

Share Certificate No. 93

Member's Register No. _____

No. of Shares 5

TILAK NAGAR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.

Regn. No. MUM / MHADB / WM / H.S.G. (T.C) 11034 / 2000-2001

Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act xxiv 1961)

Bldg. No. 77, Tilak Nagar, Chembur, Mumbai - 400 089.

Share Certificate

This is to Certify that Mrs. Daksha Shashikant Patel

is/are the Registered Holder/s of Flat No. Off/B-03 fully paid - up Shares
of Rupees FIFTY each, numbered from 461 to 465 inclusive, in

TILAK NAGAR AMRUT CO-OPERATIVE HOUSING SOCIETY LTD.

Subject to the Bye - Laws of the said Society.

₹ 250/-

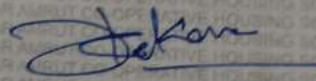
Given Under the Common Seal of the said Society at Mumbai

this 1st Feb. day of 2017

Place - Mumbai

Date -




Deepak Kekane
Administrator



दस्तावेज क्रमांक व वर्ष: 4543/2011

Thursday, April 28, 2011

12:10:24 PM

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : चेंबूर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 555,000.00
बा.भा. रु. 954,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे -- चेंबूर --- ऑफिस नं 3/बी , 1 ला मजला , शिव सागर हाईट्स , एन डी आर प्लॉट नं 5, वि नं 77, टिळक नगर अमृत को ऑ हौ सो लि , टिळक नगर , - चेंबुर मु 89, तळ + 8 मजले , सिटीएस नं 508, 14 पैकी (1)12.60 चौ मी बांधीव
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे/- शिव सागर डेव्हलपर्स (पी-77) तर्फे भागीदार प्रविण पी पटेल तर्फे मुखत्यार नमिता शेणॉय - -; घर/प्लॉट नं: 17, टिळक नगर ,स्टॅलॅंग सेव्हनटीन को ऑ हौ सो लि , टिळक नगर , - चेंबुर मु 89,; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) दक्षा एस पटेल उर्फ दक्षा एस पटेल - -; घर/प्लॉट नं: 407, बी विंग , एच पी एम्प्लॉईज को ऑ हौ सो लि , टिळक नगर चेंबुर मु 89; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: --;पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 28/04/2011
- (8) नोंदणीचा 28/04/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 4543 /2011
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 47700.00
- (11) बाजारभावप्रमाणे नोंदणी रु 9600.00
- (12) शोरा

Gen. 195 - 2000 - 2 VALID UPTO 18 SEP 2007

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 606/ /BPES/AM (W)

COMMENCEMENT CERTIFICATE



To, M/s. Tilak Nagar Amout
Co-operative Housing Society
Ltd.

Sir, With reference to your application No. 7702 dt. 13/4/2006

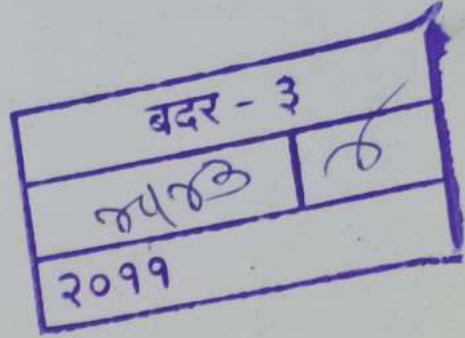
for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No. 77

on plot No. _____ C.T.S. No. 14 CP4 Dist. Village / Town Chembur
Planning Scheme No. _____ situated at Road / Street 508 village Road Ward Chembur

the Commencement Certificate / Building permit is granted on the following conditions :-

- 1) The land vacated on consequence of the endorsement of the set back line / road widening line shall form part of the public street.
- 2) That no new building or part thereof shall be occupied or allowed to be occupied or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.





PAN NO.
ABAFS 9736J.



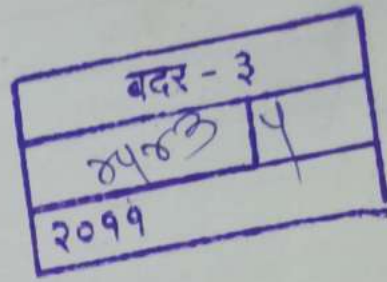
AGREEMENT

ARTICLES OF AGREEMENT are made at Mumbai on this 28th day of APRIL 2011, BETWEEN M/S. SHIV SAGAR DEVELOPERS P - 77, a Partnership Firm having its office at SHIV SAGAR HEIGHTS, AMRUT C.H.S LTD, BLDG NO 77, TILAK NAGAR, CHEMBUR, MUMBAI-89, hereinafter referred to as "The Developers." (Which expression shall unless repugnant to the context or meaning thereof be deemed to include the partner or partners for the time being of the said Partnership firm, the survivor or survivors of them and the heirs, executors & administrators of the last surviving partner) of the ONE PART.

AND

Shri/Smt./M/s. MRS. DAXA S. PATEL Alias DAKSHA S. PATEL
— adult, Indian inhabitant presently residing/ having office at Flat No. 407, B-wing, H.P. Employees C.H.S. Tilak Nagar, Chembur, Mumbai - 89 shall hereinafter be referred to as "The Purchaser/s (incoming Member)" (Which expression shall unless it be otherwise repugnant to context or meaning thereof deemed to include his / her / their / its heirs, executors, administrators and assigns) of the SECOND PART.

Daxa S. Patel



WHEREAS

- (a) Maharashtra Housing Board, a Board constituted under the Maharashtra Housing Board Act, 1948 (BOM.LXIX of 1948) was originally seized, possessed and otherwise well and sufficiently entitled to all that piece and parcel of plot of land admeasuring 1219.50 Sq.mtrs. bearing Survey No.14 and City Survey No.508 and situate at Tilak Nagar, Chembur, Mumbai - 400 089 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.
- (b) In order to provide Housing accommodations to the certain class of people, the Government of India had formulated a Housing scheme for the construction and allotment of tenements on rental basis to industrial workers known as subsidized Industrial Housing Scheme. In pursuance of the said scheme, the said Board constructed buildings in its colonies including building No.77 consists of Ground and Two upper floors in all containing 36 tenements, each containing by admeasurement 180 Square feet Carpet area at Tilak Nagar, Chembur on the said property in order to provide residential accommodation to the Industrial Workers and Low Income Group People. Thereafter, the said Board allotted tenements therein to the Low Income Group People on rental basis.
- (c) In or around 1976, the Maharashtra Housing and Area Development Authority a Statutory Corporation came to be constituted under the Maharashtra Housing and Area Development Act, 1976 (MAH. XXVIII of 1977) (hereinafter referred to as 'the said Authority'). The said Authority being duly constituted with effect from 5th December, 1977 under the Government Notification in the Public Works and Housing Development No. ARD-1077 (1) Desk-44, dated 5th December, 1977, the aforesaid Board established under the Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) stood dissolved by operation of Section 15 of the said Act.
- (d) By virtue of the said Act came into in operation in the State of Maharashtra all the properties, rights, liabilities and obligations of the said dissolved Board including those arising under any Agreement or contract became the property rights, liabilities and obligations of the authority. By virtue thereof the property under reference vested in the authority.
- (e) Somewhere, in the year 2000-2001 the respective allottees of the tenements in the said building then formed a Co-op. Hsg.



Devesh Patel

बंदर - 32	
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२०११	

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land admeasuring 1219.50 Sq.mtrs. or thereabouts bearing Survey No.14 City Survey No.508 together with the structure standing thereon bearing No. 77 alongwith adjoining NDR Plot No. 5 admeasuring 378 Sq.mtr. and situate at Tilak Nagar Chembur, Mumbai - 400 089 in the Registration District of Mumbai City and Mumbai Suburban.



IN WITNESS WHEREOF the Parties hereto have set and subscribed their respective hands and seals on the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

For Shiv Sagar Developers (P-77)

by withnamed)

M/S. SHIV SAGAR DEVELOPERS P - 77)

through its partner Mr. PRAVIN)

In the presence of PANCHAJ PATEL)

Through P.O.A
Mrs. Manita Senoy.

1)

2)

(Handwritten signature)
Partner



SIGNED, SEALED AND DELIVERED)

By the withnamed Purchaser/s)

Shri/Smt./M/s. DAKSHA S. PATEL)

Alias DAKSHA S. PATEL)

in the presence of)

1)

2)

Deval S. Patel

