

Shree Padmavati Co-Op. Hsg. Soc. Ltd.

(Regn. No. BOM/W/K/HSG/T.C./5067/90-91)

Plot No 54, Samarth Nagar Cross Road No 3 Lokhandwala Complex, Andheri (W), Mumbai - 400 053

Ref No _____

Date _____

Ref No. :

Date : 25/4/2010.

To

Mr. / Mrs. Dinesh C Doshi

Flat No. B/602 6th Floor Shree Padmavati Co-
Operative Housing Society Ltd. 3rd Cross
Lane, Lokhandwala Complex, Andheri (W),
Mumbai - 400053.

Dear Sir / Madam,

Re : No objection for sale of your Flat No. B-602 to Mr. (Name) Mrs. Pyagna Kedia
and Transfer of your Shares to the transferees.

Ref : Your intimation in Form No 20(1) / 20(2) and confirmation by the intending purchaser.

With reference to the above, please note that the Society has no objection in your intended sale of your Flat No. B-602

A. Documentary Conditions.

You/ purchaser of the flat shall furnish the following documents within one week from registration of the Sale agreement that may be entered into between you and the purchaser.

1. **SALE AGREEMENT** copy duly notarized entered into between you and the Purchaser, along with proof of **STAMP DUTY PAYMENT** and registration of the Agreement.
2. **POWER OF ATTORNEY** duly notarized (If appointed)
3. **SHARE TRANSFER FORM** in the prescribed form by the Seller.
4. **MEMBERSHIP APPLICATION FORM** in the prescribed form by the purchaser.
5. **DECLARATION** in the prescribed form regarding change of user by the purchaser.
6. **DECLARATION** in the prescribed forms under ULC (Urban Land and Ceiling Act)
7. **RESIGNATION LETTER** (from membership) by the seller.
8. **POLICE INFORMATION STATEMENT** (copy) submitted to the Police Station of the purchaser of the flat.
9. Letter confirming handing over the possession of the flat by the seller to the purchaser.
10. **ORIGINAL SHARE CERTIFICATE.**

Contd ②

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11. Letter of undertaking to discharge known / unknown liabilities such as Income tax, Service Tax and other unknown liabilities. [In the format enclosed.]

B. Financial Terms.

- All the Maintenance Charges till date should be cleared by you.
- The Seller shall pay a sum of Rs 500/- towards Share Transfer Fees.
- The Purchaser shall pay a sum of Rs 100/- towards membership entrance fees; if the agreement is made in more than one name, for each additional name, an additional Rs 100/- shall be paid by the Purchaser.
- Share Transfer Premium of Rs. 25/- per sq. ft of the area of the flat subject to a maximum of Rs. 25000/- each shall be paid by the seller.
- Documents Scrutiny fee of Rs 1500/-
- Lift upgradation charges of Rs 75/- per sqft. Remaining unpaid.

C. Miscellaneous.

- This letter of consent for the sale of your flat is meant only for sale of your Flat No B-602 to the purchasers stated above.
- This letter of consent is valid for a period of one month from this day.
- If for any reason, the deal for sale does not go through, you shall immediately inform the Society.
- Please provide all the documents in a single lot, after entering all details stated in the forms.
- You shall produce such other documents as may be required by us on going through the documents, within one week of intimation.
- The Purchaser shall not be allowed to shift his residence to this flat unless and until all the documentary and financial terms are fulfilled.
- All other deposits and share in the Reserves or other funds of the Society of the sellers shall be transferred to the purchasers and the sellers shall not have any right over the same.
- This letter of consent is valid only after the seller and purchaser accept the terms set out hereinabove and confirmation of acceptance is received by the Society.

Yours faithfully,

For Shree Padmavati Co-op. Hsg. Soc. Ltd.


Chairman

Secretary

Mumbai dated 25/4/2010

We confirm our acceptance to the terms stated above.

Seller MR. Dinesh C Doshi Purchaser Mrs. Pragha Kedia

Mumbai dated _____

