कार्यालया
क्रमांक ५१७५ दिनांक १.८.०३ च्या पत्रान्वये कळविल्याप्रमाणे संस्थेने सभासद
शुल्क रकमे १,०५,०००/- [रुपये एक लाख पांच हजार फक्त] वा भरणा पावती
क्रमांक १८७१८७ दिनांक १.८.०३ रोजी कार्यालयामध्ये केलेला असल्यामुळे संस्थेने
केल्याप्रमाणे खालील सभासदांचे राजीनामे स्वीकारण्यास संस्थेस परवानगी देणे
आहे.

- [१] श्री. रिचर्ड डेविड वारबोझ [२] श्रीमता सुनिता आब्बा ऊषा
[३] श्री. प्रकाश तिरथदास तलरेजा.

संस्थेला वरीलप्रमाणे राजीनामे स्वीकारण्यास परवानगी देण्यांत आत
झालेल्या रिक्त जागी संस्थेस स्वीकारून घेण्याप्रमाणे खालील सभासदाना संस्थेस
समाविष्ट करून घेण्यास परवानगी देण्यांत येत आहे.

- [१] श्री. दिपक बाबूराव निरभक्णे [२] श्री. टी. आर. सितारामन
[३] श्री. नरेंद्र सोमालाल सेठ.

For Mumbai Housing and Area Development Board Ltd.

Chairman

Member

Secretary

आपला विकास,

मिळवत व्यवस्थापक (इ. व. ल.)
मुंबई मंडळ.

गृहनिर्माण भावन कलानगर, बान्द्रा (पूर्व), मुंबई - ४०० ०५५
दुरध्वनी : ६५९२६७७, ६५९२६२२ फॅक्स नं. ०२२-६५९२०५६
पत्रपोटी क्र. ८१३५

Gruha Nirman Bhavan, Kalanagar, Bandra (East), Mumbai
Phone : 6592677, 6592622, Fax No. : 022-6592056
Post Box No. 8135

TRUE COPY

(Handwritten signature)

TRUE COPY

DARSHANA M. DRAVID
ADVOCATE HIGH COURT, M. ANAHERAO
202, SAMADHAN SOCIETY (T. ROAD) STATION
MULUND (E), MUMBAI : 400 081

मुंबई महळ

नोंदणी क्रमांक: पी.ओ.एम (वि.व.व.) एन.एस.जी. (आय.आ.सी.सी./सी.सी.)

६५१२

मत. १. २६-२७

नोंदणीचे प्रमाणपत्र

या प्रमाणपत्रावर प्रमाणित करण्यात येत आहे की,

मुंबई श्रीसावन को.अधिरेटिव्ह हौसिंग सोसायटी लिमिटेड
प्लॉट नं. ८, आरडीपी-१, मुंबई (पूर्व), मुंबई-४०० ०८३



ही संस्था, महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६२ मधील (स) २६
मदाराष्ट्र अधिनियम क्रमांक २८) कलम ५ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र सहकारी
संस्थांचे नियम १९६२ मधील नियम क्रमांक २० (१) अन्वये संस्थेचे वगैरे
सहनिर्माण संस्था असून उपरनिर्दिष्ट नोंदणीकृत सहकारी संस्था/सहकारी संस्था
द्वारे सहनिर्माण संस्था चालू असे आहे.

(सही) (सी. एम. साळवी)

सहायक निबंधक, सहकारी संस्था/सहकारी संस्था
सहाय्यक निबंधक
सहकारी संस्था, पुणे शहर निर्माण व क्षेत्र विकास मंडळ
मुंबई. मंडळ
सहनिर्माण व क्षेत्र विकास अधिकारी



मुंबई :

मुंबई-४०० ०९३.

दिनांक : ३०/१२/१९९६

TRUE COPY

DARSHANA M. DRAVID
ADVOCATE HIGH COURT
SHRI SAMADHAN SOCIETY, L.T. ROAD,
MUMBAI (E), MUMBAI - 400 081.
180 008 DARSHANA (S) MUMBAI

AGREEMENT FOR SALE

करल-२		
५६६०	५	२५
२०१४		

THIS AGREEMENT is made and entered into at MUMBAI this 17th day of June, 2014, BETWEEN MR. T. R. SITARAMAN, Age 64 years, (PAN: ABGPS1506C), Hindu, Indian Inhabitant having address at Flat No. 4, Plot No. 89, Chandra Building, Garodia Nagar, Ghatkopar (East), Mumbai - 400 077, hereinafter called as "THE TRANSFEROR" (Which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the ONE PART; *AND* MR. PRITESH SHASHIKANT KADAM, Age 24 years, (PAN: BPOPK8243R) and MR. SHASHIKANT HARJIRAO KADAM, Age 57 years, (PAN: ANGPK3508A), Both Hindu, Indian Inhabitants Presently residing at Flat No.A/604, Mulund Shree Sawan Co-op.Hsg.Soc.Ltd., Mhada Layout, Mulund (East), Mumbai - 400 081, hereinafter called as "THE TRANSFEREES" (Which expression shall unless it be repugnant to the meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS vide Agreement for Allotment of Flat dated 10th day of June, 2003 MULUND SHREE SAWAN CO-OP.HSG.SCTY.LTD., a Society registered under the Maharashtra Co-operative Societies Act, 1960 vide Registration No. BOM/MM/HSG/(TC)/9512 dated 30/12/1996 (hereinafter for the sake of brevity referred to as "the said Society") allotted to the TRANSFEROR herein a residential Flat being Flat No. 203 on the Second Floor of A Wing of the building known as MULUND SHREE SAWAN, situated at Plot No.8, RDP-1, Mhada Layout, Mulund (East), Mumbai - 400 081 along with Stilt Car Parking Space No.14. (the said Car Parking Space and the above referred flat hereinafter for the sake of brevity collectively referred to as 'the said Flat').

AND WHEREAS as such the TRANSFEROR herein is a bonafide member of the said Society and as a member of the said Society he is holding Five fully paid-up shares of Rs.50/- each bearing Distinctive Nos. from 466 to 470 (both inclusive) covered by Share Certificate No. 94 issued by the said Society in respect of the said Flat. (Hereinafter referred to as "the said Shares").

AND WHEREAS the TRANSFEROR has agreed to assign Five fully paid up shares of the said society and transfer the said Flat to the TRANSFEREES for the consideration and on the terms and conditions appearing herein below :-

Sitaraman

Kadam

Kadam

WHEREAS:

A By an agreement for Allotment executed between the Flat Holder, and MUMUND SHREE SAWAN CO-OPERATIVE HOUSING SOCIETY LIMITED, the Society has agreed to allot provisionally to the Flat Holder Allottee, Flat No. 213 on the 2nd Floor in "A" wing of Building known as Mumund SHREE SAWAN Apartments, which is to be constructed at Plot No.2, REP 1, Mumund (East), Mumbai 400 091, hereinafter referred to as "the said Flat".

2. The Flat Holder wants to carry out certain alterations in the said flat and over and above the amenities to be provided by the Society in the said flat in pursuance of the said agreement, the Flat Holder requires additional amenities which the Contractors have agreed to provide on the terms & conditions mutually agreed upon by and between the Flat Holder and the Contractors, which are hereby recorded and reduced to writing.

NOW THESE PRESENTS WITNESSTH THAT THE PARTIES HERETO AGREE, DECLARE AND CONFIRM AS UNDER:

1. As per the requirements of and by the directions of the Flat Holder, the Contractors have agreed to carry the necessary alterations and to provided in the said flat extra amenities listed in the schedule hereunder written.

2. The Flat Holder has agreed to pay to the Contractors a lump sum of **Rs. 1,76,000/- (Rupees One Lac Seventy Six Thousand only)** for such extra amenities on or before the execution of these presents.

3. It is in the contemplation of the parties hereto that the work of carrying out the necessary alterations and that of providing the extra amenities in the said flat is to be synchronized by the contractors in the course of construction by the Society of the said building and has to form an integral part of finishing of the said flat. It is thus the express condition of this agreement that the Flat Holder shall not be entitled to terminate this agreement or require the Contractors not to carry out the alterations or to provide such extra amenities or any of them or ask for a rebate of any part of the said consideration.

702
charges/expense and paid by the TRANSFEREES herein and the TRANSFEROR shall be paid to the said society for the transfer of the shares and the said Flat shall be paid equally by both the parties herein.

15. Before the execution of this Agreement the TRANSFEROR has shown to the TRANSFEREES the condition of the said Flat and the TRANSFEREES have agreed to purchase the Flat on 'as is where is' basis. Any costs towards improvements if any will be borne by the TRANSFEREES.

IN WITNESS WHEREOF THE PARTY HERETO HAVE HEREBY SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURES THE DAY AND THE YEAR FIRST HEREINABOVE WRITTEN

SCHEDULE OF THE PROPERTY

A Residential Flat being Flat No. A/203 admeasuring about 673 sq. ft. Carpet area on the Second Floor in 'A' Wing of the building of MULUND SHREE SAWAN CO-OP HSG. SCTY. LTD. situated at Plot No. 8, RDP - 1, Mhada Layout, Mulund (East), Mumbai - 400 081 along with Stilt Car Parking Space No.14, lying, and being at Survey No 386 (pt), C.T.S. No. 1320 - A/4/2 of Village - Mulund (East), Taluka - Kurla of the Regn. District and Sub-District of Mumbai and within the limits of 'T' Ward of Mumbai Municipal Corporation.

SIGNED, SEALED AND DELIVERED BY |
THE WITHIN NAMED TRANSFEROR |
MR. T. R. SITARAMAN |

Sitaraman



In presence of

Kamalaksh Gerdal
[Kamalaksh Gerdal]

SIGNED, SEALED AND DELIVERED BY |
THE WITHIN NAMED TRANSFEREES |
MR. PRITESH SHASHIKANT KADAM |
AND |
MR. SHASHIKANT HARJIRAO KADAM |

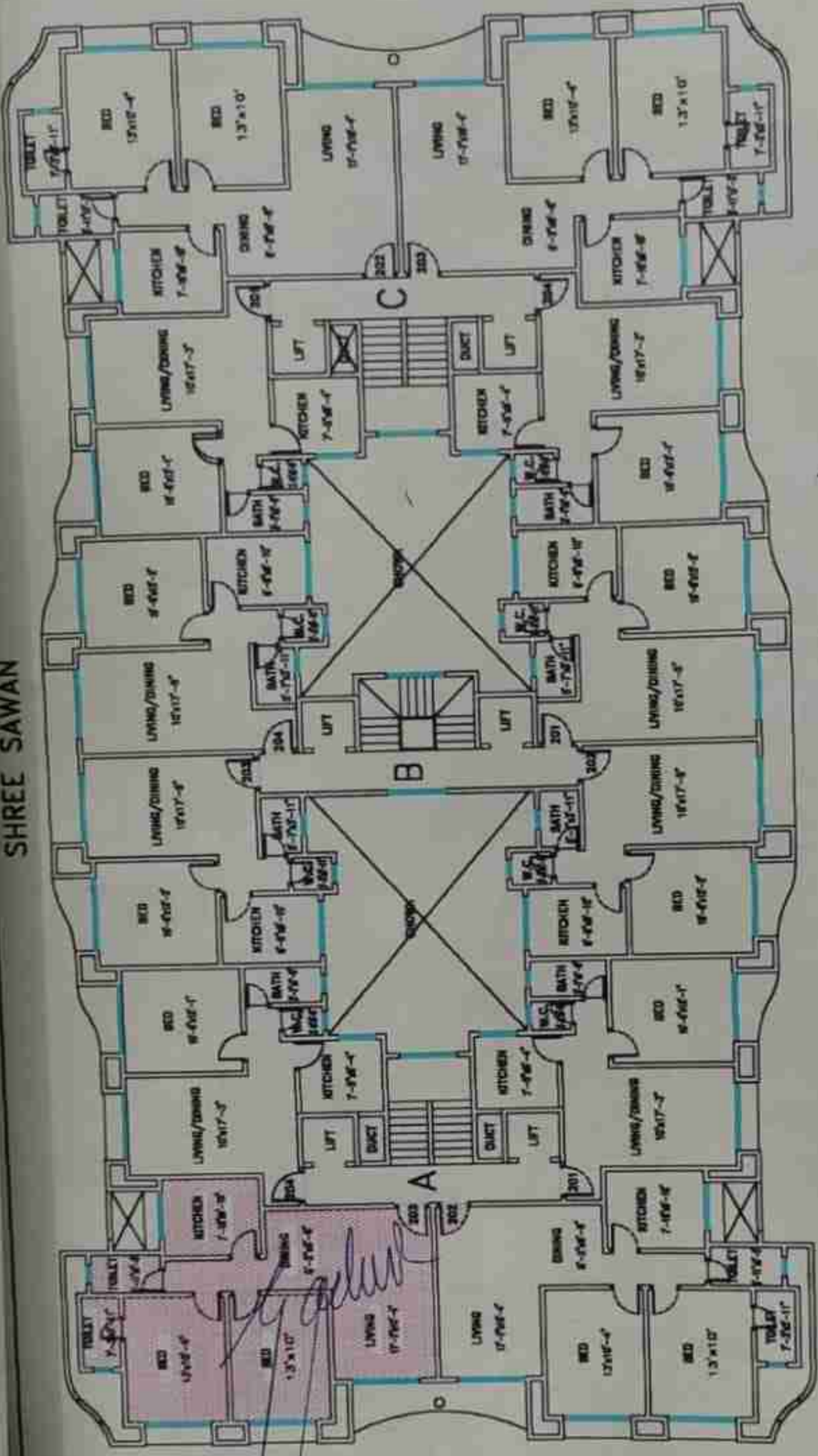
Kadam



In presence of

Shrikant & Laksh
[Shrikant & Laksh]

Kadam

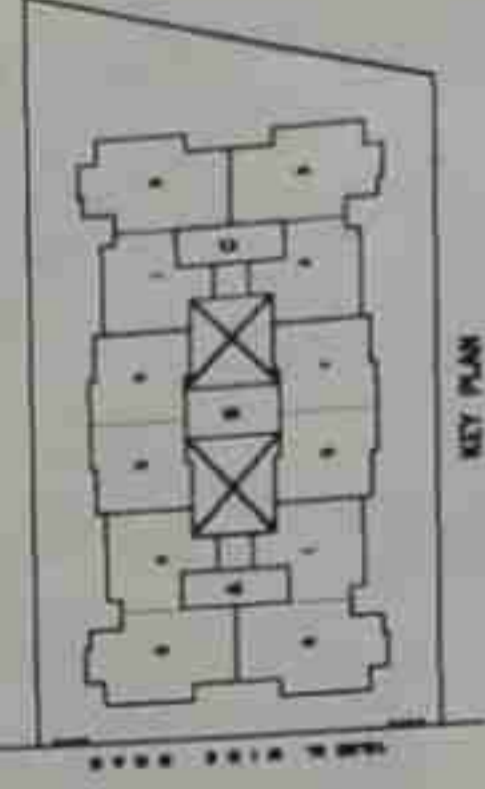


SECOND FLOOR PLAN

FOR FLAT NO. 203 A
 CARPET AREA = 62.70 SQ.MT.



© 2011 AHUJA GROUP



KEY PLAN

PROPOSED BUILDING IN THE MHADA LAY-OUT ON ROIP-1,
 PLOT NO. 6, NEAR TOLL MAKA, EASTERN EXPRESS HIGHWAY, MULUND (E), MUMBAI



कारण-२ MUNICIPAL CORPORATION OF GREATER MUMBAI		
4E00	98	24
२०२३ To		

No: CE/4340/BPES/AT

15 APR 2005.

Shri G.K. Vanwari
Architects,
4, Mansarovar,
S.V.Road, Santacruz,
MUMBAI: 54.

Sub: Full occupation to the building comprising of
-Stilt + 7 upper floors on Plot NO.8, RDP-1, S.No.386(pt),
CTS No.1320-A/4/2 of Village Mulund(E).

Sir,

Full occupation to the building comprising of Stilt + 7 upper floors on Plot NO.8, RDP-1, S.No.386(pt), CTS No.1320-A/4/2 of Village Mulund(E) completed under the supervision of Shri G.K. Vanwari, Architect, bearing License No V-28 may be occupied on the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 5 months.

A set of certified completion plans is returned herewith in token of Municipal approval

Note: This permission is issued without prejudice to actions under sections 305,353-A of Municipal Corporation Act.

Yours faithfully,

for *[Signature]*
Dy. Chief Engineer
[Bldg. Proposals] Eastern Suburbs.



TRUE COPY

[Signature]

DARSHANA M. DRAVID
ADVOCATE HIGH COURT
202, SAMADHAN SOCIETY, L.T. ROAD,
MULUND (E), MUMBAI : 400 081.



14-A