

Dhalikar (E) Branch
Sandeep Sin

Office of the
Ex. Eng. Bldg. Prop. (W.S.) P. G. M. W. S.
Dr. Subhash Chandra Munde
Municipal Corporation of Greater Bombay

MUNICIPAL CORPORATION OF GREATER BOMBAY 225 101 1000

No. CE/8668 /BP(WS)/AR

To,
Sri. Naren Kuvadekar,
Architect.

Sub: Permission to occupy the completed Bldg.
No. 12 on Sub Plot D bearing C.T.S.
No. 17/31 of Village Akurli at Karolya
(East).

Continued,

Ref: Your letter No: - dated 21.5.94.

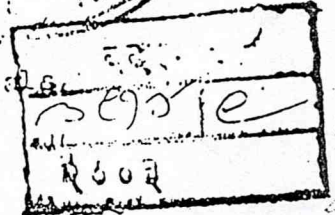
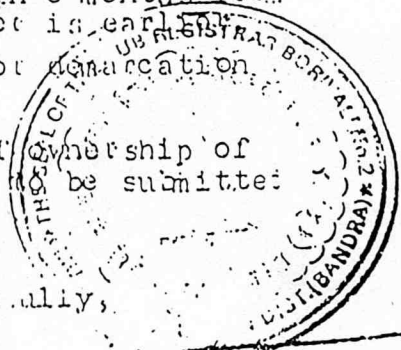
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By direction, I have to inform you that the permission to occupy the completed portion of ground Stilt + 7 upper floors shown by you in the red colour in the plans submitted by you on 21-5-94 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M.C. Act and subject to the following conditions:-

1. That the certificate u/s. 270A of B.M.C. Act shall be obtained from A.E.W.W.R/South and a certified copy of the same shall be submitted to this office.
2. That D.I.L.R.'s certificate for transfer of ownership of D.P. Road land in the name of M.C.C.B. shall be submitted before B.C.C.
3. That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
4. That to get amended layout approved within 6 months from the date hereof or before B.C.C. whichever is earlier.
5. That to get confirmation from E.E.D.P. for demarcation of D.P. reservation.
6. That D.I.L.R. certificate for transfer of ownership of D.P. Reservation in the name of M.C.C.B. shall be submitted before B.C.C.

Yours faithfully,

sel
Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'.



No. CE/8668 /BP(WS)/AR of

- Copy to: 1. Owner: Shri S. T. Lokhandwala C.A. to M.C. - Bombay
Gow-Rakeshwar Munde
2. E.E.V., 3. A.E.W.W.R/S., 4. A.A. & C. P/S.,
5. A.H.S.R. III, 6. W.O.R/S., 7. Dy.C. (D.P.).

S. D. DHALIKAR
Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'.

-: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : वी ओ एम [डब्ल्यू-आर]/स्वस्तनी [टीसी]/१७१/३१

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

अनिता बिल्डिंग नं. १२ को-ऑपरेटिव्ह हीटिंग सोसायटी लि.

प्लॉट डी रोड नं. २, ती.टी.स्त. १७१/३१, जाकुर्ली रोड,

कांदिवली [पूर्व] मुंबई- ४०० १६०१.

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण "गृहनिर्माण संस्था" संस्था असून उप-वर्गीकरण "भाडेकरू सहभागीदारी गृहनिर्माण संस्था" आहे.

कार्यालयीन मोहर



मुंबई - १

दिनांक ११ / ०२ / १९९९

सही

[मंडळ कार्याणकर]
उप निबंधक,

हुद्दा

अहमदाबाद संस्था (आर-विभाग),
मुंबई.

'AGREEMENT FOR SALE'
FOR STILT NO. 17
AT ANITA BUILDING NO. 12 C.H.S
LTD.

Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
Branch : <i>Kandivali (W)</i>	Date <i>17/01/08</i>
Pay to : Acct. Stamp Duty	33112
Frinking Value	Rs. <i>1500/-</i>
Service Charges	Rs. <i>10</i>
TOTAL	Rs. <i>1510/-</i>
Name of the person for whom stamp duty is impressed SANTEEV SASHI KUMAR NAIR	
Name & Address of Stamp duty paying party. <i>12/D-203, Anita Bldg. No. 12</i> <i>CHS Ltd Lokhandwala Township Kandivali</i>	
Tel/Mobile No. <i>9869066333</i>	
DD/Cheque No.	
Drawn on Bank	
(For Banker's Use only)	
Tran ID	A254 Rs.
<i>11109</i>	PL-546 Rs.
Frinking Sr. No.	
Cashier	<i>Ravi</i> Officer

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, this 17th day of January, 2008 BETWEEN **MR. JAYASHEEL SANNAYA KOTIAN**, an Indian inhabitant of Mumbai, residing at Flat No. 604-B in Building No. 12 of Anita Building No. 12 Co-operative housing Society Ltd., Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai - 400 101, hereinafter referred to as "**THE VENDOR**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and permitted assigns) of the ONE PART and **MR. SANJEEV SASHI KUMAR NAIR** and **MRS. SMITA SANJEEV NAIR**, also an adult inhabitant of Mumbai, residing at Flat No. 203-D in Building No. 12 of Anita Building No. 12 Co-operative housing Society Ltd., Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai - 400 101, hereinafter referred to as "**THE PURCHASER**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and permitted assigns) of the OTHER PART.

WHEREAS :

- (i) Pursuant to an Agreement for sale dated the 14th May 1996 made between Lokhandwala Construction Industries Limited, a Company incorporated under the provisions of the Companies Act, 1956, having its registered office at 48, Indranaryan Road, Santacruz West, Mumbai - 400054 therein referred to as "The Developers" of the One Part and , MR. S.B INBASEKARAN, (therein referred to as " The Purchaser") of the Other Part, and Pursuant to an

Sanjeev Kumar

[Signature]

[Signature]

For Kapol Co-op. Bank Ltd.
Ravi
 Authorised Signatory
 Lokhandwala Co-operative Bank Ltd.
 Kandivali East, Mumbai - 400 101
 1st Floor, Narayana Road
 Kandivali (W), Mumbai - 400 097

STAMP DUTY - MAHARASHTRA
 1500/-
 195648
 17/01/08
 17/01/08

Agreement for sale dated the 15th June, 2001 made between MR. S.B INBASEKARAN therein referred to as the "Vendor" of the One Part and the Vendor herein, MR. JAYASHEEL SANNAYA KOTIAN (therein referred to as " The Purchaser") of the Other Part, the Vendor agreed to purchase and purchased Stilt No.17 (Seventeen) on the Ground Floor in Building No. 12, Wing A/B of Anita Building No. 12 Co-operative Housing Society Ltd, at Anita Nagar, Lokhandwala Township, Kandivali East, Mumbai - 400 101 (hereinafter referred to as "THE SAID STILT" or "The said Premises") and more particularly described in the Schedule hereunder written.

- (ii) The Vendor is the registered holder and occupier of Stilt No.17 in Building No. 12 - A/B of Anita Building No. 12 Co-operative Housing Society Ltd; at Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai - 400 101, having Regn. No. BOM/(W.R.)/HSG/(T.C.)/10257/1998-99) (hereinafter referred to as "The Said Society").
- (iii) The Purchaser hereinabove approached the vendor and requested him to sell his said Stilt No.17 (Seventeen) in Building No. 12- A/B to the said Purchaser.

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

1. The Vendor hereby agrees to sell to the purchaser and the purchaser hereby agrees to purchase all the rights title and interest of the said vendor in the said premises for a total consideration of Rs. 15,000/- (Rupees Fifteen Thousand Only) payable by the purchaser to the said vendor in the manner set out hereunder:
- i) The total consideration payable under this agreement is Rs. 15,000/- (Rupees Fifteen Thousand Only) which the purchaser agreed and paid to the said vendor vide cheque no. 212665 dated 18.01.2008 drawn on Oriental Bank of Commerce, Lokhandwala Township, Kandivali East, Mumbai - 400 101, the receipt of which the Vendor acknowledged vide his receipt attached hereto which forms part of this Agreement.
- ii) The Transfer charges payable if any, to the said Society shall be paid by the Purchaser.

Sanjaykumar

[Signature]

[Signature]

- iii) The Vendor shall apply to the Society and obtain its written permission for transferring the said premises to the purchaser herein.
- iv) The Vendor declares that he has paid all the amounts due and payable to the said Society in respect of the said Stilt No. 17/ Premises till date.
- v) The Vendor hereby declares that he has perfect right, free from any defect and absolute authority to enter into this Agreement and transfer the said stilt/ premises to the said purchaser and the vendor has not done any act, matter or thing whatsoever whereby the Vendor is prevented from agreeing to transfer or assign the said stilt/ premises in favour of the said Purchaser.
- vi) The Vendor on receipt of the full and final consideration, grant, assign, transfer and assure all his rights, title and interest in the said Stilt/ Premises in favour of the Purchaser and handover the peaceful and vacant possession of the Stilt/ Premises to the Purchaser.
- 2) The Vendor hereby covenants with the Purchaser as follows:
- i) That the Vendor is the absolute owner of the said stilt/ Premises and no other person or persons has/have any right, title and interest, property claim or demand of any nature whatsoever unto or upon the said stilt/ premises either by way of sale, charge, mortgage, lien gift, trust, lease assignment or otherwise howsoever and have perfect right, full power and absolute authority to sell and transfer the same to the Purchaser.
- ii) That the Vendor has not created any charge encumbrances of whatsoever nature in respect of the said premises nor the said premises are subject matter of any litigation nor are the same attached in execution of any decree nor has the vendor created any tenancy or leave and Licence or any other right in favour of any one in respect of the said stilt/premises.
- iii) That the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and paid upto date their contribution in the nature of outgoings, dues, taxes etc. to the said Society and that he membership of the Vendor is valid and subsisting and is not terminated by the Society.
- iv) That the Vendor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms applications, deeds, documents,

Sanjeev Kumar

Devi A.

[Signature]

writings, and papers. If any, for more perfectly securing, assuring and effectually transferring the said stilt/ premises unto and to the use of the Purchasers forever.

- v) That the vendor shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc. in respect of all the dues of the said stilt/premises claimed as falling due prior to the execution of these presents and until the date of handing over the vacant and peaceful possession of the said stilt/premises.
- 3) The Purchaser hereby agrees and declares that he is a member of the said society and further undertakes to remain as the member of the said Society (Viz. Anita Bldg. No. 12 Co-operative Housing Society Ltd, and abide by its rules, regulations and bye-laws.
- 4) The Vendor further undertakes to pay all the outgoings, maintenance charges and other outgoings in respect of the said stilt/ premises upto the date of the completion of the sale. After completion of the said deal the Purchaser shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises.
- 5) The Vendor hereby agrees and undertakes that he will execute such further writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all his right, title and interest in respect of the said premises in the said Society.
- 6) The Vendor shall handover the vacant and peaceful possession of the said Stilt/ premises along with all the original documents pertaining to the said stilt/ premises to the said purchaser on and against settlement of full and final consideration money.
- 7) The Purchaser shall not be called upon by the Vendor to make additional payment of any other sum of money other than what has been expressly agreed upon with the Vendor in these presents.
- 8) The Stamp Duty and Registration fee, if any will be borne by the Purchaser alone.

Sanjeev Kumar

Sanjeev Kumar

Sanjeev Kumar

IN WITNESS WHEREOF of the parties hereto have hereunto set their respective hands of the day, month and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :-

Stilt No. 17 (Seventeen) on the ground floor in the Building No. 12- A/B of the Anita Building No. 12 Co-operative Housing Society Limited, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai – 400 101, bearing (old C.T.S. No. 175 (Part) and 201 (Part) C.T.S. No. 171/201 on Plot D, Sector II at Village Akurli, Borivali Taluka, Mumbai Suburban District in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. The Building Construction was completed and permission to occupy was granted on 25th July, 1999 by the Concerned authorities in the Municipal Corporation of Mumbai.

SIGNED AND DELIVERED BY)

THE WITHIN NAMED 'VENDOR')

MR. JAYASHEEL SANNAYA KOTIAN)

In the Presence of :

1.

Address:

2.

Address:



SIGNED AND DELIVERED BY)

THE WITHIN NAMED 'PURCHASERS')

MR. SANJEEV SASHI KUMAR NAIR)

& MRS. SMITA SANJEEV NAIR)

In the Presence of :

1.

Address:

2.

Address:



RECEIPT

Received with thanks from the Purchasers, **MR. SANJEEV SASHI KUMAR NAIR and MRS. SMITA SANJEEV NAIR**, the sum of **Rs. 15,000/- (Rupees Fifteen Thousand Only)**, vide cheque no. 212665 dated 18.01.2008 drawn on Oriental Bank of Commerce, Lokhandwala Township, Kandivali East, Mumbai – 400 101, drawn in favour of **MR. JAYASHEEL SANNAYA KOTIAN**, being the full and final consideration towards transfer of all my rights, title, interest, claim in stilt no. 17 (Seventeen) on the Ground Floor, Building No. 12- A/B, Anita Building No. 12 C.H.S Ltd, at Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai – 400 101, in favour of the said Purchasers, **MR. SANJEEV SASHI KUMAR NAIR & MRS. SMITA SANJEEV NAIR**.

I SAY RECEIVED


(JAYASHEEL SANNAYA KOTIAN)

MUMBAI

18th January, 2008

From: MRS.

Flat No. 604-B, 6th floor,
Anita Building No. 12 C.H.S Ltd,
Anita Nagar, Lokhandwala
Township, Akurli Road, Kandivali
East, Mumbai – 400 101.

TO WHOMSOEVER IT MAY CONCERN

I hereby declare and state that I have no claim or interest in stilt No.17 (Seventeen) in Building No. 12 – A/B of Anita Nagar (Anita Building No. 12 C.H.S Ltd) at Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai – 400 101; and that I have 'No objection' for the proposed transfer of Rights, title, interest and claim in respect of the aforesaid Stilt No. 17, by my Husband, in favour of MR. SANJEEV SASHI KUMAR NAIR of 203-D, Anita Building No. 12 C.H.S Ltd at the Anita Nagar, Lokhandwala Township, Akurli Road, Kandivali East, Mumbai – 400 101 by an Agreement dated 17th January, 2008 by and between my Husband, MR. JAYASHEEL SANNAYA KOTIAN and the aforesaid, MR. SANJEEV SASHI KUMAR NAIR.

(.....)