

SHARE CERTIFICATE

TEENBATTI PREMISES CO-OPERATIVE SOCIETY LTD.

(Regn. No. BOM/GEN/1236 of 1979 dt. 15-2-1979)
SHIVAM, PLOT C. S. No. 176, DOONGURSHI ROAD,
BOMBAY-400 006.

AUTHORISED SHARE CAPITAL RS. 4,00,000
DIVIDED INTO 8,000 SHARES OF RS. 50 EACH

Member's Register No. 54 No. of Shares Ten Share Certificate No. 54

This is to Certify that Shri/Smt. Arun Kumar Chomandal Shah
of Bombay is/are the Registered Holder/s
of 10 (ten) Shares of Rupees fifty each, bearing distinctive
Nos. from 291 to 300 (both inclusive) in **TEENBATTI PREMISES
CO-OPERATIVE SOCIETY LIMITED** 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 15th day of Nov, 1981.



M. K. Chomandal
Chairman

G. S. Mithia
Hon. Secretary

G. K. Chomandal
The Managing Committee Member

**TEENBATTI PREMISES CO-OPERATIVE
SOCIETY LIMITED
(PROPOSED)**

REGN. NO. BOM/GEN/1236 of 15-2-79
ADJ 908/2003

Additional / Deficit stamp duty of Rs 13490/-
..... And Penalty Rs. 26980/-
& ADJ. Fee Rs. 100/- has been Recovered Vide
Chalan no. 128 Date 22/9/03

Dt. 25/9/03

[Signature]
Dy. I.G.R. & Dy. Controller Of
Stamp, Mumbai.

Office of The Dy Inspector General of Registration
And Controller of Stamp Mumbai.

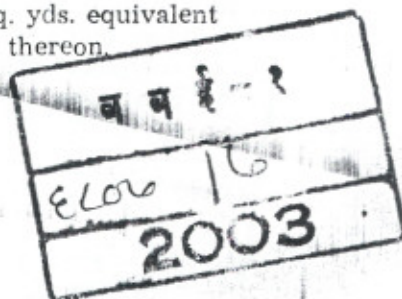
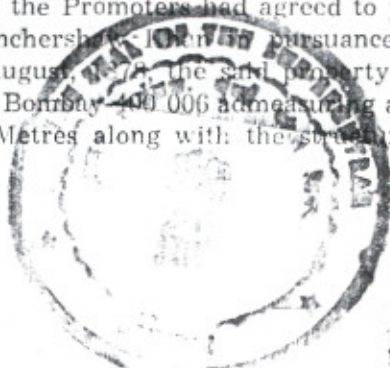
Certified that under Section 41 of the Bombay
Stamp Act 1899 that the proper Stamp duty
Rs. 13490/- Thirteen thousand four hundred
have been paid in respect of the instrument. *Ninety only*

[Signature]
Collector & Dy. I.G.R. Mumbai.
Subject to the provision of Section 53 A.



In or about the month of July, 1978 it was proposed to the Promoters by some friends that they should form a co-operative Society to acquire residential flats and shops alongwith parking spaces in some very good residential locality in Bombay The said work was handed over to the Promoters Shri Sudhir Shantikumar Majithia and Shri Gautamchand Ratanlal Jain (hereinafter referred to as "the Promoters"). The Promoters thereafter negotiated with Shri Khurshedcher Manchershaw Khan in respect of the property situate at Doongurshi Road, Walkeshwar, Bombay-400 006, admeasuring about 1319 sq. yds. equivalent to 1102 sq. metres along with the structures standing thereon.

The said Shri Sudhir Shantikumar Majithia and Shri Gautamchand Ratanlal Jain the Promoters had agreed to purchase from one Mr. Khurshedcher Manchershaw Khan in pursuance of the agreement for sale dated 23th August 1978 the said property situate at Doongurshi Road, Walkeshwar, Bombay-400 006 admeasuring about 1319 sq. yds. equivalent to 1102 Sq. Metres along with the structures standing thereon.



The Chief Promoter Shri Sudhir Shantikumar Majithia has obtained the Valuation Report of the Architects M/s. Karani & Sanghoi to the effect that the price of Rs. 21,50,000/- (Rupees Twenty-one lakhs and fifty thousand only) is a fair market value of the property alongwith the Structures standing thereon

The Vendor applied to the Competent Authority for permission under Section 27(2) of the Urban Land (Ceiling & Regulation) Act, 1976 for transfer of the above property in favour of the proposed Society. By his order dated 6th January, 1979 the Competent Authority permitted Shri Khurshedcher Manchershaw Khan to transfer the said property ademeasuring about 1319 sq.yds. equivalent to 1102 sq.mts. to Teenbatti Premises Co-operative Society Ltd. The Vendor also applied to the Competent Authority for permission under Section 22 of the Urban Land (Ceiling & Regulation) Act, 1976 for redevelopment of the above property. By his order dated 14th February, 1979 the Competent Authority has given the permission for redevelopment of the above property.

Teenbatti Premises Co-operative Society Ltd. was registered under Maharashtra Co-operative Society Act, 1960 under Registration No. BOM/GEN/1236 of 1979 on 15th February, 1979.

The title of the property has been certified by the Advocates & solicitors of Teenbatti Premises Co-operative Society Ltd. M/s. Ambubhai & Diwanji (a copy of the Certificate of title is attached herewith).

The conveyance in favour of Teenbatti Premises Co-operative Society Ltd. is executed by the Vendor on the 20th February, 1979.

The secretary has been authorised and empowered by Teenbatti Premises Co-operative Society Ltd. (hereinafter referred to as "the Society") for and on its behalf to invite membership, to allot flats, shops, parking spaces etc., to receive payments, to make payments, to invite tenders for demolition contract so as to demolish the existing structures, to appoint staff and to do any other acts, deeds and things necessary for and incidental to the completion of sale and for betterment of title in favour of the society and to construct building or buildings on the said property. The society has appointed M/s. Karani and Sanghoi as Architects of the society. The society got prepared through M/s. Karani & Sanghoi, the society's Architects, the tentative plans for proposed construction of the new building consisting of ground and seven upper floors, ground floor admeasuring approximately 1895 sq.ft. built-area (i.e. the plinth area) each floor admeasuring approximately 2180 sq.ft. of built-up area (i.e. the plinth area).

If necessary, the Society shall be entitled to change or modify the plans as it may think fit and proper through the society's Architects M/s. Karani & Sanghoi. Such plans shall be prepared or changed or modified and got them sanctioned for the building or buildings to be constructed on the said property by M/s. Karani & Sanghoi, Architects for whatsoever user which may be sanctioned and/or permitted by the

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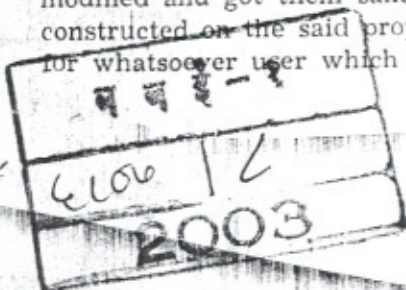
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Municipal Corporation of Greater Bombay and/or the Competent Authority and/or Government Authority or Authorities. Such portion or portions of the building or buildings to be constructed on the said property shall be allotted for such user by the society to any person of its choice.

After demolition of the existing structure, construction of the new building proposed on the said property will be commenced according to the plans and users which will be sanctioned by the Municipal Corporation of Greater Bombay. According to the tentative scheme given by M/s. Karani & Sanghoi, the society's Architects, there will be ground and seven upper floors consisting of shops on the ground floor and four flats on each floor. The area of shops on ground floor is as under.

174 sq.ft., 493 sq.ft., 221 sq.ft., 305.5 sq.ft., 436 sq.ft. and 265.5 sq.ft. respectively.

The area of the flat on each floor is as under:

661 465 479 583

448 sq.ft., 448 sq.ft., 648 sq.ft. and 628 sq.ft. respectively. There will be total 26 parking spaces of which 19 will be on the lower ground and 7 parking spaces will be in the compound. Therefore one car parking space will be allotted to each member per flat.

The total built-up area of the building will be approximately 17161 sq.ft. including balcony area. The estimated cost of construction inclusive of lifts, supervision costs, Architect's fees, Water charges, Municipal Taxes and other costs is expected to be Rs. 14,71,700/-. Therefore the total cost is expected to be as under:

1. Purchase price of the property i.e. land value including brokerage....

Rs. 21,50,000/-

2. Construction cost of the building including water charges municipal-taxes, Architects fees and other costs.....

Rs. 14,71,700/-

TOTAL COSTS.... Rs. 36,21,700

The said estimated total cost of Rs. 36,21,700/- will have to be divided on the total area of 17161 sq.ft. of the built-up area comprising of 1895 sq. ft. of built-up area of Shops and 15,266 sq. ft. of built-up area of flats.

It was decided by the society that the member who will be allotted shop on the ground floor will have to pay one and half time the cost of

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residential flat per sq. ft. of the built-up area comes to Rs. 200/- per sq.ft. of the built-up area and the cost for the shop which will be allotted to the members comes to Rs. 300/- per sq.ft. of the built-up area.

Therefore the total cost of Rs. 36,21,700/- will be contributed by the members who will be allotted residential flats and shops shall be as under :

a) Total area of the residential flats admeasuring 15266 sq.ft. of built-up area at the rate of Rs. 200/- per sq.ft. of the built-up area..... Rs. 30,53,200

b) Total area of the shops on the ground floor admeasuring 1895 sq.ft. of built-up area at the rate of Rs. 300/- per sq.ft. of built-up area..... Rs. 5,68,500

Total Cost. Rs. 36,21,700

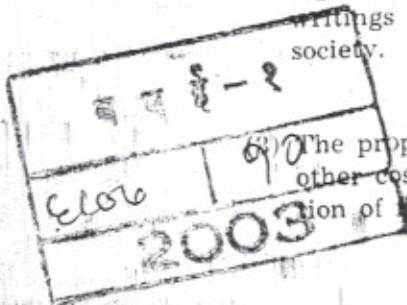


The building to be constructed on behalf of the society will always and forever be known as "SHIVAM".

The construction contract for putting up the building, including all the materials and other contracts will be given to the building contractor and other contractors after taking quotations for the same as per the plans and specifications, prepared by the society's Architects, Messrs. Karani and Sanghoi.

Each Member will have to pay and contribute towards the cost of the Flat/parking space/shop to be acquired by him/her/them in the proposed building and other amounts as mentioned hereunder:

- (1) Rs. 251/- towards entrance fee and share money payable along with the Membership Application Form.
- (2) Rs. 2000/- towards legal costs including charges for formation and registration of the society and also for other legal documents and writings including conveyance of the property in favour of the society.



The proportionate cost of land, costs of construction and all other costs will be borne and paid by the members for acquisition of flat and parking space in the following manner:

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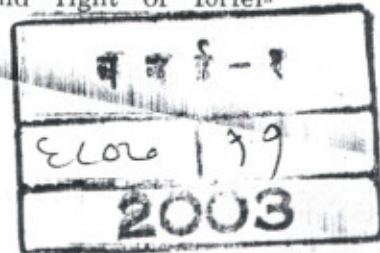
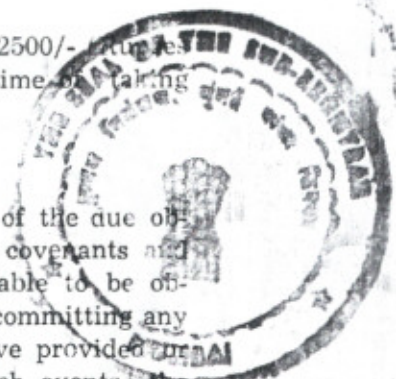
(a) At the time of admission as member of the Society for allotment of Flat/shop	Rs. 58,300/-
(b) On casting of the First Slab	Rs. 6,450/-
(c) On casting of the Second Slab..	Rs. 6,450/-
(d) On casting of the Third Slab..	Rs. 6,450/-
(e) On casting of the Fourth Slab..	Rs. 6,450/-
(f) On casting of the Fifth slab.	Rs. 6,450/-
(g) On casting of the Sixth Slab.	Rs. 6,450/-
(h) On casting of the Seventh Slab.	Rs. 6,450/-
(i) On casting of the Eighth Slab	Rs. 6,450/-
(j) At the time of possession	Rs. 6,700/-

Total.. Rs. 1,16,600/-

Each member will have to bear and pay proportionate share in stamp duty and registration charges if any of the conveyance in favour of the society.

Each Member will have to pay security deposit of Rs. 2500/- (Two thousand five hundred only) to the society at the time of taking possession of the flat/shop.

In the event of any member committing any default of the due observance and/or performance of the terms and conditions covenants and obligations herein contained and on his/her/their part liable to be observed and performed and/or in the event of any member committing any default in payment of any instalment due as hereinabove provided, then in any of such events the society shall without prejudice to all its other rights and remedies, be entitled to forfeit all moneys paid by such member or members so defaulting (till the date of such default) and to cancel the allotment of such flat shop or to the member or members so defaulting and to reallocate the flat or shop to any other person or persons as the society may consider fit and proper without prejudice to the aforesaid right of forfei-



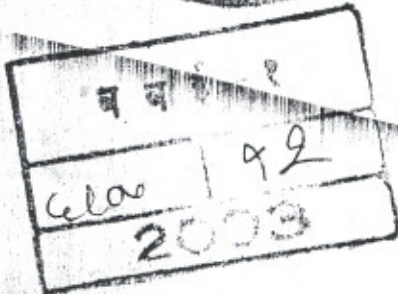
ture cancellation and re-allotment, the society may in its absolute discretion (though not bound) extend and allow the time for payment of any amount on request of such member or members in writing upon such terms and conditions as it may think fit and proper including interest for delay or default calculated at the rate of 18 per cent per annum on such amount from the date of default until payment thereof.

The Architects of the Society are M/s. Karani and Sanghoi.

The Advocates and Solicitors of the Society are M/s. Ambubhai & Diwanji.

The Tentative plan of the flat/Shop/No. 3 allotted to the member and admeasuring approximately 583 sq.ft. of the plinth are on the seventh floor and marked in red coloured boundary line is attached herewith.

W.S.M.
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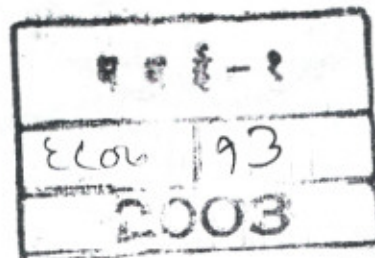


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LIST OF AMENITIES IN FLATS:

1. Two Passenger Lifts.
2. Concealed wiring as per ISI specification.
3. Switches, plugs and fittings of high quality.
4. Main door with a push button bell.
5. Concealed water pipe lines.
6. Fancy taps and cocks.
7. Provision for Hot/cold running water in all bathrooms.
8. A mirror & Washbasin in each flat.
9. Flooring and dado upto door height of white glazed tiles in each bathroom and upto 3'-0" in W.C.
10. Marble mosaic tiles in all rooms.
11. Cooking platform top finished with marble and a sink in kitchen with 2' glazed tiles dado.



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MARKETABLE TITLE CERTIFICATE

TO ALL TO WHOM IT MAY CONCERN:

Re : Property situate at Dongursey Road, Bomaby, bearing Cadastral Survey No. 176 of Malabar and Cumballa Hill division belonging to Mr. K. M. Khan.

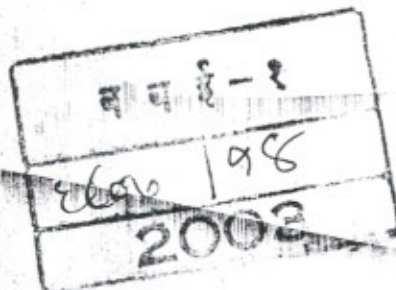
We have investigated the title of Mr. K.M. Khan to the above property and, in our opinion, the title of Mr. K. M. Khan to the above property is clear, marketable and free from incumbrances.

Bombay, dated this 24th day of January, 1979.

Sd-

M/s. AMBUBHAI & DIWANJI,
Advocates & Solicitors.

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THE SCHEDULE OF THE PROPERTY

ALL THAT piece or parcel of land of the pension and tax now redeemed containing by admeasurement One thousand three hundred and nineteen square yards equal to One thousand one hundred and two square metres or thereabouts and registered by the collector of land Revenue along with other land belonging to Shirinbai widow of Manchershaw Framji Khan under old No. 303 and New Nos. 2062 and A/2061, old survey Nos. part of 18 and part of 20, New survey Nos. part of 7248 and 2/7249, cadastral survey No. 176 of Malabar Hill and Cumbalis Hill Division together with the messuages tenements or building standing thereon assessed by the Municipal Corporation of Greater Bombay under D ward No. 313 (S), street No. 198A all which premises are situated at and on the North side of Walkeshwar Road at Bombay in the Registration Sub-District and District of Bombay city and Bombay Suburban and are bounded on or towards the North by the Doongurshi Road, on or towards the South and East by the property of Shirinbai Mancherji Khan and on or towards the West by the property of Daulatchand and Sitapchand Amichand.

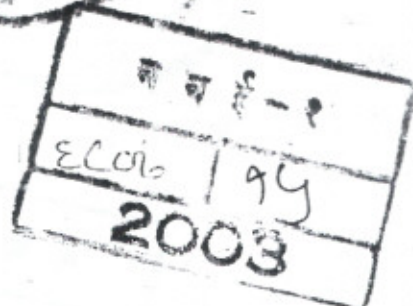
bearing Cadastral
division belonging

to the above pro-
to the above pro-

Sd-

BHAI & DIWANJI,
vocates & Solicitors.

Partner.



AGREEMENT

I/We, ARUNKUMAR CHINANKAL SHAH
10, Rajhans, Durgeshi Road,
Walthamstow, Bombay 400 006.

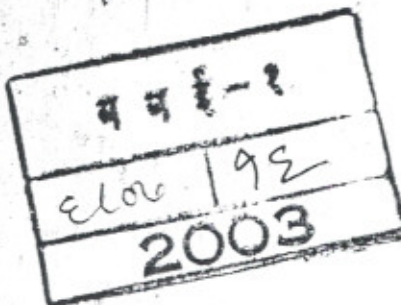
do hereby confirm to have (1) read with above carefully, (2) seen and examined the sanctioned plans of the building to be constructed on the said property, (3) seen and examined all the documents and writings in connection with the said property including conveyance dated 22nd February, 1979 executed by Mr. Khurshedcher Machershaw Khan, (4) agreed to all the matters and terms and conditions set out herein (5) bound myself/ourselves with the rules, regulations and bye-laws of the Society and (6) agreed to make the payments to be paid to the Society as mentioned hereinabove at the time specified to be made by myself/ourselves (time being the essence of the Contract).

Dated this 20th day of October, 1979.

For TEENBATTI PREMISES
 CO-OP. SOC. LTD.

MEMBERS' SIGNATURE.

A. C. Shah



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Date: 20/10/83

The Hon. Secretary,
Teenbatti Premises Co-op. Soc. Ltd.,
Shivam,
176 Doonghurshi Road,
Malabar Hill,
BOMBAY 400 006.

Dear Sir,

Re: Allotment of Flat/Shop No. 3 admeasuring approx. 583 sq.ft. of the built up area on 1st floor in the Society's building 'Shivam' situate at 176, Doonghurshi Road, BOMBAY 400 006.

I/We, the undersigned, the member/s of the Society do hereby agree and confirm that:

1. I/We have on this 20th day of October, 1983 accepted from the Society the vacant and peaceful possession of the above premises, in accordance with the Agreement of Allotment, entirely in good condition, in every respect, for my/our own bonafide use and occupation.
2. I/We have inspected and examined the building in question as also the above premises and have found no complaint of any nature and description whatsoever either in respect of the construction done or the amenities provided or in the electrical/plumbing works done or in such items provided/installed or in respect of any other work done therein.
3. I/We agree and undertake to pay all monthly outgoings such as Municipal Taxes, Lease-Rent, water charges, insurance charges, etc. and also increases therein from time to time and at all times with effect from expiry of seven days of receipt of letter offering possession to me/us.
4. I/We agree to abide by all the obligations and covenants as provided and embodied in the Agreement of Allotment or otherwise applicable to all the occupants in the above property as also agree to abide by the Bye-laws and rules and regulations of the Society.

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Head

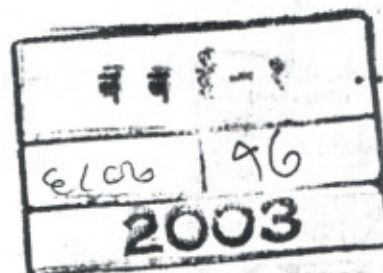
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BERS' SIGNATURE.

A. C. Shah



5. I/We agree that neither I/We myself/ourselves nor my/our employees or servants or representatives or any one in the premises shall do or create or cause to create any nuisance, annoyance, disturbance, hindrance to neighbours or anyone else in the property and will not use the premises for any illegal and unauthorised purpose.

6. I/We agree that I/we will not make any change or alterations or additions whatsoever in the above premises and will not spoil or damage the elevation or any common passage/s or any common portion/s of the property or any external wall/s of the property.

7. I/We have received the keys bearing No. _____ in duplicate in respect of the above premises.

Bombay, dated this 20th day of October, 1983.

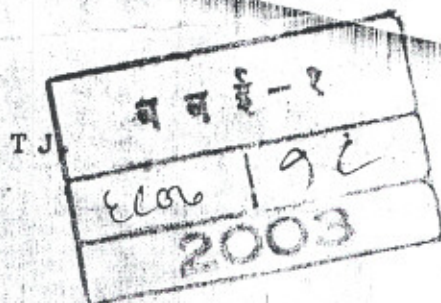
Yours truly,

A. C. Shal

Signature of Member/s.

Name : Arun Chimanlal Shal

Address : 10, Poptans Doongarch. Rd
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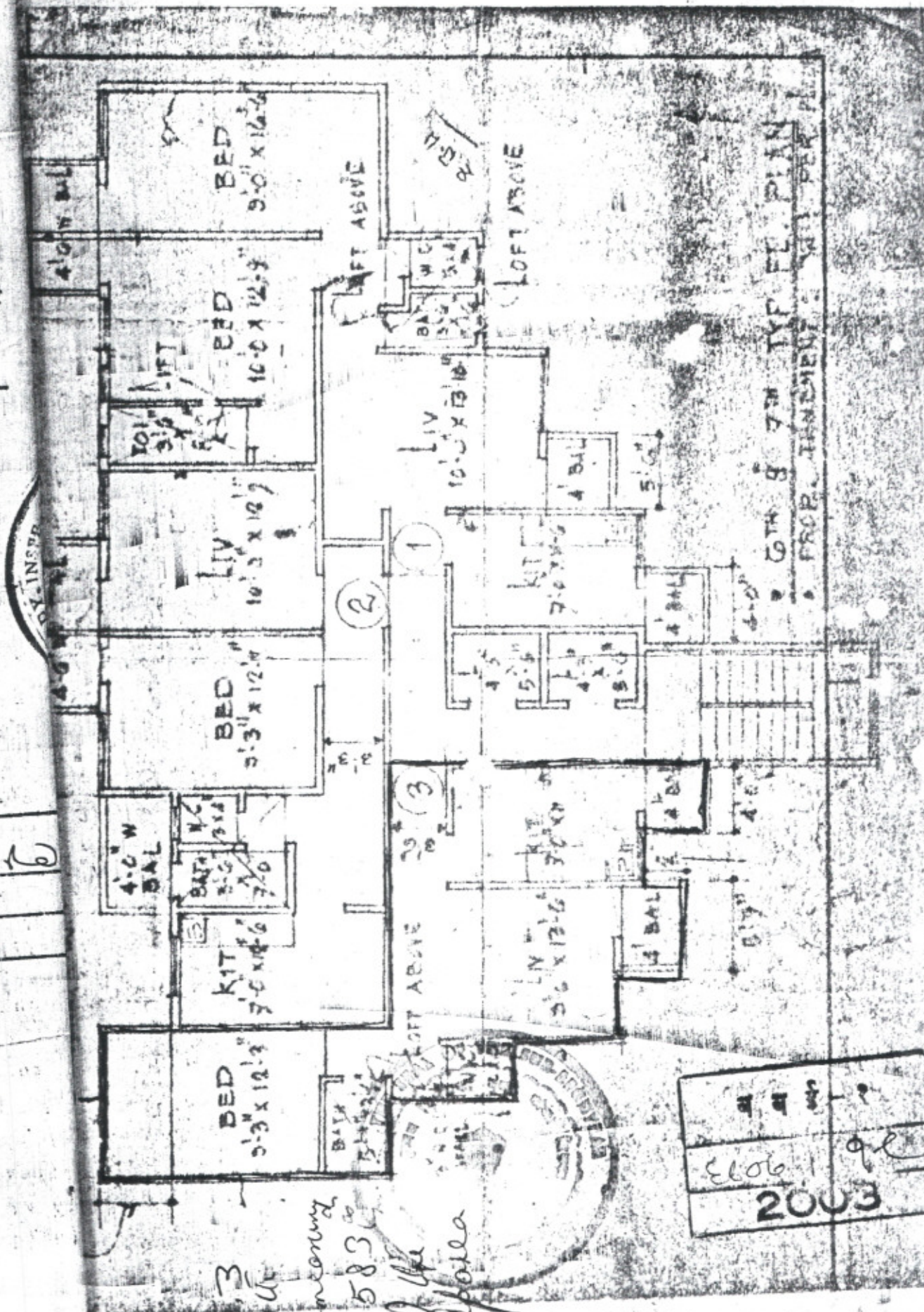
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Flat No. 3
on the 7th
floor adjoining
apart. 583
S.E. of the
Hunt House

W. S. Knight
A. C. Sme