



Monday, April 19, 2010

2:06:05 PM

Original

नॉदणी ३९ म.

Ācgn. 39 M

पावती

पावती क्र. : 3903

गांधाचे नाव वाशी

दिनांक 19/04/2010

दस्तऐवजाचा अनुक्रमांक

टनन8 - 03670 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

केसरजाम्बा

सादर करणाराचे नाव: श्रीमती. शाहीन कुरेशी VV/○ श्री मोहम्मद सलीम कुरेशी -

नॉंदणी फी

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17900.00

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

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560.00

रुजबात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)

अतिरीक्त मुद्रांक शुल्क

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सह दुःखान् निर्गन्तुं युक्तः । विवशः ।
अणे ४

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बाजार मूल्य: 2237000 रु. मोबदला: 1700000रु.

भरलेले मुद्रांक शुल्क: 72100 रु.

देयकाचा प्रकार : अडीडी/घनाकर्षाद्वारे;

दैंकेंचे नाव थ चल्ता: आयसी आयसी आय बँक वाशी :

डीडी/धनाकर्ष क्रमांक: 000501; रकम: 17900 रु.; दिनांक: 16/04/2010

राहून

Strokecap

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Monday, April 19, 2010

2:08:38 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3904

गावाचे नाव वाशी

दिनांक 19/04/2010

दस्तावेजाचा अनुक्रमांक टक्का 8 - 03670 - 2010

दस्तावेजाचा प्रकार

करारनामा

करारनामा

सादर करणाराचे नाव: श्रीमती शाहीन कुरेशी W/O श्री मोहम्मद सलीम कुरेशी - -

नोंदणी फी

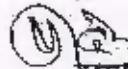
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आपणास हा दस्त अंदाजे 2:21PM ह्या वेळेस मिळेल



मुख्य निबंधक

सह मुख्य निबंधक टाणे क्र. ८

बाजार मूल्य: 2237000 रु. मोबदला: 1700000 रु.

भरलेले मुद्रांक शुल्क: 72100 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

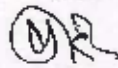
बँकेचे नाव व पत्ता: आयसी आयसी आय बँक वाशी ;

डीडी/धनाकर्ष क्रमांक: 000608; रक्कम: 4500 रु.; दिनांक: 19/04/2010

समाशोधनाच्या अधीत राहून

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मुख्य निबंधक

BETWEEN

MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD, THROUGH HIS FATHER & CONSTITUTED ATTORNEY MR. KETEKAR MOHAMMED ARSHAD, (Pan No.) (Tel. 27890852 / 9967809661) an adult, Indian Inhabitant, residing at : Flat No. 3A/5, First Floor, Noor Co-op. Hsg. Society Ltd., Plot No. 18, Sector 9A, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "The TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the ONE PART.

AND

MRS. SHAHEEN QURESHI, aged 38 years, W/O MR. MOHD. SALIM QURESHI, an adult, Indian Inhabitant, residing at : Flat No. 6-7, Bldg. No. 2, Noor Co-op. Hsg. Society Ltd., Sector-9A, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and permitted assigns of the OTHER PART.

DESCRIPTION OF PROPERTY

=====

FLAT NO.	BLDG. NO.	WING	FLOOR	PLOT NO.	SECTOR
5	3A	A	FIRST	18	9A

NODE

VASHI, NAVI MUMBAI

BUILDING : GROUND + 4 FLOORS

ADMEASURING : 655 SQ. FT. (BUILT UP AREA)

SOC. : NOOR CO-OP. HOUSING SOC. LTD.
 REGN. NO. TNA/HSG/1415 DT. 17.05.1982

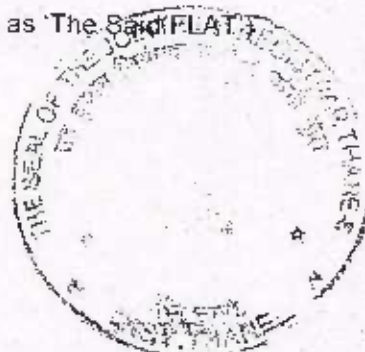
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SALE PRICE: 17,00,000/- (RUPEES SEVENTEEN LAKHS ONLY)

=====

(hereinafter referred to as 'The Said FLAT')

M. Ketkar



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WHEREAS:

One MR. ABDUL SALAM SHAIKH MOHIUDDIN GITE is the Original Member of the NOOR CO-OPERATIVE HOUSING SOCIETY LTD, situated at Plot No.4, Sector 17, Vashi, Navi Mumbai, Taluka & Dist. Thane, a Society duly registered under the Maharashtra Cooperative Societies Act, 1960, under Regn.No.TNA/HSG/1415 DT.17.07.1982 (hereinafter referred to as 'The Said Society') holding Five fully paid up shares of Rs. 50/- each vide Share Certificate No. 45, Distinctive Share Sr.Nos.221 to 225 hereinafter referred to as the said share) and interest and title in the property of the said Society, i.e. the said FLAT.

AND WHEREAS

The said MR. ABDUL SALAM SHAIKH MOHIUDDIN GITE, has sold and assigned all his rights in and upon the said Flat in favour of Transferor MR. ELYAS ABDULLA KHAN, for proper consideration by executing Agreement to sale dated 20th September 1998 which has been registered with the Sub-Registrar of Assurances Thane, by paying proper Stamp Duty and Registration Charges, vide its Registration Document No. 18349, Dated 19.09.1998.

AND WHEREAS

The said MR. ELYAS ABDULLA KHAN, has sold and assigned all his rights in and upon the said Flat in favour of Transferor MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD, for proper consideration by executing Sale Deed cum Conveyance Deed dated 18th November 2003. The said Sale Deed has been registered with the Sub-Registrar of Assurances Thane-3, by paying proper Stamp Duty and Registration Charges, vide its Registration Receipt No. 08730, Dated 18.11.2003.

AND WHEREAS

The TRANSFEROR do hereby covenant and declare that he is the registered member of the Society and having been admitted by the Society as a member.

The Transferor do hereby covenant as follows

- a. That the Transferor is the absolute owner of the above said flat together with the said Shares bearing distinctive No. 221 to 225, under share Certificate No.45, and same are free from lispendens, lien, encumbrance(s), attachments, mortgages, claims, charges, hindrances, acquisitions, assignment or trust of any nature whatsoever and there are no winding up proceedings or any legal impediments to sell the same.

M. Ketekar

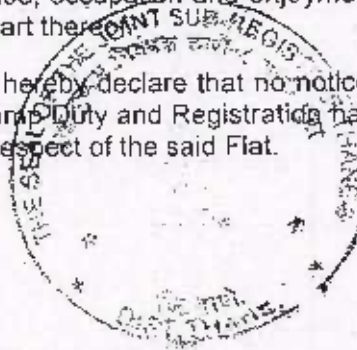


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- b. There are no attachments or prohibitory orders as against or affecting the said FLAT and the said FLAT is free from all encumbrances.
- c. That it is entitled to hold and transfer the said Flat and there is no impediment under any of the statutory laws and regulations, byelaws, etc to hold and/or transfer the same to the Transferee.
- d. That excepting the Transferor, no one else has any right, title, claim interest or demand of any nature whatsoever over and in respect of the said Flat.
- e. The Transferor has not received any Notice of attachment under the Income tax Act, or any other Act or from any Competent/Statutory Authority including Central/State Sales Tax Departments, Excise Department, in respect of the said Flat and further represents that there are no Tax Recovery or Certificate proceedings initiated or pending against the Transferor affecting the said Flat.
- f. The Transferor has paid all the necessary charges of any nature whatsoever in respect of the said FLAT.
- g. The Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said FLAT. The Transferor has paid all the necessary charges till date and agrees to pay till the physical possession is given to the TRANSFEE.
- h. The Transferor has not entered into any agreement of Leave and License, Agreement for sale, transfer or any other Memorandum of Understanding with any person /persons, which is still subsisting wherein he is prevented from disposing or dealing with this FLAT.
- i. The Transferor has not received any notice from CIDCO /Municipal Corporation/MSEB and any other statutory body or authorities regarding the acquisition and/or requisition of the said FLAT.
- j. The Transferor & his family are in exclusive use, occupation and possession of the said FLAT and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the said FLAT or any part thereof.
- k. The Transferor do hereby declare that no notice for the recovery of the Stamp Duty and Registration have been received by his in respect of the said Flat.

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1. The Transferor has not done any act, deed, matter or thing whereby he is prevented from entering into this agreement on the various terms and conditions as stated herein in favour of the TRANSFEREE and the Transferor has all the rights, titles and interests to enter into this Agreement with the TRANSFEREE on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the TRANSFEREE has agreed to purchase the said FLAT.

AND WHEREAS:

The Transferor has agreed to transfer the said Shares held by the Transferor and his interests in the said FLAT to the TRANSFEREE, which the TRANSFEREE has agreed to acquire from the Transferor, after taking inspection of the documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

NOW THIS DEED WITNESSETH AS FOLLOWS :

1. The Transferor hereby agrees to sell, transfer and assign all his rights, title and interests in and upon the following FLAT;

FLAT NO.	BLDG.NO.	WING	FLOOR	PLOT NO.	SECTOR
5	3A	A	FIRST	18	9A

NODE

VASHI, NAVI MUMBAI

BUILDING : GROUND + 4 FLOORS

ADMEASURING : 655 SQ.FT. (BUILT UP AREA)

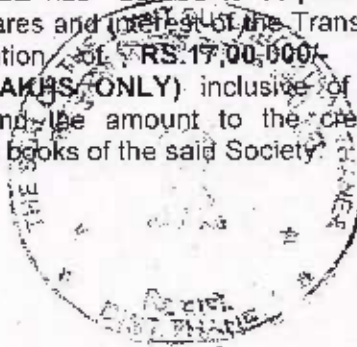
SOC. : NOOR CO-OP. HOUSING SOC. LTD.

REGN.NO. TNA/HSG/1415 DT. 17.05.1982

to the Party of the Second Part/TRANSFEREE which the TRANSFEREE has agreed to acquire the same and the said Shares and interest of the Transferor for a total consideration of ~~RS. 17,00,000/-~~ (RUPEES SEVENTEEN LAKHS ONLY) inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the said Society.

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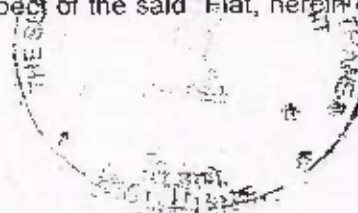
2. The TRANSFEREE has paid the said consideration of **RS.17,00,000/- (RUPEES SEVENTEEN LAKHS ONLY)** on or before the execution of this Sale Deed.
3. The Transferor hereby agrees and undertakes to handover vacant and peaceful possession of the said Flat together with this original Agreement duly registered, and other papers necessary transfer of the said Flat, against payment of full consideration.
4. The Transferor hereby admits and declares that the said FLAT in the Society and the said Shares having Certificate No.45, Shares Serial No. 221 to 225, the Transferor has full and absolute right and authority to sell the same or transfer it to any person/s.
5. The TRANSFEREE hereby agrees to become the member of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.
6. The Transferor do hereby agrees to pay the following charges till the physical possession is given to the Transferee.
 - i) Maintenance charges payable to the Society till date.
 - ii) Electricity bill up to date.
 - iii) NMMC Property Tax.

and the Transferor further undertake that IN NO CASE the TRANSFEREE shall be liable for payment or dues of the said Society for the period of occupancy of the said FLAT of the Transferor.

7. The Transferor hereby agrees to keep indemnified to the Transferee against any loss or damage which the Transferee may sustain on account of the Transferee's right to remain in peaceful possession and enjoyment of the said Flat as absolute owner being disturbed in any manner whatsoever, on account of any defect or deficiency in the title of the Transferor and the Transferor agrees to defend the right, title and interest of the Transferee to the said Flat against all the claims and that all costs and expenses in this regard shall be borne and paid for by the Transferor.
8. That the Transferor hereby assures the Transferee that he has not sold done or caused to be done any acts, deed or things which are contrary to or inconsistent with the covenants herein contained and which may have the effect of affecting, prejudicing, jeopardizing or otherwise abrogating the title, right and interest of the Transferee in respect of the said Flat, herein conveyed

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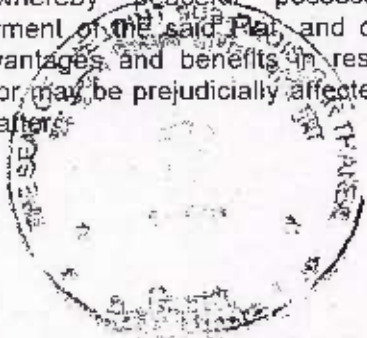


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in any manner and to any extent whatsoever and that in event should there be any encumbrance(s) or liability(s) in respect of the title to the said Flat or any third party claims, the Transferor or to his successor or successors and assigns.

9. The Transferor will immediately handover and deliver the vacant, peaceful and absolute possession of the said Flat to the Transferee, upon full and final payment and will surrender right, title and interest in respect of the said Flat and said Shares in favour of the Transferee (which the Transferee have seen, inspected and found to be in perfect condition) and thereafter the Transferee will be entitle to quietly enter upon live, occupy possesses and enjoy the said Flat and the said Shares together with the fittings, fixtures and other amenities thereon.
10. The Transferor shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferor to his predecessor-in-title and to the said society and on the said FLAT.
11. The Transferor states, confirms and declares the said Flat is free from all encumbrance, lien, mortgage, hypothecation of whatsoever nature and that Transferor has full and absolute power and authority to transfer and deliver possession of the said Flat to the Transferee. No other person or parties have any right, title, interest, proprietary claim or demand into over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, inheritance and tenancy or lien or otherwise however over the said Flat and that the same is not subject matter of any pending suit or dispute and hereby further undertakes to indemnify from any cost, proceedings, claims, and expenses which may be incurred by the Transferee. The Transferor also states, confirms and declares that he has not taken any loan(s) or person (s) against the said Flat, and the said shares as security or additional security in respect of any sort of loan/finance.
12. The Transferor do hereby covenants with the Transferee that neither the Transferor nor any one on his behalf have committed or omitted any act, deed matter or thing whereby peaceful possession, occupation and enjoyment of the said Flat and other rights, privileges, advantages and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner.

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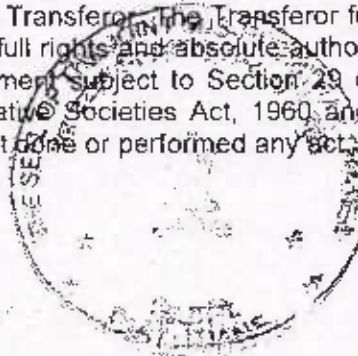
Handwritten signature/initials

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13. The Transferor further declares that the said Flat was self acquired property of him and that no one else except him has any rights, title and interest in respect of the said Flat and the said Shares.
14. The Transferor has NO OBJECTION and grants the permission, for transfer the share certificate in the name of the TRANSFEREE by the Society.
15. The Transferee shall be entitled to have and hold and occupation and to use and benefit for her heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor or any person on his behalf or who may claim through him in trust for him, subject only to on the part of the TRANSFEREE to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or co-op society in respect of the said FLAT from the date of signing of this Agreement.
16. That the TRANSFEREE hereby covenant with the Transferor that she shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that The Municipal Corporation, the Co-op Society and Government etc. may make herein after in respect of the said FLAT.
17. That the Transferor hereby declares that he has paid all taxes and outgoings up to date in respect of the said FLAT and that if any amount is due from him to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said FLAT the same shall be paid by the Transferor and if any such amount is recovered from the TRANSFEREE, the Transferor do hereby agrees to indemnify and keep the TRANSFEREE indemnified there from.
18. The Transfer charges/fees payable to the said society for the transfer of the said FLAT in the name of the TRANSFEREE, shall be paid by TRANSFEROR.
19. SUBJECT to the provisions and terms and conditions of this Agreement, the Transferor hereby agrees to transfer his shares and the interest in the said Flat to the Transferee and the Transferee is entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the Transferor. The Transferor further declares that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Transferor has not done or performed any act, deed,

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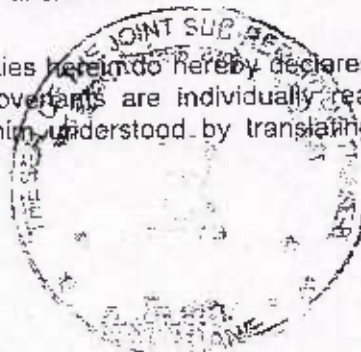
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matter or thing whatsoever, whereby he may be prevented from entering into this Agreement as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in her favour of whereby the quiet and peaceful enjoyment or possession of the Transferee in respect of the said Flat may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Agreement and transfer his rights to be transferred hereby and the Transferee is not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the Transferor shall be liable to compensate, indemnify and reimburse to the Transferee the loss, damage, which the Transferee may suffer or sustain in this behalf.

20. The TRANSFEE do hereby agree to pay Stamp Duty Registration Charges payable to the revenue authorities for registration of the Agreement/Sale Deed as it is mandatory to pay the Stamp Duty, Registration charges as per the Provisions of the Bombay Stamp Act 1958.
21. The Transferor do hereby agrees that all the bills/receipts will be handed over to the TRANSFEE and the TRANSFEE hereby agrees to acknowledge.
22. The Transferor do hereby declares that he has paid all the stamp duty and registration charges to the Revenue authorities and in case any notice for recovery is received by the TRANSFEE in respect of this Flat that shall be paid by the Transferor and or settle the same with the Revenue authorities at his own cost.
23. The Transferor do hereby declare that he has not taken any loan from any Institution by mortgaging the said Flat, and in case it is detected there is a loan pending, the Transferor shall only be responsible to clear the loan.
24. CIDCO TRANSFER
Transfer charges if any payable to CIDCO to record the membership of Transferor in the records of CIDCO shall be paid by the Transferor, and transfer charges for recording the name of the Transferee in CIDCO records shall be paid by the Transferee.
25. That each of the parties herein do hereby declares that all the terms and covenants are individually read by them and/or made him understood by translating this agreement.

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Handing Over Taking Over all the Original documents

26. All the Original documents pertaining to the said flat have been handed over in original to the TRANSFEREE and the TRANSFEREE do hereby acknowledge the receipts of the same and inspected the same, and the TRANSFEREE shall not raise any objection or claim any document hereinafter.

Inspection of Documents

Zerox copies of the following documents for inspection have been submitted by the parties and the Transferor do hereby promise to hand over all the original documents at the time of Part payment Registration to Bank/Financial Institution or to the Transferee for disbursement of the Loan.

- i) Registered Agreement to Sell between MR. ELYAS ABDULLA KHAN & Transferor, dt.09/10/2003.
- ii) Part Occupancy Certificate (zeorx)

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
withnamed 'TRANSFEROR'

MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD
Through his father & Constituted Attorney
MR. KETEKAR MOHAMMED ARSHAD



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in the presence of

1) *Adh...*

2) *[Signature]*

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SIGNED AND DELIVERED by the
Within named 'TRANSFEREE'

MRS. SHAHEEN QURESHI,
W/O MR. MOHD. SALIM QURESHI

in the presence of

1) *Adh...*

2) *[Signature]*



R E C E I P T

RECEIVED OF AND FROM the within named 'TRANSFEREE'
MRS. SHAHEEN QURESHI, W/O MR. MOHD. SALIM
QURESHI, the sum of RS.17,00,000/- (RUPEES SEVENTEEN
LAKHS ONLY) being the full and final payment of sale price
 of the FLAT being

=====

<u>FLAT NO.</u>	<u>BLDG.NO.</u>	<u>WING</u>	<u>FLOOR</u>	<u>PLOT NO.</u>	<u>SECTOR</u>
5	3A	A	FIRST	18	9A

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NODE

VASHI, NAVI MUMBAI

BUILDING : GROUND + 4 FLOORS

ADMEASURING : 655 SQ.FT. (BUILT UP AREA)

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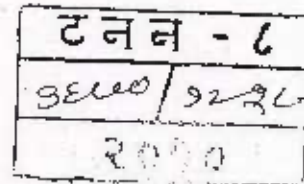
SOC. : NOOR CO-OP. HOUSING SOC. LTD.
 REGN.NO.TNA/HSG/1415 DT.17.05.1982

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I SAY RECEIVED
 Rs.17,00,000/-



MR. KETEKAR MOHAMMED ISHAQUE MOHD.ARSHAD
 Through his father & Constituted Attorney
MR. KETEKAR MOHAMMED ARSHAD
 (TRANSFEROR)

**WITNESSES:**

- 1)
- 2)

IN VASHI CO-OPERATIVE SOCIETY NOOR 1032 KX 007. Dec 2003 40





NOOR CO-OP. HSG. SOCIETY LTD.

(Regd. No. THA / Hsg. 1415 /1982)

Plot No. 18, Sector - 9A, Vashi, Navi Mumbai - 400 703.

Ref. No. _____

Date 6 March 10

This is to certify that Mr. Ketekar Mohd. Ishaque Owner of the flat No. 5 Bldg. No 3A of our Society wishes to sell his flat. We have no objection against the sale of his flat.

Thanking you
Yours Faithfully

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[Signature]



002

CO-OPERATIVE HOUSING

SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Reg. No. TNA/HSG/141 and Date 5-82)

Authorised Share Capital Rs. 600000 Divided into 2000 Shares each of Rs. 50/- only

Member's Register No. _____

THIS IS TO CERTIFY that Shri / Smt. Abdul Salam Sheikh

mainadin Gite

of _____ is the Registered Holder of Shares [Five] from No. 221

to 225 of Rupees Fifty each

in THE Noor CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Thane this 10th day of June 1982.



[Signature]

Chairman

[Signature]

Hon. Secretary

Member of the Committee

P. T. O.



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3800/1022
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5050

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No. BP/V/18/9A/ 672

To
M/s. Noor Co-operative
Housing Society Limited,
Sector 9A, Vashi,
New Bombay-400 703.

23 JUL 1985

Sir,

Sub : Part Occupancy Certificate to one residential building No.2 on Plot No.18 Sector 9A Vashi.

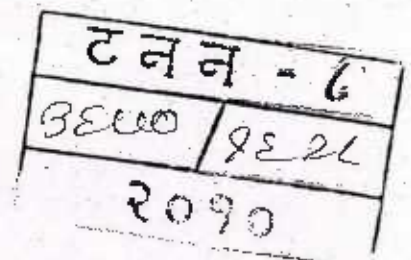
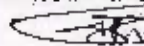
Ref : Your architects letter No.S/VAS/Noor/8845
dated 17th June 1985 & No.S/VAS/Noor/8875
dated 17th July 1985.

Please find enclosed herewith the necessary part
Occupancy Certificate for one Residential building
No.2 on plot mentioned above. (NORTH-WEST CORNER)

Yours faithfully,

45 Karanika

(G.D. Karandikar)
ADDL. TOWN PLANNING OFFICER (N)



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

CIIDCO

No. BP/V/18/9A/ 692

23 JUL 1985

PART OCCUPANCY CERTIFICATE
NORTH WEST CORNER BLDG.

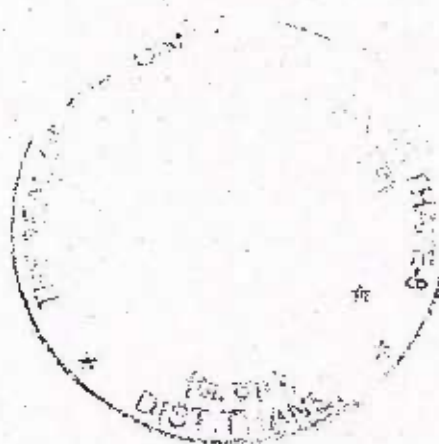
I hereby certify that the development of one residential building No.2 on Plot No.18 Sector 9A Vashi in New Bombay completed under the supervision of M/s. Studiarch Architects has been inspected on 28.6.1985 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated 4.10.1982 and that the development is fit for the use for which it has been carried out.

G.D. Karandikar
(G.D. Karandikar)
ADDL. TOWN PLANNING OFFICER (N)

Date : 23rd July, 1985.

Place : CBD Belapur.

ट न न - ६
३६६० / १६२६
२०१०





Authorized Share

Member's Name

TIME IN

DATE

IN THE

OF THE

IN THE

Stock Certificate No.

DATE

for of



CO-OPERA
1942

600 000

CO-OPERA

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Thursday, October 09, 2003
4:24:28 PM

Original
नॉंदणी 39 म.
Rgn. 39 M

पावती

गावारी नाव काशी

पावती क्र. : 7720

दिनांक 09/10/2003

दस्तावेजाचा अनुक्रमांक

टनन3 - 07705 - 2003

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: श्री कितकर मोहम्मद इस्हाक गहमद अहमद

नॉंदणी की

नकल (अ. 11(1)), पुष्पांकनायी नकल (अ. 11(2)),

रुजवाल (अ. 12) २ छायाचित्रण (अ. 13) -> एकत्रित कर (18)

15000.00


360.00

एकूण

रु.

15360.00

आपणारा हा दस्त अंदाजे 4:39PM हा वेळेस मिळेल

॥ 
मुख्य निबंधक
पाने 3

बाजार मूल्य: 968200 रु. मोबदला: 1500000 रु.
भरलेले मुद्रांक शुल्क: 68750 रु.

Handwritten text in the top left corner, possibly a date or reference number.

Form No. 1)

सर्वसा. ११३ मई.
Gen 113 me.

PY

[अदस्तावेजनीय]
[NO. TRANSFERABLE]

केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

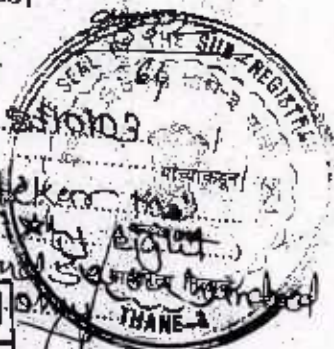
ठिकाण/Place.....Belapur दिनांक/Date.....28/10/03

Received from.....Ishtaque Ketekeen
र./रु.....68380/-

on account of.....

रोखपान वा लेखापान
Cashier or Accountant.

८ नोवेंबर २००३
०००४/११८
२०३३



(Signature)
(Designation)

2549872

CNO 64 RS sixty. Eight thousand seven hundred fifty only

वेणुगुप्त बाबूजी ने नाव. Tshagur Ketejkar m

पता Bh. 19/20/1

ह

पावली नं. 2549872

PROBLY OFFICER

SUB-REGISTRAR

THANE-3 (VASHI)



C-III

AGREEMENT TO SELL OF A FLAT IN A
CO-OPERATIVE HOUSING SOCIETY

NOOR CO.OP.HSG. SOCIETY LTD.
TNA/HSG/1415 DT.17.05.1982

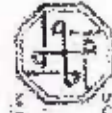
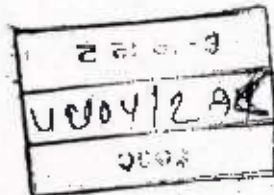
FLAT NO.3, 'A' WING,
BUILDING NO.3A, FIRST FLOOR,
PLOT NO.18, SECTOR-9A,
VASHI, NAVI MUMBAI.

BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

BUILT UP AREA IN SQ.FT.	: 655
BUILT UP AREA IN SQ.MTRS.	: 60.87
RATE PER SQ.MTRS.	: RS.15,905/-
MARKET VALUE	: RS.9,68,200/-
STAMP DUTY	: RS.68,750/-
=====	
SALE PRICE	: RS.15,00,000/-
=====	

THIS AGREEMENT TO SELL is made and
entered into at Navi Mumbai, on this
06th day of October 2003,

...2



MAHARASHTRA
REVENUE
DEPARTMENT

REGISTRATION
NO. R0068750/01043
104066 OCT 18 2003
THANE-3 (VASHI)

[Handwritten signature]

[Handwritten signature]

BETWEEN

MR. ELYAS ABDULLA KHAN aged 47 years, an adult, Indian Inhabitant, residing at Flat No.5, Building No.3A, Plot No.18, Noor Co-op. Hsg. Society Ltd., Sector 9A, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the ONE PART

A N D

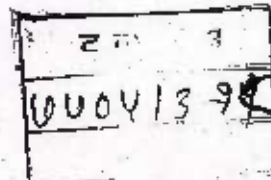
MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD, aged 26 years, an adult, Indian Inhabitant, residing at 9/30, Second Floor, Deonar Municipal Colony, Govandi, Mumbai 400 043, hereinafter for brevity's sake called and referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the OTHER PART.

He Rm his father and Ketkar Mohd Arshad



DESCRIPTION OF THE PROPERTY

FLAT NO.	BLDG.NO.	WING	FLOOR
5	3A	A	FIRST
FLAT NO.	SECTOR	NODE	
18	9A	VASHI, NAVI MUMBAI	



BUILT UP AREA IN SQ.FT. : 655

BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

SOCIETY : NOOR CO.OP.HSG.SOCIETY LTD.
REGN.NO.: TNA/HSG/1415 DT.17.05.1982

SALE PRICE : RS.15,00,000/-
(RUPEES FIFTEEN LAKHS ONLY)

hereinafter referred to as 'THE SAID FLAT'.

[Signature]

AK Kulkarni

WHEREAS :
=====

The Seller is the Registered member of the NOOR CO - OPERATIVE HOUSING SOCIETY LTD. at Plot No.18, Sector 9A, Vashi, Navi Mumbai, Taluka & Distt. - Thane, a Society duly registered under the Maharashtra Cooperative Societies Act, 1960 under Regn.No.TNA/HSG/1415/1982, (hereinafter referred to as 'the said Society') holding five fully paid up shares of Rs. 50/- each vide Share Certificate No.45 with distinctive shares sl. No.221 to 225 and interest and title in the property of the said Society, i.e. the said flat.

The Seller do hereby covenant as follows

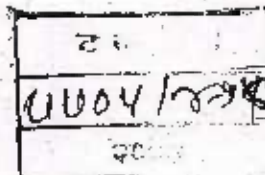
a. There are no suits, litigations Civil or any other proceedings pending as against the Seller personally affecting the said flat.

b. There are no attachments or prohibitory orders as against or affecting the said flat and the said flat is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgement. The Seller has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.

c. The said flat is free from all mortgages, charges, encumbrances of any nature whatsoever.

d. The Seller has paid all the necessary charges of any nature whatsoever in respect of the said flat and the Seller has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

e. The Seller in the past had not entered into any agreement either in the form of sale, lease exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and license or any other rights of the like nature in the said flat and has not dealt with or disposed off the said flat in any manner whatsoever.



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f. Neither the Seller nor any of his predecessor-in-title had received any notice either from the CIBCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.

g. The Seller is in exclusive use, occupation and possession of the said flat and every part thereof and except the Seller no other person or persons are in use, occupation and enjoyment of the said flat or any part thereof.

h. The Seller has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are outstanding estates or effects by way lease, lien, charges, inheritance, gift, trust, mortgage or otherwise however outstanding against the Seller and/or against the said flat or any part thereof.

i. The Seller is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The Seller has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Purchaser and the Seller has all the right, title and interest to enter into this Agreement with the Purchaser on the various terms and conditions as stated herein.

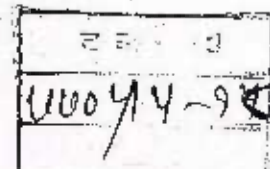
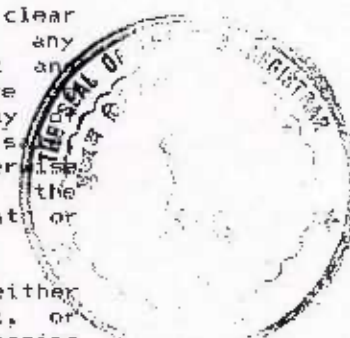
Relying upon the aforesaid representations and declarations made by the Seller herein, the Purchaser has agreed to purchase the said flat.

AND WHEREAS :

The Seller has agreed to transfer the said Shares held by the Seller and his interest in the said Flat to the Purchaser, which the Purchaser has agreed to acquire from the Seller, after taking inspection of the various documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :

[Handwritten signature]

Attested by...5



..5..

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS :

1. The Seller hereby agrees to sell and transfer and assign all his rights, title and interest in and upon the Flat being

FLAT NO.	BLDG.NO.	WING	FLOOR
5	3A	A	FIRST

PLOT NO.	SECTOR	MODE
18	9A	VASHI, NAVI MUMBAI

BUILT UP AREA IN SQ.FT. : 655

BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

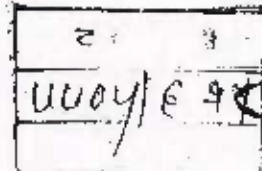
SOCIETY : NOOR CO-OP.HSG.SOCIETY LTD.
REGN.NO. : TNA/MSG/1415 DT.17.05.1982

to the Party of the Second Part/ Purchaser which the Purchaser has agreed to acquire the same which the said Shares and interest of the Seller for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), inclusive of all costs, share capital and the amount to the credit of the Seller in the books of the said Society.

2. The Purchaser agrees to pay the said consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only) in the following manner :

i) A sum of Rs.2,25,000/- (Rupees Two Lakhs Twenty Five Thousand Only) paid on or before the execution of this Agreement.

ii) And the balance sum of Rs.12,75,000/- (Rupees Twelve Lakhs Seventy Five Thousand Only) shall be paid ON OR BEFORE 25.10.2003 on raising loan from HDFC.



3 The Seller shall deliver the vacant peaceful and physical possession of the said Flat and the Shares of the Society to the Purchaser on getting the full and final consideration.

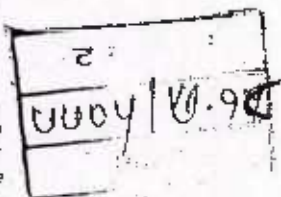
4 The Seller hereby admits and declares that the said Flat in the Society and the said Shares the Seller has full and absolute right and authority to sell the same or transfer it to any person/s.

5 The Purchaser hereby agrees to become member of the said Society and shall abide by all the rules and regulations adopted by it or which it may adopt from time to time.

6 The Seller hereby agrees to pay all the outstanding, due for payment, maintenance and service charges or any other dues payable to the said Society, and the Seller further undertake that IN NO CASE the Purchaser shall be liable for payment or dues of the said Society for the period of occupancy of the said Flat of the Seller.

7. ON GETTING THE FULL AND FINAL SALE PRICE as agreed above, the Seller shall acquits, releases and discharges the Purchaser and the Seller doth hereby assigns, transfers and assures all his rights, title, interest and benefit in the said flat, contributions and other status enjoyed by them in respect of the said flat in rights under the shares which he is holding of the said society.

8. ON GETTING THE FULL AND FINAL SALE PRICE, the Seller shall have no right, title, interest, claim demand or change of whatsoever nature on the payments and contributions made by the Seller to his predecessor - in - title and to the said society and on the said flat. The Seller shall do all the needful in all respect to secure the title of the said flat to the Purchaser and shall always keep the Purchaser indemnified from all liabilities and/or claim of the said flat. The Seller shall also get the said share certificate endorsed on the name of the Purchaser from the office bearers of the said Society.



[Signature]

[Signature]

9. The Purchaser ON PAYING THE FULL AND FINAL SALE PRICE shall be entitled to have and hold on the occupation and the Purchaser can hold the same for unto and to the use and benefit for his heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Seller any person on her behalf or who may claim through his in trust for them subject only to on the part of the Purchaser to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or Co-op Society in respect of the said flat from the date of signing of this agreement.

10. That the Seller hereby states and declares that he has not in any manner whatsoever dealt with his right respect of the said flat.

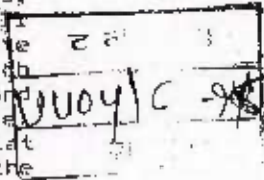
11. That the Purchaser hereby covenant with the Seller that he shall abide by all the rules and regulations and bye-laws of the said society and shall pay and discharge all calls and demands that the Municipal Corporation, the Co-op Society and Government etc. may make hereafter in respect of the said flat.

12. ON RECEIVING THE FULL AND FINAL SALE PRICE, the Seller shall handover to the Purchaser physical possession of the said flat and undertake that from time to time and at all time hereafter and at the cost of the Purchaser, his heirs, executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title interest and benefits in the said flat every part thereof unto and to the Purchaser's use as aforesaid.

13. That the Seller hereby declares that he has paid all taxes and outgoings upto date in respect of the said flat and that if any amount is due from her to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said flat the same shall be paid by the Seller and if any such amount is recovered from the Purchaser, the Seller doth hereby agrees to indemnify and keep the Purchaser indemnified therefrom.

[Signature]

with 8/10/19



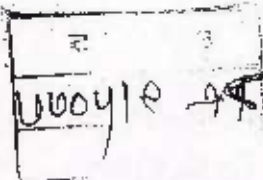
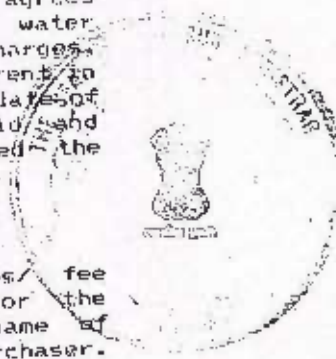
14. The Seller declares that on getting the full and final consideration shall hand over physical possession of the said flat and transferred and assigned all her rights, title, interest and benefits in respect of the said flat. Similarly the Seller shall also hand over all other receipts to the Purchaser and the above referred share certificate. The Seller states that save and excepts the aforesaid papers, he does not possess any other documents of title in respect of the said flat nor he has deposited nor pledged the same with anyone and as such he undertake to indemnify and keep indemnified the Purchaser.

15. The Purchaser hereby agrees to pay the Society the dues, water charges/service and maintenance charges including periodical ground/lease rent in respect of the said Flat from the date of possession and shall not withhold and shall INDEMNIFY and keep indemnified the Seller in this behalf.

16. The Transfer charges/ fee payable to the said Society for the transfer of the said Flat in the name of Purchaser shall be paid by the Purchaser.

17. The Seller hereby declares and assures that he has not, on or before the date of this Agreement, mortgaged, transferred, assigned or alienated his interest in the capital of the said Society, ie, the Shares hereinabove mentioned. And her interest in the property of the said Society that is, the Flat hereinabove referred to. The Seller agrees and undertakes to remove all such objections or demands, if any; at his own cost.

18. SUBJECT to the provisions and terms and conditions of this Agreement, AND ON PAYMENT OF FULL AND FINAL SALE PRICE AS AGREED UNDER THIS AGREEMENT, the Seller hereby agrees to transfer his shares, mentioned hereinabove and the interest in the said Flat to the Purchaser and the Purchaser is entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the Seller. The Seller further declares that she has full rights and absolute



Handwritten signature/initials

authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Seller has not done or performed any act, deed, matter or thing whatsoever, whereby he may be prevented from entering into this Agreement as purported to be done hereby or whereby the Purchaser may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour, of whereby the quiet and peaceful enjoyment or possession of the Purchaser in respect of the said Flat may be disturbed and in the event of it being found that the Seller was not entitled to enter into this Agreement and transfer his rights to be transferred hereby and the Purchaser is not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons, the Seller shall be liable to compensate, indemnify and reimburse to the Purchaser the loss, damage, which the Purchaser may suffer or sustain in this behalf.

19. The Seller hereinafter at the request and cost of the Purchaser, shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of the membership of the said Society and transferring the same unto the Purchaser without any extra or excess consideration.

20. As it is mandatory for disbursement of the loan that all the original documents pertaining to the flat should be handedover to the HDFC for sanctioning and disbursement of the loan.

2004/90-95

21. The Seller do hereby agrees to handover all the original documents pertaining to the flat to the purchaser or to the HDFC so that the loan could be disbursed in time.

22. The Purchaser do hereby agrees to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act 1908.

[Signature]

with delay 10

..10..

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the

withinnamed 'SELLER'

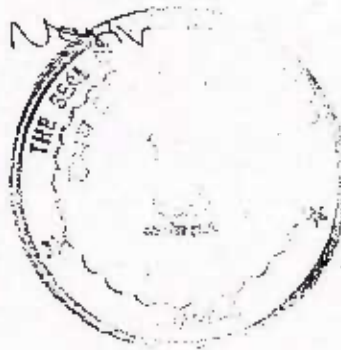
MR. ELYAS ABDULLA KHAN

in the presence of...

1) Nasir Khan

Khan Nasir

2) KUSH. J. Tiwari



SIGNED AND DELIVERED by the

withinnamed 'PURCHASER'

MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD

in the presence of...

His Father
AND LPA HOLDER
KETEKAR MOHAMMED ARSHAD

1)

Nasir Khan

Khan Nasir

MAKJALAN
0604/99 915

2) KUSH. J. Tiwari

111

R E C E I P T

RECEIVED OF AND FROM the
withinnamed 'PURCHASER' MR. KETEKAR
MOHAMMED ISHAQUE MOHD. ARSHAD, a sum of
Rs.2,25,000/- (Rupees Two Lakhs Twenty
Five Thousand Only) being the Part
payment of Sale Price of the Flat being,

Arash his father
and
C/o Mr.
KETEKAR MOHAMMED
ARSHAD

FLAT NO.	BLDG.NO.	WING	FLOOR
5	3A	A	FIRST

PLOT NO.	SECTOR	NODE
10	9A	VASHI, NAVI MUMBAI

BUILT UP AREA IN SQ.FT. : 655

BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

SOCIETY : NOOR CO.OP.HSG.SOCIETY LTD.
REGN.NO.: THA/HSG/1415 DT.17.05.1982



DETAILS OF PAYMENT

CHEQUE.NO.	DATE	AMOUNT	BANK

I SAY RECEIVED
Rs.2,25,000/-

[Signature]

2204/92-95

(MR. ELYAS ABDULLA KHAN)
Seller

WITNESSES :

1) Nasir Khan Khan Nasir

2) KUSH J. THAKUR *[Signature]*



NOOR CO-OP HOUSING SOCIETY L. D.

(Regd. No. TNA / HSG / 1415 / 1982)

Plot No. 18, Sector - 9A, Vashi, Navi Mumbai - 400 703

Ref. No. _____

Date 6th Oct '93

This is to certify that Mr. Ilyas Abdullah Khan owner of Flat No. 5 Bldg. No. 3/A of our society wishes to sell his flat. We have no objection against the sale of his flat.

This N.O.C. is valid upto the end of this month.

Thanking you.

Term & condition:

Kindly pay for the ground work before transfer of your flat as per your promise.

Yours faithfully,

For NOOR CO-OP, HSG. SOCI.

President Hon. Secretary

6th Oct '93

10/2003

दुय्यम निबंधक

दस्त गोषवारा भाग-1

दनम3

दस्त क्र 7705/2003

4:26:23 pm

पाने 3

920795

दस्त क्रमांक : 7705/2003

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा दस्त
1	नाव: श्री फिलोयर मोहम्मद इस्हाक नाहमद अशद पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं.: - पेट/वसहत: - शहर/गाव देवगार मुंबई तालुका: - दिन: 400 043	लिहून देणार वय 54 सही		
2	नाव: श्री इलीयास अब्दुल्ला खान पत्ता: घर/फ्लॅट नं.: - गल्ली/रस्ता: - ईमारतीचे नाव: नु 230. ईमारत नं.: - पेट/वसहत: - शहर/गाव सेक्टर 9ए मारी तालुका: नवी मुंबई दिन: -	लिहून देणार वय 47 सही		



दुय्यम निबंधक ठाणे नं. ३



दस्त गोधवारा भाग - 2

दननउ

दस्त क्रमांक (7705/2003)

95/90

दस्त क्र [दननउ-7705-2003] या गोधवारा
बाजार मुल्य : 968200 मोबदल 1500000 परतेले मुद्रांक शुल्क : 68750

दस्त हजर केल्याचा दिनांक : 09/10/2003 04:21 PM

निष्पादनाचा दिनांक : 09/10/2003

दस्त हजर करण-घापी सही :

(Signature)

दस्तावा प्रकार : 25) करारनामा

शिक्षण क्र. 1 ची वेळ : (सादरीकरण) 09/10/2003 04:21 PM

शिक्षण क्र. 2 ची वेळ : (फ्री) 09/10/2003 04:24 PM

शिक्षण क्र. 3 ची वेळ : (कडुली) 09/10/2003 04:25 PM

शिक्षण क्र. 4 ची वेळ : (ओळख) 09/10/2003 04:26 PM

दस्त नोंद केल्याचा दिनांक : 09/10/2003 04:26 PM

पावती क्र.: 7720 दिनांक: 09/10/2003

पावतीचे वर्णन

नाम: श्री कितेकर मोहम्मद इस्हाक महमद

15000 नोंदणी फी :

360 नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (अ. 11(2)),

रुजवत (अ. 12) व धावाधिपत्र (अ. 13) ->

एकत्रित फी

15360: एकुल

(Signature)
दु. निबंधकाची सही, ठाणे 3

ओळख :

खालील इतर असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
त त्यांची ओळख पटवितात.

1) श्री एम.आर. सरोज, घर/फ्लॅट नं. -

गल्ली/रस्ता :

ईमारतीचे नाव :-

ईमारत नं. :-

पेट/पसाहत :-

शहर/गाव:सेक्टर 2 वाशी

तालुका: नवी मुंबई

पिन :-

2) श्री डी.बी. शिंदे, घर/फ्लॅट नं. -

गल्ली/रस्ता :

ईमारतीचे नाव :-

ईमारत नं. :-

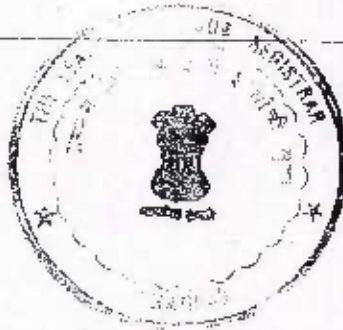
पेट/पसाहत :-

शहर/गाव:सेक्टर 2 वाशी

तालुका: नवी मुंबई

पिन :-

(Signature)
दु. निबंधकाची सही
ठाणे 3



दस्तावेज करण्यात येतो की

दस्तावेज

पात

(Signature)
मुख्य निवेदक ठाणे 3

मुख्य क्रमांक 9

6604

मुख्य निवेदक

मुख्य 2 माहे 90 खण 02

Tuesday, November 18, 2003
3:55:03 PM

Original
श्रीदत्ता 39 म.
मिशन 39 म.

पावती

पावती क्र. : 8730

दिनांक 18/11/2003

पावतीचे नाव पावती
दस्तावेजाचा अनुक्रमांक
दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव: श्री कलेंकर महेश्वर महेश्वर महेश्वर, जिल्हा नॉक गु. गु. श्री केलेकर महेश्वर
अर्थात

नॉटणी फी

100.00

भाकल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

340.00

एकूण रु.

440.00

आपणास हा दस्त अंदाजे 4:09PM हा वेळेस मिळेल

श्री कलेंकर
दुय्यम निबंधक
लागे 3

बाजार मूल्य: 0 रु. मोबदला: 1 रु.
गरजेचे मुद्रांक शुल्क: 100 रु.



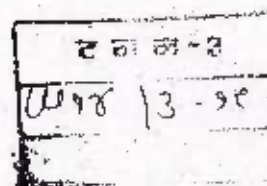
37394
Kutub Mohd. J. Mohd. Asst. Secy.
V. S. Saraf
D. S. 3005
1940-1941
01-10-2003

C-III

**SALE DEED CUM CONVEYANCE DEED FOR SALE OF
A FLAT IN A CO-OPERATIVE HOUSING SOCIETY**

MOOR CO-OP. HSG. SOCIETY LTD.
TNA/HSG/1415 DT.17.05.1982

FLAT NO.5, 'A' WING,
BUILDING NO.3A, FIRST FLOOR,
PLOT NO.19, SECTOR-VA,
VASHI, NAVI MUMBAI.
BUILDING : GROUND + 4 FLOORS
(WITHOUT LEFT)



THE AGREEMENT TO SELL HAS BEEN REGISTERED WITH THE SUB REGISTRAR OF ASSURANCES, THANE 3, BY PAYING

STAMP DUTY : RS.48,750/-
REGISTRATION FEE : RS.15,360/-
RECEIPT NO. : 07705
DATED : 09.10.2003

SALE PRICE : RS.15,00,000/-

THIS SALE DEED is made and entered into at Navi Mumbai, on this 18th day of November 2003.

[Signature]

...2

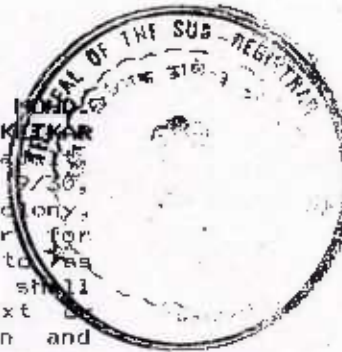
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BETWEEN

MR. ELYAS ABDULLA KHAN aged 47 years, an adult, Indian Inhabitant, residing at Flat No.5, Building No-3A, Plot No.18, Noor Co-op. Hsg. Society Ltd., Sector 9A, Vashi, Navi Mumbai, hereinafter for brevity's sake called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the ONE PART

A M D

MR. KEYEKAR MOHAMMED ISHAQUE MOHAMMED ARSHAD THROUGH HIS FATHER AND C.A. KEYEKAR MOHAMMED ARSHAD, aged 26 years, an adult, Indian Inhabitant, residing at 9/30, Second Floor, Deonar Municipal Colony, Govandi, Mumbai 400 043, hereinafter for brevity's sake called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his heirs, executors, administrators and permitted assigns) of the OTHER PART.



DESCRIPTION OF THE PROPERTY

FLAT NO.	BLDG.NO.	WING	FLOOR
5	3A	A	FIRST
FLAT NO.	SECTOR	NODE	
18	9A	VASHI, NAVI MUMBAI	

2000-3
Wgr/8.9e

BUILT UP AREA IN SQ.FT. : 655

BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

SOCIETY : NOOR CO.OP.HSG.SOCIETY LTD.
REGN.NO.: TNA/HSG/1415 DT.17.05.1982

SALE PRICE : RS.15,00,000/-
(RUPEES FIFTEEN LAKHS ONLY)

hereinafter referred to as 'THE SAID FLAT',

off. Katak...

WHEREAS :

The Transferor is the Registered member of the NOOR CO - OPERATIVE HOUSING SOCIETY LTD., at Plot No.18, Sector 9A, Vashi, Navi Mumbai, Taluka & Distt. - Thane, a Society duly registered under the Maharashtra Cooperative Societies Act, 1960 under Regn.No.TNA/HSG/1415/1982, (hereinafter referred to as 'the said Society') holding five fully paid up shares of Rs. 50/- each vide Share Certificate No.45 with distinctive shares sl. No.221 to 225 and interest and title in the property of the said Society, i.e. the said flat.

The Transferor do hereby convey as follows

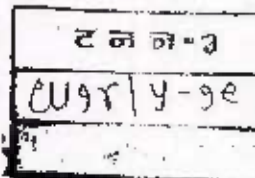
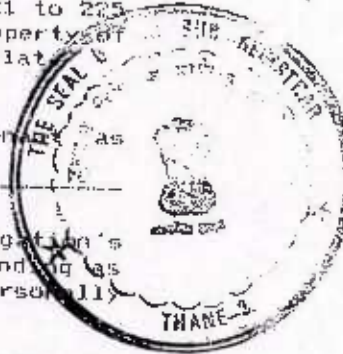
a. There are no suits, litigation's Civil or any other proceedings pending as against the Transferor personally affecting the said flat.

b. There are no attachments or prohibitory orders as against or affecting the said flat and the said flat is free from all encumbrances or charges and/or is not the subject matter to any lispendens or easements or attachments either before or after judgement. The Transferor has not received any notice neither from the Government, Semi Government or Municipal Corporation regarding any of the proceedings in respect of the said flat.

c. The said flat is free from all mortgages, charges, encumbrances of any nature whatsoever.

d. The Transferor has paid all the necessary charges of any nature whatsoever in respect of the said flat and the Transferor has not received any notice from any statutory body or authorities asking for the payment of any nature whatsoever of the said flat.

e. The Transferor in the past had not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other way whatsoever and has not created any tenancy, leave and license or any other rights of the like nature in the said flat and has not dealt with or disposed off the said flat in any manner whatsoever.



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f. Neither the Transferor nor any of his predecessor-in-title had received any notice either from the CIDCO and/or from any other statutory body or authorities regarding the acquisition and or requisition of the said flat.

g. The Transferor is in exclusive use, occupation and possession of the said flat and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the said flat or any part thereof.

h. The Transferor has good and clear title free from encumbrances of any nature whatsoever of the said flat and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise however outstanding against the Transferor and/or against the said flat or any part thereof.

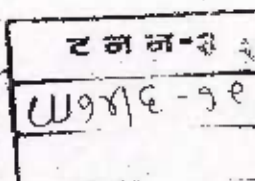
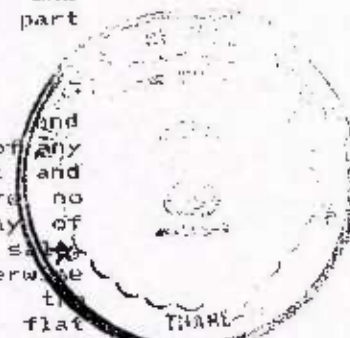
i. The Transferor is not restricted either in the Income Tax Act, Gift Tax Act, or under any other statute from disposing off the said flat or any other statute from disposing stated in the Agreement.

j. The Transferor has not done any act, deed, matter or thing whereby he is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferee and the Transferor has all the right, title and interest to enter into this Agreement with the Transferee on the various terms and conditions as stated herein.

Relying upon the aforesaid representations and declarations made by the Transferor herein, the Transferee has agreed to purchase the said flat.

AND WHEREAS

The Transferor has agreed to transfer the said Shares held by the Transferor and his interest in the said Flat to the Transferee, which the Transferee has agreed to acquire from the Transferor, after taking inspection of



Official

[Handwritten signature]

the various documents and after being fully conversant with the several covenants and the conditions contained therein on the terms and conditions hereinafter appearing :

The Parties herein are desirous of recording the terms and conditions in writing as stated hereinafter :

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS

1. The Transferor hereby agrees to sell and transfer and assign all rights, title and interest in and upon the Flat being

FLAT NO.	BLDG. NO.	WING	FLOOR
5	3A	A	FIRST

PLOT NO.	SECTOR	MODE
10	9A	VASHI, NAVI MUMBAI

BUILT UP AREA IN SQ.FT. : 655

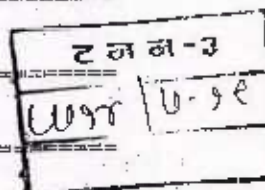
BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

SOCIETY : NOOR CO.OP.HSG.SOCIETY LTD.
REGN.NO. : TNA/HSB/1415 DT.17.05.1982

to the Party of the Second Part/ Transferee which the Transferee has agreed to acquire the same which the said Shares and interest of the Transferor for a total consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), inclusive of all costs, share capital and the amount to the credit of the Transferor in the books of the said Society.

2. The Transferee agrees to pay the said consideration of Rs.15,00,000/- (Rupees Fifteen Lakhs Only), on or before the execution of this Sale Deed.

3. The Transferor has delivered the vacant, peaceful and physical possession of the said Flat and all other relevant document/s and the Shares of the Society to the Transferee and received the full and final consideration.



AK:telcar

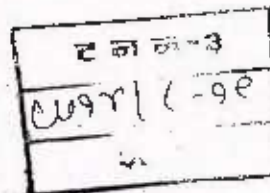
4 The Transferor hereby admit and declare that the said Flat in the Society and the said Share Certificate No.45 Shares Sl. No.221 to 225 the Transferor has full and absolute right and authority to sell the same or transfer it to any person/s.

5 The Transferee hereby agree to become member of the said Society and shall abide by all the rules and regulations adopted by it or which it adopt from time to time.

6 The Transferor hereby agree to pay all the outstanding due of payment, maintenance and service charges or any other dues payable to the said Society, Electricity bill, NMMC Property Tax, and the Transferor further undertake that IN NO CASE the Transferee shall be liable for payment or dues of the said Society for the period of occupancy of the said Flat of the Transferor.

7. That the Transferor here onwards shall have no right, title, interest, claim demand or change of whatsoever nature on the payments and contributions made by the Transferor to his predecessor - in - title and to the said society and on the said Flat. The Transferor shall do all the needful in all respect to secure the title of the said Flat to the Transferee and shall always keep the Transferee indemnified from all liabilities and/or claim of the said Flat. The Transferor shall also get the said share certificate endorsed on the name of the Transferee from the office bearers of the said Society.

8. The Transferee here onward shall be entitled to have and hold on the occupation and the Transferee can hold the same for unto and to the use and benefit for his heirs, executors, successors for ever without any claim, charge, interest, demand or lien of the Transferor any person on his behalf or who may claim through his in trust for them subject only to on the part of the Transferee to pay the taxes, assessment, charges, duties or calls made by the said society, Municipal authority Government or any local authority or corporation or Co-op Society in respect of the said Flat from the date of signing of this agreement.



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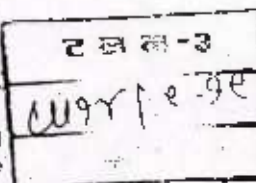
9. That the Transferor hereby state and declare that he has not in any manner whatsoever dealt with his right in the said flat.

10. That the Transferee hereby covenant with the Transferor that he shall abide by all the rules and regulations and bye-laws of the society and shall pay and discharge calls and demands that the Municipality, the Co-op Society, Government etc. may make hereafter in respect of the said Flat.



11. That the Transferor doth hereby handover to the Transferee all documents referred to hereinabove and undertake that from time to time and at all time hereafter and at the cost of the Transferee, his heirs, executors, administrators and counsels in law shall reasonably require to be done or execute and procure all documents and such further assurances in law and better and very perfectly transfer, rights, title, interest and benefits in the said Flat every part thereof unto and to the Transferee's use as aforesaid.

12. That the Transferor hereby declare that he has paid all taxes and outgoings upto date in respect of the said Flat and that if any amount is due from them to the Society, the Corporation or government and/or to any other person, persons or authorities relating the said Flat the same shall be paid by the Transferor and if any such amount is recovered from the Transferee, the Transferor doth hereby agree to indemnify and keep the Transferee indemnified therefrom.



13. It is agreed by and between the parties hereto that all the taxes and outgoings of and from the date of possession shall be borne and paid by the Transferee and any amount due in respect of the taxes and outgoings if any the same shall be paid by the Transferor.

14. The Transferor declare that he has handed over all the documents of the said Flat in token of his having transferred and assigned all his rights, title,

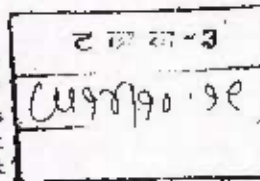
interest and benefits in respect of the said Flat. Similarly the Transferor has also handed over all other receipts to the Transferee and the share certificate. The Transferor state that save and excepts the aforesaid papers, he do not possess any other documents of title in respect of the said Flat nor he has deposited nor pledged the same anyone and as such he undertake indemnify and keep indemnified Transferee.



15. The Transferee hereby agree to pay the Society the dues, charges/service and maintenance charges, including periodical ground/lease rent in respect of the said Flat from the date of possession and shall not withhold and shall INDEMNIFY and keep indemnified the Transferor in this behalf.

16. The Transfer charges/ fee payable to the said Society for the transfer of the said Flat in the name of Transferee has been paid by the Transferee.

17. The Transferor hereby declare and assure that the Transferor has not, on or before the date of this Agreement, mortgaged, transferred, assigned or alienated his interest in the capital of the said Society, ie, the Shares hereinabove mentioned. And his interest in the property of the said Society that is, the Flat hereinabove referred to. The Transferor agrees and undertakes to remove all such objections or demands, if any, at his own cost.



18. SUBJECT to the provisions and terms and conditions of this Agreement, the Transferor hereby agrees to transfer his shares, mentioned hereinabove and the interest in the said Flat to the Transferee and the Transferee is entitled to hold, possess, occupy and enjoy the said Flat without any interruptions from the Transferor. The Transferor further declare that he has full rights and absolute authority to enter into this Agreement subject to Section 29 of the Maharashtra Cooperative Societies Act, 1960 and that the Transferor has not done or performed any act, deed, matter or thing whatsoever, whereby he may be

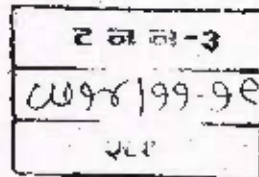
Attestation

prevented from entering into this Agreement as purported to be done hereby or whereby the Transferee may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in his favour of whereby the quite and peaceful enjoyment or possession of the Transferee in respect of the said Flat may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Agreement and transfer rights to be transferred hereby and Transferee are not able to enjoy quite and peaceful possession of the said Flat due to any such reasons, the Transferor shall be liable to compensate, indemnify and reimburse to the Transferee the loss and damage, which the Transferee may suffer or sustain in this behalf.



19. The Transferor hereinafter at the request and cost of the Transferee, shall execute any document, paper and writings as may be necessary for perfectly vesting the said Flat and benefits of the membership of the said Society and transferring the same unto the Transferee without any extra or excess consideration.

20. All the Original documents pertaining to the flat have been handedover in origin to the Transferee and the Transferee do hereby acknowledge the receipts of the same and inspected the same, and the Transferee shall not raise any Objection or claim any document hereinafter.



21. The Transferee do hereby agree to pay the Stamp Duty, Registration Charges payable to the revenue authorities for registration of the Agreement to Sell/Sale Deed as it is mandatory to pay the Stamp Duty, Registration Charges as per the Provisions of the Bombay Stamp Act 1908.

[Handwritten signature]

[Handwritten signature]

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and sealed, the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed 'TRANSFEROR'

MR. ELYAS ABDULLA KHAN

in the presence of...

1) Nasir Khan *N Khan*

2) KUSHI J. Tiwari *K. Tiwari*



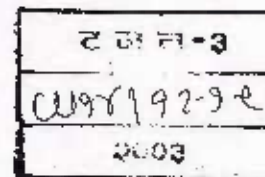
SIGNED AND DELIVERED by the
withinnamed 'TRANSFeree'

MR. KETKAR MOHAMMED ISHAQUE MOHD.
ARSHAD THROUGH HIS FATHER AND C.A. KETKAR
MOHAMMED ARSHAD,

in the presence of...

1) Nasir Khan *N Khan*

2) KUSHI J. Tiwari *K. Tiwari*



R E C E I P T

RECEIVED OF AND FROM the
withindamed 'TRANSFEREE' MR. KETEKAR
MOHAMMED ISHAQUE MOHD. ARSHAD THROUGH HIS
FATHER AND C.A. KETKAR MOHAMMED ARSHAD, a
sum of Rs.15,00,000/- (Rupees Fifteen
Lakhs Only) being the Full and Final
payment of Sale Price of the Flat be



FLAT NO.	BLDG.NO.	WING	FLOOR
5	3A	A	FIRST

PLOT NO.	SECTOR	NODE
1B	9A	VASHTI, NAVI MUMBAI

BUILT UP AREA IN SQ.FT. : 685

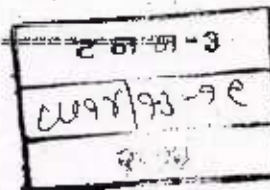
BUILDING : GROUND + 4 FLOORS
(WITHOUT LIFT)

SOCIETY : NOOR CO.OP.HSG.SOCIETY LTD.
REGN.NO.: TNA/HSG/1415 DT.17.05.1982

DETAILS OF PAYMENT

CHEQUE NO.	DATE	AMOUNT	BANK
051651	15/10/2013	10,00,000/-	HDFC Bank Ltd.
051652	15/10/2013	3,00,000/-	Vashti
	Cash	1,00,000/-	

I SAY RECEIVED
Rs.15,00,000/-



(MR. ELYAS ABDULLA KHAN)
Transferor

WITNESSES :

1) NASHI KHAN *NKhan*

2) KUSHI TING *Kush*

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Aug. 19 M

09/10/2008

दस्तावेजों का प्रकार: नकारना।

एकूण रु.

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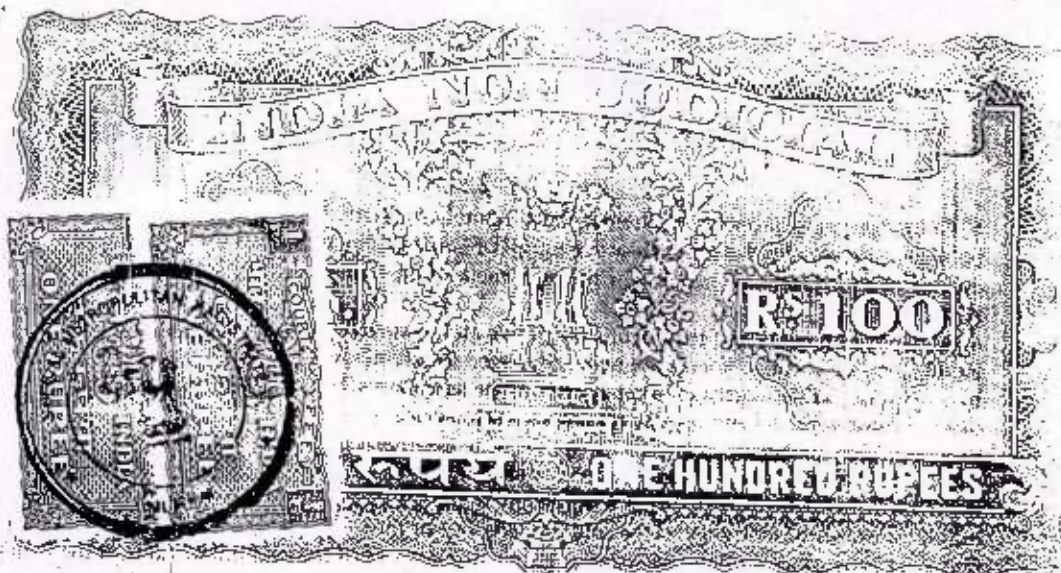
Received at original document
(11/10/03)

दस्तावेज-3
11/10/03

टंक नं-३

७१४/१४७९

14. October



General Stamp Office, Mumbai

2 B MAY 2007

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GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS THAT SHRI. MOHD. ISHAQ KETEKAR, DO HEREBY APPOINT AND CONSTITUTE SHRI. KETEKAR MOHAMMED ARSHAD son of MOHD. ISMAIL, an Adult, Indian, inhabitant of Mumbai, (hereinafter called "Attorney" who has subscribed his signature hereunder broken of identification) and at present residing at Bld No. 9, Room No. 30, II nd. Floore, Deonar Municipal Colony, Govandi, Mumbai- 400 043, to be my lawful Attorney in my name and on my behalf to do any one or all of the following acts, deeds and things, namely:-

- 1) To apply for a loan/s under the various schemes of Housing Development Finance Corporation Limited (HDFC) as also any further or additional loan/s to HDFC for such amount as the Attorney may deem fit and for that purpose to pay the processing fee/s and sign the loan application/s in my name and on my behalf and to furnish all the details and information required by HDFC and to give any statement, letter, clarification or any other writing required or necessary for availing of said loan/s from HDFC and from time to time to follow up the said loan application/s and do such others things and deeds as may be necessary in relation thereto.
- 2) To accept the loan offer letter/s and sign the acceptance/s thereof in token of my acceptance of the terms and conditions therein contained and to pay on my behalf the administrative fees and any other charges including commitment charge leviable in respect of the said loan/s.
- 3) To request HDFC or agree with HDFC for any change of modification in the loan amount/s, rate/s of interest, period of repayment of loan/s or any other terms and conditions in relation to the loan/s at any time or from time to time.
- 4) To receive the disbursement of the said loan/s and for that purpose give effectual discharge and give all the necessary information and documents to assist the Technical and Legal Appraisal of the property / ies purchased / to be purchased with the help of the loan/s.

Cont..2

m i Ketkar



He is authorized to do all such acts, deeds and things including signing and putting documents as are necessary and incidental to the above AND that any act or statement or writing of my said Attorney in pursuance hereof shall be deemed to be fully authorized and ratified by me.

Dated at: Mumbai this the 24 day of June 2003.

[Signature]

Specimen Signature of Attorney

Permanent Address:-
D/11, 11th Floor, 3rd Sec. 22
Koparkhairane,
Navi Mumbai. 400 709

Signature

Address:

Address: 180, 1st Floor, APT. 303,
Sunnyvale, CA 94085,
U.S.A.



Explained & Identified by me,

[Signature]

Shri. V. D. Mohite,
Advocate, High Court,
C/6/4, Deonar Muni. Colony,
Govandi, Mumbai, 400 043.

BEFORE ME

[Signature]
11/6/03

Special Metropolitan Magistrate
Mumbai

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0097/90-98
2

0004/98-99



3:57:03 pm

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टनन3

दस्तावेज क्र 8714/2003

94/90

दस्तावेज क्रमांक : 8714/2003

दस्तावेज प्रकार : अभिहरतांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकारणचा प्रकार

छायाचित्र

अंगठ्याचा दर्श

श्री ज्योतिर मोहम्मद इस्मायल मलिक अलि तर्क
कु. नु. बी कैलेक्टर लोहमन्द अर्थात्
पत्ता: घर/प्लॉट नं: कम नं. 30
मल्लो/शिवपुर:
इमारतोंके भाग:
इमारत नं: 9
सं/वसूहत: देवदार भुविनिष्ठल ऑलनी
श

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य. 54

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2. नाम: श्री इतिवास अम्बुल्ला खान
पता: घर/फ्लैट नं: -
गल्ली/रस्ता:
इन्टरलीवे भाव: गूर को-ऑप. टी. सो. लि.
इन्साफ नं: -
पेट/पसाडा:
शहर/गाव: सेक्टर २९ जमी
तापुका: नगी मुम्बई
नाम: -

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वयं ५७

दरही



द्वयस निबंधक ठाणे नं. ३



दस्त गोषवारा भाग - 2

टनन 3

दस्त क्रमांक (8714/2003)

90/910

दस्त क्र. [टनन 3-8714-2003] चा गोषवारा
वाजारा मुल्य : 0 गोषदस्ता 1 भरलेले मुद्रांक शुल्क : 00

दस्त हजर केल्याचा दिनांक : 18/11/2003 03:51 PM

निष्पादनाचा दिनांक : 18/11/2003

दस्त हजर करणाऱ्याची सही :

[Signature]

दस्तावा प्रकार : (25) अमिहस्तांतरणपत्र

शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/11/2003 03:51 PM

शिवका क्र. 2 ची वेळ : (फ्री) 18/11/2003 03:55 PM

शिवका क्र. 3 ची वेळ : (कसुली) 18/11/2003 03:55 PM

शिवका क्र. 4 ची वेळ : (ओळख) 18/11/2003 03:55 PM

दस्त नोंद केल्याचा दिनांक : 18/11/2003 03:56 PM

ओळख :

खातील इसम असं निवेदीत करतात की, ते दस्तएवज करून देणाऱ्याचा प्रवासीज ओळखतात.
न त्यांची ओळख पटवितात.

1) श्री एम.आर. सरोज, घर/फ्लॅट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/परग्राहत:

शहर/गाव:सेक्टर 2 यासी

तालुका: नवी मुंबई

पिन:

2) श्री सी.सी. शिंदे, घर/फ्लॅट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव:

ईमारत नं.:

पेट/परग्राहत:

शहर/गाव:सेक्टर 2 यासी

तालुका: नवी मुंबई

पिन:



द. निबंधकाची सही
ठाणे 3

द. निबंधकाची सही, भाग 1

440: एकूण

100 नोंदणी फी
340 नक्कल [अ. 11(1)], गुपिकांसाठी
नक्कल [अ. 11(2)],
रजवात [अ. 12] व छायाचित्रण [अ. 13] ->
एकूणित फी

घावती क्र. 8730 दिनांक: 18/11/2003
घावणीचे वर्णन
नाव: श्री केतेकर गोवर्धन हरनाथ महाराज
तर्फे कु.गु. श्री केतेकर मोहभास अशें



90/910

90/910

[Signature]

करिता 96 आहे 99 2003

मुख्य निबंधक अर्ज



महाराष्ट्र MAHARASHTRA १२/२००० 651702
 कर्ता प्रमुख लिपिक ८०६९ १६ FEB 2010
 कोरापूर कार्यालय, ठाणे Ketekar Mohd. Ishaque, Vashi
 - 5 FEB 2010

V. S. Saraf

फोन - 7823256

LEFT HAND THUMB
 IMPRESSION OF
 EXECUTANT

टनन - ६	
3EWO	9C2L
2090	

PHOT



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

I, MR. KETE: KAR MOHAMMED ISHAQUE MOHD. ARSHAD, an adult, Indian Inhabitant, permanent address at Flat No.5, Bldg. No. 3A, "A" Wing, 1st Floor, Noer Co. Op. Hsg. Soc. Ltd., Plot No. 18, Sector-9A, Vashi, Navi Mumbai now at 38694 Country Ter Fremont, CA 94536 USA.

SEND GREETINGS:

See attachment
 C.L.

See attachment

WHEREAS:

I am the Owner of Flat No.5, Bldg No. 3A, "A" Wing, 1st Floor, Noor Co.Op.Hsg.Soc.Ltd., Plot No. 18, Sector-9A, Vashi, Navi Mumbai.

AND WHEREAS:

I am serving abroad and likely to stay there for quite a long time, so for the above said purpose, I am not able to do certain things personally and look after the necessary activities such as sale proceeds, transfer of above said property, hence it has become necessary for me to appoint my Father **MR. KETEKAR MOHAMMED ARSHAD**, and confer upon him power in respect of above said property.

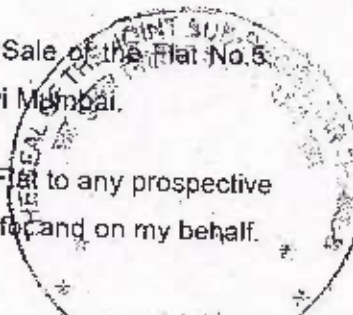
NOW THESE PRESENTS WITNESSETH AS FOLLOWS:

I, **MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD**, do hereby nominate, constitute and appoint my Father **MR. KETEKAR MOHAMMED ARSHAD**, an adult, Indian Inhabitant, of Flat No.5, Bldg No. 3A, "A" Wing, 1st Floor, Noor Co.Op.Hsg.Soc.Ltd., Plot No. 18, Sector-9A, Vashi, Navi Mumbai, to be my true and lawful Attorney, to do or cause to be done all or any of the following acts, deeds, matters and things herein below mentioned :

That is to say:

1. To look after and manage the above said Flat for and on my behalf.
2. To negotiate with any person for Sale of the Flat No.5 First Floor, Sector-9A, Vashi, Navi Mumbai.
3. To sell, dispose off the above said Flat to any prospective purchaser and receive the money for and on my behalf.

८८८ - ३
3800/9021
2070



M. G. Ketkar

See attachment
CC

4. To complete all the formalities for and on my behalf for transfer of the Flat in the name of prospective Purchaser/s.
5. To appear and represent me before the Co.Operative Housing Society for obtaining the No Objection Certificate or any other matter.
6. To sign all the papers, documents which may be required for transfer of the Flat in the name of the Purchaser/s.
7. To appear and represent me before the CIDCO/NMMC/MSEB or any other concerned authorities, for and on my behalf.
8. To appear me before the Sub Registrar of Assurances and present for registration of any documents such as Agreement for Sale / Sale Deed / Conveyance Deed/ Confirmation Deed / Rectification Deed / Deed of Declaration / Mortgage Deed / Supplementary Deed / Leave & Licenses Agreement or any other documents / papers which may be required to be registered.
9. To appear and to represent me personally or to appoint any Solicitor or advocate as may be necessary for prosecuting or defending, in respect of the said Apartment; either in my name my said ATTORNEY as टनन - ६ may be deemed fit.
10. To appear before the authorities of the CIDCO /CORPORATION, the Maharashtra State Electricity Board, (MSEB), competent Authority, court constituted under the Government Eviction Act, and/or any other authorities constituted under the Central/State Government or local body.

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3E60	2021
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M. G. Kulkarni

See attachment
CEL

11. To receive the payments by cheque/cash from the prospective purchaser on my attorney's name.

12. AND GENERALLY to do all things matters, deeds, whatsoever necessary for transfer of the said Flat in the name of Prospective Purchaser/s & any other matter.

13. I, Hereby agree that all acts, deeds, matters and things lawfully done or cause to be done by my ATTORNEY shall be construed to be as acts, deeds, matters, and things done by me. And I hereby RATIFY AND CONFIRM and agree to RATIFY all and whatsoever my said ATTORNEY shall do or caused to be done for me shall be by virtue of these presents.

The specimen signatures of my attorney MR. KETEKAR MOHAMMED ARSHAD, are appended hereinbelow and I identify and confirm the same.



(SIGNATURE OF ATTORNEY)

27 FEB 2010

ATTESTED BY ME

R. R. JINDAL
B.A., LL.B.
ADVOCATE HIGH COURT & NOT.
B-3/6/02, Sector-2, Vashi,
Mumbai-400 703, INDIA.
89987056711 / 27825356

IN WITNESS WHEREOF I, MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD, hereto have hereunto set and subscribed my hands on this 23rd day of Feb 2010 at Mumbai.

Identified by me.

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3 E 00	29-28
2090	

MR. KETEKAR MOHAMMED ISHAQUE MOHD. ARSHAD
Executant

C:\Job work Folder\GPA\ Sell & Regd.ketekar.sell & Regd.gpa

Sec attachment
CEL

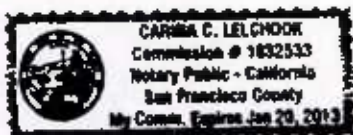


CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San FranciscoOn February 23, 2010 before me, Carina C. Lelchookpersonally appeared Mohammed Ishague M A Ketekar

Name(s) of Signer(s)



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Carina C. Lelchook

Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached DocumentTitle or Type of Document: Power of Attorney to sell property in MS, IndiaDocument Date: Feb 23, 2010 Number of Pages: 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — Limited General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

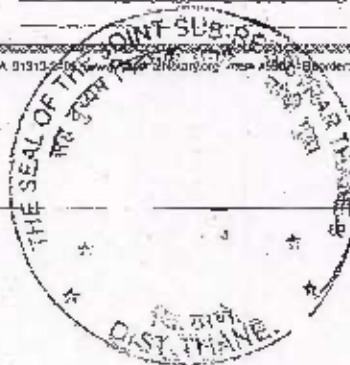
Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — Limited General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer Is Representing: _____

टनन - 6
3E00 / 2221
2090



घोषणापत्र

आज दिनांक 19TH माहे April सन २०१० रोजी मी Mr. Ketekar

Mohammed Arshad

याद्वारे घोषित करतो की,

दुय्यम निबंधक ठाणे-८ यांचे कार्यालयात करारनामा/अभिहस्तांतरण/ लिंक ऑफ

लायसन्स..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे.

Mr. Ketekar Mohammed T. Sharwar P. Arshad यांनी

दिनांक 23/2/2010 रोजी दिलेल्या कुलमुखत्यारपत्रा आधारे मुखत्यारपत्रात नमुद

केलेल्या मिळकतीचे वर्णन F&I No. 5, P. 10/10, 10/10, 10/10, 10/10, प्लॉट नं. 18

सेक्टर 9A, गावाचे नाव Vashi, New Mumbai, क्षेत्र 10/57

चौ. मी. बिल्टअप, 1000 सोसायटी/बिल्डींग मधील

सदनिका/ कार्यालय/दुकान विक्री/खरेदी या दस्त नोंदणीस सादर केला आहे/निष्पादीत

करून कबुली जबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणाऱ्याने रद्द केलेले

नाही अथवा देणाऱ्या व्यक्तीपैकी कुणीही मरत झालेली नाही. किंवा अन्य कोणत्याही

कारणामुळे रद्द बादल ठरलेले नाही सदर मुखत्यारपत्र पुर्णपणे वैध असून उपरोक्त कृती

करण्यास मी पुर्णपणे सक्षम आहे. मी असे जाहीर करतो की सदरच्या दस्तऐवजामध्ये

चुकीचे कथन आढळून आल्यास मी व्यक्तीशः नोंदणी अधिनियम १९०८ चे कलम ८२

अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

ट न न - ८
3800/2826
2090

(Ketekar Mohammed Arshad)
कुलमुखत्यारपत्र धारकाचे नाव व सही

दिनांक 19/4/10

प्राप्त संख्या / NO.

PERMANENT ACCOUNT NUMBER

AEFPK1875A



नाम / NAME

MOHMADARSHAD MOHAMADISMAIL
KITEKAR

पिता का नाम / FATHER'S NAME

MOHAMDISMAIL QUAMRUDDIN
KITEKAR

जन्म तिथि / DATE OF BIRTH

01-03-1948

हस्ताक्षर / SIGNATURE

M. Kitekar

आयकर अधिकारी (कंप्यूटर सेक्टर)

Commissioner of Income-tax (Computer Operations)

हम कार्ड के खो / गिरा जाने पर कृपया जारी करने वाले
आयकर अधिकारी को सूचित करें। भारत सरकार
GOVT. OF INDIA
आयकर अधिकारी (कंप्यूटर सेक्टर)
SHAFEEZ SALIM QURESHI
SHEZAD QURESHI
If the ID card is lost/found, kindly inform the
06/09/1972 the issuing authority:
Permanent Account Number of Income-Tax (Computer Operations)
AACPO2682N Pratyakshakar Bhawan,
Bandra-Kurla Complex,
Mumbai-400 051
Signature



टनन - ८
3800 / 28-2L
2090





टनन - ८
3800 / 24-26
2090

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER	AABPQ2351H
नाम / NAME	MOHD SALEEM GULAM RASOOL QURESHI
पिता का नाम / FATHER'S NAME	GULAM RASOOL ABDUL HAKIM QURESHI
जन्म तिथि / DATE OF BIRTH	21-10-1959
हस्ताक्षर / SIGNATURE	
	आयकर निदेशक (प्रणाली) DIRECTOR OF INCOME TAX (SYSTEMS)

THE SECRETARY TO THE JOINT SUB-REGISTRAR, THANE

मूल्यांकनाचे वर्ष 2010
जिल्हा ठाणे
मुख्य मूल्य विभाग 155-गावाचे नाव : दाशी (नवी मुंबई महानगरपालिका)
उप-मूल्य विभाग अ/3-दाशी नोंद सेक्टर क्र. 9अ
संपत्ती क्षेत्राचे नाव Navi Mumbai/Thane/Kalyan/Dombivli/Ulhasnagar/Mira Bhaingar
संपत्ती क्र. इतर -

बाजार मूल्य दर तक्त्यानुसार जमिनीचा दर

कृती जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
15750.00	36750.00	47250.00	55650.00	47250.00
मिळकतीचे क्षेत्र	60.87	बांधकामाचे वर्गीकरण	1-आर सी सी	
मिळकतीचा वापर	निवासी सदनिका	उद्वाहन सविधा	आहे	
मिळकतीचा प्रकार	बांधीव	बांधकामाचा दर		
मिळकतीचे दर	0 TO 2	मजला	Ground to 4th Floor	

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = बाजार मूल्यदर + घसा-यानुसार नविन दर * भक्ता निहाय घट/वाढ
= 36750.00 + (100 / 100) * (100.00 / 100)
= 36750.00

अ) मूल्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 36750.00 * 60.87
= 2236972.50

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36750 / 60.87
2090

एकीकृत अंतिम मूल्य दर = अंतिम मूल्य दर + तळवराचे मूल्य + पोटमऱ्याचे मूल्य + बुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गल्लीचे मूल्य + वरील गल्लीचे मूल्य + इमारती खोलीच्या बुल्या लागेचे
= A + B + C + D + E + F + G + H
= 2236972.50 + .00 + .00 + .00 + .00 + .00 + .00
= 2236972.50



सह दुय्यम लिफाफे क्र. ८

19/04/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

दस्त क्र 3670/2010

2:07:37 pm

पाने 8

200925

दस्त क्रमांक : 3670/2010

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाम: श्रीमती शाहीन कुरेशी W/O श्री मोहम्मद सलीम कुरेशी - -

लिहून घेणार

पत्ता: घर/फ्लॅट नं: सदनिका क्र. 8-7, ईमारत नं. 2, नूर को अप्प हो सोसा लि से. 9ए वाशी नवी मुंबई

वय 38

गल्ली/रस्ता: -

सही *Shahin*ईमारतीचे नाव: -
ईमारत नं: -

2

नाम: श्री केतेकर मोहम्मद ईशाक मोहम्मद अशद तर्फे कु मु म्हणुन श्री केतेकर मोहम्मद अशद - -

लिहून देणार

पत्ता: घर/फ्लॅट नं: 3ए/5, नूर सोसा फ्लॉट न. 18, से. 9ए वाशी

वय 60

गल्ली/रस्ता: -

सही

ईमारतीचे नाव: -
ईमारत नं: -*Shahin*

दस्त गोषवारा भाग-1





दस्त क्र. [टनन8-3670-2010] चा गोषवारा
बाजार मुल्य : 2237000 मोबदला : 1700000 भरलेले मुद्रांक शुल्क : 72100

दस्त हजर केल्याचा दिनांक : 19/04/2010 02:01 PM
निष्पादनाचा दिनांक : 19/04/2010
दस्त हजर करणा-याची सही : *Shakeen*

दस्तावा प्रकार : 25) करारनामा
दस्त अनुच्छेद प्रकार : करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 19/04/2010 02:01 PM
शिवका क्र. 2 ची वेळ : (फी) 19/04/2010 02:06 PM
शिवका क्र. 3 ची वेळ : (कबुली) 19/04/2010 02:07 PM
शिवका क्र. 4 ची वेळ : (ओळख) 19/04/2010 02:07 PM

दस्त नोंद केल्याचा दिनांक : 19/04/2010 02:07 PM

ओळख :

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

1) -- श्री मोहम्मद अर्शफ कुरेशी , घर/फ्लॅट नं. से. 19/20, बेलापुर

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

2) -- श्री मोहम्मद सलिम कुरेशी , घर/फ्लॅट नं. :

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

पावती क्र.: 3903 दिनांक: 19/04/2010
पावतीचे वर्णन
नांव: श्रीमती शाहीन कुरेशी W/O श्री मोहम्मद
सलीम कुरेशी

17900 : नोंदणी फी
560 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फ्री
22350 : अतिरीक्त मुद्रांक शुल्क

40810 : एकूण

पावती क्र.: 3904 दिनांक: 19/04/2010
पावतीचे वर्णन
नांव: श्रीमती शाहीन कुरेशी W/O श्री मोहम्मद
सलीम कुरेशी

4500 : नोंदणी फी

4500 : एकूण

द. निबंधकाची सही, टाणे 8
सह दुय्यम निबंधक टाणे क्र. 1



द. निबंधकाची सही
टाणे 8



प्रमाणीत करण्यात येते की,
सुल दस्तास एकूण 25 पाने आहेत.
दुय्यम निबंधक टाणे क्र. 1
मुद्रांक क्र. 36700 क्रमांकावर नोंदले.
द. निबंधकाची सही, टाणे 8
सह दुय्यम निबंधक टाणे क्र. 1



सूची क्र. दोन INDEX NO. II

गावाचे नाव : वाशी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
य बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,700,000.00
बा. भा. रु. 2,237,000.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: सदनिका क्र. 5.1 ला मजला, ए विंग, ईमारत नं. 3ए, नूर को ऑप ही सोसा लि प्लॉट नं. 18, से. 9ए वाशी नवी मुंबई
- (3) क्षेत्रफळ (1) 60.87 चौ मि बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) श्री केतेकर मोहम्मद ईश्वर मोहम्मद अशदि तर्फे कु मु म्हणुन श्री केतेकर मोहम्मद अशदि -
:- घर/प्लॉट नं. 3ए/5, नूर सोसा प्लॉट नं. 18, से. 9ए वाशी; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AEFBK1875A.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रीमती शाहीन कुरेशी W/O श्री मोहम्मद सलीम कुरेशी - :- घर/प्लॉट नं: सदनिका क्र. 8-7, ईमारत नं. 2, नूर को ऑप ही सोसा लि से. 9ए वाशी नवी मुंबई, गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACRQ2692N.
- (7) दिनांक करून दिल्याचा 19/04/2010
- (8) नोंदणीचा 19/04/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 3670 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 94450.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 22400.00
- (12) चोरा



सह दुय्यम निबंधक टाणे क. ८

Date:

16-7-82

To

Noor Co-op H.S. Ltd.,
Sec. 9A, Vashi

Sub. FN of Bldg No 3A

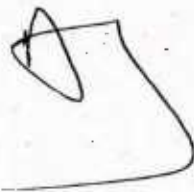
Dear, Sir

Xerox Copy Agreement Share

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14.7.12