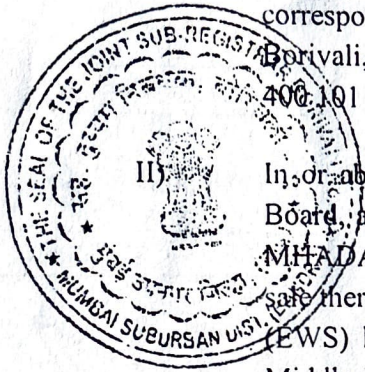


**JYOTI DEEPAK SHIVALKAR (PAN NO. CJLPS1932H), Aged 43 years AND AISHWARYA DEEPAK SHIVALKAR (PAN NO. FUQPS0859N) Aged 20 years** Indian Inhabitants, residing at Flat No 44, Bansuri CHs Ltd, Thakur Complex, Behind Sai Dham, Kandivali (East), Mumbai- 400101, Maharashtra, India, hereinafter called "**the Allottee(s)**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their/ respective heirs, executors, administrators and permitted assigns) of the Other Part:

**WHEREAS:**

I) Prior to 1978, the Maharashtra Housing and Area Development Authority (hereinafter referred to as "**MHADA**") established under the Maharashtra Housing and Area Development Act, 1976 (hereinafter referred to as "**MHADA Act**"), was possessed of or otherwise well and sufficiently entitled to all those pieces and parcels of lands admeasuring 2,22,823.50 sq. mtrs or thereabouts bearing C.T.S. Nos. 837 to 840 and corresponding to Survey Nos. 55 and 56 of Village Poiser, Taluka Borivali, Mumbai Suburban District, situate at Kandivali (East), Mumbai 400101 (hereinafter collectively referred to as "**the Larger Land**");



II) In or about the year 1978, Bombay Housing and Area Development Board, a regional unit of MHADA established under section 18 of the MHADA Act, had a scheme of construction of tenements, allotment and sale thereof to individual allottees under its Economical Weaker Section (EWS) housing scheme, Low Income Group (LIG) housing scheme, Middle Income Group (MIG) housing scheme and High Income Group (HIG) housing scheme;

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| III) Thereafter, MHADA invited applications from the members of public (satisfying the criteria laid down by MHADA for housing accommodation of the above referred categories and issued allotment letters to the eligible applicants for allotment of tenements under its scheme; |
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IV) In or about the year 1982 the construction of about 166 buildings on the Larger Land was completed and the allottees of the tenements were handed over possession of their respective tenements by MHADA. The Larger Land with the aforesaid buildings are more particularly described in the **FIRST SCHEDULE** hereunder written (hereinafter collectively referred to as "**the Larger Property**").

As per one of the conditions in the Sale Deeds executed by MHADA in favour of the co-operative societies for their respective buildings, the co-operative housing societies have formed and registered a federation/ apex society by the name of "Samta Nagar Co-operative Housing Societies Union Limited" under the Maharashtra Co-operative Societies Act, 1960 under Regn. No. BOM/W-R/HSG(OH)/3246/1987-88 having it's office

Allottee(s) initial/s