



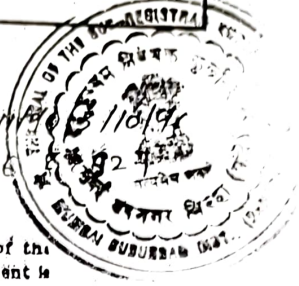
करल - 3	
वेवू	40
2092	31
बदर - 93	
9019	38
2099	

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ADS

Receipt No. 2715/96/8926
 No. 2715/96/8926
 General Stamp Office
 Bombay, DT: 2/12/96



CERTIFIED under Section 32, clause (2) of the Bombay Stamp Act, 1956 that this instrument is exempt from stamp duty.

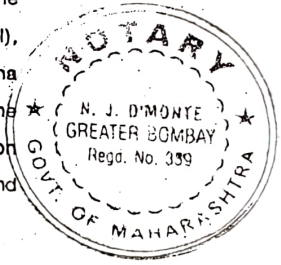
27(6)



Shri...

THIS DEED OF SALE made at Bombay this 17 day of JAN 1997 (One thousand nine hundred and ninety ~~six~~ seventy)

between the Maharashtra Housing and Area Development Authority, a Statutory Corporation constituted under the Maharashtra Housing and Area Development Act 1976, (Mah. XXVIII), (hereinafter referred to as 'the said Act') having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Bombay-400 051, the Vendor (hereinafter referred to as 'the Authority' which expression shall unless the context requires otherwise include its successors and assigns) of the One Part :



AND

Mehru Nagar Shiv Vaibhav

Co-operative Housing Society

Ltd. a Co-operative Society duly registered under the Maharashtra Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and bearing registration No. BOM/HSG/OH/5345 dated 16/1/91



and having its registered office at Mehru Nagar Kurla (East) Bldg. No. 38 Mehru Nagar Kurla (East) Bombay

the purchaser (hereinafter referred to as 'the Society' which expression shall unless the context required otherwise include its successors and permitted assigns) of the Other Part :

लक्ष्मी शंकर साठ
 विशेष कां. (का.) अधिकारी
 महाराष्ट्र राज्य सरकार
 न्याय विभाग, मुंबई

Shri...

Shri...

Shri...

TRUE-COPY

FOR MEHRU NAGAR SHIV-VAIBHAV CO-OP. HSG. SOC. LTD.

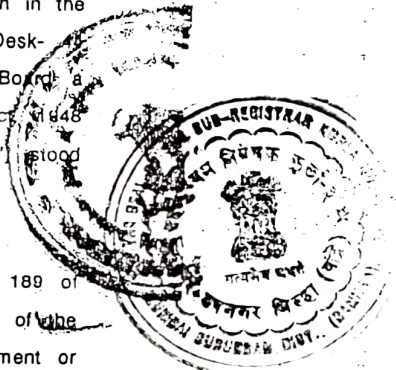
Secretary

Treasurer

बदर - १३
३५
१

करम - ३
वेळ ५५
२०१३

WHEREAS the Authority being duly constituted with effect from the 5th day of December, 1977 under Government Notification in the Public works and Housing Department NO. ARD-1077 (1) Desk-dated the 5th December, 1977, the Maharashtra Housing Board a Corporation established under the Bombay Housing Board Act, 1948 (Bom LXIX of 1948) (hereinafter referred to as 'the Board') stood dissolved by operation of section 15 of the said Act ;



AND WHEREAS, under clauses (a) and (b) of Section 189 of the said Act all the property, rights, liabilities and obligations of the Board including those arising under any agreement or contract have become the property, rights, liabilities and obligations of the Authority.



WHEREAS, the Board had a scheme of construction, allotment and sale of tenements, generally known as Low Income Group Housing Scheme ;



AND WHEREAS, the Board had built a building bearing No. 38 at S.No. 229 & 267 and C.T.S. No. 12 Pt at Nehru Nagar Kurla (E) (hereinafter referred to as "the said buildings") and more particularly described in Schedule I hereto for housing persons belonging to the Low Income Group as provided in that Scheme ;



AND WHEREAS, the tenements in the said building have been allotted to individual allottees specified in Schedule-II hereunder written.

AND WHEREAS, the said allottees have formed themselves into a Co-operative Housing Society called the Nehru Nagar Shiv Valbhav Co-operative Housing Society Ltd., the said society being the other party of these presents.

Shankar *Shiv* *Shiv*

TRUE-COPY



Shankar

शंकर माड
निवा कर्मचारी अधिकारी
1977

For NEHRU NAGAR SHIV VALBHAV CO-OP. HSG. SOC. LTD.

Shankar
Secretary

Treasurer

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बदर - १३
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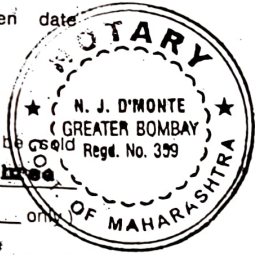
AND WHEREAS, the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said building/s and the said building/s is/are the absolute property of the Authority;



AND WHEREAS, the Authority has at the request of the Society decided to convey the said building/s by way of sale and the land underneath and appurtenant thereto more particularly described in Schedule I by way of lease to the Society on the terms, conditions and covenants hereinafter appearing contained:

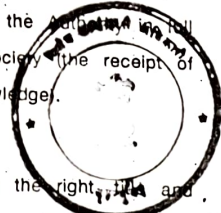


AND WHEREAS, in pursuance of such a decision, the land underneath and appurtenant to the said building/s is being granted by the Authority to the Society on a lease for a period of ninety/ninety nine years by a separate lease deed of even date between the Authority and the Society;



AND WHEREAS, the said building/s is/are intended to be sold to the Society at the price of Rs. 3,34,000/- (Rs. Three lakh thirty four thousand only) and the said amount of Rs. 3,34,000/- (Rupees Three lakh thirty four thousand hundred only) being the sale price of the said building/s has been received by the Authority from time to time from the allottees and/or the Society (the receipt of which the Authority doth hereby admit and acknowledge).

AND WHEREAS, it is expedient to convey the right, title and interest of the Authority in the said building/s to the Society and the Authority hereby agree to convey and the Society hereby agrees to accept such conveyance by way of sale, the right, title and interest of the Authority in the said building/s on terms, conditions and covenants as are contained be hereinafter.



सर्वे शंकर लाड
विशेष कार्यकारी अधिकारी
२०११/१३/२०११
महानगर मुंबई (एच) मंडळ ४०००२२

TRUE - COPY

[Signature]

[Signature]

FOR NEHRU NAGAR SHIV-VAIBHAV CO-OP. HSG. SOC. LTD.

[Signature]
Secretary

Treasurer

Chairman



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बदर - १३

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करल - ३
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NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

In consideration of the payment of Rs. 3,34,000/- (Rs. Three lakh Thirty four thousand — hundred — only) paid by the allottees and/or the

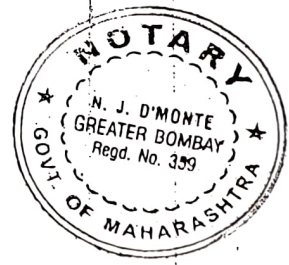
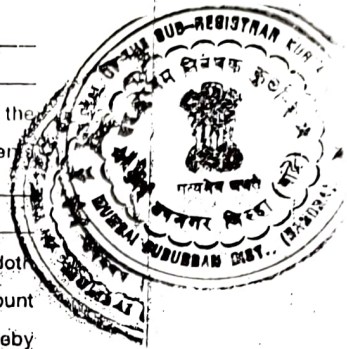
society to the Authority on or before the execution of the present receipt of which sum of Rs. 3,34,000/- (Rupees Three lakh Thirty four thousand, — hundred — only) the Authority do

hereby admit and acknowledge) being the full consideration amount payable to the Authority, the Authority as the absolute owner hereby conveys grants and assures into the society by way of sale, all the property consisting of the 40 tenements in building/s bearing No. 38 standing on the piece or parcel of land at

S.No. 229 & 257 and C.T.S. No. 12 pt at Nehru Nagar

Kurla (E) Bombay and more particularly described in the first schedule hereto and for clarity delineated on the plan hereto annexed and thereon shown by yellow colour together with all its appurtenances (such appurtenances not being land) and all the estate, rights, title, interest and demand of the Authority into out of and upon the same as against any other person whatsoever TO HAVE AND TO HOLD the said building/s as owner subject however to the terms, conditions, and covenants hereinafter appearing.

2. The said building/s till the time of execution of these presents has/have been in possession of the said society and the Authority hereby covenants that the Society shall from the time of execution of these presents, continue to be in possession of the said building/s and hold and enjoy the same as owner there of without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject, to the terms and conditions and covenants incorporated in those presents.



Signature



Signature

TRUE-COPY

For NEHRU NAGAR CO-OP. HSG. SOC. LTD.

Signature
नरेशकर भाट
विशेष कार्यकारी अधिकारी
1-1-1951
महाराष्ट्र शासन, मुंबई
महाराष्ट्र शासन, मुंबई 400 026

Signature
Notary

Treasurer.

बदर - 93

2092

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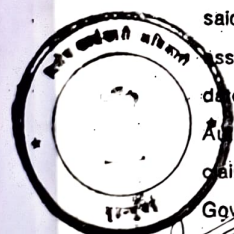
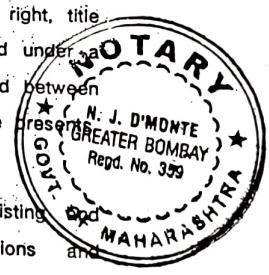
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3. The Authority hereby covenants with the society that the building/s hereby sold is/are free from all encumbrances whatsoever except as stated herein and the Authority is to sale and convey the same to the society in the aforesaid.

The Authority hereby agrees to do and execute and be done and executed all such further and other acts, things, conveyance and assurances for better and more perfectly conveying and transferring the said buildings and every part thereof unto the society as may be reasonably required by the society.

5. The society hereby expressly agrees that the land underneath and appurtenant to the said building/s is and continues to be property of the Authority and that the Society has no right, title or interest in the said land except the rights reserved under a separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these

6. The society shall, bear, pay and discharge all existing and future rates, taxes, assessments, duties impositions and outgoings whatsoever assessed, imposed and charged upon the said building/s provided that all the such taxes, rates, assessments, duties, impositions and outgoing shall, till the date of conveyance of the said building/s, be borne by the Authority, if there remain any arrears to this effect and any claims made in respect thereof on the society by the Government local Authority or any other authority under any law for the time being in force in the State of Maharashtra, the society shall be entitled to call upon the Authority, to pay all such arrears, and the Authority agrees that it shall pay the same after due verification.



TRUE - COPY

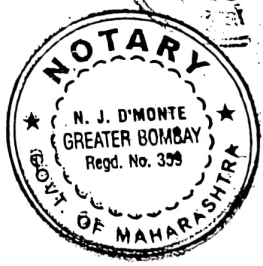
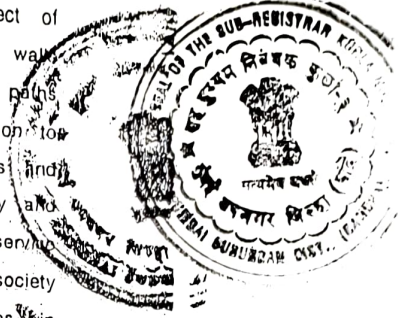
[Signatures]
 CHAIRMAN
 SECRETARY

सर्व शर्करा सभ्य
 विशेष कार्यकारी अधिकारी
 दिनांक 13/03/2009
 मोबाइल नं. 98211 30001
 महाराष्ट्र, मुंबई (94) नं. 200022

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32

कर - 3
वेवु एल

The society shall pay to the Authority such proportion to be fixed by the Authority of all expenses as may be determined by the Authority payable from time to time in respect of constructing repairing re-building and cleaning all party walls party fences party hedges sewerage drains gates road paths pavements and other things the use of which is common to the premises hereby sold and to the adjoining premises and a proportion in respect of charges for water supply and electric supply where separate meters in respect of such services have not been fitted to the premises hereby sold. The society shall pay towards such proportion of such expenses in advance and on account sum of Rs. 7080/- (Rupees Seven hundred eighty only) (tentative) every quarter of the year the first of such payment being made on the 12/95 and the subsequent payment to be made on the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the society, if the said sums of Rs. 7080/- (Rupees Seven hundred eighty only) to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not) the society shall pay such unpaid amount or part thereof together with interest thereon at 12½% per annum remaining from the date when the sum becomes payable till the payment is made by the society. Any advance or otherwise to be paid by the society to this effect shall become payable by the society subject to the conditions aforesaid. The Authority shall adjust such sums from time to time and render account thereof to the society within a reasonable time. The society hereby agrees to join the federation of the Co-operative Housing Societies owning buildings in the above scheme which shall take over the management and maintenance of the common services aforesaid.



[Signature]

[Signature]

[Signature]

TRUE-COPY



विश्व शंकर माड
विशेष कार्यकारी अधिकारी
100, आर. 113/1007.
महाराष्ट्र शासन या अर्थ विभाग ता. 10/11/95.
महाराष्ट्र शासन, मुंबई-400 024.

THE HINDUSTAN BANKING CO-OP. HSG. SOC. LTD.

[Signature]
Secretary

Treasurer

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2092 27

बदल 93
2099

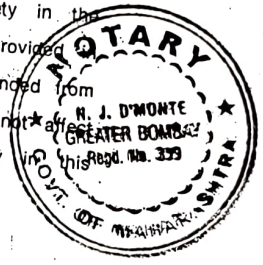


OR

The parties hereby agree that the Authority has with effect from _____ ceased responsible and shall not hereafter be responsible for the maintenance of repairs of any common installations for the service towards water supply, sewerage services, security and any other common facilities or amenities whatsoever pertaining to the said building/s.



8. It is hereby agreed and declared that all moneys, sum dues and other charges payable under these presents shall be deemed to be arrears of rent payable in respect of the said building/s and shall be recoverable from the society in the same manner as arrears of the land revenue as provided in Section 67 and Section 180 of the said Act, as amended from time to time provided always that this clause shall not affect other rights, powers and remedies of the Authority in this behalf.



9. It is hereby further agreed and declared that the society shall ~~not~~ **deemed to have** acquired any right of light or air by virtue of this sale ~~which~~ **deemed to have** which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing building or for any other purposes whatsoever and that any enjoyment of light or air by the society or its successors in title from or over the adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

10. It is hereby clarified that the said Building/s is/are having 14440.00 square feet i.e. 1348.00 Square meter plinth area and 9740.00 Square feet i.e. 906.20 Square meters carpet area and is having a total of 40 1/2 tenements. The plinth area of each tenement is 361.00



मधु शंकर माड
विशेष कार्यकारी अधिकारी

TRUE - COPY
For NEHRU NAGAR SHIV VAIBHAV CO-OP. HSG. SOC. LTD.
Secretary Treasurer

बदर - १३

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33.88

Square feet i.e. _____ Square meters. The carpet area of _____ tenements is _____ Square feet i.e. _____ Sq. Meters and the value of _____ tenement is Rs. _____

_____ / Sq. Meters and the value of _____ tenement is Rs. 8350/-

11. All the costs including the stamp duty and registration of this Deed of Sale shall be borne by the society.

The Authority is exempted from payment of Income Tax under Sub-section (20-A) of Section 10 of the Income Tax Act, 1961, read with section 4 of the Finance Act, 1970.

Ashok Lal

IN WITNESS WHEREOF the signature of Shri _____ Chief Officer, Bombay Housing and Area Development Board, Bombay for and on behalf of Maharashtra Housing and Area Development Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the _____, the Authority, and the Signature of Shri _____

Chairman, Shri _____

Phadnis Secretary and Shri _____

Member for and on behalf of _____

the Society and the seal of the society have been set hereunto the day and year first above written under the authority of the Society given to them to execute these presents for and on behalf of the society vide society's _____ Body's Resolution passed in its meeting held on _____

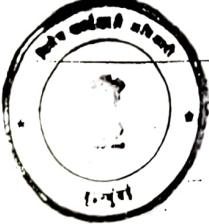
SCHEDULE - I

SCHEDULE OF PROPERTY ABOVE REFERRED TO

38

All that the building/s No. _____ having a multi storied structure in the _____ Survey No. _____ and C.T.S. No. _____ of _____ in the registration Sub-District of _____

Madhve *Chauhan* *Sharma*



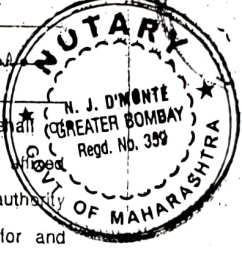
शुक्र भाट
विशेष अर्थकारी अधिकारी
महाराष्ट्र राज्य सरकार
महाराष्ट्र राज्य वस्ती विभाग
मुंबई - ४०० ०२२

TRUE-COPY

FOR NEHRU NAGAR SHIV-VAIBHAV CO-OP. HSG. SOC. LTD.

Sharma
Secretary

Treasurer



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~~Karla (East)~~ Bombay Suburban District and bounded follows that is to say -

On or towards the West by
 or towards the South by
 towards the North by
 towards the East by

Open space of the MHO
 M.D.G. No. 38
 1/4 bit land of the MHO
 Bldg. No. 40 and 42
 Existing shop & bldg. No. 39
 1/4 bit land of the MHO
 60-0 wide Road.

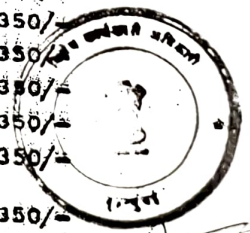


SCHEDULE - II

LIST OF BONAFIDE ALLOTTEES OF SHIV VAIBHAV CO-OPERATIVES HOUSING SOCIETY

Sr. No.	Tenement No.	Name of Tenent	Carpet area of each tenement Sq. mtrs.	Sale Price of each tenement
---------	--------------	----------------	--	-----------------------------

1.	38/1061	Smt. S.D. Dias	22.63	8350/-
2.	38/1062	Smt. S.B. Allhat	22.63	8350/-
3.	38/1063	Shri V.T. Gurunani	22.63	8350/-
4.	38/1064	Shri R.R. Dube	22.63	8350/-
5.	38/1065	Smt. M.P. Jagtap	22.63	8350/-
6.	38/1066	Smt. S.A. Ithape	22.63	8350/-
7.	38/1067	Smt. C.M. Shetty	22.63	8350/-
8.	38/1068	Shri D.R. Dubay	22.63	8350/-
9.	38/1069	Smt. S.S.A. Padhye	22.63	8350/-
10.	38/1070	Smt. A.B. Amritsagar	22.63	8350/-
11.	38/1071	Shri P.B. Chorpada	22.63	8350/-
12.	38/1072	Shri R.R. Ambre	22.63	8350/-
13.	38/1073	Shri P.M. Shah	22.63	8350/-
14.	38/1074	Shri G.M. Shokra	22.63	8350/-
15.	38/1075	Shri R.S. Patil	22.63	8350/-
16.	38/1076	Shri A.S. Patil Shri V.J. Malik	22.63	8350/-
17.	38/1077	Shri T.G. Hivale	22.63	8350/-
18.	38/1078	Shri S.D. Desai	22.63	8350/-
19.	38/1079	Shri S.V. Shirsat	22.63	8350/-
20.	38/1080	Shri S.O. Kulkarni	22.63	8350/-
21.	38/1081	Shri S.V. Rane	22.63	8350/-
22.	38/1082	Shri S.K. Likhite	22.63	9350/-
23.	38/1083	Smt. R.K. Tharani	22.63	8350/-



शिव वायव्य सहकारी
 शिव वायव्य सहकारी
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 शिव वायव्य सहकारी

COPY
 SHIV VAIBHAV CO-OP. HOUSING SOCIETY

Secretary

Secretary
 Secretary
 Secretary

वेद एम
2092 41

बदर - 93
909
2099

11

SIGNED SEALED AND DELIVERED by

Shri SHOK LAL

Chief Officer, Bombay Housing and

Area Development Board Bombay in

the presence of Shri R. R. SAHNI

R. ASST. Bombay

Housing and Area Development Board

Bombay

The Common Seal of the Maharashtra

Housing and Area Development

Authority affixed in the presence of

Shri T. R. KAMBLE ASST.

Bombay Housing and Area Development

Board who has signed in token

thereof in the presence of Shri R. L.

SAWANT ASST. B.H.A.D.B.

SIGNED SEALED AND DELIVERED BY

1. Shrimati S.A. Pethye

Chairman

2. Shri S.G. Kulkarni

Secretary

3. Shrimati S.A. Phadnis

Member

of the Managing Committee of the said

Society who have hereunto affixed their

signatures in the presence of Shri

Shri R. R. AMBE a member

of the Society Shri R. R. Ambe

The Common Seal of the Nehru Nagar Shiv Vaibhav

Co-operative Housing Society Limited is

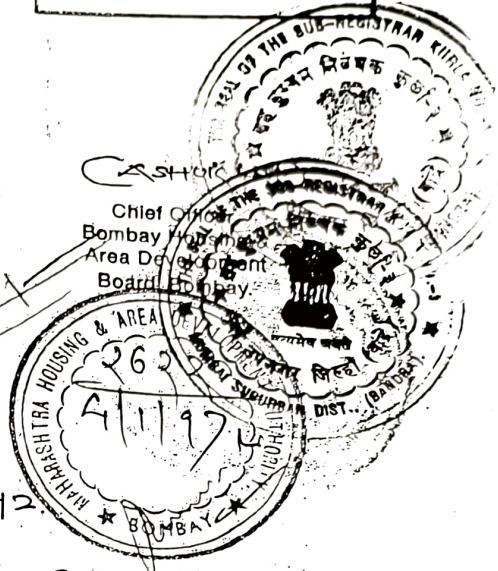
affixed in the presence of Shri S.G.

Kulkarni Secretary has signed

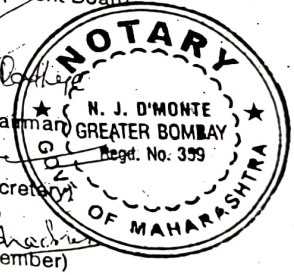
in token thereof in the presence of

Shri Shri R. A. KALKHAIR

a member of the society, Shri R. A. Kalkhair



(T.R. KAMBLE)
CHIEF OFFICER - E.M. 2
Bombay Housing and Area Development Board



(N. J. D'MONTE)
CHIEF OFFICER
(Secretary)
(Member)



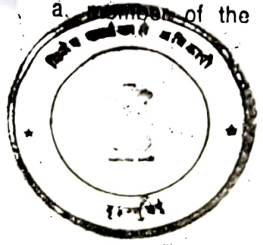
Regd. No. BOM (WV) 500 (S) 3345
Nehru Nagar
Shiv-Vaibhav Co-op. Housing Society Ltd.

TRUE-COPY

NEHRU NAGAR SHIV VAIBHAV CO-OP. HSG. SOC. LTD.

(Signature)
Secretary

Treasurer



शुक्र शंकर माड
निशेव कार्यकारी अधिकारी
एम. आर. 93/3934

संस्थान कार्यालय, ४०१, त्रैलिंग रोड
बॉम्बे - ४०० ०२४

Chg. Officer