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REGISTERED

ORIGINAL AGREEMENT

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प्रधान मुद्रांक कार्यालय

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RAM & ASSOCIATES

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Mira R. Mhatre

2023

[Signature]

THIS AGREEMENT made at Bombay this ~~10th~~ ^{7th} day of ~~April~~ ^{April} 1985 BETWEEN M/S. PARMAC UDYOG, a firm registered under the Indian Partnership Act having office at Pandurang ashram, Pandurang wadi, Goregaon (East), Bombay 400 063, hereinafter referred to as the "BUILDERS" (which expression shall wherever the context requires or permits mean and include the Partners or Partner for the time being of the said firm and/or their respective heirs, executors, administrators and assigns) of the FIRST PART, AND Smt. Sheela Subhash Sail, Indian Inhabitant, residing at 304, Yogesh, Plot No.39-B, Pandurang wadi, Goregaon (East), Bombay-63, hereinafter referred to as "THE FLAT HOLDER" (which expression shall wherever the context requires or permits mean and include her heirs, executors, administrators, successors and assigns) of the SECOND PART;

WHEREAS the Partners of the Party hereto of the First Part viz. Smt. Sumati Ramkrishna Mhatre and Shri Chandrakant Ramkrishna Mhatre, have brought in as an asset of the Partnership the immovable property plot of land admeasuring 1019 sq.mts. or thereabout 44 ft. D.P. Municipal Road, bearing City Survey No.103/11, Pahadi, Goregaon (East), and more particularly described in the Schedule ex.A. hereunder vide Annexure 'A';

WHEREAS the Parties hereto of the First Part desire to develop the said plot as part of its business for the said partners and pursuant thereto the Party of the First Part have got the Plan prepared by their Architects, and got them approved by the Municipal Corporation of Greater Bombay (the approved Plans for the sake of brevity are hereinafter referred to as "THE SAID PLANS");

WHEREAS the Party hereto of the First Part has started construction of a building on the said land consisting of Ground and four upper floors comprising of self contained residential flats with commercial premises on ground floor in accordance with the plans sanctioned by the Municipal Corporation of Greater Bombay ex.B. and as per specifications and amenities vide Annexure 'B';

Mira R. Mhatre

PARTNER

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Mira R. Mhatre

PARTNER

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WHEREAS the Competent Authority of the Government of Maharashtra under their Urban Ceiling Act has issued No Objection Certificate vide their letter No.C/ULC/Desk-XV/234 & 233, dt. 11.11.1983;

WHEREAS the Party of the Second Part has prior to the execution of this agreement satisfied herself about the title of the Partners of the firm and the rights of the Party hereto of the First Part to develop the said asset of the firma and the Party of the Second Part shall not be entitled to further investigate the title of the Party of the First Part and no requisitions or objections shall be raised on any matter relating thereto;

WHEREAS, a copy of the Certificate of the Advocate certifying title to the said land is hereto annexed as Annexure 'C';

WHEREAS the Party of the Second Part is desirous of acquiring an allotment of a flat on ownership basis on her strict performance and observance of the terms and conditions stated herein;

WHEREAS the Party of the Second Part is desirous of acquiring a flat which is tentatively marked No. 1, on the Second floor, of the said plans admeasuring 750 sq.ft. of Built-Up-Area approximately, as shown in the Plan annexed hereto and marked (Annexure 'D') upon the terms and conditions herein mentioned (the aforesaid flat is hereinafter for brevity's sake referred to as "THE SAID FLAT");

The Commercial premises on the ground floor shall be owned by the Party on the First Part who shall have the right to either own them or dispose them on ownership basis;

NOW THIS PRESENTS WITNESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

1. That the Party of the First Part shall complete construction of the said building on the said land in accordance with the Plans, designs and specifications seen and approved of by the Party of the Second Part with such variations and modifications as the Party of the First Part may be obliged to do so as per the directions of the Municipal Corporation of Greater Bombay from time to time. The Party of the Second Part do hereby give her advance consent to make any variation and modifications in the said plan and also make alterations in the building subject to the observance of the building Bye-Laws and Regulations;

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2. That the Party of the Second Part in the event of formation of a co-operative society or a limited company or an Incorporated Body consisting of the Party of the Second Part and others shall not be entitled to prevent the Builders from making such modifications and variations in the building so as to consume the floor space index to the fullest extent provided however no internal alterations in the flat shall be made without taking prior consent of such flat holder.

3. That the Party of the Second Part agrees to take and acquire the interest for allotment of a flat bearing No. One on the Second floor of the said building to be constructed on the said land and the said flat as shown in the said plan and specification, and approved of by ~~him~~/her, for an aggregate sum of Rs. 2,19,000/- and the Party hereto of the First Part agrees to sell on ownership the said flat to the Party hereto of the Second Part observing the terms and conditions agreed hereto;

4. That the Party of the Second Part agrees to pay to the Party of the First Part the aforesaid consideration of Rupees Two Lakhs Nineteen Thousand Only by installments as follows :-

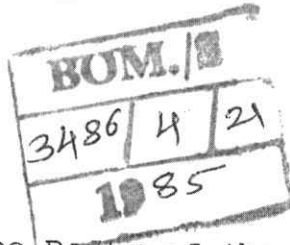
1st	Installment	..	Rs. <u>30,000/-</u>	On booking of the flat.
2nd	Installment	..	Rs. <u>40,000/-</u>	On casting 1st floor R.C.C. Slab.
3rd	Installment	..	Rs. <u>35,000/-</u>	On casting 3rd floor R.C.C. slab.
4th	Installment	..	Rs. <u>35,000/-</u>	On casting 4th floor R.C.C. slab.
5th	Installment	..	Rs. <u>27,000/-</u>	On completion of Brick work including plaster of the said flat & services.
6th	Installment	..	Rs. <u>2,000/-</u>	On the date of Possession.
		+	2,500/-	Society Deposit
		+	2,500/-	Mth. charges

The aforesaid payments shall be made within seven days of the date of completion as given above and on receipt of the information in writing by the Party of the first Part to the Party of the Second Part and time is specifically agreed to be the essence of this contract and non payment of any installment shall be treated as default, terminating this contract and all the benefits of acquiring interest in obtaining allotment of flat shall come to an end.

5. That the Party ...4/..

Sd/-

PARNAS UDYOG
Mira R. Mihale
PARTNER



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5. ^{NIRM} That the Party of the Second Part shall at the time of execution of these presents keep and maintain with the Party of the First Part a deposit of Rs. ~~2500/-~~ (Rupees Two Thousand Six Hundred) as security for the due payment of his proportionate share of outgoings stated as hereinbelow :

- | | | |
|-----------------------------|----|--|
| Rs. 1,600 /2,100 | a) | Security for the due payment of his share of taxes as assessed by B.M.C. b) Advance payments to M.C.G.B. & B.S.E.S. Co., for Electric connection and water connection. c) M.C.G.B. Security Deposits. d) Payment of N.A. Assessment from the date of commencement of the building to the date of conveyance. |
| Rs. 250/- | | Share money. |
| Rs. 1/- | | Entrance fee. |
| Rs. 100/- | | Legal charges for conveyance. |
| Rs. 100/- | | Expenses for making copies of agreements including registration of documents. |
| Rs. 49/- | | Preparation of documents for registration. The charges for getting the society registered shall be borne by the Purchasers. |

The said deposit after deducting expenses actually incurred by the Party of the First Part, shall be transferred by the Party of the First Part to a Co-operative Housing Society or a Limited Company or an Incorporated Body formed by the Flat Holders after the execution of the Deed of Conveyance.

6. That the Party of the Second Part committing default in payment on due date of any amount due and payable by the Party of the Second Part to the Party of the First Part under this agreement (including his/her proportionate share of the Municipal Taxes and other outgoings) and on the Party of the Second Part committing breach of any of the terms and conditions herein contained, the Party of the First Part shall be entitled at his/her own option to terminate this agreement, and to forfeit the monies paid by the Party of the Second Part under this agreement. The Party of the Second Part hereby agrees to pay all the amounts payable under the terms of this agreement as and when they become due and payable till the property is conveyed to a co-operative Housing Society when formed;

7. That the Party of the Second Part hereby agrees that in the event of any amount by way of premium or deposit required to be paid

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PARTNER
Mina R. Mhalre
PARTNER



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to the Municipality or to the State Government, or Betterment charges, Department Taxes or any other taxes or payment of a similar nature, becoming payable by the Party of the First Part, the same shall be reimbursed by the Party of the Second Part to the Party of the First Part in proportion to the built-up area of the flat agreed to be purchased by the Party of the Second Part and in determining such amount the decision of the Party of the First Part shall be conclusive and binding upon the Party of the Second Part;

8. That after the receipt of the Building Occupation Certificate/ Completion Certificate issued by the Municipal Corporation of Greater Bombay, the Party of the Second Part agrees and undertakes to pay to the Party of the First Part regularly and punctually, whenever demanded at any time, his/her proportionate share, on the basis of the Municipal Assessment in respect of the said flat all rates, taxes, dues, duties, impositions, outgoings, burden, water charges, insurance, premium, other maintenance, common light charges, repairs, salaries, of employees (Bill collector, Chowkidar, Sweeper etc.) and all other expenses of and incidental to the management and maintenance of the above mentioned building when the same are imposed levied on or paid by the Party of the First Part, the Party of the Second Part agrees and undertake to pay in advance to the Party of the First Part the aforesaid proportionate share as fixed by the Party of the First Part every month regularly and punctually on or before the 10th day of the month and payable and shall not withhold the same for any reason whatsoever. The Party of the Second Part will pay similarly the above charges to the Co-operative Society or a Limited Company or an Incorporated Body after the Property is transferred to such co-operative society or to a Limited Company or an Incorporated Body by the Party of the First Part;

9. Until the Party of the First Part receive the Municipal Property Taxes and Water charges bills in respect of the said property, the Party of the Second Part agrees and undertake to pay in advance to the Party of the First Part on or before occupation a sum of Rs.2,000/- (Rupees Two thousand only) ^{Six Hundred} towards the aforesaid outgoings before the date of the occupation of the said flat for a period of one year, or subsequent year till the registration of the society. After the Party of the First Part receives the Municipal Property Taxes and the Water charge bills, the Party of the Second Part shall

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PARTNER

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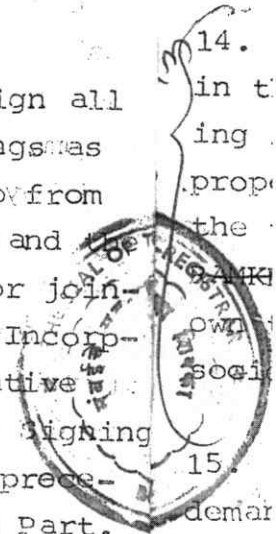
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pay after one year his/her proportionate shares of the same as stated hereinbefore until, the property is transferred to a Co-operative Housing Society, or a Limited Company, or an incorporated body, as the case may be and thereafter pay the same to such co-operative housing society/Limited Company/or an incorporated Body.

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11. *MRS* That the Party of the Second Part shall be entitled to get occupation of the aforesaid flat on or about 31st March 1986 subject to any extention upto one year due to unavoidable delay, when the building will be ready for use and occupation PROVIDED the Party of the Second Part has paid to the Party of the First Part the amounts to be paid without default and observed the terms and conditions of the agreement and made all the deposits, payments, as required herein with the Party of the First Part under the terms of this agreement and have joined or agreed to join a co-operative Housing society, or a Limited Company or an Incorporated Body.

12. That the Party of the Second Part shall be bound to sign all the papers and documents and to do all other acts, deeds, things as the Party of the First Part may lawfully require him/her to do from time to time in this behalf for the safeguarding the property and the interests of other flats holders and/or for formation of and/or joining a Co-operative Housing Society or a Limited Company or an Incorporated Body, and for transfer of the property to such co-operative Housing Society or a Limited Company or an Incorporated Body. Signing and execution of the aforesaid documents shall be a condition precedent of occupation of the said flat by the Party of the Second Part.



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13. That the Party of the Second Part will form a Co-operative Housing Society or a Limited Company or an Incorporated Body along-with the other flat owners as Party of the First Part may decide and the Party of the Second Part agrees to join such co-operative housing Society or a Limited Company or an Incorporated Body. On formation of a co-operative housing society a limited company or an incorporated body and after completion of the building and on receipt by the Party of the First Part of the full consideration for all flats, the Party of the First Part shall transfer and assign all their rights, title and interest in the said land the building thereon in favour of the said Co-operative Housing Society or a Limited Company or an

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PARTNER

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17. That after receipt of the occupation/completion certificate by the Party on the First Part, the Party of the Second Part having paid the full cost and the other deposits stipulated, shall inspect the flat with regards to construction, fittings, fixtures and other amenities as per schedule attached to the agreement and sign the Possession form before taking occupation. No complaint with regards to any item of work, material used, fittings, fixtures or amenities shall be entertained afterwards.

18. That the Party of the Second Part shall maintain the flat in good condition, state and order and shall observe all the rules and bye-laws of the Municipal Corporation of Greater Bombay and shall not do or suffer to be done anything into, upon the said building or the said flat which may be against the rules and bye-laws of the Municipal Corporation of Greater Bombay or any other local authorities and he/she shall be responsible to the Municipal Corp. of Gr. Bombay and/or any other local authorities for anything done in connection with the said building and/or the said flat from time to time and shall be liable for the consequences thereof.

19. That the Party of the Second Part further covenants with the Party of the First Part that he/she shall not demolish or cause to be demolished any part of the said building or any part or portion of the same nor will he/she at any time make or cause to be made any new construction of whatsoever nature in the said building or any part thereof nor will he/she make any additions or alterations to the said flat without the previous consent in writing of the Party of the First Part or the said Co-operative Housing Society, or a Limited Company or an Incorporated Body when formed.

20. That the Party of the Second Part will not at any time do cause or permit any nuisance in or upon the premises or do anything which shall cause unnecessary annoyance, inconvenience or disturbance to the other occupiers of any other flat, parking space and/or the property in the neighbourhood.

21. That the Party of the Second Part shall not use the said flat for any purpose other than residence, except with the written permission of the Party of the First Part or a Co.op. Hsg. Society,

or a Ltd. Co. ...9/..

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Mira R. Mhatre
PARTNER

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or a Limited Company or an Incorporated Body when formed.

22. That the Co-operative Housing Society or a Ltd. Company or an Incorporated Body shall carry out all external repairs of the said flat agreed to be acquired by the Party of the Second Part and all internal repairs of the flat shall be carried out by the Party of the Second Part after occupation of flat.

23. That nothing contained in this agreement, shall be construed and nor shall it be deemed as a demise in law of the said flat or of the said building and/or of the said land and/or of the any portion thereof in favour of the Party of the Second Part. It is agreed that the Party of the First Part shall get the said land together with the building conveyed to a Co-operative Housing Society or a Limited Company or an Incorporated Body that may be formed by the flat Holders as hereinbefore provided. The Party of the Second Part shall not be entitled to any transfer or demise in his/her favour in respect of the said flat until the full cost of the flat and the deposits are paid and the society is registered.

24. That the Party of the Second Part shall neither create interest in or transfer the said flat until the property is transferred to the co-operative Housing Society or a Limited Company or an Incorporated Body formed by the flat Holders as hereinafter provided. The Party of the Second Part shall not be entitled to enter into an agreement to assign his/her interest in respect of the said flat to any one without the written consent of the Party of the First Part.

25. That the Party of the Second Part shall have no claim save and except in respect of the particular flat hereby agreed to be acquired i.e. all open spaces, parking spaces, lobbies, staircases, terraces, etc. will remain the property of the Party of the First Part until the whole property is transferred to the proposed Co-operative Housing Society or a Limited Company or an Incorporated Body as is hereinbefore mentioned but subject to such rights of the Party of the First Part as mentioned in this agreement.

26. That it shall not be hereafter open to the Party of Second Part to dispute the title of the Vendor and the Party of the First Part to the said land and the building thereon.

27. That if ...10/..

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Mira R. Mhalvi
PARTNER

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That if :

- (a) the Party of the First Part fails to give possession in accordance with the terms of the agreement of flat duly completed by the date specified, or any further date or dates agreed by the parties or;
- (b) the Party of the First Part for reasons beyond their control and if their agents are unable to give possession of the flat by the date specified or the six months thereafter, or a further period of three months if these reason still exists;

then in any such case, the Party of the First Part shall be liable on demand to refund the amounts already received by him in respect of the cost of the flat with simple interest of 9% per annum from the date they received the sums till the date, the amounts and the interest shall be a charge on the land the construction thereon in which the flat is to be constructed, to the extent of the amount due, but subject to any prior incumbrance.

28. That except and otherwise expressly provided in this agreement, no interest shall be paid by the Party of the First Part on the amount paid by the Party of the Second Part as deposits or any other amount whatsoever.

29. That the Party of the First Part provided they do not in any way affect or prejudice to the rights created in favour of the Party of the Second Part in respect of the said flat under this agreement, shall be at liberty to sell, assign or otherwise deal with their interest in the said land & the building thereon.

30. That the Party of the First Part shall have a right to make additions, raise storeys or to put up an additional structures as may be permitted by the Municipal Corporation Of Greater Bombay and other competent authorities, such addition, structures or storeys will be the property of the Party of the First Part, who will be entitled to sell the same in any way they choose and to join the purchasers as members of the Co-operative Housing Society or Share-holders of a Limited Company or an Incorporated Body on terms and conditions contained in this agreement and the Party of the Second Part hereby consents to the same.

31. That the terraces ...11/.

(Signature)

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 Mira R. Mhabre
 PARTNER



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31. That the terraces of the Building including the parapet wall shall until transfer of the property to the Co-operative Housing Society or a Limited Company or an Incorporated Body, as aforesaid always be the property of the Party of the First Part and the agreements with the Party of the Second Part and all other purchasers of the flat in the said building shall be subject to the aforesaid rights of the Party of the First Part who shall be entitled to use the said terrace including parapet wall for any purpose including the display of advertisements, stand and signboard and the Party of the Second Part shall not be entitled to raise any objection to any abatement in the price of tenement agreed to be acquired to him/her and/or to any compensation or damages on the ground of inconvenience or any other ground whatsoever.

32. That the flat holder hereby declares that he is aware of the provisions of the Maharashtra Ownership Flats Acts, in particular section (7) of the said Act which inter alia provides for additional construction by the Party of the First Part. The flat holder hereby gives his explicit consent for such additional construction by the Party of the First Part. This consent is given by the Flat holder as per the provisions of Section (7) of the said Maharashtra Ownership Flats Act.

That this Agreement shall be lodged for registration with the Sub-Registrar of Assurances at Bombay by the Flat Holder at his/her cost within four months of the date of making this agreement. The flat holder shall indicate to the Party of the First Part in writing about the lodging of this agreement for registration and the Party of the First Part shall attend the Office of the Sub-Registrar of Assurance within one month from the receipt of such written intimation and admit execution thereof.

33. That the notices, intimations, letters referred to in the preceding clauses will be sent by the Party of the First Part to the Party of the Second Part through post under (Certificate of Posting) at the address hereinbelow given and notice so given shall be sufficient discharge to the Party of the First Part for this purpose, the address of the Party of the Second Part shall be as under :-

Smt. Sheela Subhash Sail
304, Yogesh Plot No. 39-B
Pandurangewadi, Goregaon (East)
Bombay 400063

35. That the Party ...12/..

Sail

PARNAG UDYOG
Mira R. Mirabie
PARTNER

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35. That the Party of the Second Part shall be responsible to obtain No Objection Certificate from the Income Tax Authorities under section 269 AB (2) of the Income Tax Act, and shall submit form No.37 EE, for transfer of the flat before registration of the Agreement with the Sub-Registrar of Assurance.

36. IN WITNESS WHEREOF the Parties hereto have hereunto and subscribed their respective hands the day and the year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED
by the withinnamed Builder's
M/s. Parmac Udyog in the pre-
sence of
.....
..... (A D Udyog)

PARMAC UDYOG
Mina R. Mhalve
PARTNER
PARTNER

SIGNED SEALED AND DELIVERED
by the withinnamed Flat -
Holder Shri/Smt./Kumari
Shreela Subhash Sair
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in the presence of

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ANNEXTURE - 'A'

SCHEDULE

All these pieces or parcels of land ground or heriditaments situate lying and being at the Village Pahadi, Taluka Borivili, Bombay Suburban District, Registration Sub-District of Bombay City and Bombay Suburbs described as under :-

Plot No.R-1, Pandurang wadi, Goregaon (East), bearing C.T.S. No.103/11, Village Pahadi, Goregaon (East), Bombay 400 063. Bombay Sub-District.

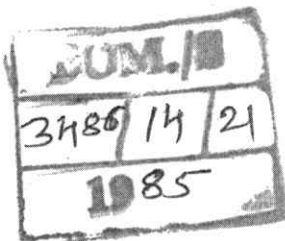


BOUND BY :

- EAST : 18 ft. access road.
- WEST : Plot bearing c.t.s. No.94-D. (Plot No.39-A Part), Pandurang ashram, Pandurang wadi, Goregaon (E), Bombay, owned by Shri R.P. Mhatre. 8
- NORTH: Plot ~~bearing C.T.S.~~ No. 2, Subhash Nagar.
- SOUTH: 44 ft. Municipal Road.

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PARNAG UDYOG
Mira R. Mhatre
PARTNER



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ANNEXTURE - 'B'

Short Specification of Proposed Building On Plot bearing c.t.s. No.103/11, Pandurang wadi, Goregaon (East), Village Pahadi, Bombay 400 063.

- 1) Building shall be a structure consisting of Ground and four upper floors. Floor to floor height shall be 9'-6". There are two staircases serving the six flats on each floor. The overall construction is of R.C.C. framed structure in accordance with the design and specification of R.C.C. Specialist.
- 2) PANELLINGS : Shall be of 4½" R.C.C. wall or 9" brick masonry walls externally and 4½" and 3" brickwork internally in cement mortar (1:5). It will have sand faced double coat plaster for external surface and neeru finish plaster for internal surface.
- 3) DOORS : Shall have 4"x3" hard wood section for frames of all the doors except main door which shall have 5'x2½' section.
 - a. Main entrance door shall have teak wood panelled shutter or T.W. Veneer flush door as per the design of the Architect and the same be polished from outside and painted from inside surface. The fixtures and fittings shall be as under :-

i. Mild Steel hinges	...	6 Nos.
ii. Aluminium Aldrop (10"x5/8")	...	1 No.
iii. Aluminium Tower Bolt 6"x3/8"	...	1 No.
iv. Aluminium Tappet (8")	...	1 No.
v. Aluminium Handle (6")	...	1 No.
vi. Safety chain	...	1 No.
vii. Aluminium number for identification of flat.		
viii. Peephole	...	1 No.
ix. Letter slit.	...	1 No.
 - b. Bed room and Balcony doors shall have T.W. panelled shutters or flush doors oil painted from both sides.

The fittings15/..



Signature

PANRAGH OFFICE
Mira R. Nhalie
PARTNER

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The Fittings & Fixtures shall be as under :

- i. Mild steel hinges (4") 4 Nos.
- ii. Aluminium tower bolt (4"x3/8") 2 Nos.
- iii. Aluminium Baby latch 1 No.
- iv. Aluminium handle (6") 2 Nos.

NOTE :- Balcony doors shall have 8" Aluminium Tadi from inside instead of baby latch.

c) Bath and W.C. doors shall have teak wood panelled shutter with one glass panel on top and further oil-painted from both sides. The fixtures and fastenings shall be as under.

- i. Mild steel hinges (4") 3 Nos.
- ii. Aluminium Baby latch 2 Nos.
- iii. Aluminium handle (6") 2 Nos.

4) WINDOWS : Shall have teak wood frame work of 4"x2 1/2" section. Shutters with 3" x 1 1/2" teak wood section to have glass panel and t.w. fixed louvers as per detailed drawings prepared by the Architects. The fixtures and fastenings per shutter shall be as under :

- i. Mild Steel hinges (4") 2 Nos.
- ii. Aluminium tower bolt (4"x3/8") 2 Nos.
- iii. Aluminium handle (5") 1 No.
- iv. M.S. Pavankadi (6") 1 No.


5) WINDOWS FOR BATH & W.C. : Shall have 4"x2" hard wood section for frames and fixed wire glass for light and ventilation and M.S. bars for safety.

6) TILES & SKIRTING : Grey marble mosaic tiling work (10"x10") and skirting work (10"x5") in living, bedroom, kitchen, balcony, and passage of Mosaic tiles of standard make upto Rs.300/- per 100 sq.ft. delivered at site.

7) AMENITIES FOR EACH FLAT :

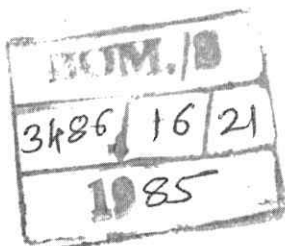
a) 1. KITCHEN : Raised cooking platform to include 1 1/2"x1 1/2" sink as per design of the Architect. It will have black cuddeppa tiles topping and white glazed tile dado as per design.

ii. One pre-cast...16/..


Mura R. Mhabe
PARTNER



b
c
d
8
9
10



- ii. One pre-cast R.C.C. shelf or Cuddapa under the platform and arrangement for keeping Gas Cylinder shall be provided.
- iii. One white wash basin (20"x16") with c.p. pillar tap, c.p. and other necessary drainage arrangements white glazed tiles dado two ft. above wash basin.
- b) BATH ROOM : Polished tandur or shahbad tiles flooring with white glazed tile dado upto 3'-0" height one 4" dia. c.p. shower rose, one 3/8" brass tap and arrangement for Geyser connection shall be provided. The Geyser will be provided at extra cost.
- c) WATER CLOSET (W.C.): 27" W.C. Pan (white) Indian type with flushing arrangement and white glazed tile flooring and 2'0" high dado.
- d) OPEN BALCONIES : R.C.C. Pardi/Precast R.C.C. hand rail and open ota for ground floor.
- 8) COMMON AMENITIES :
- a. STAIRCASE : shall have 3' high R.C.C. pardi with 5"x2" t.w. hand rail, cuddappa or tandur treads.
Marble mosaic flooring for landing.
- b. TERRACE : To have brickbat coba and mosaic broken tiles flooring with round wata and necessary rain water disposal arrangement.
- c. Compound wall and gates brick masonry compound wall 5'-0" in height along the boundary and one 10'-0" x 4'-0" entrance gate of mild steel shall be provided.
- d. P.C.C. PAVEMENT OR ASPHALTED PAVEMENT :
There shall be 4' concrete pavement around the building for plinth protection and 10' access road from the entrance gate to the staircases.
- e. R.C.C. suction tank, Overhead storage tank, Duplicate Pump and one Pump house as per B.M.C. rules shall be provided.
- 9) WATER SUPPLY : All water connections down take of adequate size with B class G.I. pipe as per B.M.C. rules and there will be no direct supply.
- 10) ELECTRICITY : All electrical wiring of open type system shall have copper wires earthing, T.W. battens and tin clips, mains in heavy guage conduits.

EACH FLAT TO HAVE FOLLOWING :

- a. LIVING ROOM : 2 light points, 1 fan point, 1 power point and 1 plug point on board.
- b. ONE BED ROOM: 1 light point, 1 fan point and one plug point on board.
- c.

c. 2nd Bed room17/..

GANNAGUDYOG
Mvea R. Mhabie
PARTNER:

Sait

250

FORM/S
3486/17/21
1985 - 17 -

- c. IIND BED ROOM : 1 light point, 1 fan point and 1 plug point on board.
- d. KITCHEN : 1 light point, 1 power point with 1 plug point on board.
- e. BALCONY : 1 light point.
- f. W.C. & BATH & PASSAGE : 1 light point in each (W.C. & Bath) and one light point on top of wash basin in passage. One power point in bath upto 3 k.w.
- g. One Electric busser in passage. No fans shall be provided.

COMMON POINT :-

- a. One light point on each floor landing in the staircase.
- b. One light point at the entrance of a stair case.
- c. Waterproof light point for the terrace three Nos.
- d. One light point and a plug point in pump house.
- e. Separate meters for individual flats and common meters for staircase entrance light, lamp to be provided alongwith t.w. cabin or meter room.
- f. Yard lights 6 Nos. with water proofing fittings to be fixed on the building wall at corners.

1) PAINTINGS :

- a. Outside sandface plaster work with two coats of cement paint.
- b. Inside neeru finish plaster work with three coats of colour wash.
- c. All door, windows, t.w. work to be oil painted.
- d. Main door and staircase hand rail to be polished from outside.
- e. All the details to be as per the designs and directions of the Architect M/s. R.P. Mhatre & Associates.



M/s. R.P. Mhatre & Associates,
(Architects).

○-○-○-○-○-○-○-○
○-○-○-○-○-○-○-○

(Signature)

PARMAC UDYOG
M/s. R. Mhatre
PARTNER

V.
AD
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free

BUM./8
3486/18/21
1985

- 18 -

ANNEXTURE - 'C'

V.N. MAKHIJA,
B.A., LL.B.
ADVOCATE HIGH COURT

Chambers: 294523
258613

Residence: 692302

19, BANK STREET,
2ND FLOOR, FORT,
BOMBAY - 400 023.

CERTIFICATE OF TITLE

Ref: Plot of land bearing City Survey
No.103/11, (original Plot No.1),
Pahadi, Goregaon (East), Bombay.

This is to certify that I have investigated and examined the title of the above mentioned land belonging to Smt. - Sumati Ramkrishna Mhatre and Shri Chandrakant Ramkrishna Mhatre. In my opinion the title of the land is clear, marketable and free from any encumbrances.

Bombay, dated this 14th day of July '1984.

Sd/-
(V.N. Makhija)
Advocate High Court.

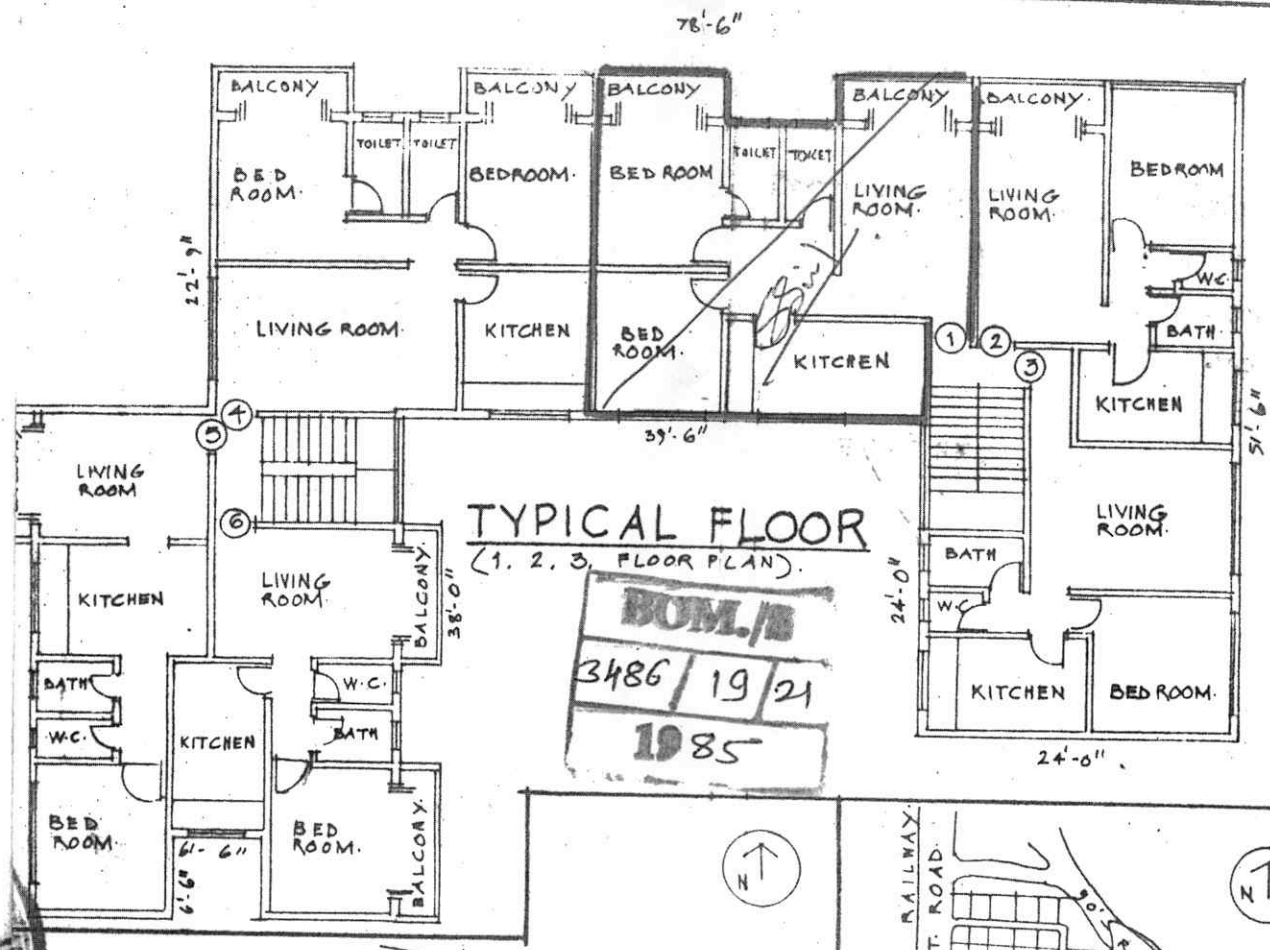
PARNAG UDYOG

Mira R. Mhabe

PARTNER

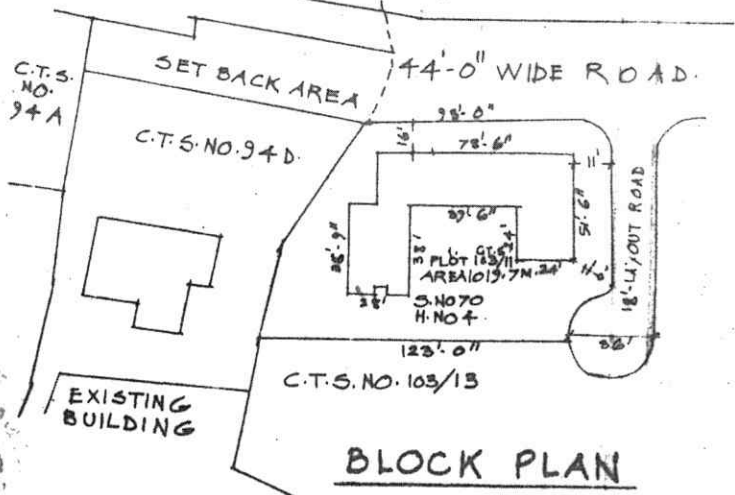
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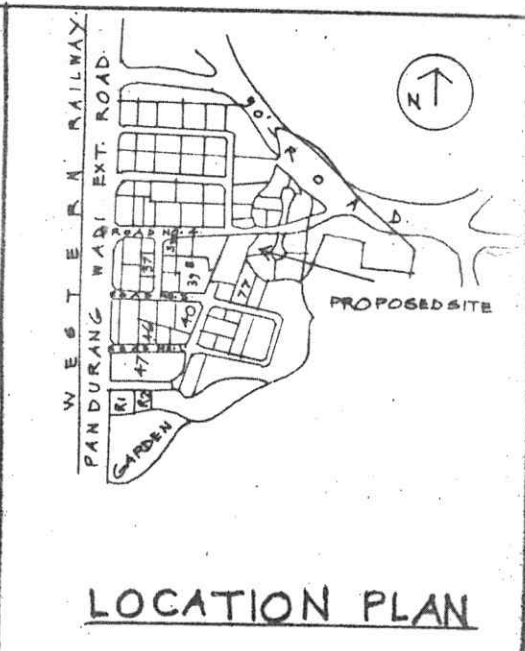


TYPICAL FLOOR
(1, 2, 3, FLOOR PLAN)

BOM./B
3486/19/21
1985



BLOCK PLAN



LOCATION PLAN

PROPOSED BUILDING ON PLOT NO. 1, C.T.S. 103/11, PANDURANG WADI, VILLAGE PAHADI, GOREGAON (EAST) BOMBAY 400063.

ARCHITECTS.
M/S. R. P. MHATRE AND ASSOCIATES
CHARTERED ARCHITECTS & ENGINEERS,
PANDURANG ASHRAM, GOREGAON (EAST) 400063

REVISED.

AT NO. 01C BUILT-UP AREA 730 sqft. FLOOR Second

BUYER.

(Signature)

M/S. PARMAC UDYOG
M/s. R. P. Mhatre
PARTNER

भासोबत हजर केल्ल्या नकाशाची प्रत पुरवणी
पुस्तक क्र. १ भाग २ च्या खंड क्र.
पृष्ठ क्र. वर दाखल करून घेतली.
दिनांक

दुय्यम निबंध



१)

१)

२)

समुच्चय संख्या 38/1985/14
दिनांक १९८५ वं ३१/१०/१९८५

७ तारखेत १२ ०१

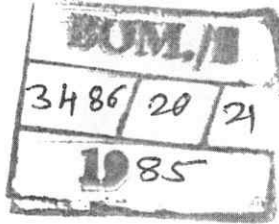
बाळग्याचे दम्यानि दुय्यम निबंधक

दुय्यम बांचे कार्यालयात हुजर लेला

X [Signature]

[Signature]

सब-रजिस्ट्रार, मुंबई



जाली लिहिल्याप्रमाणे को वतली ती-

	रु.	पैसे
गोंदणी को	2980	- 00
कोटो को (घाते)	80	- 00
दवाल	95	- 00

एकूण ... 2275-00

[Signature]

दुय्यम निबंधक, मुंबई

शीतली - शीवा सुश्राम साईब वय, 20 वर्षे, वोकरी.
रा. - को 308 योगेश पांडुरंग वार्डी रोड नं 3. गौरांगवर्षी
मुंबई

दस्तावेजात कळत येताच
दस्तावेजित सोळाकरा वसुंधरा
दस्तावेजाचे कबूल करवाय,

X [Signature]

१) श्री अमृत : द्वा वागवे नोकरी
रा. - १ ताडा टेंपल लेझिन्स रोड - मुंबई

२) श्री वसंत चव्हाण चाकर मुंबई

हे सब-रजिस्ट्रार यांच्या ओळखीचे असून ते वरील दस्तावेजात कळत येताच स्वतः ओळख असल्याचे सांगतात व त्यांचा ओळख देतात.

X [Signature]

X वसंत चव्हाण

[Signature]

सब-रजिस्ट्रार, मुंबई

२१/१०/८५



259

श्रीमती मीरा रामकृष्ण म्हात्रे व्हा 24 व्यापार
रा पांडुरंग आश्रम पांडुरंग वडी गुरेगांव मुंबई मुंबई
भागीदार परमैक उद्योग लॉफे

..... वस्तुऐवज कळत देवात
यांचा पित साहेकरा वस्तुऐवज कळत
असल्याचे कबूल झाल्याचे,

५ MIRA R. Mhatre

१) श्री अणल द्या वागळे, नाकरी
रा. ए. लारा टेंपल, लोकोटवा रास मुं 6

२) श्री वसंत चव्हाण, दादर मुं-२८

KOM.12
3486/21/21
1985

हे सब-रजिस्ट्रार यांच्या ओळखीचे असून ते वरील वस्तुऐवज कळत देवात स्वतः ओळखत असल्याचे सांगतात व त्यांचा ओळख देतात.

५ 

७/१०/८५

५ वसंत चव्हाण


सब-रजिस्ट्रार, मुंबई



पुस्तक क्रमांक १ २५५ ३४८६/८५
नोंदला. क्रमांक २४

तारीख ९-११-८५
दुय्यम निबंधक, मुंबई

SUKHADA CO-OP. HOUSING SOCIETY LTD.

Regn. No. BOM/W-P/HSG/(TC)3106/87-88
Plot No. 130/11, 4th Road, Pandurangwadi, Goregaon (E),
Mumbai - 400 063

Bill for Oct'24

Name [A21] MRS. SHEELA S. SAIL

Bill No. 942

Date 22/10/2024

Due Date 31/10/2024

No.	Nature of Charges	Amount
1.	WATER CHARGES	415.00
2.	SINKING FUND	30.75
3.	REPAIRS FUND	293.25
4.	ELECTRICITY CHARGES	150.00
5.	INSURANCE PREMIUM	28.00
6.	SERVICE CHARGES	270.00
7.	SECURITY SERVICE	525.00
8.	PEST CONTROL CHARGES	30.00
9.	FEASIBILITY REPORT EXPENSE	538.00
10.	EDUCATION FUND	10.00

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Updating Statutory registers, Byelaws adoption,
Drafting and Filing 'O' form, Election procedure, TDS return filing,
Income Tax return filing and GST return filing.

BREAKUP OF ARREARS	Total	2290.00
Principal Arrears 538.00	Arrears	538.00
Interest Arrears 0.00	Amount Due	2828.00

Rupees Two thousand eight hundred twenty-eight only

Note 1. Interest will be charged @21% p.a. on payment outstanding for 2 months.
2. Cheque should be crossed and order in favour of Society.

For SUKHADA CO-OP. HOUSING SOCIETY LTD.

E & O. E.

Treasurer / Secretary

RECEIPT

Received with thanks from [A21] MRS. SHEELA S. SAIL

Receipt No. 348

Date 21/09/2024

Sum of Rupees Two thousand two hundred ninety only

By IMPS Agst B.No. 880 Pd. for Aug'24(Full) Rec Dt. 21/09/2024 Rs. 2290.00

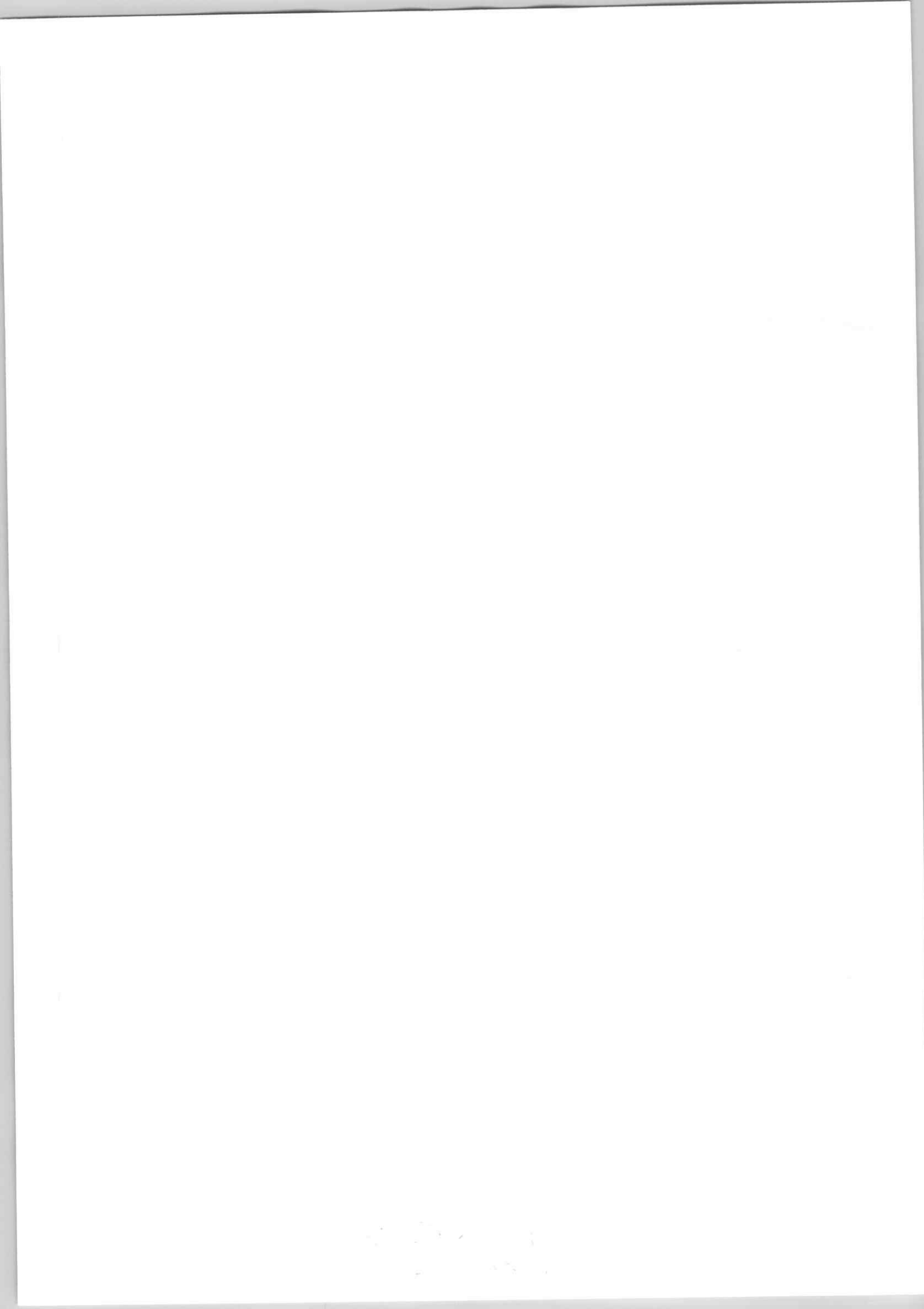
For SUKHADA CO-OP. HOUSING SOCIETY LTD.

Rs. 2290.00

Subject to Realization of Cheque
E & O. E.

Rs 1752/- per Month is normal
Maintenance charge

Treasurer / Secretary





BRIHANMUMBAI MUNICIPAL CORPORATION (BMC)

WARD

RECEIPT NO. 23 / 0078579

Received with Thanks from :-

Assessment and Collection

P/S

Billing Name : Mr. 21 / A, 2ND

Date : 07/03/2024 11:55:53

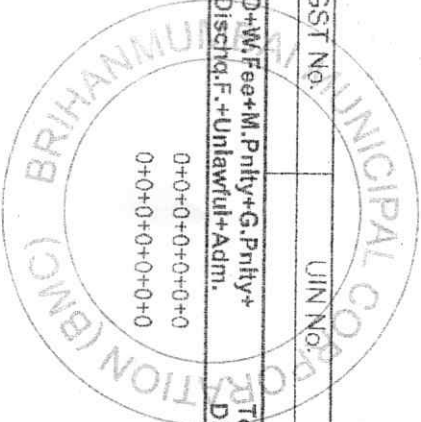
Assessee's Name : SHRI P B SAMANT

Receipt No : 2024ACR04394842

Tax : Property

Account No PS2110110120011

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered		
Bill No.	Bill Dt.	Amount	ND+Wt./Fee+M. Prty+G. Prty+ Dischg.F.+Unlawful+Adm.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
202310BIL.20648327	26/02/2024	3778	0+0+0+0+0+0+0	3778	0	3778	3778
202320BIL.20648328	26/02/2024	3778	0+0+0+0+0+0+0	3778	0	3778	3778



Seq.No.	Instrument Type	Date	No.	MCR No.	Bank Status Amount	7556	0	7556	7556
1/	Chq	07/03/2024	153039/	400013091/	BANK OF INDIA / 7556 Cheque()	7556	0	7556	7556

Net Amount	CGST	SGST	UGST	IGST	Gross Value
7556	0	0	0	0	7556

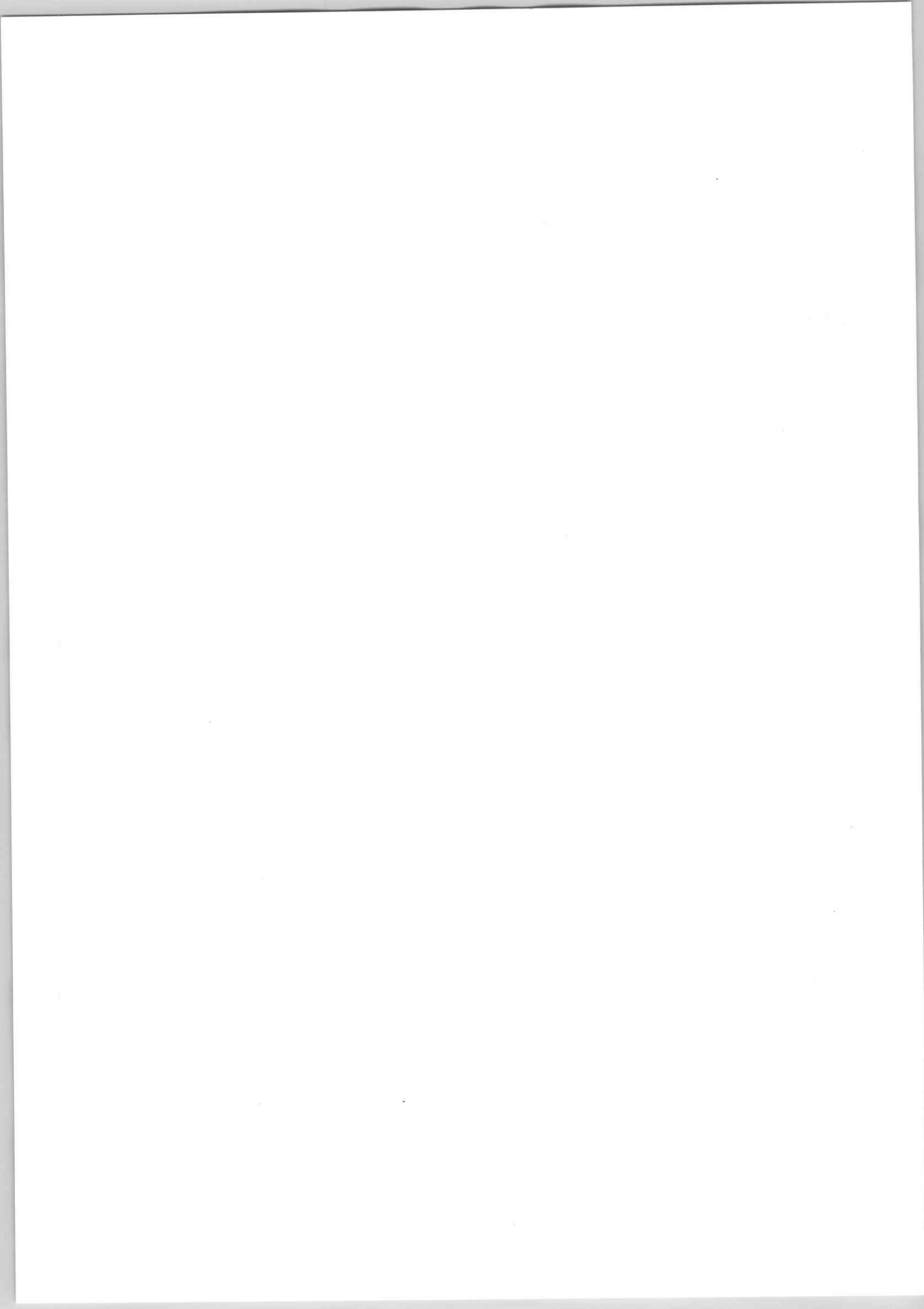
Total In Words: Seven Thousand Five Hundred Fifty Six Only

Advance Payment

HSN/SAC NO. : 999111

BRIHANMUMBAI MUNICIPAL CORPORATION

Created By: ps-vl-gre-03.cvs
Printed By: Vardha Vilas



THE

SUKHADA CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. **BOM/WP/HSG/CTC/3106/87-88** and Date **9-2-1988**)

No. **5**

Authorised Share Capital Rs. **5,30,000** Divided into **10,600** Shares each of Rs. 50/- only

Member's Register No. **5**

THIS IS TO CERTIFY that Smt / Smt. SHEELA SUBHASH SAIL

of _____ is the Registered Holder of [**FIVE**] Shares from No. **21**

to **25** of Rs. **250/-** [**Rupees Two Hundred Fifty only**]

in THE _____ **SUKHADA CO-OPERATIVE HOUSING SOCIETY LTD.**

_____ subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at **Bombay** this **10th**

day of **May** 1988

Manu
Chairman

Manu
Hon. Secretary

Manu
Member of the Committee



P. T. O.

Memo of the Transfers of the within mentioned shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered.	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	2	3	4	5
1	Chairman	Hon. Secretary		Committee Member
2	Chairman	Hon. Secretary		Committee Member
3	Chairman	Hon. Secretary		Committee Member
4	Chairman	Hon. Secretary		Committee Member
5	Chairman	Hon. Secretary		Committee Member

मुस 30/10/14

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा अंकीय अनुकूलन

दिनांक

२०/१०/१५ रोजी

दस्तऐवजाचा प्रकार—

रकम २९९,०००/-
श्रीमती सु. साईल

सादर करणाराचे नाव—

खालीलप्रमाणे फी मिळाली :-

नोंदणी फी

नकल फी (फोलियो)

पृष्ठांकनांची नकल फी

टपालखर्च

नकला किंवा शापन (कलम)

शोध किंवा निरीक्षण

दंड—कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलियो)

हतर फी (मागील पानावरील) कोष क्र.

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र.	र.
...	2950-00
...	00-00
...	95-00
...	2285-00

दस्तऐवज

नकल

रोजी तयार होईल

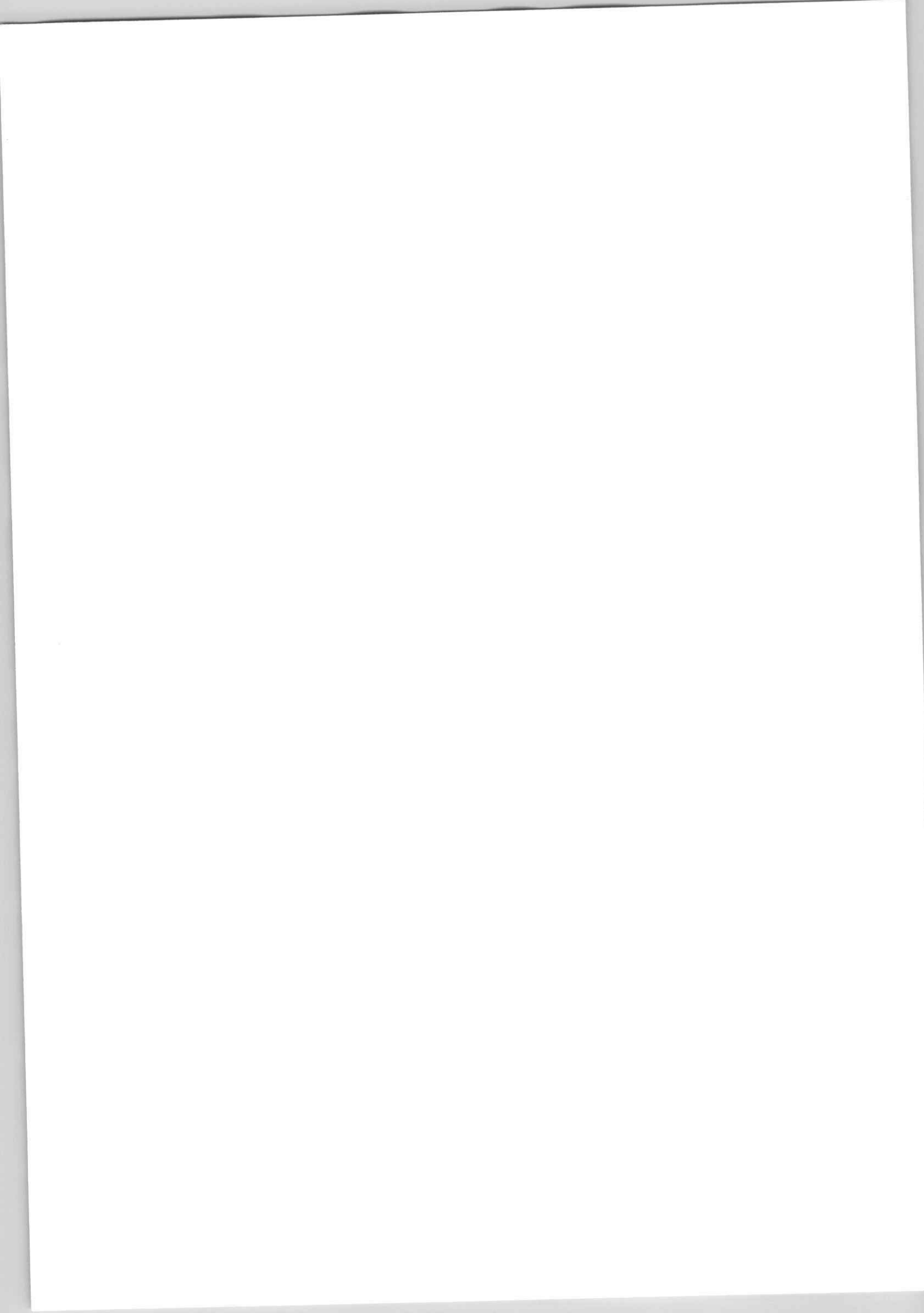
नोंदणी फी व नकल फी या दोन्हीही फी एकत्रितपणे देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली पाच दिवसांच्यात घ्यावे.

नावे नोंदणी हत झालेले पाठवावा.
ह ताला करावा.

सादर



प्रलेखों की पावती का फार्म
FORM OF ACKNOWLEDGMENT OF DOCUMENTS

पुस्तक सं० क्रम सं० D No 127665
Book No. S. No.

..... का कार्यालय

Office of the.....

तारीख 1/11/85 19
Dated , the 19

आज तारीख 19 को

..... के पते पर अनुलग्नकों सहित/रहित प्रेषित

*(1) Pat No 1

(2)

(3) Rosegaon ced

श्री. Mr. Parnade से प्राप्त हुए।

Received from Shri.....

*(i) Udyog

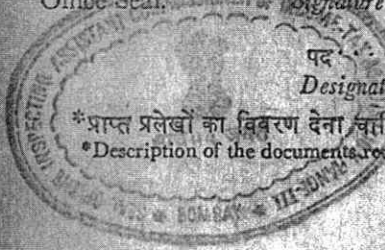
(ii)

(iii) Shri. S. S. Sait

with/without enclosures addressed to the.....

this day the th 19

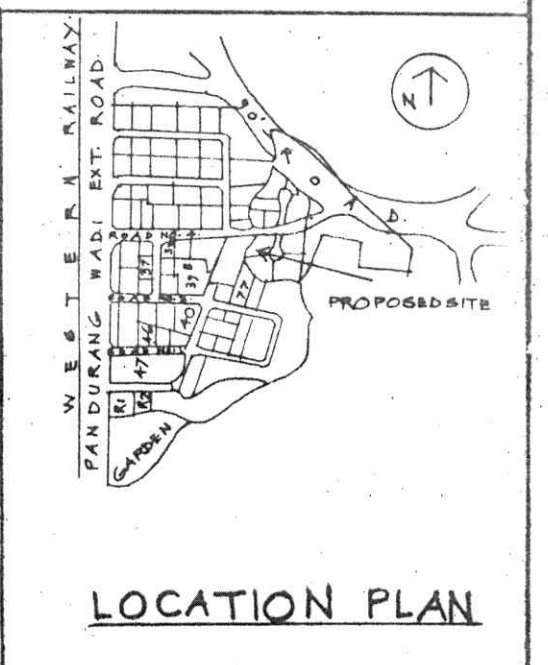
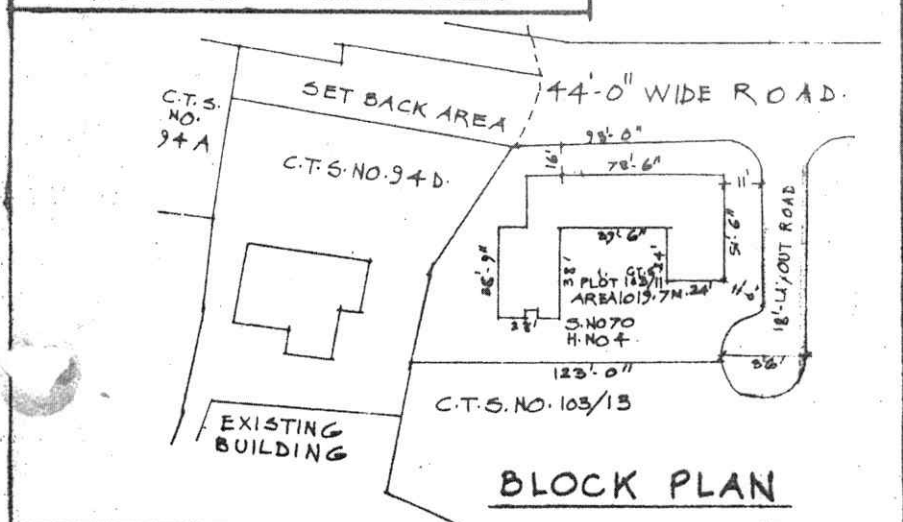
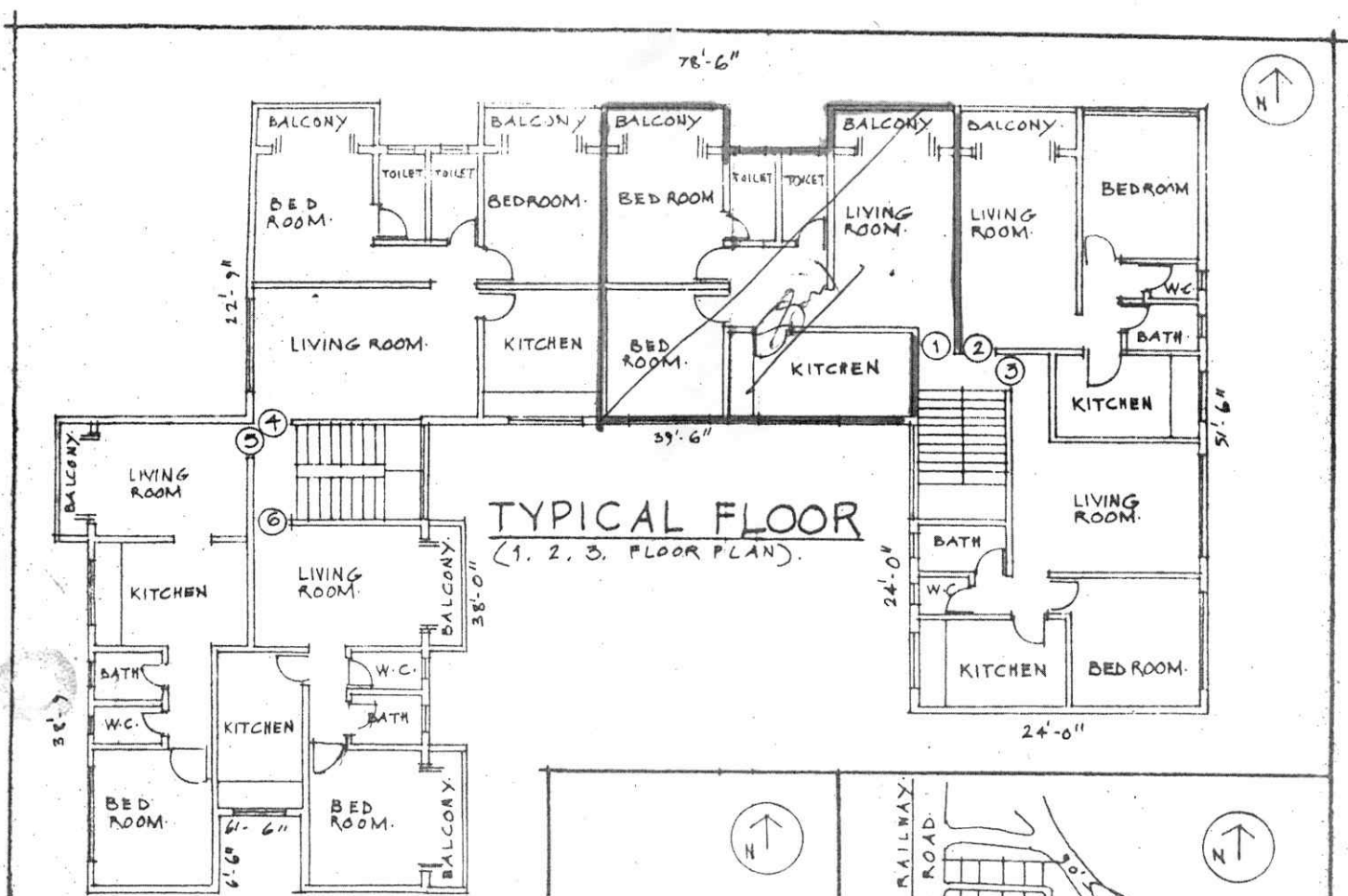
कार्यालय मुहर Office Seal. हस्ताक्षर Signature



पद Designation

*प्राप्त प्रलेखों का विवरण देना चाहिए।

*Description of the documents received should be given.



PROPOSED BUILDING ON PLOT NO. 1, C.T.S. NO. 103/11, PANDURANG WADI, VILLAGE PAHADI, GOREGAON (EAST) BOMBAY 400063.

ARCHITECTS:
M/S. R. P. MHATRE AND ASSOCIATES
CHARTERED ARCHITECTS & ENGINEERS,
PANDURANG ASHRAM, GOREGAON (EAST) 400063

DATE _____ REVISED _____

FLAT NO. ONE BUILT-UP AREA 730 sqft. FLOOR Second

PURCHASER:
[Signature]

M/S. PARMAC UDYOG
Nirva R. Mhabe
PARTNER



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक PS2110110120011	मालमत्ता करवर्ष/देयक कालावधी 2023-2024 01/04/2023 ते 31/03/2024	देयक क्रमांक 202310BIL20648327 202320BIL20648328	देयक दिनांक 26/02/2024
पत्रकाराचे नाव व पत्ता : Mr. 21 / A 2ND, 21 / A, 2ND, SUKHADA CO OP HSG. SOC. LTD., Pandurangwadi, Goregaon (East), Mumbai-400063		प्रेषक - Asstt. Assessor & Collector, P South Ward, Municipal Office Building, C. T. S. No. 746, Village Pahadi, S. V. Road, Goregaon (West), Mumbai - 400 0104. ईमेल - aacps.ac@mcgm.gov.in दूरध्वनी क्र. 022 2872 0051	
मालमत्ता क्रमांक, सी.टी.एस क्रमांक / प्लॉट क्रमांक, गावाचे नाव, मार्ग क्रमांक, मार्गाचे नाव, मालमत्तेचे वर्णन, इमारतीचे नाव, करदात्यांची नावे. PS 1469(5) 70 PAHADI GOREGAON EAST HOUSE WITH SHOPS SHRI P B SAMANT			
प्रथम करनिर्धारण दिनांक:	01/06/1974	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य (अक्षरी):	₹ Twenty One Lakh Sixty Five Thousand Eight Hundred Fifty Five Only		
दि.31/03/2010 या तारखेपर्यंतची थकबाकी	₹ 0	दि. 01/04/2010 ते 31/03/2023 या तारखेपर्यंतची थकबाकी	₹ 0
कराचे नाव	01/04/2023 ते 30/09/2023 (202310)	01/10/2023 ते 31/03/2024 (202320)	
	Bill Amount in (₹)	Bill Amount in (₹)	
सर्वसाधारण कर	1191	1191	
जल कर	0	0	
जल लाभ कर	747	747	
मलनिःसारण कर	0	0	
मलनिःसारण लाभ कर	464	464	
म.न.पा. शिक्षण उपकर	433	433	
राज्य शिक्षण उपकर	379	379	
रोजगार हमी उपकर	0	0	
वृक्ष उपकर	22	22	
पथ कर	542	542	
एकूण देयक रक्कम	3778	3778	
कलम 152 अ नुसार दंडाची रक्कम	0	0	
आगाऊ अधिदानाचे समायोजन	0	0	
भरावयाची निव्वळ रक्कम	3778	3778	
प्रतिदानाची निव्वळ रक्कम	0	0	
अक्षरी रुपये (Payable Amount)	₹ Three Thousand Seven Hundred Seventy Eight Only	₹ Three Thousand Seven Hundred Seventy Eight Only	
अंतिम देय दिनांक	25/05/2024	25/05/2024	

To make payment through NEFT: (Payment done through NEFT will be collected against oldest bills first)
 IFSC - SBIN0000300, Beneficiary A/C No:- MCGMPTPS2110110120011, Name-BMC Property Tax.
 Cheque/DD/PO payment should be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

Scan to open BMC Website :



मान. न्यायालयीन निर्णयानुसार भांडवली मूल्य निश्चिती नियम २०१० व २०१५ मधील नियम क्र. २०, २१ व २२ रद्दबादल ठरविण्यात आले आहेत. सदर देयक हे संरक्षणात्मक आधारावर जारी करण्यात आलेले असून मूल्यांकनाविषयी सुधारित धोरण जाहीर झाल्यानंतर त्यानुसार पूर्ववर्ती प्रभावाने मालमत्तांचे मूल्यांकन / फेरमूल्यांकन व त्यानुसार करवसुली करण्याचा महानगरपालिकेचा अधिकार राखून ठेवण्यात येत आहे.
 या संदर्भातील अधिक माहिती महानगरपालिकेच्या संकेतस्थळावर उपलब्ध आहे.

महेश पाटील
करनिर्धारक व संकलक