



Monday, September 06, 2004

2:13:11 PM

**Original**

नोंदणी 39 म.

Regn. 39 M

**पावती**

दस्तऐवजाचा अनुक्रमांक

वदर7-1422-2002

पावती क्र. : 5225

गावाचे नाव भांडुप

दिनांक 06/09/2004

अर्जाचा अनुक्रमांक

वदर7 - 02354

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव: प्रमिला चंद्रकांत गावडे

नकला व जापने


:-

5.00

एकूण

रु.

5.00

  
दुय्यम निबंधक  
कुर्ला 2 (विक्रोळी)

प्रावती क्र.

२२१००

नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २१/१०/०० सन २०

दस्तऐवजाचा प्रकार-

शोध

सादर करणाराचे नाव-

श्री. ज्योती देवदास

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.

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एकूण

दस्तऐवज

नक्कल

नोंदणीकृत डाकने पाठवली जाईल.  
रोजी तयार होईल व

या कागदावर देण्यात येईल.

दुष्यम निबंधक.

सह. निबंधक, जिल्हा-१

नावे नोंदणीकृत डाकने पाठवावा.

मुंबई जिल्हा.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

वकिली करावा.

सादरकर्ता



दस्तक्रमांक व वर्ष: 1422/2002

Monday, September 06, 2004

2:12:00 PM

दुय्यम निबंधक: कुर्ला 2 (विक्रोळी)

नॉंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

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-भापन, 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

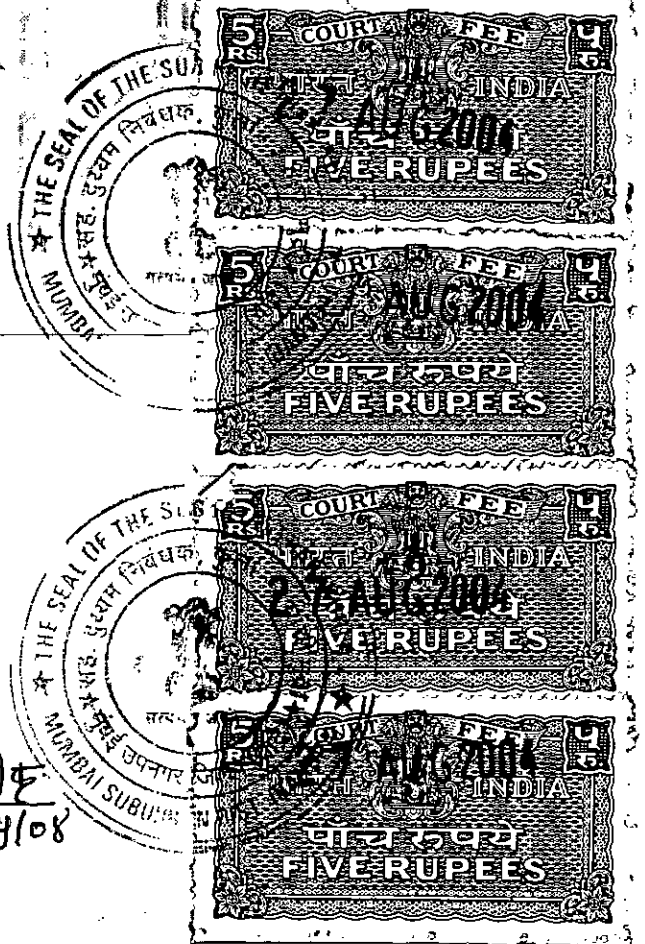
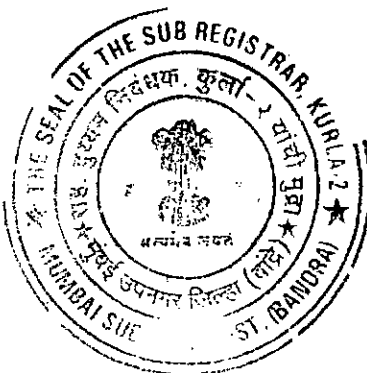
की लिहिला  
की वाचला  
की रुजवात घेतली

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

महोदय नयना भांडुकी

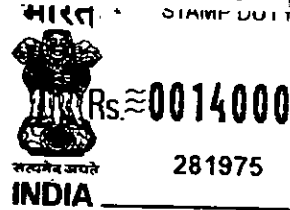
ना ल्याये वा. ६/११/०८  
अनुसाध नमूद किंवा पक्षीक  
बदोळ: ६/११/०८ ५२२५/०८

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



Rs. 14000/- & Fourteen thousand only

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



MAHARASHTRA  
SPECIAL ADHESIVE

-6.3.2002

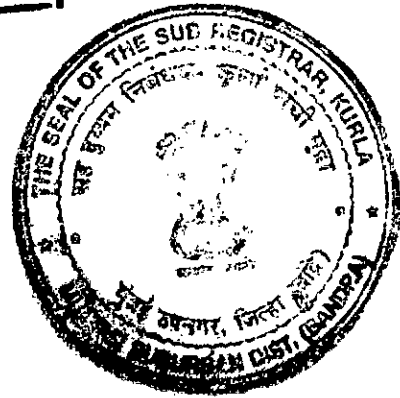
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MAHARASHTRA

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*Gedde*  
गजदे  
मुंबई

बदर-७
दस्त क्र. ७२२/२००२
१/१३



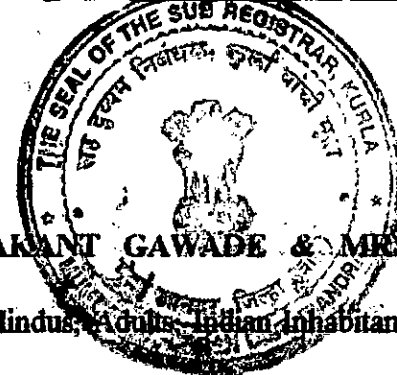
### DEED OF SALE-CUM-TRANSFER

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*

मो. प्रमिला चं गावडे  
*Pranala*

बंदर-७  
दस्त क्रमांक (४२२/२००२)  
२१९३



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")

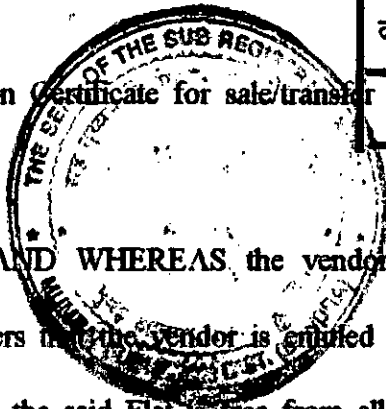
AND WHEREAS, the Transferor being member in respect of the said Flat No. D/201, situate on the 2nd Floor, adm. about 395 Sq. Feet Built Up, in New Sainath Apartments Co. Op Hsg. Soc. Ltd, Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, having 5 Shares of Rs.50 each bearing distinctive numbers from 351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

सौ. प्रमिला चं. गावडे  
Pranveer

9
1/2002
Objection Certificate for sale/transfer of the said Flat and shares from the said society.



बदर-७
दस्त क्रमांक १४२२/२००२
१/१३

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, lispendences, 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*

मे. प्रमिला चं गावडे  
*Pranala*

बदर-७

दस्त क्रमांक (१४२२/२००२)

२/९३



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.

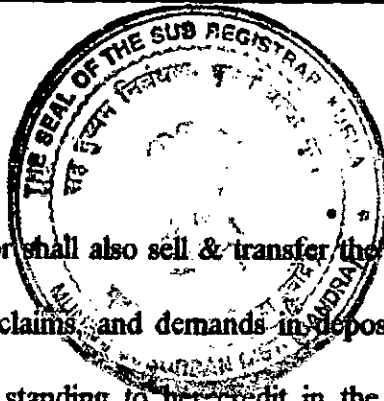
AND WHEREAS the party of the FIRST PART has agreed to sell, transfer & assign all her right, title and interest in respect of Flat No. D/201,, Adm. About 395 Sq. Feet Built up Area lying and situated at New Sainath Apartments Co. Op Hsg. Soc. Ltd. Tembhi Pada Road, Bhandup (W), Mumbai - 400 078, to the 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. प्रमिला चं. गावडे.  
*Pranala*



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 (१४२२/२००२)
५/९३

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 fee and other fees if any required to be paid to the Society shall be borne and paid by the parties as agreed.

बिल-९
दस्त क्रमांक (१०२२/२००२)
९/१३

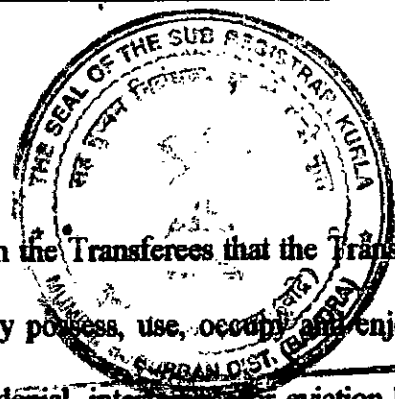
8. The Transferees hereby agree to become the members of the said Society and do hereby covenant with the Transferor that they will abide by the Rules, Regulations and Bye-laws of the said Society on admission as members thereof and hereby undertake to pay and discharge all calls, demands, contributions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

सौ. प्रमिला चं गावडे  
*Prameda*



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.

दस्त क्रमांक (१०२५४००१)  
२/१३

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

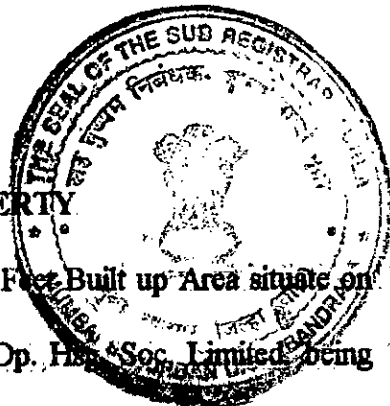
सौ अमिता-चं गावडे  
Brenade

बदर-७

दस्ता क्रमांक (५४२२/२००२)

८१९३

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

within named Vendor/Owner/Transferor

MRS. KABARI SUBHAS GHOSH

in the presence of .....

Kaveri Ghosh

Signed And Delivered By The

Within named Purchasers/Transferees

1. MRS. PRAMILA CHANDRAKANT GAWADE

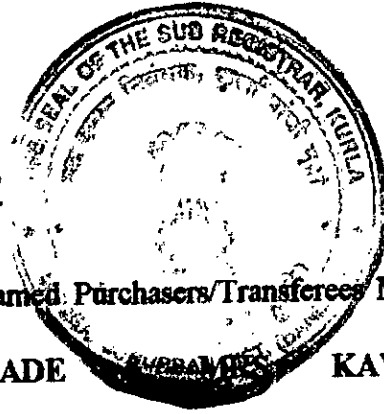
2. MRS. KAVITA HEMCHANDRA GAWADE

in the presence of .....

सौ. प्रमिला चं. गावडे

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.)
348 093	11/3/2002	The Jagori Sahkari Bank Ltd.	520000 = 00
TOTAL			Rs. 5,20,000/-

(Rupees Five Lacs Twenty Thousand Only)

I SAY RECEIVED.

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

WITNESSES :

1. Shri R. B. Sawant *[Signature]*
2. शेवसाहेब भावसाज 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

Place : Mumbai

Date : 8/2/2002

  
Mem. Secretary

# 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.

<b>BILL No.</b> 015282	<b>Date</b>	BILL FOR THE MONTH OF <u>November, 2023</u>		Area	Flat No. <u>D/201</u> Shop No.
		Mr / Mrs. <u>Bramila C. Hawde,</u> <u>Kavita H. Hawde.</u>			
<b>PARTICULARS</b>		Rs.	P.	<p style="text-align: center; font-weight: bold; margin-bottom: 10px;"><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 <b>18%</b> 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 ... ..		123	—		
5) Car/ Scooter Parking ... ..		—	—		
6) Insurance Premium ... ..		—	—		
7) Service Charges ... ..		60	—		
8) N. A. Tax ... ..		—	—		
9) Additional Charges <u>200</u> ... ..		68	—		
10) Other's ... ..					
<b>Bill Amount</b>		751	—		
<b>Arrears Payable</b>		—	—		
<b>Interest</b>		—	—		
<b>(Please Pay By Cheque) Grand Total</b>		751	—		

Prepared by 

Checked by 

Treasurer Hon/Secretary 

012585

(Indicate maximum static speed in feet per second)

COOBLIVINE HONOLULU SOCIETY LTD  
HAWAIIAN ISLANDS

1951

# 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. ~~31-54~~ 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 the 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 the purchaser.

Yours faithfully,

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

Secretary.



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

এই স্বাক্ষর সৈন্য (এন এন)

গোবিন্দ বাবু - এন এন.

এ (এন এন) ২০১০

স্বাক্ষর -

Flat D/201

20/01/97

(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. ११३ म. ई

Gen 113 m.e.

CASE NO. : AMN/5165

COUNTER CODE 8

DATE: 20/01/97

RECEIPT NO.:

47

मूळ प्रत

ORIGINAL COPY

(अहस्तांतरणीय)

(NOT TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place

BOMBAY

दिनांक / Date

20/01/97

Received from

K. S. GHOSH

रु. / Rs

2235.00

रुपये / Rupees

Thirty Five Only

Two Thousand Two Hundred -

On account of

103-(III)

mode of Payment:

CASH

यांच्याकडून/

रोखपाल य लेखापाल

Cashier or Accountant

(सही / Signature)

(प्रदानास / Designation)

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

(Regd. in 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 MDCCBK.

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

Bill amount Rs. 75/-

Received Rs. 75/-

Balance Rs. Nil

  
Treasurer / Secretary

Receipt valid subject to realisation of Cheque

Certificate No. 071

**SHARE CERTIFICATE**

Register Folio II/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.*

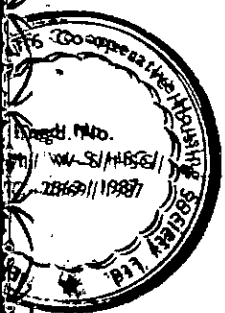
*For and on behalf of*  
**New Sainath Apartment Co-Operative Housing Society Ltd.**

M. Ambekar Chairman

A. A. Dalvi Hon. Gen. Secretary

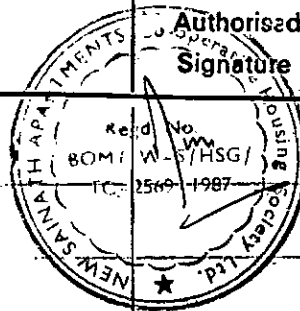
A. A. Dalvi Member of the  
Committee

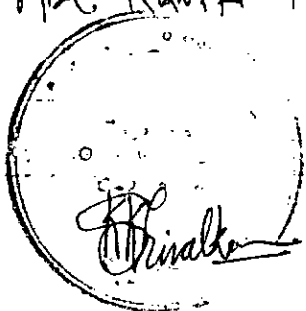
P. T. O.



**Memorandum of the transfers of the within mentioned Shares**

Date of Transfer	Transfer No.	Share Regd. No.	Name of Transferee(s)
14.2.93	93/D/3	Full P. No. II/26 & Cash Share No. 0-1	Mrs. Kabari S. Ghosh
19/02	6/1/4	-	Mrs. Pramilla P. Gawade & Mrs. Kavita Hemchandra Gawade.





**Chairman**

**Hon. Secretary**

**Committee Member**



जारी 2347

30 NOV 1992

लघुयाद न्यायालय, मुंबई

दिनांक

13. D. Kadam

सर्वश्री/श्री/श्रीमती

AN

संज्ञा स्वदेखत मुद्रांक

..... ना विकला.



मुद्रांक दिनांक

THIS DEED OF TRANSFER AND ASSIGNMENT is made and entered into at Bombay this 17<sup>th</sup> 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)

Receipt No.

Date

No.

GENERAL STAMP OFFICE, Bombay

18/3/97

RECEIVED From

Mrs. Kabari S. Ghash

the st. mp

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

and penalty Rupees 250

has been paid in respect of the instrument

25/2

Collector

25/2

25/2

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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.BQM/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 absolutely 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....

Kabari, S. Ghash



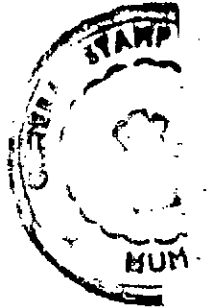
parcel of land bearing C.T.S. No.44, 43 and Survey No.128, 129 of Village Kanjur at Tembhi Pada Road, Bhandup (West), Taluka Kurla, District B.S.D. in Greater Bombay in the Registration District and Sub-District of Bombay City and Bombay Suburban, which flat is hereafter referred to as the "said Flat";

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 :-

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



*Bhaskar  
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

*Attest*  
*Kabari, S. Ghosh*

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

District and Sub-District of Bombay City and Bombay Suburban. Municipal Ward No.S - Part II, Year of Construction - 1984-1985.

SIGNED SEALED AND DELIVERED )  
by the withinnamed )  
TRANSFEROR, SHRI RAVI )  
BABANRAO TRIBHUVAN, in the )  
presence of. . . . . )

*Ravi Babanrao Tribhuvan*



1) *Sri Subhas Ghosh*  
and

2) *श्री. गो. मांजरेकर*

SIGNED SEALED AND DELIVERED )  
by the withinnamed )  
TRANSFeree, MRS. KABARI )  
SUBHAS GHOSH, in the )  
presence of. . . . . )

*Kabari, S. Ghosh.*

1) *Sri Subhas Ghosh*  
and

2) *श्री. गो. मांजरेकर*

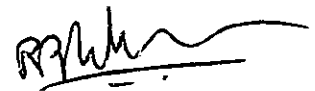
RECEIVED ....

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 Subhas Ghosh



(SHRI RAVI BABANRAO TRIBHUVAN)

and

2) ~~श्री. श्री. हि. स. २०५५~~

---

DATED THIS 17<sup>th</sup> 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

Typcopying, 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.

---

State Bank of India, Indus Finance Bk.  
 paper received on 18/10/2014 (manual)

मनुक्रम नंबर पो. 2040/67

मा १९८४ चे ऑगस्ट महिन्याचे

28 तारखेस २

3 वाजण्याचे दर्ज्यात सहदुय्यम नियंत्रक

पुर्व ४ (वांटे) यांचे कार्यालयात हजेरा केली

१. Manan

Manual

Received for	
Registration Fee	
Reaffirming (folios)	9-0
Endorsement	9-0
Comparing Fees (folios)	9-0
Filing	9-0
Postage	99-0
Total Fees	9082-0

78

Tat-407

403

Manan

सहदुय्यम नियंत्रक, ४, पुर्व ४ (वांटे)

# AGREEMENT FOR SALE

सहदुय्यम नियंत्रक, ४, पुर्व ४ (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 Chaudhari 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.

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 where of have been kept by the Builders at their place of business at Abhilasha Apartments, Jangal Mangal Road, Bhamburda, Bombay 400 078 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 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) 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 for 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.

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.

7) 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.

8) 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 regular 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 hereof 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 bungalows 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 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. Chaudhary  
10 Kaushtal Marg, S. M. Road  
Mumbai (West), Bombay - 400 001

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.

<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 By: D. P. S.

FOR SAINATH CONSTRUCTION CO.  
Deputy  
PARTNER

SIGNED SEALED AND DELIVERED

by the withinnamed BUILDERS

Shri. Dr. Ch. Mahankant P.  
Shri/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. 10,000/-

WE SAY RECEIVED  
For SAINATH CONSTRUCTION CO.

Deputy

PARTNERS

WITNESSES-

1. [Signature]
2. [Signature]

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 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 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. Sperate 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 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 considerations 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

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# **SAINATH APARTMENTS** TEMBHI PADA ROAD, BRANDUR, BOMBAY 400 078.

EXHIBIT-B

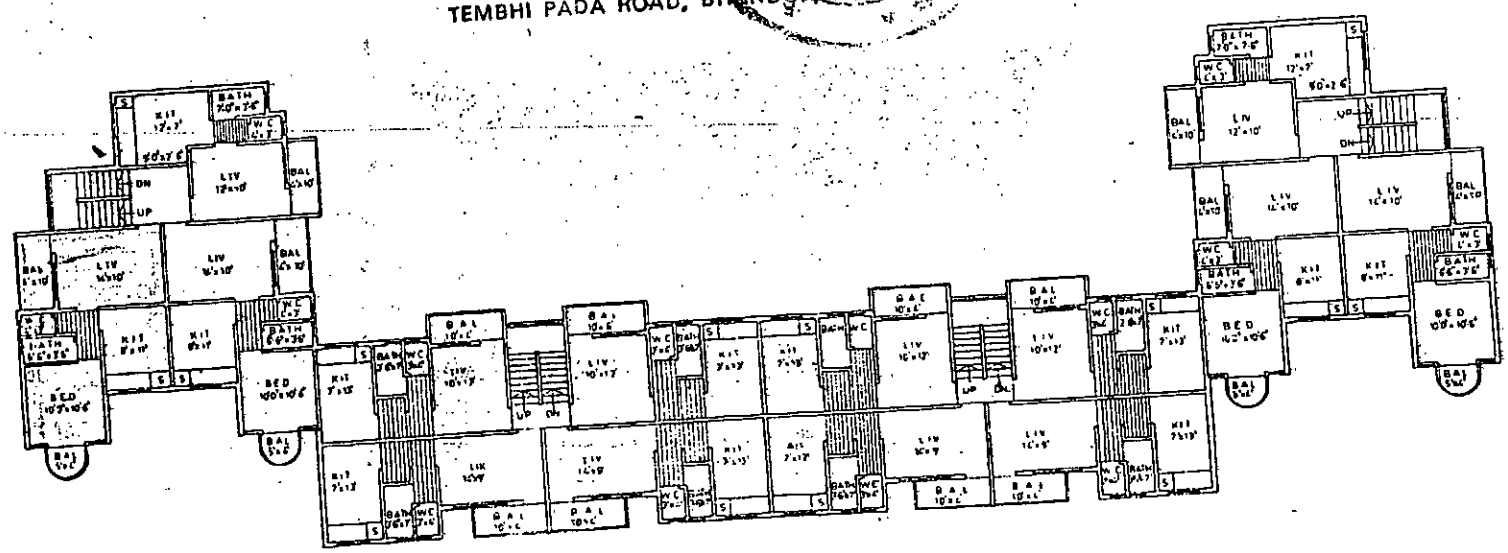


EXHIBIT-B

TYPICAL FLOOR PLAN

The Flat No. D-403 on 4<sup>th</sup> - floor Floor. Builtup Area 550 SQ/ft.  
Chandra is marked in Red.

Shri/Smt./M/s. Dr. Chandrakant P. Chandra & Mrs. Meeta C.

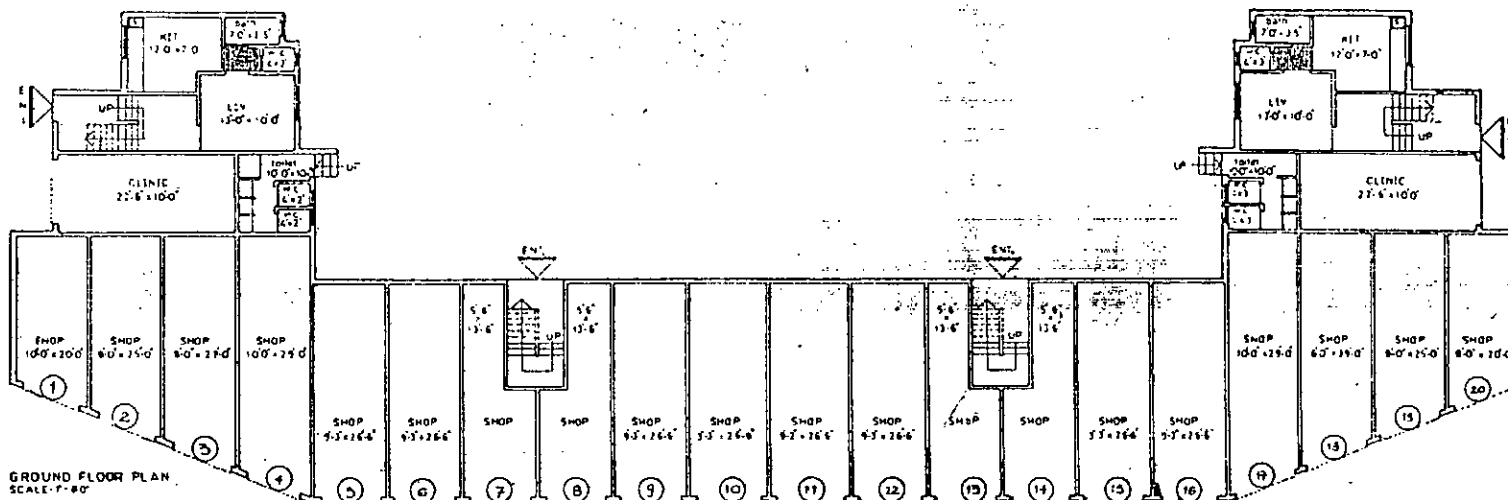
Purchaser Sign.  
Chandra  
Chandra

Sainath Construction Co.  
Chandra  
 PARTNER

# SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

EXHIBIT-B



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. देवचंद उमेशभाई पटेल - धंदा - ५८ वक्रे. श - ए. ५ -  
चेसना अपार्ट. जंगलमंगल रोड भांडुप (५) क. ७८. ३६.  
साईनाथ कन्स्ट्रक्शन्स. चे भांडुप.

२) श्री. चंद्रकांत पुरुषोत्तमदास चेंबे चांद्रास. चेंबे  
अवसाय - २७ वक्रे. श - १०, कोरावकुंज, एम. एन. रोड.  
उष्टुड. (६) - क. ८०.

३) श्रीमती - मिता चंद्रकांत चांद्रास - हरिणी -  
२४ वक्रे. श - ज. २ प्रमाणे -

executing party

हस्तऐवज करून देणारा  
admits execution of the document  
तयारीकृत अ. प्र. २ को. १००  
५४१८६  
करून दिल्याचे कबूल करतो.



१) Dubatel २) Chandru

३) Chandru

१) श्री. वासक. राऊत श - एम सी रोड. विहार. ठेक  
क. ८७.

२) श्री. जयकाश. रोही. श - आंगरुजिमा. ध. पा.  
७१०/१.

४) मुख्य निबंधकास साहित्य असलेला  
हसन, दाते निवेदन करणारा को; हे  
हस्तऐवज करून देणारा उपरोक्त  
हसनस परित्यास दस्तऐवज आणि  
ग्यान्स अंतिम पदाविरात.

दिनांक २४-८-८४ =

Amharde

सहस्रमुख निबंधक, क्रमांक ४,  
मुंबई (पश्चिम).

१) Amharde

२) Amharde

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



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

Joint Sub-Registrar IV  
Bombay (Bandra)

7/11/95

16/5/95



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

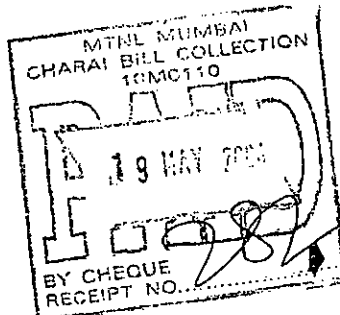
Category: NON-OYT GENERAL

TARIFF PLAN: MTNL Economy

पिछला मीटर रीडिंग Previous Meter Rdd.	हालू मीटर रीडिंग Current Meter Rdd.	मीटर को गई कॉलें Metered Units	अदेय कॉलें Debit Units	देय कॉलें Credit Units	निशुल्क कॉलें Free Units	निबल प्रभार्य 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



Generated on: 05/05/2004 11:09:56 AM

For Billing enquiries also contact, Tel. 25934646

Accounts Officer - CSMS East - II Zone

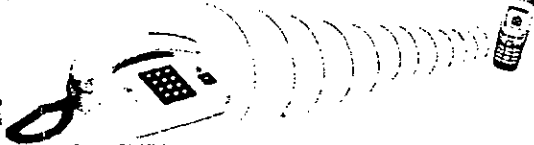
Cherai Telephone Exchange building, Mauli Mandal Road, Cherai, Thane (W)

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

MTNL MUMBAI SERVICE TAX REGD. NO.:- AAACM082BRST001.

To avoid Disconnection Pay by Due Date

SMS  
through  
LANDLINE



Dial  
**1501**  
a facility for MTNL's landline & GSM services





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

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

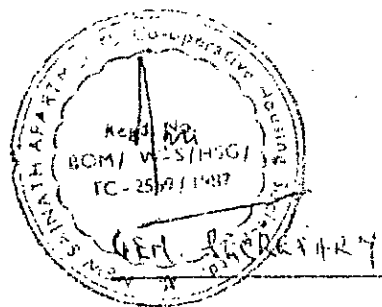
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No. MSA/CH/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 RESIDENT/RESIDENCE FOR 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. HEREBY SHARE CERTIFICATE WILL BE TRANSFERRED IN THE NAME OF NEW MEMBER ONLY IN OUR FORTHCOMING AGM.



बदर-३		
9300	9	90
१९९६		

शा. आ., म. दि. क्र. १८६१, दि. ३१-८-९५

विशेष-मदोंक 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 मदोंक शल्कांचे मूल्य  
म्हणून ..... रक्कम  
मिळाली 14750.00

१८८ 21/03/96

लिपिक

रु 14750.00 मिळाले

शेखरपाल  
PREETI B. TIRODKAR.

रीतसर मदोंकित केलेले  
दस्तऐवज मिळाले.

प्रापकाची सही.

शामना- डीए-१००६-अप्रमकाम ७-२२-९,००० प./१०० पाने दोन प्रतीत-डीए ९

3881	9300	290	बदल-३
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पावती क.

वदर 3/9300

नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक

५/६/९६

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

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) (फोलिओ)

इतर फी (मागील पानावरील) बाब क.

असाहिमर डी

३-५६५००००

३५६५००००

गावडे ५६५००००

SD 14750/

२०/३/९६ ७६००

१३.५९८०/

५९६०००  
pending for  
① market value  
② २९४५

दस्तऐवज

नक्कल

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

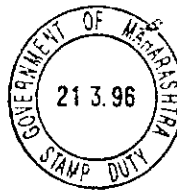
नावे नोंदणीकृत डाकूने पुढेवावी.

हवाली करावी.

सह दाय्यम निबंधक कुर्ना  
मुंबई उपनगर जिल्हा

सादरकर्ता

General Stamp Office,  
Bombay  
PBIA918  
0009



महाराष्ट्र  
MAHARASHTRA  
भारत  
INDIA  
Rs. = 14750  
SPECIAL ADHESIVE  
PBIA918

महाराष्ट्र  
भारत  
भारत  
भारत

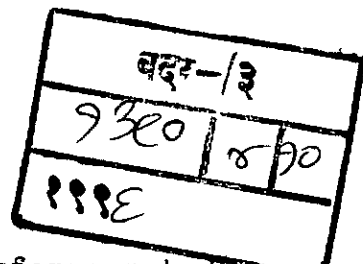
बदर-३  
१३००/३५०  
१९९६

### DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made this 21<sup>st</sup> 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;

Contd.....

al



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. 10M/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.

Contd.....

बदर-३
9300/970
१११६

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.

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-१		
१३८०	६	१०
१९९६		

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.....

बदर-३		
७३८०	०	७०
१९९६		

- 5 -

the area is about 550 sq.ft. built-up together with the shares certificates relating thereto are duly transferred to the names of the Assignees/Transferees.

7. The Assignors/Transferrers has made certain deposit with M.S.E.B. in respect of Electricity meter for supply of Electricity to the said flat the same shall belong to the Assignees/Transferees and shall stand transferred to the name of Assignees/Transferees.

8. Both the parties hereby agree and declare that they will sign and execute such further and other documents as may be necessary to give full effect to this agreement for transfer of all rights, title or interest in respect of the said flat and the said shares relating thereto of the said society to the name of the Assignees/Transferees so that the Assignees/Transferees gets a perfect and absolute title to the same.

IN WITNESS WHEREOF both the parties herein have hereunto set their respective hands to this the date and year first hereinabove written.

Signed, Sealed and delivered )  
by the withinnamed ASSIGNORS/ )  
TRANSFERRERS SHRI.(Dr.) CHANDRAKANT )  
PURUSHOTTAMDAS CHANDRA and MRS. )  
MEETA CHANDRAKANT CHANDRA in the )  
presence of & ..... )

& SBGawade

Chandra  
Chandra

Signed, Sealed and delivered )  
by the withinnamed ASSIGNEES/ )  
TRANSFEREES SHRI.CHANDRAKANT )  
RAOSAHEB GAWADE and SHRI.HEMCHANDRA )  
RAOSAHEB GAWADE in the presence )  
of & ..... )

& SBGawade

Chandra  
Gawade

Contd.....

नदर-३		
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१९९६		

- 6 -

# 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]*

बहुकम नंबर नं० ३/१३९०  
 वर्ष १९९६  
 १० मार्च १९९६  
 सह दुय्यम निर्वचक  
 मुंबई उपनगर जिल्हा

पुढील ० ५६५०२००  
 गेले की (नवे) १००-००  
 साध १९२००  
 ४४-००

५९६०२००

नं०-३
१३९०/६००
१९९६

सह दुय्यम निर्वचक  
 मुंबई उपनगर जिल्हा

सह दुय्यम निर्वचक  
 मुंबई उपनगर जिल्हा

- ① डॉ. चंद्रकांत पुष्पलाल मवास-चंद्रा वय वर्ष-३७ वैद्यकीय
- ② सौ. मिता चंद्रकांत चंद्रा वय वर्ष-३५ गृहिणी और अभिजातिका २० पी-२३ भांडूप (प) मुंबई-०६
- ③ सौ. चंद्रकांत रावसाहेब गावड वय वर्ष-२९ नर्सरी
- ④ सौ. हेमचंद्र रावसाहेब गावड वय वर्ष-२३ नर्सरी नं० ३०३ डी-२३ डी साहेबाय हाथामर डी-पी-२३ भांडूप (प) मुंबई-०६

..... दस्तऐवज कलम देणारा  
 तयाकथित ..... दस्तऐवज

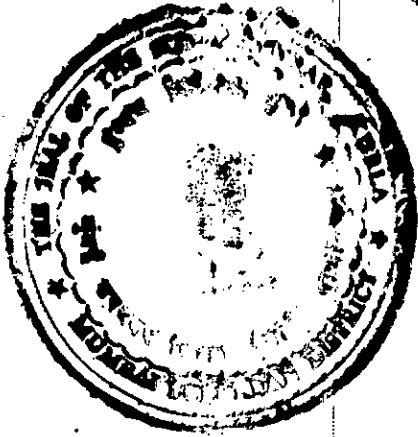
- ① Chandra
- ② Chandra
- ③ Chandra
- ④ Chandra

- ① सौ. विराम विठ्ठलराव इंदूरकर व्यापार २५ फिमाकी सुभाष राव विठ्ठलराव (पु) मुंबई-५०
- ② सौ. चंद्रकांत रामराव सुव-भांडूप २५ फिमाकी सुभाष राव विठ्ठलराव (पु) मुंबई-५०

..... वरील दस्तऐवज कलम  
 त्याची ओळख असल्याचे सांगता  
 त्याची ओळख देता.

सह दुय्यम निर्वचक  
 मुंबई उपनगर जिल्हा

बदर-१		
१३८०	१०	१०
१९९६		



बदर-३/१३८०/९६  
 प्रमाणित किया जाता है : बजाय कर  
 तारीख :  
 दिनांक १३/०१/९६  
 यह प्रमाणित किया जाता है कि  
 संबंधित प्रमाणित किया जाता है

9 - Income  
 (2) - 15th  
 (11)

बंदर 3/9300/एच  
 कागद

~~प/म/...~~  
~~...~~  
 नमो - पर चो  
 ताल - उम  
 मुंबई उपाय.  
 बाजू 2

5. 16750  
 A 21-386 less 20%  
 S. 4. कागद 5  
 9300/- दिनांक 15  
 240/-  
 1040  
 Bup 550 x 1040 =  
 M.V. 5,72,000/-

A  
 Deed of Assignment  
 Rs. 588,000/-  
 RF 588000  
 Min 7000  
 6000  
 598000  
 दस्तावेज दिवांगत मुल्यांकन  
 पुस्तक जमात चाम  
 प्रमाण. मुद्रा. मल्ल  
 ओ. ओ. ओ. ओ. ओ.  
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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 4<sup>th</sup> of JANUARY 1988.

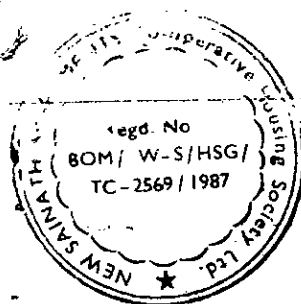
*For and on behalf of*  
**New Sainath Apartment Co-Operative Housing Society Ltd.**

[Signature] Chairman

[Signature] Hon. Gen. Secretary

A. A. Dalvi Member of the  
Committee

P. T. O.



**Memorandum of the transfers of the within mentioned Shares**

[illegible]

**Chairman**

**Hon. Secretary**

**Committee Member**

# 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.

<b>BILL No.</b> 9129	<b>Date</b> JUN 1991	<b>BILL FOR THE MONTH OF</b>		<b>Area</b>	<b>Flat</b>
		<b>Name</b> 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 .. ..		
<b>Bill Amount</b>	375	—
<b>Arrears Payable</b>	375	—
<b>Interest</b>	6	—
<b>(Please Pay By Cheque) Grand Total</b>	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 month'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 )

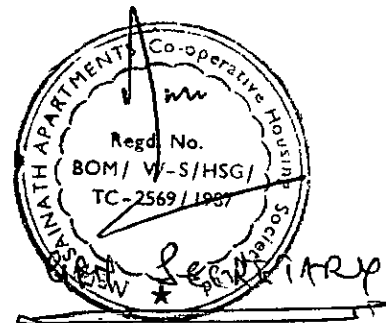
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No.

Date 16/08/1996

TO WHOMSOEVER IT MAY CONCERN

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





दत्तात्रय महाराज कळंबे जावली सहकारी बँक लि. मुंबा  
DATTATRAYA MAHARAJ KALAMBE JAOLI SAHAKARI BANK LTD. MUMBAI



Registration No.  
BOM / BNK 127 of 1973

## DMK JAOLI BANK

दत्तात्रय महाराज कळंबे जावली सहकारी बँक लि.

Regd. Off. 418/20, Maulana Azad Road, Mumbai-400 004.  
Branch Address :- Hit Niketan Co-Op Hsg Soc Ltd, J.M. Road,  
Kokan Nagar, Bhandup (w) Mumbai-400 078

Ref. No.: DMKJSBL / BHK / / 2013

Date: - 13.08.2013

### TO WHOMSOEVER IT MAY CONCERN

This is to Certify that Mr. Chandrakant Ransaheb Gawade & Mr. Hemant Ransaheb Gawade taken Housing loan from our Kokan Nagar Bhandup Branch Loan A/c No. HI.-37. He has closed loan A/c as on 24.08.2004 as per our Bank record.

This certificate is being issued on specific request with out any risk or responsibility of the bank or signing authority.

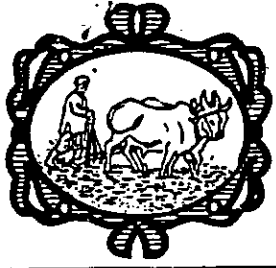
Yours Faithfully,

For Dattatraya Maharaj Kalambe Jaoli Sah. Bank Ltd.



Manager

Bhandup Kokan Nagar Br



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.

Dattatray Maharaj Kalambe Jaoli Sahakari Bank Ltd.

Registration No.  
BOM / BNK 127 of 1973

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

Ref. No. DMKJSB/440/20945/84.

Date : 24/8/04.


- TO WHOMSOEVER IT MAY CONCERN -

This is to certify that Mr Chandrakant Kotesab Sawade  
taken Housing loan against his residential flat no 0/403 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.
SPL/ADHV	1	14750	14750.00
		TOTAL RS.:	14750.00

C. R. GAWADE

याजकद्वन 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.



ਅਧਿਕਾਰਨ ਦੀਆਂ ਵਿਸ਼ੇਸ਼ ਗਣਨਾ ਕਰੋ

શ્રીજી દિવસ અભિનામ કોલેજ ગાંધી

[illegible][illegible][illegible]

॥  
सोमवार ते शिकवार्  
शनिवार सोमवार ते शिकवार्  
शनिवार सोमवार ते शिकवार्  
॥  
सोमवार ते शिकवार्  
शनिवार सोमवार ते शिकवार्  
शनिवार सोमवार ते शिकवार्  
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( ६ २ १ ॥ गणपति नमः )

ਭਗਵਾਨ ਦੇ ਨਾਮ

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# 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. 28/2004/05

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 1987-88 )

Survey No. 128 (Part) C. T. S. No 44 (Part), Ternbipada 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

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: 2<sup>nd</sup> May, 2011

To,  
The Relationship Manager (III)  
State Bank of India.  
Industrial Finance Branch, Mumbai.  
"The Arcade", 2<sup>nd</sup> 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, 4<sup>th</sup> 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

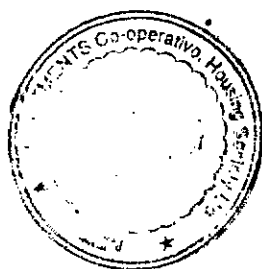


**SECRETARY**

**NEW SAINATH APTS,**

**CO-OP. HSG. SOCIETY LTD.**

Hon. Chairman/ Hon. Secretary





[illegible]

सूची क्र. दोन

[illegible]

कांजूर (मु. उपनगर)

सूची क्र.

विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed, consideration and market value (in case of lease, state whether lessor or lessee pays assessment)	भू-मापन, पोटहिस्सा व घर क्रमांक (असल्यास) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area	आकारणी किंवा जुडी देण्यात येत असेल तेव्हा Assessment or Judi when given	दस्तऐवज करून देणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant and Detailed address	दस्तावेजाचा प्रकार पत्ता आदेश Name of the class of Decree or Order and
१	२	३	४	५	६
असाईनमेंट रु. ५,८५,०००/-	फ्लॅट फ्लॅट नं. डी- ४०३ ४ था मजला साईनाथ अपार्टमेंट को. ऑप. धर्मसिंग सोसा. स. नं. १२८ १२९ क्षेत्र ५५० चौ. फुट	हे./H. आ./A. नं. डी- ४०३ मजला अपार्टमेंट धर्मसिंग सोसा. स. नं. १२८ १२९ क्षेत्र ५५० चौ. फुट	रु./Rs. पे./P. रु. ५,८५,०००/-	७ डा. - चंद्रकांत पुष्पलाल महलू चंद्रा १० चौ. मिता - चंद्रकांत चंद्रा रा. अ. - र. - नर्मोद निवास - टी. पी. रोड आंध्रप (प.ग) मुंबई ७८	७ चौ. - भाकडे ७ चौ. - रावसाहेब रा. डी साईनाथ टी. पी. रोड (प.ग)

पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

८९९/०८  
दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २७/५/०८ सन २०

दस्तऐवजाचा प्रकार—

सादर करणाराचे नाव—

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) नाव क्र.

"

"

"

"

एकूण ..

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयामध्ये देईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा

हस्ताक्षर निबंधक, कुला  
सह. कुला  
सह. उपनगर जिल्हा  
सादरकर्ता

दुसरा निवेदन

दुसरा फीची अगुसची

1818702

16/7/97

(भाई)

दुसरा

१. जादा नोंदणी फी अनुवैद सतरा किंवा अठरा अनुवै.

२. खजाना फी.

३. फाईल करण्याची फी.

अनुवैद अकरा अनुवै.

अनुवैद बीस अनुवै.

४. मुखत्यारनामा अनुप्रमाण.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पत्रिकांचा निक्षेप.

८. मोहोरबंद पत्रिके उघडणे.

९. मोहोरबंद पत्रिके परत मागे घेणे.

१०. अहल.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्यून आकारित फीची वसुली.

१३. बड. संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.

१४. विवेक ड. च्या नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भला.

प्राप्त की क.

नोट ३९ म  
Regn. 39 m

२२५  
१२/१०/२०२० म २०  
५२५

दस्तावेजों का प्रकार-

सादर करणा चाहिए माल-

आवृत्ति/माल की मात्रा:-

नोट की

नकल की (फिलिअ)

प्रमाणित नकल की

प्रमाणित

नकल किताब (कलम २४ से २७)

शोध किताब लिखित

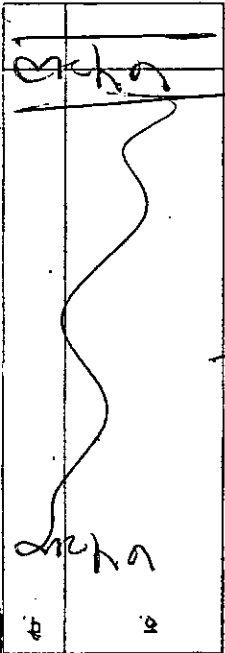
दस्तावेज-कलम २४ से २७

कलम २४ से २७

प्रमाणित नकल (कलम ५७) (फिलिअ)

इतर की (मालिक प्रमाणित) बाब क.

प्रमाण



दस्तावेज

नकल

नोटों तथा नोटों व

या कानूनियत

नोटों नोटों के प्राप्ति

दस्तावेजों वाली नोटों के प्राप्ति

इसकी कलम

सादरकरी

[illegible]

12/22/21

உதாரணம்

६ ७५७३ २१६७ ॥७७

പട്ടണം പാലാഴി കോട്ട പട്ടണപ്പാലം

دکتر

ମହାଶିବ ନକ୍ଷତ୍ର (କଳମ ୧୭) (କାଳିଆ)  
 ଶୁକ୍ର କି (ମାମିଲ ସମାବର୍ତ୍ତନ) ଶୁକ୍ର କ.

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106274 1040 1316

(ገጽ ፬ ጸጌ ደብዳቤ) ተከታይ ገጽ ፩ ገጽ ፩

பெரியகல்

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11/12/14) 14 104614

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പ്രശ്നം 1: പ്രകൃതിയുടെ സൗന്ദര്യം

—የብዙ የገንዘብ ጥቅም

—גמ' ח' ע"ב

दिनांक 30/07/20

सन्तानुवादा/अर्था

Regn. 39 m.

ከ ፊት ሆኖ

५. पुनर्निर्माण

1616748

इतर फीची अनुसूची

Can be  
marked  
Charles Gm

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुजवात फी.
३. फाईल करण्याची फी.
- अनुच्छेद अकरा अन्वये.
- अनुच्छेद वीस अन्वये.
४. मुखत्यारनामा अनुप्रमाणत.
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 वसुली.
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.

<b>BILL No.</b> 015930	<b>Date</b>	BILL FOR THE MONTH OF <u>July, 2001</u>		Area	Flat No. <u>2/403</u> Shop No. —
		Mr / Mrs. <u>C. R. &amp; H. R. Gawde</u>			
PARTICULARS		Rs.	P.	<b><u>N. B.</u></b>  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.  2) Excess Amount Charged if any on the bill will be adjusted in the next month's Bill.	
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 ... ..		—	—	<b>Notice :</b> Please take Notice that Rs. — mentioned in this bill (B. F.) is standing due on your Account.	
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 8/402

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.



पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक

२५/१०/१४ सन २० १८/१०/१४

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोटो)

पृष्ठांकनाची नक्कल फी

टपालसर्व

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोटो)

इतर फी (मागील पानावरील) बाब क्र.

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साठे - ३० मूट

१८/१०/१४ = १२८

५५

१८/१०/१४

३० मूट

दस्तावेज

नक्कल

रोजी तयार होईल

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयामध्ये दस्त येईल.

सह जिल्हा निबंधक वरिष्ठ (नॉन-लेट)

मुंबई उपनगर जिल्हा.

दुय्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा:

सादरकर्ता

0028500

इतर फीची अनुषंगी

१. जादा नोंदणी फी अनुषंगी सतरा किंवा अठरा अन्वये.

२. क्वाचाल फी.

३. फाईल करण्याची फी

अनुषंगी अकरा अन्वये.

अनुषंगी बीस अन्वये.

४. मुद्रापारतंत्र्यामा अनुषंगी.

५. गृहभेट फी

६. सुरक्षित गोळा फी.

७. मोहोरबंद पालिकाचा निषेध

८. मोहोरबंद पालिकेचे उखडणे.

९. मोहोरबंद पालिके परत मागे घेणे.

१०. अहल.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. सून आकारित फीची वसुली.

१३. जड संप्रदायाच्या वस्तूच्या विक्रीचे उत्पन्न.

१४. विलेख ड. या नकल पाठविण्याचा उपाले खर्च.

१५. प्रवास खर्च.

१६. भला.

दस्तावेजा परत केली.

ये.का.सु.-५,००० रु. (१०० फीची)-१५-२०१३-१४-४\*-(३२) १५९

इतर फीची अनुषंगी

अनुक्रम नंबर पो. 2040/68

मार्च १९८४ चे ऑगस्ट महिन्याचे

२४ तारखेस २

३ वाजण्याचे दर्यात सहदुय्यम निबंधक

संघर्ष ४ (वांटे) यांचे कार्यालयात हजर केली

५ Chandru

Chandru

सहदुय्यम निबंधक, ४, संघर्ष (वांटे)

## AGREEMENT FOR SALE

सहदुय्यम निबंधक, ४, संघर्ष (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 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 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 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.

Received for no other

Registration fees

fees for copying (folios)

Enforcement

Comparing Fees (folios)

filling

Postage

Total Fees

- 9040 - 0

- 9 - 0

- 9 - 0

- 8 - 0

- 9 - 0

- 99 - 0

- 9042 - 0

Chandru

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.

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. Gaitonde Bhavsar & Associates and sanctioned by the Municipal Corporation of Greater Bombay 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 sale 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) 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 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.

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 appertaining 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, Kaushtal Marg, S. M. Road  
Mulund (West), Bombay - 400080

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 Kurla, 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. V. D. Pillai

FOR SAINATH CONSTRUCTION CO.  
Debatil  
PARTNER

SIGNED SEALBD AND DELIVERED  
by the withinnamed BUILDERS  
Shri. Dr. Chandrakant P. Chandra  
Sri/Smt. \_\_\_\_\_  
in the presence of .. .. .

Chandra  
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. 10000/-

WE SAY RECEIVED  
For SAINATH CONSTRUCTION CO.

Debatil  
PARTNERS

WITNESSES-

1. B. V. D. Pillai
2. Debatil

## 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 aldrop 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 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 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 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.

*DUPCETEC*  
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 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 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.

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

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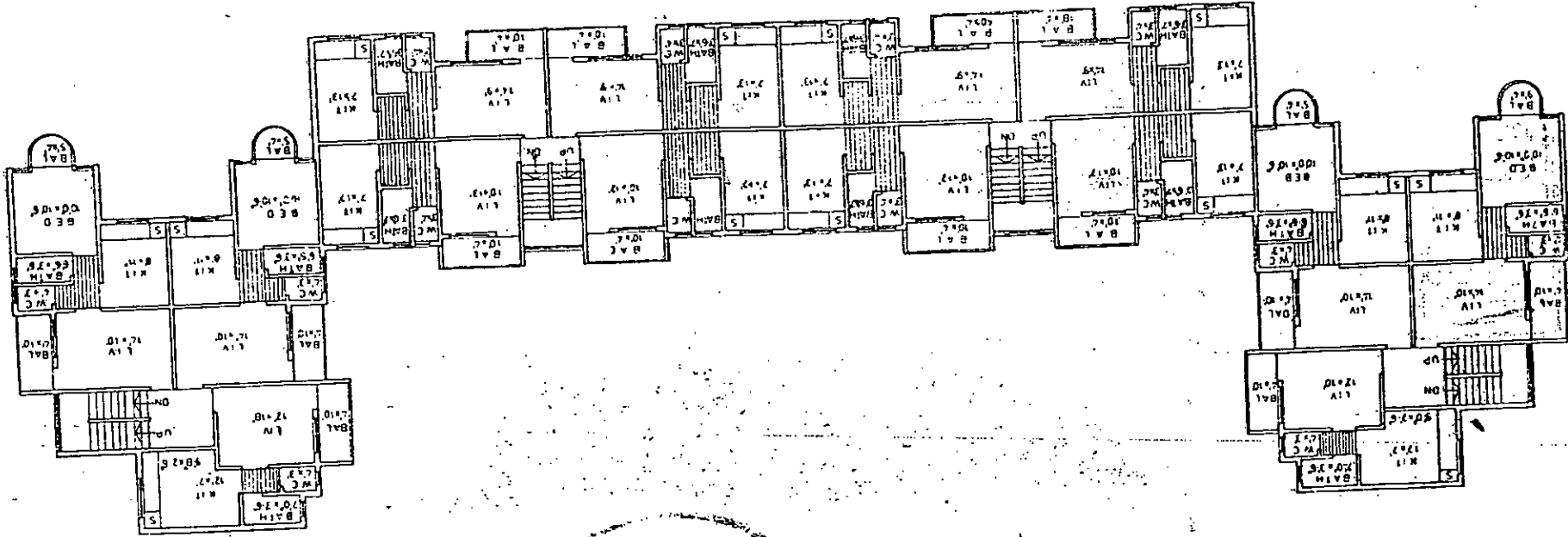
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SAINATH ARMENTS  
TEMBHI PADA ROAD, BHANDRA, BOMBAY 400 078.

EXHIBIT-B

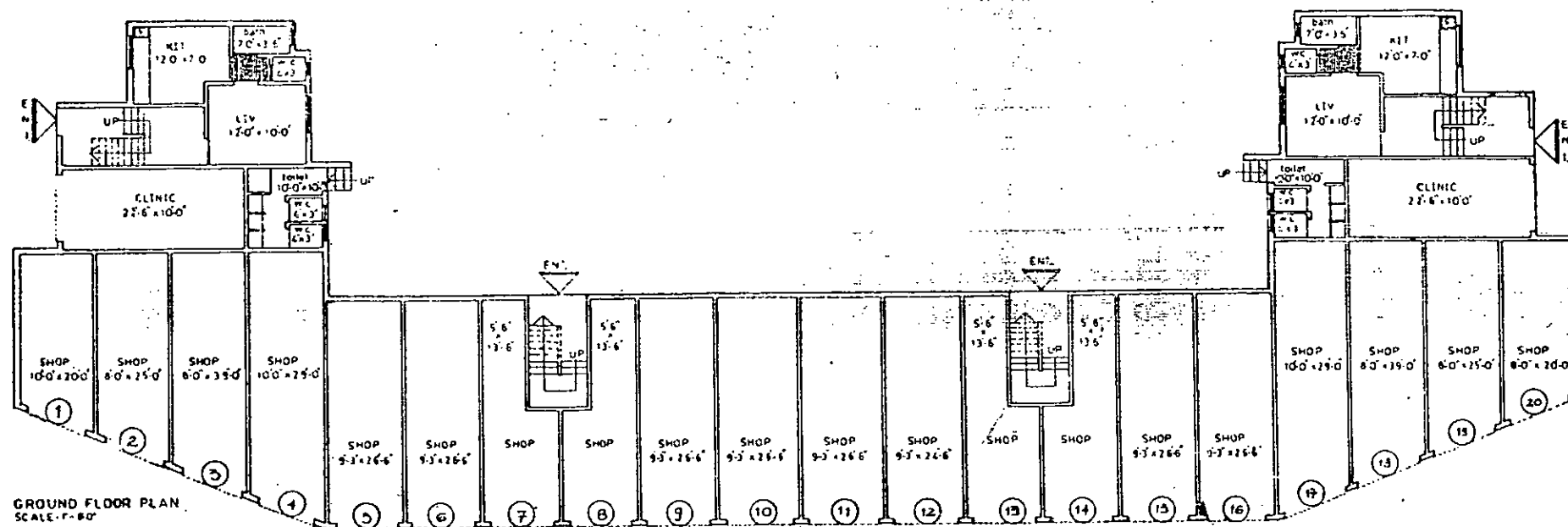


The Flat No. 2-403 on 4th floor  
Floor Buildup Area 550 sq.ft.  
Shri/Smt./M/s. Dr. Chandrakant P. Chaudhary & Mrs. Meeta C. Chaudhary  
Purchaser Sign. *Chandrakant*  
PARTNER *Meeta*  
Sainath Construction Co. *Sainath*

EXHIBIT-B

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.



Shri/Smt./M/s. \_\_\_\_\_ is marked in Red.

**Sainath Construction Co.**

**PARTNER**

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

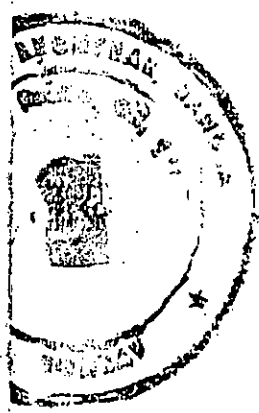
१) श्री. देवचंद अजयभाई पटेल - धडा - ४८ वक्के - २ - ए.पु -  
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२) श्री. चंद्रकांत पुरुषोत्तमदास चं. चांद्रास. चं. ~~चं.~~  
अवसाय - २७ वक्के - २ - १०, कोरातकुंज, एम. एन. रोड.  
बुधुड - ८८ - रु. ८०.

३) श्रीमती - मिता - चंद्रकांत - चांद्रास - धरिणी -  
२४ वक्के - २ - ज. २ प्रमाणे -

executing party .....

..... दस्तऐवज करून देणारा  
अंमलदार execution of दस्तऐवज  
तयार करित अंमलदार २ को २७०  
करून दिल्याचे कबूल करतात.



१) Dubatel २) Chandana  
३) Chandana

१) श्री. वामन. रमण रा. - एक वी रोड. विहार बेंक  
रु. ८७.

२) श्री. जयकरा शीरी - रा. - आंबरीजिमा ये. पा.  
ठाणे.

१) मुख्य निबंधकास साहित्य असलेला  
हसम, शते निवेदन करतात की; ते  
दस्तऐवज करून देणाऱ्या उपरोक्त  
हसमास साहित्यास दुरुवतात आणि  
त्यांचा अंमलदार पंढरिततात.

१) W. R. R. R.  
२) [Signature]

दिनांक २४-८-८४ =  
W. R. R. R.  
सहमुख्य निबंधक, क्रमांक ४,  
मुंबई (पश्चिम)



Registered at No. ..... on .....  
Additional of 24. No. 1 126 TO 134  
1155

Joint Sub-Registrar IV  
Bombay (Bandra)

7/4/95  
16/5/95



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

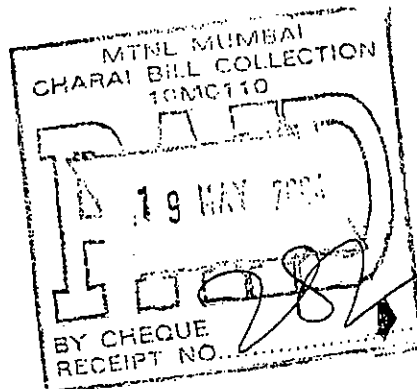
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57570 01/02/2004	58735 31/03/2004	1165	0	0	120	1045

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 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

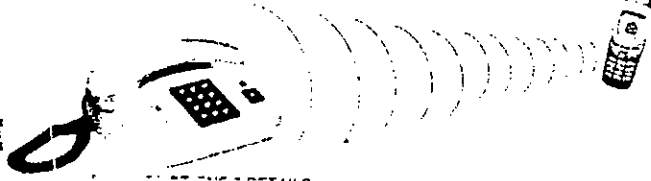
Cherai Telephone Exchange building, Mauli Mandal Road, Cherai, Thane (W)

MTNL MUMBAI SERVICE TAX REGD. NO.: AAACM0828RST001.

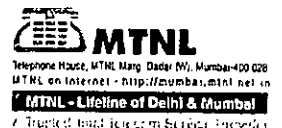
\*CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK 0415/745/CR 143/M1 DATED 20/02/2004.\*

To avoid Disconnection Pay by Due Date

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through  
LANDLINE



Dial  
**1501**  
\* Uniformly for MTNL's Landline & GSM services



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ORDER Dated 9.1.2002

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२४ ऑगस्ट १९८४  
३ वाजपययी दफ्तरीय कार दफ्तरीय निबंधक  
नारा गति दफ्तरीय कार दफ्तरीय निबंधक

Sd/- C.P. Chandras

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

Total Rs. 9080-00

Sd/- A.B. Kadam  
सुभाष राव पी. २०५७/८४  
नारा गति दफ्तरीय कार दफ्तरीय निबंधक

Sd/- A.B. Kadam  
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## 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.

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 ' )

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.

Sd/-D.U.P.

Sd/-C.P.C.  
Sd/-M.C.C.

Jointly

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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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 D/40.3 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.

Sd/- D.V.P.  
Sd/- C.P.C.  
Sd/- M.C.C.

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

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 copies where of have been kept by the Builders at their place of business at 6, Abhilasha Apartments, Jangal Mangal Road, Bhandup, Bombay 400 078 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 sale and the Purchaser agrees to purchase the said Premises being Flat Shop, Garage No D/40.3 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. 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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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 or 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.

S/L - D.V.P.  
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S/L - P.C.C.

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.

8) 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. 19 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, 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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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.

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SA - M.C.C.

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 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 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 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 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

sd/-D.V.P.  
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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. Shantoo  
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.

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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

sd/-D.U.P.  
sd/-C.P.C.  
sd/-M.C.C.

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

in the presence of sd/- D.V. 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

WE SAY RECEIVED  
For SAINATH CONSTRUCTION CO.

sd/- D.V. Patel

PARTNERS

WITNESSES-

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2. sd/-

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CONSTRUCTION CO.

PARTNER

## 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 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 and 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 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 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.

sdl. D. V. Patel  
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 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.

(H) *[Signature]*

REGISTRATION DISTRICT BOMBAY  
PARTNER  
Kamath Construction Co.  
*[Signature]*

is marked in Red.

Sd/- C.P.C.

Sd/- D.O.P.

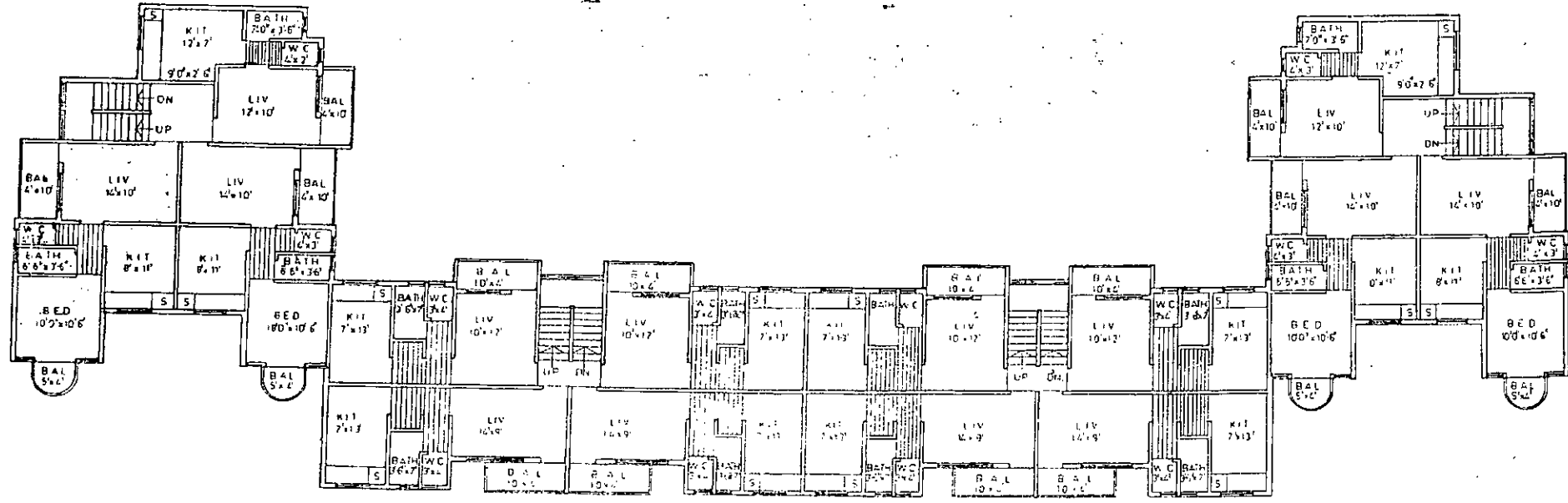
Sd/- M.C.P.

133

# 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.

*[Handwritten Signature]*

Sainath Construction Co.

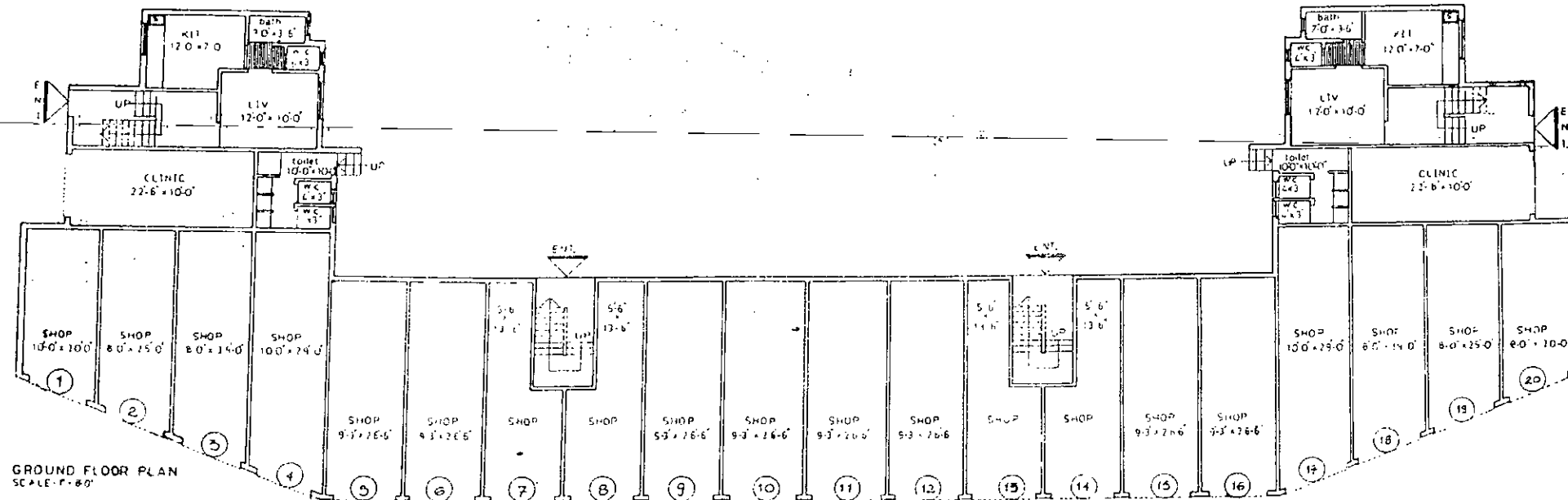
*[Handwritten Signature]*

PARTNER

# SAINATH APARTMENTS

TEMBHI PADA ROAD, BHANDUP, BOMBAY 400 078.

EXHIBIT-B



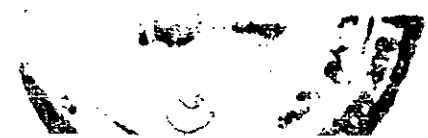
The Shop No./Flat No. \_\_\_\_\_ Builtup Area \_\_\_\_\_ SQ./ft. on Ground floor is sold to

Shri/Smt./M/s. \_\_\_\_\_ is marked in Red.

Purchaser Sign. \_\_\_\_\_

Sainath Construction Co.

PARTNER



१) श्री. देवचंद कुमैदभाई पटेल चौदा - ४८ वर्षे रा. पु. ५  
चेतना अपार्ट. जंगलमंगल रोड भांडुप (प) मु. ७८  
मै. साईनाथ कन्स्ट्रक्शन कंपनी भागीदार

२) श्री. चंद्रकांत पुढोत्तमदास चांद्रास व्यवसाय - २७ वर्षे  
रा. १० कोशल कुंभ, मुल पुन रोड, मुलूंड (प) मु. ८०

३) श्रीमती मिला चंद्रकांत चांद्रास - गृहिणी  
२४ वर्षे रा. जं. २ प्रभाते

executory party - -

voluntarily executed by the  
तथाकथित अग्रीम २ फोर दसावेक  
कलम दिल्याचे कबूल करतात.

- १) D. U. Patel
- २) C. P. Chandras
- ३) M. C. Chandras

१) श्री. वागन. रामुल रा. पु. ५ रोड विहार लेफ  
मु. ८७

२) श्री. जयकरा शेही रा. आनंदी छाया ठाणा

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साल - A. B. Kadam  
... निबंधक क. ४  
... (वक्ति)

- १) Sd/- W. Reut
- २) Sd/- J. Shetty

PARTNER

Purchaser Sign  
for Cl. 2, Record  
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Registered at No. P-2157/84 on .....  
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अहो. प्र. अ. 2157  
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Joint Sub-Registrar IV  
 Bombay (Bandra)

7/4/95

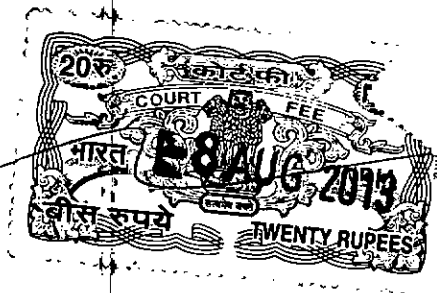
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Joint Sub-Registrar, Bombay  
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सत्य प्रत

*R. Ramak*  
 न्याय निदेशा निदेशक  
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*R. Ramak*  
 न्याय निदेशा निदेशक कर्त-२ (अभिलेख)  
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इसपत्र अनुक्रमिक

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Counter code : 7

प्रकार की वस्तु (1)	प्रमाणित संख्या (2)	प्रमाणित मूल्य (3)	प्रमाणित मूल्य (4)
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C.R. GAWADE

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SAI NATH APARTMENTS CO-OP. HOUSING  
SOCIETY LTD.

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

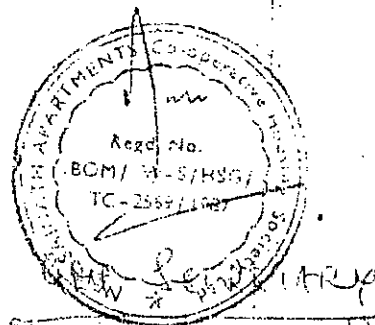
TEMBAPADA ROAD BHANDUP (WEST), BOMBAY - 400 078.

Ref. No.

Date 16/08/1996

TO WHOMSOEVER IT MAY CONCERN

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



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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 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.

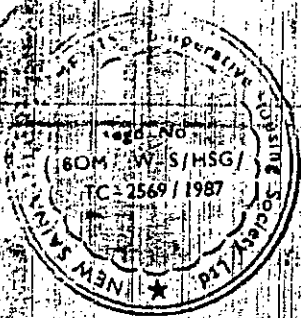
For and on behalf of  
New Sainath Apartment Co-Operative Housing Society Ltd.

[Signature] Chairman

[Signature] Hon. Gn. Secretary

A. A. Dailu Member of the  
Commree

PT. O.



महाराष्ट्र न्यायिक सेवा  
महाराष्ट्र सरकार

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### DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made this 21<sup>st</sup> 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;

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*[Handwritten signatures]*



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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. 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.

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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.

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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*[Handwritten signature]*



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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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the area is about 550 sq.ft. built-up together with the shares certificates relating thereto are duly transferred to the names of the Assignees/Transferees.

7. The Assignors/Transferrers has made certain deposit with M.S.E.B. in respect of Electricity meter for supply of Electricity to the said flat the same shall belong to the Assignees/Transferees and shall stand transferred to the name of Assignees/Transferees.

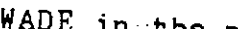
8. Both the parties hereby agree and declare that they will sign and execute such further and other documents as may be necessary to give full effect to this agreement for transfer of all rights, title or interest in respect of the said flat and the said shares relating thereto of the said society to the name of the Assignees/Transferees so that the Assignees/Transferees gets a perfect and absolute title to the same.

IN WITNESS WHEREOF both the parties herein have hereunto set their respective hands to this the date and year first hereinabove written.

Signed, Sealed and delivered  
by the withinnamed ASSIGNORS/  
TRANSFERRERS SHRI.(Dr.) CHANDRAKANT  
PURUSHOTTAMDAS CHANDRA and MRS.  
MEETA CHANDRAKANT CHANDRA in the  
presence of A. H.

Chemistry  
Chandru

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Signed, Sealed and delivered  
by the withinnamed ASSIGNEES/  
TRANSFEREES SHRI.CHANDRAKANT  
RAOSAHEB GAWADE and SHRI.HEMCHANDRA  
RAOSAHEB GAWADE in the presence  
of 

Chamblé  
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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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 मुंबई उपनगर जिल्हा

मह दुखम निर्वेक कुल  
 मुंबई उपनगर जिल्हा

- ① डॉ. चंद्रभांत पुरुषोत्तमदास चंद्रा वय  
 वर्ष-३७ वेद्यकीय
- ② श्री. मिता चंद्रभांत चंद्रा वय वर्ष-३५  
 गृहिणी श्री. र. अमीन विवासा श्री.  
 पी. राई भांडूप (प) मुंबई-७८
- ③ श्री. चंद्रभांत रावसाहेब गावडे वय  
 वर्ष-२९ नाकरी
- ④ श्री. देवचंद्र रावसाहेब गावडे वय  
 वर्ष-२३ नाकरी नं ३ व ४  
 डॉ. ए. ३ श्री. साहेबराव भांडूप (प)  
 श्री. पी. राई भांडूप (प) मुंबई-७८

..... दस्तऐवज फलन देणारा  
 तपाकथित ..... दस्तऐवज

- ① धन दिल्याचे कबूल करतात.
- ② Abhandlung
- ③ Chit
- ④ Javab

- ① श्री. विनाय मिताशाम चंद्रभांत व्यापार-२५  
 मिताश्री सुभाष भांडूप (प) मुंबई-५७
- ② श्री. चंद्रभांत रामाशाम सुव. भांडूप-२५  
 भांडूप (प) मुंबई-५७

..... वरील दस्तऐवज फलन  
 मिताश्री भांडूप असल्याचे सांगतात  
 त्याची ओळख देतात.

② श्री. २५९



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Mtu 10000  
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2/3/97

पावती क्र.

नोंदणी ३९ म.  
Regn. 39 m.

दस्तावेजाचा/अर्जाचा अनुक्रमांक

दिनांक

२१/११/९३

सन २०

१२८८१३

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

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.

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एकूण ..

दस्तावेज

नक्कल

रोजी तयार होईल वे

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात येईल

दुष्यम निबंधक.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

सह जिल्हा निबंधक बॉ-२, (अभिलेख)

हवाली करावा.

मुंबई उपनगर सिव्हरकर्ता

१. आदा गोदणी फी अगुसुदे सतरा किंवा अठरा अन्य.

२. कागदात फी.

३. फाईल करण्याची फी.

अगुसुदे अकरा अन्य.

अगुसुदे बीस अन्य.

४. मुखत्यारनामा अगुसुमान.

५. गृहघर फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद भाकिटचा निक्षेप.

८. मोहोरबंद भाकिट उघडणे.

९. मोहोरबंद भाकिट परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्यून आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.

१४. विवेक ड. च्या नकला पाठविल्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भला.

दस्तावेज परत करणे.

# महाराष्ट्र स्टेट इलेक्ट्रिसिटी डिस्ट्रीब्यूशन कंपनी लि.

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म. व 2.2.5  
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वीज आकार देयकाचा महिना जानेवारी-२०११

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पत्ता

देयक कालावधी	17/12/10	17/01/11	पर्यंत
अंतिम तारीख	17/02/11		440.00
या तारखेपर्यंत भरल्यास	05/02/11		430.00
या तारखेनंतर भरल्यास	17/02/11		440.00

\* वरील रकम पूर्णकाल द्याविकेली आहे

21/01/11

या तारखेनंतर देयक भरले असल्यास निव्वळ  
रक्कम स्विकारण्यास पावती दाखवावी

पो.सी/चक्र + मार्ग-क्रम 4/27/2028/0257 दर संकेत 01/LT I Res 1-Phase

डी.टी.सी. क्र. 3555028

पोल नं. SAINATH NO.1 R

संलग्न भार

2.40 KW

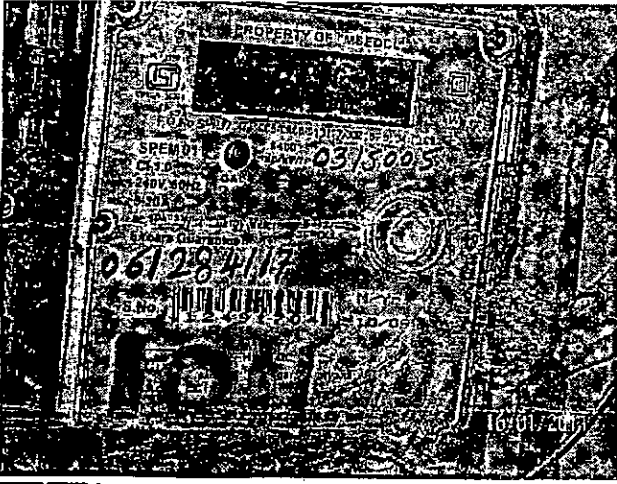
वीज शुल्क संकेत : 51

मंजूर भार

2.40 KW

पुरवठा तारीख : 25/02/37

मीटर क्रमांक	चालू रिडिंग	मागील रिडिंग	गुणक अवयव	युनिट	समा युनिट	एकूण वीज वापर
7600101179	1712	1598	1	114	0	114



मागील वीज वापर

महिना युनिट

DEC-10	136
NOV-10	168
OCT-10	135
SEP-10	114
AUG-10	130
JUL-10	165
JUN-10	106
MAY-10	257
APR-10	152
MAR-10	134
FEB-10	98

कॉल सेंटर टोल

फ्री नं.

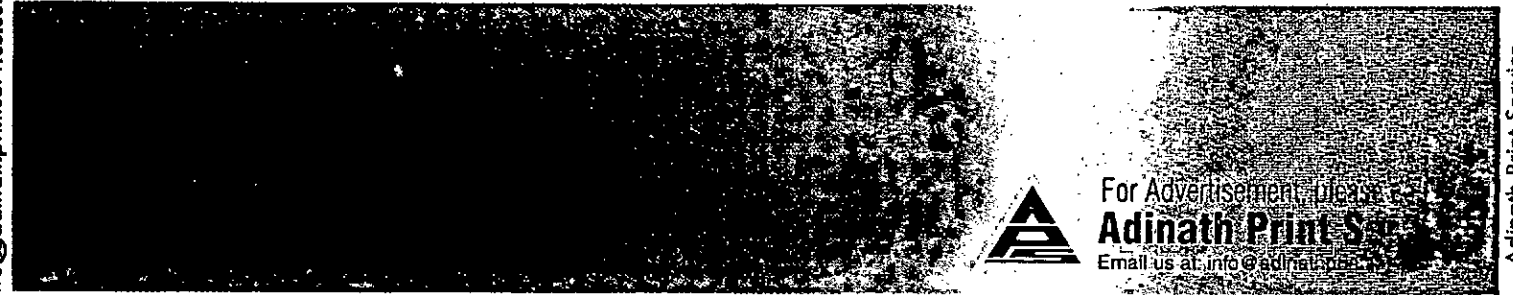
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महानगरपालिका क्षेत्रासाठी

विवरण	रक्कम	पैसे
स्थिर आकार		30.00
वीज आकार		308.18
वीज शुल्क		54.19
इंधन समायोजन आकार		5.70
अतिरिक्त पुरवठा आकार		0.00
		0.00
		0.00
वीज विक्री कर		0.00
वजा सरासरी देयकाची रक्कम		0.00
व्याज		0.00
कॅपेसिटर दंड		0.00
इतर आकार		31.92
अतिरिक्त आकार		17.36
एकूण		447.35
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समायोजित रक्कम		-13.57
व्याजाची थकवाकी		0.00
एकूण थकवाकी / जमा		11.53
देयकाची निव्वळ रक्कम		435.82
पूर्णक देयक		440.00
मागील पावतीचा दिनांक		06/01/11
सुरक्षा ठेव जमा	****900	600.00
विलंब आकार		रु.8.95

1 महिन्याचे देयक/ इंधन समायोजन दर 5.00(पैसे)/ रिलायबिलिटी चार्ज रु.31.92/ तत्पर देयक भरणा सुट रु.3.93/ अतिरिक्त आकार MERC केस क्र. 69/2010 प्रमाणे /अतिरिक्त रिलायबिलिटी चार्ज समायोजन रु.-7.56/मु.अ.(वितरण)/36030 नुसार नवीन विद्युत पुरवठ्यासाठी दि. 09.09.2006 ते 20.05.2008 या कालावधीत निर्धारित आकारापेक्षा जास्त रक्कम भरली असल्यास अशा ग्राहकांनी संबंधित उपविभागीय कार्यालयाशी संपर्क साधावा. /

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मुख्य अधिकारी (प्रमुख)



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अनधिकृतरीत्या बिलांत कोणताही बदल वा दुरुस्ती करू नये, असे बिल स्विकारले जाणार नाही. चुकभूल देणे घेणे, मागील पानावर नमूद केलेल्या अटीस आधीन राहून.

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पं.	क्र.सं.	विवरण
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क्र.सं.	विवरण	प्रमाणित	प्रमाणित
१.	मार्गमाला कर	...	...
२.	प्राणी आकार	...	...
३.	बीज आकार	...	...
४.	देखभाल आकार	...	...
५.	वारनतळ आकार	...	...
६.	घोटभाडे आकार	...	...
७.	निष्ठुर निष्ठा	...	...
८.	इतर	...	...
९.	<del>खासकरिता निष्ठा</del>	...	...
१०.		...	...
	मार्गमाला देण	...	...
	मार्गमाला बाकीवरील व्याज	...	...
	अक्षरी रुपय बीज आकार निष्ठा		
२००३-			
२००३-			

ಪುಟ : 9) ಡಿಪುಕಾಲ್ ರಾಕು ಡಾಲ್ ಮಿನ್-ಯಾಲ್ 25 ರೀಕುಪುಲ್ ಮುನ್ ಕರಾಲ್. ಸುನ್-ನರ

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(2) ഭൂമിയിൽ ഉൾപ്പെട്ട സ്ഥലം പൊതുവായതല്ല.

3) भागील शकवाकी रुपय ..... आहे.

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Flat / Shop No. डी-२०९ the sum of Rupees दोन हजार आठशे  
तीन पस ००

by Cash / Cheque No. २२६७४७ Dated २२/०९/२००९ of स्टेटर लॉक सॉफ्ट इंडिया

as part / full payment of bill No. ४३८८ Dated ०९/१२/००९

Bill Amount Rs. २०६२८०३/-

Received Rs. २८०३/-

Dr./Cr. Balance Rs. —

MA  
RE Treasurer / Secretary

Receipt valid subject to realisation of Cheque.

f 14000 f fourteen thousand a

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



भारत  
STAMP DUTY  
Rs. 0014000  
281975  
INDIA

MAHARASHTRA  
SPECIAL ADHESIVE  
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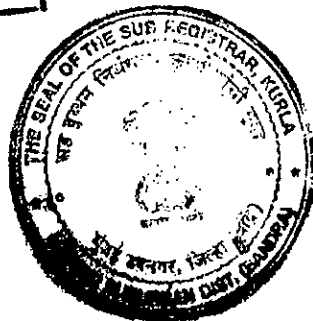
Verified  
24-1-2013

*Gedee*  
गणेश गरीबरावराव  
पुत

Charitra

503 D-24  
④

बदर-७
दस्त कांक ७/२२/२००२
७/२३



### 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. प्रमिला चं गावडे.  
*Pranavale*

बदर-७
दस्त क्रमांक (१०२२/२००२)
२१९३



AND MRS. PRAMILA CHANDRAKANT GAWADE & MRS. KAVITA HEMCHANDRA GAWADE, both Hindus, and their legal heirs and assigns 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*

मो. प्रमिला चं. गावडे  
*Pravara*



बदर-७

दस्त क्रमांक १४२२/२००२)

१/९३

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, lispendences, 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

मो. प्रमिला चं गावडे  
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बंदर-७

दस्त कवांक (१०२७२००२)

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.



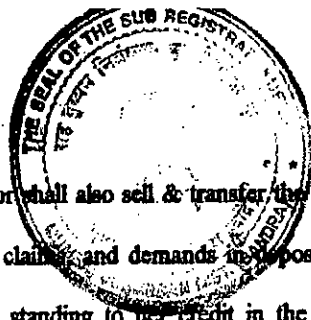
**NOW THIS AGREEMENT IS WITNESSETH AS UNDER: -**

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/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

सो.प्रमिला चं.गावडे.

*[Signature]*



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.

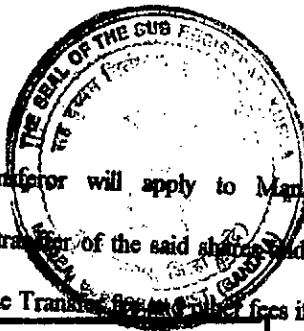
बदर-७
दस्त क्रमांक (१२२/२००२)
५/९३

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.  
Bhuvare



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 bound to pay if any required to be paid to the Society ~~shall be borne~~ and paid by the parties as agreed.

19/10/2002
दस्तावेज क्रमांक (9822/2002)
2/93

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.

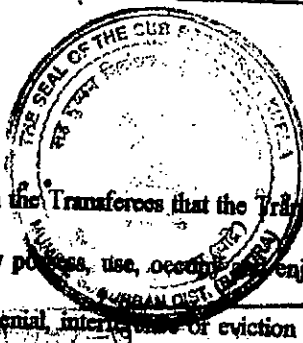
10. The Transferor hereby covenants with the Transferees that the said Flat hereby agreed to be sold is free from all encumbrances and any nature whatsoever and that no person has any claim in or upon the said Flat or any part thereof by way of sale, exchange, mortgage, charge, gift, trust, inheritance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

*Kaveri Ghosh*

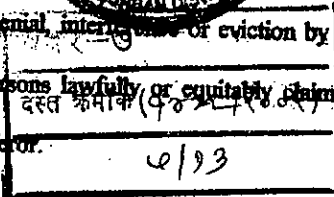
श्री. जमिना चं गावडे.

*[Signature]*





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, interruption 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

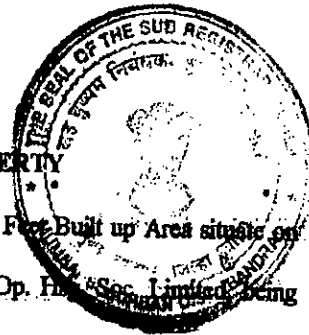
सौ अमिता-चं गावडे.  
Bumade

बदर-७

दस्त क्रमांक (१४२२/२००२)

८१९३

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]*

}

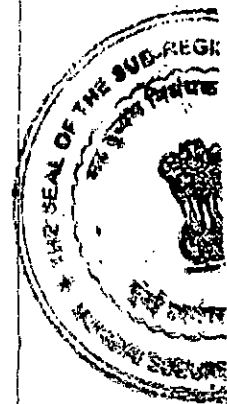
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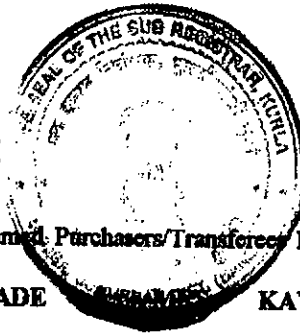
*मौ. प्रमिला चं. गावडे,*

*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.)
348 093	11/3/2002	The Jaali Bank	520000.00
		Bank Ltd.	
TOTAL			Rs. 5,20,000/-

(Rupees Five Lacs Twenty Thousand Only)

I SAY RECEIVED.

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

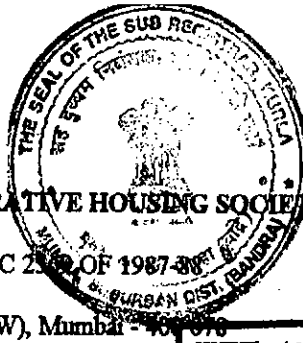
WITNESSES :

1. Shri R. B. Sawant *[Signature]*
2. श्रीवती देवी गवाडे *[Signature]*

NEW SAINATH APPARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

REGN. NO. BOM/WS/HSG/TC 2342 OF 1987-88

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



बंदर-७

दस्त क्रमांक (१०२४/२००२)


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/घोरे -- भांडूप

तालुका/न.भु.मा.का. -- मुलुंड

जिल्हा -- मुंबई उपनगर जिल्हा

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

सुविधाधिकार

हक्काचा मुळ धारक शेतीकडे बदर-७

पट्टेदार दस्त क्रमांक (१००२/१००२)

इतर भार ९९/९३

इतर शेत

दिनांक	व्यवहार	खंड क्रमांक	नविन खरक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षार्कन
१/१/१९००				

तपासणी कर

खरी नकसल -

मुलुंड

मुंबई उपनगर जिल्हा

जमीन दाखल दिनांक १३/१२/२००० नकसल शुल्क २००  
नकसल तपशील दिनांक १३/१२/२००० कागज फी २२  
नकसल दिव्याची दिनांक १३/१२/२००० नकसल शुल्क २००  
जारी नकसल ६-३  
नगर व-सापस अधिकारी  
मुलुंड

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 ठसा

1 कवरी सुभाष घोष

Executor

डी/201, यू राईनाथ अपार्ट, सोसा. टेमीपाळ रोड, बांडुप प मु 78

सही *Kaveri Ghosh*

2 प्रमिला संदकांत गावडे

Executant

डी/403, साईनाथ अपार्ट, टी पी रोड, बांडुप प मु 78 सही *प्रमिला संदकांत गावडे*

3 कविता हेमचंद्र गावडे

Executant

गरीलप्रमाणे

सही *Kavita Hemchandra Gaware*

बदर-७

दस्त क्रमांक (१४२२/२००२)

१४/१३



दस्त गोषवारा भाग - 2

दस्त क्र. [बदर-1422-2002] चा गोषवारा  
वास्तव मूल्य : 587500 मोबदला : 520000 भरलेले मुद्रांक शुल्क : 14000

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

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

प्रमिला 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 नवकल (अ. 11(1)), पृष्ठांकनाची नवकल  
(अ. 11(2)),  
रज्यात (अ. 12) व छायाचित्रण (अ. 13)  
एकत्रित फी  
6140: एवृण

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

दस्ताऐवज करून देणार तथाकथित [ अविहस्तांतरणपत्र] दस्ताऐवज करून दिल्याचे कबुल करतात.

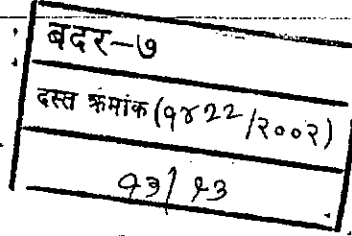
ओळख :

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

- 1) दिनेश राठी, मॉड्युल प नं 78
- 2) शरद जैतापकर, करीलप्रमाणे

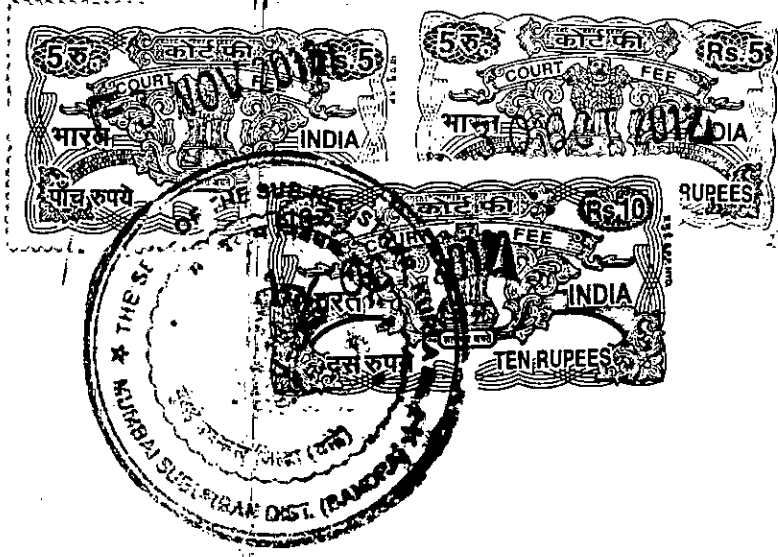
D. K. Rubina  
Sharma

दु. निष्पादनाची सही  
कुर्ला 2 (विक्रोळी)



बदर ७/ १४२२/०२  
दस्ता क्रमांक १ क्रमांक बर  
बोदला. १३/०३/०२  
दिनांक

सह. दुष्पय विवेक, कुर्ला-२  
मुंबई उपनगर विस्था,



मी लिहिवा  
मी वाचला  
मी रुजवात घेतली



मी. अनिल... १५२७७७२  
यांना त्यांचे या. ०६/११/२०२२  
वर्षानुसार तक्रार दिली.  
दिनांक: १२/११/२०२२

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

सही प्रत

सद. दुष्यम निबंधक कुर्ली-२  
मुंबई उपनगर जिल्हा.

अर्ज क्रमांक: ८७८/१२  
०६/११/२०२२

पावती क्रमांक: ८२५३/१२  
०६/११/२०२२

बुद्धिमान अर्थात् को-ऑप. वी. सोसायटी (मार्.)

(नॉटली क. : वी.ओ.ए.ए./डब्ल्यू.ए.ए./टी.सी. २५६९ ऑफ १९६९ ऑफ १९८७.८८)

सर्व क. १२८ (मार्.) सी.टी.ए. क. ४४ (मार्.)

टेलीफोन मार्ग, भुवनेश्वर (प.), भुवनेश्वर - ७५० ०७८

6351

देयक क.	मार्ग	नॉटली क. : वी.ओ.ए.ए./डब्ल्यू.ए.ए./टी.सी. २५६९ ऑफ १९६९ ऑफ १९८७.८८
५२५	५२५	५२५

रकम	रकम
५२५	५२५

मार्ग	रकम
१. मासिक कर	१५०
२. पानी आकर	२२०
३. वीज आकर	१००
४. देखभाल आकर	१५०
५. वाहन-तक आकर	१५०
६. पोटमाई आकर	५३
७. निक्षेप निधि	२०
८. इतर	२०
९. ...	...
१०. ...	...
मार्गिक धो	...
मार्गिक बाकीवरील बाज	...
अधरी रूप	...

सूचना : (१) देयकांची रकम ह्या महिन्याच्या २५ तारखेपर्यंत भरणा करायची. त्यानंतर देयकांच्या रकमेवर १८% दराने बाज आकारण्यात येईल.  
 (२) देयकांमध्ये एक आढळल्यास त्याची तुरुन्ही पुढील मासिक देयकात करण्यात येईल.  
 (३) मार्गिक धकबाकी रूप ... आहे.

न्यासणार  
 मा. खजिनदार / मा. सचिव

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, 2<sup>nd</sup> floor owned by Mrs.Pramila and Kavita Gawde
2. Flat No.D/403, 4<sup>th</sup> 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 5<sup>th</sup> floor owned by M/S.Charbhuja Trading & Agencies Pvt.Ltd.
2. Office Premises No.503 on 5<sup>th</sup> floor owned by M/S.Charbhuja 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							