

c) to put up and/or erect sign boards upon the said property as also issue advertisements in News Papers and other medias only after purchase of TDR / all potential FSI by the Developer announcing the sale of units, tenements, premises, etc. on Ownership Basis in the new building that may be constructed by the Developer on the said property and which they are entitled to sell under this Agreement; however no signboard, advertisement space to be given on rental basis to allot the outsider for commercial purpose.

d) to develop the said property, to commence, carry on and complete construction by themselves, or any building contractors, sub-contractors, agents etc;

e) to apply for and obtain the building occupation certificate, including part occupation certificate from time to time, in respect of the said construction;



for the purposes aforesaid to do all acts, deeds, things and matters as may be necessary or required.

43. The proposed flats/rooms/shops Purchasers and/or existing Members shall against the security of their flats be entitled to take loan from any financial institution. Such loan shall be taken by them on principal to principal basis and the Society and/or other Members shall not in any manner be liable or responsible for the same. This Agreement is the necessary NOC for the purpose. No further writing and/or NOC or any other letter shall be issued or required to be issued by the Society. Provided however, that if any bank or financial institution insists on a No Objection Certificate in a particular format, the Society shall be bound to give the same, provided there is no liability of any nature on the Society or its existing Members.



44. The Developer shall provide society office premises admeasuring 200 sq.ft. built-up area as per D.C.P.R. 2034 to the Society which is free of any F.S.I. in the new building.

बदर - १८		
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45. The Society agrees that the Developer, at his/their own risk shall have exclusive right and power to allot, sell and/or otherwise deal with and dispose of the tenements, flats, stilt parking space comprised in the said proposed building, that may remain and available for and disposal by the Developer, in such manner and to such persons and for such consideration as the Developer may decide in his/their sole discretion, without any accountability for the same to the Society, after providing to the existing Members of the Society, the permanent alternate accommodation in the

Handwritten signatures and notes at the bottom of the page:
 Under S.P.D. Dinu Jyoti, H.D. Gauri, J.P.T. Raju, SAT, SAJ, SAJ, SAJ, 2000, Y.N. Gandhi, A.K., etc.

46. The Society and its existing Members shall bear and pay their respective taxation liabilities.

4. The entire project will be registered under the RERA Act and the building will be known as Minal Co-operative Housing Society by Seven Floor and name will not be changed under any circumstances by the society. However society's name will always remain as "Minal Cooperative Housing Society".

49. The Developer hereby agrees that the stamp duty and registration charges payable for the registration of this Agreement and the documents which may be required to be executed in pursuance of this Agreement shall be borne and paid by the Developer only and the Society and its existing Members shall not be liable or responsible thereof. However, if any Stamp Duty and/or Registration Charges payable on the Agreements between the Developer and Respective Members of the Society for Allotment of Permanent Alternate Accommodation in respect of the additional area only is so executed, the same shall be borne and paid by the Respective Members of the Society not the Developer.

50. The Developer and the Society shall bear and pay the professional fees of their respective legal advisers in connection with the legal services and advice to be obtained by them in connection with the transaction herein

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Y.V. Gards
A.C.

contemplated and for the preparation and/or approval of this Agreement and/or other documents as may be necessary to be executed.

51. It is agreed between the parties hereto that the Developer will continue to pay monthly compensations to the existing members until after the Developer obtains Occupation Certificate and hands over the possession in the new redeveloped building to the existing members.
52. It is also agreed that when the Occupation certificate will be obtained by the Developer and the Co-operative Housing Society will be formed and registered, for unsold flats in the said new building, the developer will pay the maintenance for all unsold flats to the registered society. The Developer, architects and the PMC shall intimate to the Members on completion of building for taking possession for fit outs (rents will stop from this date and any cheques with the member shall be returned to the Developer)
53. It is agreed that before handing over the possession of the said new building to the Society, the Developer will pay all the required taxes to MCGM, State Government etc. The Developer will also handover all the documents of such payments to the Society.
54. It is also agreed that the Developer will not take advance maintenance from Prospective Purchases of the flats in the said new building. Such Prospective Purchases will pay maintenance to the Society directly.



DRP
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Dinur
Bret
S.S.O.
मि. जे. पी. जी.
सि. जे. पी. जी.

Randi
H.D. Gaur
D.K. Gaur

H.D. Shil
Ankur
AT
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Shiv
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(Dkt)
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J.R.T.
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J.R.T.

Ajay
J.R.T.
Y.N. Gaur

Net



A.K.

बदर - १८		
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IN WITNESS whereof the Parties hereto have hereunto and to the duplicate hereof, set and subscribed their respective hands the day and year first hereinabove written.

THE FIRST SCHEDULE OF PROPERTY ABOVE REFERRED TO:

ALL that piece and parcel of land or ground with messuages, tenements, or dwelling houses, situate at Vile Parle (East), Mumbai, having conveyance in the name of "Minal Co-operative Housing Society Limited" admeasuring about 1,802.13 square meters including structures and its appurtenant land or thereabout and bearing Final Plot No. 185, Town Planning Scheme No. II and bearing City Survey No. 1611 and 1611/1 to 1611/15 of Vile Parle (East), lying and being in the Registration District and Sub-District of Mumbai City and Mumbai Suburban now in Greater Bombay:-

On or towards the West : Shraddhanand Road.

On or towards the South : Plot no. 189 & 190 of the said scheme C.S. no. 1609.

On or towards the North : Dixit Road.

On or towards the East : Plot no. 187 of the said scheme C.T.S. no. 1611/8.

THE SECOND SCHEDULE OF PROPERTY ABOVE REFERRED TO:

To All that, the society exploit full potential of the said land i.e. 1802.13 sq.mtrs.by way of potential F.S.I./T.D.R., Fungible FSI / any other available FSI permissible by the MCGM., etc out of which the society shall not use 683.12 sq.mtrs (—) FSI as the existing bungalow on the said land out of the total FSI permissible and to prepare plans on the aforesaid as per the Development Control Regulations, 2034 and as per the amendments till date.

COMMON SEAL OF THE within named
**MINAL CO-OPERATIVE HOUSING
SOCIETY LTD.**

has been hereunto affixed pursuant to
the Resolution passed by the Members of the
Society at its Special General Body
Meeting held on 1ST APRIL 2018 by the hand of
the Chairman,

MR. DIPAK MOHANLAL GOHIL,



Handwritten signature and a purple ink smudge.



बदर - १८		
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the Hon. Secretary,
MR. DINESH KANTILAL PARIKH,



D. K. Parikh

and the Treasurer,
MR. ASHOK NATWARLAL MEHTA,



Ashok Mehta

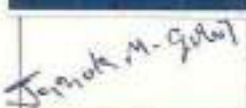
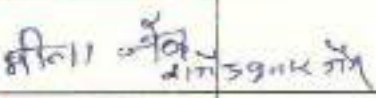
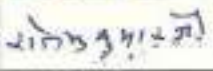
who have signed
in the presence of *Atul Joshi*



MEMBERS OF MINAL CO-OPERATIVE HOUSING SOCIETY LTD.

SR. NO	UNIT NO.	NAME OF THE MEMBER.	SIGN	THUMB IMPRES SION	PHOTO
1	SHOP 1	MRS. NANUDEVI SHANKARLAL PANDYA,			
		MR. PRAKASH SHANKARLAL PANDYA,			

बदर - १८		
५९९३	३६	३०४
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		MR. GAJANAN SHANKARLAL PANDYA			
2	SHOP 2	MR. DIPAK M. GOHIL	 		
		MR. JANAK M. GOHIL	 		
3	SHOP 3	MRS. MEENA RAJENDRAKUMAR JAIN,	 		
		MR. RAJENDRAKUMAR JAIN	 		

बदर - १८		
५९३	३७	३०४
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4	SHOP 4	VIDEOTECH			
5	SHOP 5	MRS. RITIKA RAHUL KASHIKAR			
6	SHOP 6	MR. RAJIV PYARELAL GUPTA			
		MR. AJAY PYARELAL GUPTA			
7	SHOP 7	M/S SHIVSHAKTI DUGDHALAYA			



बदर - १८		
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8	SHOP 8	M/S HANUMAN INTERNATIONAL	X	X	
9	ROOM 1	MR. DIPAK MOHANLAL GOHIL	 Gohil		
10	ROOM 2	MR. SHASHIKANT VRAJLAL DOSHI	 		
		MRS. TARABEN V. DOSHI			
11	ROOM 3	RANISATIJI PRACHAR SAMITI	X	X	a

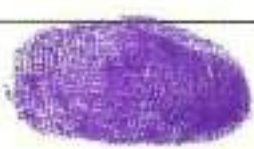
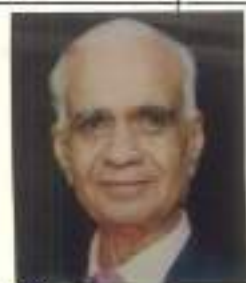
बदर - १८		
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12	FLAT 1	MR. DINESH TARACHAND SHAH		H. D. Shah	
		MRS. HEMANTI DINESH SHAH		H. D. Shah	
13	FLAT 2	MRS. SHASHI KALANI	X	X	X
14	FLAT 2A	MR. YOGESH NAVINCANDRA GANDHI		Y. N. Gandhi	
		MRS. HASUMATI N. GANDHI		Hasumati N. Gandhi	



बदर - १८		
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15	FLAT 3	MR. PRAVIN H. SHAH (H.U.F.)		 <i>Pravin H. Shah</i>
16	FLAT 4	MS. USHA GOKALDAS ASHAR		 <i>Usha Gokaldas Ashar</i>
17	FLAT 5	MR. DINESH KANTILAL PARIKH		 <i>D.K. Parikh</i>
		MRS. SMITA D. PARIKH	 	 <i>S. D. Parikh</i>
18	FLAT 6	MR. JUGALKISHORE P. JALAN		 <i>J. P. Jalan</i>

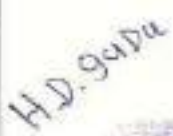
बदर - १८		
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19	FLAT 7	MRS. ANOUSHKA ANUJ GUPTA	X	X	X
20	FLAT 8	MRS. URMILA SHIVKUMAR GUPTA & OTHERS	X	X	X
21	FLAT 9	MRS. SHIVKUMAR GUPTA	X	X	X
22	FLAT 10	MR. MAHESHKUMAR GUPTA	X	X	X
		MRS. SAVITRIDEVI B. GUPTA	X	X	X



बदर - १८		
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23	FLAT 11	MRS. JAGRUTI RASHMIKANT THAKER, 		Jagruti R.T.	
		MR. RASHMIKANT C. THAKKER			
		MRS. KINJAL CHINTAN THAKKER 			
		MR. CHINTAN RASHMIKANT THAKKER 			
24	FLAT 12	MRS. HASUMATI DUNGARSHI GADA	 		

बदर - १६		
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		MR. DUNGARSHI KHIMJI GADA		<i>D.K. Gada</i>	
25	FLAT 13	MR. KALPESH NAVINCANDRA GANDHI		<i>K.N. Gandhari</i>	
26	FLAT 14	MR. ATUL RAVISHANKAR JOSHI		<i>Atul Joshi</i>	
		 MRS. SONA ATUL JOSHI		<i>S.A. Joshi</i>	
27	FLAT 15	MR. ATUL RAVISHANKAR JOSHI		<i>Atul Joshi</i>	



बदर - १८		
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		MRS. SONA ATUL JOSHI			S. A. Joshi
28	FLAT 16	MR. ATUL RAVISHANKAR JOSHI			Atul Joshi
		MRS. SONA ATUL JOSHI			S. A. Joshi
29	FLAT 17	MR. ASHOK NATWARLAL MEHTA			Ashok Mehta
30	FLAT 18	MR. AMISH RAMESH SANGHAVI			Amish R. Sanghavi



बदर - १८		
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		MRS. JIGNA A. SANGHAVI		<i>Dina B. Sanghavi</i>	
31	FLAT 19	MR. AMISH RAMESH SANGHAVI		<i>Dina B. Sanghavi</i>	
		MRS. JIGNA A. SANGHAVI		<i>Dina B. Sanghavi</i>	
32	FLAT 20	MR. NARENDRA PRABHAKAR BHAGWAT		<i>Atombhavi</i>	



बदर - १८		
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SIGNED SEALED AND DELIVERED
by the within named "DEVELOPER"
M/s. SEVEN FOLDS CONSTRUCTIONS LLP
Through its Partners



MR. FAUZAAN ASHRAF KHAN,

Fauzan



MR. SANDEEP SATISHKUMAR SABOO

S. Saboo



in the presence of...

Bharat Chauhan

Bharat



बदर - १८		
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२०२२		

Kapil N. Gor
B.Com, L.L.M
Advocate & Solicitor

C. A. Shah & Co., 1st Floor, Islam Building, Opp. Akbarallys, 46, Veer Nariman Road,
Fountain, Mumbai - 400 023.

(M) : +91 - 9322644916
(O) : +91-22-22874627
(E) : kapilngor@yahoo.in
(Pan): AACPG5533G

Ref: KNG/1/2022

Date: 07.02.2022

To,
The Adjudication Authority/Officer,
MMRDA Bandra (East),
Mumbai.



Sir/Madam,

- 1) I am enclosing herewith, Indenture of Minal Apartment dated 20th March, 1998 showing 2552.13 sq.mtrs minus 750 sq.mtrs of the building known as Madhav Kunj. The said Conveyance also includes the other structure i.e. the bungalow having F.S.I. of 6550 sq.ft shown in Schedule III at page 17. (P. 8 Para 1, 0,
- 2) A Copy of the Conveyance of Madhav Kunj showing the area of 750 Sq.mtrs is also annexed herewith.
- 3) I am also enclosing Order of the City Civil Court at Dindoshi bearing No. LC Suit No. 27 of 1996 filed by Minal against the Defendant showing that, to take action against the bungalow who exceeded beyond 6550 sq.ft. meaning thereof that they are having 6550 sq.ft F.S.I. P. 30 Para 42 and P. 31 Para 43 P. 42 Para 2.
- 4) Accordingly, the Development Agreement submitted showing Second Schedule. To All that, the society exploit full potential of the said land i.e. 1802.13 sq.mtrs. by way of potential F.S.I./T.D.R., Fungible FSI / any other available FSI permissible by the MCGM., etc out of which the society shall not use 608.50 sq.mtrs (6550 sq.ft.) FSI as the existing bungalow on the said land out of the total FSI permissible and to prepare plans on the aforesaid as per the Development Control Regulations, 2034 and as per the amendments till date.

Kindly adjudicate the Development Agreement of Minal CHSL as per the document and Court Orders filed as aforesaid.

Thanking you,

Yours faithfully

Kapil N. Gor
Advocate & Solicitor

बदर - १८		
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बदर - १८		
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MADHAV KUNJ
CONVEYANCE COPY

SD Rs. 108/-
 जलप 22/10/15 नोंदणी 39 न.
 10/8/15

इससेवाया/अर्जाचा अनुक्रमांक

विनंती 27/10/15 पृ. 15

इससेवाया/अर्जाचा क्रमांक-

खर देवित

सद. अर्जाचा क्रमांक-

26 3060081

इससेवाया/अर्जाची मालकी **For Madhar Kunj Co-op. Hsg. Soc. Ltds.**

मालकी क्र.

27/10/15

मालकी क्र. (नो.सि.सो)

इससेवाया/अर्जाचा क्रमांक

मार्. 30/10/15

इससेवाया/अर्जाचा

मालकी क्र. (नो.सि.सो)

इससेवाया/अर्जाचा

मालकी क्र. (नो.सि.सो)

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नोंदणीकृत झेने पडिली जाईल.

वा कार्यालय देणार येईल.

दुपयम निवेदन.

दुपयम निवेदन, मुंबई

नोंदणीकृत झेने पडिली जाईल.

दुपयम निवेदन.

नोंदणीकृत



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बदर - १८		
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दस्तावेज की संख्या 2183665

१. निम्न सूची में अनुसूचित जाति के व्यक्ति, जिनके नामों पर,
२. राजस्व की,
३. धर्म के आधार पर,
- अनुसूचित जाति के व्यक्ति,
- अनुसूचित जाति के व्यक्ति,
४. अनुसूचित जाति के व्यक्ति,
५. राजस्व की,
६. धर्म के आधार पर,
७. धर्म के आधार पर विशेष,
८. धर्म के आधार पर विशेष,
९. धर्म के आधार पर विशेष,
१०. राजस्व,
११. धर्म के आधार पर विशेष,
१२. अनुसूचित जाति के व्यक्ति,
१३. अनुसूचित जाति के व्यक्ति,
१४. निम्न सूची में अनुसूचित जाति के व्यक्ति,
१५. निम्न सूची में अनुसूचित जाति के व्यक्ति,
१६. राजस्व,

अनुसूचित जाति के व्यक्ति,

दस्तावेज निम्नलिखित



बदर - १८

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बदर - १८		
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दक्षिणैश्याचा/अर्जाचा अनुकरावक

दिनांक 27/12/19

संक्षेपितम् ॥ २॥

ISSN 2474-9414/14/4302-

आली १९९१) च्या वी विधानसभा:-

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नरकल एडी (फोटोप्रो)

पृथ्वीकलाशी नमस्कार भवि

टपा.म.सू.नं.

नमस्ते किंवा आपने (कालम १४ ते १७)

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डॉ. पी. (मधील पदवीस) मंत्र क

आचार्य

नेपाल

टीजी. लथार लीडर्स

४ दिनी साकेने पाठवली जाईल

एन. कान्हाल देव्याल वेईल

द्वयम् विष्णुं पञ्चमम्

There is no longer any

नाम मोदली हा झाले पाठसाध

2011年10月10日

414 (b)(5)





बदर - १८		
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बदर पीची अनुसूची 2183651

१. बारा नोंदणी ची अनुसूची तालिका अठरा अन्ये,
२. धनदात पी,
३. गरीस कायदाची पी,
४. अनुसूची अठरा अन्ये,
५. अनुसूची तीन अन्ये,
६. गुणवत्तातला अनुसूचीतला,
७. गृहपेट पी,
८. गृहपेट तालिका पी,
९. गौरीलंद गरीसतला निवेदन,
१०. गौरीलंद गरीसतला उपाय,
११. गौरीलंद गरीसतला पत्रात गरीसतला,
१२. बारा,
१३. बारीगरीसतला तालिका तालिकातला तालिका,
१४. गुणवत्तातला पीची अनुसूची,
१५. गरीसतलातला बारीगरीसतला तालिका,
१६. तालिका ३. ज्या मजालात गरीसतलातला तालिकातला,
१७. प्रवासतला,
१८. गरीसतला,

दस्तावेज तालिकातला

दुसरा विभाग



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बदर - १८		
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217

SE. No.

DATED

SHAILESH GANATRA

LICENCE STAMP VENDOR L. NO. 61,
NEHRU ROAD, VILE-PARLE (EAST)

ISSUED TO: Arvind M. Poddar

STAMP PAPER OF Rs.

Arvind M. Poddar
STAMP VENDOR

- 7 APR 1998



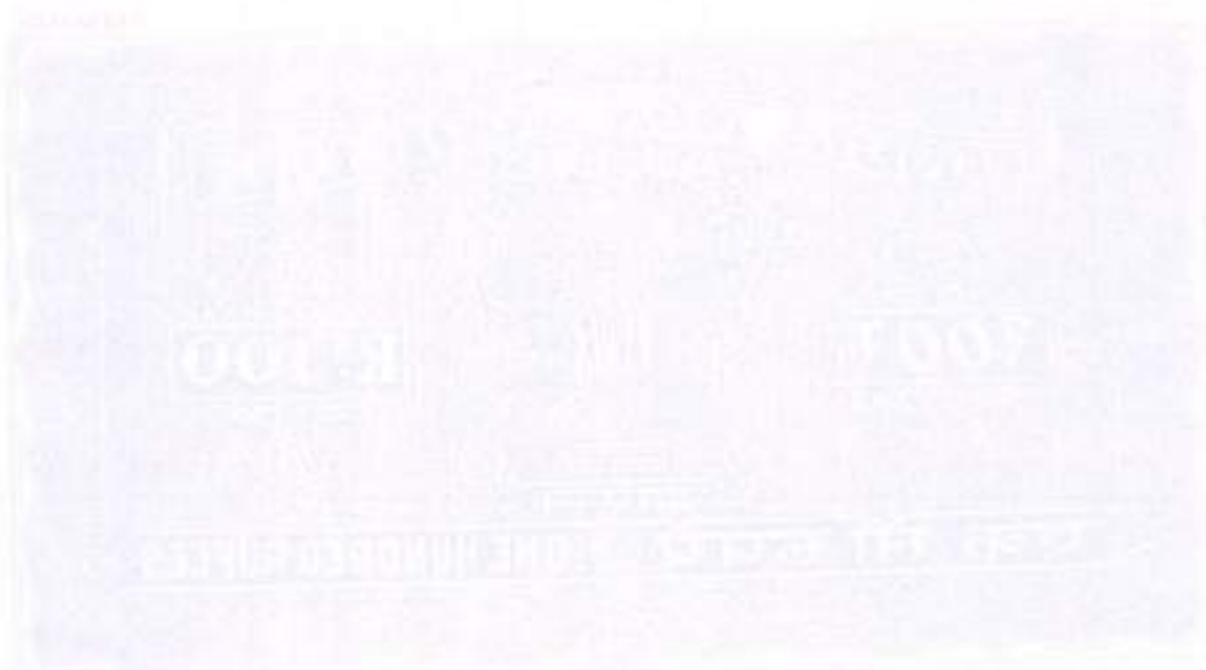
DEED OF CONVEYANCE

THIS INDENTURE is made at Mumbai this 29th day
of APRIL, in the Christian Year One Thousand Nine
Hundred Ninety Eight,

BETWEEN

(1) ARVIND M. PODDAR and (2)
SANJAY M. PODDAR, both of Mumbai, Indian Inhabitants,
hereinafter collectively referred to as "the VENDORS" (which
expression shall unless it be repugnant to the context or meaning
thereof shall be deemed to mean and include their respective heirs,

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executors and administrators) of the first part; AND

MADHAVKUNJ CO-OPERATIVE HOUSING SOCIETY LIMITED
a Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 and bearing registration NO. BOMW-KE/HSG/TC/9728/97-98 dated 26th September, 1997 and having its registered office at Madhav Kunj, Final Plot No. 180 (part), Dixit Road, Vile Parle (East), Mumbai - 400 057 hereinafter called "**the PURCHASER**" (which expression shall unless it be repugnant to the context and meaning thereof shall be deemed to mean and include its successors and assigns) of the Second Part,

WHEREAS

(a) The Vendors are the Owners and the Landlords of and absolutely seized and possessed of or otherwise well and sufficiently entitled to a building known as "Madhav Kunj", along with appurtenant land - total area being 750 sq. meters, lying, being and situated at 93, Dixit Road, (at the corner of Dixit Road and Shradhanand Road) Vile Parle (East), being part Final Plot No. 185, T.P.S. - II, City Survey No. 1161 and 1161 / 1 to 15, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. A more particular description of the said property is given in the Schedule hereunder written; (hereinafter referred to as "the said property ");

(b) The Vendors own the said building known as Madhav Kunj on the said property, constructed on or about August 1952 and rented therein all the twelve different Blocks / Residential Units to tenants, which units have been sold by separate agreements by the Vendors, on leasehold basis to members of Purchasers, subject to existing



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५९९	६३	३६४
२०२२		



(c) The said purchasers have formed a Co-operative a Housing Society, being Purchaser herein. The list of the tenants who occupied the premises in the said old building are given in Annexure "A" annexed hereto.

(d) The said individual agreements of various dates provided that a conveyance will be executed in favour of the Society in respect of the said property, being the Purchaser herein.

(e) The Purchaser has requested the Vendors to convey the said property to the Purchaser herein, and the Vendors have agreed to do so in the manner appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said various agreements entered into by the Vendors with individual members of the Purchaser Society and in consideration of a sum of Rs.3,76,000/- (Rupees Three Lacs Seventy Six Thousand Only), the various members paid to the Vendor No.1, SHRI ARVIND M. POTDAR AND in further consideration of a sum of Rs. 3,76,000/- (Rupees Three Lacs Seventy Six Thousand Only), the various members paid to the Vendor No. 2, SHRI SANJAY M. POTDAR in full and final settlement by the Purchaser as mentioned in the said individual agreements (the payment and receipt whereof the Vendors do hereby admit and acknowledge of and from the Purchaser and do for ever acquit, release and discharge the Purchaser for the same) THEY the Vendors do and each of them doth hereby grant, sell, convey, transfer, assign and assure unto and in favour of the Purchaser forever all the share, claim, right, title and interest of the Vendor in respect of the said building known as "Madhav Kunj", along with appurtenant land - total area being 750 sq. meters, lying, being and situated at 93, Dixit Road, (at the corner of Dixit Road and



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Shradhanand Road) Vile Parle (East), being part Final Plot No.185, T.P.S. - II, City Survey No. 1161 and 1161 / 1 to 15, which plot of land is shown surrounded in red coloured boundary line on the plan annexed hereto and the said land and the structures standing thereon are hereinafter collectively referred to as the "Said premises" **TOGETHER WITH** all the deed, documents, writings, vouchers and other evidences of title, exclusively relating to the said premises or any part thereof **AND ALL** the estates, rights, title, interest, claim and demand whatsoever at law and in equity of Vendors herein into upon the said premises or any part thereof **TO HAVE AND TO HOLD** the said premises and all and singular the said premises hereby granted, released, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights and appurtenances unto and to the use and benefit of the Purchaser for ever subject to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or hereafter to become payable to the Government of Maharashtra or to the Municipal Corporation of Greater Bombay, or any other public body or authority in respect thereof **AND** the Vendors do and each of them doth hereby covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any of them or by any persons lawfully or equitably claiming by from through under or in trust for the Vendor or any of them made, done, committed, omitted or knowingly or willingly suffered to the contrary, **THEY** the each of the Vendors now has in himself/herself good right full power and absolute authority to grant, sell, convey, transfer, assure and assign the said premises hereby granted, conveyed, released, transferred, assured or intended to be unto and to the use of the Purchaser in the manner aforesaid **AND** that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceable and quietly enjoy the said premises hereby granted with its appurtenances and receive the rents, issues and profits thereof and of every part to and for its own use and benefit without any suit, lawful eviction, interruption claim, and demand whatsoever from or by the Vendors **AND FURTHER** that the Vendors and each of them and all



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Handwritten signature and initials at the bottom of the page.



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person or persons lawfully for equitable claiming or to claim by from under or in trust for the Vendors and each of them AND that free and clear and freely and clearly and absolutely acquired exonerated, released and for ever discharged or otherwise by the Vendors and each of them well and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever either already or to be hereafter, had made executed occasioned or suffered by the Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from, under or in trust for the Vendors and all persons having or lawfully or equitably claiming or to claim, by, from, under or in trust for the Vendors any estate, right, title or interest at law or in equity in the said premises hereby granted, conveyed, released, transferred, assured or intended so to be any part thereof, by, from, under or in trust for the Vendors shall and will from time to time and at all times hereafter at the request and cost of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances, in the law whatsoever for the better future and more perfectly and absolutely granting releasing, conveying and transferring and assuring the said premises and every part thereof hereby granted, release, conveyed, transferred and assured unto and in favour of the Purchaser in the manner aforesaid as shall or may be reasonably required by the Purchaser, its successors and assigns or counsel-in-law AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, possess and enjoy the said land and building AND that free and clear and freely and clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Vendors will and sufficient saved, defended and kept harmless and indemnified of from and against all former and other estates, charges and encumbrances whatsoever and made, executed, occasioned or suffered by the Vendors AND THIS INDENTURE



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FURTHER WITNESSETH that the building is old and constructed in 1952 and it is of load bearing wall construction and the building is tenanted building, purchased by the Purchaser herein is a registered co-operative housing society and the value of the individual units does not exceed Rupees 1,00,000/- and as referred in the Bombay Stamp (Amendment) Act, 1960, the Stamp Duty of Rupees One Hundred to each unit, i.e., Rs. 1,200/- for the Twelve units is already paid through the individual agreements AND THAT all the said individual agreements are duly registered with the Sub Registrar of Assurances at Bandra, and proper Registration Fees is already paid as per the prevailing Market Value, i.e., Rs. 7,450/- (The detailed list of Registration Fees payment and Stamp Duty payment is attached to this Indenture). In witness whereof the Parties hereto have set and subscribed their respective hands on the day and year

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO
ALL THAT piece of land and the building known as "Madhav Kunj" along with appurtenant land - total area being 750 sq. meters, being and situated at 93, Dixit Road, (at the corner of Dixit Road and Shradhanand Road) Vile Parle (East), being part Final No. 185 T.P.S. - II, City Survey No. 1161 and 1161/1 to 15, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SIGNED SEALED & DELIVERED

by the withinnamed "VENDORS"

(1) ARVIND M. PODDAR &

(2) SANJAY M. PODDAR

in the presence of

THE COMMON SEAL of MADHAV

KUNJ CO-OP. HOUSING SOCIETY

LTD, has been affixed hereto pursuant

to the Resolution of the General Body

in the Meeting held on 12.10.1997 in

the presence of Shri Shyam Sunder R.

Agarwal being the Secretary and Smt.

Sunanda Agarwal being the Committee

Member who has signed in the

presence of



Sunanda Agarwal



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Received of and from the withinnamed Purchaser a total sum of Rs.3,76,000/- (Rupees Three Lacs Seventy Six Thousand only) being the full consideration amount to be paid by the Tenement Purchasers to me as set out in Ann. "A".

Rs.3,76,000/-

WITNESSES:

[Signature]
(P. A. RAME)

I SAY RECEIVED

[Signature]
(ARVIND M. PODDAR)

Received of and from the withinnamed Purchaser a total sum of Rs.3,76,000/- (Rupees Three Lacs Seventy Six Thousand only) being the full consideration amount to be paid by the Tenement Purchasers to me as set out in Ann. "A".

Rs.3,76,000/-

WITNESSES:

[Signature]
(P. A. RAME)

I SAY RECEIVED

[Signature]
(SANJAY M. PODDAR)



बदर - १८		
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DETAILS OF REGN. FEE & STAMP DUTY

FLAT NO.	FLOOR	NAME	VALUE RS.	REGN. FEE RS.	REGN. NO.	REGN. Dt.	STP. DUTY RS.	AREA B/U SQ. FT.
1	GRD.	R. R. JALAN, SANTOSH JALAN	46,350	470	BDR1-1331/96	2.5.1996	100	560
2	GRD.	S. B. JALAN, ANIL JALAN	45,350	470	BDR1-1331/96	2.5.1996	100	560
3	GRD.	SATYADEO DIKSHIT, MONICA DIKSHIT	63,600	640	BDR1-1332/96	2.5.1996	100	625
4	GRD.	S. R. AGARWAL, PRENHATA AGARWAL	69,600	700	BDR1-1332/96	2.5.1996	100	640
5	FIRST	RAMESH HEMATSARIA, NIRMALA HEMATSARIA	81,000	810	BDR1-1338/96	2.5.1996	100	850
	FIRST	VIKRAM SHARMA, VINI SHARMA	46,000	460	BDR1-1339/97	31.12.97	100	480
	FIRST	S. V. AGARWAL	60,400	0/0	BDR1-1339/96	2.4.1996	100	600
	FIRST	VANDELA R. PATEL, SHASHIKANT PATEL	72,800	730	BDR1-1339/96	2.5.1996	100	770
	SECOND	RAYON AGENT PATEL	75,800	750	BDR1-1339/96	2.5.1996	100	875
	SECOND	SUNANDA AGARWAL	43,300	460	BDR1-1332/96	2.5.1996	100	465
	SECOND	S.M.SHETI SEVA P.LTD.	66,000	660	BDR1-1334/96	2.5.1996	100	725
	SECOND	V. S. VATANDAR,	72,800	730	BDR1-1330/96	2.5.1996	100	805
TOTAL			7,52,000	7,550			1,200	8065

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बदर - १८		
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दिनांक २३-१२-२०१६
 जिला मजिस्ट्रेट, जिला (बांदा)
 २३-१२-२०१६

आवृत्ति नं. ३३३३

अवधि २० दिनों की

म. १२६६६६

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२३-१२-२०१६

२३-१२-२०१६



२३-१२-२०१६

१. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 २. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ३. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ४. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ५. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ६. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ७. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ८. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 ९. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट
 १०. श्री मन्मथ सिंह निवासी लखनऊ जिला मजिस्ट्रेट

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સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.
 સંદર્ભ હસ્તાક્ષરોના મિલકતના ગોડાઉન 12/1/24 નાથી જ હોય.

દિ: 05/07/24

દુષ્પ્રભ નિવેશક, મુંડા (અવતાર)



બદર - ૧૮		
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बदर - १८		
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PRADDEEP RANE
LL.B.
8, Kadamgiri Apartments
Hauzwan Rd, Vileparle (E)
Mumbai - 400 057
Tel. 8231599-8231602-8231606

4/98
72-90-47

22.5
22.5
22.5
22.5

DEED OF CONVEYANCE

Deed of conveyance
Rs. 396000.00 x 2 = 792

Witnesse (1)

BETWEEN
ABYRD M. PODDAR
&
SANTAY M. PODDAR
VENDORS
AND
MADHAV KUMI CO-OP.
HSG. SOCIETY LTD.
PURCHASERS

DATED THIS 27TH DAY OF APRIL, 1998

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27
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बदर - १८		
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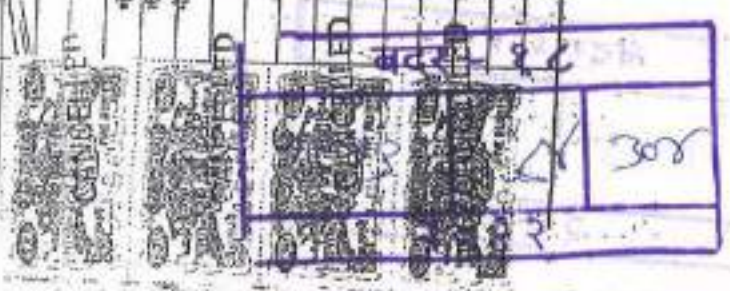
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बदर - १६		
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Sl. No.	Case No.	Case Name	Plaintiff	Defendant	Amount	Case Type	Case Status	Remarks
1	12345	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...	...
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निदेश

1. यह निदेश 2023-24 के लिए जारी किया गया है।
2. यह निदेश 2023-24 के लिए जारी किया गया है।
3. यह निदेश 2023-24 के लिए जारी किया गया है।

क्र.सं.	नाम	पता	संपत्ति का विवरण	मूल्य	प्रकार	नोट
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