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S-1004

25-5-78

Conveyance Rs. 11,10,505/-

Shri D. S. Gadiyal

Secretary, Shakun Corp.

Hsg. Society, L.V.

376-00
10-00
6-00

392-00

It is a condition of the registered title that the transferee shall be responsible for the payment of the stamp duty and the registration fee. The transferee shall also be responsible for the payment of the stamp duty and the registration fee. The transferee shall also be responsible for the payment of the stamp duty and the registration fee.

STx under 230A of ST Act required
NOC required

इतर भीषी भागधुषी

१. शास्त्र गोपीनी की मूर्तमूर्ति चित्रण विषय मन्त्रसंख्या
२. मन्त्रसंख्या की.
३. शास्त्र गोपीनी की.
४. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
५. मन्त्रसंख्या की.
६. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
७. शास्त्र गोपीनी चित्रण मन्त्रसंख्या.
८. शास्त्र गोपीनी चित्रण मन्त्रसंख्या.
९. शास्त्र गोपीनी चित्रण मन्त्रसंख्या.
१०. मन्त्रसंख्या.
११. शास्त्र गोपीनी चित्रण मन्त्रसंख्या.
१२. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
१३. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
१४. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
१५. मन्त्रसंख्या चित्रण मन्त्रसंख्या.
१६. मन्त्रसंख्या.

Form No. S-1004.

Presented at the office of the
Sub-Registrar of Bombay
between the hours of 12 Noon
and 1 P.M. on the 25th May
1978

p *L. G. Gadgil*
(D. G. Gadgil)
Secretary,
SHAKUN Co-op. Hsg.
Society Ltd.

Sub-Registrar of Bombay.

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Involved fees for:

Registration Rs 376-00

Photographing

(Pages 10) 10-00

Postage 6-00

Total Rs 392-00

~~Sub-Registrar~~

R.W. 873/2-5-78

R.U. 938/5-5-78

No. 306/470/5

GENERAL STAMP OFFICE

Bombay, 5-5-78

RECEIVED from

Shakun' Co-op. Hsg. Soc. Ltd.

Bishop stamp duty

Rupees

(4088/-) *four thousand*

Eighty Eight only.

CERTIFIED under sec. 32 of the Bombay Stamp Act,

1958, that the full stamp duty of Rupees (4088/-) *four*

thousand Eighty Eight only has been paid.

has been paid.



M. M. M.
Collector.

THIS INDENTURE made at Bombay this 10th day of May 1978
BETWEEN M/s. MITHILI BUILDERS, a registered partnership firm
carrying on business at Bombay, hereinafter referred to as
"VENDORS" (which expression shall include the partners for the
time being constituting the said firm, the survivor or survivors
of them and the heirs, executors and administrators of last surviving
partner and their, his or her assigns wherever the context so
require or admits) Party of the ONE PART AND SHAKUN CO-OPERATIVE
HOUSING SOCIETY LTD., a Society having its registered office
at "SHAKUN" Plot No.K-11, Irani Layout, M.G. Road Extension,
Vile Parle East, Bombay, and registered under the provisions of
The Maharashtra Co-op. Societies Act, 1960 under certificate of

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registration bearing No.BOM/HSG-4678 of 1975 dated 27th December, 1975 hereinafter referred to as " THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) party of the other Part WHEREAS the Vendors are absolutely seized and possessed of or otherwise well and sufficiently entitled to the piece or parcel of land or ground being a portion of a larger piece of land and more particularly described in the First Schedule hereunder written and intended to be hereby granted and conveyed AND WHEREAS the Vendors duly erected, constructed and completed on the said piece or parcel of land a building consisting of a ground and four upper floors consisting of Flats and open terrace on fourth floor AND WHEREAS the said Flats on each Floor admeasures 2087 Sq.ft. (approximately) equivalent to 194.08 Sq.meters and 520 Sq.ft. equivalent to 48.15 Sq. Meter on 4th Floor AND WHEREAS by a respective agreement for sale in respect of the said respective Flats of the said building have been acquired by the respective persons as per the detailed more particularly stated in the SECOND SCHEDULE hereunder written AND WHEREAS it was provided in the said agreement for sale that those persons to whom the respective Flats are agreed to be sold and who have acquired respective Flats in the said building for consideration shown in their respective agreement for sale and also in the SECOND SCHEDULE should form a Co-operative Housing Society - hereunder written/AND WHEREAS as provided in the said agreement a Co-operative Housing Society Ltd., having been formed and registered as required by the provisions of the Maharashtra Co-operative Societies Act 1960 AND WHEREAS the Vendors had agreed to transfer their rights, title and interest in the said Plot and in the building to the Co-operative Housing Society Ltd., for the consideration of making the total of the consideration price respectively paid by those respective persons who acquired respective flats in the said building from the Vendors and more particularly described

.....3/-



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10/11/75
Adarsh
10/11/75
S.C. Shrivastava

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in the Second Schedule hereunder written AND WHEREAS those respective person or persons claiming through those respective persons have formed a Co-operative Housing Society Ltd., which is named as SHAKUN CO-OPERATIVE HOUSING SOCIETY LTD., being the Purchasers herein AND WHEREAS in pursuance of the said respective agreements the Vendors have agreed with the Purchasers for the absolute sale to the Purchasers the land hereditaments and premises TOGETHER WITH the building erected thereon and more particularly described in the First Schedule hereunder written free from incumbrances at or for the total price of ~~Rs.~~ Rs.11,10,505/- and have received the said total price of Rs.11,10,505/- from the Purchasers in the manner herein before recited and more particularly detailed in the Second Schedule hereunder written before the execution of these presents NOW THIS INDENTURE WITNESSES that in pursuance of the said agreements and in total consideration of the sum of Rs.11,10,505/- paid before the execution of these presents (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every Part thereof) doth for ever acquit, release and discharge the Purchasers, they, the said Vendors do and each of them doth hereby grant, sell assign, release, convey and assure unto the said Purchasers forever. All that piece or Parcel of land together with the Building constructed and completed thereon or ground with the messuage, dwelling house or building standing thereon situate, lying and being at Vile Parle East in Bombay Suburban District in the registration Sub-district of Bombay and Bombay Suburban admeasuring about 2064 Sq. yds. equivalent to 1706 Sq.mtrs. and bearing Plot No.11 of the Plot made cut under the plan of the Sub-division approved by the Municipal Corporation of Greater Bombay and bearing Survey No.44, Hissa No.2 (Part)Hissa No.4 (Part) Hissa No.5(part), Hissa No.6 (Part) and C.T.S. (City Survey No.252) (part), 245 (Part), 272 (Part) and 271 (part) and bounded on or towards the North by access road on or towards the South by proposed Municipal Park on or towards the West by Mahatma Gandhi Road Exten. and on towards the East by Plot No.10 and more particularly

...4/-



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described in the Schedule hereunder written TOGETHER WITH all the singular, house out houses, edifices, building, courts, yards, areas, ways, wells, compounds, paths, passages, waters, watercourses, sewers, ditches, drains, trees, plants, lights liberties easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the said piece or parcel of land or ground, hereditaments and premises belonging or in any wise appertaining to 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 also together with all the deeds, documents, writings, vouchers and other evidences of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use inheritance, property, possession, benefit claim and demand whatsoever both at law and equity of the said Vendors in to out of or upon the said piece or parcel of land or ground hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said piece or parcel of land or ground, hereditaments and premises and all and singular and other the premises hereby granted, released and assured or intended ~~so~~ to be with their and every part of their rights, members and appurtenances UNTO and to the use and benefit of the said Purchasers for ever SUBJECT to all rents, taxes, assessments, rates duties, now chargeable upon the same or which may hereafter become payable in respect thereof, to the Government of Maharashtra or the Municipal Corporation of Greater Bombay AND the said Vendors do and each of them doth hereby for themselves their heirs, executors and administrators covenant with the said Purchasers that notwithstanding any act, deed, matter or thing whatsoever by them or any of them the said Vendors or any person or persons lawfully or equitably claiming by from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary they and each of them the said Vendors now have in themselves good right, full power and absolute authority to grant, release and assure the said piece or parcel of land or ground hereditaments and premises hereby granted, released



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or assured or intended so to be unto and to the use of the said Purchasers in manner aforesaid AND that the said Purchasers shall and may at all times hereafter peaceably and quietly enter upon have, occupy, possess and enjoy the said land hereditaments and premises and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit without any suit eviction interruption claim or demand whatsoever from or by them the said Vendors or their heirs, or any of them or any person or persons a lawfully or equitably claiming or to claim by from under or in trust for him or them or any of them AND that free and clear and freely clearly and absolutely acquitted, exonerated and for ever discharged or otherwise by the said Vendors well and sufficiently saved defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and incumbrances whatsoever had made, executed, occasioned or suffered by the said Vendors or by any other person or persons lawfully or equitably claiming or to claim by, from under or intrust for him, them or any of them AND FURTHER that they the said Vendors and all persons having or lawfully or equitably claiming any estate or interest whatsoever in the said hereditaments and premises or any part thereof from under or in trust for the said Vendors or their heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the said purchasers do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly assuring the said hereditaments and premises and every part thereof unto and to the use of the said Purchasers in manner aforesaid as by the said Purchasers their heirs, executors, administrators or assigns or their counsel in law shall be reasonably required AND WHEREAS the Purchaser is entitled to the remission in full stamp duty and registration fee payable under Bombay Stamp Act, 1958 and Indian



Dr
for the
Sd/-

.....6/-

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Registration Act, 1908 respectively on these presents conveyance as the land with building thereon purchased by the Purchasers by these presents wherein the cost of each flat TOGETHER WITH land value does not exceed fifty-thousand rupees and the floor area of which does not exceed 750 Sq.ft. except flat Nos. B-3 and B-9 having floor area 785 Sq.ft. (73.00 Sq.meters) and 771 Sq.ft. (71.70 Sq.meters) respectively as more particularly stated in SECOND SCHEDULE hereunder written, as per the Government of Maharashtra Notification bearing No.CSL.1072/13068-C-5, dated 30th October, 1972.

FIRST SCHEDULE ABOVE REFERRED TO

All that piece or parcel of land or ground together with a Building constructed thereon (adwelling house) situate and lying at Vile-parle (East), Bombay, in the registration District and sub-district of Bombay City & Suburban ..., admeasuring 2064 Sq.Yards (equivalent to 1706 Sq. Meters) and bearing Plot no.11 of the Plot made out under the Plan of the Sub-Division approved by the Municipal Corporation of Greater Bombay and bearing Survey No.44, Hissa No.2, Hi (Part), Hissa No.4 (Part), Hissa No.5 (Part) and Hissa No.6 (Part) and C.T.S. Nos. 252 (Part), 245 (Part), 272 (Part) and 271 (Part) and bounded on or towards the North by access road on or towards the South by proposed Municipal Park on or towards the West by Mahatma Gandhi Road Extension and on or towards the East by Plot No.10.

- SECOND SCHEDULE ABOVE REFERRED TO -

- SHAKUN CO-OP. HOUSING SOCIETY LTD. -

- LIST OF FLAT PURCHASERS -

Block No.	Floor	Names of the Flat purchasers	Area in Sq.ft./Sq.mt.	Cost of flat*
A-1	Gr.floor	Dhavale, Sadanand Shreekrishna	590/54.87	35,340.00
A-2	-do-	Parab, Shashikant Pandurang	556/51.70	33,360.00
Total c/f.				68,700.00

* Includes proportionate cost of land & Building.

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Block No.	Floor	Names of the Flat Purchasers	Area in Sq.ft./Sq.mt.	Cost of flat*
Total C/f.				68,700.00
A-3	Gr. Floor	Gandhe, Digambar Sitaran	581/54.03	34,860.00
A-4	-do-	Paranjpe, Dhananjay Ganesh	360/33.48	21,540.00
A-5	1st-do-	Godbole, Vinayak Shridhar	590/54.87	35,340.00
A-6	1st floor	Naik, Chandrakant Babaji	556/51.70	33,360.00
A-7	-do-	Andhare, Madhukar Krishnarao	581/54.03	34,860.00
A-8	-do-	Suvarna, Chhannappa K.	360/33.48	21,540.00
A-9	2nd-do-	Badve, Dattatraya Vinayak	590/54.87	35,340.00
A-10	2nd floor	Oka, Makarand Madhukar	556/51.70	33,360.00
A-11	-do-	Nabar, Vinayak Nilkanth	581/54.03	34,860.00
A-12	-do-	Smt. Mantri, Sushila Mukund	360/33.48	21,540.00
A-13	3rd floor	Shah, Jawahar Raoji	590/54.87	35,340.00
A-14	-do-	Smt. Patil, Malti Kamalakar	556/51.70	36,140.00
A-15	-do-	Gadgil, Dattatraya Ganesh	581/54.03	34,860.00
A-16	-do-	Karnik Suresh Ramchandra Karnik Suresh Ramchandra	360/33.48	21,540.00
A-17	4th floor	Shri Parab, Arvind Mahadeo	520/48.15	49,000.00
B-1	Gr.floor	Bhat, Vithal Narayan	728/67.70	43,680.00
B-2	-do-	Smt. Paranjpe, Pratibha Sudhakar	576/53.56	37,440.00
B-3	-do-	Ranade, Sharad Krishnaji	785/73.00	47,040.00
B-4	1st floor	Tipnis, Sadanand Kashinath	360/33.48	21,540.00
B-5	-do-	Chachad, Vinod Motiram	581/54.03	34,860.00
B-6	-do-	Kakade, Arun Mahadeo	556/51.70	33,360.00
B-7	-do-	Kamat, Madhukar Shankar	590/54.87	35,340.00
B-8	2nd floor	Smt. U. Shardadevi	728/67.70	43,680.00
B-9	-do-	Dr. Patwardhan Aravind Vithal	771/71.70	46,260.00
B-10	-do-	Patil, Manohar Balram	590/54.87	35,340.00
B-11	3rd floor	Raote Ravindra Bhalchandra	360/33.48	21,540.00
B-12	-do-	Sathe, Jagdish Shankar	581/54.03	37,765.00
B-13	-do-	Sathe, Shankar Govind	556/51.70	36,140.00
B-14	-do-	Karmarkar, Santosh K.	590/54.87	35,340.00
B-15	4th floor	Pradhan, Chintaman Dattatraya	520/48.15	49,000.00

Total Rs..... 11,10,505.00

* Includes proportionate cost of land & Building.

.....8/-

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IN WITNESS WHEREOF the parties hereto have put their respective hands and seal on the day and year first hereinabove written.

SIGNED AND DELIVERED by the within :

Named M/s. MITHILI BUILDERS :

in the presence of P.D. Edwarkar (P.D. Edwarkar)

For MITHILI BUILDERS,

Partner.

10-5-78

2/13, Gokul Nivas Bldg. No. 2
Ranade Road, Dadar, Bombay-28.
(V.D. Manohar) 14, Chandni Rashmi Society
Ankhi B'bay 58.

SIGNED SEALED AND DELIVERED BY

affixing the common seal of the within named Purchasers "SHAKUN

CO-OPERATIVE HOUSING SOCIETY LTD.,

was hereunto affixed pursuant to

the resolution dated the 3rd day

of December, 1977 and 15th day of

December, 1977 by the Managing

Committee and the General Body

respectively, in the presence of

CHAIRMAN : Prof. D.V. Badve

SECRETARY: Shri D.G. Gadgil

JOINT SECRETARY : Shri S.P. Parab

TREASURER : Shri S.S. Dhavale and

the Member of the Managing Committee

Shri A.M. Parab of the said Society

have set their respective hands



P. D. Badve ✓
30/4/78
S. S. Dhavale ✓
30/4/78
S. S. Dhavale ✓
30/4/78
S. S. Dhavale ✓
30/4/78

IN THE PRESENCE OF

P. R. Acharya

RECEIVED from the within named

Purchasers the Sum of Rs.11,10,505/-

in the manner as stated within these

presents.

WITNESSES

P. D. Edwarkar
2/13, Gokul Nivas Bldg. No. 2 Ranade Road,
Dadar, Bombay-28.

We say received

For MITHILI BUILDERS.

Partner.

10-5-78

(V.D. Manohar)
14, Chandni Rashmi Society
Ankhi B'bay 58.

- 1) Shri Ghanashyam Anant Pradham, as partner of "Mithili Builders", aged 44 Indian, Businessman, residing at "Sai Krupa" Daud Bang, Ardhurik (W) Blay 58
- 2) Shri Dattatraya Ganesh Gadgil, as secretary of "Shakun Corp. Hsg. Society Ltd" & of which he identifies the seal, aged 44 Service, residing in Society M.G. Rd. ext. Wile Parle (E) Blay 57, both executing parties, Indians, admit execution of the so called conveyance.

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Shri V.V. Gadgil, Service BSRO Chembur

known to the Sub-Registrar stated that he

knows the above executant and knows the

fact.

Dated 25th May 1978

Sub-Registrar



- 1) Prof. Dattatreya Vinayak Badve, aged 50, Service
- 2) Shri Shashikant Pandurang Parab, aged 38, Service
- 3) Shri Sadanand Shri Krishna Dhavle, aged 38, Service
- 4) Shri Arvind Mahadeo Parab, aged 38, Service, executing parties, Indians, admit execution of the so called conveyance as chairman, Joint Secretary, Treasurer & member of the mg. Committee of the society of "Shakun Corp. Housing Society Ltd" at M.G. Rd extension, Wile Parle (E) Blay 57. They all reside in society & identify its seal.

1) Badve

2) Shashikant

3) S. S. Dhavle

4) *Adams*

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Shri V.V. Gadgil, Service, BSRD. Chamber,

and returns to the Sub-Registrar within 10 days.

Knows the above exculat. *Adams*

17th June 1978

Sub-Registrar

सदरचा दस्त मुद्रांक जिल्हाधिकारी यांनी अभिमोर्षित केला असल्याने दस्त नोंदणीस ओदरित करण्यात येत आहे.

Adams
सह जिल्हा निबंधक वर्ग-२
(अभिलेख)
मुंबई जिल्हा.



मुस १००४/७८
दुयम क्रमांक १.....क्रमांक.....वर
नोंदला
तारीख २८/०६/२०१७

Adams १००४/७८
सह जिल्हा निबंधक वर्ग-२
(अभिलेख)
मुंबई जिल्हा

8
DATED THIS 10th DAY OF May 1978

M/s. Mithili Builders,
Prabhu Tiwas,
22, New Nagardas Road,
Andheri (East),
BOMBAY - 400 069

TO

SHAKUN CO-OPERATIVE HOUSING SOCIETY

CONVEYANCE

Shri B.R. Ketkar,
Advocate High Court
Alli Chambers,
W. Master Road,
BOMBAY

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