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If I do not vacate the flat whenever you call upon me to do so, you shall be free to break open the lock and enter the flat, remove all the furniture and articles outside the compound or if you like, store the same wherever you like, at my cost and without any responsibility for any damage or loss that may be caused by exposure or storing or otherwise howsoever; and take possession of the flat or any part of it in the name of the whole.

I declare that I have filled in the application form and have given all the required information correctly, honestly and without any mental reservations. Should you at any time find any of the information given by me, to be incorrect or dishonest or not properly made, you shall be at liberty to terminate the tenancy under which I shall be holding the said flat and take possession of the said flat.

I undertake and agree that I and my family shall use the said flat property, reasonably and without creating any nuisance for you or our neighbor and that I and other members of my family shall give effect to and follow all directions that you in your discretion may, now or at any time hereafter, issue to us, regarding the use of the said flat in your Colony at Mulund / Chembur. In case of default on my part you will be at liberty to terminate the tenancy under which I shall be holding the flat.

I undertake to vacate the flat allotted to me as soon as the total monthly income of all the members staying with me including my income reaches Rs.5000/- per month.

I undertake to vacate the said flat as soon as I or any other member of my family residing with me acquires any other accommodation whether as a tenant or a licensee or owner in any other flat or room.

If at any time hereafter, you, in your absolute discretion, come to be of the opinion that in order to better execute your Trust, it is necessary to have the said flat vacated by me, you shall be at full liberty to terminate the tenancy which I shall be holding the said flat and I agree to vacate the flat within 30 days.

I undertake to do all repairs and its maintenance and upkeep including painting of the flat, allotted to me at my expense.

I have read your Rules and I agree to abide by all of them. A copy of the same has been received by me and signed by me in token of my acceptance of all the terms thereof and it shall be a part of these presents.

The aforesaid terms and conditions will be binding on me, my heirs, executors and administrators.

I shall give two guarantors to your satisfaction. The said guarantors shall not during the continuance of the tenancy and thereafter till the vacant possession of the flat is given to you, withdraw from or revoke the said guarantee.

SKThakur

(Signature of Witness)
Full Name and Address :
Sati K. THAKUR
45/191, SHAHANI TRUST
R. C. Marg Road
Chembur, Mumbai -71
Mumbai
DATE : 25/03/06.

(Signature of Tenant)
Full Name and Address :
42, SHAHNI COLONY,
NEAR SHANTI BAUG,
CHEMBUR, MUMBAI - 71

Certified True Copy
P. C. DIVIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

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THADHOMAL MUSHTAKRAM & JOTSING THADHOMAL SHAHANI TRUST

5A, Court Chambers, 35 New Marine Lines, Mumbai – 400 020.

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Rules and Regulations for Tenants of Thadhomal Mushtakram and Jotsing Thadhomal Shahani Trust Colony.

1. All Tenants must pay Rent for the flat regularly every month in advance before the 10th of each month. If they fail to pay Rent in advance by 10th of each month, their tenancy will be terminated and they will have to vacate the flat.

2. Flats are given to needy, low income group displaced families from West Pakistan, deserving in the opinion of the Trustees as tenants.

3. The Trustees shall have a right to reject any application or to rescind the tenancy once given, in their discretion, without assigning any reasons.

4. The Trustees have a right to terminate the tenancy at any time without giving any reason and the tenancy shall have to vacate within 30 days from the service of notice to him. The Tenant can vacate the flat giving one month's notice and give possession of the flat to the Trustees.

5. The Tenants shall use the flat for himself and his family members, as per list given by him. He will not keep any paying of free guest. If he keeps any guest or any outsider, his tenancy will be immediately cancelled and he will have to vacate the flat occupied by him within 30 days.

6. In addition to Rent for the flat, each tenant will have to pay the following monthly charges :

   a. Actual Electric Bill
   b. Water Charges etc.
   c. Service & Maintenance Charges.

7. In mean time it there is any increase in Municipal or Government Taxes or any other increase in taxes or charges, they will be recovered from Tenant.

8. All repairs to the flat and its maintenance of upkeep including painting of the flat will be done by the Tenant at his cost.

NOTARY P. C. DWIVEDI MAHARASHTRA GOVT. OF INDIA

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NOTARY
MAHARASHTRA
(Govt. of India)

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9. No Tenant is allowed to make any additions or alterations in any part of the flat under his occupation.

10. The Trustees or their authorized person shall have the right to access to all flats occupied by the Tenants for inspection.

11. No Tenant can keep the flat occupied by him locked for more that one month without the written permission of the Trustees. If the accommodation is found locked for more that one month, the Trustees or their agent can open the lock and take possession of the flat and give it to another needy family.

12. No Tenant shall be allowed to keep or bring any kind of animal or bird in the flat occupied by him in the colony as that will cause nuisance to the other occupants.

13. No Tenant shall be store any hazardous and / or inflammable goods in the flat occupied by him.

14. No Tenant will be permitted to allow his servant or anybody else to make use of the common passage or the staircase landing or any space in the colony for sleeping or any other purpose.

15. Every Tenant has to keep his flat, passage, balcony, etc. neat and clean and will not keep any dirt outside or throw any dirt or water in the compound of the colony.

16. Staircase and compound lights will work upto 10 P.M. and after that they will be switched off.

17. Children will not be allowed to block the staircase while playing or sitting and to commit any nuisance.

18. If any Pathan, Marwari, bailiff or money lender is found visiting any tenant the colony for collection of his debts and thus causing a nuisance to other residents of the colony, the tenancy of such a tenant will be terminated and he will have to vacate the flat provided to him within 30 days.

19. No outdoor games, such as Cricket, Hockey, Football Volley Ball, Badminton or any other game will be played in the compound of the colony. If, however, anybody plays in the compound, damage of any kind or any injury to anybody, will be made good by the tenant who is responsible for it and he will also have to vacate the flat for breaking the rules.

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(Govt. of India)

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20. Playing of Radios, Harmoniums and other musical instruments and singing loudly will not be allowed after 10.00 P.M. Use of loud speakers is not allowed without the written permission from the Trustees.

21. No gambling of any kind whether playing cards or any other shall be allowed in the flat occupied by tenants.

22. No tenants or his member will be allowed to bring, keep or drink any alchohol, bhang, ganja, opium or any other intoxicants in the flat occupied by him or in any part of the colony.

23. Anybody suffering from any infections or contagious disease must be immediately removed to a Hospital and shall not be allowed to stay in the colony till such time the affected person is completely free from such infection.

24. No tenant can bring any sick person to the colony without the written permission of the Trustees.

25. No function or meeting of any kind will take place in the colony without the written permission for the Trustees.

26. Each tenant will keep a required deposit with the Trust, free of interest. The Trustees can appropriate this deposit towards any amount due from tenant.

27. Spitting on the walls or in the open, littering the passages etc., is prohibited and the tenant committing breach will be removed from the colony.

28. Water should not be wasted and Moris and water closets should be kept clean and their connection should not be choked with rubbish. Balconies should not be washed with flowing water to cause inconvenience to the flat on the ground floor.

29. Decency, peace and good order should be preserved and nothing unseemly done and no injury or annoyance caused to any tenant of the colony. If any tenant or his family members are found quarrelling or creating noise or any other trouble, his tenancy will be terminated and he will have to vacate the flat within 30 days.

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(Govt. of India)

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30. Tenant and all members of his family should be decently dressed where if appearing in the balcony or at the windows or at any place in the colony within the view of others.

31. No advertisement of any kind will be allowed to be put up or circulated in the colony.

32. No tenant will be allowed to do any business from the flat allotted to him or offer any items for sale from the flat or in the colony.

33. The Trustees may at any time add to, rescind or otherwise alter any of the rules and publish the same for the information of the tenant by fixing a copy of such alteration in the Trust office. Upon such publication, the alterations shall be binding on every tenant.

34. No tenant shall be allowed to interfere in the Management work of the colony.

35. Two copies of the Rules of this Trust are given to each tenant. He will sign one copy and give it to the Trustees having agreed to all these Rules and keep the other copy for himself.

36. Cycling in the compound of the colony is not allowed.

DECLARATION BY THE APPLICANT

I declare that I and members of my family, have read all the above rules and regulation of Thadhomal Mushtakram & Jotsing Thadhomal Shahani Trust Colony and undertake to abide by them.

I further undertake to vacate the flat, tenanted to me, at any time the Trustees desire or to shift me to any other flat in this Colony or anywhere else, and I shall do so immediately without raising any objections.

Mumbai :

DATE : 25/03/06.

Witness : S.K.Thakur

Full and Address
SATI . K. THAKUR
45/191, SHAHANI TRUST.
R. C. MARG ROAD
Chembur, Mumbai - 71

(Signature of Tenant)

Certified True Copy

P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

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25. Please give full names with full addresses of two respectable persons who will be able to certify the correctness of the statements made by you in this application and also stand irrevocable guarantors for your regularly monthly payment of Rent and other charges to the Trust.

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The Guarantors should have a minimum monthly income of Rs.5,000/- each and should be paying Income-Tax.

They must attach with this application documentary proof of their incomes.

Full name and address Of Guarantors	Age	Occupation	Yearly Income	Guarantors full Signature
(1) SUNIL DAYAL MAKHIJANI 191/18, SHAHANI BLDG, CHEMBUR MUMBAI - 71	47	Service (PAN NO - AFIPM0271J)	3 LACS	
(2) SURESH H. SHAHANI 11/191, SHAHANI BLDG, R.C. MARG, CHEMBUR, MUMBAI - 71.	44	BUSINESS (PAN-No. AAIPS3824L)	3. Lacs	

DATE : 25/03/06

Signature of Applicant

(Mrs NEETA. INDERRAJ. PANJWANI)

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P. C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

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मुदांक

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Flat No. 3 at Chembur Gr. Floor

No. 1126 Date 1131 2008

Shri./Shrimati Lions Club of Chembur Charity Fund Dr.

करल - १

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The Thadhomal Mushtakram & Jotsing Thadhomal Shahani Trust

5/A, Court Chambers, 35, New Marine Lines, Mumbai - 400 020.

1) Occupation charges for the month of March 08 Rs. 55.00

2) Education cess and State Education cess } 8¾% Rs. 4.80

3) Parking Charges Rs. _____

4) Watchman Charges etc. Rs. 667.00

5) New Municipal Tax
Water Benefit Tax 3%
Sewerage Benefit Tax 2% Rs. 2.75

6) Increase in Municipal Property Tax Rs. 14.95

Total Amount Rs. 745.00

A.R. Shruf

For **The Thadhomal Mushtakram & Jotsing Thadhomal Shahani Trust**

THE SEAL OF THE SUB REGISTRAR MUMBAI-1 ... MUMBAI SUBURBAN DIST. (BANDRA).

THE THADHOMAL MUSHTAKRAM & JOTSING THADHOMAL SHAHANI TRUST

5/A, COURT CHAMBERS, 35, NEW MARINE LINES, MUMBAI-400 020.

Flat No: 003

BILL No: 0457 Dt: 01.12.12

NAME: LIONS CLUB OF CHEMBUR CHARITY FUND
SHAHANI TRUST COLONY
R.C.MARG, CHEMBUR-EAST
MUMBAI-400071

DUE DT: 20.12.12

PARTICULARS	AMOUNT
OCCUPATION CHARGE	55.00
EDUCATION/STATE EDUCATION CESS	4.80
WATCHMAN CHAREGES ETC.	751.00
MUNICIPAL/WATER/SEWERAGE TAX	2.75
INCREASE IN MUNICIPAL PROPERTY	38.15
PARKING CHARGES	
TOTAL	851.70
ARREARS	852.00
R/Off	0.30
TO PAY	1704.00

Note: PLEASE ISSUE CHEQUE IN THE NAME OF THE T.M.& J.T.SHAHANI TRUST.
PLEASE WRITE YOUR FLAT NO.ON THE REVERSE OF THE CHEQUE.
PLEASE PAY YOUR PAYMENT BEFORE DUE DATE.

T.M.& J.T. Shahani Trust (CHEMBUR (E))

For THE T.M.& J.T.SHAHANI TRUST

Certified True Copy

MANAGER/SECRETARY/TREASURER

P.C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

Flat No. 4 at Chembur 1st Floor

No. 1127 Date 1/31 2008

Shri./Shrimati Indu Advani

Dr.

100

The Thadhomal Mushtakram & Jotsing Thadhomal Shahani Trust
5/A, Court Chambers, 35, New Marine Lines, Mumbai - 400 020.

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1) Occupation charges for the month of March 08 Rs. 60.00
2) Education cess and State Education cess } 8¾% Rs. 5.25
3) Parking Charges Rs. 60.00
4) Watchman Charges etc. Rs. 667.00
5) New Municipal Tax
Water Benefit Tax 3%
Sewerage Benefit Tax 2% Rs. 3.75
6) Increase in Municipal Property Tax Rs. 16.75

AR Surve

Total Amount Rs. 813.00

For The Thadhomal Mushtakram & Jotsing Thadhomal Shahani Trust

THE SEAL OF THE SUB REGISTRAR KURLA - I
MUMBAI SUBURBAN DIST. (BANDRA)

NOTARY
P.C. DWIVEDI
MAHARASHTRA
Regd. 5838
GOVT. OF INDIA

THE THADHOMAL MUSHTAKRAM & JOTSING THADHOMAL SHAHANI TRUST
5/A, COURT CHAMBERS,35,NEW MARINE LINES,MUMBAI-400 020.

Flat No: 004 BILL No: 0458 Dt: 01.12.12

NAME: INDRU ADVANI DUE DT: 20.12.12
SHAHANI TRUST COLONY
R.C.MARG,CHEMBUR-EAST
MUMBAI-400071

PARTICULARS	AMOUNT
OCCUPATION CHARGE	60.00
EDUCATION/STATE EDUCATION CESS	5.75
WATCHMAN CHAREGES ETC.	751.00
MUNICIPAL/WATER/SEWERAGE TAX	3.00
INCREASE IN MUNICIPAL PROPERTY	40.45
PARKING CHARGES	60.00
TOTAL	920.20
R/Off	-0.20
TO PAY	920.00

Certified True Copy

Note:PLEASE ISSUE CHEQUE IN THE NAME OF THE T.M.& J.T.SHAHANI TRUST.
PLEASE WRITE YOUR FLAT NO.ON THE REVERSE OF THE CHEQUE.
PLEASE PAY YOUR PAYMENT BEFORE DUE DATE.

For THE T.M.& J.T.SHAHANI TRUST

T.M. & J.T. Shahani Trust CHEMBUR (E)

P.C. DWIVEDI
NOTARY
MAHARASHTRA
(Govt. of India)

MANAGER/SECRETARY/TREASURER