



Saturday, August 27, 2004

3:27:14 PM

Original

दीवणी ३३ नं.

Page १० ११

पावती

पावती क्र. 6666

गावाचे नाव मजवदार

दिनांक 07/08/2004

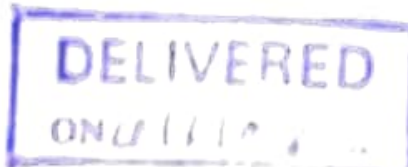
दस्तऐवजाचा अनुक्रमांक बबई - 06408 - 2004

दस्ता ऐवजाचा प्रकार कोटेशन नं.

सादर करणाराचे नाव-देवेद कुमारे की दस्तक

नीदणी फी	12420.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).	740.00
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (37)	13160.00
एकूण रु	

आपणारा हा दस्त प्रदाजे 3:52PM ह्या वेळेस मिळेल



वातावर मूल्य 1,50,000 रु. गोबंदता 8250000 रु.

नक्कल मूल्य 740 रु. कोटेशन नं.

दस्ताऐवजाचा प्रकार

दस्ताऐवजाचा क्रमांक 06408 दिनांक 07/08/2004

(Signature)

दुय्यम निबंधक

मुंबई सहा. नं. कोटी

मह. दुय्यम निबंधक

मुंबई सहा. नं. कोटी



September 06, 2004

09:47 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7640

दिनांक 06/09/2004

गावाचे नाव मलबार

दस्तऐवजाचा अनुक्रमांक बबई 1 - 07461 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: किर्तीकुमार डी शाह

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	380.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)		
एकूण रु.		30380.00

आपणास हा दस्त अंदाजे 6:13PM ह्या वेळेस मिळेल

दुय्यम निबंधक

मुंबई शहर 1 (फोर्ट)

बाजार मुल्य: 10792813 रु. मोबदला: 10899999रु.

भरलेले मुद्रांक शुल्क: 528750 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 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**

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 149118

Receipt Date 04-SEP-04

Received From: SHRI KIRTIKUMAR D SHAH & ANOTHER

On Account of: SALE OF STAMPS

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	77147	03-SEP-04	INDIAN OVERSEAS BANK (IOB)	0	520,000.00

DELIVERED

Case No. :

Lot No. :

Lot Date :

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
1	SPECIAL ADHESIVE	1	500000	520,000.00
Total :				520,000.00

Rs. : 520000

Rupees

Five Lakh Twenty Thousand only

C.G. SHELKE

Note: Cashier the Accounts of Registration, please produce the original receipt before Sub-Registrar.

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. 149122

Receipt Date 04-SEP-04

Received from SHRI KIRTIKUMAR D SHAH & ANOTHER

On account of SALE OF STAMPS

Counter No. CNT-2

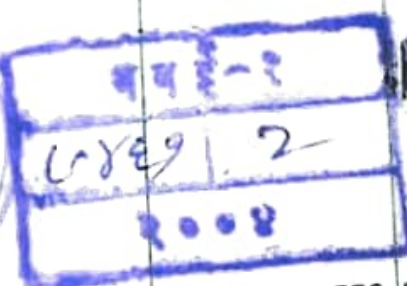
Mode of Payment	DD/PO/CHQ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	77151	04-SEP-04	INDIAN OVERSEAS BANK (IOB)	0	8,750.00

DELIVERED



Sl. No.	Description of Stamps Franking	Quantity	Denomination	Amount (in Rs.)
1	SPECIAL ADHESIVE	1	8750	8,750.00

DELIVERED



Eight Thousand Seven Hundred Fifty only

8750

Rupees

C. G. SHELKE

Note: At the time of Registration please produce the original receipt before the
Registrar.
Accountant

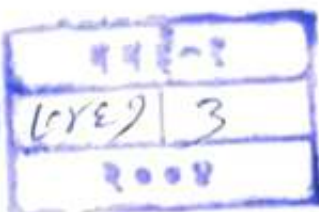
Signature / Designation

महाराष्ट्र राज्य

MUMBAI

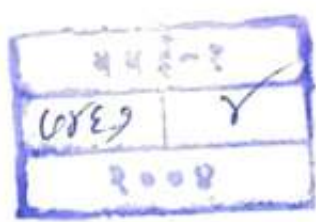
मल्लिकार्जुन

फाइल नं. ६१०२००२००ई

[illegible][illegible]

0290665

513



SALE DEED

THIS SALE DEED made at Mumbai this 6th day of Sept. 2004 between (1) SHRI DEVENDRAKUMAR B. DAROOKA (2) SMT. SHASHI D. DAROOKA (3) SHRI SURENDRAKUMAR B. AGARWAL (DAROOKA) all adults, Indian inhabitants presently residing at Parijat Building, Ground floor, J.B. Nagar, Andheri Kestle Road, Andheri (East), Mumbai-400 059 hereinafter jointly referred to as the "TRANSFERORS" 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 ONE PART and (1) SHRI KIRTINUMAR DHUDALAL SHAH and (2) SMT

Pr. S. S. S. S. S.

Shri K. D. Shah.

GENERAL STAMP
OFFICE
TOWN HALL
FOT. MUMBAI
MAH. GSO/1006
INDIA
6934 OFFICIAL TISSUE
168648 SEP 04 2004
28750
Stamp Duty Maharashtra



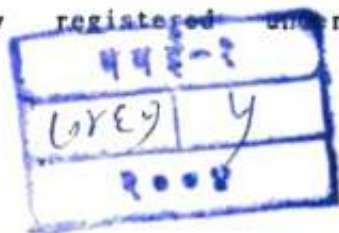
Shri P. N. Chichghar
Proper Officer,
General Stamp Office, Mumbai.

Handwritten notes and signatures at the bottom left corner.

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 under



K.D. Shah
S.D. Shah
1/1/87

RECEIPT

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

CHEQUE/ PAY ORDER NO.	DATED	AMOUNT	DRAWN ON/ ISSUED BY	PAYEE
741192	6.9.2004	20,00,000/-	Indian Overseas Bank Chennai, Madras	Smt. Shashi Darooka
743524	6.9.2004	8,79,999/-	—do—	—do—
743532	6.9.2004	10,00,000/-	—do—	Smt. Shashi Darooka
—	—	70,00,000/-	—	—
—	—	—	—	—

* Balance amount paid by ICICI Bank, out of money loan sanctioned to Transferees

We say received,

Dr. Devendra

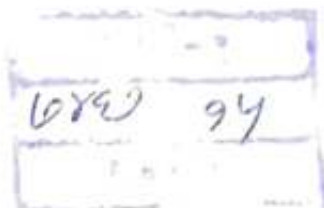
DEVENDRAKUMAR B. DAROOKA

Shashi Darooka

SMT. SHASHI D. DAROOKA

Mumbai
6.9.2004.

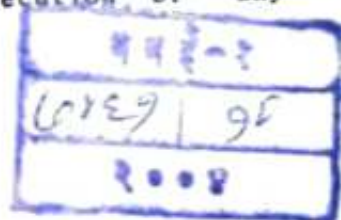
S. B. Agarwal
SURENDRAKUMAR B. AGARWAL
(DAROOKA)



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

4. The Transferors hereby covenant with the Transferees as follows:

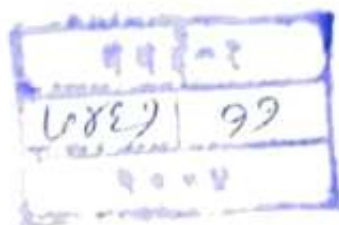
- a) no other person has any claim or demand of any nature whatsoever unto or upon the said Premises and said Shares, either by way of sale, charge, lien, gift, succession, trust, lease, license, easement or otherwise howsoever and the Transferors have absolute right, power and authority to sell and 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



✓
K. D. Shukla
S. K. Shukla
1/11
S.D.

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.
- e) the Transferors shall, whenever required 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 Transferees forever but at the cost and expenses of the Transferees.
- f) the Transferors shall indemnify and keep indemnified to the Transferees from and against all actions, claims, demands, costs, charges and expenses for the

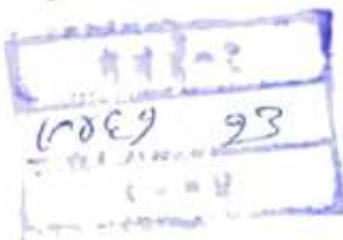


Transferees and Transferees in equal proportion.

7. Stamp duty, registration charges and 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.
8. 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.
9. 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
(DAROOKA) | AADPA5416P |
| KIRTIKUMAR DHUDALAL SHAH | ALNPS6533Q |
| SMT. SHARMISHTA K. SHAH | ANJPS0148R |

SCHEDULE REFERRED TO HEREINABOVE

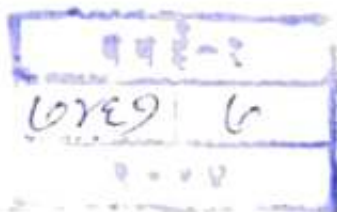
Premises i.e Flat No. 11B measuring about 951



K.D. Shah
S. K. Shah
K.D.
D

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.
- g. that there is no attachment or prohibitory 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.
- i. that the said Society has granted its N.O.C. 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 26/04/2004



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)

in the presence of,

D.h. Darooka

Shashi Darooka

S.K. Agarwal

SIGNED AND DELIVERED by the withinnamed "TRANSFEREES"

KIRTIKUMAR DHUDALAL SHAH

SMT. SHARMISHTA K. SHAH

in the presence of,

Kirti Shah
(S.K. Shah)
Sharmishta K. Shah



3-1-2003
 10/04/2003
 16/06/2003

10/04/2003	16/06/2003
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10/04/2003 16/06/2003
 25-0047-00-B 2003-2004 200311

D 53011-5 / 16/06/2003, AUGUST KRANTI MARG, ABHILASHA CO-OP.HSG.SOC.
 LI GENERAL HIS HIGHNESS SIR JIMAJIPAO SCINDIA MA

01/06/2003 30/09/2003 3799060 0 3799050 90010 500003

10/04/2003	16/06/2003	30/09/2003	31/12/2003	31/03/2004	30/06/2004	30/09/2004	31/12/2004	31/03/2005	30/06/2005	30/09/2005	31/12/2005
30.008	12.508	231816	7.508	12.008	6.008	111272	3.008	0.508	15.008	284930	
569859	25.008	11251	15.008	227944	12.008	5401	1350	9498			
0	0	0	6751								

1599161	01/04/1961	0	1599161
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36

1599161

1599161

1599161

D 250047008 01.04.2003-30.09.2003 D 15911-2
 THE HON.SECRETARY ABHILASHA
 CO-OP.HSG.SOC.LTD.
 46,AUGUST KRANTI MARG
 MUMBAI 400036.

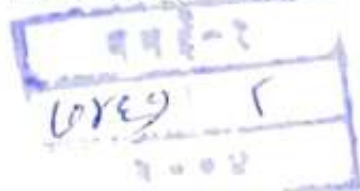
10/04/2003	16/06/2003	30/09/2003	31/12/2003	31/03/2004	30/06/2004	30/09/2004	31/12/2004	31/03/2005	30/06/2005	30/09/2005	31/12/2005
30.008	12.508	231816	7.508	12.008	6.008	111272	3.008	0.508	15.008	284930	
569859	25.008	11251	15.008	227944	12.008	5401	1350	9498			
0	0	0	6751								

D WARD, NANA CHOMK
 MUMBAI 400007.

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:

1. The Transferors hereby sell to 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 Share Certificate No. 66 together with right of occupancy and use of the said Premises on ownership basis for a total consideration of Rs. 1,08,90,000/- (Rupees One Crore eight lacs

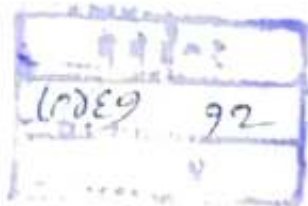


R.D. Shetty
S.D. Shetty
A.A.
S.D.

5. The Transferees hereby covenant with the Transferor as follows:

- 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.

10-11-68
K. O. Miller
10-11-68
10-11-68
C. D.



ninetynine thousand nine hundred ninety nine only), free from all encumbrances, claims and charges, if any.

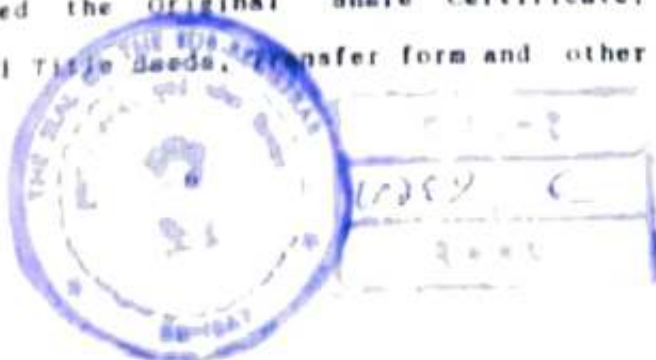
2. The Transferors acknowledge receipt of Rs.1,08,99,999/- (Rupees One Crore eight lacs ninetynine thousand nine hundred ninety nine only) from the Transferees, being full consideration for sale of their Premises, as follows:

CHEQUE/ PAY ORDER NO	DATED	AMOUNT	DRAWN ON/ ISSUED BY	PAYEE
741171	2.7.2004	20,00,000/-	Indian Overseas Bank Chennai Branch Branch 4	Shanku Dhanoo
741224	2.7.2004	5,10,999/-	-/-	-/-
741224	2.7.2004	10,00,000/-	-/-	Shanku Dhanoo
*		10,00,000/-	2000 Bank	

* Being amount paid by 2000 Bank, not to be drawn from transferred to Transferees

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.

3. 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



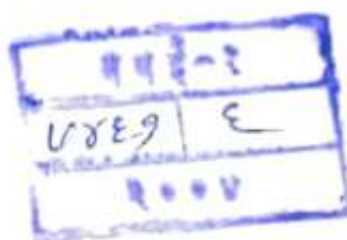
Maharashtra Co.op. Societies Act. 1961 vide
registration No. BOM/W-D/HSG/TC/5864/93-94
(hereinafter referred to as the said "Society");

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 Transferees 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

K. D. Sharma
S. K. Sharma
I. A. A
S. D





दस्त गोपवारा भाग - 2

बबड़

दस्त क्रमांक (7461/2004)

दस्त क्र. [बबड़ 7461/2004] का गोपवारा

बाजार मूल्य 10/12/2013 गोपदत्त 10/12/2013 भरखेल मुद्रांक मूल्य 12/12/13

दस्त त. वर केल्याचा दिनांक 06/06/2004 05:55 PM

विष्णादनाचा दिनांक 06/06/2004

दस्त त. वर करणा याची माही 912 911

पावली क्र. 10/12/13 दिनांक 10/12/2013

पावलीचे दस्तान

नव कितीकुमार ही शहर

10/12/13 पावलीची

10/12/13 नवकाल (अ. 11/12) पुष्पाकनाची

(अ. 11/12)

नवकाल (अ. 12) व आवाधिपत्र (अ. 13)

एकीकृत की

10/12/13 एकुल

द. निष्ठाकाची/माही, मुबई शहर (फोटो)

दस्ताचा प्रकार (25) कराखामा

शिका क. 1 ची वेळ (सादरीकरण) 06/06/2004 05:55 PM

शिका क. 2 ची वेळ (फी) 06/06/2004 05:55 PM

शिका क. 3 ची वेळ (कपली) 06/06/2004 06:01 PM

शिका क. 4 ची वेळ (ओळख) 06/06/2004 06:02 PM

दस्त नोंद केल्याचा दिनांक 06/06/2004 06:02 PM

ओळख

खालील दुसरा असे निवेदीत करताना की, त दस्तऐवज न करून देणा यांना व्यक्तीस अटकवतात,

व त्याची ओळख पटविताना

1) एन सी माधी घर/फ्लॅट नं. 127

मल्ली/रस्ता: ऑपरा हाऊस

ईमारतीचे नाव: पंचरत्न

ईमारत नं.

पेट/वसाहत:

शहर/गाव:

तालुका:

पिन: 4

2) अवदेश कुमार कोरसिया घर/फ्लॅट नं. 39/41

मल्ली/रस्ता:

ईमारतीचे नाव: बर्फवाला वि

ईमारत नं: सी पी टॉक

पेट/वसाहत:

शहर/गाव:

तालुका: मु

पिन: 4

द. निष्ठाकाची माही

मुबई शहर 1 (फोटो)



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Handwritten signature: Andheshi. C

अप्रतिष्ठित करलेत येते कीस
स्वामिने दपून. 12 पावे मोडले

एन सी माधी
मुबई शहर 1

बबड़ 7461/2004
दस्त क्रमांक 7461/2004
दस्त त. वर केल्याचा दिनांक 06/06/2004 06:02 PM
विष्णादनाचा दिनांक 06/06/2004
दस्त त. वर करणा याची माही 912 911
द. निष्ठाकाची/माही, मुबई शहर (फोटो)