CHALLAN

MTR Form Number 6

DEFACED FOR RS:960.00

GRN	MH[illegible]	Date	[illegible]2015-11-[illegible] Form ID
Department	Inspector General of Registration		
Type of Payment	Registration Fee		
	Ordinary Collections IGR		
Office Name	SUB REGISTRAR ANDHERI NO 1		
Location	MUMBAI		
Year	[illegible] One Time		

Account Head Details	Amount in Rs.
[illegible] Amount of Tax	[illegible]
Total	[illegible]

Payer Details	
TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	[illegible]
Flat/Block No.	CTS NO 281 OF VILLAGE SANDRA G
Premises/Building	
Road/Street	GULLIAR LANE
Area/Locality	SANTACRUZ WEST
Town/City/District	
PIN	6 0 0 0 5 1
Remarks (If Any)	
PAN	
Amount in Words	Nine Hundred Sixty Rupees Only

Payment Details	BANK OF MAHARASHTRA
Cheque-DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK		
Bank Ctrl	REF No.	[illegible]
Date		[illegible]
Bank Branch		BANK OF MAHARASHTRA
Scroll No. , Date		Not Verified with Scroll

Mobile No. Not Available

नंदर - १

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District Deputy Registrar, Co-operative Societies, Mumbai City (3)

The Competent Authority
under section 5A of the Maharashtra Ownership Flats Act, 1963,
MHADA Building, Ground Floor, Room No. 69, Bandra(E), Mumbai 400 051

No.DDR-3/Main/deemed conveyance/deed/2015/128 Date: 9/6/2015

To,
The Sub-Registrar/Appropriate Registering officer
Appointed under Registration Act, 1908
Andheri Taluka, Mumbai

Subject:- **Registration of Deed of Unilateral conveyance as Deemed conveyance of Maheshwari Shikhar Co-op. Hsg. Soc.,Ltd, Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar lane, Santacruz (W), Mumbai 400 054**

Reference:- Order No. Mumbai/ DDR3/ Deemed Conveyance/ Maheshwari Shikhar/ 343/2015, dated 29.1.2015

In exercise of the powers conferred on me under section 5A of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963, Subhash Patil, District Deputy Registrar, Co-operative Societies, Mumbai City (3) Competent Authority under section 5A of the Maharashtra Ownership Flats Act, 1963 pleased to pass necessary certificate in favour of Maheshwari Shikhar Co-op. Hsg. Soc. Ltd Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar lane, Santacruz (W), Mumbai 400 054 certifying that it is a fit case for enforcing unilateral execution of Conveyance deed [illegible] ing the right, title and interest Shri. Chandulal Sarabhai Modi, Smt. Manila C. Modi [illegible] and M/S Pushpabhandra Hanchand Kapadia, Rafiul B. Shah, A. C. Rajpal [illegible] and M/S Maheshwar Construction Co. in respect of all that piece and parcel of land bearing Final Plot No. 29, Santacruz TPS IV, bearing CTS No. G/231, admeasuring 864.6 Sq. Meters of Village Bandra G, Taluka Andheri in Mumbai Suburban District, together with building now known as "Maheshwar Shikhar CHS Ltd." as they are entitled for, after giving the opponents sufficient opportunities to the opponents as demanded by for law of natural justice and after hearing the parties as required under the Act and the Rules and have to registered with you as required under Registration Act, 1908.

I am therefore, forwarding you herewith the Original Conveyance deed duly signed by me and on behalf of the Promoter/ Land Owner/ Opponents as vendor/confirming party in the above case for registration. In this condition I have to further state that by section 88 of the Registration Act, 1908, it is provided that the Government officers and certain Public functionaries need not appear in person in any proceedings connected with the registration of instruments executed by them in their official capacity and that in such cases reference may be made to the office for information.

In view of the above provision, the competent authority being a government Gazetted officer and the instrument is required to be registered in official capacity, exemption from appearing before the officer of the Sub-Registrar of assurances for admitting the execution, You are therefore requested to get the Deed of Conveyance registered in accordance with the Registration Act.

(Subhash Patil)
District Deputy Registrar,
Co-operative Societies, Mumbai City (3)
Competent Authority
u/s 5A of the MOFA, 1963

Enclosures:-
1. Deemed conveyance order/ certificate dated 29.1.2015 issued by this office
2. Original Conveyance deed

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1st FLOOR,
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051. D 23661

RECEIPT FOR PAYMENT TO GOVERNMENT — COLLECTOR OF STAMPS, ANDHERI — NOT TRANSFERABLE

Receipt No.: CNT-1 ADJ- 607 Receipt Date: 18/May/2015

Received From : MAHESHWAR SHIKHAR CHS LTD

On Account of : ADJ FEE 103 (II)

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs)
CASH					Rs.100

DELIVERED 29 MAY 2015

Case No.: ADJ/1100900/607/2015

Lot Date : Lot Date :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	Enquiry on Date :			

DELIVERED 29 MAY 2015

Total

Rs. Rs. 100.00 Rupees ONE HUNDRED ONLY

D.N.RANGAN

Cashier / Accountant

FOR COLLECTOR OF STAMPS (ANDHERI)
1ST FLOOR MHADA BLDG. BKC MUMBAI - 51

मुद्रांक जिल्हाधिकारी, अंधेरी तालुका, यांचे कार्यालय

...

जा.क्र.अधि/सह/ 1870/11 | दिनांक 29 MAY 2015

महाराष्ट्र मुद्रांक अधिनियम १९५८ च्या कलम ३३ - अन्वये अंतिम आदेश

प्रस्तुत प्रकरणी सक्षम प्राधिकारी यांनी दि.२०/०५/२०१५ रोजी पारित Maheshwar Shikhar CHS Ltd यांचे अभिन्यासित जमीनीचा अभिहस्तांकनाचा दस्तऐवज अभिनिर्णयाकरिता सादर केलेला आहे. सदर प्रकरणातील तपशील खालील प्रमाणे

दस्ताचे नियंत्रकाचा दिनांक	- अनुपस्थित
दस्ताचा प्रकार	- अभिहस्तांकन
Vendors	- Chandulal S Modi
Confirming Party	- Maheshwar Construction Company
Purchaser	- Maheshwar Shikhar CHS Ltd
संबंधीत मिळकतीचे वर्णन	- मुंबई उपनगर जिल्हा, तालुका अं.जी.सं. ग्राम Chandra G. ग्रामपंचायत अंधेरी
भूखंड चे क्षेत्र	- ८६४.६० चौ.मी. as per Sale deed
Permissible FSI	- ८६४.६० Sq. Mts
Constructed FSI	- ८६४.२६ चौ.मी.

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CHALLAN

MTR Form Number-6

DEFACED FOR RS:845825.00

USER

CIN	[illegible]	Date	[illegible] Form ID
Department	Inward No. [illegible]		
Type of Payment	Deface Number [illegible] 845825.00 [illegible] Eight Lakh Forty Five Thousand Eight Hundred Twenty Five Rupees Only		
(Amount in words: Eight Lakh Forty Five Thousand Eight Hundred Twenty Five Rupees Only)			
Duty as Undamped or Unsuff Stamped Doc Sub Mode			
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI		
Location	MUMBAI		
Year	[illegible] One Time		

Account Head Details	Amount in Rs.
0030050801 Amount of Tax	845825.00
Total	845825.00

Payer Details

TAX ID (If Any)	
PAN No. (If Applicable)	
Full Name	MAHESHWAR SHIKHAR CHS LTD
Flat/Block No.	CTS NO 221 OF VILLAGE BANDRAVLI
Premises/Building	
Road/Street	GILLIAR LANE
Area/Locality	SANTACRUZ WEST MUMBAI
Town/City/District	
PIN	[illegible]
Remarks (If Any)	[illegible]
Amount in Words	Eight Lakh Forty Five Thousand Eight Hundred Twenty Five Rupees Only

Payment Details	PUNJAB NATIONAL BANK
Cheque/DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

Mobile No. : Not Available

FOR USE IN RECEIVING BANK

Bank Ctrl	REF No.	[illegible]	[illegible]
Date		[illegible]	
Bank Branch		PUNJAB NATIONAL BANK	
BOOK No. / Date		Not Verified with Scroll	

बदर - १

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२०१५		

CHALLAN

MTR Form Number-6

DEFACED FOR RS:292800.00

GRN	[illegible]	Date	[illegible] Form ID
Department	Inspector General Registration		
Type of Payment	Delaco Nominal (Registration) 292800.00 Rs. 1 (Amount Words: Two Lakh Ninety Two Thousand Eight Hundred Rupees Only)		
	Fine and Penalties SoS Mumbai only		
Office Name	CSA_COLLECTOR OF STAMPS ANDHERI		
Location	MUMBAI		
Fee	2015-2016 One Time		

Account Head Details	Amount in Rs.
[illegible]	292800.00
Total	292800.00

Payer Details	
TAN ID (If Any)	
PAN No. (If Applicable)	
Full Name	MAHESHWAR SINGHAR CHELLID
Flat/Block No.	CTS NO 28 OF VILLAGE BANDRAM
Premises/Building	
Road/Street	SUNAR LANE
Area/Locality	SANTACRUZ WEST MUMBAI
Town/City/District	
Pin	4 0 0 0 5 4
Remarks (If Any)	
Amount in Words	Two Lakh Ninety Two Thousand Eight Hundred Rupees Only

Payment Details	PUNJAB NATIONAL BANK
Cheque/DD Details	
Cheque/DD No.	
Name of Bank	
Name of Branch	

FOR USE IN RECEIVING BANK			
Bank CIN	REF No.	[illegible]	[illegible]
Date		29/05/2015-03 [illegible]	
Bank Branch		PUNJAB NATIONAL BANK	
Scroll No., Date		Not Verified with Scroll	

Mobile No. : Not Available

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"This certificate is issued as per provisions of Bombay Stamp Act 1958. Provided that if this certificate is instrumental is presented before Registrar, we certify the representing authority will take care of [illegible] as per provisions of [illegible] Act 1908"

CONVEYANCE DEED

(DEEMED/ UNILATERAL) ;

THIS CONVEYANCE DEED is (DEEMED/ UNILATERAL) is executed & granted at Mumbai on this 8th day of June in the Christian year TWO THOUSAND FIFTEEN,

By Subhash Patil, District Deputy Registrar, Co-operative Societies (3), Mumbai and the Competent Authority, as per the powers conferred upon him U/s 5A of Maharashtra Ownership Flat (Regulation of the promotion of construction, sale, management and transfer) Act 1963

On account of the then defaulting predecessors/ promoters [illegible] per revenue record

1) Chandulal Sarabhai Modi, 2) Smt. Vimla C Modi, 3) Pranchandra Hemchand Kapadia, 4) Ratilal B Shah, 5) A C Kapadia, [illegible] adults, Indian Inhabitants, having last known address Plot No. 29, Portion of Santacruz TPS IV, Junction of Jain Derasar lane (St. Andrew's Road) and Oyster lane, Santacruz (West), Mumbai 400054 on account of Owner of Land on account of their promoters, hereinafter referred to as the vendors (which expression shall unless the contents meaning be otherwise repugnant mean and include their legal heirs, legal representatives, executors, administrators, their successors and assignee and also the directors of the company for the time being) of the FIRST PART

AND

MAHESHWARI CONSTRUCTION COMPANY, a Partnership Firm, having office at Kailash nagar, M G Road, Ghatkopar, Mumbai 400077,

Certificate No. 4 of the Bombay Stamp Act 1958

Received from Shri Mahashwar Shukhar Co. Ltd. Mumbai Stamp duty of Rs. 845825/- (Rs. Eight Lacs Forty Five Thousand Eight Hundred Twenty Five only) vide challan [illegible] under Article 25(b) of schedule I of the Bombay Stamp Act 1958 for the [illegible] of the company for the time being) of the FIRST PART

Certificate [illegible] under Article 25(b) of schedule I have been paid in respect of this instrument.

This certificate is subject to the provisions of section 4 of the Bombay Stamp Act 1958

Place: Andheri

Date: 29 MAY 2015

Collector of Stamps
Andheri

unless repugnant to the context or meaning thereof mean and include their directors for the time being of the company, executors, assignees and administrators of the last surviving partner and their his or her assigns) of the SECOND PART,

AND

In favour of MAHESHWAR SHIKHAR CO OPERATIVE HOUSING SOCIETY LIMITED is a Society registered under the Maharashtra Co-operative Societies Act, 1960. Registration no. BOM/W HW/HSG/(TC)/2482 of 1986-87 having registered office at Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai 400054, hereinafter referred to as "PURCHASERS/THE SOCIETY" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its respective Members for the time being and from time to time their respective Office bearers and the Managing Committee for the time being and from time to time their Successors and Assignees) of the THIRD PART

WHEREAS:

1) Chandulal Sarabhai Modi, 2) Smt. Vimla C Modi, 3) Chandra Hemchand Kapadia, 4) Ratilal B Shah, 5) A C Kapadia, 6) T C Shah were the original owners of the Final Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai 400054, bearing CTS No. 0/231, admeasuring 864.5 Sq. Mtr. 1034 Sq. Yards Village : Bandra G. Taluka Andheri, Mumbai Suburban District (hereinafter referred to

Jayesh B Shah

as the said land) more particularly described in the schedule hereunder. The property Cards are annexed hereto as Exhibit No. I

The above Owner had Sold/transfer development rights of the property to the promoter/ Confirming party Maheshwar Construction Company, after acquiring the right, title and interest in the said land from the legal heirs of original owners, started construction of a new building and named it as "Maheshwar Shikhar", which is consisting of 14 Flats, 5 Garages, on the said land mentioned in the said Schedule referred above, and also hereunder written, as per the plans and specifications approved by the Municipal Corporation of Greater Mumbai(MCGM), (hereinafter referred to as the Said Building). The copy of the said building plan approved by Municipal Corporation of Greater Mumbai (MCGM) along with Occupation certificate, Completion Certificate / MCGM Tax bills collectively has been annexed and marked as Exhibit No. II.

2. The said Maheshwar Construction Company, sold all the Flats and Garages, to various purchasers by diverse agreements for suitable consideration, under Maharashtra Ownership Flats Act, 1963 and the purchasers were put in vacant and peaceful possession of their respective Flats and Garages by the confirming party/promoter/ builder after receiving the agreed consideration.

बदर - १
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3. The Purchasers of the Flats and Garages, formed a housing Society under the name of "MAHESHWAR SHIKHAR CO-OPERATIVE HOUSING SOCIETY LTD", which was duly registered with the Registrar of Co-operative Housing Societies, bearing Registration Number Reg no. BOM/W-HW/HSG/(TC)/2482 of 1986-87 and having office at Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West), Mumbai 400054,

hereto annexed and marked "Exhibit No. III", to obtain the conveyance of said land and the building and to maintain the same, provide common services to the members.

4. All the Flats and Garage owners were admitted as the members of the said Purchasers/Society and were issued shares of the said society. The purchasers of the Flats in the said building were admitted as the members of the said society in place of out going members and the respective shares were transferred to the new members. The details of the present members in respect of each garages and flats the details of respective agreement, stamp duty paid, registration fees paid, Index II of the registered individual garages and flats agreements executed by respective members, area of the flat etc are provided in Exhibit No. IV.

5. Thus the Vendors, and the Confirming party jointly were required to convey the said Final Plot No. 29, Santacruz TPS IV, Junction of Jain Derasar Lane (previously known St. Andrew's Road) and Gujar Lane, Santacruz (West), Mumbai 400054, bearing CTS No. G/281, admeasuring 954.6 Sq. Mtr, 1034 Sq. Yards Village : Mandpeshwar, Taluka Andheri, Mumbai Suburban District (hereinafter referred to as the said land) in favour of the Suburban District as described under the schedule hereto, and the said building to the/ in favour of the said society / purchasers within Four months of registration of the Society as provided under section 11 of the Maharashtra Ownership Flats Act, 1963 read with Rule 9 of the Maharashtra Ownership Rules, 1964 under which the promoter / builder has constructed and sold the Garages and Flats to the respective purchasers. The said promoter/ Builder grossly failed to comply with the statutory obligation of conveying the land and the building in favour of the SAID SOCIETY / PURCHASERS.

6. THE SOCIETY thereafter issued / wrote letters and called upon the Vendors/ Builder/ Promoter/Confirming party and their legal heirs / Assigns / Representatives etc, to execute the Conveyance Deed conveying the said land along with the building, along with all the fittings, fixtures, appurtenances, etc, in favour of the society, which the confirming party/Vendors / Promoters, were required to do so, by law. The Confirming party/ Builder/ Promoter/ Owner including their legal heirs and Assignees did not comply with such requests, nor took any steps to execute conveyance.

7. Thus the said Vendors/ Confirming party/Builder/ Promoter or their legal heirs had failed to execute the required conveyance for conveying the right, title and interest in the said land and the said building in favour of the said Society. Repeated requests were made to the Vendors/ Confirming party/Owner/Promoter for conveying the said property in favour of the said Society which did not comply with said

8. The said Society, therefore, made an application, namely Application No. 187 of 2014, with respect to the said land/property in its possession, Final Plot No. 29, Santacruz TPS IV, thereof at Jain Derasar lane (previously known St. Andrews Road) and Tejpal Lane, Santacruz (West), Mumbai 400054, bearing CTS No. 1/29K, admeasuring 864.6 Sq. Mtr, 1034 Sq. Yards Village Bandra (E) Taluka Andheri, Mumbai Suburban District (hereinafter referred to as the said land) in Mumbai Sub urban District as described under the schedule along with / and the said building before / to the Competent Authority appointed under section 5A of the Maharashtra Ownership Flats Act 1963 viz. the District Deputy Registrar of Cooperative Societies, Mumbai City -3, under the provisions of sub-section (3) of Section 11 of MOFA for

issuing a Certificate of Entitlement to the said Society to have an Unilateral Deemed Conveyance executed in its favour and to have it registered, by exercising the powers granted under Maharashtra Ownership Flats Act, 1963 (hereinafter referred to as MOFA,1963) to this effect.

9. The Competent Authority, carefully scrutinized the application of THE SOCIETY, U/s 11 of MOFA 1963 and issued notices to the Vendors/ Confirming Party / Promoter/ Builder/ owners and their legal heirs at the last known addresses, and as a matter of abundant caution, issued Notices in the Marathi and English News Papers, inviting the objections / claims against the suit premises / said land, and to show cause why deemed conveyance order should not be issued in favour of THE SOCIETY for the said land along with building thereon.

10. *The Vendors/Owners/ or Builders / Promoters / Confirming party, did not appear in the proceedings, nor made any commitment of complying with the statutory obligations of the promoter in conveying the said and the building to the said society.*

11. The Competent Authority being satisfied with the merits of the submission of the Applicant Society, issued an Order Cum Certificate bearing No. DDR-3 /Mum /Deemed Conveyance /Maheshwar Shikhar Housing/ 15/343 dated 29th January 2015 Certifying that, the Society is entitled to Unilateral Conveyance of the said land and the said building, and execute Deed of Unilateral conveyance and have it Registered as provided under Registration Act, 1908. Hereto annexed and marked Exhibit No.IV is the copy of said order cum certificate.

12. It is agreed that the stamp duty and Registration charges if any, payable on this instrument and any earlier agreement for sale executed

between the members and also by the original members with the Builders Maheshwar Construction Company shall be paid by THE SOCIETY or the respective members.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said several Flats and Garages, Sale Agreements and in consideration of various amounts paid by the several Garages and flats holders of the building known as "Maheshwar Shikhar Co-operative Housing Society ltd.", which is consisting of 14 Flats and 5 garages, belonging to Maheshwar Shikhar Co-operative Housing Society Ltd" to the CONFIRMING PARTY/PROMOTER as aforesaid, the COMPETENT AUTHORITY , AS A STAUTORY OBLIGATION OF THE " VENDORS/ CONFIRMING PARTY/ PROMOTER/ OWNERS / ASSINGEES, doth hereby grant transfer assure and convey forever unto the SAID SOCIETY/PURCHASERS all that piece or parcel of the said land bearing Final Plot No. 29, Santacruz TPS IV, Junction of Jain Derasa Lane (previously known St. Andrew's Road) and Gujar lane, Santacruz (West) Mumbai 400054 and bearing CTS No. G/231, ad[illegible] Mtr. 1034 Sq. Yards Village : Bandra - G, Taluka [illegible] Mumbai Suburban District (hereinafter referred to as the said land) in Mumbai Suburban District as described under the schedule along with / and the said building standing thereon known as " Maheshwar Shikhar " and hereinafter for brevity's sake collectively (Said Land and the Building are referred to as THE SAID PROPERTY) together with all and singular houses, outhouses, edifices, buildings, courts, yards, areas, compounds, sewers, drains, ditches, fences, shrubs, ways, passages, wells, paths trees, plants, lights, liberties, easements, profits, privileges, advantages, rights members and appurtenances whatsoever to THE SAID PROPERTY

belonging or in anywise appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and all the estate right, title interest, use, inheritance property, possession, benefit, claim and demand whatsoever both at law an in equity of THE PROMOTERS/ OWNERS into out of or upon the said property or any part thereof TO HAVE AND TO HOLD the said property or any part thereof and al and singular the other premises hereby granted, released and assured or intended so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the purchasers forever subject to the payment of all rents, taxes, assessments, rates and dues chargeable upon the same or which may hereafter become payable to the Government of Maha ashtra or the Municipal Corporation of Greater Bombay or any other local or public body or authority in respect thereof and COMPETENT AUTHORITY ON ACCOUNT OF VENDORS/ CONFIRMING PARTY/ PROMOTERS/ THE OWNERS ASSIGNEES, doth hereby covenant with the SOCIETY that notwithstanding any act, deed, matter or thing whatsoever by VENDORS/ CONFIRMING PARTY/ PROMTOERS/THE OWNERS or any person or persons lawfully or equitably claiming by from, through under them or any of them made, done, committed or omitted or knowingly suffered to the contrary. The COMPETENT AUTHORITY AS PER THE POWERS DELEGATED TO HIM UNDER SECTION 5A OF MOFA, 1963, now has/ HIMSELF good right full power and absolute authority to convey, transfer, release and assure the said property hereby granted, conveyed, transferred, released or assured or intended so to be unto and to the use of the SOCIETY in manner aforesaid AND that SOCIETY shall and will at all times hereafter peaceably and quietly enter upon, occupy

and possess the said property and every part thereof to and for their members own use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or by THE VENDORS/ CONFIRMING PARTY/PROMOTERS/ OWNERS OR HIS LEGAL HEIRS / ASSIGNEE / or any person or persons lawfully or equitably claiming or to claim, by from under or in trust for them and that free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by VENDORS/ CONFIRMING PARTY/ PROMOTERS/ THE OWNERS / ASSIGNEE.

AND FURTHER That on the registration of this deed of Unilateral Deemed Conveyance the right, title and interest of the said Vendors/ Confirming party/ Promoter/Owner/Assignee and their legal heirs in the said property shall be conveyed and transferred from the said Vendors/ Confirming party/ Promoter/Owner/ Assignee, and his / their legal heirs to the said Society as per the provisions of Unilateral Deemed Conveyance contained in Section 11 of the Maharashtra Ownership Flats (Regulations of the Promotion of Construction, Sale, Management and Transfer) Act, 1963.

IN WITNESS WHEREOF THE parties hereto have hereunto and subscribed their respective hands the day first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

All that pieces and parcel of Final Plot No. 29, Santacruz (West) at Junction of Jair Daraser lane (previously known St. Andrew's Road) and Gujar Lane, Santacruz (West), Mumbai 400054, bearing CTS No. G/231, admeasuring 864.6 Sq. Mtr. 1034 Sq. Yards Village : Dandra - G, Taluka Andheri, Mumbai Suburban District together with the structures standing thereon, as per Property Registered Card together with the

existing building having 14 Flats and Five garages, now popularly known as Maneshwar Shikhar standing thereon.

SIGNED SEALED AND DELIVERED BY THE

Withinnamed

Subhash Patil
District Deputy Registrar

Co Operative societies, Mumbai City (3) & Deputy Registrar, Co-operative societies, Mumbai City (3)

Competent Authority U/s 5A of Maharashtra

Ownership Flat (Regulation of the Promotion of

Construction, Sale, Management and Transfer)

Act 1963 on Account of Promoter / Builder / Owner)

as per Deemed Conveyance order dated 24/11/2015

On Account of Vendors

1) Chandulal Sarabhai Modi,

2) Smt. Nimla C Modi,

3) Prabhachandra Hemchand Kapadia,

4) Ratilal B Shah,

5) A C Kapadia,

6) T C Shah

SIGNED SEALED AND DELIVERED BY THE)

Within named)

Sachin S.V. Patil)

District Deputy Registrar)

Co-Operative societies, Mumbai City(3) &)

Competent Authority U/s 5A of Maharashtra)

Ownership Flat (Regulation of the Promotion of)

Construction, Sale, Management and Transfer))

Act 1963 on Account of Promoter/ Builder)

as per Deemed Conveyance order dated 29/1/2015)

on account of)

Maheshwar Construction Company)

Builder/ Confirming Party)

SIGNED SEALED AND DELIVERED BY THE)

Within named)

Purchasers/ Society)

MAHESHWAR SHIKHAR CO-OPERATIVE)

HOUSING SOCIETY LTD)

Through its office bearers by affixing)

THE COMMON SEAL pursuant to the)

resolution passed by the)

Managing Committee on 10th day of April)

2015 and executed by)

(1) [illegible])

Secretary)

(2) JAYANTI D. SHAH)

Chairman)

(3) [illegible])

Treasurer)

Who have signed for and)

behalf of the society)

in the Presence of .....)

1) MATOSH D PATEL)

2) PURSHOTAM [illegible])

