गावाचे नाव

पावती

07/08/2004

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

सादर करणाराचे नाव:चेचेट कुलांग की टनक

नोंदणी फी

12420.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)).

740.00

रूजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकवित की (37)

13160.00

एकुण

आपणास हा दस्त अंदाजे 3.52PM ह्या वेळेस मिळेल

DELIVERED

वा तार मृत्यः १ व. १८० ८ - गाँवदानाः ८२५००० र

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* 15/5 14.08/2004





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47 PM

पावती

Original नॉटणी ३९ स १७७० ३९ ५

पावती क्र. : 7640

गावाचे नाव मलदार

दिनांक 06/09/2004

दस्तऐवजाचा अनुक्रमांक

बंबइ1 - 07461 - 2004

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव:किर्तीकुमार डी शाह

नोंदणी फी

30000.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)),

380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

30380.00

एकूण

₹.

आपणास हा दस्त अंदाजे 6:13PM ह्या वेळेस मिळेल

दुय्यम निंबधक मुंबई शहर १ (फोर्ट)

बाजार मुल्य: 10792813 रु. मोबदला: 10899999रु.

भरलेले मुद्रांक शुल्क: 528750 रु.

देयकाचा प्रकार :चलनाने;

चलन क्रमाक: 1; रक्कम: 30000 रु.; दिनांक: 06/09/2004

SALE DEED

FLAT NO. 11B ON THE 11TH FLOOR, AND GARAGE NO. G-12, "ABHILASHA-A" BUILDING, AUGUST KRANTI MARG, GOWALIA TANK ROAD, MUMBAI-400 006

∏गन परिपत्रक कमांक . २००५/९७/प.क. २५/म-१ दि. २४/३/२००० Page 1 of 1 GENERAL STAMP OFFICE TOWN HALL, FORT. MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.:

149118

Receipt Date

04-SEP-04

SHRI KIRTIKUMAR D SHAH & ANOTHER Received From :

Date

On Account of SALE OF STAMPS

Counter No. CNT-2

Mode of Payment DD/PO/CHQ/

Branch

Bank Name & Area Code

Amount (in Rs.)

RBI-Challan No 77147 03-SEP-04

INDIAN

OVERSEAS BANK (IOB)

520,000.0

520,000.

TENENT

Case No :

Lot No. :

Lot Date:

Total D. O.

Description of Stamps / Amount Sr. No. Quantity Denomination Franking (in Rs.) 1 SPECIAL ADHESIVE 1 O TI AEBED Total:

Fire Lakh Twenty Thousand only Rs.: 520000 ए, सुवर्ष करिया

Note Casking the comment Registration, please produce the original grade position t Sub-Registrar.

GENERAL STAMP OFFICE

TOWN HALL FORT MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

W Brench

149122

Receipt Date

04-SEP-04

SHRI KIRTIKUMAR D SHAH & ANOTHER

SALE OF STAMPS

Counter No. CNT-2

138-15

DD:PO/CHQ RBI-Challan No. Bank Name & Branch

Area Code Amount (In Rs.)

Joseph Nic

04-SEP-04

Date

INDIAN

0

8,750.00

OVERSEAS BANK

(IOB)



Lot Date

Si. No	Description of Stamps '	Quantity	b. somination	Amount (in Rs.)
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		101	HUMBER CONT	0 6 8
			n dyo	d Fifty only

Fight Thousand Seven

Rupees

receipt before

please produce the original

Signature | Designation

नोंदणो महानिरीधक च मुद्रांक नियंत्रका, महाराष्ट्र राज्य

MUMBAI

नमुना म. की. वि. ६ [fan ete au] पत्तर क्षणां द

कीत नंदा ६१०२००२००३

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	STATE SUB.ALCO	1 441-2
	and the same of th	





SALE DEED SALE DEED made at Mumbai this

2004 between (1) SHRI DEVENDRAKUMAR DAROOKA (2) SMT. SHASHI D. DAROOKA (3) SURENDRAKUMAR B. AGARWAL (DAROOKA) all

Indian inhabitants presently residing at Parijat Building, Ground floor, J.B. Nagar, Andheri Road, Andheri (East), Mumbai-400 059 hereinalte jointly referred to as the

expression shall unles it be repugnant context or meaning thereof be deemed to mean Eand

their respective heirs, executors administrators and assigns) of the ONE

ETTINDIA DHUDALAL SHAH and

"TRANSFERORS"

SHARMISHTA KIRTIKUMAR SHAH both adults, Indian inhabitants, presently residing at B-308. Anand Nagar, Forjet Street, Mumbai-400 036 hereinafter jointly referred to as the "TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS pursuant to an Agreement dated 12th March, 1987 executed between M/s. Chetan Associates of the One Part and Shri Devendrakumar B. Darooka, Smt. Shahshi D. Darooka and Mr. Surendrakumar B. Agarwal (Darooka) of the Other Part, the former party sold and conveyed to the later party, the Flat No. 11B measuring about 951 sq.ft. Carpet area on the 11th floor of Abhilasha-A Building and One Parking Space No. G-12 (measuring about 150 sq.ft. Built Up Area) in the Ground floor of the Building situate at August Kranti Marg, Gowalia Tank Road, Mumbai-400 036, hereinafter the Flat and Car Parking Space collectively referred to as the said "Premises" (more particularly described in the schedule annexed herein); on the terms and for the consideration as recorded in the said Agreement dated 12/3/1987.

WHEREAS several purchasers of Flats in the Abhilasha Building formed a Co.operative Housing Society, known as Abhilasha Co.operative Housing Society Limited, a society registered until

K. W. B. C.

-2

RECEIPT

Pursuant to above Agreement we acknowledge receipt of a sum of Rs. 1,08,99,999/-(Rupees One Crore eight lacs ninetynine thousand nine hundred sinety nine only) received from the Transferees, being full consideration for sale, as follows:

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Pri Dir

DEVENDRAKUMAR B. DAROOKA

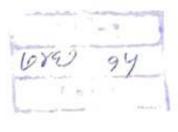
SMT. SHASHI D. DAROOKA

6.9.2004

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SURENDRAKUMAR B. AGARWAL (DAROOKA)





papers duly signed and executed for transfer of right. Litle and interest in the said Premises and said Shares and the Transferees acknowledge receipt thereof.

- The Transferors hereby covenant with the Transferees as follows:
 - a) no other person has any claim or demand of any nature—whatsoever unto or upon the said Premises and said Shures, either by—way of sale, charge, lien, gift, succession, trust, lease, license, easement or otherwise howsoever and the Transferors have absolute right, power and authority to sell and transfer the same to the Transferees.
 - b) the Transferors have paid all the society bills /electricity bills raised upto date and that there are no claims or disputes pending with the said society/electricity department, of any nature whatsoever.
 - c) the Transferors have not created any charge or encumbrances of whatsoever nature in respect of the said Premises and said Shares. The said Premises and said Shares are not a subject matter of any litigation nor are they or any of them attached in execution of any

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e: 10,600,000.00

बाजारभाव (भाडपटटवाच्या बाबतीतः पाटलकार आकारणी दल की पार्टदार ने तमुद्र कराके।

%: 10,702,813.00

(व) वा अस्मावाधमाणे पृहाक भूवक *एक बाजार*भावाद्यसम्म नोदर्भा की

 528750.00 ≈30000.00

(६) - दस्त विष्मादित केल्याचा

00/05/2004

(7) पुण्डाची संख्या

(१५) भू मापन, पीटिहरसा व घरकमाक General (Control)

(1) Inferen a. 530

(b) मालमतिव इतर वर्णन

(1) वर्णनः फलंट न 11 वी. 11 वा मजला, मॅरेज ने जी 12. अभिलाषा ए बि. औगस्ट क्रांती भागे,गेखालिया टेंक मु ६ (एकुण मजले १८ , बोबकाम वर्ष ६१, घरमरा २० टक्के) विभागाचे नात - मलबार व लंबाला हिल दिव्यीजन, रपविभागाचे नाव - 7/64 - मूभाग : पश्चिमरा खबाला हिलच्या सम्यापासुन प्रवैकडे असलेला उमा उताराचा भाग. पूर्वस नागजी दादाजी मार्ग हाजी अली चीकापर्यंत, उत्तरेस हाजी अभी चौक व दक्षिणम आंगरर क्रांती मार्ग यामधील मुनागः सदर मिळकत सि.टी.एस. नंबर - 530 मध्दे आहे (1)बांधीय मिळकतीच क्षेत्रपळ. 106.02. ची.मी. आहे. गॅरेज 13.94 ची.मी.

(10) station

111) आकारणी किया जुडी दण्यात असल तेवरा

११७) 'दालएकज करून देववा या पक्षकाराव नाव किंवा दिवाणी -वागालयाचा तकुमनामा किंवा आदेश ही 7265 के. असल्याम, प्रतिवादीय नाव व पता

(13) ेदरल्यान करून घण्या या पक्षकाराच नाव किया दिवाणी न्यायालयाचा हकुमनामा किंवा आदश असञ्चास, वादीये नाव व पता

(६) देवेंद्र कुमार बी दारुका; घर/फलेंट नं: ; गल्ली/रस्ता जे बी नगर; ईमारतीचे नाव: पा बि; ईमारत में: तळमजला; पेट/पसाहत: ; शहर/गाव: -; तालुका: अधेरी; पिन: 59; पॅन नम्बर: (2) शशी दी दारुका; घर/फ्लंट नः ः गल्ली/रस्ताः वरीलप्रमाणः ईमारतीचे नावः ः ईमारत नंः

दुरवन निकारक: मुंबई शहर 1 (फोर्ट)

सुचना

प्राथांदित आहे

वदस्यद्रमस्या करावात.

नसलेला मजकूर खोडावा

>461/04

ही माहिती प्रश्नकारात्री साक्षांकित कलेल्या इनपुट कॉर्मवर

2)दश्लाची माहिली समणकावर राण्यात आली याचा अर्थ दस्त

4)क्रमाक 1,2,3,4,5,6 मध्ये बदल करता वंणार नाही

नीवणीसाठी स्वीकारला असा नाही दुध्यम निवधक दस्त नाकारू

शकताल किया नियमानुसार योग्य ती प्रन्य कार्यवाही करु शकता

पट/वसाहत: ; शहर/गाव: ; तालुका: --; पिन: -; पॅन नम्बर

(3) सुरेद्रकुमार वी अगरवाला (दारुका); घर/पर्लंट नं: ; गल्ली/रख्ता; वरीलप्रमाणे; ईमारतीचं ईमारत नः : पर/वसाहतः : शहर/गावः --: तालुकाः -; पिनः -; पेन नम्बरः

(1) कितीकुमार ढी शाह; घर/फलंट न: बी 308; गल्ली/रस्ताः आनंद नगर: ईमारतीचे नाव: प स्ट्रीटः ईमारत न ् पेट/वसाहतः -- शहर/गावः मुं, तालुकाः -: पिनः ३६: पंन नम्बरः एएलए

(२) शर्मिष्टा क शाह: घर/फ्लंट न. वरीलप्रमाणे: गल्ली/रस्सा: -; ईमारतीचे नाव: -; ईमारत नं:

पेट/वसाहतः , शहर/गावः : तालुकाः : पिनः : पॅन नम्बरः

पूर्व नींदणी मोषवारा तपासून पाहिला ' तो बरोबर आहे/त्याच्यात नमृद केलेले ' बदल/देरुस्त्या कराव्यात

(पक्षकाराची स्वाक्षरी)

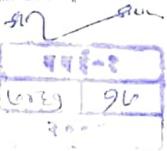
गटणीपूर्व सामवास इनपुट फॉर्म प्रमाण आहे. व याचा मेळ मूळ दस्ताशी घेण्यात आला आहे. पक्षकाराने नमूद केलेले (डाटा एंट्री ऑपरेटर ची स्वाक्षरी)

(दुव्यम निबंधकाची स्वाक्षरी)

ह्यी लोदणी गांचवा यासस्य इतपुट फॉर्म प्रमाण

भवक राज्य गर्ना करणवान आली आहे





decree nor they have created any tenancy or leave and licence or any right in favour of anyone in respect of the said Premises and said Shares.

- d) the Transferors have duly observed and performed the rules and regulations and bye-laws of the said society and has paid upto date and shall pay upto the date of handing over of the possession, the contribution towards municipal taxes, water, electricity, maintenance and other charges and outgoings payable in respect of the said Premises.
 - to do so, from time to time and at all times hereafter execute and sign or cause to be executed and/or signed all such letters, forms, applications, deeds, documents, writings and papers if any for more perfectly securing, assuring and effectually transferring the said Premises and said Shares unto and to the use of the Transferces forever but at the cost and expenses of the Transferces.
 - f) the Transferors shall indemnify and keep indemnified to the Transferses from and against all actions, claims, demands, costs, charges and expenses for the







- expenses incidental thereto if any payable in respect of this agreement or any further agreement or conveyance relating to the said Premises and said Shares shall be entirely borne and paid by the Transferees only.
- S. The deposits standing to the credit of the Transferors in the books of the said society including sinking fund contribution, in respect of the said Premises, if any, shall stand transferred to the credit of the Transferees and that the Transferors shall not claim any refund or compensation for the same.
- Any and all disputes arising out of this indenture shall be subject to Mumbai Jurisdiction only.
- 10. The Transferors and Transferees are assessed to Income Tax under following PAN Nos.:

SHRI DEVENDRAKUMAR B. DAROOKA AAAPD7266K

SMT. SHASHI D. DAROOKA AAEOD6035A

SHRI SURENDRAKUMAR B. AGARWAL AADPA5416F (DAROOKA)

KIRTIKUMAR DHUDALAL SHAH ALNPS6533Q

SMT. SHARMISHTA K. SHAH ANJPS0148R

SCHEDULE REFERRED TO HEREINABOVE

Premises i.e Flat No. 11B measuring about 951

Premises K.D.Sta



(18E9 93

interest in the said Premises and the said Shares.

- e. that the Transferors have not created any mortgage, charge, lien, tenancy, license or any encumbrances in respect of the said Premises and that they have not done any act whereby their rights in the said Premises may be prejudiced in any manner whatsoever.
- f. that there are no proceedings pending in any court and no notices have been received by the Transferors as on date concerning, touching or affecting the said Premises.
- order issued by the Competent Authority or any court or Tax Authorities or by any other authority prohibiting the Transferors from dealing with and/or selling or transferring the said Premises and said Shares.
- h. that except with the Transferees herein referred to, the Transferors have not entered into any arrangement, agreement or commitment in respect of the said Premises nor created any third party rights in the said Premises or any part thereof.
- for transfer of the said Premises and said Shares to the Transferees as required under Rule 24 and 24(6) of M.C.S. Rules, 1961, vide

letter dated 26/08 2004

648-3

Sq.ft. Carpet area on the 11th floor of Abhilasha-A Building and One Parking Space No. G-12 measuring about 150 sq.ft. Built Up Area in the Ground floor of the Building situate at August Kranti Marg, Gowalia Tank Road, Mumbai-400 036 bearing C.S. No. 530 (Part) of Malabar and Cumballa Hill Division.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day and year mentioned hereinabove.

SIGNED AND DELIVERED BY THE withinnamed "TRANSFERORS"

SHRI DEVENDRAKUMAR B. DAROOKA

SMT. SHASHI D. DAROOKA

SHRI SURENDRAKUMAR B. AGARWAL (DAROOKA)

SIGNED AND DELIVERED by the

withinnamed "TRANSFEREES"

KIRTIKUMAR DHUDALAL SHAH

SMT. SHARMISHTA K. SHAH

in the presence of . M

D.L. Don :

Shosin Darasha

. K. Agarn-

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AND WHEREAS relying upon the above representations which being the essence of this Sale Deed the Transferees herein have agreed to purchase, acquire and takeover right, title and interest of the Transferors in the said Premises and said Shares together with the right of occupancy and use thereof, for the consideration and on terms and conditions as recorded hereinafter.

The Parties hereto have agreed to the terms and conditions as recorded hereinafter and therefore this INDENTURE WITNESSETH as follows:

Transferors hereby sell to 1. The Transferees and the Transferees hereby purchase, acquire and takeover from the Transferors all that right, title and interest in the Premises i.e. Flat No. 11B measuring about 951 sq. ft. Carpet Area on the 11th floor of Abhilasha-A Building and One Parking Space No. G-12 measuring about 150 sq.ft. Built Up Area in the Ground floor of the Building situate at 46-August Kranti Marg, Gowalia Tank Road, Mumbai-400 036 belonging to Abhilasha Co.op. Hsg. Soc. Ltd., and 5 equity shares of Abhilasha Co.operative Housing Society Limited bearing distinctive No. 316 to 320 as comprised in Certificate No. 66 together with right of occupancy and use of the said Premises on ownership basis for a total consideration of Rupees One Crore eight lacs

Rs. 1,08,99

period upto the date of handing over possession and delivery of the said Premises and said Shares including any stamp duty penalty and other liabilities that may be payable in respect of Agreements referred to herein before.

- The Transferees hereby covenant with the Transferor as follows:
 - n) the Transferees shall hereafter regularly pay to the said society proportionate contribution towards municipal taxes, electricity, maintenance and other charges and outgoings payable in respect of the said Premises notwithstanding the fact that bills for maintenance charges raised by society may be in the name of Transferors until the said Shares are transferred to the Transferees in the records of the said Society.
 - b) that the Transferees shall observe and perform and abide by all the rules and regulations and bye-laws of the said society which may be in force from time to time.
- 6. The transfer fee, donation or any amount payable to the said society for transfer of the said Premises in favour of the Transferees shall be paid and borne by the

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999 in 7461/2004 हरूरा मीषवास्त्र भाग । बुरमण जिन्नेहरू pro-pay-400-4 76 the next think E 117 Hi (190 ged meller 746172004 grana umis 0.014.000 अनुक्तः प्रकारताची नाम न प्रचा बंगल्यामा हसा uranfir a HANDLESON WHEN क्षत्र वर्षः कृषाः से चरता fine a fine माम प्रदेशको त medicine of the pro-911 anisha an inflata ta June 1 spenden que despet 063-919. mages, and they but grange grieff ift es कार पानी ही बादका finen done Harm he was a Permitte nexthern nn Josepha not mf) denier d. national state of Tabinta . I motion from 2022:414 mpti 199 नेन प्रभाव na gleganical arction occurs linger dente I am mounts a godt con aftigunoù 94 रेमालीचे जात thre detroit 4 1 Agorbial वेद्या अभागत FREE THEF 111991 ther tin need un Berffgeer de ene लिएन वेणार the strade of the son medicaren arrivarras 911 decide on whole offimit Sti denne et 20.0300.0 200 C 100 F नान्यः। Mar. No. वन नामा । एए।वएनपीएस (१०७३ वधु no office à mo रिकट्टन घेणार पंतर प्रत्यक्षित ने वरीनप्रमानी notiven Invita na Income. No. or entered tier/rin тери Phy the seek

ninetynine thousand nine hundred ninetynine only), free from all encumberances, claims and chrges, if any.

The Transferors acknowledge receipt of Rs.i.OR.99.999/- (Rupees One Crore eight lacs ninetynine thousand nine hundred ninety nine only) from the Transferees, being full consideration for sale of their Premises, as follows:

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In consideration of the sum received as stated hereinabove, the Transferors hereby acquit and discharge the Transferees from payment thereof. Hereafter the Transferees shall enjoy and possess the said Premises and said Shares without any let or hinderance from Transferor and/or anybody claiming through or under the Transferor.

The Transferors have handed over vacant and peaceful possession of the said Premises and delivered the Original Share Certificate.
Original Title deeds, transfer form and other

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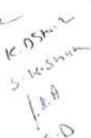
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Maharashtra Co.op. Societies Act. 1961 vide registration No. BON/W-D/HSG/TC/5864/93-94 (hereinafter referred to as the said "Society"):

WHEREAS the said Transferors subscribed 5 equity shares of Rs. 50/- each in the capital of Abhilasha Co.operative Housing Society Limited bearing distinctive No. 316 to 320 as comprised in Share Certificate No. 066 (hereinafter referred to as the said "Shares");

WHEREAS the Transferors herein have further represented to the Transferoes that:

- a. the Transferors are in possession and occupation of said Premises without any let or hindrance from anyone.
- b. the Transferors are the absolute owners of the said Premises and have absolute right to use, occupy and possess the said Premises.
- c. that the said Premises and said Shares are free from all claims and encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any Tax authority or any other authorities. The Transferors have absolute power and authority to deal with the said Premises and said Shares.
- d. save and except the Transferors no other person has any claim, share, right, title or







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दस्ताचा प्रकार ३२५) करारमाम

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दस्त नोड केल्याचा दिनाक : 06/00/2004 06:02 PM

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