



Wednesday, March 14, 2007

4:36:57 PM

नोंदणी
Regn. 39 M

पावती

पावती क्र. : 1543

दिनांक 14/03/2007

गावाचे नाव मोहीली

दस्ताऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

वदर7 - 01535 - 2007

करारनामा

सादर करणाराचे नाव:खिमजी लिलाधर भानुशाली

नोंदणी फी

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)

एकूण

10600.00

260.00

10860.00

DELIVERED

आपणास हा दस्त अंदाजे 4:51PM ह्या वेळेस मिळेल

समाशोधनाच्या अधिन राहून

ह. दुय्यम निधुयम निबधार्क-१
कुर्ला २ (विक्रोळी)
मुंबई उपनगर बिल्डी.

बाजार मुल्य: 1059686 रु. मोबदला: 990000रु.

भरलेले मुद्रांक शुल्क: 35600 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक -मुलुंड पृ मुं ;

डीडी/धनाकर्ष क्रमांक: 016430; रक्कम: 10600 रु.; दिनांक: 07/03/2007

DELIVERED

81429). 25. 01.1911. 17. 01.1912

वदर-७
१५३५ / २
२००७

: 2 :

WHEREAS

1. The Transferor herein have been allotted the Flat No.602 on 6th floor, 'A' Wing, Bldg. No.5 , Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072 by Shangrila Co-op. Housing Society Ltd. vide allotment letter dated 29/08/2006.
2. Transferor are seized and possessed of and bonafied owner of said Flat No.602 on 6th floor, 'A' Wing, Bldg. No.5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072 admeasuring about 555 sq. feet built up area on the 6th floor of the Building described in more details in the schedule given hereunder hereinafter. The aforesaid premises shall be hereinafter referred to as **"THE SAID PREMISES"**
3. Transferor herein is the member of Shangrila Co-Operative Housing Society Ltd., the society duly Registered under Regd. No. **BOM/HSBG/949/1965** under the Maharashtra Co-Op. Societies Act.1960 (hereinafter referred to as the **"SAID SOCIETY"**.)
4. Transferor as such is the member of the said Society in respect of the said premises. The said Society had issued 5 (Five) Shares of Rs.50/- each bearing distinctive nos. from 1096 to 1100. The aforesaid share certificate shall be hereinafter referred as to as the **"SAID CERTIFICATE"**.
5. Transferor herein is presently occupying the said premises. He has paid all maintenance charges and other charges to Shangrila Co-Operative Housing Society Ltd., up to 28/02/2007.
6. Transferor herein represented to transferee and assures that transferor is entitled to sell and transfer the said shares and said premises along with all rights & possession occupation and enjoy thereto completely free from all encumbrances without any obstacles or impediments in the law or otherwise whatsoever nature .
7. Transferor have agreed to sale & transfer to the transferee and transferee have agreed to purchase from transferor the said premises and the said share certificate at or for the price or consideration and on the terms & conditions mentioned therein as is hereinafter provided and he is entitled to the consideration of the money of the sale of the said premises by the transferee.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN PARTIES HERETO AS FOLLOWS:

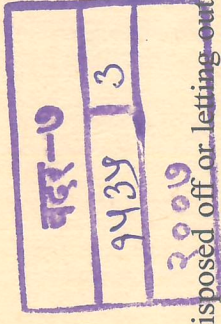
1. Transferor hereby state and declare as under:

(a) He is bonafide owner of the said Flat No.602 on 6th floor, 'A' Wing, Bldg. No.5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072.

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- (b) He has not entered into any agreement for sale, disposed off or letting out of the said premises with any other person and he is seized and possessed of the same.
- (c) He has good right, full power and absolute authority to deal with and dispose off the said premises and said shares certificate and no one else.
- (d) The said premises and the said share certificate are free from all encumbrances and the same are not mortgaged or in any manner charged for payment of any money to any person or financial institution.
- (e) The said premises are not affected by any insolvency proceedings or any prohibitory orders from Income Tax Department or any other taxation authority and other Government, semi Government or private Bodies restraining the transfer.
- (f) He has paid share of Maintenance Charges, Electricity Charges and other outgoings in respect of the said premises up to 28/02/2007.
- (g) He is abided by and complied with the rules and regulations and Bye-laws of the said society and that his membership of the said society is still subsisting.
- (h) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said premises and thereby or otherwise transferee is put to any loss, Expenses or prejudice otherwise, transferor shall indemnify and keep indemnified and harmless transferee against all such loss and expenses.
2. Transferor have agreed to sell, transfer, assign unto transferee the said premises and also their rights and interest therein and membership of the said society unto transferee and transferee has agreed to purchase from transferor his right, title and interest including the beneficial interest in the said premises at or for the total consideration of **Rs. 9,90,000 /- (RUPEES NINE LACS NINETY THOUSAND ONLY)** to be paid by transferee to transferor in following manner i.e to say:

(a) **Rs. 9,90,000/-(Rupees Nine Lacs Ninety Thousand only)** to be paid by transferee to transferor being the full and final payment before or at the time of execution of this agreement, the payment and receipt whereof the transferor doth hereby admit and acknowledge.

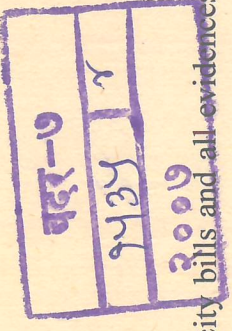
3. Transferor shall upon the aforesaid payments deliver to transferee all available original documents and payment receipts mentioned above including for the sale consideration sums paid under this agreement with original share certificate and other original documents in respect of the said premises along with possession of the said premises and shall have no right, title, claim, interest, demand or charge whatsoever on & upon the said premises.

4. Transferor shall also further deliver the following to the Transferee on handing over the premises.

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Chaitan Mahajan



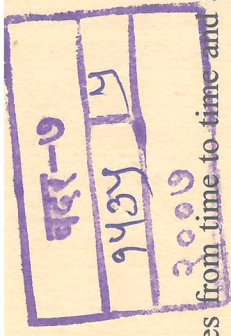
: 4 :

- (a) Last paid up bills of maintenance charges, Electricity bills and all evidences and writings in respect of the said premises.
- (b) Original share certificates and Other Certificates along with Transfer documents.
5. Transferor shall submit all the required papers with the co-operation of the transferee to the society to get transferred the rights in the said premises in the name of Transferee on the records of the Society.
6. Transferor shall pay the maintenance charges including electricity charges and other charges and any arrears demanded for the period up to date and Transferee will be liable to pay all the outgoing in respect of the said premises thereafter. Transferor hereby declare that he shall indemnify transferee for all dues on account of charges referred above and any time in future in respect of above said charges prior to the date of execution of this agreement.
7. Transferor shall give the undertaking and other writings, bindings, affidavits etc. in respect of transfer of their membership rights of the said premises to transferee and to the society as and when called for the same by transferee and society.
8. Transferor shall on request of Transferee, sign, execute and do such further documents, deeds, papers, forms etc. and things as Transferee may reasonably require for completely effectuating this agreement.
9. The transferor hereby releases, relinquishes, given up and surrender all their right, title, benefit and interest in the said premises in favour of the transferee absolutely and forever.
10. The transferee upon all the payments mentioned above shall hereafter be entitled to have, hold and possess the said premises and enjoy occupation and benefits of the said premises absolutely and forever without any claim of the transferor or any person or persons claiming for or on behalf of the transferor.
11. The necessary stamp duty and registration charges payable if any on this agreement/ document shall be fully borne and payable by the transferee only.
12. The transfer of the said flat & the said shares in the books of the said society from the name of the transferee to the name of the transferee shall be done by execution of various forms by both the parties as prescribed under the Bye Laws of the said society accompanied by the application of the transferee for the membership of the said society with prescribed admission fees & transfer fees.

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514220. 25. 1921/11/11.

Enigallen Lahn Chaler

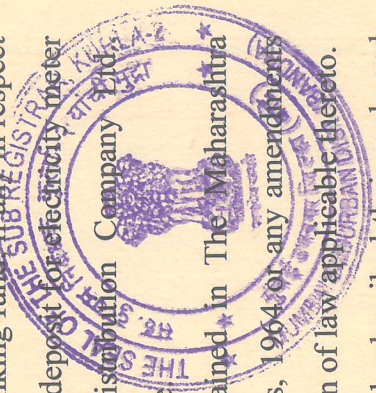


: 5 :

13. The Transferor do hereby covenant with the transferee and agrees from time to time and at all times whenever called upon by the transferee or their heirs, executors, administrators and assigns or advocates, to do and execute or cause to be done and executed all the necessary documents, conveyance, sale deed, affidavits, undertakings, applications for more perfectly securing the interest of the transferee in the said flat and the said share.

14. The Transferee shall be entitled to the transfer of the share money, sinking fund if any in respect of the said flat lying and deposited with the said society as also the deposit for electricity meter which may be lying with the Maharashtra State Electricity Distribution Company Ltd. (previously known as M.S.E.B.) in respect of the said flat in his name.

15. The agreement shall always be subject to the provisions contained in The Maharashtra Ownership Flats Act, 1963. The Maharashtra Ownership Flats Rules, 1964 or any amendments or re-enactments thereof for time being in force or any other provision of law applicable thereto.



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their seals and hands to this writing the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED by the

Within named Transferor

SHRI THAKARSHI ARJAN KATARMAL

In the presence of

(Signature)
[Signature]

}
}
} ८१५२२७.२५.०१/२०११.

SIGNED, SEALED AND DELIVERED by the

Within named Transferee

SHRI KHIMJI LILADHAR BHANUSHALI

In the presence of

(Signature)
[Signature]

}
}
} ०१/१२/११ २०२०/११/१२

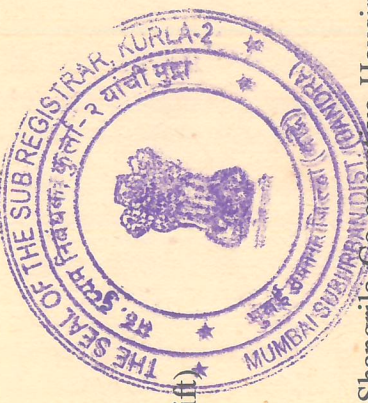
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: 6 :

SCHEDULE

All that Residential Flat No.602 on 6th floor, 'A' Wing, Bldg. No.5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072 the greater Mumbai in the Registration District and sub-District of Mumbai City and Mumbai suburban & Taluka Kurla, Bearing C.T.S. No. 323, 348 & 350 Building Constructed in the year 1999 the Details which are as under:

1. Year of Construction	:	1999
2. Area of Flat	:	555 Sq.feet built up
3. No. of Floors of Building	:	Ground plus 7 (With lift)
4. Municipal Ward No.	:	L Ward
5. Address of Flat	:	Flat No. 602, 6 th floor, 'A' Wing, Bldg. No.5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072



RECEIPT

Received from within named Transferee **SHRI KHIMJI LILADHAR BHANUSHALI** sum of **Rs. 9,90,000/(Rupees Nine Lacs Ninety Thousand Only)** by Cash/Cheques being full consideration for the said Flat No.602 on 6th floor, 'A' Wing, Bldg. No.5, Shangrila Co-operative Housing Society Ltd., 90 feet Road, Mohili village, Sethia Nagar, Sakinaka, Mumbai- 400 072 payable to us as per terms and conditions mentioned in the agreement of sale dated 14th day of March 2007 stated herein above.

DATE	CASH/CHQ. NO.	NAME OF BANK & BRANCH	AMOUNT
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Rs.9,90,000/-

WITNESS:

1. Amul
2. Arjan

I say received,

६१५२३१-२०.०३.२००७

(SHRI THAKARSHI ARJAN KATARMAL)

SHANGRILA Co-OPERATIVE HOUSING SOCIETY LIMITED

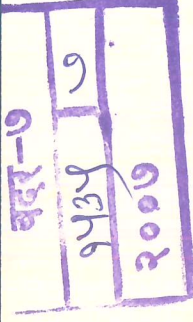
(Registration No.: BOM/HSG/949 OF 65 Dt. 20.4.1965)

Office : Shree Kutchhi Bhanushali Seva Samaj Trust, V. N. Bhanushali Nagar, Bhanushali Marg,
260-D, Tilak Road, Ghatkopar (E), Mumbai - 400 077. • Tel.: 2510 6203 • Fax : 2514 5785
Plot : C. S. T. No. 323, 348 & 350 Jari Mari Road, S. No. 34, 37, 38, 58, Village Mohili,
Saki Naka, Mumbai - 400 072.

Ref. No. _____

Date : _____

DT : 27.02.2007



To Whomsoever It May Concern

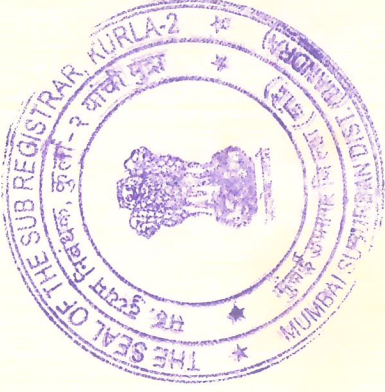
This is to Confirm that Mr. Thakurshi Arjan Katarnal our member holding Share Certificate No. 220, owner of flat No. 5-A-602 has paid all dues of Society up to 28.02.2007. There are no out standing dues as on 28.02.2007.

The said member has approach the Society to transfer the said flat & Share certificate to Khimji Liladhar Bhanushali subject to bylaws of Society. Society has no Objection to proposed transfer.

Yours Faithfully

For Shangrila Co-op. Hsg. Soc. Ltd.

Secretary.



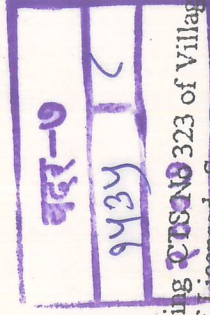
MUNICIPAL CORPORATION OF GREATER MUMBAI
No: CE/ 3613/BPES/AL

16 JAN 2004

Shri Sudhakar M. Dhokane
4 Casa Maria, 1st floor, Gokhale Rd [North]
Portuguese Church, Mumbai -28

Sub:- Full occupation permission to residential building No 5 on plot bearing STS No 323 of Village Mohili Kurla [W].

Sir,

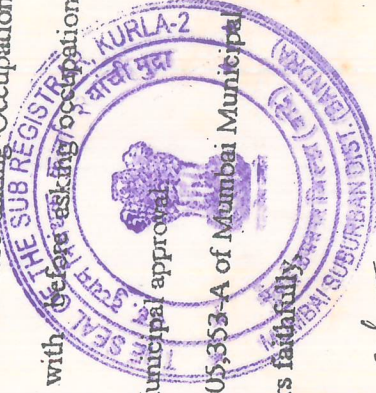


That Full development work for building No 5 on plot bearing STS No 323 of Village Mohili situated at 90'0" D.P. road, completed under the supervision of Yourself Licensed Surveyor License No D/88 and Structural Engineer Shri R.C. Tipnis bearing Lic No STR/13 may be occupied on the following conditions:-

1. That the certificate under Sec.270-A of the Mumbai Municipal Corporation Act shall be submitted within 3 months.
2. That the completion from S.G. shall be submitted.
3. That the full S.W.D. and road completion certificate shall be submitted before asking Occupation to building in sub plot A.
4. That the balance layout Terms and conditions shall be complied with before asking occupation to building in sub plot A.

A set of certified completion plans is returned herewith in token of Municipal approval.

Note : This permission is issued without prejudice to actions under sections 305,353-A of Mumbai Municipal Corporation Act.



Yours faithfully

— sel —

16 JAN 2004

Executive Engineer
[Building Proposal] Eastern Subs

Copy forwarded for information to Owner
M/s Shangrilla C.H.S. Ltd

[Signature]
Executive Engineer

[Building Proposal] Eastern Subs

२००७	१५३५	१०
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नफलेंचा तपशील

नकाशेचे शुल्क ०/१५१ ३

कागद शुद्ध
३३

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292 *Indica* f. 15

Indefinitely

एकूण रक्कम .६००००

श्री लाल
पञ्चिकेच्या
अमानि। प्रतीवर
दाखला

२३३-४

ममरी दोन शे. दादा लण्ड. पुना कि. चार. दा. दा. पुना.

मीटर हे मुळ मिळकत पत्रिकेवर नमूद केलेल्या

दोनाच्या मेळात असण्याची खात्री केली आहे.

32-22-22

मधिसूक्तं अमुनिं नमिरेव

मुं पई छपनगर बिमदा

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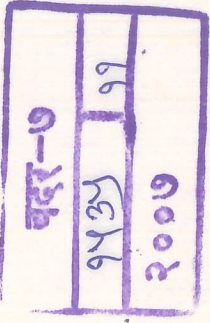
वृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते

शिव व भूमी
SHANGRILA CO-OP HSG SOC LTD
90 FEET ROAD MOHILI VILLAGE
SAKINAKA,MUMBAI-400072

लेखा क्रमांक	मालमत्ता करवर्ग	कालवृद्ध	तारीख
L -10-0539-87-1-0000	2006-07	2006.10/20	01/04/2006

मालमत्ता क्रमांक, मदनिका क्रमांक, इमारतीचे नाव/ विंग, मी. दि. एम. क. / प्लॉट क्र. गवाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करावाची नावे

L-3925(20DRD) CTS 323-348 MOHILI VILLAGE"R C BLDG.NO .5'SHANGRILA'A & B WING"
M/S.SHANGRILA CO-OP HSG.SOC.LTD.



	दि. ०१/०४/२००६ ते दि. ३०/०९/२००६ दि. ०१/०४/२००६ रोजी देय	दि. ०१/१०/२००६ ते दि. ३१/०३/२००७ दि. ०१/१०/२००६ रोजी देय
मर्ब माधारण कर	56180	56180
पाणी पट्टी	0	0
जल लाभ कर	23408	23408
मलनिःसारण कर	0	0
मलनिःसारण लाभ कर	14045	14045
म.न.पा. शिक्षण उपकर	22472	22472
वृक्ष उपकर	936	936
पथ कर	28090	28090
गज्य शिक्षण उपकर	11236	11236
रोजगार हमी उपकर	0	0
एकूण रक्कम रु.	156367	156367
या कालखंडामाठी १० लेला रक्कम	0	0
रेखक रक्कम	156367	156367

धकवाकी या तारखेस	As on 31/03/2006
नोटीय शुल्क	100
त्रप्ती शुल्क	0
महापालिका रॅड	0
शामकीय रॅड	0

२००६१०	२००६२०
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(अधिसूचना प्रमाणित करावी)

21 MAR 2006
5.13.104
21-7-06

* मूवना व अधिक माहितीसाठी कृपया मागे पहावे.

* धकवाकीमह मर्ब रक्कम भरणे आवश्यक आहे.

धकवाकीत चुक भूल असल्यास त्या वास्तव मर्यादित विभागीय महायुक्त करनिर्धारक व संकलकांना लिहावे. कारग्या व रंदाच्या धकवाकीचा तपशील करनिर्धारण ग्राह्याच्या मर्यादित विभाग कार्यालयात उपलब्ध आहे.

{या पत्रातील धकवाकी अंतर्भूत नाही. धकवाकीसाठी वेगळी पत्रवृत्ती घ्यावी.}

निर्धारक करनिर्धारक व संकलक

"L" ward, L'ward Municipal Office Bldg.,
Laxmanrao Yadav Market Bldg., S.G.Barve Marg,
Kurla(W), Mumbai-400070

योजकईन

पा या मंडळ

करनिर्धारक व संकलक

लेखा क्रमांक एकूण देय रक्कम रु	L -10-0539-87-1-0000 156367	२००६२०
लेखा क्रमांक एकूण देय रक्कम रु	L -10-0539-87-1-0000 156367	२००६१०





14/03/2007

दुय्यम निबंधक:

4:37:59 pm कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7

दस्त क्र 1535/2007

921

दस्त क्रमांक : 1535/2007

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: ठाकरसी अर्जन कटारमल - -

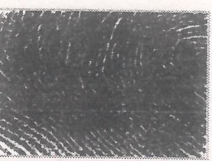
पत्ता: घर/फ्लॅट नं: फ्लॅट नं 602, 6 वा मजला, ए विंग,
बिल्डींग नं 5, शांम्रीला को ऑप हो सोसा लि, 90 फिट
रोड, मोहिली व्हीलेज, सेवीया नगर, साकीनाका मुं 72
गल्ली/रस्ता

लिहून देणार

वय 35

सही

डा. 15/03/07, 12:00 PM



2 नाव: खिमजी लिलाधर भानुशाली - -

पत्ता: घर/फ्लॅट नं: फ्लॅट नं 602, 6 वा मजला, ए विंग,

बिल्डींग नं 5, शांम्रीला को ऑप हो सोसा लि, 90 फिट
रोड, मोहिली व्हीलेज, सेवीया नगर, साकीनाका मुं 72
गल्ली/र

लिहून घेणार

वय 47

सही

Chimaji Lilaadhar Bhanushali





दस्त गोषवारा भाग - 2

वदर7
दस्त क्रमांक (1535/2007)
93/93

दस्त क्र. [वदर7-1535-2007] चा गोषवारा

बाजार मुल्य :1059686 मोबदला 990000 भरलेले मुद्रांक शुल्क : 35600

दस्त हजर केल्याचा दिनांक :14/03/2007 04:33 PM

निष्पादनाचा दिनांक : 14/03/2007

दस्त हजर करणा-याची सही :

Chirag Laha

पावती क्र.:1543 दिनांक:14/03/2007

पावतीचे वर्णन

नाव: खिमजी लिलाघर भानुशाली

10600 :नॉदणी फी

260 :नक्कल (अ. 11(1)), प्लॉकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

10860: एकूण

[Signature]
 दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

ड. व. बोडके

दस्ताचा प्रकार :25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 14/03/2007 04:33 PM

शिवका क्र. 2 ची वेळ : (फी) 14/03/2007 04:36 PM

शिवका क्र. 3 ची वेळ : (कबुली) 14/03/2007 04:37 PM

शिवका क्र. 4 ची वेळ : (ओळख) 14/03/2007 04:37 PM

दस्त नोंद केल्याचा दिनांक : 14/03/2007 04:37 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.

1) मिलिंद वाघ- - ,घर/प्लॉट नं: प्लॉट नं 11, म्हाडा कॉलनी, मुलुंड (पू) मुं 81

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं:-

पेठ/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) मुकेश ठक्कर - - ,घर/प्लॉट नं: प्लॉट नं 11, म्हाडा कॉलनी, मुलुंड (पू) मुं 81

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं:-

पेठ/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-



दु. निबंधकाची सही
कुर्ला 2 (विक्रोळी)

ड. व. बोडके

प्रमाणित करण्यात येते कि या दस्तावेज्ये
 एकूण...नेश... (93) वाने बाहेत
 वदर-७/ १५३५ /२००७
 पुस्तक क्रमांक-१ क्रमांकवदर
 नोंदला १४/३/२००७
 दिनांक

[Signature]
 सव. दुस्यम निवधक कुर्ला-२
 मुंबई उपनगर जिल्हा
ड. व. बोडके

