



Monday, September 06, 2004

2:13:11 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

दस्तावेजाचा अनुक्रमांक

वदर7-1422-2002

पावती क्र. : 5225

गावाचे नाव भांडुप

दिनांक 06/09/2004

अर्जाचा अनुक्रमांक

वदर7 - 02354

दस्ता वेजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: प्रमिला चंद्रकांत गावडे

नकला व जापने

:-

5.00

एकूण

रु.

5.00


दुय्यम निंबधक
कुर्ला 2 (विक्रोळी)

प्रावती क्र.

२२१००

नोंदणी ३९ म.
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक २१/१०/०० सन २०

दस्तावेजाचा प्रकार-

शोध

सादर करणाराचे नाव-

श्री. व्यंजल देवदास बाळराव

खालीलप्रमाणे फी मिळाली:-

- नोंदणी फी
- नक्कल फी (फोलिओ)
- पृष्ठांकनाची नक्कल फी
- टपालखर्च
- नकला किंवा जापने (कलम ६४ ते ६७)
- शोध किंवा निरीक्षण
- दंड-कलम २५ अन्वये
- कलम ३४ अन्वये
- प्रमाणित नकला (कलम ५७) (फोलिओ)
- इतर फी (मागील पानावरील) बाब क्र.

२००२-००

३०००

कुल

लिहिलेला माली

२२/१०/००

र.	वे.
५५	-
५५	-

एकूण

दस्तावेज

नक्कल

नोंदणीकृत डाकेने पाठवली जाईल.
रोजी तयार होईल व

या कायदेशीर देण्यात येईल.

दुय्यम विबंधक.

सह. नोंदणीकृत डाकेने पाठवावा. कुर्ला-१

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा. मुंबई जिल्हा.

मुंबई

सादरकर्ता



दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

दस्तक्रमांक व वर्ष: 1422/2002

Monday, September 06, 2004

2:12:00 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : भांडुप

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 520,000.00
बा.भा. रु. 587,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 128 पैकी सिटिएस क्र.: 44 पैकी वर्णन: फ्लॅट नं डी/201, 2 रा मजला, न्यू साईनाथ अपार्ट. सोसा.
- (3) क्षेत्रफळ (1) 395 चौ फूट बिल्ट अप
- (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) कबरी सुभाष घोष - ; घर/फ्लॅट नं: डी/201, न्यू साईनाथ अपार्ट. सोसा. टेंभीपाडा रोड, भांडुप प मुं 78; 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) प्रमिला चंद्रकांत गावडे - ; घर/फ्लॅट नं: डी/403, साईनाथ अपार्ट, टी पी रोड, भांडुप प मुं 78; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
(2) कविता हेमचंद्र गावडे - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 11/03/2002
- (8) नोंदणीचा 13/03/2002
- (9) अनुक्रमांक, खंड व पृष्ठ 1422 /2002
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 14000.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 5880.00
- (12) शेरा

खरी प्रत

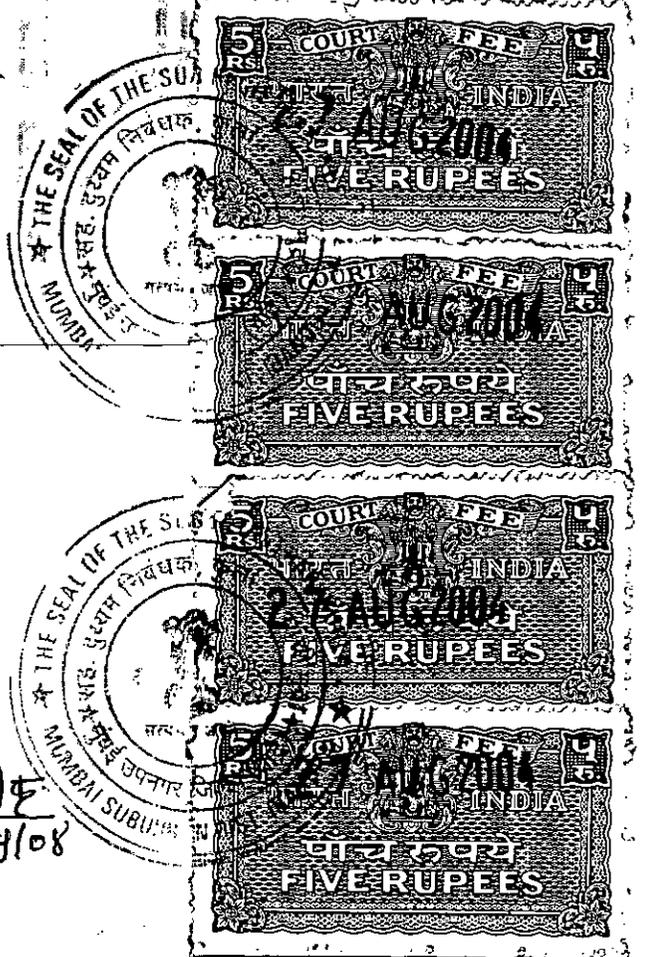
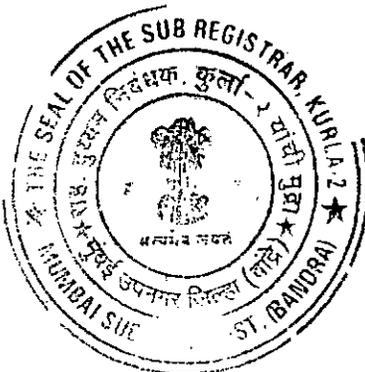
श्री लिहिळा
श्री वाचला
श्री रुजवात घेतली

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.

सती नयना भांडुकी

ना स्थाने वा. ६/११/०८
पानुसाह नरकर विद्वांस पावतीक
बहीर: ६/११/०८ ५२२५/०८

सह. दुय्यम निबंधक, कुर्ला-२
मुंबई उपनगर जिल्हा.



of 14000/- of fifteen thousand only

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/001

भारत STAMP DUTY
INDIA
Rs. ≈ 0014000
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HEIRID
SPECIAL ADHESIVE
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गुरु

बदर-७
दस्त क्र. नां. क. (१०२२/२००२)
१/१३



DEED OF SALE-CUM-TRANSFER

THIS DEED is made and entered into at Mumbai, this 11 th day of March 2002, (in the Christian Year Two Thousand Two) BETWEEN **MRS. KABARI SUBHAS GHOSH**, Hindu adult, Indian Inhabitant of Mumbai, presently residing at Flat No. D/201, New Sainath Apartments Co. Op. Hsg. Soc. Ltd, 2nd Floor, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, hereinafter referred to as the "Vendor/Transferor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns etc) Of One Part/First Part,

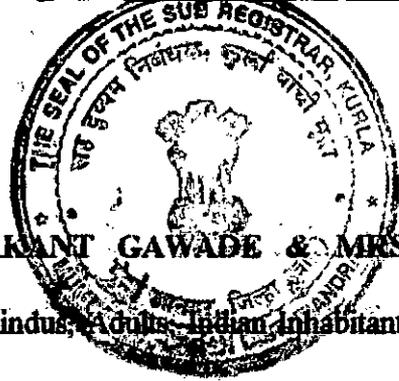
Kabari Ghosh

श्री. प्रमिला चं गावडे
Pranavade

प्रदर-७

दस्त क्रमांक (४२२/२००२)

२/९३



AND MRS. PRAMILA CHANDRAKANT GAWADE & MRS.

KAVITA HEMCHANDRA GAWADE, both Hindus, Adults, Indian Inhabitants of Mumbai, residing at D/403, Sainath Apt, T.P Road, Bhandup (W), Mumbai - 400 078 hereinafter referred to as the "Purchasers/Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns etc.) of the Other Part/ Second Part:

AND WHEREAS the Transferor is fully seized and possessed of and or otherwise well and sufficiently entitled to a Flat being Flat No. D/201, adm. About 395 Sq. Feet Built Up Area situate in the building known as New Sainath Apartments Co. Op. Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, (hereinafter referred to as the "said Flat") as the lawful owner/occupier thereof.

AND WHEREAS the Transferor is a Member of the New Sainath Apartments Co. Op Hsg. Soc. Ltd, situated at Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, bearing Reg. No. BOM/WS/HSG/TC 2569 OF 1987-88 (hereinafter called "the said society")

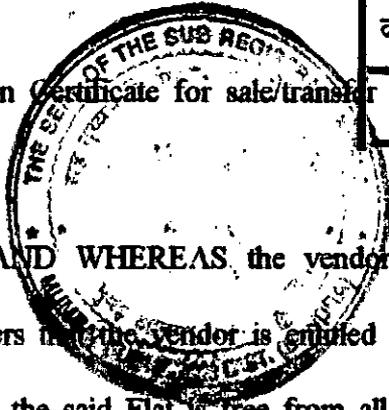
AND WHEREAS, the Transferor being member in respect of the said Flat No. D/201, situate on the 2nd Floor, adm. about 395 Sq. Feet Built Up, in New Sainath Apartments Co. Op Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, having 5 Shares of Rs.50 each bearing distinctive numbers from 351 to 355 vide certificate number 071.

AND WHEREAS the VENDOR/TRANSFEROR herein has represented & assured the purchasers that the VENDOR/TRANSFEROR has received No

Kaveri Gosh

मै. प्रमिला च. गावडे
Pravara

9
/2002)
Objection Certificate for sale/transfer of the said Flat and shares from the said society.



बदर-७
दस्त क्रमांक (१०२२/२००२)
९/९३

AND WHEREAS the vendor herein has represented and assured the purchasers that the vendor is entitled to the said Flat as absolute owner thereof and that the said Flat is free from all encumbrances, loans, charges, mortgages, lispendenses, etc. and the VENDOR/TRANSFEROR has further represented that the title of the vendor to the said Flat & said shares is clear, marketable and free from any debts and that there are no suits, litigations, civil or criminal or any other proceedings personally affecting the vendor in attachments or prohibitory orders as against or affecting the said Flat & shares before transfer or after judgement. The vendor has not received any notice either from the Government or Semi Government regarding any of the proceedings in respect of the said Flat and the Vendor/Transferor is not restricted either in the Income Tax Act or under the Maharashtra Land Revenue Code from selling & disposing off the said Flat & said shares or any part thereof.

AND WHEREAS the vendor herein has further represented and assured the purchasers that She is entitled to sell and transfer the said Flat & said shares including furniture and fixture and other facilities/Amenities and other hereto before used and enjoyed by the Transferor in the said society together with the right, title and interest, benefits and privileges under the title deeds thereof including the agreement under which the vendor has Purchased the said Flat to the purchasers, herein without any obstacles, or impediments in the law or otherwise whatsoever nature and that the vendor is entitled to the consideration amount on the sale of said Flat No. D/201,.

Kaveri Ghosh

श्री. प्रमिला व. गावडे
Shewale

बदर-७

दस्त क्रमांक (१०२२/२००२)

२/१३



AND WHEREAS ~~the TRANSFEREES/PURCHASERS~~ have agreed to purchase & acquire the said Flat & said shares together with the furniture, and other facilities/amenities hereto before used and enjoyed by the Transferor in the said society from the TRANSFEROR/VENDOR, relying on the correctness of said information and representation made by the Transferor.

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that the said Flat & the said shares are free from all encumbrances.

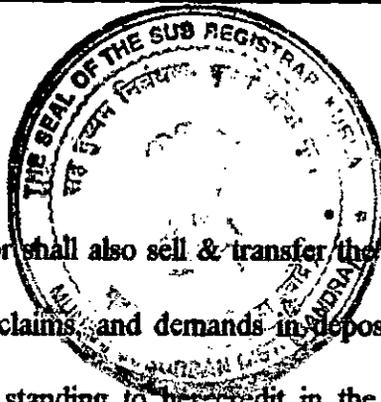
AND WHEREAS the party of the FIRST PART has agreed to sell, transfer & assign all her right, title and interest in respect of Flat No. D/201,, Adm. About 395 Sq. Feet Built up Area lying and situated at New Sainath Apartments Co. Op Hsg. Soc. Ltd. Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, to the Second Party and the Second Party i.e. "PURCHASERS/TRANSFEREES" have agreed to acquire the within mentioned Flat together with the Interest in 5 Shares as mentioned above.

NOW THIS AGREEMENT IS WITNESSETH AS UNDER: -

1. The Party of the FIRST PART i.e. Vendor/Owner/Transferor hereby agrees to sell, transfer & assign to the Party of the Second Part i.e. Purchasers/Transferees and the Second Party hereby agree to Purchase & acquire the right, title and interest of the Party of the FIRST PART in respect of the within mentioned Flat No. D/201, situate on the Second Floor of New Sainath Apartments Co. Op. Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, for the consideration of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand only).

Kaveri Ghosh

श्री. अमिला चं. जावडे.
Ameela



2. The Transferor shall also sell & transfer the said 5 shares and all her right, title, interest, claims, and demands in deposit, sinking fund, dividend and other amount standing to her credit in the books of the Society for the consideration mentioned as above.

बदर-७
दस्त क्रमांक (१२२/२००२)
५/१३

3. The Party of the SECOND PART have paid to the Party of the FIRST PART a sum of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand Only) being the full and final consideration of aforesaid Flat & Shares. The Payment and Receipt whereof the Transferor does hereby admit and acknowledge and have from the same and every part thereof does hereby acquire release and discharge the Transferees forever.

4. On the execution hereof the Transferor has delivered to the Transferees the said share certificate along with transfer forms duly signed by the Transferor so as to enable to the Transferees to get the same transferred to their names in the Register and Records of the said Society.

5. On the execution hereof and in pursuance of the said Agreement and the said consideration of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand Only) paid by the transferees to the Transferor as aforesaid, Transferor has delivered the vacant, peaceful & exclusive possession of the said flat to the transferees.

6. The Transferor shall pay all charges including all dues of the society payable till the date of execution of this agreement and further agree to indemnify the Transferees from and against all claims, demands and proceedings for non-payment thereof.

Kaveri Ghosh

श्री. प्रमिला चं. गावडे,
Pravara



7. On the execution thereof the Transferor will apply to Managing Committee of the said Society for the transfer of the said shares and said Flat to the names of the Transferees. The Transfer fees and other fees if any required to be paid to the Society shall be borne and paid by the parties as agreed.

बिल-१९
दस्त क्रमांक (१४२२/२००२)
९/१३

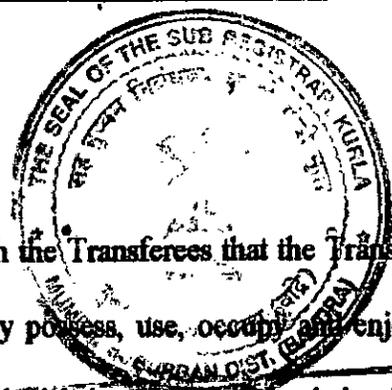
8. The Transferees hereby agree to become the members of the said Society and do hereby covenant with the Transferor that they will abide by the Rules, Regulations and Bye-laws of the said Society on admission as members thereof and hereby undertake to pay and discharge all calls, demands, contributions and dues which the said Society may hereafter make in respect of the said Flat.

9. The Transferor does hereby covenant with the Transferees that not withstanding any act, deed, matter or thing whatsoever done by the Transferor or by any person or persons lawfully or equitably claiming by, from, through under or, in trust made, committed, omitted or willingly suffered to the contrary the Transferor now has in himself good right, full power and absolute authority to sell transfer and assign the said Flat & Shares to the Transferees in the manner aforesaid.

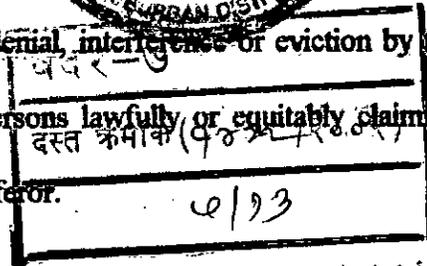
10. The Transferor hereby covenants with the Transferees that the said Flat hereby agreed to be sold is free from all encumbrances and any nature whatsoever and that no person has any claim in or upon the said Flat or any part thereof by way of sale, exchange, mortgage, charge, gift, trust, inheritance maintenance possession lease, Leasement/ casement or otherwise howsoever.

Kaveri Ghosh

सौ. जमिना - बंगवडे
Bhewade



11. The Transferor hereby covenants with the Transferees that the Transferees shall henceforth quietly and peacefully possess, use, occupy and enjoy the said Flat without any let, hindrance, denial, interference or eviction by the Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Transferor.



12. The Transferor hereby covenants with the Transferees that the Transferor shall from time to time at all times hereafter at the request of the Transferee to execute or cause to be done and executed all acts, deeds, matters, things, conveyance, assurances and writing whatsoever for better further and more perfectly and absolutely getting the said Flat and shares transferred from the name of the Transferor to the names of the Transferees in the Register and Records of the said Society and other concerned authorities.

13. The Purchasers/Transferees shall enjoy the possession of the said flat as per their wish and will as owners thereof and shall be entitled to get the electric meter and other records transferred to their names for which the Vendor/Owner/Transferor has No Objection.

14. The Vendor/Owner/Transferor further states and assures the Purchasers that if any dispute regarding any claim over the said flat arises; the Owner/Vendor/Transferor shall be responsible and face the consequences and shall compensate the purchasers.

15. All costs, charges and expenses including all out of pocket expenses, stamp duty, registration and incidental to these presents and the transfer as aforesaid shall be borne and paid by the parties as agreed.

Kaveri Ghosh

सौ अमिता-पं गावडे
Brenade

बदर-७
दस्ता क्रमांक (१४२२/२००२)
१९३



SCHEDULE OF PROPERTY

Flat bearing No. D/201, adm. about 395 Sq. Feet Built up Area situate on the Second Floor of New Sainath Apartments Co. Op. Hsg. Soc. Limited being constructed on the piece of land bearing C.T.S. No. 44 (part), Survey No.128 (part), lying and situated on the Second Floor of building New Sainath Apartments Co. op Hsg. Soc. Ltd., Bhandup (W), Mumbai - 400 078, Taluka Kurla District Mumbai Suburban Registration falling under the ambit and area of 'S' Ward Part (The Construction of building was and the building was completed in 1972. Building is without elevator/lift

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE ON THE DAY AND YEAR HEREINABOVE WRITTEN.

Signed And Delivered By The }
withinnamed Vendor/Owner/Transferor }
MRS. KABARI SUBHAS GHOSH }
in the presence of *[Signature]* }

Kaveri Ghosh

Signed And Delivered By The }
Withinnamed Purchasers/Transferees }
1. MRS. PRAMILA CHANDRAKANT GAWADE }
2. MRS. KAVITA HEMCHANDRA GAWADE }
in the presence of *[Signature]* }

सौ. प्रमिला चं. गावडे
[Signature]



NEW SAINATH APPARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

REGN. NO. BOM/WS/HSG/TC 2569 OF 1987-88

Tembhi Pada Road, Bhandup (W), Mumbai - 400 078

बदर-७

दस्त क्रमांक (१०२५/२००२)

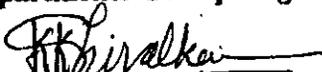
१०/१३

TO WHOMSOEVER IT MAY CONCERN

This is to certify that MRS. KABARI SUBHAS GHOSH is a bonafide member of our society, having Flat No. D/201,, area admeasuring 395 Sq. Feet Built Up, as per the records available with this Society.

This society has "No Objection" if the said Flat No. D/201, is sold to MRS. PRAMILA CHANDRAKANT GAWADE & MRS.KAVITA HEMCHANDRA GAWADE as mentioned in the application dated 8/2/2002 addressed to the secretary of the society, subject to compliance of all the deal formalities. The Construction of Building was completed in 92. Building is without elevator/lift.

For New Sainath Appartments Co-Op.Hsg. Soc. Ltd


Chairman/ Secretary
New Sainath Apartment
Co-op. Hsg. Society


Mem. Secretary

Place : Mumbai

Date : 8/2/2002

NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1987-88)

Survey No. 128 (Part) C. T. S. No 44 (Part), Tembipada Road, Bhandup (West), Mumbai-400 078.

BILL No. 015282	Date	BILL FOR THE MONTH OF <u>November, 2003</u>		Area	Flat No. <u>D/201</u> Shop No.
		Mr / Mrs. <u>Bramila C. Hawde,</u> <u>Kavita H. Hawde.</u>			
PARTICULARS		Rs.	P.	<p style="text-align: center;"><u>N. B.</u></p> <p>1) All the Dues of the month should be paid on or before 15th of the said month, otherwise 18% Interest will be recovered from members.</p> <p>2) Excess Amount Charged if any on the bill will be adjusted in the next month's Bill.</p> <p>Notice : Please take Notice that Rs. _____ mentioned in thir bill (B. F.) is standing due on your Account.</p>	
1) Municipal Taxes		150	-		
2) Water Charges		200	-		
3) Maintenance Charges		150	-		
4) sinking Fund		128	-		
5) Car/ Scooter Parking		-	-		
6) Insurance Premium		-	-		
7) Service Charges		60	-		
8) N. A. Tax		-	-		
9) Additional Charges <u>N.O.C.</u>		68	-		
10) Other's		-	-		
Bill Amount		751	-		
Arrears Payable		-	-		
Interest		-	-		
(Please Pay By Cheque) Grand Total		751	-		

Prepared by

Checked by

Treasurer Hon/Secretary

CO-OPERATIVE NON-PROFIT SOCIETY LTD.
MEMBERSHIP LIST

(Listed in the Annual Report of the Society for the year 1981-82)

1. Name of the Member (in full) 2. Address (in full) 3. Telephone No. (if any) 4. Occupation

Sl. No.	Name of the Member	Address	Telephone No.	Occupation
012588	Mr. P. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired

Sl. No.	Name of the Member	Address	Telephone No.	Occupation
012589	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012590	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012591	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012592	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012593	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012594	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012595	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012596	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012597	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012598	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012599	Mrs. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired
012600	Mr. S. Srinivasan	1/1, Anna Salai, Chennai - 600 002	2211	Retired

NEW SAINATH APARTMENTS CO.OP. HOUSING
SOCIETY LTD. 6

(REGN. NO. BOM (W-S) - HSG - (TS) - 2569 OF 1987-88)

TEMBHI PADA ROAD, BHANDUP (WEST), MUMBAI - 400 078.

Ref. No. 26/2004/05

Date: 26/8/2004

To
smt. Pramila C. Lawde
&
smt. Kavita H. Lawde
New Sainath Apts. Co. Op. Hsg. Society LTD.
D-201, T. P. Road,
Bhandup (W)
Mumbai - 400078.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we as a society - Flat No. D/201, in the name of Pramila C. Lawde & Kavita H. Lawde admeasuring 395 sq. ft. (Built up Area) in the Building known as New Sainath Apartments, Co. Op. Housing Society LTD, by an Agreement dtd. 11/03/2002 are registered with the Registrar of Assurances at Kurla on dtd. 13/03/2002, Mumbai.

This above confirmation made by me is true & correct.


SECRETARY
NEW SAINATH APTS.
CO-OP. HSG, SOCIETY LTD.

7

**NEW SAINATH APARTMENTS CO.OP. HOUSING
SOCIETY LTD.**

(REGN. NO. BOM (W-S)- HSG - (TS) - 2569 OF 1987-88)

TEMBHI PADA ROAD, BHANDUP (WEST), MUMBAI - 400 078.

Ref.No. ~~51-54~~ 55

Date: 27/10

To,

State Bank of Indore
D.N. Road, East; Mumbai - 400001.

Dear Sir,

Re: Flat/Shop No. D/201 Floor No. 2nd

Area sq.ft.

Members Name: Ms. Pramila C. Hawade & Kavita H. Hawade.

Register Folio No. II/26 Share Certificate No. 071 from 351 to 355

The above flat/shop is standing in the name of

Further, we state that

- 1) The title of the land and building is clear and marketable and free from all encumbrances.
- 2) We confirm that we have not borrowed any amount against the land or against the said flat/shop.
- 3) We confirm that there is no arrears of maintenance or any other dues pending payable by the member to society and paid taxes on property to the concerned authority.
- 4) We confirm that the flat/shop is in possession of the Owner/s and not let out and leased out to third party.
- 5) We confirm that we have no objection whatsoever to mortgaging the flat/shop No. D/201 standing in the name of Ms. Pramila C. Hawade & Kavita H. Hawade to S.B. of Indore Branch as security for credit facility extended by the Bank.
- 6) We confirm that we will not permit sale/transfer or alienate or create third party rights or dispose of property referred to above without the written consent of the Bank.
- 7) We confirm that we undertake to mark lien of the Bank on the flat/shop and confirm the same in writing to the Bank and hand over to the bank the share certificate duly transferring the same in the name of purchaser.

Yours faithfully,

For NEW SAINATH APARTMENT CO-OP. HSG. SOC. LTD.

Secretary.



K. S. Ghosh
New Sai math AP.
D/201. 2nd floor.
Ashok Kadenichowk
T. P. Road
Bhendur.

এই অফিসে মোবাইল নম্বর

৯৮৬৫৪৩২১০ - মোবাইল.

এ মোবাইল নম্বর ১০০

৯৮৬৫৪৩২১০ -

Flat D/201

2015/6 5165 -

(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. ११३ म. ई
Gen 113 m.e.

CASE NO. : AMN/5165

COUNTER CODE B

DATE: 20/01/97

RECEIPT NO.: 47

मूळ प्रत
ORIGINAL COPY

(अहस्तातरणीय)
(NOT TRANSFERABLE)



शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place BOMBAY

दिनांक / Date 20/01/97

Received from K. S. GHOSH

यांच्याकडून/

रु. / Rs 2235.00 रुपये / Rupees

Thirty Five Only Two Thousand Two Hundred -

On account of 103-(III)

याकरिता मिळाले

mode of Payment: CASH

रोखपाल य लेखापाल
Cashier or Accountant

20/1/97
(सही / Signature)
(प्रदानास / Designation)

DELIVERED 17 APR 1997

DELIVERED 17 APR 1997

SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1967-88)

Survey No. 128 (Part) C. T. S. No 44 (Part), Tembipada Road, Bhandup (West), Mumbai-400 078.

RECEIPT No. **155** Date: 29/10/2003

RECEIVED From Mr./Mrs. Ramila C. hande & Kavita H. hande -

Flat / Shop No. D/201 the sum of Rupees Seven hundred -
fifty one only.

Cash / Cheque No. 006083 Dated 25/10/2003 of M.D.C.B.R.

as part / full payment of bill No. 15902 Dated 10/2003

Bill amount Rs. 751/-

Received Rs. 751/-

Balance Rs. ---

[Signature]
[Signature]
Treasurer / Secretary

Receipt valid subject to realisation of Cheque

Certificate No. 071

SHARE CERTIFICATE

Register Folio 11/26
No of Shares FIVE

**NEW SAINATH APARTMENTS
CO-OPERATIVE HOUSING SOCIETY LTD.**

Survey No. 128, (Part) C. T. S. No. 44 (Part), Tembi Pada Road,
Bhandup (West) Bombay 400 078.

[Registered under the Bombay Co-operative Societies Act. 1960 (Maharashtra Act. XXIV of 1961)]
Regd No. BOM/WS/Hsg./TC 2569 of 1987-88

AUTHORISED CAPITAL : 6,60,000
DIVIDED IN TO 13200 SHARES OF Rs. 50/-EACH

This is to certify that Shri/Shrimati R. B. TRIBHUWAN. D/201

is the Registered Holder of Five Shares of Rupees fifty each numbered 351
to 355 *inclusive in* **New Sainath Apartments Co-operative Housing
Society Ltd.** *subject to the Bye-laws of the said Society and that there has been paid*
in respects of each of such Shares the sum of Rupees **Two hundred fifty only.**

Given *under the Common Seal of the said Society*
at Bhandup, Bombay-400 078
this day 4th *of* JANUARY, *1988.*

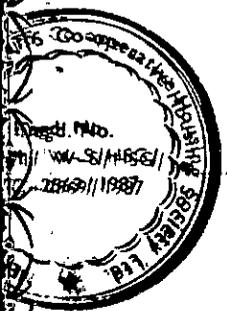
**For and on behalf of
New Sainath Apartment Co-Operative Housing Society Ltd.**

M. Ambekar Chairman

A. A. Dalvi Hon. Gen. Secretary

A. A. Dalvi Member of the
Committee

P. T. O.





क्रमांक 2347

30 NOV 1992

लक्ष्मण न्यायालय, मुंबई

दिनांक

13. D. Kadam

सर्वश्री/श्री/श्रीमती

AN

संज्ञा स्वदेखत मुद्रांक

..... ना विकला.



मुद्रांक

THIS DEED OF TRANSFER AND ASSIGNMENT is made and entered into at Bombay this 17th day of December 1992 B E T W E E N SHRI RAVI BABANRAO TRIBHUWAN of Bombay, Indian Inhabitant, residing at Flat No.D/201, Second Floor, New Sainath Apartment, Co-op. Housing Society Ltd., Tembi Pada Road, Bhandup (West), Bombay-400 078, hereinafter called the "TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the FIRST PART; A N D MRS. KABARI SUBHAS GHOSH of Bombay, adult, Indian Inhabitant, residing at Room No.32, Anant Sagar Chawl, Konkan Nagar, Jangal Mangal Road, Bhandup (W),

(32)

47 20-1-97

Receipt No. *Amn/5165/95/15402*
Date *18/3/97*
GENERAL STAMP OFFICE, Bombay

RECEIVED From *Mrs. Kabari S. Ghash*
the stamp

Duty Rupees *1985 - one thousand nine*
hundred Eighty five

CERTIFIED under the Bombay Stamp Act, 1958, that the proper stamp duty Rupees *1985*

one thousand nine hundred Eighty five
previously and penalty Rupees *250*

has been paid in respect of the instrument.

25 (a)

Kabari S/G
COLLECTOR



- 2 -

Bombay-400 078, hereinafter called the "TRANSFEREE"
(which expression shall unless repugnant to the
context or meaning thereof be deemed to include
her heirs, executors, administrators and assigns)
of the SECOND PART :

WHEREAS the Transferor is a member of
the New Sainath Apartment Co-operative Housing
Society Ltd., a Society Registered under the
Maharashtra Co-operative Societies Act, 1960
under Registered No. BOM/W-S/HSG/T.C./2569 of
1987-88 and the Transferor is holding 5 Shares
of Rs.50/- each of the said Society and as such
members the Transferor is holding and is abso-
lutely seized and possessed of the Flat bearing
Flat No.D/201, Second Floor, in the said
Society's building situate on the piece or

3....

R. Ghosh
Kabari, S. Ghash

parcel of land bearing C.T.S. No.44, 43 and Survey No.128, 129 of Village Kanjur at Tembhi Pada Road, Bhandup (West), Taluka Kurla, District B.S.D. in Greater Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban, which flat is hereafter referred to as the "said Flat";

AND WHEREAS the Transferor has agreed to sell, transfer and assigns all the said shares and all the rights, title, claims and interests of the Transferor in respect of the said Flat and all their right, title, claim and interest under the Agreement dated 23rd day of July 1987 made and entered into Between Shri Lawrence Noronha as the "Seller" and the Transferor herein the Buyers in respect of the said Flat, to the Transferee herein for the consideration of Rs.1,30,000/- (Rupees One Lac Thirty Thousand only) which Transferee has paid to the Transferor on or before the execution of these presents;

AND WHEREAS the Transferee after paying to the Transferor the consideration as hereinafter mentioned, requested the Transferor to execute these presents;

NOW THIS INDENTURE WITNESSETH as under :-



Handwritten signature and name:
Khabari, S. Ghash.

In consideration of the sum of Rs.1,30,000/- (Rupees One Lac Thirty Thousand only) paid by the Transferee to the Transferor on or before the execution of these presents, the payment and receipt whereof the Transferor doth hereby admit and acknowledge, the Transferor doth hereby transfer, assign, sell, convey, release and relinquish UNTO and in favour of the Transferee ABSOLUTELY AND FOREVER, free from encumbrances the said five shares of Rs.50/- each of the said New Sainath Apartment Co-op. Housing Society Limited, Society Registered under the Maharashtra Co-op. Housing Societies Act under Registration No.BOM/W-S/HSG/T.C./2569 of 1987-88 TOGETHER WITH all the right, title, claim and interest of the Transferor of and under and in respect of the said residential flat bearing Flat No.D/201, admeasuring 395 sq.ft. built-up in the said Society's Building situate on ALL THAT piece or parcel of land bearing C.T.S. No.44, 43 and Survey No.128, 129 of Village Kanjur, situate at Tembhi Pada Road, Bhandup (West), Bombay-400 078 in the Registration District and Sub-District of Bombay Suburban, which flat hereinafter referred to as the said flat and is more particularly described in the Schedule hereunder written TOGETHER WITH all the right, title, claim, beneficial interest of the Transferor of and under and in



BBh
Kabani, S, Ghosh

respect of the said Agreement for sell dated 23rd day of July, 1987 made and entered into between the said Shri Lawrence Noronha as the Seller and the Transferor herein as the buyer in respect of the said flat.

The parties hereto shall make the necessary applications to the said New Sainath Apartment Co-operative Housing Society Ltd. for the transfer of the said shares as well as the said flat from the name of the Transferor to the name of the Transferee. The Transferor shall sign all such applications, forms, papers, etc. for the transfer of the said shares and the said flat as hereinafter stated.

The Transferee shall become a member of the said New Sainath Apartment Co-operative Housing Society Ltd., and shall abide by all the rules, regulations, bye-laws etc. of the said Society as may be adopted from time to time.

On the execution of these presents the Transferor has put the Transferee in vacant possession of the said flat. All the maintenance, charge and other outgoings in respect of the said

flat due to the said Society and/or to any other authority till the date hereof shall be borne and paid by the Transferor and thereafter by the Transferee.

It is further agreed by and between the parties hereto that the Transfer fees, if any, is required to be paid to the said Society for the Transfer of the said shares and the said Flat, the same shall be borne and paid by the Transferor and Transferee equally.

The Transferor doth hereby declare that the said Flat is free from all encumbrances whatsoever and the Transferor is the sole and absolute owners of the said flat and the said shares. The Transferor further declares that the said flat and/or the said shares are not in any way affected by any mortgage, charge, loan or by lis-pendence, insolvency, attachment or any prohibitory order from any Court or from any other Authority whatsoever. The Transferor declares that the Transferor has not done anything or caused to be done anything or omitted to do anything whereby or by reason whereof the transfer of the said flat and/or the said shares and/or the Transfer thereof as herein



Abul
Kabari, S. ghashki

contained might be affected in any way and/or the interest of the Transferee created by this Deed might be affected in any way. The Transferor doth hereby agree and undertake to indemnify and keep fully indemnified the Transferee from and against all the costs, charges as also against all losses, expenses, claims, damages, demands etc. if any sustained by the Transferee on account of any act or omission or failure on the part of the Transferor.

IN WITNESS WHEREOF the parties hereto have hereunto signed their respective hands and seal the day and the year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO :

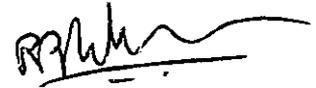
THAT FLAT No.D/201, 2nd floor, New Sainath Apartment Co-operative Housing Society Ltd., admeasuring 395 sq. ft. built-up situated at piece or parcel and land bearing C.T.S. No.44, 43 and Survey No.128, 129 of Village Kanjur, Tembhi Pada Road, Bhandup (West), Taluka Kurla, District B.S.D. in Greater Bombay in the Registration

RECEIVED of and from MRS.)
KABARI SUBHAS GHOSH, the Transferee)
abovenamed, the sum of Rs.1,30,000/-)
(Rupees One Lac Thirty Thousand)
only) being full and final payment)
of the consideration, in respect)
of the Flat No.D/201, 2nd Floor,)
New Sainath Apartment Co-op.)
Housing Society Ltd., Tembhi Pada)
Road, Bhandup (West), Bombay-400 078.) Rs.1,30,000/-

WITNESSES :

I SAY RECEIVED :

1) Sri Subhad Ghosh



(SHRI RAVI BABANRAO TRIBHUVAN)

and

2) ~~श्री. श्री. हि. श्री. 205~~

DATED THIS 17th DAY OF DECEMBER, 1992

B E T W E E N :

SHRI RAVI BABANRAO TRIBHUVAN

... TRANSFEROR

A N D

MRS. KABARI SUBHASH GHOSH

... TRANSFEREE

DEED OF TRANSFER AND ASSIGNMENT

Typed by:

Messrs. R. S. Sapre.

मराठी, गुजराती, हिंदी, & English

Typewriting, Duplicating & Xerox

IBM Typing & Offset Printing,

R. S. Sapre Marg (Picket Road),

Opp.: Small Causes Court,

Bombay: 400 002.

Phone: 31 92 96.

B. D. KADAM,
Advocate, High Court,
C/o. Deep General Stores,
Ganesh Nagar, S.S. Road,
Bhandup (West),
BOMBAY-400 078.

मनुक्रम नंबर पो. 2040/67
 28 तारखेस 2
 3 वाजण्याचे दर्भान सहदुयम नियमक
 प्रवई ४ (वांटे) यांचे कार्यालयात हजम कला

Manual

Registration Fee	-	9-0
Beneficial Copying (folios)	-	9-0
Enrolment	-	7-0
Comparing Fees (Notes)	-	9-0
Filing	-	9-0
Postage	-	99-0
Total Fees	-	902-0

78

Tat-407
 403

Handwritten signature

सहदुयम नियमक, ४, प्रवई (वांटे)
AGREEMENT FOR SALE
 सहदुयम नियमक, ४, प्रवई (वांटे)

ARTICLES OF AGREEMENT made at Bombay this 20th day of August in the Christian Year One Thousand Nine Hundred and Eighty Four BETWEEN Messrs SAINATH CONSTRUCTION COMPANY a partnership Firm doing business as Builders with Office at 6, Abhilasha Apartments, Jangal Mangal Road, Bhandup, Bombay-400 078 hereinafter called "THE BUILDERS" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said Firm M/s. Sainath Construction Company, their Survivors or Survivor, their his/her, heirs, executors administrators and assigns) of The One Part AND Shri/Smt. Dr. Chandrakant Durushottamdas Chavhan of Bombay, Indian Inhabitant, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her, heirs, executors and administrators) of The Other Part.

WHEREAS Shri. Harihar Madan Raut, Smt. Sushila Harihar Raut, Shri Dilip Harihar Raut, Shri Vijay Harihar Raut and Kumari Usha Harihar Raut (hereinafter collectively referred to as The Original Owners) are seized and possess of or otherwise well and sufficiently entitled to a piece of land with the structures thereon, situate at Tembhi Pada Road, Bhandup, Bombay-400 078 and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to as "The said Property")

AND WHEREAS by the Agreement for sale dated 18/19th October 1978 made between the Original Owners (herein called The Vendors) and Shri Bhupatral Ratilal Parekh, the Original Owners agreed to sell to the said Bhupatral Ratilal Parekh and the said Shri Bhupatral Ratilal Parekh agreed to purchase from the Original Owners the said property for the price and on the terms and conditions therein stated.

AND WHEREAS the said property is the subject matter of High Court Suit No. 1363 of 1977 and the Court Receiver has been appointed by the Honourable Court of the said Property in the said Suit.

AND WHEREAS by the Order dated 4th November 1981 made in the said High Court Suit No. 1363 of 1977 in the High Court of Judicature at Bombay the Court Receiver High Court Bombay is directed by the Honourable Court to complete the sale of the said property in favour of the said Shri Bhupatrai Ratilal Parekh or his nominee/s for the price therein mentioned.

AND WHEREAS by the Agreement for Development dated 30th November 1980 made between the said Shri Bhupatrai Ratilal Parekh (therein called The Owner) of the One Part and Builders herein (therein called The Developers) of the other, the Builders agreed to develop the said property for the consideration and on the terms and conditions therein stated.

AND WHEREAS with a view to develop the said property by erecting a building consisting of ground and upper floors after demolishing existing structures therein the Builders got the plan and specifications prepared from the Architects Messrs. Gaitonde Bhavsar & Associates and approved from the Municipal Authorities under No. CE/4287/BPES/A/N dated 7-9-1982.

AND WHEREAS the Builders have taken over possession of the said property for development under the hereinabove recited Agreement for Development and commenced the construction work according to the said plan and specifications approved by the Municipal Authorities

AND WHEREAS the title of the Owners to the land more particularly described in the Schedule hereunder written has been investigated by Shri Kamalakar Dhundiraj Vaidya, B.A., B. Com., LL.B. Advocate High Court who has given to the Builders his Certificate of Title, a copy whereof is hereto annexed and marked EXHIBIT 'A'.

AND WHEREAS the Purchaser has taken inspection of herein recited Agreements, plans, specifications and all the Title Deeds of the Owners and has satisfied himself/herself about the title of the Owners to the land more particularly described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigation of the title of the Owners or to make any requisitions or to raise any objection with regard to any other matters relating thereto.

AND WHEREAS the Purchaser has also taken inspection of all other relevant documents such as the Contracts with Architects and Contractors Sub-Contractors etc., mentioned in the Rules of the Maharashtra Ownership Flats Act and Rules thereunder.

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AND WHEREAS the Builders are entering into separate Agreements in form similar in all respects to this Agreement with several other persons and parties who may agree to take up flats/shops and garages in the same building on Ownership basis on similar terms and conditions as are herein contained except and subject to such modifications as may be necessary or considered desirable or proper by the Builders with a view ultimately that the Purchasers of all the premises in the said building shall form themselves into a Co-Operative Housing Society under the Maharashtra Co-Operative Societies Act 1960, or a Limited Company under the Companies Act 1956 as the case may be.

AND WHEREAS it has been agreed by and between the parties hereto that if one or more of such premises are not taken or acquired by any person other than the Builders at the time when the said building is ready for occupation, the Builders will be deemed to be the Owners thereof until such time as the said remaining premises are agreed to be sold by the Builders to any other person or party as they may deem fit.

AND WHEREAS the Purchaser with full knowledge of the terms and conditions and covenants contained in the said Agreement for sale and other documents referred to hereinabove has agreed to purchase a Flat/Shop/Garage being Flat Shop Garage No. 2/403 on the 4th floor of the said building having total Built-up area of 550 Square feet (hereinafter for the sake of brevity referred to as 'The said Premises,') at the price and upon and subject to the terms and condition more particularly hereinafter appearing.

NOW IT IS HEREBY AGREEMENT BY AND BETWEEN THE PARTIES HERETO as follows :

1) The builders shall construct a building to be known as SAINATH APARTMENT consisting of ground and four upper floors as per the plan, designs and specifications prepared by the Architects Messrs. Gaitonde Bhavsar & Associates and sanctioned by the Municipal Corporation of Greater Bombay in which the Purchaser has approved and has also agreed that the Builders may make such variations therein as may be required to be done by the Government Municipal Corporation of Greater Bombay or any other local authority.

2) The Builders agree to sell and the Purchaser agrees to purchase the said Premises being Flat Shop, Garage No. 2/403 on the 4th floor of the said building as seen and approved by the Purchaser with such variations and modifications as may be necessary as per the plan a copy whereof is hereto annexed and marked Exhibit 'B' at or for the lump sum price of Rs. 1,04,500/- (Rupees one lakh four thousand five hundred only) the Built-up area of the said premises is about 550 Square feet (inclusive of the area of the out side passage in front of the premises. The said premises contain the amenities a list Whereof is hereto annexed and marked Exhibit 'C'.

3) The Purchaser agrees to pay the consideration for the purchase of the said premises as shown below :

- (a) Rs. 10000/- App. 10% of the total cost shall be paid as Earnest Money or a deposit on or before the execution of this Agreement (the payment and receipt whereof the Builders do admit and acknowledge).
- (b) Rs. 10000/- App. 10% of the total cost shall be paid on or before the casting of the first slab.
- (c) Rs. 10000/- App. 10% of the total cost shall be paid on or before the casting of the second slab.
- (d) Rs. 10000/- App. 10% of the total cost shall be paid on or before the casting of the third slab.
- (e) Rs. 10000/- App. 10% of the total cost shall be paid on or before the casting of the fourth slab.
- (f) Rs. 10000/- App. 10% of the total cost shall be paid on or before the casting of the Fifth slab.
- (g) Rs. 10000/- App. 10% of the total cost shall be paid on or before the brick masonry work is completed.
- (h) Rs. 10000/- App. 10% of the total cost shall be paid on or before completion of the plastering work.
- (i) Rs. 10000/- App. 10% of the total cost shall be paid on or before the tiling work is completed.
- (j) Rs. 14500/- App. the balance amount of 10% within 15 days from the date on which a notice is issued to the Purchaser by the Builders offering Possession of the said premises.

4) The Purchaser DDTH covenants with the Builders that the Purchaser shall duly and punctually pay the above mentioned instalments within the period stipulated hereinabove time being the essence of the contract. On failure of payment of any of the said instalments as aforesaid or any breach being committed by the Purchaser of the terms and condition hereinabove mentioned or non-observance thereof this Agreement shall at the option of the Builders Come to an end and all the amounts paid by the Purchaser shall stand forfeited and the Purchaser shall have no claim against the Builders or the said premises.

5) Without prejudice to all other rights under this Agreement and or any law of the Builders the Purchaser shall liable to pay interest at the rate of 15 percent per annum on all amounts Which shall remain due and outstanding after the period of seven days from the date of their becoming due.

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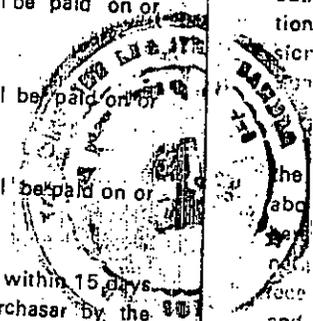
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6) (a) The possession of the said premises shall be given by the Builders to the Purchaser after the said building is ready for use and occupation and the Building Occupation Certificate shall have been obtained from the Municipal Corporation of Greater Bombay or other relevant authority or Body or public Authority Subject to the provisions of Sub-Clauses (B) and (C) hereof, the Builders shall give possession of the said premises to the purchaser on or before 30th June 1985. The Purchaser shall within seven days of the receipt by him of the written Notice from the Builders that the said premises are ready for use and occupation and that the building Occupation Certificate has been obtained, take possession of the said premises.

(b) The Purchaser shall be entitled to take possession of the said premises as contemplated in sub-Clause (a) hereinabove only if he has duly observed and performed all the obligation and stipulations contained in this Agreement and on his part to be observed and performed, and has also duly paid to the Builders all and whatsoever the amounts payable by him under the Agreement.

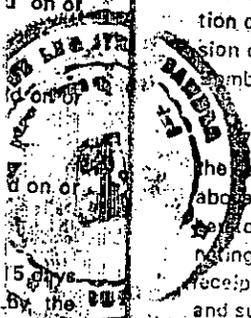
(c) Notwithstanding any thing contained in this Agreement or in this clause the Builders shall not incur any liability if they are unable to deliver premises on or before 30th June 1985 if the completion of the said building is delayed by reason of non-availability of steel or cement or on account of civil commotion riot or any act of God or on account of any notice order rule or notification of the Government and / or any other public body or authority or on account of withholding or delay in the grant of building occupation certificate, water connection and/or any other necessary facilities permission or sanction by the Government, the Municipal Corporation of Greater Bombay and or any such other or similar public body or authority.

(d) If for any reason the Builders are unable or fail to give possession of the said premises to the Purchaser within the time stipulated in clause No. 6 above, or within such extended time as may be agreed between the parties hereto, then the purchaser shall be entitled to give notice to the Builders terminating this Agreement in which event the Builders within four weeks from the receipt of such notice, refund the Purchaser the aforesaid amount of deposit and such further amounts if any that might have been received by the Builders from the Purchaser as instalment in part payment in respect of the said premises with interest at the rate of 9 percent per annum and thereafter neither party shall have any claim against the other in respect of the said premises or arising out of this Agreement.

(e) Upon possession of the said premises being delivered to the purchaser, he shall be entitled for use and occupation on of the said premises and thereafter, he shall have no claim against the Builders as to any defect in any item of work or construction of the said premises.

9) The Purchaser shall after expiry of a period of 15 days after the receipt by the Purchaser of the Notice from the Builders that the said premises are ready for use and occupation be liable to bear and pay all local municipal taxes and charges for the electricity and other services and outgoing payable in respect of the premises as provided in Clause No. 10 hereto.

Recd
[Signature]
[Signature]



Purchaser in the failure being tioned Builders failed premises.

or any of 15 ending

10) Nothing contained in this Agreement shall be construed to confer upon the Purchaser any right title or interest of any kind whatsoever into or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance and or such other document as is necessary to a Limited Company or a Co-operative Society or incorporated body to be formed of the Purchasers of various premises in the said building as hereinafter stated.

11) The purchaser shall have no claim save and except in respect of a particular premises hereby agreed to be acquired by him and that all open spaces, lobbies, stair-cases, terraces ect. will remain the property of the Builders until the whole property is transferred to the proposed Limited Company or a Co-operative Society or an incorporated Body hereinafter mentioned but subject to the rights of the Builders as herein Stated.

12) The Builders shall have the right to make additions, alterations, raise, stories or put additional structures at any time as may be permitted by the municipality and other Competent Authorities. Such additions, alterations, Structures and stories will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the Purchaser hereby consents to the same.

13) Provided that the Builders do not in any way, effect or prejudice the right hereby granted in favour of the purchaser in respect of the premises agreed to be purchased by the purchaser the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, interest in the said land hereditaments and premises and the building construction and hereafter to be constructed thereon.

14) As soon as the building is notified by the Builders as complete each of the premises holders (including purchaser) shall pay the respective balance of the price payable by them within 15 (fifteen) days of such notice served individually or put up at some prominent place in the said building. If any of the premises holders fails to pay the said arrears as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting premises Purchaser to the Builders.

15) Under no circumstances, the purchaser shall be entitled to take possession of the said premises unless and until all payments required to be made under this Agreement by the purchaser have been made to the Builders.

16) The Builders shall in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement herein, will have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

17) The Purchaser from the date of receipt by him of the notice from the Builders to take possession of the said premises regulary pay every month provisional amount of Rs. 100-00 towards the Non-Agricultural Assessment, property taxes of Municipal Corporation of Greater Bombay and all out-goings, expenses and maintenance charges in respect of the said

building The Purchaser has paid this day a sum of Rs. 2751/- (Rupees Two Thousand seven Hundred and fifty one only) (inclusive of Rs. 251/- of the share capital and entrance fee of the Society to be formed) to meet the Charges of non-Agricultural Assessment property taxes till handing over possession of the said premises to the purchaser and all other outgoings, expenses and maintenance charges, cost of bore-well, office room, permanent deposits of water meters electricity meters and charges of forming and registration of the Co-operative Housing Society coming to the share of the said premises.

18) In case any security or other deposit is demanded either by the Municipal Corporation of Greater Bombay or the Maharashtra State Electricity Board for the purpose of giving water, electric connection to the said building or any other deposit demanded by any other local body or Authority, the purchaser shall contribute proportionately as determined by the Builders immediately on notice being given by the Builders to the Purchaser calling upon the Purchaser to contribute towards the security deposit as mentioned above.

19) So long as each premises of the said building shall not be separately assessed for Municipal taxes or water charges, the Purchaser shall pay the proportionate share of the water charges and property taxes assessed on the whole building such proportion will be determined by the Builders on the basis of the area of each premises in the said building.

20) The Purchaser hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the purchaser.

21) The Purchaser shall maintain at his own cost the premises agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws rules and regulations of the Government, Maharashtra State Electricity Board or any other authorities and local bodies as also shall observe and perform the covenants, conditions of the said indenture of conveyance and shall attend and answer and be responsible for all actions, violation of any of the conditions or rules and bye-law and shall observe and perform all the terms and conditions contained in this Agreement

22) The Purchaser hereby covenants with the Builders to pay all the amounts required to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and the covenants to be executed in favour of the Co-Operative Housing Society or incorporated body in respect of the said piece or parcel of land more particularly described in the Schedule hereunder written and the building thereon and to keep the building indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same are to be observed by the Builders.

23) The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or Association of Apartment owners, or Limited Company or Incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application, for registration other papers and documents necessary for the formation and registration of the Society or Limited Company or Association of Apartment owners or an Incorporated Body including the bye-laws of the proposed Society and duly fill in sign and return within ten days of the same being forwarded by the Builders to the Purchaser. No objection shall be taken by the Purchaser if charges or modifications are made in the draft bye-laws as may be required by the Register of Co-operative Societies or other Competent Authority. The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the Builders may require him to do from time to time for safeguarding the interests of the Builders and all other Purchasers of the premises of the said building. Failure to comply with the provisions of these things will render this Agreement ipso-facto to come to an end and the Earnest Money and other monies paid by the Purchasers shall stand forfeited to the Builders.

24) The Purchaser hereby covenants to keep the said premises as well as its all the partition walls, sewers, drains, pipes and appurtenances thereto in good tenable repairs and good condition and in particular, so as to support, Shelter and protect all the parts of the building.

25) The Purchaser shall not let sub-let, sell, transfer, convey, mortgage, charge or in any way, encumber or deal with or dispose off the said flat, assign underlet or part with interest under or the benefit of this Agreement or any part thereof, till all the dues of whatsoever nature owing to the Builders are fully paid and only if the Purchaser has not made any breach or non-compliance of any of the terms and conditions of this Agreement and until he obtains previous consent to do so in writing of the Builders.

26) The Purchaser shall permit the Builders and their Surveyors or agents with or without workmen and others at all reasonable time to enter into and upon the said premises or any part thereof to view, examine the estate and condition thereof and to make good within a reasonable time of giving of such notice in writing by the Builders to the Purchaser any breach or repair required to be effected.

27) The Purchaser shall permit the Builders their Surveyors and their agents with or Without workmen and other at all reasonable time to enter in to and upon the said premises or any Part thereof for the purpose of repairing any part of the building and for the purpose of making, repairing manufacturing, re-building, cleaning Laying and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of laying down maintaining and repairing and testing drainage and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water and/or electricity to the premises in respect whereof the Purchaser or the occupier of any other premises at the case may be shall have made default in paying his share of water charges and electricity charges.

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28) The purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold not for any purpose which may be likely to cause nuisance or annoyance to occupiers of the neighbouring properties nor for any illegal or immoral purposes

29) The purchaser will not at any time demolish the premises or any part thereof agreed to be taken by him, nor will he at any time make or caused to be made any additions or alterations of whatever nature to the said premises or any part thereof. The Purchaser shall not permit the closing of the Verandahs or Pongas or balconies or make any alterations in the elevation and put aside colour scheme of the premises to be acquired by him.

30) After the possession of the premises is handed over to the purchaser if any additions or alterations in or about or relating to the said premises are hereafter required to be carried out by the Government, Municipality or any other Statutory Authority, the same shall be carried out by the purchaser in co-operation with the purchasers of the other premises in the said building at their own costs and the Builders shall not in any manner be liable or responsible for the same.

31) The Purchaser shall not do or permit to be done any other act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof.

32) The purchaser shall not throw dirt, rubbish rags or other refuse or permit the same to be thrown in the compound or in any portion of the building.

33) The said building shall always be known as "SAINATH APARTMENTS" and the name of the Co-operative Society or Limited company or Incorporated body to be formed shall bear the same and this name shall not be changed without the written permission of the builders.

34) After the building is completely ready and fit for occupation and after the Society or limited company or incorporated body is registered and only after all the premises in the said building have been sold and disposed off by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various premises holders the Builders will execute a Deed of Conveyance and or other document in favour of a Co-operative Society Limited Company or an Incorporated body.

35) In the event of the Society or Limited Company or Incorporated body being formed and registered before the sale and disposal by the Builders of all the premises in the said building the powers and authority of the Society so formed or of the Purchaser and other Purchaser of premises in the said building shall be subject to the overall control of the Builders in respect of any of the matters covering the said building the construction and completion thereof and

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all amenities appurtenant to the same and in particular the Builders shall have absolute authority and control as regards any unsold premises of which the Agreements are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.

36) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

37) All letters, receipts and/or notices issued by the Builders despatched under Certificate of posting to the address known to them of the Purchaser will be the sufficient proof of receipt of the same by the Purchaser and shall eventually discharge the Builders. For this purpose, the Purchaser has given the following address :-

Shri/Smt. Dr. Chandrakant P. Chandra
10 Kaushal Durg, S. M. Road
Mumbai (West), Bombay - 400001

38) If the Purchaser neglects, omits or fails in any manner, whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser under the Terms and condition of this Agreement (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and stipulations on his part herein contained or referred to, the Builders shall be entitled to re-enter and resume possession of the said premises and of everything to whatsoever therein contained and this Agreement shall cease and stand terminated and the Earnest Money and other amounts already paid by the Purchaser to the Builders shall stand absolutely forfeited to the Builders and the purchaser shall have no claim for refund or repayment of the said Earnest Money and or the said other amounts already paid by the Purchaser or any part thereof and the Purchaser hereby agrees to forfeit all his rights, title and interest in the said premises and all amounts already paid and in such event, the Purchaser shall be liable to be immediately ejected as trespasser but the right given by this Clause to the Builders shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchaser.

39) The Builders shall be at liberty to sell the Flat/Flats other than that agreed to be sold to the Purchaser to any party who may use the other Flat/Flats for non-residential use in such a manner that is permissible under the Rules of Municipal Corporation of Greater Bombay and agreed upon by the Builders. The Purchaser shall not object to such permissible non-residential user and shall not complain about the same to any authorities.

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40) The said price of the premises is based upon the prices of basic materials of construction viz. Cement, Sand, Metal, Steel, Wood and tiles prevailing in the market as on 1st April 1983. The builders shall be entitled for increase in the said price of the said premises if the price of any of the said materials rises beyond 10% in proportion to the increase in the price.

41) All costs charges and expenses in connection with the formation of the Co-operative Society or Limited Company or incorporated body as well as the costs of preparing, engrossing stamping and registering of the Agreement conveyance deeds, any other document or documents required to be executed by the Builders or by the Purchaser as well as the entire professional costs of the advocate in preparing and approving all such documents shall borne by the Purchaser The amount of such costs charges and expenses payable by the Purchaser shall be paid by the Purchaser to the builders immediately on demand.

42) It is agreed that this Agreement shall be registered with the Sub-Registrar of Assurances at Bombay as required by Maharashtra Ownership Flats Act. The Purchaser lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Builders the Serial Number under which it has been lodged for registration to enable the Builders to appear before the Sub-Registrar and admit execution thereof. The Purchaser is requires to lodge this Agreement for registration within four months from the date hereof.

IN WITNESS WHEREOF the Parties here to have hereunto sat and subscribe their respective hands and Seals the day and year first herein-above mentioned.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground admeasuring 9928 Square Yards equal to 8301 Square Metres or thereabouts of Village Kanjur, Taluke Karla, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District together with the structures standing thereon and having the following details.

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<u>Survey No.</u>	<u>Hissa No.</u>	<u>C.T. S. No.</u>	<u>Area</u> <u>A - G - As.</u>
128	-	44	1 - 14 - 0
129	1	43	0 - 21 - 0
Total			1 - 35 - 0

SIGNED SEALED AND DELIVERED
by the withinnamed BUILDERS
Messrs. SAINATH CONSTRUCTION
CO.

in the presence of By: D. Siva

FOR SAINATH CONSTRUCTION CO.
D. Siva
PARTNER

SIGNED SEALED AND DELIVERED

by the withinnamed BUILDERS
Shri. Dr. Ch. Mahalingam P.
Shri/Smt. Chandam

in the presence of

Chandam
D. Siva

RECEIVED from the Purchaser a
sum of Rs. 10,000/- (Rupees Ten
thousand only only)
as Earnest at stated in clause
No. 3 (a) hereinabove.

..Rs. 10000/-

WE SAY RECEIVED
For SAINATH CONSTRUCTION CO.

D. Siva

PARTNERS

WITNESSES-

1. [Signature]
2. [Signature]

EXHIBIT "C"

BUILDING SPECIFICATIONS, FIXTURES FITTINGS,
AND AMENITIES.

AND AMENITIES.

SPECIFICATIONS

DOORS AND WINDOWS—All the wood work of the Doors and windows shall be from good quality teakwood. The fitting shall be of oxidised iron. The main door shall be provided with Aluminium aldrop and peep hole. A press Button for Bell and Flat Number plate shall be provided on the main door. Iron Grills shall be provided and fixed in the windows frames excluding ventilators and W. C. and Bathroom.

FLOORING :

Flooring of the living room, Balcony, passage and Kitchen of grey cement marble mosaic tiles of good quality with half tile skirting shall also be provided on the walls.

KITCHEN :

The Kitchen shall be provided with raised platform and a built in sink white glazed tiles. The Upper side of the platform shall be fixed with black Cadappa stone with white glazed tiles of 1' above the same.

BATH AND W. C.

The flooring of bath shall be in Tandar stone and 4'-0" dado shall be of white glazed Tiles.

The flooring of W. C. and 2'-0" Dado shall be of white glazed tiles. A wash Basin shall also be provided at a suitable place near the Bath and W. C.

ELECTRICITY :

All wiring shall be of Aluminium as per I. S. I. specifications. All flats shall be provided with lighting and Domestic Main Lines. Each Flat shall be provided with Light point, Fan point and one plug point in the living and bed room, One light point in the passage and one light point for Bath and W. C. There will be one light point in common passage of each floor and one light point in each Kitchen room. One Domestic point near the bath-room. One Hot water Geyser in Bathroom.

PLUMBING WATER SUPPLY ECT.

All the Plumbing work shall be carried out as per plan and rules and regulation of the Bombay Municipal Corporation. The Rainwater and other pipes shall be of A. C. and every first 6'-0" length pipe from the ground shall be cast iron. There shall be underground water tanks provided with booster pumps to lift water to the Overhead storage tanks, to ensure sufficient and regular supply of water. Separate water arrangements shall also be made (if permissible) for miscellaneous use of water such as gardening, vehicle washing, functions etc. Every flat shall have one tap in each kitchen, Bath and W. C. and Wash Basin.

For SAINATH CONSTRUCTION CO.

Sainath Construction Co.
PARTNERS

EXHIBIT-A

Tel. : 5 9 5 2 3 1

Kamalakar D. Vaidya B. A. B. COM. LL. B. Advocate High Court

Akanksha, Sane Guruji Nagar, Mulund (East) Bombay - 400 081.

Date 29th August 1983

Shri Harihar Msdanrao Raut, his wife Sushila, Sons Dilip, Vijay and daughter Usha are the Owners of the property described hereinbelow. The said property is the subject matter of High Court Suit No. 1363 of 1977 between Central Bank of India and the said H. M. Raut and Others. The Court Receiver High Court Bombay is appointed as the Court Receiver of the said property by the High Court in the said Suit.

During the pendency of the said suit, Shri B. R. Parekh agreed to purchase the said property from the said H. M. Raut and Others for the consideration and on the terms and conditions agreed between them by the Agreement for sale dated 18th October 1978.

The sale of the said property as agreed between H. M. Raut and Others of the one part and Shri B. R. Parekh of the other is sanctioned by the Court by the order dated 4th November 1981.

Shri B. R. Parekh has deposited the amount of the price of the said property agreed for with the Court Receiver.

Under the circumstances, it is certified that the title of the property described hereinbelow is clear, marketable and free from encumbrances and reasonable doubts.

Description of Property

ALL THAT piece and parcel of land together with the structures thereon admeasuring 9928 Square Yards equal to 8301 Squares Metres or thereabout of Village Kanjur, Taluka Kurla, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District with the following details.

Handwritten marks: a checkmark and the word 'copy' in a circle.

<u>Survey No.</u>	<u>Hissa No.</u>	<u>C T. S. No.</u>	<u>Area</u> <u>A-C-As.</u>
128	—	44	1-14-0
129	1	43	0-21-0
			Total 1-35-0

(Sd/- K. D. VAIDYA)
Advocate High Court

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SAINATH APARTMENTS
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EXHIBIT-B

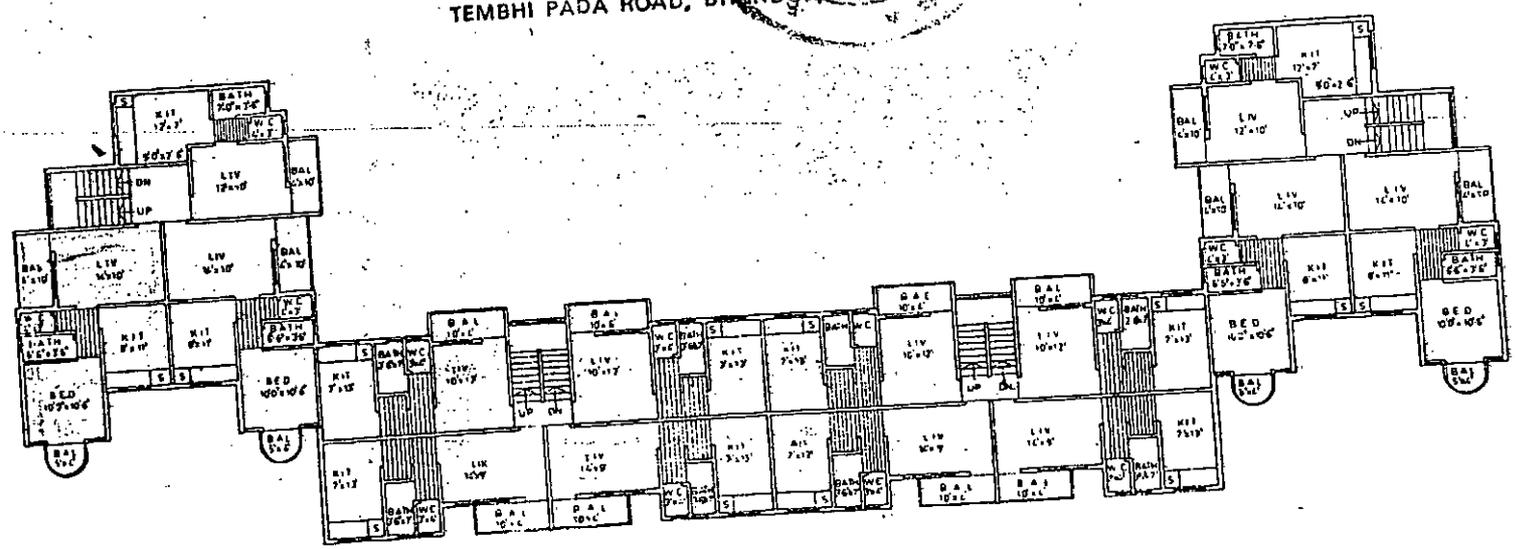


EXHIBIT-B

TYPICAL FLOOR PLAN

The Flat No. D-403 on 4th floor Floor Builtup Area 550 SQ/ft.
 Shri/Smt./M/s. Dr. Chandrakant P. Chandra & Mrs. Meeta C. Chamber is marked in Red.

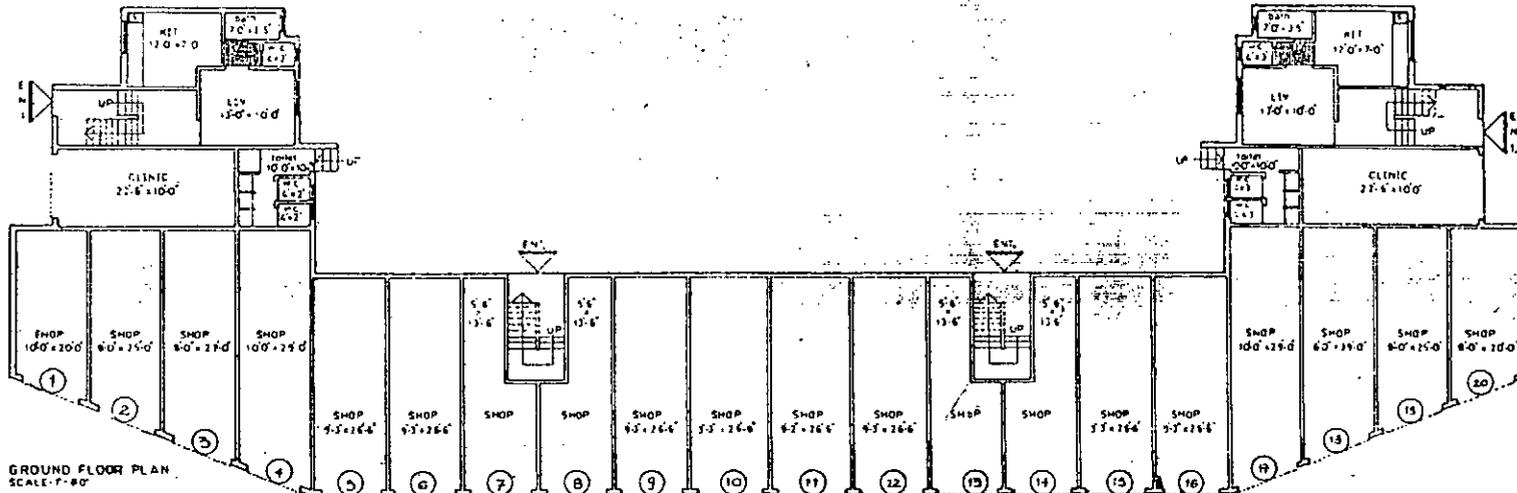
Purchaser Sign.
Chandra
Meeta

Sainath Construction Co.
Chandra
 PARTNER

SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

EXHIBIT-B



GROUND FLOOR PLAN
SCALE: 1" = 8'-0"

The Shop No./Flat No. _____ Builtup Area _____ SQ./ft. on Ground floor is sold to

Shri/Smt./M/s. _____ is marked in Red.

Purchaser Sign. _____

Sainath Construction Co. _____

PARTNER

SAINI APARTMENTS
 TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.



१) श्री. देवचंद्र उमेशभाई पटेल - धंदा - २८ वक्रे - रा - ए-५ -
 येसना अपार्ट. जंगलमंगल रोड भांडुप (ब) क. ७८. ३.
 साहाय्य करारानुसारचे प्राप्तिद्वारा

२) श्री. चंद्रकांत पुरुषोत्तमदास चेंबे चांद्रास. चेंबे
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 ठाणे - ८७ - ५० - ८०

३) श्रीमती - मिता चंद्रकांत चांद्रास - शिरीणी -
 २२ वक्रे - रा - ज. र. प्रमाणे -

executing party
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 तयारकियत अ. प्र. म. २ को. २५०/७८
 करून दिल्याचे कबूल करतात.

१) Dubatel २) Chandru
 ३) Chandru

१) श्री. वासुदेव. राऊत रा - एम सी रोड. विहार. ठाणे
 क. ८७.

२) श्री. जयकान्त शिरीणी - रा - आंनरुजिमा ध. पा.
 ७/०/७८

ब मुद्रयम निबंधकास साहित्य बसलेला
 इसन, दाते निदेशन कारणात फी; चे;
 इस्तऐवज करून देणारा उपरोक्त
 इसनात व्यवहारात सहकारता आणि
 व्याज: अंतर्गत पाहिलेलात.

१) Wadhvani
 २) [Signature]

दिनांक २४-८-८४ =
Wadhvani
 महानगरपालिका निबंधक, क्रमांक ४,
 मुंबई (पश्चिम)



Registered at No. P. 2157/84 on
Additional of B.L. No. 1 126 TO 134

Joint Sub-Registrar IV
Bombay (Bandra)

7/1/95

16/5/95

H.S.



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.
 टेलीफोन बिल पत्रक / Telephone Bill Foil



उपभोक्ता नम्बर CA No.	दूरभाष क्र. Telephone No.	बिल दिनांक Bill Date	दिनांक तक भुगतान करें Due Date	बिल क्र. Bill No.	देय राशि Amount Payable
2101907543	25907543	12/04/2004	05/05/2004	1109960299	1687.00

GAWADE CHANDRAKANT RAOSAHEB
 FLT D/403, SAINATH APT TEMBI PADA ROAD
 BHANDUP
 MUMBAI 400078

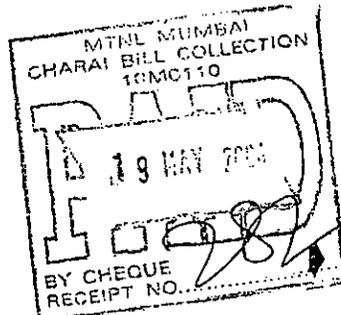
Category: NON-OYT GENERAL TARIFF PLAN: MTNL Economy

पिछला मीटर रीडिंग Previous Meter Rdg.	हालू मीटर रीडिंग Current Meter Rdg.	मीटर को गई कॉलें Metered Units	अदेय कॉलें Debit Units	देय कॉलें Credit Units	निशुल्क कॉलें Free Units	निबल प्रभाय कॉलें Net Chargeable Units
57570 01/02/2004	58735 31/03/2004	1165	0	0	120	1045

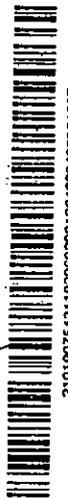
Message :
 PCR CHANGE IN BILLING ADDRESS, PLS. CONTACT AOTR/QCS.

Details of Payments received after last bill :

BillDate	BillAmt	DueDate	PaidDate	PaidAmt
12/02/2004	1761.00	05/03/2004	03/03/2004	1761.00



किराया / Rental From 01/02/2004 To 31/03/2004	500.00
कॉल शुल्क / Call Charges From 01/02/2004 To 31/03/2004	1062.00
ट्रंक कॉल / Trunk Calls - inland	0.00
फोनोग्राम / Phonograms	0.00
ओवरसीस कॉल / Overseas Calls	0.00
यंत्र किराया / Accessory Rental	0.00
डेबिट / Debit	0.00
कर / Service Tax @8%	124.96
क्रेडिट / Credit	0.00
देय राशि / Amount Payable (Rounded Off)	1687.00
Amount Payable Up to 1 month from Due Date	1727.00
Amount Payable After 1 month from Due Date	1767.00



For Billing enquiries also contact, Tel. 25934646

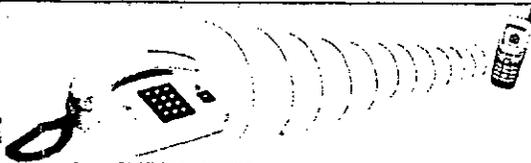
Accounts Officer - CSMS East - II Zone

Cherai Telephone Exchange building, Mauli Mandal Road, Cherai, Thane (W)

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK 0415745CR 143/M1 DATED 20/02/2004. MTNL MUMBAI SERVICE TAX REGD. NO.:- AAACM02BRST001.

To avoid Disconnection Pay by Due Date

SMS
 through
 LANDLINE



Dial
1501



**NEW SAINATH APARTMENTS CO-OP. HOUSING
SOCIETY LTD.**

(Regn No. Bom (W-S) - HSG - (15) - 2569 of 1987-88)

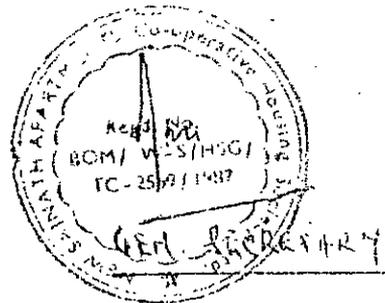
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No. MSA/CHC/2/96/03

Date 30/05/1996

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT DR. C. P. CHANDRA & MAI MEEGA R. CHANDRA WERE A MEMBER OF OUR SOCIETY AND A OWNER OF FLAT NO. D/403. THE SAID FLAT & THEIR SHARES/SHARES OF OUR SOCIETY AS A MEMBER WERE TRANSFERRED BY THEM IN THE NAME OF MR. CHANDRABANT R. GAWADE AND MR. HEMCHAND R. GAWADE VIDE THEIR TRANSFER APPLICATION DT: 21/3/1996 & DEED OF ASSIGNMENT DT: 21/3/1996. MANAGEMENT COMMITTEE OF OUR SOCIETY HAS CONSIDERED THEIR APPLICATION IN THEIR MEETING HELD ON 21/4/1996. NECESSARY SHARE CERTIFICATE WILL BE TRANSFERRED IN THE NAME OF NEW MEMBER ONLY AT OUR FORTHCOMING AGM.



बंदर-३		
9300	9	90
१९९६		

शा. आ., म. दि. क्र. १८६१, दि. ३१-८-९५

विशेष-मदांक १६ म.



ओळखचिन्ह क्रमांक

ज्ञापन अनुक्रमांक

41

Counter code : 7

Date : 21/03/96

प्रपत्रांचे वर्णन (१)	प्रपत्रांची संख्या (२)	प्रत्येक प्रपत्रावरील मूल्य (३)		एकूण रक्कम (४)	
		रु.	पै.	रु.	पै.
SPL/ADHV	1	14750		14750.00	
		TOTAL RS. :		14750.00	

C. R. GAWADE

याजकडून समासात लिहिल्या
प्रमाणे मदांक शल्कांचे मूल्य
म्हणून ----- रक्कम
मिळाली 14750.00

१०० 21/03/96

लिपिक

रु 14750.00 मिळाले

शेखतपाल
PREETI B. TIRODKAR.

रीतसर मदांकित केलेले
दस्तऐवज मिळाले.

घापकाची सही.

शासना- डीए-१००६-अप्रमकाम ७-२२-१,००० प./१०० घाने दोम प्रतीत-वीए ९

3881	9320	290	वर्ण-१३
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वदर 3/9300

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक

५/६/९६

दस्तऐवजाचा प्रकार-

असाइनमेंट डीडी

सादर करणाराचे नाव-

ड. यु. सु. ०००५

खालीलप्रमाणे फी मिळाली:-

२५००००

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा ज्ञापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (प्रतिका)

इतर फी (मागील पानावरील) बाब क्र.

२१९२१६

गावटे ५६५०००

SD 14750/

२१/३/९६ १६०००

Rs. 5980/-

५९६०००
pending for
market value

दस्तऐवज

नक्कल

नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात देण्यात येईल.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकून पुढेवावा.

हवाली करावी

सह दाय्यम निबंधक कुर्ना

मुंबई उपनगर जिल्हा

सादरकर्ता

General Stamp Office,
Bombay
PBIA918
0009

GOVERNMENT OF MAHARASHTRA
21 3. 96
STAMP DUTY

महाराष्ट्र
MAHARASHTRA
भारत
INDIA
Rs. = 14750
SPECIAL ADHESIVE
PBIA918

[Handwritten signature]
मार्कित रजिस्ट्रार/सुपरी
वा. कारिका

बदर-३
१३००/३५०
१९९६



DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made this 21st day of MARCH One Thousand Nine Hundred Ninety Six BETWEEN (i) DR. CHANDRAKANT PURUSHOTTAMDAS CHANDRA and (ii) MRS. MEETA CHANDRAKANT CHANDRA, both Adults, Indian Inhabitant of Mumbai, residing at D/403, Sainath Apartment, Tembhi Pada Road, Bhandup (West), Mumbai - 400 078, hereinafter referred to as "ASSIGNORS/TRANSFERRERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the ONE PART A N D (i) SHRI CHANDRAKANT RAOSAHEB GAWADE and (ii) SHRI HEMCHANDRA RAOSAHEB GAWADE, both Adults, Indian Inhabitants of Mumbai, hereinafter referred to as "ASSIGNEES/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the OTHER PART;

[Handwritten initials]
J.P.

Contd.....

[Handwritten initials]
al J.P.

वदर-३	
१३०	४७०
१११६	

WHEREAS the Assignors/Transferrers had acquired a flat No. D/403 on the 4th floor of building, known as Sainath Apartment, situate at Tembhi Pada Road, Bhandup, Mumbai- 400 078, under an agreement dated 20th day of August 1984 between themselves as party of the Second Part and M/s. Sainath Construction Company of the first part. The said Agreement was registered before Registrar of Assurances, Bandra Mumbai, vide Sr.No.P2057/84 dated 24 August 1984.

WHEREAS the Assignors/Transferrers have become member and shareholder of Sainath Apartment Co-op. Housing Society Ltd., a society duly registered under the Maharashtra Co-op. Societies Act. having registration No. 20M/HSG/.... of 19... having its office at Sainath Apartment Co-op. Housing Society, Tembhi Pada Road, situated on plot of land bearing Survey No. 128, 129 C.T.S. No. 43 of Village Kanjur, Taluka Kurla, Dist. Mumbai Suburban, registration and sub-district of Mumbai City and Mumbai Suburban hereinafter referred to as "THE SAID SOCIETY".

WHEREAS the Assignors/Transferrers have become members of the Sainath Apartment Co-operative Housing Society Limited, and holding five fully paid up shares of Rs.50/- each bearing distinctive Nos. 391 to 395 covered under the Share Certificate No.079 issued by the said society hereinafter referred to as the said shares and the flat No. D/403 admeasuring about 550 sq.ft..built-up on ownership basis hereinafter referred to as "THE SAID FLAT".

AND WHEREAS the Assignors/Transferrers are seized and possessed of and otherwise well and sufficiently entitled to the said flat and the said shares of the said society having ownership rights as member/s of the said society.

WHEREAS the Assignors/Transferrers have represented to the Assignees/Transferees that the said flat and the said shares of the said society are free from all the encumbrances.

Contd.....

[Handwritten signatures]

बदर-१३
१३००/११०
१९९६

- 3 -

AND WHEREAS the Assignors/Transferor had agreed to assign all their right, interest, title and benefit in respect of the said flat togetherwith the said shares of the said society relating thereto to the Assignees/Transferees for the price and/or valuable consideration agreed to by and between the parties hereto by an Agreement for Sale Dated 28/02/1996, hereinafter referred to as 'THE SAID AGREEMENT'.

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

1. In pursuance of the said agreement and in consideration of sum of Rs.5,85,000/- (Rupees Five Lakhs Eighty Five Thousand only) paid by the Assignees/Transferees to the Assignors/Transferrers the receipt thereof the Assignors/Transferrers do hereby admit and acknowledge and confirm and forever discharge acquit and release the Assignees/Transferees of the same and every part thereof the Assignors/Transferrers do hereby grant convey, sell, assign and transfer all their right, interest, title in and all benefits of the flat No. D/403, 4th floor, Sainath Apartment Co-operative Housing Society, Tembhi Pada Road, Bhandup (West), Mumbai - 400 078, and admeasuring about 550 sq.ft. built-up and constructed in the year 1984, situated on plot of land bearing Survey No. 128, 129 C.T.S. No. 44, 43 of Village Kanjur, Taluka Kurla, Dist. Mumbai Suburban, registration and sub-district of Mumbai City and Mumbai Suburban, and the said shares of the said society relating to the said flat, TO have and hold the same unto and to the use of Assignees/Transferees all benefits thereof subject to the conditions on which the Assignors/Transferrers held the same.

2. The Assignors/Transferrers shall bear and pay all the arrears of maintenance charges, Municipal Taxes and all other outgoings in respect of the said flat payable to the said society if any upto the date of this agreement and Assignees/Transferees shall not at all be responsible and/or liable for any outstanding in respect of the said flat and/or said shares of the said society. The

Contd.....

[Handwritten signature]

बदर-१३		
१३००	₹	१०
१९९६		

- 4 -

Assignors/Transferrers agree to indemnify and keep the Assignees/Transferees indemnified if at all any past arrears are found due and payable by the Assignors/Transferrers to the said society or any other financial institution or bank or Maharashtra State Electricity Board or any other concerned authority.

3. The Assignors/Transferrers have already removed all the belongings articles and things from the said flat and they have vacated the same alongwith their family and had handed over peaceful and vacant possession of the said flat to the Assignees/Transferees before the execution of this Agreement.

The Assignees/Transferees hereby admit to have received the vacant and peaceful possession of the said flat from the Assignors/Transferrers.

The said society had issued the share certificates relating to the said flat to the Assignors/Transferrers, it is hereby mutually agreed by and between the parties that the Assignees/Transferees will be entitled to have issued the Shares relating to the said flat issued by the said Society to the names of Assignees/Transferees themselves, the Assignors/Transferrers shall also get such shares of the said society transferred to the names of the Assignees/Transferees. The share money has already been paid by the Assignors/Transferrers and the same stand transferred to the name of Assignees/Transferees.

6. The Assignees/Transferees hereby agree to abide by the bye-laws, rules and regulations of the said society. The Assignees/Transferees will apply to the said society to become member/s thereof and Assignors/Transferrers shall sign the Transfer Deed and all other relevant documents as are required to be filed to the said society for transferring the said flat and the said shares of the said society to the name of the Assignees/Transferees from the name of Assignors/Transferrers. The Assignors/Transferrers shall be solely responsible/see that the said flat of which

Contd.....

(Handwritten signatures)

नदर-३	
९३००	८९०
१९९६	

- 6 -

RECEIPT

RECEIVED of and from the withinnamed Assignees/Transferees a sum of Rs.5,85,000/- (Rupees Five Lakhs Eighty Five Thousand only) being the full and final consideration as stated hereinabove vide Cheque No.933179 dated 13/02/1996 for Rs.30,000/- drawn on Indian Bank, Nariman Point Branch, Mumbai, Cheque No. 129005 dated 28/02/1996 for Rs.1,50,000/- and Cheque No.129009 dated 11/03/1996 for Rs.4,05,000/- both drawn on Jaoli Sahakari Bank Limited, in favour of Dr. Chandrakant Purushottamas Chandra.

WE SAY RECEIVED Rs.5,85,000/-

Chandra

(1) DR. CHANDRAKANT PURUSHOTTAMDAS CHANDRA

Chandra

(2) MRS. MEETA CHANDRAKANT CHANDRA

Assignors/Transferrers

WITNESSES :

1. *[Signature]*
2. *[Signature]*

बहुकम नंबर नं. 3/9300
 15/06/2000
 10 नगरपालिका
 मह दुय्यम निर्वचक
 मुंबई नगरपालिका नं. 100 इकर केडा.

पुस्तक नं. 5650200
 पाने की (नये) 100=00
 भाडा 95=00
 88=00

Chand

5650200

नं. 3	
9300	100
1998	

मह दुय्यम निर्वचक
 मुंबई उपनगर जिल्हा

मह दुय्यम निर्वचक
 मुंबई उपनगर जिल्हा



- 1) श्री. चंद्रकांत पुत्रासमदास चंदा 1971
 वर्ष-30 वैधकीय
- 2) श्री. मीना चंदा चंदा 1973
 ग्रहणी और अमीन विवाह 20.
 पी.रोड भांडुप (प) मुंबई-06
- 3) श्री. चंदा 1973
 वर्ष-22 नफवी
- 4) श्री. रामचंद्र 1973
 वर्ष-23 नफवी नं. 3 व 4
 डी-103 श्री सावित्री अपार्टमेंट
 डी-पी-रोड भांडुप (प) मुंबई-06

..... दस्तऐवज कलम देणारे
 तयाकथित *Chand* दस्तऐवज

- कडून दिल्याचे कबूल करतात.
- 1) *Chand*
 - 2) *Chandus*
 - 3) *Chand*
 - 4) *Chand*

- 1) श्री. विनायक विनायक इंदूरकर 2012-24
 फिरोजाबाई सुभाषाबाई विनायक (पुत्र) मुंबई-06
 - 2) श्री. चंदा 2012-24
 फिरोजाबाई सुभाषाबाई विनायक (पुत्र) मुंबई-06
- वरील दस्तऐवज कडून
 ह्याच्या ओळखत असल्याचे सांगतात
 त्याची ओळख देतात.
- 1) *Chand*
 - 2) *Chand*

मह दुय्यम निर्वचक
 मुंबई उपनगर जिल्हा

पदर-१३		
१३००	१०	१०
१९९६		



पदर-३/१३००/९६
 पुस्तक क्रमांक : क्रमांक : पदर
 नं०-
 दिनांक १३/०१/९६
 जज सुदयम सिंघान-मुकी
 सहाय उपजजद सिद्धा

9 - 10000/-
 ② 10000/-
 ①

बंदर 3/9300/एच
 कागद

~~Handwritten scribbles and signatures~~

निविदा - कर वी
 तालिका - उर्वर
 मूल्य - मुंबई उपाय

8122

50 16750
 A 21-386 less 20%
 S.4. कांस्टः
 9300/- डिपेंडेंस
 240/-
 1040

A 21-386 Byp 550 x 1040 =
 M.V. 5,72,000/-

A Deed of Assignment
 Rs. 588,000/-
 एकाच दिनांक गुणवत्ता
 यंत्र-सामग्री
 प्रमाण. मूल्य. मूल्य
 अथवा. मूल्य. मूल्य

RF 588000
 Min 70000
 60000
 598000

Handwritten signature

Certificate No. 079

SHARE CERTIFICATE

Register Folio 11/34

No. of Shares FIVE

**NEW SAINATH APARTMENTS
CO-OPERATIVE HOUSING SOCIETY LTD.**

Survey No. 128, (Part) C. T. S. No. 44 (Part), Tembi Pada Road,
Bhandup (West) Bombay 400 078.

[Registered under the Bombay Co-operative Societies Act, 1960 (Maharashtra Act. XXIV of 1961)]
Regd No. BOM/WS/Hsg./TC 2569 of 1987-88

AUTHORISED CAPITAL : 6,60,000
DIVIDED IN TO 13200 SHARES OF Rs. 50/-EACH

This is to certify that Shri/Shrimati CHANDRAKANT P. CHANDRA AND
MEETA C. CHANDRA 403

is the Registered Holder of Five Shares of Rupees fifty each numbered 391
to 395 inclusive in **New Sainath Apartments Co-operative Housing**
Society Ltd. subject to the Bye-laws of the said Society and that there has been paid
in respects of each of such Shares the sum of Rupees **Two hundred fifty only.**

Given under the Common Seal of the said Society
at Bhandup, Bombay-400 078

this day 4th of JANUARY 1988.

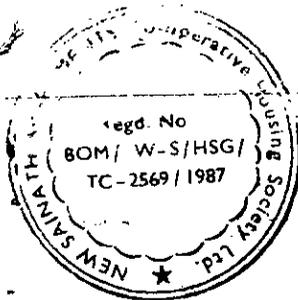
For and on behalf of
New Sainath Apartment Co-Operative Housing Society Ltd.

[Signature] Chairman

[Signature] Hon. Gen. Secretary

A. A. Dalvi Member of the
Committee

P. T. O.



NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1987-88)

Survey No 128 (Part) C.T.S. No. 44 (Part), Tembipada Road Bhandup (West), Mumbai-400 078.

BILL No. 9129	Date JUN 1991	BILL FOR THE MONTH OF		Area	Flat No.
		Name			
		JUN 1991 Shri. C. R. & H. R. Gawade			

PARTICULARS	Rs.	P.
1) Municipal Taxes	163	—
2) Water Charges	15	—
3) Maintenance Charges	40	—
4) Sinking Fund.. .. .	122	—
5) Car/Scooter Parking	5	—
Insurance Premium		
7) Service Charges		
8) N. A. Tax	30	—
Additional Charges		
Other's		
Bill Amount	375	—
Arrears Payable	375	—
Interest	6	—
(Please Pay By Cheque) Grand Total	756	—

N. B.

- 1) All the Dues of the month should be paid before 15th of the said month, otherwise Interest will be recovered from members.
- 2) Excess Amount Charged if any on the bill adjusted in the next months's Bill.

Notice - Please take Notice that Rs. 375/- mentioned in this bill (B F.) is standing on your Account.

Prepared by

Checked by

Treasurer Hon Secretary

**NEW SAINATH APARTMENTS CO-OP. HOUSING
SOCIETY LTD.**

(Regn No. Bom (W-S) - HSG - (TS) - 2569 of 1987-88)

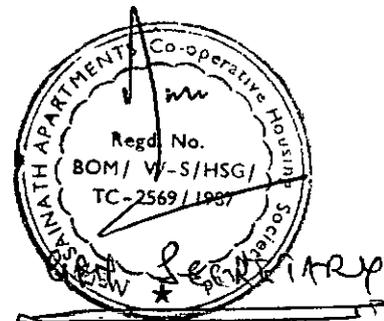
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No.

Date 16/08/1996

TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MR. CHANDRAKANT
RAOJAIKES GAWADE & MR. HEMENDRA
RAOJAIKES GAWADE ARE JOINTLY MEMBER OF
OUR SOCIETY AND A OWNERS OF
FLAT NO: 403/D IN OUR SAINATH
APARTMENT.





DATTATRAYA MAHARAJ KALAMBE JAOLI SAH BANK LTD.
Bhandup Kokannagar Branch
Hit Niketan Co-op Hsg Society Ltd
S P S Marg, Bhandup (W),
Mumbai - 400 078

Tel. No. 2387 0437
2382 8488
Fax No. 2385 0514

दत्तात्रय महाराज कळंबे जावली सहकारी बँक लि.

Dattatraya Maharaj Kalambe Jaoli Sahakari Bank Ltd.

Registration No.
BOM / BNK 127 of 1973

Regd. offi. : 418 / 20 Maulana Azad Road, MUMBAI 400 004.

Ref. No. DMKJSB/0410/20945/54

Date : 24/8/02

- TO WHOMSOEVER IT MAY CONCERN -

This is to certify that Mr Chandrakant Ramesh Gawade
taken Housing loan against his residential flat no 01/403 of
Sainath apartment T. P. Road Bhandup. & this flat
mortgage by bank & flowing document kept in bank custody
against his Housing loan

- ① Registration Receipt of Agreement
- ② Seal of Agreement
- ③ share certificate no 079
- ④ mortgage Receipt of society ✓

This certificate issued to him as per his request letter

For Dattatraya Maharaj Kalambe Jaoli Sah Bank Ltd.


Br Manager
Bhandup Kokannagar Br.

ओळखचिन्ह क्रमांक

ज्ञापन अनुक्रमांक

41

Counter code : 7

Date : 21/03/96

प्रपत्रांचे वर्णन (१)	प्रपत्रांची संख्या (२)	प्रत्येक प्रपत्रावरील मूल्य (३)		एकूण रक्कम (४)	
		रु.	पै.	रु.	पै.
SPL/ADHV	1	14750		14750	00
		TOTAL RS. :		14750	00

C. R. GAWADE

याजकडून समासात लिहिल्या

प्रमाणे मदांक शल्कांचे मूल्य

म्हणून ----- रक्कम

मिळाली 14750.00

१००

21/03/96

लिपिक

रु

मिळाले

14750 00

रोखपाल

PREETI B. TIRODKAR.

रीतसर मदांकित केलेले
दस्तावेज मिळाले.

प्रापकाची सही.

अधिकृत चीन विम प्रयोग केंद्र

चीन विम प्रयोग केंद्र का नाम

कामकायाची वेळ

कामाचे दिवस

(१) म.रा.वि. मंडळ देणक स्वीकारण्याचे कामात्म्य, ईश्वर नगर की ऑप, सोसायटी समार, मांडप (पर्वण)

मॉडेल काउन्टर
(२) म.रा.वि. मंडळ देणक स्वीकारण्याचे कामात्म्य, विधान (जनर) मांडप

(३) अश्वदेव की ऑप, व्हॅक, लिफ्ट डेवेलोपमेंट अश्वदेव जगलमंगल
मांडप (पर्वण)
(४) जन कल्याण की ऑप, व्हॅक, वतार कालनी, मांडप (पर्व)

(५) जन कल्याण की ऑप, व्हॅक, वतार कालनी, मांडप (पर्व)
(६) अश्वदेव की ऑप, व्हॅक, लिफ्ट डेवेलोपमेंट, कांजर लिफ्ट
(७) जावळी मरकती व्हॅक मशीन, विधानकलन की ऑप, व्हॅकमंगल
सोसायटी, एम.आर.पी. मांडप, मांडप (पर्वण)

(८) अश्वदेव प्रतिनिधी क. ४। प्रकाश विधान, मांडप, नगर पंच, नववीरन विधानदीर जवळ, मांडप (पर्वण)

मकळी ८-३० ते २-३०

मकळी ९-३० ते ३-३०

मकळी १०-३० ते ३-३०

मकळी ८-३० ते ११-००

माप, ५-०० ते ६-३०

मकळी ८-३० ते १०-३०

मकळी ८-३० ते १२-००

मकळी ८-३० ते ११-००

निवासी, धार्मिक स्थळ व निगर आवासात्मक शैक्षणिक संस्था वापरलेले असलेले दिवे, पळे, शिफारस, लिटर्स, लॉग, कॅम्स, रेडिओ, टीव्ही सेट्स, व्हॅटो चार्जर, वाहन, धा-किरोवायन ऑगो वगैरी वापरणे

सर्व युनिट एका महिन्यात ३० पर्वण
पुढील ३१ युनिट ५० युनिट
सर्व युनिट एका महिन्यात ५० युनिट
पर्वण १०० युनिट
जव बापर एका महिन्यात १०० युनिट
असले तर, सर्व युनिट

एक महिन्यात विजेचा वापर १०० युनिट
असल्यास नियमाप्रमाणे दंड व आकार घ्यावे

महिन्यात १२० युनिट
महिन्यात ३० युनिट
महिन्यात १२० युनिट

एल डी-२
आपली आवसात्मक जगा, इलेक्ट्रिक वसतीगृहे, विनयगृहे, व्हॅटो वापर इ.

बांध दर (प्रति युनिट)
सर्व युनिट एका महिन्यात १०० युनिट पर्वण वापर १०० युनिट
सर्व युनिट एका महिन्यात १०० युनिट पर्वण वापर
सर्व युनिट ५०० युनिट पर्वण वापर
सर्व युनिट एका महिन्यात ५०० युनिट पर्वण वापर

जवळी
सर्व युनिट एका महिन्यात ५०० युनिट पर्वण वापर
सर्व युनिट एका महिन्यात ५०० युनिट पर्वण वापर

सर्व युनिट एका महिन्यात १०० युनिट
पर्वण वापर
सर्व युनिट एका महिन्यात १०० युनिट पर्वण वापर

सर्व युनिट एका महिन्यात १०० युनिट
पर्वण वापर
सर्व युनिट एका महिन्यात १०० युनिट पर्वण वापर

महिन्यात १२० युनिट
महिन्यात ३० युनिट
महिन्यात १२० युनिट

किमान दर (एका महिन्यासाठी)
एल डी-१
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

किमान दर (एका महिन्यासाठी)
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

किमान दर (एका महिन्यासाठी)
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

किमान दर (एका महिन्यासाठी)
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

किमान दर (एका महिन्यासाठी)
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

किमान दर (एका महिन्यासाठी)
एकरी व्हॅक १००/-
तीन व्हॅक १००/-

NEW SAINATH APARTMENTS CO.OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM (W-S) - HSG - (TS) - 2569 OF 1987-88)

TEMBHI PADA ROAD, BHANDUP (WEST), MUMBAI - 400 078.

Ref. No. 28/2004/OS

Date: 26-08-2004

To
Shri Chandrakant R. Lawde,

Shri Hemchandra R. Lawde,
New Sainath Apts. Co-op. Hg. Society LTD,
D/H03, T. P. Road,
Bhandup (W) Mumbai - 400078.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that we as a society - Flat No. D/H03, in the name of Chandrakant R. Lawde & Hemchandra R. Lawde admeasuring 550 sq. ft. (Built up Area) in the building known as New Sainath Apartments, Co-op. Housing Society LTD, by an Agreement dtd. 21/03/1996 are registered with the Registrar of Assurances at Kurla on dtd. 07/06/1996, Mumbai.

The above confirmation made by me is true & correct.


SECRETARY
NEW SAINATH APTS.
CO-OP. HSG. SOCIETY LTD.

**NEW SAINATH APARTMENTS
CO-OPERATIVE HOUSING SOCIETY LTD.**

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1967-88)

Survey No. 128 (Part) C. T. S. No 44 (Part), Tembipada Road, Bhandup (West), Mumbai-400 078.

RECEIPT No. **707**

Date: 30/6/04

RECEIVED From Mr./Mrs. C-R. & H.R. Hawde

it / Shop No. D/403 the sum of Rupees Seven hundred -
ninety only.

by Cash / Cheque No. 677145 Dated 23/6/2004 of Joshi

as part / full payment of bill No. 15850 Dated 2004/6

Bill amount Rs. 790/-

Received Rs. 790/-

Balance Rs. -

790
751
1541

[Signature] Treasurer / Secretary

Receipt valid subject to realisation of Cheque

NEW SAINATH APARTMENTS CO.OP. HOUSING SOCIETY LTD.

(REGN. NO. BOM (W-S) - HSG - (TS) - 2569 OF 1987-88)

TEMBHI PADA ROAD, BHANDUP (WEST), MUMBAI - 400 078.

Ref. No. _____

Date : _____

Date: 2nd May, 2011

To,
The Relationship Manager (III)
State Bank of India.
Industrial Finance Branch, Mumbai.
"The Arcade", 2 nd floor
World Trade Centre, Cuff Parade,
Colaba.
Mumbai - 400005.

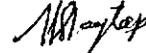
Dear Sir

As per request of our member Mr. Chandrakant R. Gawade and Mr. Hemchandra R. Gawade. We have noted lien on 02/05/2011 as mortgage on flat no. D/403, 4th floor, New Sainath co-op Hsg society Ltd, T.P. Road, Bhandup(West), Mumbai – 400 078 owned by Mr. Chandrakant R. Gawade and Mr. Hemchandra R. Gawade and State Bank of India, Industrial Finance Branch, Colaba. Mumbai - 400006 is lien holder as per society record.

Thanking You.

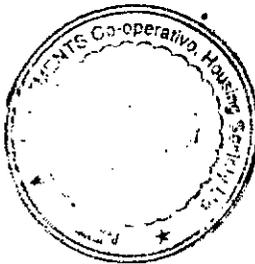
Yours Faithfully,

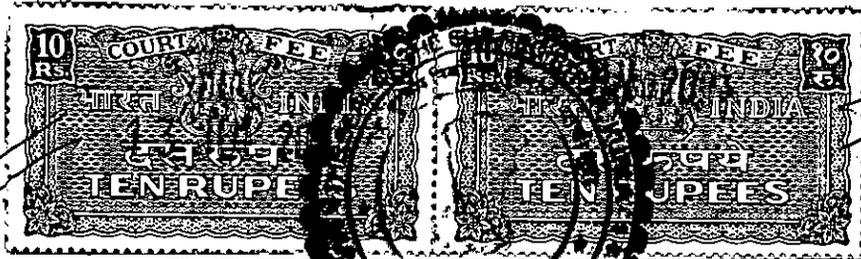
New Sainath co-op Hsg.Soc.Ltd



SECRETARY

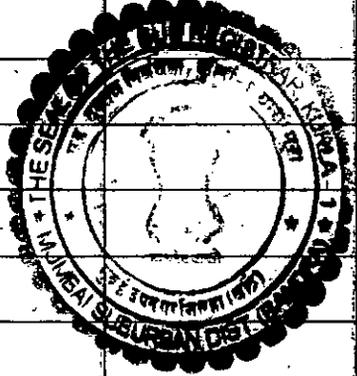
**NEW SAINATH APTS,
CO-OP. HSG. SOCIETY LTD.**
Hon. Chairman/ Hon. Secretary





नोंदणी ६३ म. इ.
Regn. 63 m. e.

गान्या पक्षकाराचे नाव व संपूर्ण न्यायालयाचा हुकुमनामा किंवा वादीचे नाव व संपूर्ण पत्ता Plaintiff party or in case of a Civil Court, of Plaintiff Detailed address	दिनांक Date of		अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी फी Registration Fee paid on Market Value	शेरा Remarks.
	करून दिल्याचा Execution	नोंदणीचा Registration				
	७	८	९	१०	११	१२
पं. रंजित राव सोखे	२१/३ २६	१६/७ २७	१३६० ६६	१४७५०/-	५८५०/-	
म. वं. गावड ४०३-बी ओपार्टमेंट रोड, भाडूप मुंबई-७६						
			बी लिहिला बी वाचला बी हजबात पेंवणी			
					वरी प्रव मह. दुय्यम निबंधक, कुर्ली-३ मुंबई उपनगर जिल्हा.	
					बी. बी. साहू गाना त्याचे ता. ३१/०७/२००४ ज्या सुद्धा नमकल दिली. दिनांक - ३/९/०४ मह. दुय्यम निबंधक, कुर्ली-३ मुंबई उपनगर जिल्हा.	
						४९९/२००४



पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

४९९/०४

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक ३१/५/०४ सन २०

दस्तऐवजाचा प्रकार-

दुय्यम क्र. II

सादर करणाराचे नाव-

श्री. पंडरीत खपसले जाणे

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बॉब क्र.

"

"

"

"

१०/५/०४ १३५०/५६

दुय्यम क्र. II
१ प्रम

रु.	पै.
५२	००
५२४	

एकूण

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयामध्ये देईल.

19/5/04

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावे

हस्ताक्षर निबंधक, कुला
सुभाष चव्हाण
सुभाष चव्हाण जिल्हा

सादरकर्ता

दुसरा निवेदन

- १३. भवा
- १५. प्रवास खर्च
- १६. विवेक ड. का नकला पाठविषयाचा टपाल खर्च
- १३. वड. साहेबचा वस्तुचा विक्रीचे उत्पन्न
- १२. न्यून आकारित फीची वसुली
- ११. परिचारिका किंवा स्त्री परिचाराची सेवा
- १०. अहल
- ९. माहोरबंद पाकिटे परत मागे घेणे
- ८. माहोरबंद पाकिटे उपहणे
- ७. माहोरबंद पाकिटाचा निक्षेप
- ६. सुरक्षित ठावा फी
- ५. गृहभेट फी
- ४. मूळतारनामा अनुरमाणात
- अनुच्छेद बीस अन्वये
- अनुच्छेद अकरा अन्वये
- ३. फाईल करण्याची फी
- २. खजाना फी
- १. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये

1818702

६०२ फीची अनुसूची

16/7/92

६०२ (५१६५)

प्राची क.

श्रीदधी ३९ म
Regn. 39 m

दस्तावेजवाला/अर्जा अडकानिक
दिनांक ११/१०/२०१२ म २०

दस्तावेजवाला प्रकार-

भावर करणाऱ्यांचे गार-

खालीवसणुं की मिळाली:-

श्रीदधी की

नक्कल की (फॉलिओ

पुढाकाराची नक्कल की

उपलब्ध

नक्कल किता गापने (कलम ३२ ते ३७)

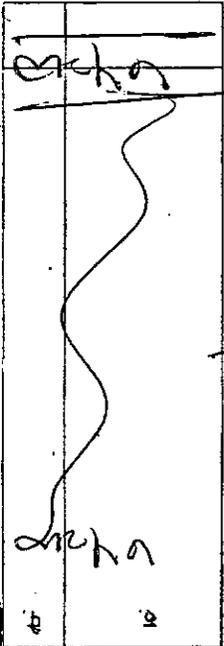
शीथ किता निरीक्षण

५२-कलम २५ अन्वये

कलम २३ अन्वये

प्रमाणित नक्कल (कलम ५७) (फॉलिओ

इतर की (मागील प्रमाणित) गार क.



दस्तावेज

नक्कल

श्रीदी गपार होईल व

या कारणास्तव

दस्तावेज खाली गार दिलेल्या अर्जाच्या
गवे नोंदणीकृत खाते पाठवावा.

इतरही कारणा.

भावरकरता

Handwritten signature and text in Marathi, including '३९ म' and '३९ म'.

1616748

इतर फीची अनुसूची

कान्हे पी.
मन्के!
Chandni Gome

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
अनुच्छेद अकरा अन्वये.
अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वमुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दस्तावेज परत केला.

दुय्यम निबंधक

NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1987-88)

Survey No. 128 (Part) C. T. S. No 44 (Part), Tembipada Road, Bhandup (West), Mumbai-400 078.

BILL No. 015930	Date	BILL FOR THE MONTH OF <u>July, 2004</u>		Area	Flat No. <u>R/403</u> Shop No. —
		Mr/Mrs. <u>C. R. & H. R. Gawde</u>			
PARTICULARS		Rs.	P.	<p><u>N. B.</u></p> <p>1) All the Dues of the month should be paid on or before 15th of the said month, otherwise 18% Interest will be recovered from members.</p> <p>2) Excess Amount Charged if any on the bill will be adjusted in the next month's Bill.</p> <p>Notice : Please take Notice that Rs. _____ mentioned in thir bill (B. F.) is standing due on your Account.</p>	
1) Municipal Taxes	...	198	—		
2) Water Charges	...	200	—		
3) Maintenance Charges	...	35	—		
4) sinking Fund	...	122	—		
5) Car/ Scooter Parking	...	60	—		
6) Insurance Premium	...	115	—		
7) Service Charges	...	60	—		
8) N. A. Tax	...		—		
9) Additional Charges	...		—		
10) Other's	...		—		
Bill Amount		790	—		
Arrears Payable		—	—		
Interest		—	—		
(Please Pay By Cheque) Grand Total		790	—		

Prepared by

Checked by Treasurer Hon/Secretary

date No. 079

SHARE CERTIFICATE

Register Folio 11/34

No. of Shares FIVE

NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No. 128, (Part) C. T. S, No. 44 (Part), Tembi Pada Road,
Bhandup (West) Bombay 400 078.

[Registered under the Bombay Co-operative Societies Act, 1960 (Maharashtra Act, XXIV of 1961)]
Regd No. BOM/WS/Hsg./TC 2569 of 1987-88

AUTHORISED CAPITAL : 6,60,000

DIVIDED IN TO 13200 SHARES OF Rs. 50/-EACH

is to certify that Shri/Shrimati CHANDRAKANT P. CHANDRA AND
MEETA C. CHANDRA 1/403

Registered Holder of Five Shares of Rupees fifty each numbered 391

95 inclusive in **New Sainath Apartments Co-operative Housing**

Society Ltd. subject to the Bye-laws of the said Society and that there has been paid

in respect of each of such Shares the sum of Rupees **Two hundred fifty only.**

Given under the Common Seal of the said Society
at Bhandup, Bombay-400 078

this day 4th of JANUARY 1988

For and on behalf of
New Sainath Apartment Co-Operative Housing Society Ltd.

[Signature] Chairman

[Signature] Hon. Gen. Secretary

A. A. Dalvi Member of the
Committee

P. T. O.

3/9300

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regd. No.	Name of Transferee(s)
14-08-96	1/96	II/34	Chandrakant Rasrahs hawade & Hemchandra Rasrahs hawade

Chairman

Hon. Secretary

Committee Mem

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दस्तावेज परत केली.

कलकत्ता निवासी

३३. भागी.

३५. प्रवास खर्च.

३४. विवेक ई. या नकल परतविण्याचा प्रवास खर्च.

३३. बड संशुद्धीचा खर्चाचा विधीचे उपलब्ध.

३२. न्यून आकारित फीची वसुली.

३१. परिचारिका किंवा स्त्री परिचाराची सेवा.

३०. अहल.

२९. माहीरबद पालिके परत मागे घेणे.

२८. माहीरबद पालिके उपवहणी.

२७. माहीरबद पालिकाचा निधीप.

२६. सुलक्षित गोवा फी.

२५. गृहभेट फी.

२४. मुख्यदारांना अग्रिममागणे.

अग्रिबंद वीस अन्वय.

अग्रिबंद अकरा अन्वय.

२३. फाईल करण्याची फी.

२२. कागदात फी.

२१. जादा नोंदणी फी अग्रिबंद सतरा किंवा अठरा अन्वय.

इतर फीची अग्रिबंदी

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धनुक्रम नंबर घा. 2040/12

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3 वाजण्याचे दर्यात सहदुय्यम निबंधक

सुंघई 8 (वांद्रे) यांचे कार्यालयात हजर केली

Chandru

Chandru

सहदुय्यम निबंधक, 8, सुंघई (वांद्रे)

D/100

Received for no. 10000	
Registration fees	
Fees for copying (folios)	- 9040-0
Enforcement	- 9-0
Comparing Fees (folios)	- 9-0
Filing	- 8-0
Postage	- 9-0
	- 99-0
Total Fees	- 9087-0

Chandru

AGREEMENT FOR SALE

सहदुय्यम निबंधक, 8, सुंघई (वांद्रे)

ARTICLES OF AGREEMENT made at Bombay this 20th day of AUGUST in the Christian Year One Thousand Nine Hundred and Eighty FOUR BETWEEN Messrs SAINATH CONSTRUCTION COMPANY a partnership Firm doing business as Builders with Office at 6, Abhilasha Apartments, Jangal Mangal Road, Bhandup Bombay-400 078 hereinafter called "THE BUILDERS" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said Firm M/s. Sainath Construction Company, their Survivors or Survivor, their his/her, heirs, executors administrators and assigns) of The One Part AND Shri/Smt. Dr. Chandrakant Durachartamdas Channare of Bombay, Indian Inhabitant, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her, heirs, executors and administrators) of The Other Part.

WHEREAS Shri. Harihar Madan Raut, Sou. Sushila Harihar Raut, Shri Dilip Harihar Raut, Shri Vijay Harihar Raut and Kumari Usha Harihar Raut (hereinafter collectively referred to as The Original Owners) are seized and possess of or otherwise well end sufficiently entitled to a piece of land with the structures thereon, situate at Tembhi Pada Road, Bhandup, Bombay-400 078 and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to us 'The said Property')

AND WHEREAS by the Agreement for sale dated 18/19th October 1978 made between the Original Owners (herein called The Vendors) and Shri Bhupatrai Ratilal Parekh, the Original Owners agreed to sell to the said Bhupatrai Ratilal Parekh and the said Shri Bhupatrai Ratilal Parekh agreed to purchase from the Original Owners the said property for the price and on the terms and conditions therein stated.

AND WHEREAS the said property is the subject matter of High Court Suit No. 1363 of 1977 and the Court Receiver has been appointed by the Honourable Court of the said Property in the said Suit.

AND WHEREAS by the Order dated 4th November 1981 made in the said High Court Suit No. 1363 of 1977 in the High Court of Judicature at Bombay the Court Receiver High Court Bombay is directed by the Honourable Court to complete the sale of the said property in favour of the said Shri Bhupatrai Ratilal Parekh or his nominee/s for the price therein mentioned.

AND WHEREAS by the Agreement for Development dated 30th November 1980 made between the said Shri Bhupatrai Ratilal Parekh (therein called The Owner) of the One Part and Builders herein (therein called The Developers) of the other, the Builders agreed to develop the said property for the consideration and on the terms and conditions therein stated.

AND WHEREAS with a view to develop the said property by erecting a building consisting of ground and upper floors after demolishing existing structures therein the Builders got the plan and specifications prepared from the Architects Messrs. Gaitonde Bhavsar & Associates and approved from the Municipal Authorities under No. CE/4287/BPES/A/N dated 7-9-1982.

AND WHEREAS the Builders have taken over possession of the said property for development under the hereinabove recited Agreement for Development and commenced the construction work according to the said plan and specifications approved by the Municipal Authorities.

AND WHEREAS the title of the Owners to the land more particularly described in the Schedule hereunder written has been investigated by Shri Kamalakar Dhundiraj Vaidya, B.A., B. Com., LL.B. Advocate High Court who has given to the Builders his Certificate of Title, a copy whereof is hereto annexed and marked EXHIBIT 'A'.

AND WHEREAS the Purchaser has taken inspection of herein recited Agreements, plans, specifications and all the Title Deeds of the Owners and has satisfied himself/herself about the title of the Owners to the land more particularly described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigation of the title of the Owners or to make any requisitions or to raise any objection with regard to any other matters relating thereto.

AND WHEREAS the Purchaser has also taken inspection of all other relevant documents such as the Contracts with Architects and Contractors Sub-Contractors etc, mentioned in the Rules of the Maharashtra Ownership Flats Act and Rules thereunder.

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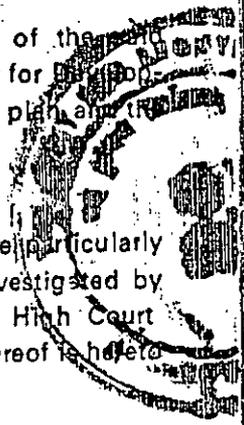
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AND WHEREAS the Builders are entering into separate Agreements in form similar in all respect to this Agreement with several other persons and parties who may agree to take up flats/shops and garages in the same building on Ownership basis on similar terms and conditions as are herein contained except and subject to such modifications as may be necessary or considered desirable or proper by the Builders with a view ultimately that the Purchasers of all the premises in the said building shall form themselves into a Co-Operative Housing Society under the Maharashtra Co-Operative Societies Act 1960, or a Limited Company under the Companies Act 1956 as the case may be.

AND WHEREAS it has been agreed by and between the parties hereto that if one or more of such premises are not taken or acquired by any person other than the Builders at the time when the said building is ready for occupation, the Builders will be deemed to be the Owners thereof until such time as the said remaining premises are agreed to be sold by the Builders to any other person or party as they may deem fit.

AND WHEREAS the Purchaser with full knowledge of the terms and conditions and covenants contained in the said Agreement for sale and other documents referred to hereinabove has agreed to purchase a Flat/Shop/Garage being Flat Shop Garage No. 2/403 on the 11th floor of the said building having total Built-up area of 550 Square feet hereinafter for the sake of brevity referred to as The said Premises,) at the price and upon and subject to the terms and condition more particularly hereinafter appearing.

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NOW IT IS HEREBY AGREEMENT BY AND BETWEEN THE PARTIES HERETO as follows :

1) The builders shall construct a building to be known as SAINATH APARTMENT consisting of ground and four upper floors as per the plan, designs and specifications prepared by the Architects Messrs. Galtonde Bhavsar & Associates and sanctioned by the Municipal Corporation of Greater Bombay copies where of have been kept by the Builders at their place of business at Abhilasha Apartments, Jangal Mangal Road, Bhandup, Bombay 400 07B and which the Purchaser has approved and has also agreed that the Builders may make such variations therein as may be required to be done by the Government Municipal Corporation of Greater Bombay or any other local authority.

2) The Builders agree to sell and the Purchaser agrees to purchase the said Premises being Flat Shop, Garage No. 2/403 on the 11th floor of the said building as seen and approved by the Purchaser with such variations and modifications as may be necessary as per the plan a copy whereof is hereto annexed and marked Exhibit 'B' at or for the lump sum price of Rs. 1,04,500/- (Rupees one lakh four thousand five hundred only) the Built-up area of the said premises is about 550 Square feet inclusive of the area of the out side passage in front of the premises. The said premises contain the amenities a list Whereof is hereto annexed and marked Exhibit 'C'.

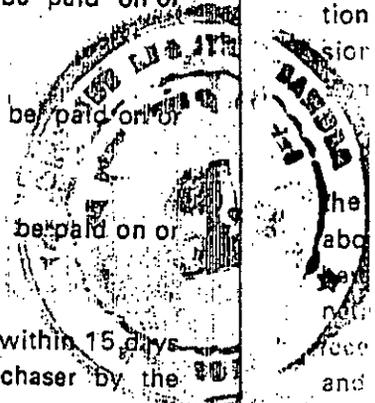
3) The Purchaser agrees to pay the consideration for the purchase of the said premises as shown below :

- (a) Rs. 10,000/- App. 10% of the total cost shall be paid as Earnest Money or a deposit on or before the execution of this Agreement (the payment and receipt whereof the Builders do admit and acknowledge).
- (b) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the first slab.
- (c) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the second slab.
- (d) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the third slab.
- (e) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the fourth slab.
- (f) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the Fifth slab.
- (g) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the brick masonry work is completed.
- (h) Rs. 10,000/- App. 10% of the total cost shall be paid on or before completion of the plastering work.
- (i) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the tiling work is completed.
- (j) Rs. 14,500/- App. the balance amount of 10% within 15 days from the date on which a notice is issued to the Purchaser by the Builders offering Possession of the said premises.

4) The Purchaser DOETH covenants with the Builders that the Purchaser shall duly and punctually pay the above mentioned instalments within the period stipulated hereinabove time being the essence of the contract. On failure of payment of any of the said instalments as aforesaid or any breach being committed by the Purchaser of the terms and condition hereinabove mentioned or non-observance thereof this Agreement shall at the option of the Builders Come to an end and all the amounts paid by the Purchaser shall stand for feited and the Purchaser shall have no claim against the Builders or the said premises.

5) Without prejudice to all other rights under this Agreement and or any law of the Builders the Purchaser shall liable to pay interest at the rate of 15 percent per annum on all amounts Which shall remain due and outstanding after the period of seven days from the date of their becoming due.

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6) (a) The possession of the said premises shall be given by the Builders to the Purchaser after the said building is ready for use and occupation and the Building occupation Certificate shall have been obtained from the Municipal Corporation of Greater Bombay or other relevant authority or Body or public Authority Subject to the provisions of Sub-Clauses (B) and (C) hereof, the Builders shall give possession of the said premises to the purchaser on or before 30th June 1985. The Purchaser shall within seven days of the receipt by him of the written Notice from the Builders that the said premises are ready for use and occupation and that the building Occupation Certificate has been obtained, take possession of the said premises.

(b) The Purchaser shall be entitled to take possession of the said premises as contemplated in sub-Clause (a) hereinabove only if he has duly observed and performed all the obligation and stipulations contained in this Agreement and on his part to be observed and performed, and has also duly paid to the Builders all and whatsoever the amounts payable by him under the Agreement.

(c) Notwithstanding any thing contained in this Agreement or in this clause the Builders shall not incur any liability if they are unable to deliver premises on or before 30th June 1985 if the completion of the said building is delayed by reason of non-availability of steel or cement or on account of civil commotion riot or any act of God or on account of any notice order rule or notification of the Government and / or any other public body or authority or on account of withholding or delay in the grant of building occupation certificate, water connection and/or any other necessary facilities permission or sanction by the Government, the Municipal Corporation of Greater Bombay and or any such other or similar public body or authority.

(d) If for any reason the Builders are unable or fail to give possession of the said premises to the Purchaser within the time stipulated in clause No. 6 above, or within such extended time as may be agreed between the parties hereto, then the purchaser shall be entitled to give notice to the Builders terminating this Agreement in which event the Builders within four weeks from the receipt of such notice, refund the Purchaser the aforesaid amount of deposit and such further amounts if any that might have been received by the Builders from the Purchaser as instalment in part payment in respect of the said premises with interest at the rate of 9 percent per annum and thereafter neither party shall have any claim against the other in respect of the said premises or arising out of this Agreement.

✓ Upon possession of the said premises being delivered to the purchaser, he shall be entitled for use and occupation on of the said premises and thereafter, he shall have no claim against the Builders as to any defect in any item of work or construction of the said premises.

9) The Purchaser shall after expiry of a period of 15 days after the receipt by the Purchaser of the Notice from the Builders that the said premises are ready for use and occupation be liable to bear and pay all local municipal taxes and charges for the electricity and other services and outgoing payable in respect of the premises as provided in Clause No. 10 hereto.

10) Nothing contained in this Agreement shall be construed to confer upon the Purchaser any right title or interest of any kind whatsoever into or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance and or such other document as is necessary to a Limited Company or a Co-operative Society or Incorporated body to be formed of the Purchasers of various premises in the said building as hereinafter stated.

11) The purchaser shall have no claim save and except in respect of a particular premises hereby agreed to be acquired by him and that all open spaces, lobbies, stair-cases, terraces ect. will remain the property of the Builders until the whole property is transferred to the proposed Limited Company or a Co-operative Society or an Incorporated Body hereinafter mentioned but subject to the rights of the Builders as herein Stated.

12) The Builders shall have the right to make additions, alterations, raise, stories or put additional structures at any time as may be permitted by the municipality and other Competent Authorities. Such additions, alterations, Structures and stories will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the Purchaser hereby consents to the same.

13) Provided that the Builders do not in any way, effect or prejudice the right hereby granted in favour of the purchaser in respect of the premises agreed to be purchased by the purchaser the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, interest in the said land hereditaments and premises and the building, construction and hereafter to be constructed thereon.

14) As soon as the building is notified by the Builders as complete each of the premises holders (including purchaser) shall pay the respective balance of the price payable by them within 15 (fifteen) days of such notice served individually or put up at some prominent place in the said building. If any of the premises holders fails to pay the said arrears as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting premises Purchaser to the Builders.

15) Under no circumstances, the purchaser shall be entitled to take possession of the said premises unless and until all payments required to be made under this Agreement by the purchaser have been made to the Builders.

16) The Builders shall in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement herein, will have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

17) The Purchaser from the date of receipt by him of the notice from the Builders to take possession of the said premises regulary pay every month provisional amount of Rs. 100-00 towards the Non-Agricultural Assessment, property taxes of Municipal Corporation of Greater Bombay and all out-goings, expenses and maintenance charges in respect of the said

building The Purchaser has paid this day a sum of Rs. 2751/- (Rupees Two Thousand seven Hundred and fifty one only) (inclusive of Rs. 251/- of the share capital and entrance fee of the Society to be formed) to meet the Charges of non-Agricultural Assessment property taxes till handing over possession of the said premises to the purchaser and all other outgoings, expenses and maintenance charges, cost of bore-well, office room, permanent deposits of water meters electricity meters and charges of forming and registration of the Co-operative Housing Society coming to the share of the said premises.

18) In case any security or other deposit is demanded either by the Municipal Corporation of Greater Bombay or the Maharashtra State Electricity Board for the purpose of giving water, electric connection to the said building or any other deposit demanded by any other local body or Authority, the purchaser shall contribute proportionately as determined by the Builders immediately on notice being given by the Builders to the Purchaser calling upon the Purchaser to contribute towards the security deposit as mentioned above.

19) So long as each premises of the said building shall not be separately assessed for Municipal taxes or water charges, the Purchaser shall pay the proportionate share of the water charges and property taxes assessed on the whole building such proportion will be determined by the Builders on the basis of the area of each premises in the said building.

20) The Purchaser hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges or development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the purchaser.

21) The Purchaser shall maintain at his own cost the premises agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws rules and regulations of the Government, Maharashtra State Electricity Board or any other authorities and local bodies as also shall observe and perform the covenants, conditions of the said indenture of conveyance and shall attend and answer and be responsible for all actions, violation of any of the conditions or rules and bye-law and shall observe and perform all the terms and conditions contained in this Agreement

22) The Purchaser hereby covenants with the Builders to pay all the amounts required to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and the covenants to be executed in favour of the Co-Operative Housing Society or incorporated body in respect of the said piece or parcel of land more particularly described in the Schedule hereunder written and the building thereon and to keep the building indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same are to be observed by the Builders.

23) The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or Association of Apartment owners, or Limited Company or Incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application, for registration other papers and documents necessary for the formation and registration of the Society or Limited Company or Association of Apartment owners or an Incorporated Body including the bye-laws of the proposed Society and duly fill in sign and return within ten days of the same being forwarded by the Builders to the Purchaser No objection shall be taken by the Purchaser if charges or modifications are made in the draft bye-laws as may be required by the Register of Co-operative Societies or other Competent Authority The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the Builders may require him to do from time to time for safeguarding the Interests of the Builders and all other Purchasers of the premises of the said building Failure to comply with the provisions of these things will render this Agreement ipso-facto to come to an end and the Earnest Money and other monies paid by the Purchasers shall stand forfeited to the Builders.

24) The Purchaser hereby covenants to keep the said premises as well as its all the partition walls, sewers, drains, pipes and appurtenances thereto in good tenable repairs and good condition and in particular, so as to support, Shelter and protect all the parts of the building.

25) The Purchaser shall not let sub-let, sell, transfer, convey, mortgage, charge or in any way, encumber or deal with or dispose off the said flat, assign underlet or part with interest under or the benefit of this Agreement or any part thereof, till all the dues of whatsoever nature owing to the Builders are fully paid and only if the Purchaser has not made any breach or noncompliance of any of the terms and conditions of this Agreement and until he obtains previous consent to do so in writing of the Builders

26) The Purchaser shall permit the Builders and their Surveyors or agents with or without workmen and others at all reasonable time to enter into and upon the said premises or any part thereof to view, examine the estate and condition thereof and to make good within a reasonable time of giving of such notice in writing by the Builders to the Purchaser any breach or repair required to be effected.

27) The Purchaser shall permit the Builders their Surveyors and their agents with or Without workmen and other at all reasonable time to enter in to and upon the said premises or any Part thereof for the purpose of repairing any part of the building and for the purpose of making, repairing manufacturing, re-building, cleaning Laying and keeping in order and good condition all services, drains, pipes, cables, water covers, gutters, wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of laying down maintaining and repairing and testing drainage and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water and/or electricity to the premises in respect whereof the Purchaser or the occupier of any other premises at the casa may be shall have made default in paying his shara of water charges and electricity charges.

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28) The purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold nor for any purpose which may be likely to cause nuisance or annoyance to occupiers of the neighbouring properties nor for any illegal or immoral purposes

29) The purchaser will not at any time demolish the premises or any part hereof agreed to be taken by him, nor will be at any time make or caused to be made any additions or alterations of whatever nature to the said premises or any part thereof. The Purchaser shall not permit the closing of the Verandahs or lounges or balconies or make any alterations in the elevation and put aside colour scheme of the premises to be acquired by him.

30) After the possession of the premises is handed over to the purchaser if any additions or alterations in or about or relating to the said premises are hereafter required to be carried out by the Government, Municipality or any other Statutory Authority, the same shall be carried out by the purchaser in co-operation with the purchasers of the other premises in the said building at their own costs and the Builders shall not in any manner be liable or responsible for the same.

31) The Purchaser shall not do or permit to be done any other act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof.

32) The purchaser shall not throw dirt, rubbish rags or other refuse or permit the same to be thrown in the compound or in any portion of the building.

33) The said building shall always be known as "SAINATH APARTMENTS" and the name of the Co-operative Society or Limited company or incorporated body to be formed shall bear the same and this name shall not be changed without the written permission of the builders.

34) After the building is completely ready and fit for occupation and after the Society or Limited company or incorporated body is registered and only after all the premises in the said building have been sold and disposed off by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various premises holders the Builders will execute a Deed of Conveyance and or other document in favour of a Co-operative Society Limited Company or an Incorporated body.

35) In the event of the Society or Limited Company or incorporated body being formed and registered before the sale and disposal by the Builders of all the premises in the said building the powers and authority of the Society so formed or of the Purchaser and other Purchaser of premises in the said building shall be subject to the overall control of the Builders in respect of any of the matters covering the said building the construction and completion thereof and

all amenities appurtenant to the same and in particular the Builders shall have absolute authority and control as regards any unsold premises of which the Agreements are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.

36) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

37) All letter, receipts and/or notices issued by the Builders despatched Under Certificate of posting to the address known to them of the Purchaser will be the sufficient proof of receipt of the same by the Purchaser and shall eventually discharge the Builders. For this purpose, the Purchaser has given the following address :-

Shri/Smt. Dr Chandrakant P. Chandra
10, Kaushtal Marg, S.M. Road
Mumbai (West), Bombay - 400006

38) If the Purchaser neglects, omits or fails in any manner, whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser under the Terms and condition of this Agreement (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and Stipulations on his part herein contained or referred to, the Builders shall be entitled to re-enter and resume possession of the said premises and of everything to whatsoever therein contained and this Agreement shall cease and stand terminated and the Earnest Money and other amounts already paid by the Purchaser to the Builders shall stand absolutely forfeited to the Builders and the purchaser shall have no claim for refund or repayment of the said Earnest Money and or the said other amounts already paid by the Purchaser or any part thereof and the Purchaser hereby agrees to forfeit all his rights, title and interest in the said premises and all amounts already paid and in such event, the Purchaser shall be liable to be immediately ejected as trespasser but the right given by this Clause to the Builders shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchaser.

39) The Builders shall be at liberty to sell the Flat/Flats other than that agreed to be sold to the Purchaser to any party who may use the other Flat/Flats for non-residential use in such a manner that is permissible under the Rules of Municipal Corporation of Greater Bombay and agreed upon by the Builders. The Purchaser shall not object to such permissible non-residential user and shall not complain about the same to any authorities.

40) The said price of the premises is based upon the prices of basic materials of construction viz. Cement, Sand, Metal, Steel, Wood and tiles prevailing in the market as on 1st April 1983. The builders shall be entitled for increase in the said price of the said premises if the price of any of the said materials rises beyond 10% in proportion to the increase in the price.

41) All costs charges and expenses in connection with the formation of the Co-operative Society or Limited Company or incorporated body as well as the costs of preparing, engrossing stamping and registering of the Agreement conveyance deeds, any other document or documents required to be executed by the Builders or by the Purchaser as well as the entire professional costs of the advocate in preparing and approving all such documents shall borne by the Purchaser. The amount of such costs charges and expenses payable by the Purchaser shall be paid by the Purchaser to the builders immediately on demand.

42) It is agreed that this Agreement shall be registered with the Sub-Registrar of Assurances at Bombay as required by Maharashtra Ownership Flats Act. The Purchaser lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Builders the Serial Number under which it has been lodged for registration to enable the Builders to appear before the Sub-Registrar and admit execution thereof. The Purchaser is requires to lodge this Agreement for registration within four months from the date hereof.

IN WITNESS WHEREOF the Parties here to have hereunto set and subscribe their respective hands and Seals the day and year first herein-above mentioned.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground admeasuring 9928 Square Yards equal to 8301 Square Metres or thereabouts of Village Kanjur, Taluka Kuria, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District together with the structures standing thereon and having the following details.

<u>Survey No.</u>	<u>Hissa No.</u>	<u>C. T. S. No.</u>	<u>Area</u> <u>A - G - As.</u>
128	-	44	1 - 14 - 0
129	1	43	0 - 21 - 0
Total			1 - 35 - 0

SIGNED SEALED AND DELIVERED
by the withinnamed BUILDERS
Messrs. SAINATH CONSTRUCTION
CO.

in the presence of B. Srinivasulu

FOR SAINATH CONSTRUCTION CO.
Debatil
PARTNE

SIGNED SEALBD AND DELIVERED

by the withinnamed BUILDERS
Shri. B. Chandram
Sbrt/Smt. Chandam

in the presence of

Chandam
Chandam

RECEIVED from the Purchaser a

sum of Rs. 10,000/- (Rupees Ten
thousand only only)

as Earnest at stated in clause

No. 3 (a) hereinabove.

..Rs. 10000/-

WE SAY RECEIVED
For SAINATH CONSTRUCTION CO.

Debatil

PARTNERS

WITNESSES-

1. B. Srinivasulu
2. Chandam

ICN C
RTNE

EXHIBIT "C"
BUILDING SPECIFICATIONS, FIXTURES FITTINGS,
AND AMENITIES.
SPECIFICATIONS

DOORS AND WINDOWS—All the wood work of the Doors and windows shall be from good quality teakwood. The fitting shall be of oxidised iron. The main door shall be provided with Aluminium aldop and peep hole. A press Button for Bell and Flat Number plate shall be provided on the main floor. Iron, Grills shall be provided and fixed in the windows frames excluding ventilators and W. C. and Bathroom.

FLOORING :

Flooring of the living room, Balcony, passage and Kitchen of grey cement marble mosaic tiles of good quality with half tile skirting shall also be provided on the walls.

KITCHEN :

The Kitchen shall be provided with raised platform and a built in sink white glazed tiles. The Upper side of the platform shall be fixed with black Cadappa stone with white glazed tiles of 1' above the same.

BATH AND W. C.

The flooring of bath shall be in Tandar stone and 4'-0" dado shall be of white glazed Tiles.

The flooring of W. C. and 2'-0" Dado shall be of white glazed tiles. A wash Basin shall also be provided at a suitable place near the Bath and W. C.

ELECTRICITY :

All wiring shall be of Aluminium as per I. S. I. specifications. All flats shall be provided with lighting and Domestic Main Lines. Each Flat shall be provided with Light point, Fan point and one plug point in the living and bed room, One light point in the passage and one light point for Bath and W. C. There will be one light point in common passage of each floor and one light point in each Kitchen room. One Domestic point near the bathroom. One Hit water Geyser in Bathroom.

PLUMBING WATER SUPPLY ECT.

All the Plumbing work shall be carried out as per plan and rules and regulation of the Bombay Municipal Corporation. The Rainwater and other pipes shall be of A. C. and every first 6'-0" length pipe from the ground shall be cast iron. There shall be underground water tanks provided with booster pumps to lift water to the Overhead storage tanks, to ensure sufficient and regular supply of water. Separate water arrangements shall also be made (if permissible) for miscellaneous use of water such as gardening, vehicle washing, functions etc. Every flat shall have one tap in each kitchen, Bath and W. C. and Wash Basin.

For SAINATH CONSTRUCTION CO.

D. S. Patel
PARTNERS

EXHIBIT-A

Tel. : 5 9 5 2 3 1

Kamalakar D. Vaidya B. A. B. COM. LL. B. Advocate High Court

Akankeha, Sane Guruji Nagar, Mulund (East) Bombay - 400 081.

Date 29th August 1983

Shri Harlhar Madanrao Raut, his wife Sushila, Sons Dilip, Vijay and daughter Usha are the Owners of the property described hereinbelow. The said property is the subject matter of High Court Suit No. 1363 of 1977 between Central Bank of India and the said H. M. Raut and Others. The Court Receiver High Court Bombay is appointed as the Court Receiver of the said property by the High Court in the said Suit.

During the pendency of the said suit, Shri B. R. Parekh agreed to purchase the said property from the said H. M. Raut and Others for the consideration and on the terms and conditions agreed between them by the Agreement for sale dated 18th October 1978.

The sale of the said property as agreed between H. M. Raut and Others of the one part and Shri B. R. Parekh of the other is sanctioned by the Court by the order dated 4th November 1981.

Shri B. R. Parekh has deposited the amount of the price of the said property agreed for with the Court Receiver.

Under the circumstances, it is certified that the title of the property described hereinbelow is clear, marketable and free from encumbrances and reasonable doubts.

Description of Property

ALL THAT piece and parcel of land together with the structures thereon admeasuring 9928 Square Yards equal to 8301 Squares Metres or thereabout of Village Kanjur, Taluka Kurla, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District with the following details.

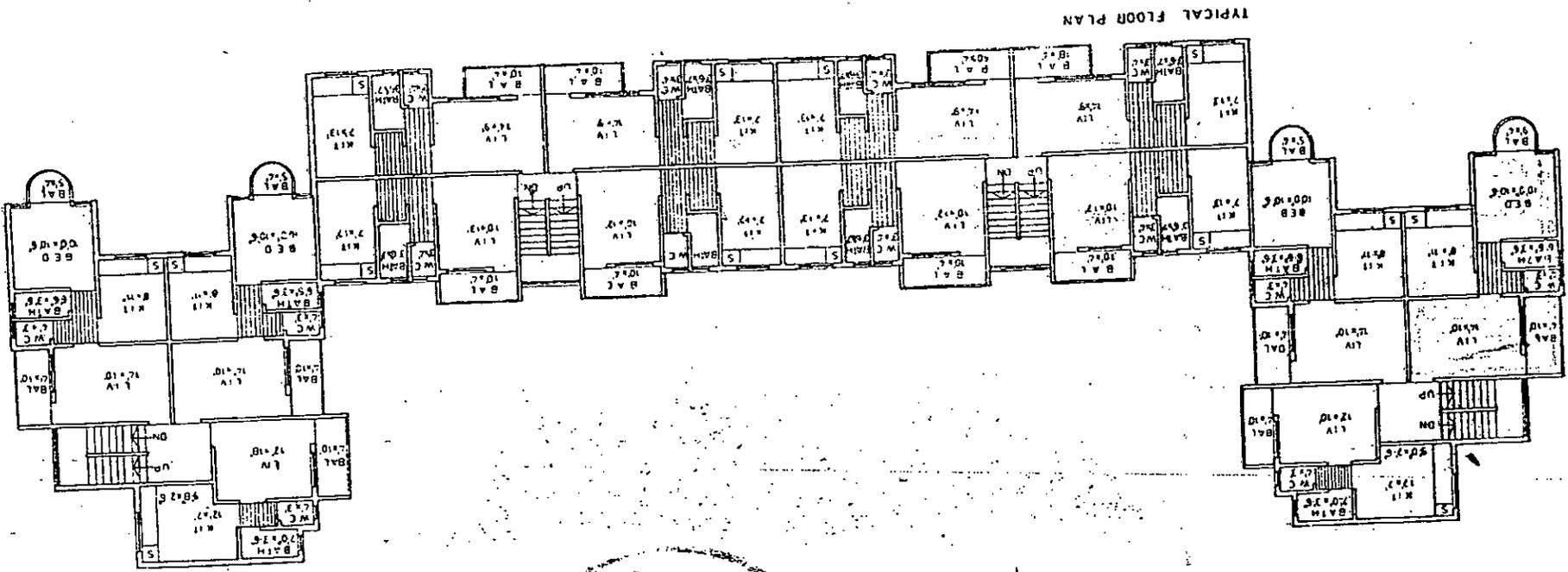
<u>Survey No.</u>	<u>Hissa No.</u>	<u>C T. S. No.</u>	<u>Area</u> <u>A-C-As.</u>
128	—	44	1-14-0
129	1	43	0-21-0
Total			1-35-0

(Sd/- K. D. VAIDYA)
Advocate High Court

(Handwritten marks)

EXHIBIT-B

EXHIBIT-B



Sainath Construction Co. *Sainath*
 PARTNER

Chandrasekhar
 Purchaser Sign

The Flat No. *2-403* on *4th floor* Floor Builtup Area *552* SQ/ft.
 Shri/Smt./M/s. *D. Chandrasekhar P. Chandra & Mrs. Meeta C.* is marked in Red.
Chandrasekhar

SAINATH REALTORS
 TEMBHI PADA ROAD, BHANDRA, BOMBAY 400078.

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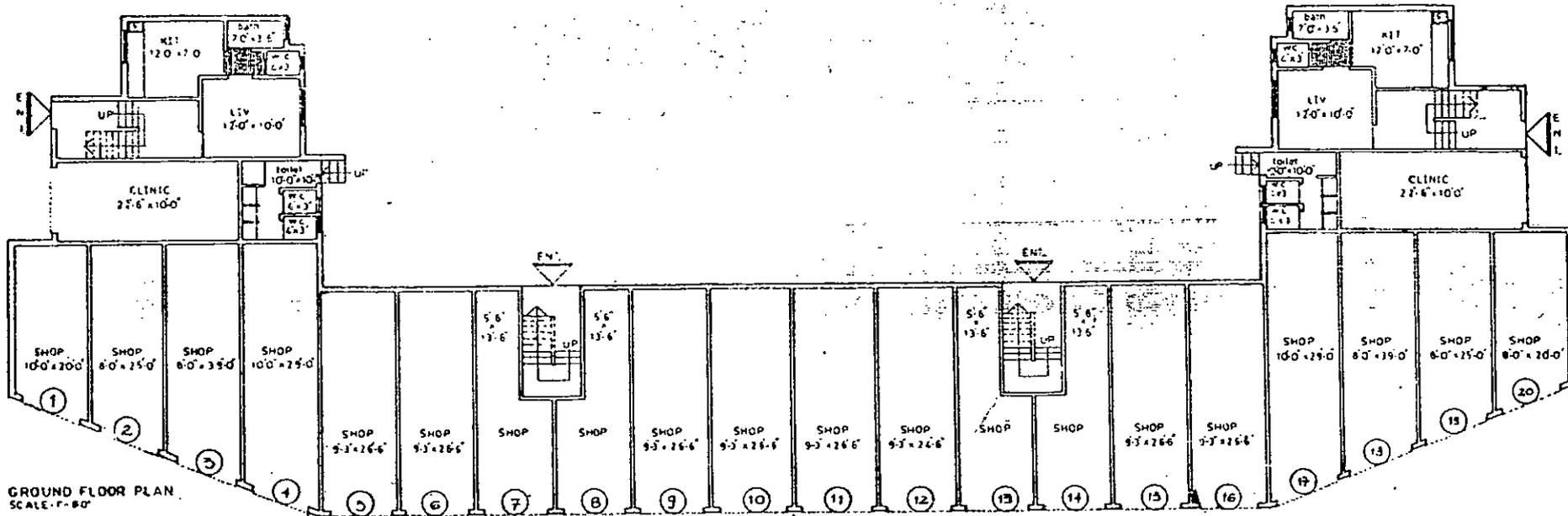
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 0-21-0
 1-35-0

IDYA)
Court

SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.



GROUND FLOOR PLAN
SCALE: 1"=8'0"

The Shop No./Flat No. _____ Builtup Area _____ SQ./ft. on Ground floor is sold to

Shri/Smt./M/s. _____ is marked in Red.

Purchaser Sign.

Sainath Construction Co.

PARTNER

१) श्री. देवचंद्र अजयभाई पटेल - धडा - ४८ वर्ष - श - ए.पु -
 - येसना अपार्ट. जोशातमंगल रोड भांडुप (पु) क. ७८.जे.
 साहाय्य कर-२४८० रु. ये अपार्ट

२) श्री. चंद्रकांत पुरुषोत्तमदास चंदास. चंदास
 व्यवसाय - २७ वर्ष. श - १०, कोशातकुंज, एम. एन. रोड
 ठण्डुप. (पु) - क. ८०

३) श्रीमती - मिता चंद्रकांत चंदास - धरिणी -
 २४ वर्ष. श - ज. २.प्राणे -

executing party

..... दस्तऐवज करून देणाऱ्या
 admits execution of दस्तऐवज
 तयार केलेले अंमल २ को २७०
 करून दिल्याचे कबूल करतात.



१) Dubate २) Chandras
 ३) Chandras

१) श्री. वामन. शक्ति शि - एक वी रोड. विहार ठण्डुप
 क. ८७.

२) श्री. जयकरा शिरी - श - आंबरीजमा ध. मि.
 ठण्डुप

१) मुख्य निबंधकास साहित्य असलेला
 हसना, शक्ती निबंधकास कार्यात फी; ये
 दस्तऐवज करून देणाऱ्या उपरोक्त
 हसनास साहाय्य करून देतात आणि
 त्यांचे अंमल पंढरितात.

१) Chandras
 २) Chandras

दिनांक २४-८-८४ =
Chandras
 सहसुरक्ष्य निबंधका, क्रमांक ४,
 मुंबई (पुणे)

SAINI APARTMENTS
 TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.



Registered at No. on
Additional of Bl. No. 1 126 TO 134

Joint Sub-Registrar IV
Bombay (Bandra)

7/4/95
16/5/95

1155



महानगर टेलीफोन निगम लिमिटेड, मुंबई
MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.
 टेलीफोन बिल पत्रक / Telephone Bill Foil



उपभोक्ता नम्बर CA No.	दूरभाष क्र. Telephone No.	बिल दिनांक Bill Date	दिनांक तक भुगतान करें Due Date	बिल क्र. Bill No.	देय राशि Amount Payable
2101907543	25907543	12/04/2004	05/05/2004	1109960299	1687.00

GAWADE CHANDRAKANT RAOSAHEB
 FLT D/403, SAINATH APT TEMBI PADA ROAD
 BHANDUP
 MUMBAI 400078

Category: NON-OYT GENERAL

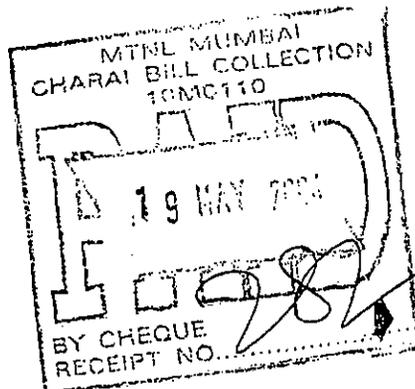
TARIFF PLAN: MTNL Economy

पिछला मीटर रीडिंग Previous Meter Rdg	चालू मीटर रीडिंग Current Meter Rdg	मीटर को गई कॉलें Metered Units	अदेय कॉलें Debit Units	देय कॉलें Credit Units	निशुल्क कॉलें Free Units	निवल प्रभार्य कॉलें Net Chargeable Units
57570 01/02/2004	58735 31/03/2004	1165	0	0	120	1045

Message :
 FOR CHANGE IN BILLING ADDRESS, PLS. CONTACT AOTR/QCS.

Details of Payments received after last bill :

BillDate	BillAmt	DueDate	PaidDate	PaidAmt
12/02/2004	1761.00	05/03/2004	03/03/2004	1761.00



किराया / Rental From 01/02/2004 To 31/03/2004	500.00
कॉल शुल्क / Call Charges From 01/02/2004 To 31/03/2004	1062.00
ट्रंक कॉल / Trunk Calls - Inland	0.00
फोनोग्राम / Phonograms	0.00
ओवरसीस कॉल / Dverseas Calls	0.00
यंत्र किराया / Accessory Rental	0.00
डेबिट / Debit	0.00
कर / ServiceTax @8%	124.96
क्रेडिट / Credit	0.00
देय राशि / Amount Payable (Rounded Diff)	1687.00
Amount Payable Up to 1 month from Due Date	1727.00
Amount Payable After 1 month from Due Date	1767.00



For Billing enquiries also contact , Tel. 25934646

Accounts Officer - CSMS East - II Zone

Cherai Telephone Exchange building, Mauli Mandal Road, Cherai, Thane (W)

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK 0415745/CR 143/M1 DATED 20/02/2004.

MTNL MUMBAI SERVICE TAX REGD. NO.:- AAACM0828RST001.

To avoid Disconnection Pay by Due Date

SMS
 through
LANDLINE



Dial
1501



भारतीय विद्युत निगम



विद्युत निगम, बंधुपूर

विभाग : 3555 BHANDUP, DIVISION
 02 B.U. 3555 DTC: 3555029
 3/08-3016-0160/01939068
 04R57

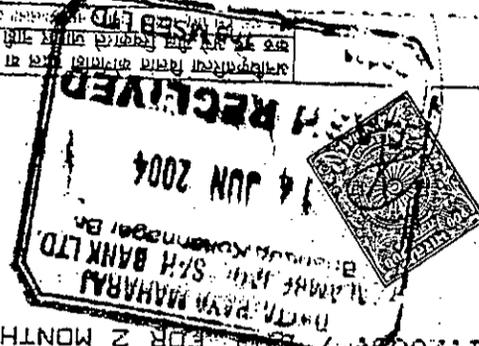
मालिका क्रमांक : 00061284184
 6128418
 CHANDRAKANT R GAWDE
 BLOCK NO D 403
 SAINATH APARTMENT T P
 ROAD BHANDUP 78

मालिका क्रमांक : 900001119
 08/05/04 7176
 06/03/04 6700
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मालिका क्रमांक : 1320.00
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वर्णनात्मक विवरण	प्रमाण	दिनांक	मूल्य
रिअर अकार	४	१६/०६/०४	८०.००
धीन अकार	४		१२७६.४५
धीन युक्त	४		१६६.७७
इतर अकार	४		३३.३२
०.००			०.००
वर्णनात्मक विवरण	प्रमाण	दिनांक	मूल्य
निवळ घरावाची/घरा	४		१५५६.५४
घरावाची/घरा	४		-२.५१
घरावाची/घरा	४		-२.५१
घरावाची/घरा	४		१५५४.०३
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T&D Loss Charge not applicable W.E.F 1.1.2003, / MERC
 ORDER Dated 9.1.2003 / EDR 2 MONTHS (FR. 10)
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पुस्तक क्र. पी-२०५७/८४
क्र. १९८४ ऑगस्ट

३ पालखारी कुम्हार कार कुम्हार निर्यात
वाला यांचे स्वामित्वात वार विस.

sdl - C.P. Chandras

Registered fee as follows :-	9050-00
Registration fees	9-00
Fees for copying (Folios)	9-00
Endorsement	2-00
Comparing Fees (Folios)	9-00
Filing	99-00
Postage	
Total Rs.	9060-00

sdl - A.B. Kadam
सह कुम्हार निर्यात क. व
वाला (कुम्हार) २३

sdl - A.B. Kadam
सह कुम्हार निर्यात क. व
वाला (कुम्हार).

AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made at Bombay this 20th day of August in the Christian Year One Thousand Nine Hundred and Eighty Four BETWEEN Messrs SAINATH CONSTRUCTION COMPANY a partnership Firm doing business as Builders with Office at 6, Abhilasha Apartments, Jangal Mangal Road, Bhandup Bombay-400 078 hereinafter called "THE BUILDERS" (which expression shall unless repugnant to the context or meaning thereof mean and include the partners for the time being constituting the said Firm M/s. Sainath Construction Company, their Survivors or Survivor, their his/her, heirs, executors, administrators and assigns) of The One Part AND Shri/Smt. Dr. Chandrakant Purushottamdas Chandra of Bombay, Indian Inhabitant, hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his/her, heirs, executors and administrators) of The Other Part.

Jointly

sdl - D.U.P.

WHEREAS Shri. Harihar Madan Raut, Sou. Sushila Harihar Raut, Shri Dilip Harihar Raut, Shri Vijay Harihar Raut and Kumari Usha Harihar Raut (hereinafter collectively referred to as The Original Owners) are seized and possess of or otherwise well and sufficiently entitled to a piece of land with the structures thereon, situate at Tembhi Pada Road, Bhandup, Bombay-400 078 and more particularly described in the Schedule hereunder written (hereinafter for the sake of brevity referred to us ' The said Property ')

sdl - C.P.C.
sdl - M.C.C.

AND WHEREAS by the Agreement for sale dated 18/19th October 1978 made between the Original Owners (herein called The Vendors) and Shri Bhupatrai Ratilal Parekh, the Original Owners agreed to sell to the said Bhupatrai Ratilal Parekh and the said Shri Bhupatrai Ratilal Parekh agreed to purchase from the Original Owners the said property for the price and on the terms and conditions therein stated.

AND WHEREAS the said property is the subject matter of High Court Suit No. 1363 of 1977 and the Court Receiver has been appointed by the Honourable Court of the said Property in the said Suit.

AND WHEREAS by the Order dated 4th November 1981 made in the said High Court Suit No. 1363 of 1977 in the High Court of Judicature at Bombay the Court Receiver High Court Bombay is directed by the Honourable Court to complete the sale of the said property in favour of the said Shri Bhupatrai Ratilal Parekh or his nominee/s for the price therein mentioned.

AND WHEREAS by the Agreement for Development dated 30th November 1980 made between the said Shri Bhupatrai Ratilal Parekh (therein called The Owner) of the One Part and Builders herein (therein called The Developers) of the other, the Builders agreed to develop the said property for the consideration and on the terms and conditions therein stated.

AND WHEREAS with a view to develop the said property by erecting a building consisting of ground and upper floors after demolishing existing structures therein the Builders got the plan and specifications prepared from the Architects Messrs Gaitonde Bhavsar & Associates and approved from the Municipal Authorities under No CE/4287/BPES/A/N dated 7-9-1982

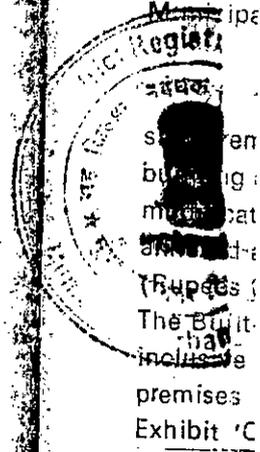
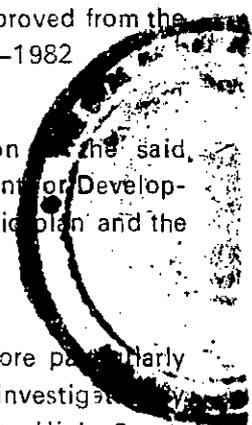
AND WHEREAS the Builders have taken over possession of the said property for development under the hereinabove recited Agreement for Development and commenced the construction work according to the said plan and the specifications approved by the Municipal Authorities

AND WHEREAS the title of the Owners to the land more particularly described in the Schedule hereunder written has been investigated by Shri Kamalakar Dhundiraj Vaidya, B.A., B. Com., LL.B. Advocate High Court who has given to the Builders his Certificate of Title, a copy whereof is hereto annexed and marked EXHIBIT 'A'.

AND WHEREAS the Purchaser has taken inspection of herein recited Agreements, plans, specifications and all the Title Deeds of the Owners and has satisfied himself/herself about the title of the Owners to the land more particularly described in the Schedule hereunder written and the Purchaser shall not be entitled to further investigation of the title of the Owners or to make any requisitions or to raise any objection with regard to any other matters relating thereto.

AND WHEREAS the Purchaser has also taken inspection of all other relevant documents such as the Contracts with Architects and Contractors Sub-Contractors etc, mentioned in the Rules of the Maharashtra Ownership Flats Act and Rules thereunder.

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C.P.C.
M.C.C.



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Exhibit 'C'

3) The Purchaser agrees to pay the consideration for the purchase of the said premises as shown below :

(a) Rs. 10,000/- App. 10% of the total cost shall be paid as Earnest Money or a deposit on or before the execution of this Agreement (the payment and receipt whereof the Builders do admit and acknowledge).

(b) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the first slab.

(c) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the second slab.

(d) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the third slab.

(e) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the fourth slab.

(f) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the casting of the Fifth slab.

(g) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the brick masonry work is completed.

(h) Rs. 10,000/- App. 10% of the total cost shall be paid on or before completion of the plastering work.

(i) Rs. 10,000/- App. 10% of the total cost shall be paid on or before the tiling work is completed.

(j) Rs. 14,500/- App. the balance amount of 10% within 15 days from the date on which a notice is issued to the Purchaser by the Builders offering Possession of the said premises.

4) The Purchaser DOETH covenants with the Builders that the Purchaser shall duly and punctually pay the above mentioned instalments within the period stipulated hereinabove time being the essence of the contract. On failure of payment of any of the said instalments as aforesaid or any breach being committed by the Purchaser of the terms and condition hereinabove mentioned or non-observance thereof this Agreement shall at the option of the Builders come to an end and all the amounts paid by the Purchaser shall stand forfeited and the Purchaser shall have no claim against the Builders or the said premises.

5) Without prejudice to all other rights under this Agreement and or any law of the Builders the Purchaser shall liable to pay interest at the rate of 15 percent per annum on all amounts which shall remain due and outstanding after the period of seven days from the date of their becoming due.

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10) Nothing contained in this Agreement shall be construed to confer upon the Purchaser any right title or interest of any kind whatsoever into or over the said land or building or any part thereof, such conferment to take place only upon the execution of the Conveyance and or such other document as is necessary to a Limited Company or a Co-operative Society or incorporated body to be formed of the Purchasers of various premises in the said building as hereinafter stated.

11) The purchaser shall have no claim save and except in respect of a particular premises hereby agreed to be acquired by him and that all open spaces, lobbies, stair-cases, terraces ect. will remain the property of the Builders until the whole property is transferred to the proposed Limited Company or a Co-operative Society or an incorporated Body hereinafter mentioned but subject to the rights of the Builders as herein Stated.

12) The Builders shall have the right to make additions, alterations, raise, stories or put additional structures at any time as may be permitted by the municipality and other Competent Authorities. Such additions, alterations, Structures and stories will be the sole property of the Builders who will be entitled to dispose it off in any way they choose and the Purchaser hereby consents to the same.

13) Provided that the Builders do not in any way, effect or prejudice the right hereby granted in favour of the purchaser in respect of the premises agreed to be purchased by the purchaser the Builders shall be at liberty to sell, assign, mortgage or otherwise deal with or dispose off their right, title and interest in the said land hereditaments and premises and the building construction and hereafter to be constructed thereon

14) As soon as the building is notified by the Builders as complete each of the premises holders (including purchaser) shall pay the respective balance of the price payable by them within 15 (fifteen) days of such notice served individually or put up at some prominent place in the said building. If any of the premises holders fails to pay the said arrears as aforesaid, the Builders will be entitled to forfeit the amounts previously paid by such defaulting premises Purchaser to the Builders.

15) Under no circumstances, the purchaser shall be entitled to take possession of the said premises unless and until all payments required to be made under this Agreement by the purchaser have been made to the Builders.

16) The Builders shall in respect of any amount payable by the Purchaser under the terms and conditions of the Agreement herein, will have a first lien and charge on the said premises agreed to be acquired by the Purchaser.

17) The Purchaser from the date of receipt by him of the notice from the Builders to take possession of the said premises regulary pay every month provisional amount of Rs. 100-00 towards the Non-Agricultural Assessment, property taxes of Municipal Corporation of Greater Bombay and all out-goings, expenses and maintenance charges in respect of the said

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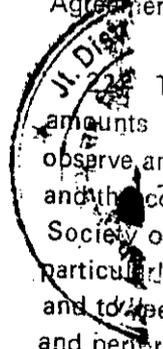
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building The Purchaser has paid this day a sum of Rs. 2751/- (Rupees Two Thousand seven Hundred and fifty one only) (inclusive of Rs. 251/- of the share capital and entrance fee of the Society to be formed) to meet the Charges of non-Agricultural Assessment property taxes till handing over possession of the said premises to the purchaser and all other outgoings, expenses and maintenance charges, cost of bore-well, office room, permanent deposits of water meters electricity meters and charges of forming and registration of the Co-operative Housing Society coming to the share of the said premises.

18) In case any security or other deposit is demanded either by the Municipal Corporation of Greater Bombay or the Maharashtra State Electricity Board for the purpose of giving water, electric connection to the said building or any other deposit demanded by any other local body or Authority, the purchaser shall contribute proportionately as determined by the Builders immediately on notice being given by the Builders to the Purchaser calling upon the Purchaser to contribute towards the security deposit as mentioned above.

19) So long as each premises of the said building shall not be separately assessed for Municipal taxes or water charges, the Purchaser shall pay the proportionate share of the water charges and property taxes assessed on the whole building such proportion will be determined by the Builders on the basis of the area of each premises in the said building.

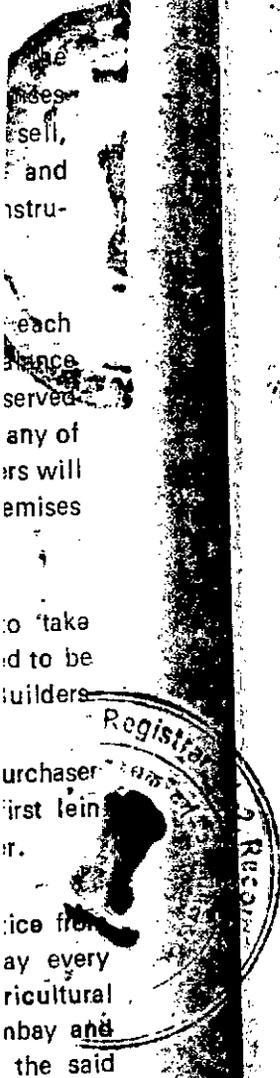
20) The Purchaser hereby agrees that in the event of any amount by way of the premium to the Municipality or to the State Government or betterment charges, development tax or any other tax or payment of a similar nature becoming payable by the Builders the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the premises agreed to be purchased by the Purchaser and in determining such amount the decision of the Builders shall be conclusive and binding upon the purchaser.

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21) The Purchaser shall maintain at his own cost the premises agreed to be acquired by him in the same good condition, state and order in which it is delivered to him and shall abide by all bye-laws rules and regulations of the Government Maharashtra State Electricity Board or any other authorities and local bodies as also shall observe and perform the covenants, conditions of the said indenture of conveyance and shall attend and answer and be responsible for all actions, violation of any of the conditions or rules and bye-law and shall observe and perform all the terms and conditions contained in this Agreement

22) The Purchaser hereby covenants with the Builders to pay all the amounts required to be paid by the Purchaser under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and the covenants to be executed in favour of the Co-Operative Housing Society or incorporated body in respect of the said piece or parcel of land more particularly described in the Schedule hereunder written and the building thereon and to keep the building indemnified against the said payments and observance and performance of the said covenants and conditions except so far as the same are to be observed by the Builders.

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23) The Purchaser hereby agrees and undertakes to be a member of the Co-operative Society or Association of Apartment owners, or Limited Company or Incorporated body to be formed in the manner hereinafter appearing and also from time to time sign and execute the application, for registration other papers and documents necessary for the formation and registration of the Society or Limited Company or Association of Apartment owners or an Incorporated Body including the bye-laws of the proposed Society and duly fill in sign and return within ten days of the same being forwarded by the Builders to the Purchaser No objection shall be taken by the Purchaser if charges or modifications are made in the draft bye-laws as may be required by the Register of Co-operative Societies or other Competent Authority The Purchaser shall be bound from time to time to sign all papers and documents and to do all other things as the Builders may require him to do from time to time for safeguarding the interests of the Builders and all other Purchasers of the premises of the said building Failure to comply with the provisions of these things will render this Agreement ipso-facto to come to an end and the Earnest Money and other monies paid by the Purchasers shall stand forfeited to the Builders,

24) The Purchaser hereby covenants to keep the said premises as well as its all the partition walls, sewers, drains, pipes and appurtenances thereto in good tenable repairs and good condition and in particular, so as to support Shelter and protect all the parts of the building.

25) The Purchaser shall not sub-let, sell, transfer, convey, mortgage, charge or in any way, encumber or deal with or dispose off the said flat assign underlet or part with interest under or the benefit of this Agreement or any part thereof, till all the dues of whatsoever nature owing to the Builders are fully paid and only if the Purchaser has not made any breach or non-compliance of any of the terms and conditions of this Agreement and until he obtains previous consent to do so in writing of the Builders

26) The Purchaser shall permit the Builders and their Surveyors or agents with or without workmen and others at all reasonable time to enter into and upon the said premises or any part thereof to view, examine the estate and condition thereof and to make good within a reasonable time of giving of such notice in writing by the Builders to the Purchaser any breach or repair required to be effected.

27) The Purchaser shall permit the Builders their Surveyors and their agents with or Without workmen and other at all reasonable time to enter in to and upon the said premises or any Part thereof for the purpose of repairing any part of the building and for the purpose of making, repairing manufacturing, re-building, cleaning Laying and keeping in order and good condition all services, drains, pipes, cables water covers, gutters, wires, structures and other conveniences belonging to or serving or used for the said building and also for the purpose of laying down maintaining and repairing and testing drainage and water pipes and electric wires and for similar purposes and also for the purposes of cutting of the supply of water and/or electricity to the premises in respect whereof the Purchaser or the occupier of any other premises at the case may be shall have made default in paying his share of water charges and electricity charges.

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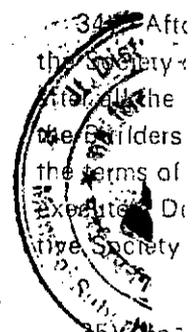
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28) The purchaser shall not use the premises or permit the same to be used for any purpose whatsoever other than for the purpose for which it is sold not for any purpose which may be likely to cause nuisance or annoyance to occupiers of the neighbouring properties nor for any illegal or immoral purposes

29) The purchaser will not at any time demolish the premises or any part thereof agreed to be taken by him, nor will he at any time make or caused to be made any additions or alterations of whatever nature to the said premises or any part thereof. The Purchaser shall not permit the closing of the Verandahs or lounges or balconies or make any alterations in the elevation and put aside colour scheme of the premises to be acquired by him.

30) After the possession of the premises is handed over to the purchaser if any additions or alterations in or about or relating to the said premises are thereafter required to be carried out by the Government, Municipality or any other Statutory Authority, the same shall be carried out by the purchaser in co-operation with the purchasers of the other premises in the said building at their own costs and the Builders shall not in any manner be liable or responsible for the same.

31) The Purchaser shall not do or permit to be done any other act or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to be payable in respect thereof.

32) The purchaser shall not throw dirt, rubbish rags or other refuse or permit the same to be thrown in the compound or in any portion of the building.

33) The said building shall always be known as "SAINATH APARTMENTS" and the name of the Co-operative Society or Limited company or incorporated body to be formed shall bear the same and this name shall not be changed without the written permission of the builders.

34) After the building is completely ready and fit for occupation and after the Society or limited company or incorporated body is registered and only after all the premises in the said building have been sold and disposed off by the Builders and after the Builders have received all dues payable to them under the terms of the Agreement with various premises holders the Builders will execute a Deed of Conveyance and or other document in favour of a Co-operative Society Limited Company or an Incorporated body.

35) In the event of the Society or Limited Company or incorporated body being formed and registered before the sale and disposal by the Builders of all the premises in the said building the powers and authority of the Society so formed or of the Purchaser and other Purchaser of premises in the said building shall be subject to the overall control of the Builders in respect of any of the matters, covering the said building the construction and completion thereof and

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all amenities appurtenant to the same and in particular the Builders shall have absolute authority and control as regards any unsold premises of which the Agreements are cancelled at any stage for some reason or other and the Builders have the absolute authority regarding the disposal thereof.

36) Any delay or indulgence by the Builders in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not be construed as a waiver on the part of the Builders of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the rights of the Builders.

37) All letter receipts and/or notices issued by the Builders despatched Under Certificate of posting to the address known to them of the Purchaser will be the sufficient proof of receipt of the same by the Purchaser and shall eventually discharge the Builders. For this purpose, the Purchaser has given the following address :-

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Sd/-/Smt. Dr. Chandrakant P. Shantora
10, Kaushal Bungal, S N Road
Mumbai (West), Bombay - 400030

38) If the Purchaser neglects, omits or fails in any manner whatsoever to pay to the Builders any of the amounts due and payable by the Purchaser under the Terms and condition of this Agreement (whether before or after the delivery of the possession) within the time herein specified or if the Purchaser shall in any other way fail to perform or observe any of the covenants and Stipulations on his part herein contained or referred to, the Builders shall be entitled to re-enter and resume possession of the said premises and of everything to whatsoever therein contained and this Agreement shall cease and stand terminated and the Earnest Money and other amounts already paid by the Purchaser to the Builders shall stand absolutely forfeited to the Builders and the purchaser shall have no claim for refund or repayment of the said Earnest Money and or the said other amounts already paid by the Purchaser or any part thereof and the Purchaser hereby agrees to forfeit all his rights, title and interest in the said premises and all amounts already paid and in such event, the Purchaser shall be liable to be immediately ejected as trespasser but the right given by this Clause to the Builders shall be without prejudice to any other rights, remedies and claims whatsoever at law or under this Agreement of the Builders against the Purchaser.

39) The Builders shall be at liberty to sell the Flat/Flats other than that agreed to be sold to the Purchaser to any party who may use the other Flat/Flats for non-residential use in such a manner that is permissible under the Rules of Municipal Corporation of Greater Bombay and agreed upon by the Builders. The Purchaser shall not object to such permissible non-residential user and shall not complain about the same to any authorities.

40) The materials or prevailing for increase materials is:

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40) The said price of the premises is based upon the prices of basic materials of construction viz. Cement, Sand, Metal, Steel, Wood and tiles prevailing in the market as on 1st April 1983. The builders shall be entitled for increase in the said price of the said premises if the price of any of the said materials rises beyond 10% in proportion to the increase in the price.

41) All costs charges and expenses in connection with the formation of the Co-operative Society or Limited Company or incorporated body as well as the costs of preparing, engrossing stamping and registering of the Agreement conveyance deeds, any other document or documents required to be executed by the Builders or by the Purchaser as well as the entire professional costs of the advocate in preparing and approving all such documents shall borne by the Purchaser The amount of such costs charges and expenses payable by the Purchaser shall be paid by the Purchaser to the builders immediately on demand.

42) It is agreed that this Agreement shall be registered with the Sub-Registrar of Assurances at Bombay as required by Maharashtra Ownership Flats Act. The Purchaser lodge this Agreement for registration with the Sub-Registrar of Assurances and inform the Builders the Serial Number under which it has been lodged for registration to enable the Builders to appear before the Sub-Registrar and admit execution thereof. The Purchaser is requires to lodge this Agreement for registration within four months from the date hereof.

IN WITNESS WHEREOF the Parties here to have hereunto set and subscribed their respective hands and Seals the day and year first herein-above mentioned.

THE SCHEDULE ABOVE REFERRED TO

All that piece and parcel of land or ground admeasuring 9928 Square Yards equal to 8301 Square Metres or thereabouts of Village Kanjur, Taluka Kuria, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District together with the structures standing thereon and having the following details.

<u>Survey No.</u>	<u>Hissa No.</u>	<u>C. T. S. No.</u>	<u>Area</u> <u>A - G - As.</u>
128	-	44	1 - 14 - 0
129	1	43	0 - 21 - 0
Total			1 - 35 - 0

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SIGNED SEALED AND DELIVERED
by the withinnamed BUILDERS
Messrs SAINATH CONSTRUCTION
CO.

in the presence of sd/- B. Vinod Patel

FOR SAINATH CONSTRUCTION CO.

sd/- D. V. Patel

PARTNER

SIGNED SEALBD AND DELIVERED

by the withinnamed BUILDERS
Shri. Dr. Chandrakant P. Chandra
Shri/Smt.

in the presence of

sd/- C. P. Chandra

sd/- M. C. Chandra

RECEIVED from the Purchaser a
sum of Rs. 10,000 (Rupees Ten
thousand only only)

as Earnest at stated in clause

No. 3 (a) hereinabove.

Rs. 10,000

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For SAINATH CONSTRUCTION CO.

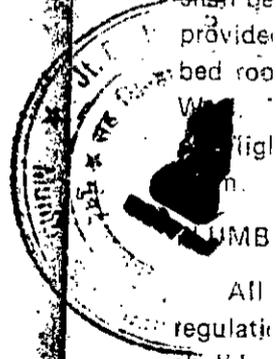
sd/- D. V. Patel

PARTNERS

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EXHIBIT "C"

BUILDING SPECIFICATIONS, FIXTURES FITTINGS,
AND AMENITIES.

SPECIFICATIONS

DOORS AND WINDOWS—All the wood work of the Doors and windows shall be from good quality teakwood The fitting shall be of oxidised iron. The main door shall be provided with Alluminium drop and peep hole. A press Button for Bell and Flat Number plate shall be provided on the main door Iron, Grills shall be provided and fixed in the windows frames excluding ventilators and W. C. and Bathroom.

FLOORING :

Flooring of the living room. Balcony, passage and Kitchen of grey cement marble mosaic tiles of good quality with half tile skirting shall also be provided on the walls.

KITCHEN :

The Kitchen shall be provided with raised platform and a built in sink white glazed tiles. The Upper side of the platform shall be fixed with black Cadappa stone with white glazed tiles of 1' above the same.

BATH AND W. C.

The flooring of bath shall be in Tandur stone and 4'-0" dado shall be of white glazed Tiles.

The flooring of W. C. and 2'-0" Dado shall be of white glazed tiles A wash Basin shall also be provided at a suitable place near the Bath and W. C.

ELECTRICITY :

All wiring shall be of Alluminium as per I. S. I. specifications. All flats shall be provided with lighting and Domestic Main Lines. Each Flat shall be provided with Light point, Fan point and one plug point in the living and bed room, One light point in the passage and one light point for Bath and W. C. There will be one light point in common passage of each floor and one light point in each Kitchen room. One Domestic point near the bathroom. One Hit water Geyser in Bathroom.

PLUMBING WATER SUPPLY ECT.

All the Plumbing work shall be carried out as per plan and rules and regulation of the Bombay Municipal Corporation. The Rainwater and other pipes shall be of A. C. and every first 6'-0" length pipe from the ground shall be cast iron There shall be underground water tanks provided with booster pumps to lift water to the Overhead storage tanks, to ensure sufficient and regular supply of water. Saparate water, arrangements shall also be made (if permissible) for miscellaneous use of water such as gardening, vehicle washing, functions etc. Every flat shall have one tap in each kitchen. Bath and W. C. and Wash Basin.

For SAINATH CONSTRUCTION CO.

sdl. D. V. Patel
PARTNERS

sdl - G.P.C.

sdl - M.C.P.



EXHIBIT-A

Tel. : 5 9 5 2 3 1

Kamalakar D. Vaidya B. A. B. COM, LL. B. Advocate High Court

Akanksha, Sane Guruji Nagar, Mulund (East) Bombay - 400 081.

Date 29th August 1983

Shri Harihar Madanrao Raut, his wife Sushila, Sons Dileep, Vijay and daughter Usha are the Owners of the property described hereinbelow. The said property is the subject matter of High Court Suit No. 1363 of 1977 between Central Bank of India and the said H. M. Raut and Others. The Court Receiver High Court Bombay is appointed as the Court Receiver of the said property by the High Court in the said Suit.

During the pendency of the said suit, Shri B. R. Parekh agreed to purchase the said property from the said H. M. Raut and Others for the considerations and on the terms and conditions agreed between them by the Agreement of sale dated 18th October 1978.

The sale of the said property as agreed between H. M. Raut and Others of the one part and Shri B. R. Parekh of the other is sanctioned by the Court by the order dated 4th November 1981.

Shri B. R. Parekh has deposited the amount of the price of the said property agreed for with the Court Receiver.

Under the circumstances, it is certified that the title of the property described hereinbelow is clear, marketable and free from encumbrances and reasonable doubts.

Description of Property

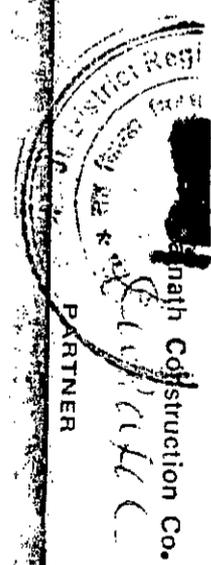
ALL THAT piece and parcel of land together with the structures thereon admeasuring 9928 Square Yards equal to 8301 Squares Metres or thereabout of Village Kanjur, Taluka Kurla, District Bombay Suburban, Registration District and Sub-District of Bombay City and Bombay Suburban District with the following details.

<u>Survey No.</u>	<u>Hissa No.</u>	<u>C T. S. No.</u>	<u>Area</u> <u>A-C-As.</u>
128	—	44	1-14-0
129	1	43	0-21-0
		Total	1-35-0

(Sd/- K. D. VAIDYA)
Advocate High Court

Purchaser Sign.

(Handwritten signature)



sd/-C.P.C.

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sd/-M.C.P.

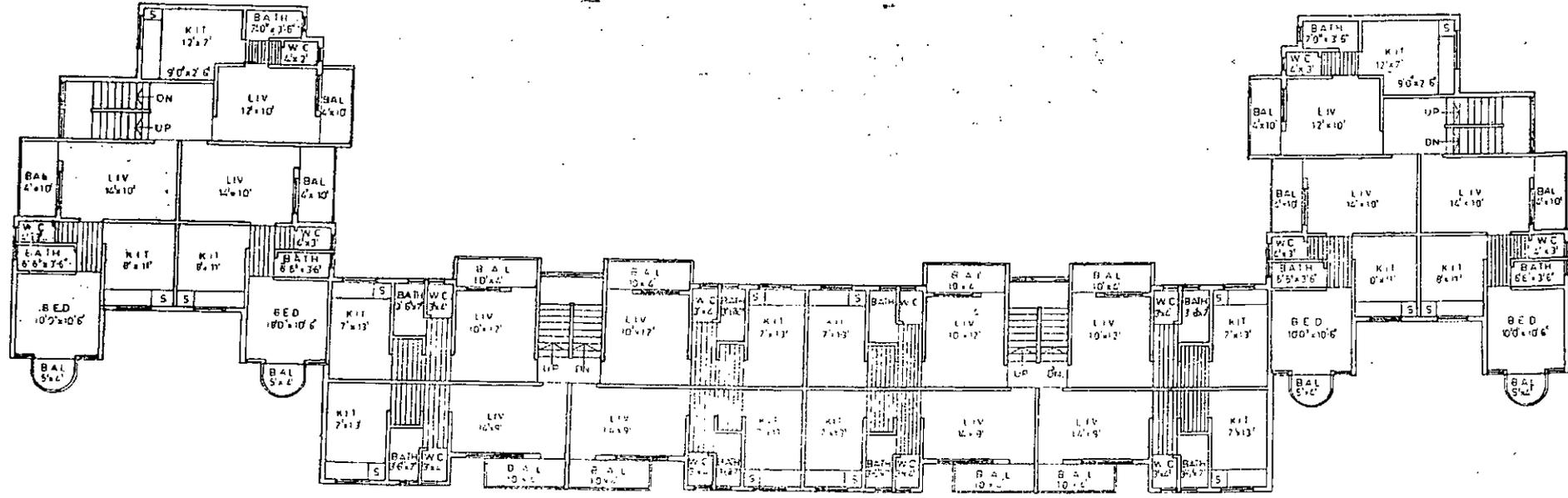
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SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

EXHIBIT-B



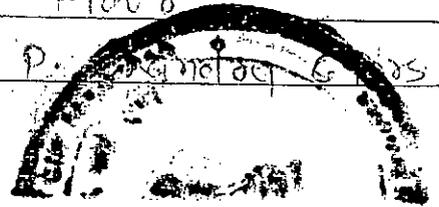
TYPICAL FLOOR PLAN

EXHIBIT-B

The Flat No. D-403 on 4th Floor Floor Builtup Area 550 SQ.ft.

Shri/Smt./M/s. Dr. Chandra Kant P. Chandra is marked in Red.

Purchaser Sign.
[Signature]



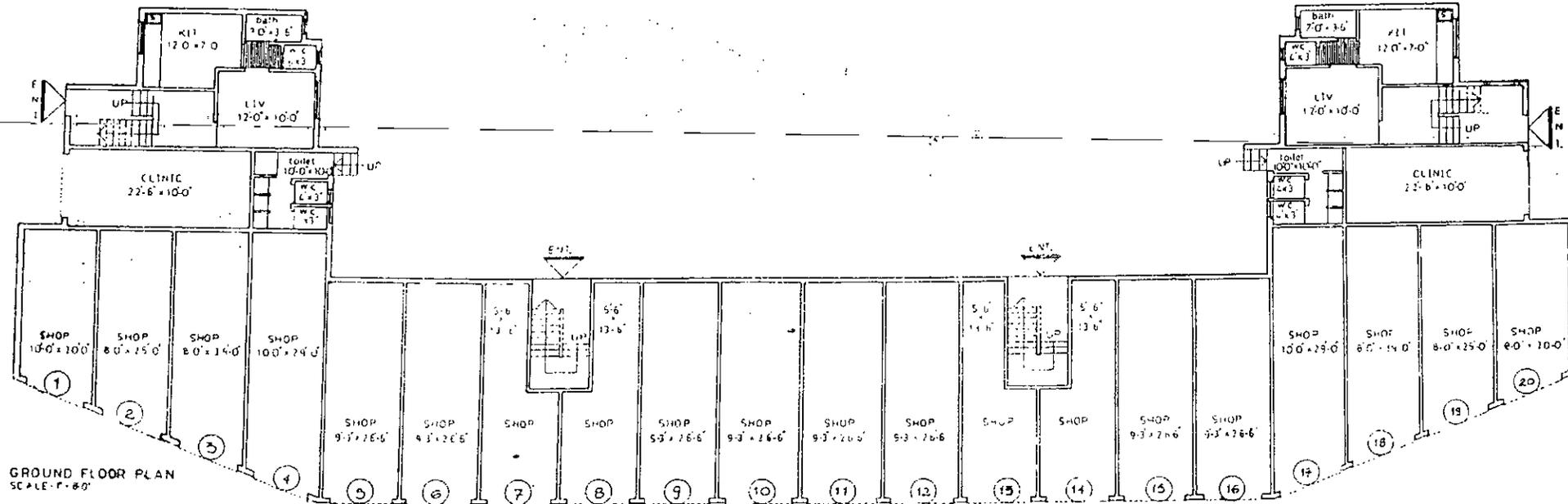
Sainath Construction Co.
[Signature]

PARTNER

SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

EXHIBIT-B



GROUND FLOOR PLAN
SCALE: 1" = 8'-0"

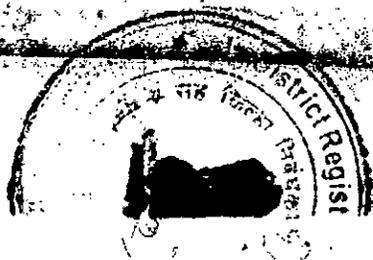
The Shop No./Flat No. _____ Builtup Area _____ SQ./ft. on Ground floor is sold to

Shri/Smt./M/s. _____ is marked in Red.

Purchaser Sign. _____

Sainath Construction Co.

PARTNER



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चेतना अपार्ट. जंगलमंगल रोड मांडप (प) मु. 60
मै. साईनाथ कन्स्ट्रक्शन कं. चे भागीदार

2) श्री. चंद्रकांत पुढोत्तमदास पांडुरास व्यवसाय - 26 वर्षे
रा. 90 कोशल कुंभ, पुस पुन रोड, मुळंड (प) मु. 60

3) श्रीमती मिला चंद्रकांत चांद्रास - गृहिणी
28 वर्षे रा. जं-2 प्रभाते

PARTNER

executory party - -

admits execution of the
तथाकथित अंगीमेत फेर
कहने दिल्याचे कबूल करतात.

1) D. U. Patel 2) C. P. Chandras

3) Sd/- M. C. Chandras

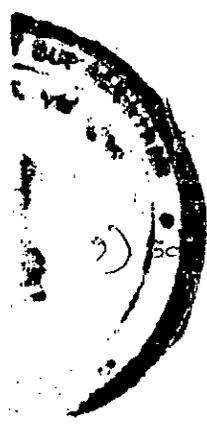
1) श्री. वासन. शकुल रा. पु. 2 रोड विहार लेफ
मु. 60

2) श्री. जयकरा शेही रा. आनंदी छाया ठाणा

सर्वेक्षण करित बलक
सि. असे निदेश करतात की, हे
दस्तावेज प्रकृत देखावा हसरोस
दस्तावेज व्यक्तिक वाचतात बाई
राष्ट्री कोटस वटपतास

1) Sd/- W. Reut
2) Sd/- J. Shetty

दिनांक 28-1-68
Sd/- A. B. Kadam
श्री. हुमन निंबड क. 8
तंवाई (वति)





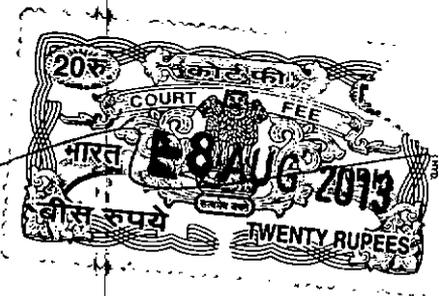
Registered at No. P-2157/84 on
 Additional of Bk. No. 1 126 70/34
 1155
 Joint Sub-Registrar IV
 Bombay (Bandra)

7/4/95

संपूर्ण व
 मूळ
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TRUE COPY

Joint Sub-Registrar, Bombay
 Bandra



मी नफकड
 की जानली.
 की तपासली.

सत्य प्रत

(Handwritten signature)
 नगर निकाश निदेशक
 वर्ग-२, (अभिलेख)
 मुंबई उपनगर विभाग

की नकाश 92 EC/93
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 मसालुवार नफकड दिती.
 दिनांक.....

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 नगर निकाश निदेशक वर्ग-२ (अभिलेख)
 मुंबई उपनगर विभाग

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7/4/95

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इसारा अंशक्रमांक

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Counter code : 7

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C. R. GAWADE

ऑडिटिंग समित्याचे सदस्य
मंडळ निकाश प्रशासक होय

दिनांक २१/०३/९६

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२१/०३/९६

दिनांक

१४७५०.००

PREETI B. TIRODKAR.

सहायक महासंचालक केलेले
दस्तावेज मिळाले.

प्रामाण्यी आहे.

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SAI NATH APARTMENTS CO-OP. HOUSING
SOCIETY LTD.

(Regn No. Bom (W-S) - HSG - (TS) - 2569 of 1987-88)

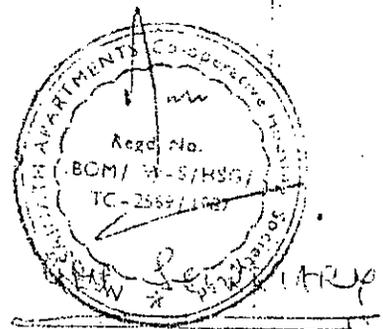
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No.

Date 16/08/1996

TO WHOMEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MR. CHANDRAKANT
RAOJIBHAI GAWADE & MR. HEMANTHRA
RAOJIBHAI GAWADE ARE JOINTLY MEMBER OF
OUR SOCIETY AND A OWNER OF
FLAT No: 403/D IN OUR SAI NATH
APARTMENT.



1. पंजीयना क्रमांक
 2. पंजीयना दिनांक
 3. पंजीयना स्थान
 4. पंजीयना प्रकार

1. पंजीयना क्रमांक
 2. पंजीयना दिनांक
 3. पंजीयना स्थान
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 2. पंजीयना दिनांक
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1. पंजीयना क्रमांक
 2. पंजीयना दिनांक
 3. पंजीयना स्थान
 4. पंजीयना प्रकार

Certificate No. 079

SHARE CERTIFICATE

Register Folio D/34

No. of Shares FIVE

NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

Survey No. 128, (Part) C. T. S. No. 44 (Part), Tembi Pada Road,
Bhandup (West) Bombay 400 078

[Registered under the Bombay Co-operative Societies Act, 1960 (Maharashtra Act. XXIV of 1961)]
Regd. No. BOM/WS/Hsg/TC/2569 of 1987-88

AUTHORISED CAPITAL : 6,60,000
DIVIDED IN TO 13200 SHARES OF Rs. 50/-EACH

This is to certify that Shri/Shrimati CHANDRAKANT P. CHANDRA AND
MEETA C. CHANDRA C/403

Registered Holder of Five Shares of Rupees fifty each numbered 371
395 inclusive in **New Sainath Apartments Co-operative Housing**
Society Ltd. subject to the Bye-laws of the said Society and that there has been paid
in respects of each of such Shares the sum of Rupees **Two hundred fifty only.**

Given under the Common Seal of the said Society
at Bhandup, Bombay-400 078

this day 4th of JANUARY 1988.

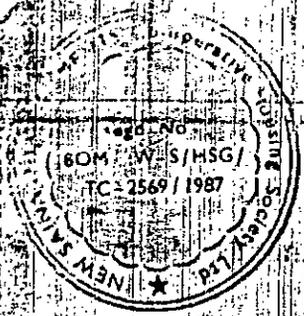
For and on behalf of
New Sainath Apartment Co-Operative Housing Society Ltd.

[Signature] Chairman

[Signature] Hon. Gn. Secretary

A. A. Dalvi Membr. of the
Commree

PT. O.



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श्री. क. व. शिंदे
च. नं. १२३४

पृष्ठ - १३
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DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made this 21st day of MARCH One Thousand Nine Hundred Ninety Six BETWEEN (i) DR. CHANDRAKANT PURUSHOTTAMDAS CHANDRA and (ii) MRS. MEETA CHANDRAKANT CHANDRA, both Adults, Indian Inhabitant of Mumbai, residing at D/403, Sainath Apartment, Tembhi Pada Road, Bhandup (West), Mumbai - 400 078, hereinafter referred to as "ASSIGNORS/TRANSFERRERS" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the ONE PART AND (i) SHRI. CHANDRAKANT RAOSAHEB GAWADE and (ii) SHRI. HEMCHANDRA RAOSAHEB GAWADE, both Adults, Indian Inhabitants of Mumbai, hereinafter referred to as "ASSIGNEES/TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include their heirs, executors and administrators) of the OTHER PART;

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WHEREAS the Assignors/Transferrers had acquired a flat No. D/403 on the 4th floor of building, known as Sainath Apartment, situate at Tembhi Pada Road, Bhandup, Mumbai- 400 078, under an agreement dated 20th day of August 1984 between themselves as party of the Second Part and M/s. Sainath Construction Company of the first part. The said Agreement was registered before Registrar of Assurances, Bandra Mumbai, vide Sr.No.P2057/84 dated 24 August 1984.

WHEREAS the Assignors/Transferrers have become member and shareholder of Sainath Apartment Co-op. Housing Society Ltd., a society duly registered under the Maharashtra Co-op. Societies Act. having registration No. OM/HSG/.... of 19... having its office at Sainath Apartment Co-op. Housing Society, Tembhi Pada Road, situated on plot of land bearing Survey No. 128, 129 C.T.S. No. 43 of Village Kanjur, Taluka Kurla, Dist. Mumbai Suburban, registration and sub-district of Mumbai City and Municipal Suburban hereinafter referred to as "THE SAID SOCIETY".

WHEREAS the Assignors/Transferrers have become members of the Sainath Apartment Co-operative Housing Society Limited, and holding five fully paid up shares of Rs.50/- each bearing distinctive Nos. 391 to 395 covered under the Share Certificate No.079 issued by the said society hereinafter referred to as the said shares and the flat No. D/403 admeasuring about 550 sq.ft. built-up on ownership basis hereinafter referred to as "THE SAID FLAT".

AND WHEREAS the Assignors/Transferrers are seized and possessed of and otherwise well and sufficiently entitled to the said flat and the said shares of the said society having ownership rights as member/s of the said society.

WHEREAS the Assignors/Transferrers have represented to the Assignees/Transferees that the said flat and the said shares of the said society are free from all the encumbrances.

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AND WHEREAS the Assignors/Transferor had agreed to assign all their right, interest, title and benefit in respect of the said flat togetherwith the said shares of the said society relating thereto to the Assignees/Transferees for the price and/or valuable consideration agreed to by and between the parties hereto by an Agreement for Sale Dated 28/02/1996, hereinafter referred to as 'THE SAID AGREEMENT'.

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

1. In pursuance of the said agreement and in consideration of sum of Rs.5,85,000/- (Rupees Five Lakhs Eighty Five Thousand only) paid by the Assignees/Transferees to the Assignors/Transferrers the receipt whereof the Assignors/Transferrers do hereby admit and acknowledge and confirm and forever discharge acquit and release the Assignees/Transferees of the same and every part thereof the Assignors/Transferrers do hereby grant convey, sell, assign and transfer all their right, interest, title in and all benefits of the flat No. D/403, 4th floor, Sainath Apartment Co-operative Housing Society, Tembhi Pada Road, Bhandup (West), Mumbai - 400 078, and admeasuring about 550 sq.ft. built-up and constructed in the year 1984, situated on plot of land bearing Survey No. 128, 129 C.T.S. No. 44, 43 of Village Kanjur, Taluka Kurla, Dist. Mumbai Suburban, registration and sub-district of Mumbai City and Mumbai Suburban, and the said shares of the said society relating to the said flat, TO have and hold the same unto and to the use of Assignees/Transferees all benefits thereof subject to the conditions on which the Assignors/Transferrers held the same.

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2. The Assignors/Transferrers shall bear and pay all the arrears of maintenance charges, Municipal Taxes and all other outgoings in respect of the said flat payable to the said society if any upto the date of this agreement and Assignees/Transferees shall not at all be responsible and/or liable for any outstanding in respect of the said flat and/or said shares of the said society. The

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Assignors/Transferrers agree to indemnify and keep the Assignees/Transferees indemnified if at all any past arrears are found due and payable by the Assignors/Transferrers to the said society or any other financial institution or bank or Maharashtra State Electricity Board or any other concerned authority.

3. The Assignors/Transferrers have already removed all the belongings articles and things from the said flat and they have vacated the same alongwith their family and had handed over peaceful and vacant possession of the said flat to the Assignees/Transferees before the execution of this Agreement.

The Assignees/Transferees hereby admit to have received the vacant and peaceful possession of the said flat from the Assignors/Transferrers.

The said society had issued the share certificates relating to the said flat to the Assignors/Transferrers, it is hereby mutually agreed by and between the parties that the Assignees/Transferees will be entitled to have issued the Shares relating to the said flat issued by the said Society to the names of Assignees/Transferees themselves, the Assignors/Transferrers shall also get such shares of the said society transferred to the names of the Assignees/Transferees. The share money has already been paid by the Assignors/Transferrers and the same stand transferred to the name of Assignees/Transferees.

6. The Assignees/Transferees hereby agree to abide by the bye-laws, rules and regulations of the said society. The Assignees/Transferees will apply to the said society to become member/s thereof and Assignors/Transferrers shall sign the Transfer Deed and all other relevant documents as are required to be filed to the said society for transferring the said flat and the said shares of the said society to the name of the Assignees/Transferees from the name of Assignors/Transferrers. The Assignors/Transferrers shall be solely responsible/see that the said flat of which

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(Circular stamp)

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R E C E I P T

RECEIVED of and from the withinnamed Assignees/Transferees a sum of Rs.5,85,000/- (Rupees Five Lakhs Eighty Five Thousand only) being the full and final consideration as stated hereinabove vide Cheque No.933179 dated 13/02/1996 for Rs.30,000/- drawn on Indian Bank, Nariman Point Branch, Mumbai, Cheque No. 129005 dated 28/02/1996 for Rs.1,50,000/- and Cheque No.129009 dated 11/03/1996 for Rs.4,05,000/- both drawn on Jaoli Sahakari Bank Limited, in favour of Dr. Chandrakant Purushottamdas Chandra.

WE SAY RECEIVED Rs.5,85,000/-

Chandra

(1) DR. CHANDRAKANT PURUSHOTTAMDAS CHANDRA

Chandra

(2) MRS. MEETA CHANDRAKANT CHANDRA

Assignors/Transferrers

WITNESSES :

1. *[Signature]*
2. *[Signature]*



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महाम नगर नदर 3/93९०
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महाम निर्वेक
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महाम निर्वेक
 मुंबई उपनगर जिल्हा



- ① डॉ. चंद्रकांत पुत्रोत्तमदास चंदा वय वर्ष-३७ नमदिवे
- ② श्री. मीना चंद्रकांत चंदा वय वर्ष-३५ गृहिणी श्री. अमीन विपिन श्री. पी.शेड मांडप (प) मुंबई-७०
- ③ श्री. चंद्रकांत रावशास्त्री गावड वय वर्ष-२९ नमदिवे
- ④ श्री. सुभाष रावशास्त्री गावड वय वर्ष-२३ नमदिवे नं ३ व ४ डी-१०३ श्री. साहेब राव गावड श्री. पी.शेड मांडप (प) मुंबई-७०

..... दस्तऐवज फिलम देण
 तपाकथित अमीन विपिन दस्तऐवज

- कृपया दिल्याचे कबूल करतात.
- ① Ahermuni
 - ② Abhandus
 - ③ Chand
 - ④ Javade

- ① श्री. विनायक शिवाशंकर इंदूरकर व्यापार-२५ मीनाजी सुभाष राव गावड (पुत्र) मुंबई-५०
- ② श्री. चंद्रकांत रामाशंकर राव मांडप-२५ शिवाशंकर गावड (पुत्र) मुंबई-५०

..... वरील दस्तऐवज कृपया
 मनापास ओळखत असल्याचे सांगतात
 व त्याची ओळख देतात.

② Moni 2139



दस्तावेज परत करण

दुसरा दिवस

- १. आता.
- २. प्रवास खर्च.
- ३. विवेक ड. या नकल पालिकावा टपाल खर्च.
- ४. अह संशुद्धीच्या बसुच्या विक्रीचे उत्पन्न.
- ५. न्यून आकारित फीची बसुली.
- ६. परिचारिका किंवा स्त्री परिचाराची सेवा.
- ७. अहल.
- ८. माहोरबंद पाकिट परत मागे घेणे.
- ९. माहोरबंद पाकिट उघडणे.
- १०. माहोरबंद पाकिटाचा निक्षेप.
- ११. सुरक्षित राखा फी.
- १२. गृहभेद फी.
- १३. मुलत्पारनामा अगुप्तमाण.
- १४. अगुप्तद बीस अन्वय.
- १५. अगुप्तद अकरा अन्वय.
- १६. फाईल करण्याची फी.
- १७. कागदात फी.
- १८. आदा नोंदणी फी अगुप्तद सतरा किंवा अठरा अन्वय.

0029212

दरत फीची अगुप्तद

ॐ मांडोण अण्टोरेट को-ऑप. ली. सोसायटी (मया.)
 (नोंदी क. : बी.ओ.एफ./डब्ल्यू.एफ./एच.एफ.जी./टी.सी. २५६९ ऑफ १९६९ ऑफ १९८७.८८)
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 टेलीफोन नं. ४९९७

रकम रु. ३०००
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 मदिना नं. ११३

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२००	२. पानी आकार
१००	३. वीज आकार
१५०	४. देखभाल आकार
—	५. वाहनवाला आकार
—	६. पेटमाई आकार
५३	७. निक्षेप निधी
२०	८. इतर
—	९. कारखान्याची लागव
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२०००	५१. ...
२०००	५२. ...
२०००	५३. ...
२०००	५४. ...
२०००	५५. ...
२०००	५६. ...
२०००	५७. ...
२०००	५८. ...
२०००	५९. ...
२०००	६०. ...
२०००	६१. ...
२०००	६२. ...
२०००	६३. ...
२०००	६४. ...
२०००	६५. ...
२०००	६६. ...
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२०००	६९. ...
२०००	७०. ...
२०००	७१. ...
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२०००	७३. ...
२०००	७४. ...
२०००	७५. ...
२०००	७६. ...
२०००	७७. ...
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२०००	७९. ...
२०००	८०. ...
२०००	८१. ...
२०००	८२. ...
२०००	८३. ...
२०००	८४. ...
२०००	८५. ...
२०००	८६. ...
२०००	८७. ...
२०००	८८. ...
२०००	८९. ...
२०००	९०. ...
२०००	९१. ...
२०००	९२. ...
२०००	९३. ...
२०००	९४. ...
२०००	९५. ...
२०००	९६. ...
२०००	९७. ...
२०००	९८. ...
२०००	९९. ...
२०००	१००. ...

एवढा : १) देयकाची रकम हात मलिन्याच्या २५ वाखेपयत भरणा करता. त्यानंतर
 देण्या रकमेवर १८% दराने व्याज आकारण्यात येईल.
 २) देयकाच्या एक आठवड्यास त्याची दुसरी पुढील मासिक देयकात करण्यात येईल.
 ३) मासिक देयकाची रकम ... आहे.

मदिना नं. / मा. खजिनदार / मा. सचिव
 तपासणार
 प्रमाणित

NEW SAINATH APARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. Bom/Ws/Hsg/TC 2569 of 1969 of 1987-88)

Survey No. 128 (Part) C.T. S. No. 44 (Part), Tembipada Road, Bhandup (West), Mumbai - 400 078.

Old Bldg.

RECEIPT No. 3358

Date: 25/09/2009

RECEIVED From Mr./Mrs. प्रमिला आणि कविता गावडे

Flat / Shop No. डी-२०९ the sum of Rupees दोन हजार आठशे

तीन पस ₹

by Cash / Cheque No. २२६७४७ Dated २२/०९/२००९ of स्टेट बँक ऑफ इंडिया

as part / full payment of bill No. ४३८८ Dated ०९/२००९

Bill Amount Rs. २०६२८०३/-

Received Rs. २८०३/-

Dr./Cr. Balance Rs. —

M

[Signature] Treasurer / Secretary

Receipt valid subject to realisation of Cheque.

f 14000/- of fourteen thousand only

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/001

भारत
STAMP DUTY
INDIA
281975



Rs. 0014000/-

MAHARASHTRA
SPECIAL ADHESIVE
6.3.2002
00029

110613520561

Verified
24-1-2013

[Signature]
Charitra

बदर-७
दस्त क्रमांक १२२/२००२
१/१३

503 D-24
④



DEED OF SALE-CUM-TRANSFER

THIS DEED is made and entered into at Mumbai, this 11 th day of March 2002, (in the Christian Year Two Thousand Two) BETWEEN **MRS. KABARI SUBHAS GHOSH**, Hindu adult, Indian Inhabitant of Mumbai, presently residing at Flat No. D/201, New Sainath Apartments Co. Op. Hsg. Soc. Ltd, 2nd Floor, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, hereinafter referred to as the "Vendor/Transferor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns etc) Of One Part/First Part,

Kabari Ghosh

मे. जमिना च गावडे.
[Signature]

बदर-७

दस्त क्रमांक (४२२/२००२)

२१९३



AND MRS. PRAMILA CHANDRAKANT GAWADE & MRS. KAVITA HEMCHANDRA GAWADE, both Hindus, legal heirs and legal assistants of Mumbai, residing at D/403, Sainath Apt, T.P Road, Bhandup (W), Mumbai - 400 078 hereinafter referred to as the "Purchasers/Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns etc.) of the Other Part/ Second Part:

AND WHEREAS the Transferor is fully seized and possessed of and or otherwise well and sufficiently entitled to a Flat being Flat No. D/201, adm. About 395 Sq. Feet Built Up Area situate in the building known as New Sainath Apartments Co. Op. Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, (hereinafter referred to as the "said Flat") as the lawful owner/occupier thereof.

AND WHEREAS the Transferor is a Member of the New Sainath Apartments Co. Op Hsg. Soc. Ltd, situated at Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, bearing Reg. No. BOM/WS/HSG/TC 2569 OF 1987-88 (hereinafter called "the said society")

AND WHEREAS, the Transferor being member in respect of the said Flat No. D/201, situate on the 2nd Floor, adm. about 395 Sq. Feet Built Up, in New Sainath Apartments Co. Op Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, having 5 Shares of Rs.50 each bearing distinctive numbers from 351 to 355 vide certificate number 071.

AND WHEREAS the VENDOR/TRANSFEROR herein has represented & assured the purchasers that the VENDOR/TRANSFEROR has received No

Kaveri Gosh

सौ. प्रमिला चं गावडे
Pramilade



बदर-७

दस्त क्रमांक (१०२२/२००२)

१/१३

(२००२)

Objection Certificate for sale/transfer of the said Flat and shares from the said society.

AND WHEREAS the vendor herein has represented and assured the purchasers that the Vendor is entitled to the said Flat as absolute owner thereof and that the said Flat is free from all encumbrances, loans, charges, mortgages, liens, etc. and the VENDOR/TRANSFEROR has further represented that the title of the vendor to the said Flat & said shares is clear, marketable and free from any debts and that there are no suits, litigations, civil or criminal or any other proceedings personally affecting the vendor in attachments or prohibitory orders as against or affecting the said Flat & shares before transfer or after judgement. The vendor has not received any notice either from the Government or Semi Government regarding any of the proceedings in respect of the said Flat and the Vendor/Transferor is not restricted either in the Income Tax Act or under the Maharashtra Land Revenue Code from selling & disposing off the said Flat & said shares or any part thereof.

AND WHEREAS the vendor herein has further represented and assured the purchasers that She is entitled to sell and transfer the said Flat & said shares including furniture and fixture and other facilities/Amenities and other hereto before used and enjoyed by the Transferor in the said society together with the right, title and interest, benefits and privileges under the title deeds thereof including the agreement under which the vendor has Purchased the said Flat to the purchasers, herein without any obstacles, or impediments in the law or otherwise whatsoever nature and that the vendor is entitled to the consideration amount on the sale of said Flat No. D/201,

Kaveri Ghosh

श्री. प्रतिभा चं. भावे
Bhawe

बंदर-७

दस्त क्रमांक (१०२२७००२)

१९३



AND WHEREAS the TRANSFEREES/PURCHASERS have agreed to purchase & acquire the said Flat & said shares together with the furniture, and other facilities/amenities hereto before used and enjoyed by the Transferor in said society from the TRANSFEROR/VENDOR, relying on the correctness of said information and representation made by the Transferor.

AND WHEREAS the TRANSFEROR has represented to the TRANSFEREES that the said Flat & the said shares are free from all encumbrances.

AND WHEREAS the party of the FIRST PART has agreed to sell, transfer & assign all her right, title and interest in respect of Flat No. D/201,, Adm. About 395 Sq. Feet Built up Area lying and situated at New Sainath Apartments Co. Op Hsg. Soc. Ltd. Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, to the Second Party and the Second Party i.e. "PURCHASERS/TRANSFEREES" have agreed to acquire the within mentioned Flat together with the Interest in 5 Shares as mentioned above.

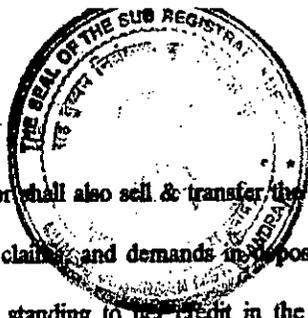


NOW THIS AGREEMENT IS WITNESSETH AS UNDER: -

1. The Party of the FIRST PART i.e. Vendor/Owner/Transferor hereby agrees to sell, transfer & assign to the Party of the Second Part i.e. Purchasers/Transferes and the Second Party hereby agree to Purchase & acquire the right, title and interest of the Party of the FIRST PART in respect of the within mentioned Flat No. D/201, situate on the Second Floor of New Sainath Apartments Co. Op. Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, for the consideration of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand only).

Kaveri Ghosh

श्री. प्रमिला चं. गावडे.



2. The Transferor shall also sell & transfer the said 5 shares and all her right, title, interest, claims and demands in deposit, sinking fund, dividend and other amount standing to her credit in the books of the Society for the consideration mentioned as above.

बदर-७
दस्त क्रमांक (१२२/२००२)
५१९३

3. The Party of the SECOND PART have paid to the Party of the FIRST PART a sum of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand Only) being the full and final consideration of aforesaid Flat & Shares. The Payment and Receipt whereof the Transferor does hereby admit and acknowledge and have from the same and every part thereof does hereby acquire release and discharge the Transferees forever.
4. On the execution hereof the Transferor has delivered to the Transferees the said share certificate along with transfer forms duly signed by the Transferor so as to enable to the Transferees to get the same transferred to their names in the Register and Records of the said Society.
5. On the execution hereof and in pursuance of the said Agreement and the said consideration of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand Only) paid by the transferees to the Transferor as aforesaid, Transferor has delivered the vacant, peaceful & exclusive possession of the said flat to the transferees.
6. The Transferor shall pay all charges including all dues of the society payable till the date of execution of this agreement and further agree to indemnify the Transferees from and against all claims, demands and proceedings for non-payment thereof.



Kaveri Ghosh

श्री. प्रमिला चं. गावडे.
Bhuvade



7. On the execution thereof the Transferor will apply to Managing Committee of the said Society for the transfer of the said shares and said Flat to the names of the Transferees. The Transferee shall be liable for any fees if any required to be paid to the Society ~~shall be borne~~ and paid by the parties as agreed.

दस्तावेज क्रमांक (१४२२/२००२)
२/१३

8. The Transferees hereby agree to become the members of the said Society and do hereby covenant with the Transferor that they will abide by the Rules, Regulations and Bye-laws of the said Society on admission as members thereof and hereby undertake to pay and discharge all calls, demands, contributions and dues which the said Society may hereafter make in respect of the said Flat.

9. The Transferor does hereby covenant with the Transferees that notwithstanding any act, deed, matter or thing whatsoever done by the Transferor or by any person or persons lawfully or equitably claiming by, from, through under or, in trust made, committed, omitted or willingly suffered to the contrary the Transferor now has in himself good right, full power and absolute authority to sell transfer and assign the said Flat & Shares to the Transferees in the manner aforesaid.

10. The Transferor hereby covenants with the Transferees that the said Flat hereby agreed to be sold is free from all encumbrances and any nature whatsoever and that no person has any claim in or upon the said Flat or any part thereof by way of sale, exchange, mortgage, charge, gift, trust, inheritance maintenance possession lease, Leasement/ casement or otherwise howsoever.

Kaveri Ghosh

श्री. जमिना चं गावडे
Amode

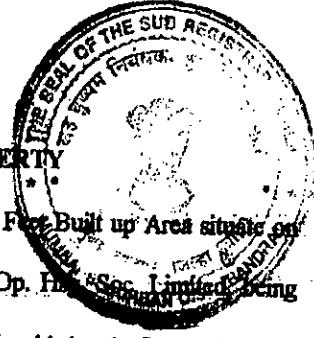


बदर-७

दस्त क्रमांक (१४२२/२००२)

१९९

SCHEDULE OF PROPERTY



Flat bearing No. D/201, adm. about 395 Sq. Feet Built up Area situate on the Second Floor of New Sainath Apartments Co. Op. Hsg. Soc. Limited being constructed on the piece of land bearing C.T.S. No. 44 (part), Survey No.128 (part), lying and situated on the Second Floor of building New Sainath Apartments Co. op Hsg. Soc. Ltd., Bhandup (W), Mumbai - 400 078, Taluka Kurla District Mumbai Suburban Registration falling under the ambit and area of 'S' Ward Part (The Construction of building was and the building was completed in 1972. Building is without elevator/lift

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HERE UNTO SET AND SUBSCRIBED THEIR RESPECTIVE SIGNATURE ON THE DAY AND YEAR HEREINABOVE WRITTEN.

Signed And Delivered By The

withinnamed Vendor/Owner/Transferor

MRS. KABARI SUBHAS GHOSH

in the presence of *D. M. Ghosh*

}

}

}

}

Kavari Ghosh

Signed And Delivered By The

Withinnamed Purchasers/Transferees

1. MRS. PRAMILA CHANDRAKANT GAWADE

2. MRS. KAVITA HEMCHANDRA GAWADE

in the presence of *P. M. Gawade*

}

}

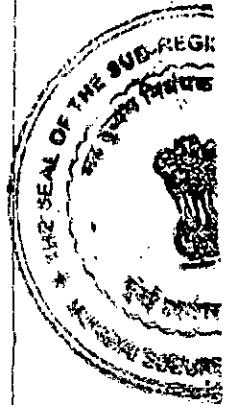
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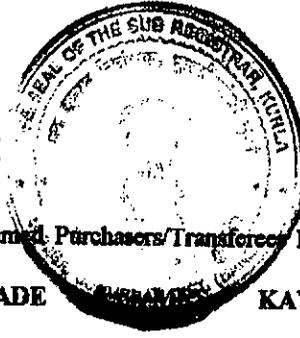
मौ. प्रमिला चं. गावडे.

Gawade



बदर-७
दस्त क्रमांक (१०२२/२००२)
२१९३

RECEIPT



RECEIVED of and from the withinnamed Purchasers/Transferees MRS. PRAMILA CHANDRAKANT GAWADE KAVITA HEMCHANDRA GAWADE, the sum of Rs.5,20,000/- (Rupees Five Lacs Twenty Thousand Only) as and by way of full and final consideration in respect of the sale of Flat No. D/201,, situate on the 2nd Floor of New Sainath Apartments Co. Op. Hsg. Soc. Ltd., Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, sold to them in the following manner.

Cheque No.	Date	Drawn on	Amount (Rs.)
348093	11/3/2002	The Jaali Bank Bank Ltd.	520000-00
TOTAL			Rs. 5,20,000/-

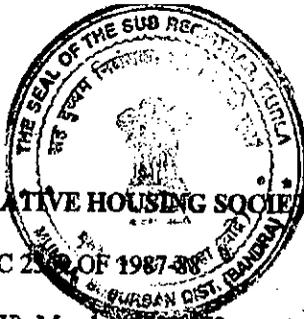
(Rupees Five Lacs Twenty Thousand Only)

I SAY RECEIVED.

Kabari Ghosh
MRS. KABARI SUBHAS GHOSH
(Vendor/Owner/Transferor)

WITNESSES :

1. Shri R. B. Sawant *[Signature]*
2. श्री वसुदेव गोविंद गायड



NEW SAINATH APPARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

REGN. NO. BOM/WS/HSG/TC 2302 OF 1987

Tembhi Pada Road, Bhandup (W), Mumbai - 400 078

बदर-७

दस्त क्रमांक (१०२/२००२)

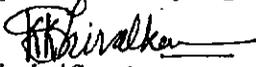
१०/१३

TO WHOMSOEVER IT MAY CONCERN

This is to certify that MRS. KABARI SUBHAS GHOSH is a bonafide member of our society, having Flat No. D/201,, area admeasuring 395 Sq. Feet Built Up, as per the records available with this Society.

This society has "No Objection" if the said Flat No. D/201, is sold to MRS. PRAMILA CHANDRAKANT GAWADE & MRS. KAVITA HEMCHANDRA GAWADE as mentioned in the application dated 8/2/2022 addressed to the secretary of the society, subject to compliance of all the deal formalities. The Construction of Building was completed in 92. Building is without elevator/lift.

For New Sainath Appartments Co-Op. Hsg. Soc. Ltd


Chairman/Secretary
New Sainath Apartment
Co-op. Hsg. Society


Secy. Secretary

Place: Mumbai.

Date: 8/2/2022



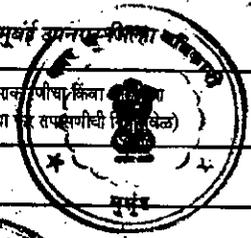
मालमत्ता पत्रक

विभाग/घोणे -- भांडूप

तालुका/न.भु.मा.का. -- मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

भूनामन क्रमांक	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकृतीची किंवा तपशील आणि त्याच्या तपशीलगीची किंवा (वेळ)
४४	७६५.०	शेती	



सुविधाधिकार	---
हक्काचा मुळ धारक	शेतीकडे
पट्टेदार	---
इतर धार	---
इतर शी	---

बंदर-७
दस्त क्रमांक (१२२१/१००२)
११/१३



दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा धार (धा)	साक्षात्कन
१/१/१९००				



खरी नकसल -

मुलुंड
मुंबई उपनगर जिल्हा

खरी नकसल दिनांक १३/१२/२००२ नकसल शुल्क २००
नकसल तपशील दिनांक १३/१२/२००२ कागज फी २२
नकसल विचाराची दिनांक १३/१२/२००२ प्रत्येक रकम रु. २२
खरी नकसल
५-३
नगर सु-सापस अधिकारी
मुंबई

13/03/2002

12:44:31 pm

दस्त गोषवारा. भाग-1

दस्त क्रमांक : 1422/2002

दस्ताचा प्रकार : Conveyance

अनु क्र. पक्षकाराचे नाव पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा टसा

अनु क्र.	पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	कवरी सुभाष घोष सी/201, यू राईनाथ अपार्ट, सोसा. टेमीपाळ रोड, भांडुप प मुं 78	Executor सही <i>Kaveri Ghosh</i>		
2	प्रमिला रोदकांत गावडे डी/403, साईनाथ अपार्ट, टी पी रोड, भांडुप प मुं 78	Executant सही <i>प्रमिला वं. जावडे</i>		
3	कविता हेमचंद्र गावडे गरीलप्रभाणे	Executant सही <i>Kavita</i>		

बदर-७

दस्त क्रमांक (१४२२/२००२)

१२१३



दस्त गोषवारा भाग - 2

दस्त क्र. [बदर-7-1422-2002] चा गोषवारा
वापर मूल्य : 587500 मोबदला : 520000 मरतेले मुद्रांक शुल्क : 14000

पावती क्र.: 691 दिनांक: 13/03/2002
पावतीचे वर्णन
नाव: प्रमिता चंद्रकांत गावडे

दस्त हजर केल्याचा दिनांक : 13/03/2002 12:38 PM
निष्पादनाचा दिनांक : 11/03/2002

श्री. प्रमिता चंद्रकांत गावडे

दस्ताचा प्रकार : 25) अविहस्तांतरणपत्र
शिवका क्र. 1 ची वेळ : (सादरीकरण) 13/03/2002 12:38 PM
शिवका क्र. 2 ची वेळ : (फी) 13/03/2002 12:42 PM
शिवका क्र. 3 ची वेळ : (कबुली) 13/03/2002 12:43 PM
शिवका क्र. 4 ची वेळ : (ओळख) 13/03/2002 12:44 PM

5880 नांदणी फी
260 नवकर (अ. 11(1)), पृष्ठांकनाची नवकर
(अ. 11(2)),
रज्यात (अ. 12) व भाषायित्रण (अ. 13) >
एकत्रित फी
6140: एवृण

दस्त नांद केल्याचा दिनांक : 13/03/2002 12:44 PM

श्री. विद्युत्तम राठी, कुर्ला 2 (विक्रोळी)

दस्तऐवज करुन देणार तथाकथित [अविहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबुल करतात.

ओळख :

खालील इराम असे नियेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीस ओळखतात, व त्यांची ओळख पटवितात.

- 1) दिनेश राठी, मंडूप प मुं 78
- 2) शरद जैतमकर, वरीलप्रमाणे

D. K. Dubey
Shard

श्री. विद्युत्तम राठी, कुर्ला 2 (विक्रोळी)

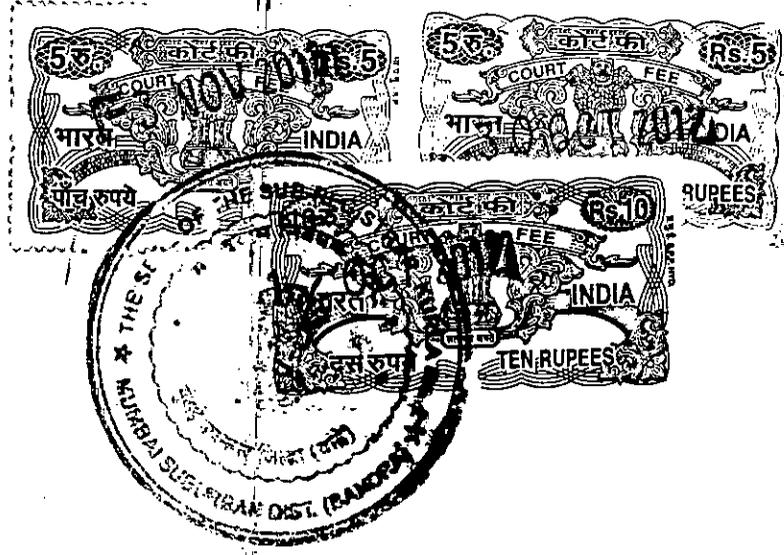


बदर-७
दस्त क्रमांक (१४२२/२००२)
१३/१३

५-१-

बदर ७/ १४२२/०२
दुस्तक क्रमांक १ क्रमांक बर
बांदला. १३/०३/०२
दिनांक

श्री. विद्युत्तम राठी, कुर्ला-२
मुंबई उपनगर विस्था.



मी लिहिवा
मी वाचला
मी वजवात घेतली



मी. अनिल. व. राज
यांना त्यांचे या. ०६/११/२०१२
वर्षानुसार तक्रार दिली.
दिनांक: १२/११/२०१२

सद. दुय्यम निबंधक, कुर्ली-२,
मुंबई उपनगर जिल्हा.

सही प्रत

सद. दुय्यम निबंधक कुर्ली-२
मुंबई उपनगर जिल्हा.

अर्ज क्रमांक: ८७८/१२
०६/११/२०१२

पावती क्रमांक: ८२५३/१२
०६/११/२०१२

व्य. साइंटिफ अफाउण्डेसन्स को-ऑप. ली. सोसायटी (भार.)

(पंजीकृत) : बी.ओ.एफ./डब्ल्यू.एफ./एच.एफ.जी./टी.सी. २५६२ आंक १९६२ आंक १९७०.८८)
 सर्वे क्र. १२८ (भारत) सी.टी.एफ. क्र. ४४ (भारत)
 टेलीफोन नं. ४०० ०७८.

व्य. क्र.	महि. क्र.	नाम	पता	सदस्यता क्र.
				५२०

राष्ट्रीय

क्र.सं.	व्य. क्र.	विवरण	रा. क्र.
१	१५६	मालती क	१५६
२	१५७	पुष्पा आकर	१५७
३	१५८	दीप्ता आकर	१५८
४	१५९	देवप्रिया आकर	१५९
५	१६०	वसन्त आकर	१६०
६	१६१	पारिजात आकर	१६१
७	१६२	निधि निधि	१६२
८	१६३	इतर	१६३
९	१६४	...	१६४
१०	१६५	...	१६५
		मालती देवी	१६६
		मालती बाकीवती देवी	१६७
		असरी रूप	१६८

सूचना : १) देवकी रकम द्वारा महिन्याव्या २५ तारखेपरत भरणा करावी. त्यानंतर
 देणगी-या रकमेवर १८% दराने व्याज आकारण्यात येईल.
 २) देवकीमध्ये एक आढळल्यास त्याची कुठलीही पुढील माहिती देवकीत करण्यात येईल.
 ३) मालती शक्यतो रूपद आदि.

न्यासणार
 मा. खजिनदार / मा. सचिव

६३५१

To,
The Secretary
New Sainath Apartment Co-op. Hsg. Society Ltd.
Tembhipada Marg,
Bhandup (West)
Mumbai – 400 078.

18.03.2011

IFBM:RM:III:4587

Dear Sir,

NOTING OF LIEN

We have to advise that

1. Flat No.D/201, 2nd floor owned by Mrs.Pramila and Kavita Gawde
2. Flat No.D/403, 4th floor owned by Mr.Chandrakant Gawde and Mr.Hemant Gawde.

is mortgaged to us for certain credit facilities granted to **M/S.CHARBHUJA INDUSTRIES PVT.LTD.** Please arrange to note lien in the society's record and send us the confirmation at the earliest for our record.

Yours faithfully



RELATIONSHIP MANAGER (III)



To,
The Secretary
Abhay Steel House Premises Co-operative Society
59-E, K.S. Nana Patil Road,
Carnac Bunder,
Mumbai – 400 009.

21.03.2011

IFBM: RM: III: 4589

Dear Sir,

NOTING OF LIEN

We have to advise that

1. Office Premises No.502 on 5th floor owned by M/S.Charbhujra Trading & Agencies Pvt.Ltd.
2. Office Premises No.503 on 5th floor owned by M/S.Charbhujra Trading & Agencies Pvt.Ltd.

is mortgaged to us for certain credit facilities granted to **M/S.CHARBHUJA INDUSTRIES PVT.LTD.** Please arrange to note lien in the society's record and send us the confirmation at the earliest for our record.

Yours faithfully



RELATIONSHIP MANAGER (III)



Branch: _____ Code No. : _____

**ANNEXURE TO THE LONG FORM AUDIT REPORT
[FOR LARGE / IRREGULAR / CRITICAL ADVANCE ACCOUNTS]**

[To be obtained from the branch management by the Branch Auditors of branches dealing in large advances / asset recovery branches]

1	Name of the Borrower	
2	Address	
3	Constitution	
4	Nature of business / activity	
5	Other units in the same group	
6	Total exposure of the branch to the group. Fund Based [Rs. In lacs]	
	Non-Fund Based [Rs. In lacs]	
7	Name of Proprietor / Partners / Directors	
8	Name of the Chief Executive, if any	
9	Asset Classification by the Branch (a) As on the date of current audit (b) As on the date of previous Balance Sheet	
10	Assets Classification by the Branch Auditor (a) As on the date of current audit (b) As on the date of previous Balance Sheet	
11	Are there any adverse features pointed out in relation to asset classification by the Reserve Bank of India Inspection or any other audit.	
12	Date on which the asset was first classified as NPA [where applicable]	
13	Facilities sanctioned :	

Date of Sanction	Nature of facilities	Limit [Rs. In lacs]	Primary Security [Rs. In lacs]	Collateral Security [Rs. In lacs]	Margin %	Balance Outstanding at the year-end [Rs. In lacs]	
						Current Year	Previous Year
Provision Made : Rs _____ lacs							