

पावती क्र

Macepval

66

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

७९३९५

दिनांक

२०१५

सन १९

दस्तऐवजाचा प्रकार-

दाल नकल

सादर करणाराचे नाव-

४८७७

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नकल फी (फोलिओ)
- पृष्ठांकनांची नकल फी
- टपालखर्च
- नकल किंवा शापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकल (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.

	रु.	पै.
<i>दाल नकल</i>	१०२०	
	३३	
	३३	
	९३	
	३	
	२	

एकूण *१०४०*

दस्तऐवज
नकल

रोजी तयार हॉर्डिल व

नोंदणीकृत डाकेने पाठवली जाईल.
या कारीलयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने प्रठवावा.
हवाली करावा.

सादरकर्ता



महाराष्ट्र बरीकर, मुंबई
बान्याकरिता

AGREEMENT FOR SALE OF FLATS

THIS AGREEMENT made at MIRA ROAD, BHAYANDAR, DISTRICT-THANE this 27th day of MAY 1991 (One thousand nine hundred ninety one) BETWEEN M/S. GEETA DEVELOPERS a duly registered partnership firm carrying on business as builders and estate developers having their principal office at Mukund House, Near Railway Crossing, Andheri (W), Bombay-400 058, hereinafter referred to as "The Promoters" (which expression shall unless repugnant to the context or meaning thereof be deemed to include the present partner and partners from time to time in the said partnership firm M/s. Geeta Developers

or survivors of the partners in the said firm and heirs, legal representatives of the deceased partner/partners or the successors in business of the said partnership firm or assigns) of the ONE PART AND Shri./Smt./Messrs _____

SRAVANKUMARA. A / KRISHNA KUMARA. / ASHOK KUMAR A. / 301/C/27. SECTOR NO. 12.

SHANTI NAGAR MIRA ROAD (EAST) DIST. THANE. hereinafter referred to as "The Purchaser/s" (which expression shall mean and include unless repugnant to the context or meaning thereof his/her/their heirs, legal representatives, successors, administrators and permissible assigns/ the said partnership firm and their partners at present from time to time or the surviving partners and heirs and legal representatives of the deceased partner/partners) of the OTHER PART.

Sravankumar
Kumar
Ashok

.....1

(a) WHEREAS Miss Rosy Joseph Coriea, Miss Stella Joseph Coriea and Mr. Brad Joseph Coriea were absolutely seized and possessed of or otherwise well and sufficiently entitled to several pieces or parcels of land inter-alia all that pieces or parcels of Non-agricultural land bearing Old Survey No.529, Hissa No.10, now corresponding New Survey No.69, Hissa No.10, admeasuring 1266.7 Sq. Yards i.e. equivalent to 1060 Sq. Meters, Old Survey No.529, Hissa No.15 (part), now corresponding New Survey No.69, Hissa No.15 (part), admeasuring 358.5 Sq. Yards i.e. equivalent to 300 Sq. Meters and Old Survey No.529, Hissa No.15 (part), now corresponding New Survey No.69, Hissa No.15 (part), admeasuring 394.35 Sq. Yards i.e. equivalent to 330 Sq. Meters, situate, lying and being at Village Bhagandar, (Mitra-Road), Taluka and District Thane, now within the limit of the Mitra-Bhagandar Municipal Council and in the Registration District and Sub-District of Thane and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity is referred to as 'The said Properties').

(b) AND WHEREAS by and under an Agreement for Sale dated 15th day of August 1984, made and entered into by and between the said Miss Rosy Joseph Coriea and Others therein called the Vendors of the One Part and Shri Manubhai Vadilal Shah and Shri Sudhir I. Patel therein called the Purchaser of the Other Part, the said Miss Rosy Joseph Coriea and Others have agreed with Shri Manubhai Vadilal Shah and Shri Sudhir I. Patel to sell, transfer and assign all their right, title and interest in respect of the said properties to Shri Manubhai Vadilal Shah and Shri Sudhir I. Patel at the price and on the terms and conditions contained in the said Agreement for Sale dated 15th day of August 1984.

(c) AND WHEREAS in pursuance of the said Agreement for Sale dated 15th day of August 1984, the said Miss. Rosy Joseph Coriea and Others have also executed an Irrevocable

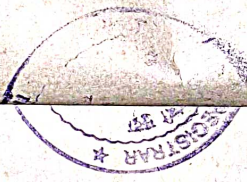
General Power of Attorney in favour of the said Shri Manubhai V. Shah and Shri Sudhir I. Patel empowering them to do various act, deeds, things and matters inter-alia empowering and authorising them to sell the said properties to any person or person of their choice and to enter into an Agreement for Sale and/or Development Agreement and also to convey the said properties and receive consideration thereof.

(d) AND WHEREAS on the basis of the powers and authorities vested in them the said Shri Manubhai V. Shah and Shri Sudhir I. Patel have entered into a Development Agreement dated 27th day of September 1990 in favour of the Promoter herein, the said Shri Manubhai V. Shah and Shri Sudhir I. Patel have appointed the Promoter as their agent to develop the said properties and to construct thereon building or building in accordance with the terms and conditions contained in the said Development Agreement dated 27th day of September 1990.

(e) AND WHEREAS the said Shri Manubhai Vadilal Shah and Shri Sudhir I. Patel have also executed an Irrevocable General Power of Attorney in favour of the partners of the Promoter empowering them to do various acts, deeds, things and matters inter-alia empowering and authorising the promoters herein to construct the building and buildings on the said properties and to sell the flats, tenements and rooms in the building or buildings to be constructed thereon and to receive the sale price in respect thereof.

(f) AND WHEREAS as a result of the Urban Land (Ceiling & Regulation) Act, 1976 (hereinafter referred to as 'the Ceiling Act') which came into force in the state of Maharashtra on the 17th February 1976, Promoter were not entitled to hold any vacant land in excess of the Ceiling Limit except as otherwise provided in the Ceiling Act.

.....3



Signature of Rosy Joseph Coriea
Signature of Manubhai Vadilal Shah

Signature of Rosy Joseph Coriea
Signature of Manubhai Vadilal Shah

Handwritten initials 'A- Akhrot'

(g) AND WHEREAS the Promoter has proposed to construct on the said properties two new multi-storied buildings of ground and upper floors (hereinafter referred to as 'the said Building/s').

(h) AND WHEREAS the flat Purchaser/s demanded from the promoters, and the Promoters have given full complete inspection to the flat purchaser of all the documents of title relating to the said plots of land, the said sale deeds and the plans designs and specifications prepared by the promoters 'Architect' and of such other documents as are specified under the Maharashtra ownership flats (regulations of the promotion of construction, sale management and transfer) Act 1963, hereinafter referred to as the said Act and the rules made thereunder.

(i) AND WHEREAS the copies of certificate of title issued by the advocate of the promoters extract of village forms VI or VII and XII or any other relevant revenue records showing the nature of the promoters, to the said land on which the flats/shops/garages are constructed or are to be constructed and the copies of the plans and specifications of the flats/shops/garages agreed to be purchased by the flat purchaser approved by the concerned local authorities have been annexed hereto and marked annexure 'A', 'B', 'C' and 'D'.

(j) AND WHEREAS the promoters/owners had earlier got approved from the concerned local authority the plans, the specifications, elevations, sections and details of the said buildings.

(k) AND WHEREAS while sanctioning the said plans concerned local authority 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 buildings and

.....4

upon the observance and performance of which only the completion and occupation certificates in respect of the said buildings shall be granted by the concerned local authority.

(l) AND WHEREAS the promoters have accordingly commenced construction of the said buildings in accordance with the said plans.

(m) AND WHEREAS the flat purchaser applied to the promoters for allotment to the flat purchaser a flat/ shop no. A/311 on 3rd floor in Geeta Nagar building no. A/B wing situated at Mira Road, Bhayandar, District Thane.

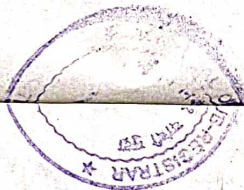
(n) AND WHEREAS RELYING UPON the said application, declaration and agreement, the promoters have agreed to sell the flat at the price and on the terms and conditions hereinafter appearing to the flat purchaser.

(o) AND WHEREAS prior to the execution of these presents the flat purchaser has paid to the promoters a sum of Rs. 17,200/- (Rupees SEVENTEEN THOUSAND TWO HUNDRED only), being part payment of the sale price of the flat agreed to be sold by the promoters to the purchaser as advance payment on deposit (the payment and receipt whereof the promoter hereby admit and acknowledge).

(p) The purchaser has agreed to pay to the promoters balance of the sale price in the manner hereinafter appearing.

(q) AND WHEREAS under section 4 of the said Act and promoter is required to execute a written agreement for sale of the said flat to the flat purchaser, being in fact these presents and also to register said agreement under the registration Act.

.....5



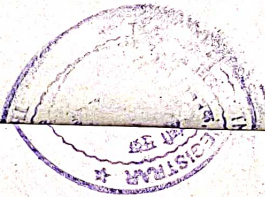
NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED
BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The promoters shall construct the said buildings consisting of ground and upper floors on the said land in accordance with the plans designs, specifications approved by the concerned local authority and which have been seen and approved by the flat purchaser with only such variation and modifications as the promoters may consider necessary or as may be required by the concerned authority/the Government to be made in them or any of them.

2. The flat purchaser hereby agrees to purchase from the promoters and the promoters hereby agree to sell to the flat purchaser one flat/SHOP. no. P/311 of the Type _____ of carpet area admeasuring _____ Sq.ft. & S.Built Area 490 Sq.ft. (which is inclusive of the area of balconies) on 3rd floor as shown in the floor plan thereof hereto annexed and marked annexure 'D' (hereinafter referred to as the flat) for the price of Rs. 1,71,950/- including Rs. _____ being the proportionate price of the common area and facilities appertenant to the premises, the nature, extent and description of the common/limited common areas and facilities which are more particularly described in the second schedule hereunder written. The flat purchaser hereby agrees to pay to the promoter balance amount of purchaser price of Rs. 1,54,790/- Rupees ONE LAC FIFTY FOUR THOUSAND SEVEN HUNDRED NINETY having been paid to the promoters on or before the execution of this agreement in the following manner:

1. 10 Per cent on execution of Agreement.
2. 15 Per cent Plinth.
3. 10 Per cent 1st Slab.
4. 3 Per cent Ground floor walling.

.....6



5. 10 Per cent 2nd Slab.
6. 3 Per cent 1st Floor walling.
7. 10 Per cent 3rd Slab.
8. 3 Per cent 2nd Floor walling.
9. 10 Per cent 4th Slab.
10. 3 Per cent 3rd Floor walling.
11. 5% Per cent Plaster.
12. 8 Per cent Doorling, Tiling, Plumbing, Electric.
13. 10 Per cent on Possession.

100
==

3. The promoter hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, before handing over possession of the flat to the flat purchaser, obtain from the concerned local authority occupation and/or completion certificates in respect of the flat.

4. The promoter hereby declare that the floor space index available in respect of the said land is _____ sq. mts. only and that no part of the said floor space index has been utilised by the promoter elsewhere for any purpose whatsoever.

5. The flat purchaser agrees to pay to the promoter interest at nine per cent per annum on all the amounts which become due and payable by the flat purchaser to the promoter under the terms of this agreement from the date the said amount is payable by the flat purchaser to the promoter.

6. On the flat purchaser committing default in payment on due date of any amount due and payable by the flat purchaser to the promoter under this agreement (including his/her proportionate share of taxes levied

.....7

Signature
Signature
Signature

Signature
Signature
Signature

by concerned local authority and other outgoings) and on the flat purchaser committing breach of any of the terms and conditions here in contained, the promoter shall be entitled at his own option to terminate this agreement.

PROVIDED ALWAYS that the power of termination herein before contained shall not be exercised by the promoter unless and until the promoter shall have given to the flat purchaser fifteen days prior notice in writing of his intention to terminate this agreement and of the specific breach of terms and conditions in respect of which it is intended to terminate the agreement and default shall have been made by the flat purchaser in remedying such breach or breaches within a reasonable time after the giving of such notice.

PROVIDED FURTHER that upon termination of this agreement as aforesaid, the promoter shall refund to the flat purchaser the instalments of sale price of the flat which may till then have been paid by the flat purchaser to the promoter but the promoter shall not be liable to pay to the flat purchaser any interest on the amount to refunded and upon termination of this agreement and refund of aforesaid amount by the promoter, the promoter shall be at liberty to dispose of and sell the flat to such person and at such price as the promoter may in his absolute discretion think fit.

7. The fixtures, fittings and amenities to be provided by the promoter in the said building and the flat are these that are set out in Annexure 'E' annexed hereto.

8. The promoter shall give possession of the flat to the flat purchaser on or before 30th day of June 1992 if the promoter fails or neglects to give possession of

.....8



the flat to the purchaser on account of reason beyond his control and of his agents as per the provisions of section 8 of Maharashtra Ownership Flat Act, by the aforesaid date on the dates prescribed in section 8 of the said Act, then the promoter shall be liable on deemed to refund to the Flat purchaser the amounts already received by him in respect of the flat with simple interest at nine per cent, per annum from the date the promoter received the sum till the date the amount and interest thereon is repaid provided that by mutual consent it is agreed that dispute whether the stipulations specified in section 8 have been satisfied or not will be referred to the Competent Authority who will act as an Arbitrator. Till the entire amount and interest therein is refunded by the promoter to the flat purchaser they shall, subject to prior encumbrances if any, be a charge on the said land as well as the construction or building in which the flats are situated of were to be situated provided that the promoter shall be entitled to reasonable extension of time for giving delivery of flat on the aforesaid date, if the completion of building in which the flat is to be situated is delayed on account or -

- i) Non-availability of steel, cement, other building, electric supply.
- ii) War, Civil commotion or act of God.
- iii) Any notice, order, rule, notification of the Government and/or other public or competent authority, note: The provisions of this provisions are not mandatory but negotiable.

9. The flat purchaser shall take possession of the flat within 15 days of the promoter giving written notice to the flat purchaser intimating that the said flats are ready for use and occupation.

.....9

and the flats therein and for the observance and performance of the building rules, regulations and bye-laws for the time being of the concerned local authority and of government and other public bodies. The flat purchaser, shall also observe and perform all the stipulations and conditions laid down by the society/limited company regarding the occupation and use of the flat in the building and shall pay and contribute regularly and punctually towards the taxes, expenses or other outgoings in accordance with the terms of the agreement.

(b) Till a conveyance of building in which flat is situated is executed the flat purchaser shall permit the promoter and their surveyors and agents, with or without workmen and others, at all reasonable times, to enter into and upon the said land and buildings or any part thereof to view and examine the state and condition thereof.

18. The promoter shall maintain a separate account in respect of sums received by the promoter from the flat purchaser as advance or deposit sums received on account or the shares capital for the promotion of the co-operative society or company or towards the outgoing, legal charges and shall utilise the amounts only for the purpose for which they have been received.

19. Nothing contained in this agreement is intended to be nor shall be construed as a grant demise or assignment in law of the said flats or of the said plot and building or any part thereof. The flat purchaser shall have no claim save and except in respect of the flat hereby agreed to be sold to him and all open spaces, parking spaces, lobbies, stair cases, terraces, recreation spaces etc., will remain the property of

.....16

the promoter until the said land and building is transferred to the society/limited company as hereinbefore mentioned.

20. Any delay tolerated on indulgency shown by the promoter in enforcing the terms of this agreement or any forbearance or giving of time to the flat purchaser by the promoter shall not be construed as a waiver on the part of the promoter of any breach or non-compliance of any of the terms and conditions of the Agreement by the flat purchaser nor shall the same in any manner prejudice the rights of the promoter.

21. The flat purchaser and/or the promoter shall present this agreement as well as the conveyance/assignment of lease 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.

22. All notices to be served on the flat purchaser as contemplated by this agreement shall be deemed to have been duly served if sent to the flat purchaser, by registered post A.D./Under Certificate of Posting at his/her address specified below:-

Viz. SRIVYANKUMAR A./KRISHNAKUMAR H./

ASHOK KUMAR D/ 301/127, SECTOR NO.12,

SHANTI NGR.

MIRA ROAD (EAST) DIST. THANE.

23. IT IS ALSO UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO that the terrace space in front of or adjacent to the terrace flat in the said building. If any, shall belong exclusively to the respective purchaser of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace flat purchaser. The said terrace shall not be

.....17

enclosed by the flat purchaser till the permission in writing is obtained from the concerned local authority and the promotion or the society, or as the case may be the limited company.

24. This agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act (Mah. Act No. XV of 1971) and the rules made thereunder/said act and the rules made thereunder.

SCHEDULE ABOVE REFERRED TO

ALL THAT pieces or parcels or Non-agricultural land bearing Old Survey No.529, Hissa No.10, now corresponding New Survey No.69, Hissa No.10, admeasuring 1266.7 Sq. Yards i.e. equivalent to 1060 Sq.Meters, Old Survey No.529, Hissa No.15 (Part), now corresponding New Survey No.69, Hissa No.15 (Part), admeasuring 358.5 Sq.Yards i.e. equivalent to 300 Sq.Meters and Old Survey No.529, Hissa No.15 (Part), admeasuring 394.35 Sq.Yards i.e. equivalent to 330 Sq. Meters situate, lying and being at Village Bhayandar, Mira-Road, Taluka and District Thane and now within the limit of the Mira-Bhayandar Municipal Council and in the Registration District and Sub-District of Thane.

IN WITNESS WHEREOF the parties have hereunto signed this writing on the day and year hereinabove written.

[Signatures]
Kumar
Dhask

SIGNED, SEALED AND DELIVERED by the withinnamed Promoters GEETA DEVELOPERS by the hands of Mr. Jayesh M Jain their Managing Partner in the presence of.....

For GEETA DEVELOPERS

[Signature]
PARTNER Promoters

SIGNED, SEALED AND DELIVERED by the withinnamed flat Purchaser Mr. SRABAN KUMAR A. KRISHNAN KUMAR. N. in the presence of.....

[Signature]
Kumar
Dhask

RECEIVED of and from the flat purchaser abovenamed the sum of Rs. 17,200/- (Rupees SEVENTEEN THOUSAND TWO HUNDRED ONLY).

being the 18% (Eighteen percent) of the sale price from the flat as advance payment for deposit paid by the flat holders to the promoters.

Rs. 17,200/-

WE SAY RECEIVED For GEETA DEVELOPERS

[Signature]
PARTNER PROMOTERS

CH. No. 13317S FOR RS. 5000/-
CH. No. 7779S1 FOR RS. 10,600/-
CH. No. 7779S2. FOR RS. 2,200/-

17,200/-

गं. न. नं. ७, ७ अ व १२

गं. न. नं. ७, ७ अ व १२

ब. न. ५२८ हिस्सा नं. १५ ५
 क. स. नं. ६८/१५ ५

ब. न. ५२८ हिस्सा नं. १५ ५
 क. स. नं. ६८/१५ ५

वर्ष	हेक्टर नार	प्रती ए	कुं.	रु.	रिसे
...	० ०३	३	-	-	३५
...	-	-	-	-	-
...	० ०३	३	-	-	३५

वर्ष	हेक्टर नार	प्रती ए	कुं.	रु.	रिसे
...	० ०३	३	-	-	३५
...	-	-	-	-	-
...	० ०३	३	-	-	३५

आकार
 बुढी अपवा
 जादा आकार
 पाणी

आकार
 बुढी अपवा
 जादा आकार
 पाणी

वर्ष	लागवट करणारांचे नांव	क्षेत्र	रीत	विके आणि लागवट	क्षेत्र	शेरा
२०१९	<i>[Signature]</i>	३	१	N. A.	३	३
२०१९	<i>[Signature]</i>					

वर्ष	लागवट करणारांचे नांव	क्षेत्र	रीत	विके आणि लागवट	क्षेत्र	शेरा
२०१९	<i>[Signature]</i>	३	१	N. A.	३	३
२०१९	<i>[Signature]</i>					

असल तर हुकुम खरी नकल असे

वा.

असल तर हुकुम खरी नकल असे

वा.

२९-१२-१०

२९-१२-१०

गणेश
 ब. न. ६८/१५ ५

गणेश
 ब. न. ६८/१५ ५



भा. न. नं. ७, ७ अ व १२

स. नं. ५२९ दिनांक १०
 अक्टोबर १९१०

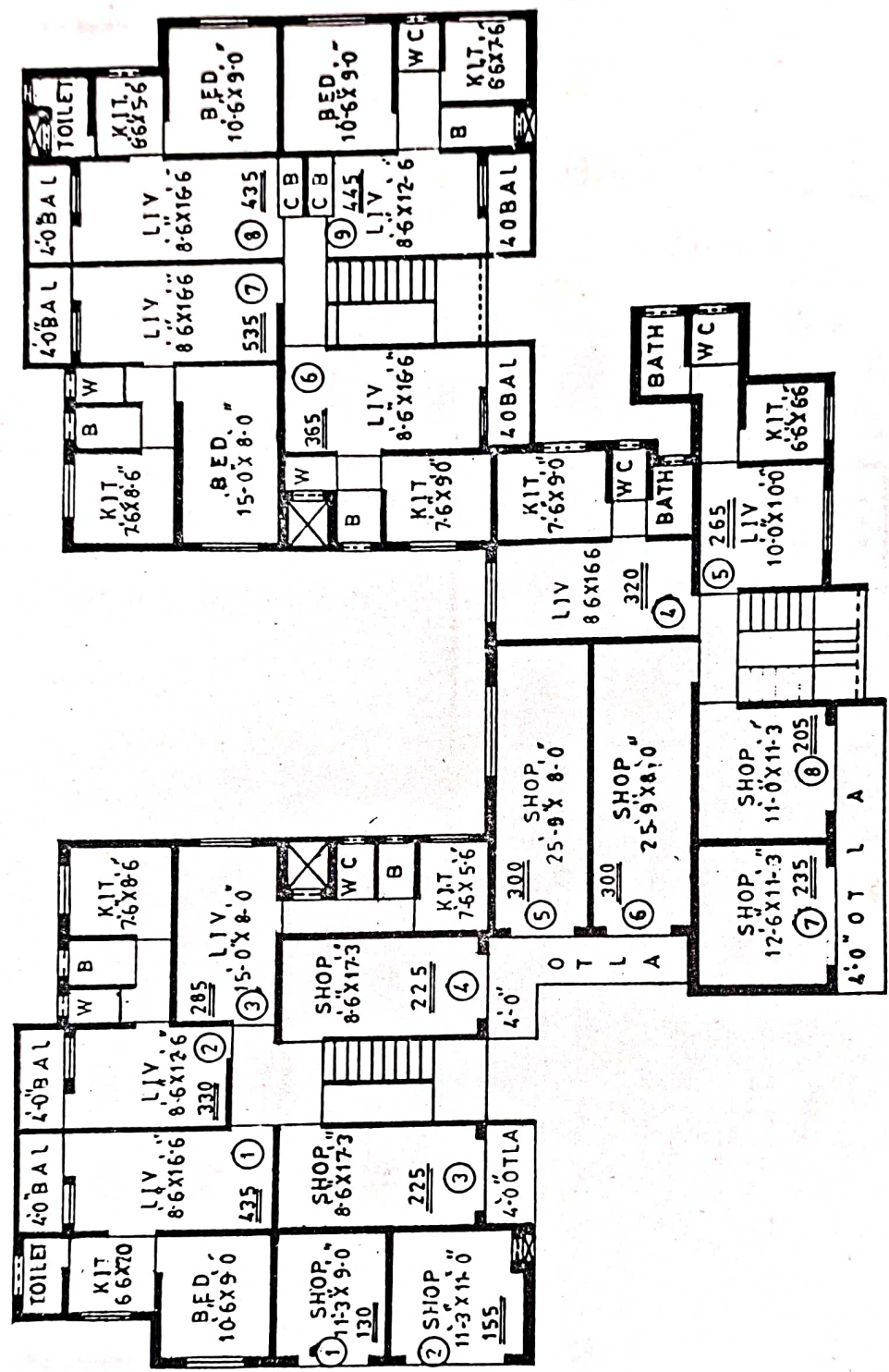
विवरण	प्रती	ए.	रु.	वसे	विवरण
शेखरवार ...	०	७०	-	-	शेखरवार ...
पोट बारावा ...	-	-	-	-	पोट बारावा ...
एकूण ...	०	७०	-	-	एकूण ...
आकार जुडी अथवा जादा आकार पाणी	१-१८	...

वर्ष	लागवट करणाराचे नांव	संव	रीत	दिके आणि लागवट	संव	मेरा
१९१०/११	[Signature]	१९०९	१	Ac. St १९०९	१९०९	

असल तर हुकुम बरो नसकल असे वा.
 २९/१२/१०
 [Signature]

1511 W. 1510

GEETA NAGAR A

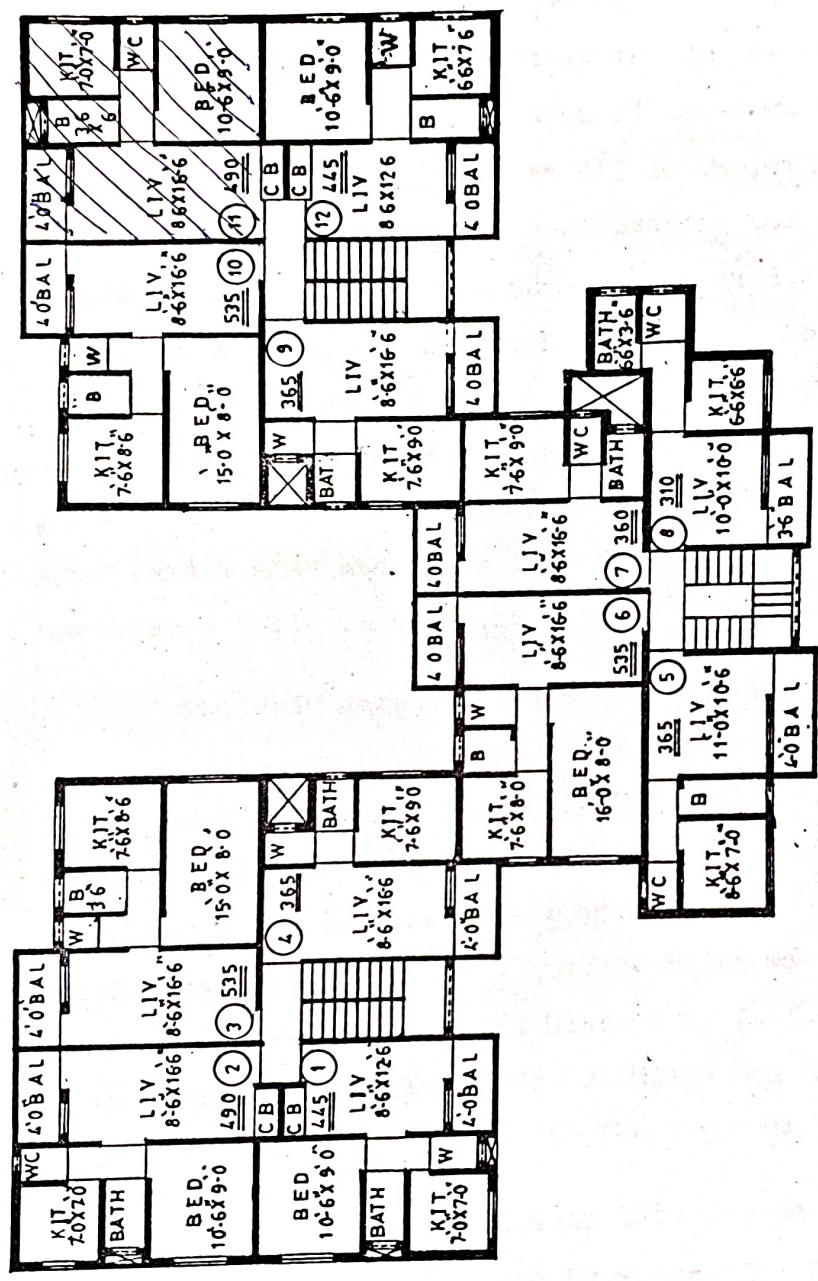


GROUND FLOOR PLAN.

GEETA BUILDERS & DEVELOPERS,
 OFF: RAJAMARKET,
 NEW - NAGAR DAS ROAD ANDHERI.(E)
 BOMBAY.

BOMBAY ARCHITECTURAL CONSULTANTS,
 B.H.RATHOD B.E. (CIVIL),
 14-VENUS APARTMENT
 BHAYNDAR. (E).

GEETA NAGAR A.



TYPICAL FLOOR PLAN

<p>GEETA DEVELOPERS & BUILDERS, OFF: RAJAMARKET, NEW NAGARDAS ROAD ANDHERI (E), BOMBAY.</p>	<p>FHAT NO. A/13/11 3rd FLOOR AREA. 490.59 sq. ft.</p>	<p>BOMBAY ARCHITECTURAL CONSULTANTS, B.H.RATHOD B.E. (CIVIL), 12-VENUS APARTMENT, BHAYANDAR (E)</p>
---	--	---

For
Kumar
Shoke

ASMU KH B. SHUKLA

B.A., LL. B. Advocate
ADVOCATES HIGH COURT, BOMBAY

MITIN H. SHUKLA

B.Sc., LL. B. Advocate
ADVOCATES HIGH COURT, BOMBAY

Resi. Phone : 682 47 41
Shrinath Bhuvan, 2nd Floor,
27, Picket Cross Road,
BOMBAY-400 002.

Date.....

TO ALL TO WHOM IT MAY CONCERN

THIS is to certify that on behalf of my clients M/s.GEETA DEVELOPERS, I investigated in the concerned Revenue Records the title of late Jojeph Jillya Kure alias Correa, hereinafter called "the deceased", in respect of the pieces or parcels of the land or ground bearing Old Survey No. 527 Hissa No.2, Old Survey No. 529 Hissa Nos. 1, 3, 6, 10 and 15 (two parts) and Old Survey No. 530 Hissa No.2 of the Revenue Village of Bhayandar of Thane Taluke of Thane District and lying, being and situated within the Municipal limits of the Mira - Bhayandar Municipal Council and hereafter referred to as "the said lands" and found that the deceased had a clear and marketable title to the said lands.

The said deceased had during his life-time got the said lands, which were agricultural, sanctioned for non-Agricultural use under Order No.REV-Desk-NAP/VII/WS-4127, dated 11th October 1983, of the Additional Collector of Thane District at Thane; and since then the said lands have been allotted the Non-Agricultural Survey Numbers being New Survey No. 62 Hissa No.2, New Survey No.69 Hissa Nos. 1, 3, 6, 10 and 15 (two parts) and New Survey No.70 Hissa No. 2 of the said Revenue Village of Bhayandar of Thane Taluka of Thane District.

On the death of the said late Jojeph Jillya Kure alias Correa, the said lands vested by succession jointly in his widow Mrs.Rosy Jojeph Correa and in his daughter Miss Stella

HASMUKH B. SHUKLA
B.A., LL. B. ADVOCATE
ADVOCATES HIGH COURT, BOMBAY

NITIN H. SHUKLA
B.Sc., LL. B. ADVOCATE
ADVOCATES HIGH COURT, BOMBAY

Resi. Phone : 682 47
Shrinath Bhuvan, 2nd F
27, Picket Cross Road
BOMBAY-400 002

Date.....

2

Jojepe Correa and in his son Mr. Blaz Jojepe Correa; and the said co-owners agreed to sell and convey the said lands to Shri MANUBHAI WADILAL SHAH & SHRI SUDHIR ISHWARLAL PATEL by the Agreement for Sale, dated 15th August 1984, and they put the said MANUBHAI WADILAL SHAH & SHRI SUDHIR ISHWARLAL PATEL in the possession and enjoyment of the said land as per the possession letter dated 15th December 1984, with all the rights and entitlement to develop the said lands by construction of new buildings thereat; and the said co-owners also together therewith granted to the said MANUBHAI WADILAL SHAH & ANOTHER the Irrevocable General Power of Attorney; and thereon the sanction for the development of the said lands have been obtained from the concerned Authorities.

The said Agreement for Sale and the said irrevocable General Power of Attorney are subsisting and the said MANUBHAI WADILAL SHAH & SUDHIR ISHWARLAL PATEL thereby authorized and are thereby entitled to execute and to get duly registered the Indentures of Conveyance for and on behalf of and in the name of the said co-owners Mrs. Rosy Jojepe Correa, Miss St. Jojepe Correa and Mr. Blaz Jojepe Correa in respect of the said lands or any portions thereof to and in favour of other persons including the Co-operative Housing Society Ltd, of the holders of the Ownership Units of the building at any portions of the said lands.

The said MANUBHAI WADILAL SHAH & SUDHIR ISHWARLAL PATEL

HASMUKH B. SHUKLA

B.A., LL. B. Advocate
ADVOCATES HIGH COURT, BOMBAY

NITIN H. SHUKLA

B.Sc., LL. B. Advocate
ADVOCATES HIGH COURT, BOMBAY

Resi. Phone : 682 47 41
Shrinath Bhuvan, 2nd Floor,
27, Picket Cross Road,
BOMBAY-400 002.

Date.....

3

have by the Agreement, dated 6th September 1990, duly executed with my clients, have assigned and transferred all their said rights and entitlebility to and in favour of my clients in respect of the three pieces or parcels out of the said lands viz. Old Survey No. 529 Hissa Nos. 10, 15 (part) & 15 (part) i.e. bearing Non-agricultural Survey No.69 Hissa Nos.10, 15 (part) & 15(part) admeasuring R.10.6, R-3 and R-3-3 respectively and aggregating to R-16-9 of Bhayandar of Thane-Taluka of Thane District in the Registration and Sub-Registration District of Thane; and in my opinion, my clients' derivative entitlebility thereto is free from any reasonable doubts, claims, demand and encumbrances.

BOMBAY, DATED _____ DAY OF FEBRUARY 1991.


ADVOCATE.

Date:

To

GEETA DEVELOPERS
MUKUND HOUSE
Near Railway Crossing
Andheri (West)
Bombay - 400 058.

Re: Flat/Shop No. _____ on the _____
floor in the Building known as "GEETA NAGAR"
A/B possession thereof.

Dear Sir,

This is to record that I/We have taken over the possession of the Flat/Shop No. _____ on the _____ floor agreed to be acquired on OWNERSHIP BASIS from you vide on Agreement for Sale dated the _____ 19 ____.

I/We say that I/We have inspected my/our above referred Flat/Shop in particular and the building in general and it is in accordance with the plans and specifications and as per the terms of an Agreement for Sale.

I/We am/are also fully satisfied with the material used including the fittings and fixtures and I/We have no grievance of any nature whatsoever. You shall not, thus be responsible for any of the defects in my/our Flat/Shop hereafter.

As per the terms and conditions of the Agreement for Sale, I/We shall bear and pay regularly every month my/our share towards all the rates, taxes, common expenses, water & electricity charges and other outgoings and shall extend my/our fullest co-operation in the formation of the Co-operative Society for this Building.

I/We further record that I/We shall pay regularly every month towards temporary supply of electricity and the proportionate amount towards cleaning and maintenance of sanitation blocks, W.C., Septic tank, etc.

Thanking you,

Yours faithfully,

Signature _____

Name _____

बनुकम नंबर ६५/७९३९
 वर्ष १९६९ के अक्टूबर
 के २० तारीख १० १९९९
 के दरम्यात हाणे के
 हुप्यम निबंधक पांचे कचेरीत बापूत
 दिवा.

Kumar

हुप्यम निबंधक, मधे.

बाडीकडनाच
 की घेतली—
 बांदणी की १७२०-००
 बकलेची की १-००
 (फोलीओज) १-००
 बेन्याचे नकलेची की ६-००
 बादी की ६-००
 बादा नकलेची की १-००
 टपाल की ११-००
 रकम की १७६०-००

Kumar
 हुप्यम निबंधक, मधे.

१) श्री० कृष्णकुमार आत्माराम
 सज्जान, नोकरी, शठ हाणे

दस्तवज करून दिवात
 वषाकयित आठे कशराची
 दस्तवज करून दिवाचे कपूत
 कपडात.

Kumar

दस्तवज नोंदणी कायदा १९०८ च
 कलम ३४ कडलें श्री. आ. स. कुमार, जरी कुमार
 गीता देवपती, जे. ए. जे. जे. जे.
 विहीत मूबतीत समज हुजर रकम
 कडली जमात न दिव्यावळें त्या बाबतीत
 बांदणी नाकारण्यात बाकी कडे
 दस्तवज कचेरीत केला.

हुप्यम निबंधक मधे-१

१) श्री० निरंजन के० वैरात्म
 नोकरी, शठ मुंबई
 २) श्री० सु० भ० बोरकर
 नोकरी, शठ आन्ध्र

जस तिबेदात करीत बाहेत की, हे
 दस्तवज करून देणाऱ्या उपर निदिष्ट
 इसमास व्यक्तोश : ओळखतात व त्याची
 ओळख पटवितात.

Kumar
Kumar

दिनांक २० माहे १९९९

Kumar
 हुप्यम निबंधक, मधे