



Thursday, May 14, 2009

12:50:21 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3621

गावाचे नाव गोरेगांव

दिनांक 14/05/2009

दस्तऐवजाचा अनुक्रमांक

वदर2 - 03622 - 2009

दस्ता ऐवजाचा प्रकार

गहाण मालमत्तेचे प्रत्यंतरपत्र (रिकव्हियन्स ऑफ मॉरगेज)

सादर करणाराचे नाव: महाराष्ट्र स्टेट को.ऑ.लिसिंग फायनान्स कार्पो. लि. मुंबई चे संचालक
आर जी सामंत व डी एस बरे यांच्या तर्फे मुखत्यार विजय रंगराव

नोंदणी फी

: - 100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

: - 540.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (27)

एकूण

रु.

640.00

DELIVERED

आपणास हा दस्त अंदाजे 1:12PM ह्या वेळेस मिळेल

दुर्यम निबंधक

कोरीवली 1 (मालाड)

बाजार मुल्य: 0 रु.

कर्जाची रकम: 0 रु.

भरलेले मुद्रांक शुल्क: 200 रु.

दुर्यम निबंधक कोरीवली-१,
मुंबई उपनगर विस्था.

DELIVERED

No: 39535



खातेदाराची प्रत / Party Copy
दि नॉर्थ कॅनरा जी. एस. वी.
को-ऑप. बँक लि.

THE NORTH KANARA
G.S.B. CO. OP. BANK LTD.
(Scheduled Bank)

Govt. of Maharashtra General Stamp office Licence No.
D-5/1977/M.C.R. 1042/12/05/1300-203.D. 22-07-05

शेखा / बँदा Br. / BANDRA
दिनांक / Date 21/4/09

मुद्रांक शुल्क / Stamp Duty	₹.	1000/-
सेवा आकारणी शुल्क / Service Charges (Incl. Tax)	₹.	50/-
एकूण / Total	₹.	1050/-

दस्तऐवजांची संख्या / No. of Documents 5

रक्कम / Amount in words One Thousand fifty Rupees only

मुद्रांक शुल्क भरणाऱ्याचे नाव व पत्ता / Name & Address of stamp duty paying party
The MSCHFC

समोरच्या पक्षकाराचे नाव / Name of counter party
The MSCHFC

चवहाराच्या उद्देशाचे कारण / Purpose of transaction
Reconvey

शुल्काचे स्वरूप / Payment Details
रोख / डीडी / चनादेश क्र. / Cash / DD / Cheque No. / cash

बँकेचे नाव / Drawn on Bank
शाखा / Branch

मुद्रांक केवले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

रोखपाव / Cashier
अधिकार्याची सही / Authorised Signatory

Frinking No. 42159-163

DELIVERED



3022

बदर-२
3622/9
२००९



बंदर-२
३६२२ | २
२००९

THIS INDENTURE made at Mumbai

This 14th day of May 2009

BETWEEN THE MAHARASHTRA STATE COOPERATIVE HOUSING FINANCE CORPORATION LTD. (formerly known as THE MAHARASHTRA STATE COOPERATIVE HOUSING FINANCE SOCIETY LIMITED) A society registered under the Bombay Cooperative Societies Act (Bombay Act VII) of 1925 and deemed to be registered under Maharashtra Cooperative Societies Act 1960 under No. B: 1985 of 1960 having its registered office at Housefin Bhavan, C-21, "E" Block, Bandra - Kurla Complex Bandra

[Handwritten signature]

Authorised Signatory,
Bandra (E) Branch

(East), Bombay 400051, hereinafter called the "Mortgagees" (which expression shall unless repugnant to the context or the meaning thereof mean and include its successors and assigns) of the One Part AND

[Handwritten signature]

JAL-NIDHI CO-COPERATIVE
HOUSING SOCIETY LIMITED GOREGAON (W) society registered
MUMBAI
under the Bombay / Maharashtra Cooperative Societies Act 1925 / 1960 / 1961 under its Registered Office at PLOT NO.5,
BANGUR NAGAR, GOREGAON (WEST), MUMBAI-400 090

[Handwritten signature]

_____ hereinafter called the "Mortgagors"
(which expression shall unless repugnant to the context or the meaning thereof mean and include its successors and assigns) of the Other Part



RS-100 HUNDRED
The North Kanara C. S. B. Co-op Bank Ltd. Bandra Branch, Zapuiza, Sahitya, Sahawak, Kolenagar.
Mumbai 400 041. 10422/05/1000 to 105/ST/10/1000
भारत 42162
119763
भारत २११९९२
APR 21 2009
R.00000000-PE100
INDIA
STAMP DUTY
MAHARASHTRA
19-27
...2

WHEREAS by Indenture of Mortgage dated 27/04/1971
 made between the Mortgagors of the One Part and the Mortgagees of the
 other Part and registered with the office of the Sub-Registrar of
 Assurances at MUMBAI
 under Serial Number PR417/71 of 1971 on 27/04/1971
 of Book No.1 in consideration of the sum of Rs. 10,000/- paid
 by the said Mortgagees to the mortgagors, and covenant to pay to the
 mortgagors further sum of Rs. 20,66,000/- the Mortgagors did grant
 convey and assure their lands here ditaments and premises situated at
GOREGAON (WEST), MUMBAI.

more particularly described in the Schedule thereunder written being
 the same as described in the schedule hereunder written unto and to the
 use of the said Mortgagees subject nevertheless to the redemption
 therein contained on repayment of the said principal sum of Rs.
20,76,000/- together with interest thereon secured to them in the
 manner and upon the terms and conditions and covenants therein
 contained.



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[Handwritten signature]

AND WHEREAS by clause of 4(a) of said herein
 before recited Indenture of Mortgage dated 27/4/71 the said
 Mortgagors for consideration therein mentioned covenanted to pay to
 the Mortgagees the said principal sum of Rs. 10,000/- and also
 such further sum of moneys as may be advanced by Mortgagees to the
 Mortgagors pursuant to the covenant on the part of the Mortgagees as
 therein contained and that it was thereby agreed by and between the
 Mortgagors and Mortgagees that the Mortgagors should pay to the
 Mortgagees 80 equated quarterly installments of Rs. 251=60 at
 the rate therein mentioned and such quarterly installments to be paid

[Handwritten signature]

[Handwritten signature]



on the 27th day of each and every quarter therein until the monies for time being due at the foot thereof should have been fully paid on or before the expiry of 20 years from the date thereof as therein mentioned and that it interalia agreed and declared between the Mortgagors and the Mortgagees that in the aforesaid Indenture of Mortgage dated 27/4/71 the amount of such equated quarterly installments of principal and interest shall be increased proportionately as and when the said further advance or advances shall be made under the covenant in that behalf therein contained to the intent and that the entire amount of original advance with interest thereon at the rate therein mentioned shall be repaid by the Mortgagors to the Mortgagees on or before the expiry of 20 years from the date thereof as therein mentioned and the entire amount of advance or such advances together with interest shall be repaid by the Mortgagors to the Mortgagees before the expiry of the aforesaid period of 20 years from the date of said Indenture of Mortgage.

[Handwritten signature]



AND WHEREAS pursuant to the covenant in that behalf contained in the hereinbefore recited Indenture of Mortgage dated 27/04/71 the Mortgagees paid to the Mortgagors the

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[Handwritten signature]

Rs. 18,68,000 as under: -

- 1) Rs. 10,000/- on execution of Mortgage Deed dt. 27/04/1971
- 2) Rs. 12,35,000/00 on execution of dt. 11/06/1971
- 3) Rs. 6,23,000/00 on execution of dt. 30/09/1971
- 4) Rs. - on execution of dt. -
- 5) Rs. - on execution of dt. -
- 6) Rs. - on execution of dt. -

[Handwritten signature]



AND WHEREAS the Mortgagees have paid to the Mortgagors a sum of Rs. 18,68,000 at the foot of the said hereinbefore recited Indenture of Mortgage dated 24/04/1971

AND WHEREAS the Mortgagees have paid to several other installments therein mentioned.

AND WHEREAS a sum of Rs. 18,68,000 was found due and owing to the Mortgagees at the foot of the said hereinbefore recited Indenture of Mortgage dated 24/04/1971

AND WHEREAS the Mortgagors paid to the Mortgagees the said principal sum of Rs. 18,68,000 due to the Mortgagees at the foot of the said hereinbefore recited Indenture of Mortgage dated 24th day of APRIL 1971 together with all interest thereon in full and final before the execution of these presents.



[Handwritten signature]

AND WHEREAS it has been agreed by and between the Mortgagees and the mortgagors that the Mortgagors should bear and pay all costs, charges and expenses of and the incidental to these presents including the costs of stamp duty and registration charges.

[Handwritten signature]

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AND WHEREAS the Mortgagors have requested the Mortgagees to execute such Reconveyance which the Mortgagees have agreed to do in the manner hereinafter mentioned.

[Handwritten signature]



NOW THIS INDENTURE WITNESSETH that in pursuance of the said Indenture of Mortgage and in consideration of the sum of Rs. 18,68,000 paid to the Mortgagees / by the Mortgagors in full and final satisfaction of the Mortgagees claim due to them as aforesaid at the foot of the said hereinbefore recited Indenture of Mortgage, owing to the Mortgagees (the receipt whereof the Mortgagees do and each of them doth hereby admit and acknowledge and of and from the same doth hereby acquit, release and discharge forever the Mortgagors), they the Mortgagees do and each of them doth hereby grant convey and release unto the Mortgagors all that piece or parcel of land or ground together with misusages, tenements or dwelling houses now standing thereon or any part thereof situate at PLOT NO.5, BANGUR NAGAR, GOREGAON (WEST), MUMBAI 4000 90

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



comprised in the schedule there under being the same as the schedule hereunder written unto and to the use of the Mortgagors absolutely and freely and absolutely discharged of and from all principal monies interest intended to be secured by the said hereinbefore recited Indenture of Mortgage from all accounts, reckonings, claims and demands whatsoever either at law or in equity for upon on account or in respect of the said hereinbefore recited indenture of Mortgage and the Mortgagees do hereby covenant with the Mortgagors that the Mortgagees have not at any time done any act deed matter or thing in anywise relating to the premises and the Mortgagees for themselves and either of them doth hereby for himself, themselves or their heirs, heretofore made done or executed or knowingly or willingly permitted suffered to have been partly to any act deed or thing whereby or by reason or means whereof the said land

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misusages and premises hereby assigned or intended to so to be or any part thereof are is can shall or may be impeached affected or incumbered in title estate or otherwise howsoever.

IN WITNESS WHEREOF the Common Seal of the Mortgagees have been hereunto affixed the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land or ground
Plot nos and
bearing Survey No.161 (part) of Village Pahadi
near Goregaon Taluka Borivali in the Registration
Sub- District of Bandra, District Bombay Suburban
now in Greater Bombay admeasuring 8695.75 square
metres approximately or thereabouts and bounded as
follows: that is to say, on or towards the North
by 50'-0" Wide Road and on or towards West by 30'-0"
Wide Road and on or ~~abouts~~ towards the South by 30'-0"
Wide Road and on or towards the East by 120'-0"
Wide proposed linking Road.

[Handwritten signature]

[Handwritten signature]

[Handwritten signature]



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THE COMMON SEAL OF
THE MAHARASHTRA STATE COOPERATIVE
HOUSING FINANCE CORPORATION LTD.
Was affixed in pursuance to the Resolution of its Board
Of Directors Meeting dated _____

In the presence of..



1) Shri RAGHUVIR SAMANT
Director



2) Shri ADV. DATATRAY VADER
Director

[Signature]
DIRECTOR

[Signature]
DIRECTOR

Countersigned by:



Shri SASHIKANT RATHOD
-/c. District Manager

[Signature]
DISTRICT MANAGER

OF THE MAHARASHTRA STATE COOPERATIVE
HOUSING FINANCE CORPORATION LTD.
Who have signed these presence of...

1) MRS. S. P. SAMANT

2) MR. N.M. DERE

[Signature]
[Signature]

RECEIVED from time to time and from the
Within named Mortgagers the amount aggregating
Rs 18,68,000 (Rs EIGHTEEN LAKHS

SIXTY EIGHT THOUSAND Only)

Rs. 18,68,000/-

Being the principal money within mentioned to be
Paid by them to us.



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WITNESSES:

We say received
For & on behalf of The Maharashtra
State Cooperative Hsg. Finance Corpn. Ltd..

1) *[Signature]*
MRS. S.P. SAMANT

2) *[Signature]*
MR. N.M. DERE

[Signature]
DIRECTOR

[Signature]
DIRECTOR

[Signature]
DISTRICT MANAGER



Friday, November 07, 2008

12:22:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8202

गावाचे नाव पी.एस.पहाडीगोरेगांव

दिनांक 07/11/2008

दस्तऐवजाचा अनुक्रमांक वदर2 - 08155 - 2008

दस्ता ऐवजाचा प्रकार मुखत्यारनामा

सादर करणाराचे नाव: वी महाराष्ट्र स्टेट को ऑप ही फायनान्स कार्पोरेशन लि चे संचालक
रघुवीर जी सामंत - -

नोंदणी फी	:	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:	140.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (7)	:	
एकूण	रु.	240.00

11

आपणास हा दस्त अंदाजे 12:35PM ह्या वेळेस मिळेल

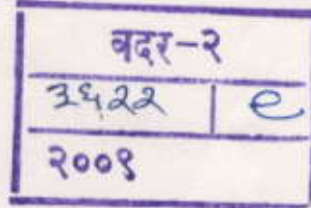
दुय्यम निबंधक
बोरीवली 1 (मालाड)

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 100 रु.

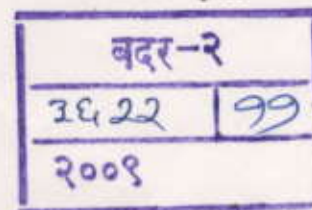
9/11/08



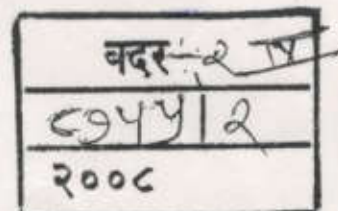
- i. To appear for and on behalf of the undersigned as well as Corporation and
- ii. To present note and admit the documents jointly or severally.
- iii. To present for registration and
- iv. To admit execution of the documents executed to be executed by the undersigned and for the Corporation and do all things necessary or expedient for registration under the Indian Registration Act XVI of 1908 or other law for time being in force any indenture of Reconveyance and Release Deed and other documents executed by or on behalf of the Corporation or to which the common seal of the Corporation may have been affixed or under and by virtue of which the corporate of which the Corporation may claim to be interested the Corporation hereby agrees to allow, rectify and confirm all that each of the said attorney may lawfully do or cause to be done by virtue of these presence and also to present for registration any document executed in favour of the Corporation and do all necessary act for registration of the said documents and admit executing thereof for the same on behalf of the MSCHFCLtd., and it is hereby expressly declared that this presence and the power or authority hereby conferred are in addition to and not by way of substitution for any former or other power of attorney given as delegated to any other person or persons and this presents or not intend to and shall not revoke or limit such other Power of Attorney.



This presents are being executed as empowered by Resolution No.7 passed in the Meeting of Board of Directors of Maharashtra State Co-operative Housing Finance Corporation Ltd., Mumbai held on 13.02.2001 pursuant to the powers conferred upon Bye Law No.72 of the Corporation.



...3



[Handwritten signature]

In witness of the seal of MSCHFCLtd., is hereunto affixed.

Dated this 07th day of November 2008.

THE COMMON SEAL OF THE MSCHFCLTD., is hereunto Affixed pursuant to the RESOLUTIN No. 7 of the Board of Directors Meeting Held on 13.02.2008.

SHRI RAGHUVIR G. SAMANT Aged 73 Occupation: Social Work Om Shree Yashodhan Co.Op. Housing Society. Ltd., J.P.Nagar, Goregaon (E), Mumbai- 400 063.



Handwritten signature of Shri Raghuvir G. Samant

DIRECTOR

The Maharashtra State Co.Op. Housing Finance Corporation Ltd.,

ADV. DATTATREY S. VADER Aged 59 Occupation: Social work R/o. 1102/B, Pridyadarshani Co-Op. Hsg. Ltd., 62, Bhavani Shankar Road, Dadar (W.) Mumbai - 400 028



Handwritten signature of Adv. Dattatrey S. Vader

DIRECTOR

The Maharashtra State Co.Op. Housing Finance Corporation Ltd.,

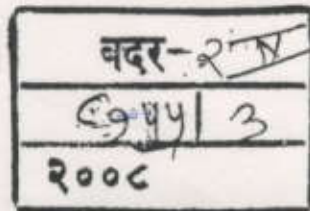
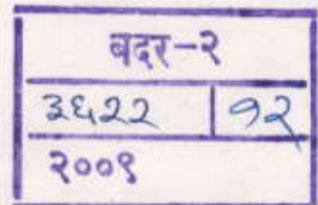


In the presence of

- 1) V.N.KHNOLKAR
2) SMT. S.V.KULKARNI

Handwritten signature of V.N.KHNOLKAR

Handwritten signature of SMT. S.V.KULKARNI



SHRI VIJAY RANGRAO PATIL
I/c. District Manager - Mumbai



Handwritten signature of Shri Vijay Rangrao Patil

SHRI RAMESH N. PANDHARE
Inspector - Dist. Mumbai.



Handwritten signature of Shri Ramesh N. Pandhare



SMT. SHRMITA P. SAMANT
Assistant Inspector Dist. Mumbai.



Handwritten signature of Smt. Shrmita P. Samant



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२००९	

बंदर-२
८९५५-१४
२००८

Witness

आयकर विभाग

INCOME TAX DEPARTMENT

KRISHAN VIJAY SUREBKAR

VIJAY KRISHAN SUREBKAR

308

भारत सरकार

GOVT OF INDIA



भोळखपत्र

दि. २५/०५/०८ रोजी को-ऑपरेटिव्ह
संस्थांना पत्रव्यवस्था कॉर्पोरेशन लि.,

नांव: श्री. व्ही. एन. खानोलकर,

कोड नं.: ३०८

[Signature] प्र. कार्यकारी संचालक

सेवकाची सही

बदर-२	
३६२२	१४
२००९	

बदर-२ IV	
८९५५	५
२००८	

07/11/2008

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

दस्त क्र 8155/2008

12:26:57 pm

बोरीवली 1 (मालाड)

दस्त क्रमांक : 8155/2008

दस्ताचा प्रकार : मुखत्यारनामा

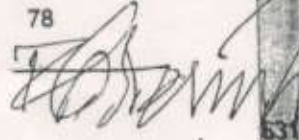
अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नाव: दी महाराष्ट्र स्टेट को ऑप ही फायनान्स
कार्पोरेशन लि चे संचालक रघुवीर जी सामंत - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: ओम श्री यशोधन को ऑप ही सोसा लि
गोरेगाव पु

लिहून देणार

वय 78

सही




63166 - 217374

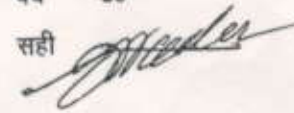


2 नाव: दी महाराष्ट्र स्टेट को ऑप ही फायनान्स
कार्पोरेशन लि चे संचालक दत्तात्रय एस वडेकर - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: वरीलप्रमाणे
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
त

लिहून देणार

वय 59

सही




63166 - 217376

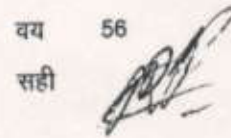


4 नाव: रमेश एन पांडरे - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: वरीलप्रमाणे
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार

वय 56

सही




63166 - 217380




5 नाव: शर्मिला पी सामंत - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: वरीलप्रमाणे
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार

वय 33

सही



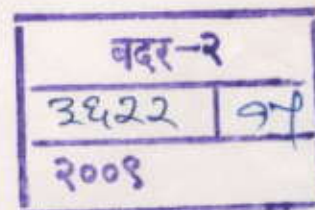
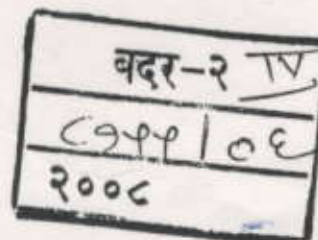

63166 - 217392



खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

3 विजय रंगराव पाटील - -





दस्त गोषवारा भाग - 2

वदर2

दस्त क्रमांक (8155/2008)

दस्त क्र. [वदर2-8155-2008] चा गोषवारा
बाजार मुल्य :0 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

पावती क्र.:8202 दिनांक:07/11/2008

पावतीचे वर्णन

नांव: दी महाराष्ट्र स्टेट को ऑप ही फायनान्स
कार्पोरेशन लि चे संचालक रघुवीर जी सामंत - -

दस्त हजर केल्याचा दिनांक :07/11/2008 11:42 AM

निष्पादनाचा दिनांक : 07/11/2008

दस्त हजर करणा-याची सही :

100 :नोंदणी फी

140 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)).

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 07/11/2008 11:42 AM

शिक्का क्र. 2 ची वेळ : (फी) 07/11/2008 12:22 PM

240: एकूण

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात
व त्यांची ओळख पटवितात.

द. निबंधकाची जुरिबली-१,
बोरीवली 1 (मालाड)
मुंबई जिल्हा.

1) विकास खानोलकर- - ,घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: दिडोशी

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: गोरेगाव

तालुका: -

पिन: -

2) किष्णा बोरबेटकर- - ,घर/प्लॉट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: गळ कालनी

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: बांद्रा पू

तालुका: -

पिन: 51



वदर-२ १५
८१५५/०८
२००८

द. निबंधकाची जुरिबली-१,
बोरीवली 1 (मालाड)
मुंबई जिल्हा.



वदर-२
३६२२ १६
२००९

10/11/2008

दुय्यम निबंधक:

दस्ता गावपारा नागना

10:58:54 am

बोरीवली 1 (मालाड)

दस्त क्रमांक : 8155/2008

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
3	<p>नाव: विजय रंगराव पाटील - -</p> <p>पत्ता: घर/फ्लॅट नं: -</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: हाऊसफीन भवन , प्लॉट नं सी 24, बी के सी , बांद्रा पु मु 51</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p>	<p>लिहून घेणार</p> <p>वय 45</p> <p>सही</p>	