

(वि.नि. नमूना क्र) (Fin R. Form No.1)

CASE NO. : NEWAMN/TN-3/CR-00495/99

सं. ११३ म. ई
Gen 113 m.e.

COUNTER CODE 1

DATE: 21/01/99

RECEIPT NO.: 19

मूळ प्रत
ORIGINAL COPY

(अहस्तावणीय)
(NOT TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place MUMBAI

दिनांक / Date 21/01/99

Received from REHANA I. SHAIKH

यांच्याकडून /

रु. / Rs 27200.00 रुपये / Rupees
Twenty Seven Thousand Two Hundred Only

103-(111)

On account of

याकरिता मिळाले

mode of Payment: CASH

रोखपाल व लेखापाल
Cashier or Accountant

(सही / Signature)
(पदनाम / Designation)

DELIVERED

Post of Stamps
Mumbai

(वि.नि. नमूना क्र) (Fin R. Form No.1)

CASE NO. : NEWAMN/TN-3/CR-00494/99

सर्वसा. १९३ म. ई

Gen 113 m.e.

COUNTER CODE 1

DATE: 21/01/99

RECEIPT NO.:

18

मूल प्रत
ORIGINAL COPY

DELIVERED
(अहस्तांतरणीय)
(NOT TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण / Place • MUMBAI

दिनांक / Date

21/01/99

Received from REHANA I. SHAIKH

याच्याकडून/

रु. / Rs 2440.00 रुपये / Rupees
Two Thousand Four Hundred Fourty Only

103-(111)

On account of

याकरिता मिळाले

mode of Payment: CASH

रोखपाल व लेखापाल
Cashier or Accountant

21/1/99
(सही / Signature)
(पदनाम / Designation)
Superintendent of Stamp
Mumbai

७६६-१/२८०/९९

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक २२/१/९९ सन १९

(1)

दस्तऐवजाचा प्रकार-

मान्यनाम

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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रेवना इत्यादीम
मेव२६६००
Adj

एकूण ..

रु.	पै.
२६६० -	
१०० -	
६० -	
२६५०/-	

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दुय्यम निबंधक.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा

हवाली करावा

मुंबई उपनगर जिल्हा

सादरकर्ता

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ताबा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्युन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.

१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

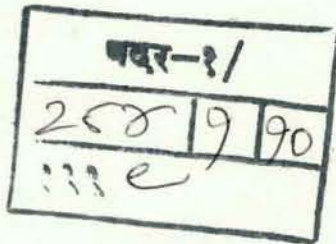
दुय्यम निबंधक

दस्तऐवज परत केला.



श्री विद्या प्रसाद रामलाल

29 JAN 1999



माता 20 दिनांक
सर्वकार/म/मिनी R.I. Shaker
बांना क... म... म...
पेपर विकला. सर्व

परवाना भारक मुद्रांक विवेका

:DEED OF CONFIRMATION:

THIS DEED OF CONFIRMATION is made and entered into at Mumbai on this 29th day of January, 1999 BY SHAIKH REHANA EBRAHIM, of Mumbai, hereinafter called & referred to as "the PURCHASER/CONFIRMING PARTY" (which expression shall mean and include the heirs, executors, administrators & assigns) of the PARTY TO THIS DEED:

WHEREAS SHRI. AHMED GULAM NABI SHEIKH, the Vendor, entered into an Agreement dated. 22nd December, 1986 with the Purchaser in respect of Shop No. 5, Ground floor, including Basement, adm. 710 Sq. feets, in the Building known as 2nd Hasnabad Lane, Santacruz (W) Mumbai-400054, more particularly described in the Schedule hereunder;

/ 2 /

बंदर-१/	
258	270
133e	

AND WHEREAS the Party/s hereto abovenamed have failed to appear before the Sub-Registrar of Assurances, Bandra/Mumbai, within the time limits granted for the purpose of Registration of Documents as per Provisions of Section 4 of Maharashtra Ownership Flats (Regulations of Promotion, Construction, Sale, Management) Act, 1963 read with Indian Registration Act, 1908.

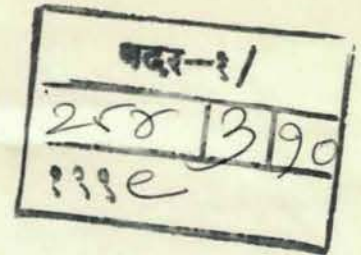
AND WHEREAS the Party/s here c Purchaser hereinabove has paid/has agreed to pay the Stamp duty under Receipt No.19, dt.21.1.99, under Amnesty Scheme, in BMRDA, Bandra (E), Mumbai-51.

AND WHEREAS the Party/s Purchaser hereinabove by this DEED OF CONFIRMATION Confirm the said Agreement dated.22nd Dec.1986 ,which is annexed and marked as Exhibit.A.

RIS

.. 3 /

13 /



:NOW THIS DEED WITNESSES AS UNDER:

1. That the Confirming Party Purchaser hereinabove entered into an Agreement dated.22nd Dec.1986 with Vendor SHRI. AHMED GULAM NABI SHEIKH, and failed to appear before the Sub-Registrar of Assurances, at Bandra . Therefore today by this Deed of Confirmation the Confirming Party/s Confirm this Agreement for Sale on the same terms and conditions mentioned in the Agreement.
2. That the Confirming Party/s Purchaser hereinabove appear before the Sub-Registrar of Assurances, Bandra (E) with this Deed of Confirmation to register the said Agreement as it has been executed today and presented the same for Registration as per the Registration of Documents Act, within time limit of the said for the purpose of Registration to Confirm the Registration of this Deed.

IN WITNESS WHEREOF the Party/s hereto abovenamed have set and subscribed their respective hands, signatures on the day, month and year herein above written;

RJS

/ 4 /

बदर-१/		
258	10	90
133e		

: THE SCHEDULE OF THE PROPERTY
REFERRED ABOVE :

Shop No. 05 , in - Wing,
on Ground Floor, in the Building
known as

, situated, lying
and being at 2nd Hasnabad Lane,
Santacruz (W) Mumbai-400054,
adm. 710 Sq. feets, Tal: Andheri.

SIGNED SEALED & DELIVERED)

by the within named)

PURCHASER SHAIKH REHANA) *Rehana Ibrahim Sheikh*

EBRAHIM, in the presence of)

) PURCHASER.

1.

2.

[Signature]
[Signature]

८८६८९/२५४१६६
 नं. १९९६ चे ३५४१ मदिन्याचे
 २६ मार्च ३ न जोदनी
 ४ बाबल्याचे बाबल्याचे सह दुय्यम
 निबंधक बांधा यांचे कार्यालयात हजर
 होता.

बंदर-१/	
२४४५१०	
११३६	
२४४०	
नक्का (फोटोमोन)	१००
बाबल्याचे	६०
कार्यालय	
रुपास	
रकम	२५५०

Rehana Ibrahim Sheikh.

सह दुय्यम निबंधक अंधेरी सह. दुय्यम निबंधक अंधेरी
 मुंबई उपनगर जिल्हा मुंबई उपनगर जिल्हा

२४४५१० २४४५१० २४४५१० २४४५१० २४४५१०
 कामाची कमाई २४४५१० २४४५१० २४४५१० २४४५१० २४४५१०

..... दस्तऐवज करून देणा
 स्वाकफित कॅप्टन मॅजिस्ट्रेट वस्तऐवज
 न्याय दिलाचे कळू कळता.

Rehana Ibrahim Sheikh.

१२६ कामाची २४४५१० २४४५१० २४४५१० २४४५१० २४४५१०
 २४४५१० २४४५१० २४४५१० २४४५१० २४४५१०
 २४४५१० २४४५१० २४४५१० २४४५१० २४४५१०

हे दोघे बरील दस्तऐवज करून
 देणा-यास ओळखत असल्याचे सांगतात
 व त्याची ओळख देतात.

Rehana

सह दुय्यम निबंधक अंधेरी
 मुंबई उपनगर जिल्हा.

२२/११/६६



बंदर-१/२४४१६६
 पु. त. क. मांक १ क. मांक पर
 नोंदला.
 दिनांक ३०/१/६६

सह दुय्यम निबंधक अंधेरी
 मुंबई उपनगर जिल्हा.



क्रमांक 214

22 DEC 1986

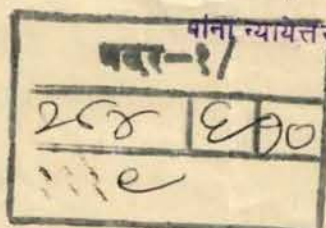
उच्च न्यायालय, मुंबई

दिनांक BRIJ PUNJABI

सर्वश्री/श्री/श्रीमती B. A. LL. B.

Advocate High Court

पाना न्यायेतर मुद्रांक ह. चा विकला.



मुद्रांक विकला

ARTICLES OF AGREEMENT made and entered into at Bombay this 22nd day of December, 1986 BETWEEN SHRI AHMED GULAM NABI SHEIKH, of Bombay Indian Inhabitant hereinafter called the Party of the One Part (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part, AND SHAIKH REHANA EBRAHIM also of Bombay Indian Inhabitant, hereinafter called the Party of the Other Part (which expression shall unless it be repugnant to the context or meaning thereof be deemed of mean and include his heirs, executors administrators and permitted assigns) of the Other Part;

W H E R E A S

- (a) One Naziruddin S. A. Ali and 20 others (hereinafter called the Original Owners) being absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land ground hereditaments and premises lying being and situate at 2nd Hasnabad Lane, Santacruz (West), Bombay bearing CTS No. H-359, H-365 N.A. No. 273 and containing by a admeasurement about 2042 sq. yds equivalent to 1707.03 sq. mtrs. agreed to sell the same property under an Agreement in writing dated 12th October, 1984 for the price and on the terms and conditions more particularly recorded in the said Agreement.
- (b) Under the said Agreement, the Party of the One Part has been put in possession by the Original Owners with full right of development and construction as per the plans to be got sanctioned and/or approved from the Municipal Authorities which the party of the One Part as got the same duly approved and anctioned from the Corporation and also obtained IOD & C.C., under the hereinbefore recited Agreement dated 12th October, 1984 and the said IOD & C.C. are valid.

* R18

Receipt No. 19 Dt. 21/1/99
B. M. R. D. A. No. New/N-3/CR-495/99
BANDRA GENERAL STAMP OFFICE CN-36 Dt. 21/1/99
Bombay.

RECEIVED from R. I. Shaikh
the Stamp duty Rupees 2690/- Twenty Six
thousand nine hundred only

CERTIFIED under Sec. 41 of the Bombay
Stamp Act, 1958, that the proper Stamp duty
Rupees 2690/- Twenty Six
thousand nine hundred only and penalty
Rupees 300/- Three hundred
only have been paid in respect

of the instrument
Asst. 25/6/

pr. Bdr
COLLECTOR 25/1/99

25-2/		
258	00	70
111e		



बदर-१/	
258	70
199e	

(c) The party of the Other part is the lawful monthly tenant in resect of the room bearing in the chawl situate in the said property and bearing monthly rent of Rs. 16/- to the said original Owners.

RIS.

(d) The Party of the One part has been authorised and empowered by the original owners to negotiate with the tenants for providing alternative accommodation and or for such other arrangement at the entire costs and consequences of the party of the one part and accordingly the party of the One Part has approached the party of the Other Part and requested to agree to an alternative accommodation agreed to be provided by the party of the one part in the proposed building to be constructed on the said property as per the sanctioned plans, IOD & C.C. to which the party of the other part has agreed to do so on the terms and conditions appearing hereinafter:

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :-

1. The Party of the One Part is desirous of constructing a new building on the said property which is more particularly described in the Schedule hereunder written and the party of the Other part has agreed not to raise any objection of any nature whatsoever and the Party of the Other Part has agreed and undertaken to cooperate with the Party of the other part, his nominees or assigns for construction of the proposed building on the said property and also sign necessary letter of consent or no objection as and when required or demanded by the party of the one part or by the Municipal Corporation of Greater Bombay or by any other part agrees that he shall not either by himself or his servants and agents have any objection, let or hindrance whatsoever in the construction of the new building to be put up on the said property by the party of the one part and or demolition of the existing structure on the said property.

2. The party of the One Part has agreed to provide to the party of the other part a temporary alternative accommodation and the party of the other part has agreed to accept the same and to hand over vacant and peaceful possession of the presently occupied premises in the existing structures to the party of the one part for the purpose of demolition thereof and to carryout the work of construction of the new building as per the approved plans.

3. The Party of the one part or his nominee or nominees shall commence the work of construction as and when desired by him and shall complete the construction of new building in all respects as expeditiously as possible, subject to the unforeseen circumstances or natural calamities and or any other reasons beyond the control of the party of the one part or his nominee or nominees or assigns.

4. The Party of the one part and/or his nominees or assigns shall provide to the party of the other part a Shop Flat No. 5 containing by admeasurement about 710 Sq.ft. including basement on the Floor of the proposed building which shall be constructed by the party of the one Part or his nominees or assigns free of cost and on ownership basis in lieu of the existing premises used and occupied by the party of the Other Part in the said property.

* RIS

Contd.....3

पदर-१/
258/1990

5. The Party of the other part agreed and undertake to become a member of the Cooperative Housing Society Ltd. or to purchase the shares of a Private Limited Company that may be formed and agrees to observe and perform the rules and regulations and the byelaws of the Society as and when formed and till that time the decision of the party of the one part or his nominees or assigns shall be final and binding on the party of the Other Part.
6. The party of the other part shall also pay such outgoings per month after occupation of the said Flat to the party of the one part or his nominees or assigns and shall cooperate in the matter of formation of the Society and for any other purposes as may be necessary and are incidental in that behalf.

The Party of the other part declares that he has not prior to this presents filed or instituted any action or proceedings against the original owners and/or the party of the one Part in respect of any of the matters in any court of law and that thereare no such case or suit or actions or proceedings, and if there be any, the same shall be withdrawn by the party of the other part for want of prosecution.

It is further agreed that the benefit of this presents shall develope upon the party of the one part or his nominees or assigns and to which the party of the other part shall confirm and/or ratify this presents and for that purpose the party of the other part hereby irrevocably nominates and appoints the party of the one part as his true and lawful attorney to do or cause to be done various acts, deeds, matters and things in that behalf.

9. In the event of any disputes and differences arising between the parties hereto touching this presents the same has been agreed to be referred to the arbitration of the arbitrators appointed by each of the parties hereto and such arbitrators shall appoint an Umpire, as the case may be final and binding on the parties hereto.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands to this writing the day and year first hereinabove written :-

SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

ALL THAT piece or parcel of land together with the structure standing thereon situate at 2nd Hasnabad Land, Santacruz (West), Bombay bearing CTS. No. H. 350 to H-365 (N.A. 273) having a total area of 2042 Sq. yds. that is 1707.3. sq.mtrs. in CTS No. 110 Bandra and bounded as follows :-

On or towards the East by 2nd Hasnabad Lane,

On or towards the West by the property bearing

CTS No. 345

On or towards the South by the property bearing

Contd.....4

*R18

CTS No. 370 and

On or towards the North by the property bearing

CTS No. 358;

SIGNED, SEALED AND DELIVERED)

by the withinnamed)

MED GULAM NABI SHEIKH)

In the presence of)

SIGNED, SEALED AND DELIVERED)

by the withinnamed)

SHIKH REHANA EBRAHIM)

In the presence of)

पदर-१/		
208	90	90
१११६		

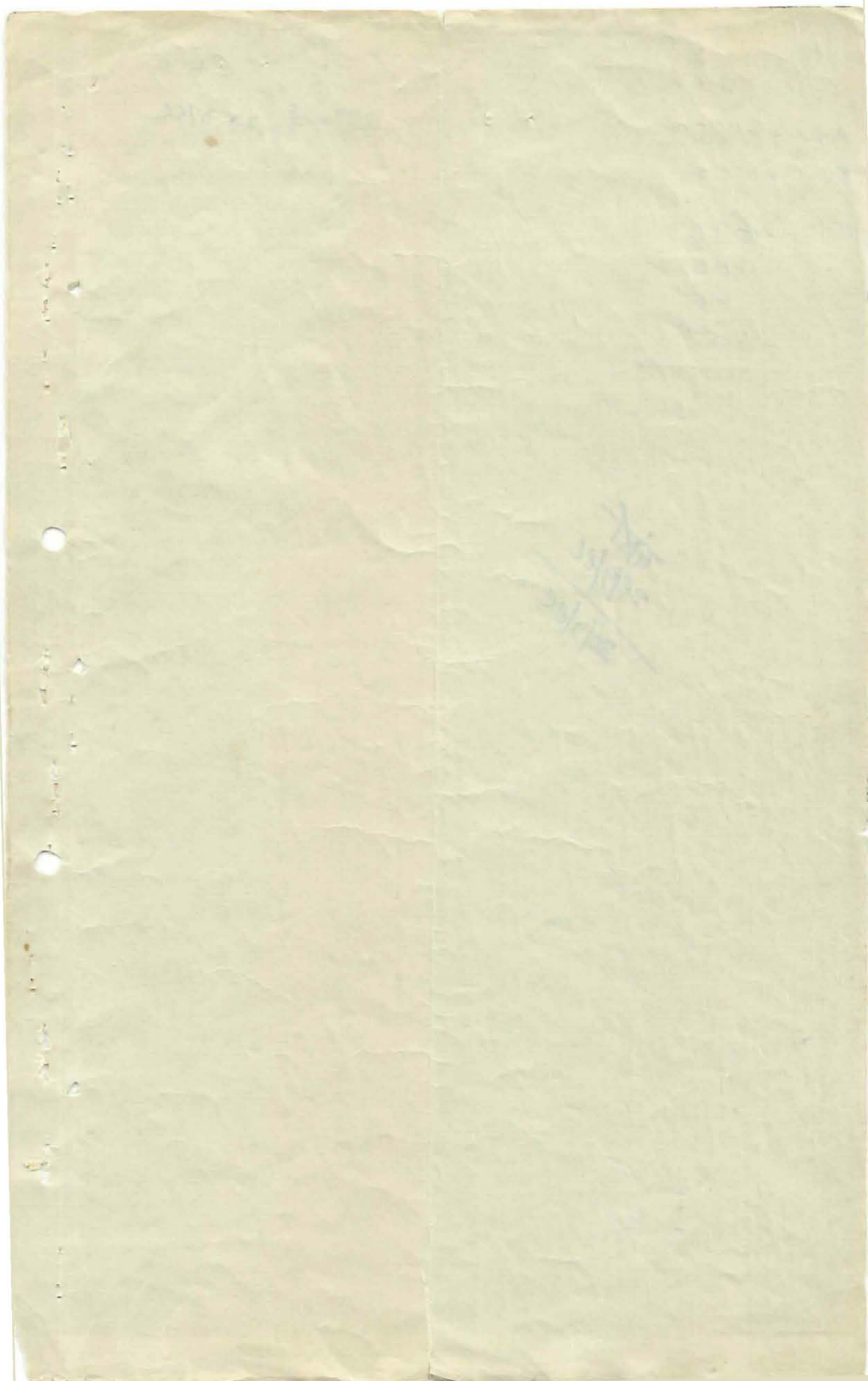
For A. S. BUILDERS

S. A. S.

Proprietor.

Rehana Ibrahim Shaikh

OFFICE



NEW AMNISTY SCHEME

FROM: Mrs. Rehama J. Shaikh.
2nd Hashnabad Lane,
Santacruz (W), mu-54

Date: 18/1/99.

प्रधान मुद्रांक कार्यालयचे निदेशाधीन कक्ष, वांद्रे.
एन.एन.आर.डी. नं. वांद्रे.
(न.मा.वां./क-1/क- 492/99)

To,
Superintendent, Stamp Duty Office,
Mumbai. 18 JAN 1999
स्वाक्षरी.

Sub: Registration of Document Regarding Deficiate Stamp Duty.

Sir,

I/We, hereby apply as per the Government Amnesty Scheme dated 26.11.1998 by enclosing documents and their xerox copies and I/We, are ready to pay immediately the Stamp duty as per the Bombay Stamp Act. I/We therefore request you to kindly issue us Stamp Duty difference and Challan of Penalty.

Please regularise the documents and do the needful.

DETAILS OF THE DOCUMENTS AS FOLLOWS:

Sr.No.	Particulars	
1.	Title of the Documents	Agreement.
2.	Date of the Property	22nd Dec 86.
3.	Details of the Property	S'cruz (W)
A.	Room/Flat/Gala/Office/Shop	Shop.
B.	Area (Built-Up/Carpet/Super Built-up)	310 Sq. Ft.
C.	Total No. of Floor of Building	5th + 4 floors
D.	Year of Completion of Construction	1986
E.	Municipal Ward No.	H west WD.
F.	Schedule Of Property (Full Address)	2nd Hashnabad Lane, S'cruz (W) mu-54.
G.	Whether Registered Or Not.	
H.	If Registered Mention The Details Of Registrar Office.	
I.	Agreement Value	
J.	Stamp Duty Paid Amount	Rs. 20/-

I STATE AND OATH/solemnly DECLARE THAT THE ABOVE INFORMATION OF AREA, NO. OF FLOORS, ETC. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I SHALL BE HELD RESPONSIBLE FOR ANY IN ACCURANCES IN THE INFORMATION FURNISHED ABOVE.

THANKING YOU,

YOURS FAITHFULLY,

R. Shaikh.

Encl: Original Documents & One Xerox copy of agreement Society Certificate.

o/c

VILE PARLE (E) BRANCH

1st floor, Pratik Avenue, Nehru road, Vile Parle (E), Mumbai – 400 057
Phone no: 26131060, 26132085/6 Fax:26131050

COS/VPL/TIME/06-07/514.

Date – 16/12/2006

To,
M/S. Sweety Nx.
Nagree Compound,
2nd Hansabad Lane,
Santacruz(W)-Mumbai-54

Sub: Handing Over of Original Documents in possession of the Bank

Sir,

You were enjoying Term Loan & Cash Credit facility from our Vile Parle Branch.

As per terms and conditions of the said loan, your following documents have been

kept with the Bank as security for the loan. As you have repaid the said loan we are

handing over all the following original documents to you -

1. Original Deed Of Confirmation Dt:-29/01/1999 between Rehana Shaikh & Ahmed Gulam Nabi Shaikh in repect of shop no-6& 5
2. Original Articles of agreement Dt:22/12/1986 Between Shri Ahmed Gulam Nabi Shaikh & Rehana E.Shaikh in respect of shop no-6&.5.
3. Original Index -II. & Approved Plan
4. Original Registration receipts as follows:-

Date	Receipt no.	Amt Rs.
29/01/99	284	2850.00
29/01/99	285	2850.00

5. Original Receipt For Payment to Govt Rs.2440/- & Rs.27200/-

Thanking You,

Yours Faithfully,

For The Cosmos Co-operative Bank Ltd;

For THE COSMOS CO-OP. BANK LTD.

Authorised Officials,

VIJAY B. VAIDYA

Asst. Gen. Manager.



Recd
Shreechandra
16/12/06

(6)

AREA STATEMENT	SQ. FT.	SQ. YDS.	SQ. MTS.
AREA OF THE PLOT	18377.37	2041.93	1707.00
DEDUCTION FOR			
SET-BACK AREA	2153.87	239.31	200.10
PROPOSED ROAD			
ANY RESERVATION	56.50	4.08	3.42
TOTAL (A+B+C)	2130.67	243.39	203.52
NET AREA OF THE PLOT (1-2)	16186.70	1798.54	1503.78
DEDUCTIONS FOR			
RECREATION GR. 15% OF PLOT AREA			
INTERNAL ROAD			
TOTAL (A+B)			
BALANCE AREA OF THE PLOT	16186.70	1798.54	1503.78
ADD. FOR F.S.I. PURPOSE 100% OF			
SET-BACK AREA	2153.87	239.31	200.10
TOTAL (3+4)	18340.57	2037.85	1703.88
F.S.I. PERMISSIBLE ONE			
PERMISSIBLE FLOOR AREA	18340.57	2037.85	1703.88
EXISTING FLOOR AREA			
PROPOSED AREA	18317.26	2035.25	1701.71
EXCESS BALCONY AREA TAKEN IN F.S.			
TOTAL PROP. BUILT-UP AREA (10+11+12)			
F.S.I. CONSUMED 0.99			
BALANCE AREA (F.S.I.)	275	30.00	2.15

BALCONY AREA STATEMENT

STAMP OF APPROVAL OF PLAN

CONTENTS OF SHEET

CR. PLAN, S. PLAN, P. PLAN
LOCATION PLAN, S. PLAN
OF CAMP STATE, B. PLAN, P. PLAN
TOWN, P. AREA, S. AREA
K. PLAN, P. PLAN, S. PLAN

STAMP OF RECEIPT OF PLAN

CERTIFICATE OF AREA

CERTIFIED THAT THE PLOT UNDER
REFERENCE WAS SURVEYED BY ME ON
10.12.1955 AND THE DIMENSIONS OF THE
PLOT SIDES ETC. STATED ON PLANS ARE AS
MEASURED ON SITE AND THE AREA SO
WORKED OUT TALLIES WITH THE AREA
STATED IN THE DOCUMENTS OF OWNERSHIP
T.P. RECORD

DATE

1/1/56

DRAWN

M.F.

JOB NO.

1002



G.K. VANWARI
ARCHITECT

DRAWING NO.

4 MANSAROVAR 26, S.V. ROAD, SANTACHUZ
BOMBAY 400 054 TEL. 8126533 6146239

१८-१-७३

सूची क्र. दोन INDEX No. II

नोंदणी ६३ म. इ.
Regn. 63 m. e.

हिस्सा (ib- No.)	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	दस्तऐवज करून घेणाऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff and Detailed address	दिनांक Date of		अनुक्रमांक, खंड व पृष्ठ Serial No., Volume and Page	बाजारभावाप्रमाणे मुद्रांक शुल्क Stamp Duty paid on Market Value	बाजारभावाप्रमाणे नोंदणी फी Registration Fee paid on Market Value	शेरा Remarks.
					करून दिल्याचा Execution	नोंदणीचा Registration				
३	४	५	६	७	८	९	१०	११	१२	
हे./H.	आ./A.	र./Rs.	प./P.							
शॉप				श्रीमती - रेहाना इब्राहीम शेख	श्रीमती - रेहाना इब्राहीम शेख	२९/०३/९९	बदर-१/२०९९	२६०००/-	२६००/-	
ज.प. लकमजला				शेख	शेख - आयशा अपार्टमेंट					
बेसमेंट				२१ - आयशा अपार्टमेंट	२२१ हसनाबाद लेन,					
शा अपार्टमेंट				२२१ हसनाबाद लेन,	सांताक्रुस (प) मुं.पं.					
त्र - ७१० चौ. फूट				सांताक्रुस (प) मुं.पं.						
७ - १५४ ३५९,										
-३६५ मुन.अ. नं. २६३										

Copied by [Signature]
Read by [Signature]
[Signature]

TRUE COPY

Joint Sub-Registrar, Bombay
Bandra

बी. डी. सी. सी. सी.
बाजार भावाचे ता. २२/३/९९
प्रमाणित करून दिले. २२/३/९९
दिनांक ११/२/९९
[Signature]
ज.प. मुख्य निदेशक, बॉम्बे, मुंबई



A. S. Builders

DEVELOPERS

Gulab manzil, Gr. Floor 2nd
Hasnabad Lane, Santacruz (W)
Mumbai 400054 • Tel.:26495149

3

**The Assistant General Manager
State Bank of India,
Retail Assets Centralised Processing Cell
Mumbai**

We, A.S. BUILDERS.
hereby certify that:

- 1.** Shop /House No / **Shop No:- 5** in **Ayesha Apartment**, situated at/ to be constructed at **2ND Hasnabad Lane, Santacruz (W)** of **Village Bandra H-Ward** bearing Survey No H-350 to H-365 is in possession to **Smt. Rehana Ibrahim Shaikh**.
- 2.** That the total cost of the house/Shop is **4,69,60,000.00 (Rupees Four Crore Sixty Nine Lakh Sixty Thousand Only)**.
- 3.** That title to the said land and the building / Shop thereon is clear, marketable and free from all encumbrances and doubts as declared by the applicant.
- 4.** We confirm that we have no objection whatsoever to **Smt. Rehana Ibrahim Shaikh** mortgaging the Shop / house to State Bank of India as security for the amount advanced by the Bank.
- 5.** We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the Shop/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.
- 6.** We hereby state and confirm that the building plan sanctioned under Commencement Certificate No. _____ dated _____ shall not be altered / changed Without the prior written consent of the Shop purchaser.
- 7.** We are agreeable to accept the State Bank of India as a nominee for the Shop allotted to **Shri Smt. Rehana Ibrahim Shaikh** and once the nomination favouring bank has been registered and advice sent to the bank of having done so, we note not to change the same without the written consent of the bank.
- 8.** The office bearers of the society/Builders are in no way responsible in their personal capacities towards any obligation that may arise from the loan disbursement / overdraft facility.

We further stake and undertake to record the charge of the bank on the said Shop in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said Shop being so mortgaged to your bank.

For
A. S. Builders.

A. S. BUILDERS

Signature with Stamp