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54/1325421
Receipt No. 1636/43 Date 12/8/94/3538
GENERAL STAMP OFFICE
Bombay

RECEIVED from Sheetal Co-op. Hsg. Soc Ltd.

Twenty only
Stamp Rs. 20/- Twenty only
Is chargeable to this instrument



COLLECTOR

THIS DEED OF SALE made Bombay this 17th day of July 1999 (One thousand nine hundred and ninety PNQ between the Maharashtra Housing and Area Development Authority, a statutory corporation constituted under the Maharashtra Housing and Area Development Act, 1976; (MAHXXVIII of 1977) hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (E), Bombay-51, the Vendor (hereinafter referred to as "the Authority" which expression shall unless the context requires otherwise include its successors and assigns) of the One Part :

AND

SUBHASH NAGAR SOCIETY Co-operative Housing Society Ltd., a Society duly registered under the Maharashtra Co-op. Societies Act, 1960 (MAH.XXIV of 1961) and bearing registration NO.BOM/HSG/ 7618 dtd 30.5.1981 and having its registered office at Tenement No. - in Building No. 31, Subhash Nagar, Chembur Bombay 4000 71 the purchaser (hereinafter referred to as "the Society" which expression shall unless the context

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requires otherwise include its successors and permitted assigns) of the Other Part :

WHEREAS the Authority being duly constituted with effect from the 5th December, 1977 under Government Notification in the Public Works and Housing Development No ARD-1077. (1) Desk-44, dtd the 5th December, 1977, the Maharashtra Housing Board a corporation established under the Bombay Housing Board Act, 1948 (Bombay LXLX of 1948) (hereinafter referred to as "the Board") stood dissolved by operation of section 15 of the said ACT.

AND WHEREAS under clauses (a) and (b) of section 189 of the said Act all the property rights liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property rights liabilities and obligations of the Authority:

AND WHEREAS the Government of India had formulated a Housing Scheme for the construction and allotment of tenements on rental basis to industrial workers known as the Subsidised Industrial Housing Scheme:

AND WHEREAS the Board had in pursuance of the said Government of India Scheme built the building bearing No. 31 at Survey No. 67 to 71 Pt. and C.T.S. No. 826 Pt. at Subhash Nagar Chembur Bombay 4000 71. (hereinafter referred to as "the said building") and more particularly describe in Schedule I hereunder written for housing industrial workers as provided in that scheme:

AND WHEREAS the tenements in the said building were allotted to individual allottees specified in Schedule II hereunder written on rental basis :

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AND WHEREAS persistent demand were made by the occupant industrial workers that the tenements constructed for them under the Subsidised Industrial Housing Scheme of the Government of India by the various housing authorities should be sold to them:

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AND WHEREAS the conference of the Housing Ministers of all the States held at Calcutta in December 1975 had recommended to the Government of India to consider the transfer of these tenements to the occupants on ownership basis by giving them opportunity to pay for these tenements in suitable instalments as it was found that it was practically impossible to dispossess superannuated workers or workers who have crossed the prescribed income limit and consequently have become ineligible for retention of the tenements in the occupation:

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AND WHEREAS the Government of India after considering the entire problem have permitted the State Government to transfer such tenements on certain conditions laid down by the Government of India in this behalf:

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AND WHEREAS on the basis of the guidelines laid down by the Government of India the Government of Maharashtra have inter-alia directed that the buildings built by the Housing Board and other agencies under certain schemes should be offered for sale in "as is and where is condition" to the authorised and unauthorised occupants whose occupation is regularised on their paying the penalty amounting to fifty percent of the cost of the tenements in lump sum for residential purpose on the basis of hire purchase after the occupants of such tenements have formed a Co-operative Housing Society :

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AND WHEREAS the said allottees have formed themselves into a Co-operative Housing Society called the Subhash Nager Sheetal Co-operative Housing Society Ltd., the said Society being the other part of these presents :

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AND WHEREAS the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to the said building and the said building is the absolute property of the Authority:

AND WHEREAS the Authority has at the request of the Society decided to convey the said building more particularly described in Schedule I hereunder written by way of sale and to grant the land underneath and appurtenant thereto by way of lease to the society Subject to the terms conditions and covenants hereinafter appearing and contained:

AND WHEREAS in pursuance of such a decision the land underneath and appurtenant to the said building is being granted by the Authority to the Society on a lease for a period of ninety nine years by a separate lease deed of even date between the Authority and the Society:

AND WHEREAS the said building is intended to be sold to the society at the price of Rs. 2,16,542/-

(Rupees Two lakhs sixteen thousands five hundred
forty two only)

exclusive of the rebates given by the Government of India.

Government of Maharashtra and the Authority from time to time and the said amount of Rs. 2,16,542/- (Rupees Two lakhs

Sixteen thousands five hundred forty two

only) being the sale price of the said building has been received by the Authority in full from time to time from the allottees and/or the Society (the receipt of which the Authority doth hereby admit and acknowledge):

AND WHEREAS it is expedient to convey the right title and interest of the Authority in the said building to the Society and the Authority hereby agrees to convey and the Society hereby agrees to accept such conveyance by way of sale the right title and interest of

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as are contained hereinafter :

NOW THIS DEED OF SALE WITNESSETH AS FOLLOWS :

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1. In consideration of the payment of Rs. 2,16,542/-
(Rupees Two lakhs sixteen thousands five hundred
forty two only)

on the land
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(exclusive of the rebates given by the Government of India the
Government of Maharashtra and the Authority from time to time)
paid by the allottees and/or the Society to the Authority on or
before the execution of these presents (the receipt of which sum of
Rs. 2,16,542/- (Rupees Two lakhs sixteen thousands five hundred

forty two only) the Authority doth hereby admit and acknowledge)
being the full consideration amount payable to the Authority the
authority as the absolute owner hereby conveys grants and assures
unto the Society by way of sale all the property consisting of a
building bearing No. 31 standing on the piece or parcel of
land at S.No. 67 to 71 and C.T.S. no. 826 Pt. at Subhash Nagar,
Chembur and more particularly described in the first Schedule
hereto and for clarity delineated on the plan hereto annexed and
thereon shown by yellow colour together with all its appurtenance
such appurtenances not being land and all the estate rights title
interest use inheritance property possession benefit claim and demand
of the Authority into out of and upon the same as against any other
person whatsoever TO HAVE AND TO HOLD the said building as
owner subject however to the terms conditions and covenants
hereinafter appearing.

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2. The said building till the time of execution of these presents
has been in possession of the said Society and the Authority hereby
covenants that the Society shall from the time of execution of these
presents continue to be in possession of the said building and hold

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and enjoy the same as owner thereof without any interruption or disturbance by the Authority or any person claiming through or under the Authority subject however to the term conditions and covenants incorporated in these presents.

3. The Authority hereby covenants with the Society that the said building hereby sold is free from all encumbrances whatsoever except as stated herein and the Authority is entitled to sell and convey the same to the Society in the manner aforesaid.

4. The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts deeds things conveyances and assurances for better and more perfectly conveying and transferring the said building and every part thereof unto the Society as may be reasonably required by the Society.

5. The society hereby expressly agrees that the land underneath and appurtenant to the said building is and continues to be the property of the Authority and that the Society has no right title or interest in the said land except the rights reserved under separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these presents.

6. The Society shall bear pay and discharge all existing and future rates taxes assessment duties impositions and outgoings whatsoever assessed imposed and charged upon the said building provided that all such taxes rates assessment duties impositions and outgoing shall till the date of conveyance of the said building be borne by the Authority. If there remain any arrears to this effect and any claims are made in respect thereof on the Society by the Government Local Authority or any other authority under any law for the time being in force in the State of Maharashtra the Society shall be entitled to call upon the Authority to pay all such arrears and the Authority agrees that it shall pay the same after due verification.

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7. The Society shall pay to the Authority such proportion to be fixed by the Authority of all expenses as may be determined by the Authority payable from time to time in respect of constructing repairing re-building and cleaning all party walls party fences party hedges sewers drains gates roads paths pavements and other things the use of which is common to the premises hereby sold and to the adjoining premises and also a proportion in respect of charges for water supply and electric supply where separate meters in respect of such service have not been fitted to the premises hereby sold. The society shall pay towards such proportion of such expenses in advance and on account a sum of Rs. 4,752/-
(Rupees Four thousands seven hundred fifty two Only)
(tentative) at every quarter of the year the first of such payment being made on the 30.5.1994 and the subsequent payment to be made on the first day of the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the Society. If the said sum of Rs. 4,752/- (Rupees Four thousands seven hundred fifty two only) to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not) the Society shall pay such unpaid amount or part thereof together with interest thereon at 12 $\frac{1}{2}$ % per annum remaining from the date when the sum becomes payable till the payment is made by the Society. Any advance or otherwise to be paid by the Society to this effect shall become payable by the Society subject to the conditions aforesaid. The Authority shall adjust such sums from time to time and render accounts thereof to the society within a reasonable time. The Society hereby agrees to join the federation of the Co-operative Housing Societies owning buildings in the above scheme which shall take over the management and maintenance of the common services aforesaid.

8. It is hereby agreed and declared that all moneys sums dues and other charges payable under these presents shall be

[Signatures]

deemed to be arrears of rent payable in respect of the said building and shall be recoverable from the Society in the same manner as arrears of land revenue as provided in section 180 of the said Act as amended from time to time provided always that this clause shall not affect other rights powers and remedies of the Authority in this behalf.

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SCHEDULE

9. It is hereby further agreed and declared that the Society shall not by virtue of this sale deed acquire any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for constructing buildings or for any other purposes whatsoever and that any enjoyment of light or air by the Society or its successors in title from or over the adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

SCHEDULE

All that th
structure :

No. 82

Bombay

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10. All the costs including the stamp duty and registration charges of this deed of sale shall be borne by the Society.

That is to

11. The Authority is exempted from payment of income tax under sub-section (20-A) of section 10 of the Income Tax Act, 1961 read with section 4 of the Finance Act, 1970.

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IN WITNESS WHEREOF the signature of

Shri ASHOK LAL

Chief Officer

of Bombay Housing and Area Development Board, Bombay for and on behalf of the Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the Officer of the Authority and the signature of Shri M.D. SHINDR

Chairman, Shri M.D. KAMBL

Secretary and Shri K. VISHWANATHAN

Member of the Managing Committee of the Society for and on behalf of the Society under the authority of the Society given to them to execute these presents for and on behalf of the Society vide Society's General Body's Resolution

[Handwritten signatures]

the said building
in the manner as
the said Act
is clause shall
authority in this

passed in its meeting held on 22.4.1994 and the seal of
the Society has been affixed hereunto on the day and the year first
hereinabove written.

SCHEDULE - I

Society shall
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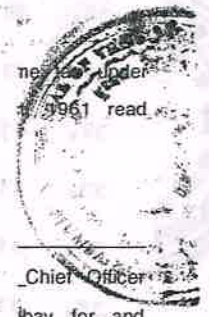
SCHEDULE OF PROPERTY ABOVE REFERRED TO :

All that the building No. 31 having a multistoreyed
structure situated on the land bearing survey No. 67 to 71 C.T.S.
No. 826 Part. at Subhash Nagar Chembur
Bombay 4000 71. in the registration Sub-District of Bandra
Bombay Suburban District and bounded as follows :

ation charges

That is to say :-

- On or towards the North by : 60'.00" Chembur Govandi Road.
- On or towards the South by : Children's Park, Sweeper's Quarter
- On or towards the East by : Bldg. No. 28
- On or towards the West by : Bldg. No. 53 & Garden



Chief Officer
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ri N.D. KAMBL
ISHWANATHAN
Committee of
authority of
for and on
Resolution

SCHEDULE II

LIST OF BONAFIDE ALLOTTEES OF SUBHASH NAGAR SHETAL
CO-OPERATIVES HOUSING SOCIETY LTD.

Sr. No.	Tenement No.	Name of Tenant	Carpet area of each Tenement	Sale Price of each Tenement
1.	1081	Shri Ramdhar Vishwakarma	4,513/-	
2.	1082	" P.Y. Prabhu Valavalkar	16.72 Sq. Ft. 4,513/-	
3.	1083	" K. Vishwanathan Iyer	4,513/-	
4.	1084	" K.G. Negandhi	4,513/-	
5.	1085	" B.A. Devaram	4,513/-	
6.	1086	" S.B. Shetty	4,513/-	
7.	1087	" K.B. Khupte	4,513/-	
8.	1088	" M.V. Kumbhar	4,513/-	
9.	1089	" S.N. Keshkamat	4,513/-	
10.	1090	" A.S. Shivalkar	4,513/-	
11.	1091	Smt. S.B. Sherkar	4,513/-	
12.	1092	Shri R.S. Naik	4,513/-	
13.	1093	" H.V. Acharya	4,513/-	
14.	1094	" C.D. Jacob	4,513/-	
15.	1095	" B. Slicator Dias	4,513/-	
16.	1096	" P.T. Saravate	4,513/-	
17.	1097	" M.D. Shinde	4,513/-	
18.	1098	" J.P. Panchal	4,513/-	

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1	Sale
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19.	1099	Shri E.P. Krishnan	16.72	4,513/-
20.	1100	" R.G. Bodes	Sq. Ft.	4,513/-
21.	1101	" P.H. Anthony	"	4,458/-
22.	1102	" K.D. Singh	"	4,513/-
23.	1103	" G.V. Salaskar	"	4,513/-
24.	1104	" G.N. Kamble	"	4,513/-
25.	1105	" V.A. Dandye	"	4,513/-
26.	1106	" S.K. Paynade	"	4,513/-
27.	1107	Smt. N.B. Khetale	"	4,461/-
28.	1108	Shri S.K. Poojari	"	4,513/-
29.	1109	" S.G. Dhumele	"	4,513/-
30.	1110	" C.R. Shridharan	"	4,516/-
31.	1111	" V.A. Ukarande	"	4,513/-
32.	1112	" A.A. Ugade	"	4,513/-
33.	1113	" N.P. Kondekar	"	4,513/-
34.	1114	" P.G. Hovaje	"	4,513/-
35.	1115	" N.K. Varghese	"	4,513/-
36.	1116	" N.D. Kamble	"	4,513/-
37.	1117	" K.P. Augustine	"	4,513/-
38.	1118	" G. Mohan Raj	"	4,513/-
39.	1119	Smt. J.B. Gade	"	4,513/-
40.	1120	Shri S.S. Ambre	"	4,533/-
41.	1121	" N. Nambudra	"	4,513/-
42.	1122	" S.L. More	"	4,513/-

Conted.3.

SIGNED SEALED AND DELIVERED by
Shri **ASHOK LAL**

Chief Officer, Bombay Housing and
Area Development Board Bombay in
the presence of Shri **R.L. SAWAND**
SR. CLERK Bombay
Housing and Area Development Board
Bombay.

The Common Seal of the Maharashtra
Housing and Area Development
Authority affixed in the presence of
Shri **S.B. DUBE**, ESTATE MANAGER,
(CONVEYANCE) SHRI S. K. PATIDY
Bombay

SUSH D. C. O. E. M. Z. ESTATE MANAGER (CONVEYANCE)
Housing and Area Development Board

who has signed in taken thereof in
presence of Shri **R.L. SAWAND**
SR. CLERK B.H. & A.D.B.

SIGNED SEALED AND DELIVERED BY
1. **SHRI M.D. SHINDE**

SHRI M.D. KAMBLE Chairman

SHRI K. VISHWANATHAN Secretary

Member of
the Managing Committee of the said
Society who have hereunto affixed their
signatures in the presence of Shri
P.Y. PRABHU DALAWALKAR
a member of the Society

SUBHASH NAGAR SHITAL

The Common Seal of the
Co-operative Housing Society Limited is
affixed in the presence of Shri
S.C. PATIL who has signed
in token thereof in the presence of
Shri **R.S. NAIK**
a member of the Society

(ASHOK LAL)

Chief Officer,
Bombay Housing
and Area Development Board
Bombay



Supl Chief Officer - RM
(S.B. DUBE)
ESTATE MANAGER (CONVEYANCE)

Bombay Housing and
Area Development
Board, Bombay

(Chairman)

(Secretary)

(Member)



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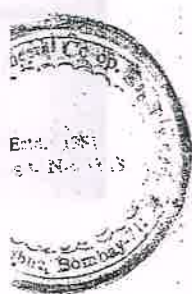
Member

Member

1.	2.	3.	4.	5.
43.	1123	Shri K.S. Sawant	16.72 Sq. Ft.	4513/-
44.	1124	" G. Amin	"	4,513/-
45.	1125	" K.B. Nayak	"	4,513/-
46.	1126	" S.N. Phandve	"	4,513/-
47.	1127	" V.T. Shekheran	"	4,513/-
48.	1128	" N.N. Mahajan	"	4,513/-

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Sl. No.	Name	Designation	Post	Remarks
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Vice Chair
 Board
 Development



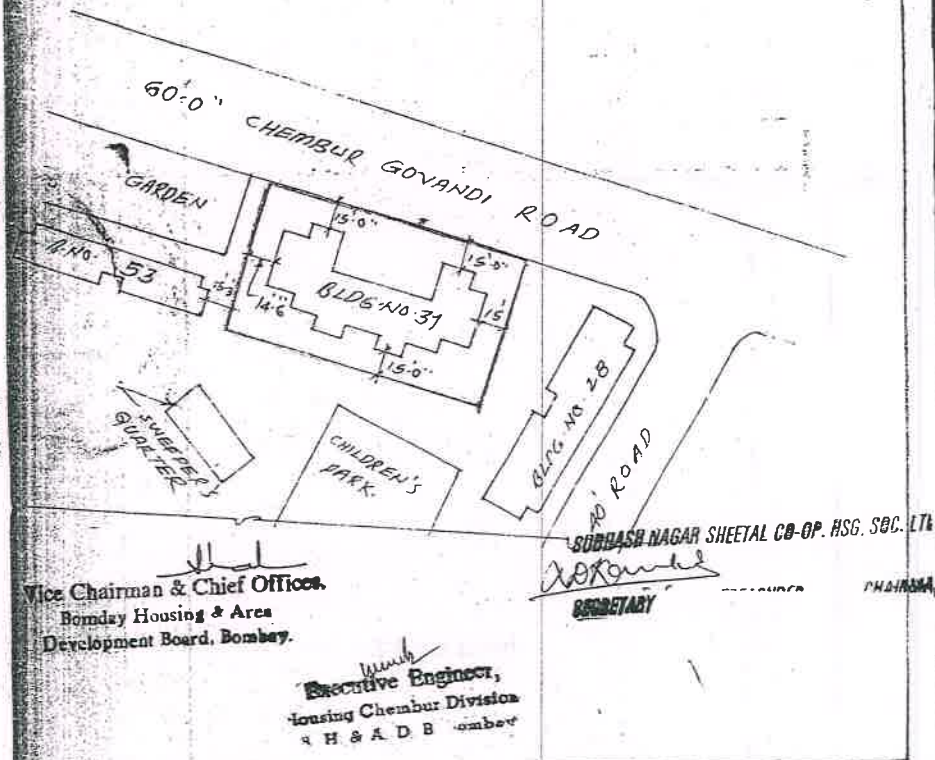
EX ENGR. HOUSING CHEMBUR DIVISION PLAN NO. 6/91
PARTLAY OUT PLAN SHOWING THE
PLOT UNDERNEATH THE BLDG NO. 31
AT SUBHASH NAGAR, CHEMBUR

S.NO. 67 TO 71

SCALE: 80' TO 1"



AREA APPURTENANT AND UNDERNEATH OF
BLDG. NO. 31 SHOWN BOUNDED RED. 13247.96 SQ. FT. I.E. = 1230.74 SQ. MT.
COURTYARD AREA PER TENEMENT = 24150 SQ. FT. I.E. = 22.44 SQ. MT.
COURTYARD AREA OF BLDG. = 8694.00 SQ. FT. I.E. = 807.67 SQ. MT.
CARPET AREA PER TENEMENT = 180.00 SQ. FT. I.E. = 16.72 SQ. MT.
CARPET AREA OF BLDG. = 6480.00 SQ. FT. = 601.99 SQ. MT.



Vice Chairman & Chief Officers,
Bombay Housing & Area
Development Board, Bombay.

Executive Engineer,
Housing Chembur Division
H & A D B - Bombay

SUBHASH NAGAR SHEETAL CO-OP. HSG. SOC. LTD.
SECRETARY

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1) श्री-पद्माकर यशवेण प्रभुकाकावकर, वय-५० वर्षी
 धोरा श. डा/१०८२, कुम्भाभ-नगर, चेन्नई-
 मुंबई-४०००५७ हे क्र. १ चे साक्षादा मध्य
 सह-करनाम

2) श्री-रमेश जोकर, वय-५१ वर्षी, जोकर-
 श. डा/१०९२, पत्ता-वीर-पद्माभ-हे क्र. २ चे-
 साक्षादा मध्य सह-करनाम

३ दिने २०१५ मध्ये
 रजिस्ट्रार कोठार मध्यस्थे लांबदार
 : प्रत्येकी प्रतीक केवळ.

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PBDR-3
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 Registered at No. _____
 Additional of Bk. No. 1

173/95 Joint Sub-Registrar IV
 Bombay (Bandra)

PBDR-3
 774195 on 1 to 9
 Registered at No. _____
 Additional of Bk. No. 1

Joint Sub-Registrar IV
 Bombay (Bandra)

[Signature]

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विषय - ३/काय/९५

DATED THIS 17th DAY OF July 1995
Duplicate

MAHARASHTRA HOUSING AND AREA
DEVELOPMENT AUTHORITY

SUGESH NAGAR SHEETAL CO-OPERATIVE
HOUSING SOCIETY LTD.

5850162
98750

DEED OF SALE

12 x 11'5" : 144
32 x 30'8" : 1910
25 x 22'2" : 1560
20 x 22'8" : 1120
4304
x 2
13032

SAT. S. M. ORDHAR

Legal Adviser,
Maharashtra Housing and
Area Development Authority
Bombay - 400 051.