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Parsny

SALE DEED OF OFFICE PREMISES NO. 1108
BETWEEN
SMT. SAROJ NARENDRA MEHTA
AND
M/S. CHOICE DIAMOND

SALE DEED

S. N. Mehta
Maulan chand singh
Shankar singh

THIS DEED OF SALE made and entered into at Mumbai this 13th day of Feb. 2005 between SMT. SAROJ NARENDRA MEHTA residing at 61, Neelambar, Pedar Road, Mumbai: 400 026 hereinafter called the party of the FIRST PART (which expression shall be deemed to include her heirs, successors, executors, administrators and assigns) referred to as "VENDOR" and M/S. CHOICE DIAMOND, a registered partnership firm having office at 436, Panchratna, Opera House Mumbai-400 004. Consisting of following Partners 1) SHRI MADANCHAND HANUMANMAL DUGAR 2) SHRI JHABBARMAL HANUMANMAL DUGAR. 3) SHRI BHARATKUMAR HANUMANMAL DUGAR 4) SHRI SHANTILAL HANUMANMAL DUGAR. 5) SHRI CHANDRATAN DUGAR 6) SHRI ALOK MADANCHAND DUGAR, hereinafter called the party of the SECOND PART (which expression shall be deemed to include heirs, successors, executors, administrators, and assigns) referred to as "PURCHASERS".

WHEREAS SMT. SAROJ NARENDRA MEHTA, the vendor is the owner of Office 1108, 11th Floor, Panchratna, Opera House Mumbai-400 004 more particularly described in the schedule hereunder written (hereinafter referred as the said Office Premises) having purchased the same vide their agreement dated 21st day of June 1972 with SAGAR INVESTMENT CORPORATION and the VENDOR is also member of PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD. Reg. No. 108647 FEB 04 2005

Smt. V. D. BHAVSAR
Proper Officer
General Stamp Office, MUMBAI

293617 (9)
GENERAL STAMP OFFICE
MUMBAI
108647 FEB 04 2005
INDIA
P. 91078



9869
2005

S. N. Mehta
Maulan chand singh
Shankar singh

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 293617

Receipt Date : 04-FEB-05

Received From : CHOICE DIAMOND

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	263815	04-FEB-05	ABN AMRO BANK N. V. (ABN)	F	612,550.00

Case No. :

Lot No. :

DELIVERED



Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
1	SPECIAL ADHESIVE	1	612550	612,550.00

DELIVERED



Rs. : 612550

Rupees : Six Lakh Twelve Thousand Five Hundred Fifty only

K. V. BALVI

Note : At the time of Registration, please produce the original receipt before the Sub-Registrar.

BOM/HSG/S9049 of 1981 Dated 16.11.1981 (hereinafter referred to as the 'said Society') and holding Five shares of Rs. 50/- each vide share certificate no. 510 distinctive no. from 2546 to 2550 (Both inclusive), (hereinafter referred to as the 'said Shares')

AND WHEREAS the vendor have agreed to sell, transfer and assign to the purchasers the 5 (Five) shares held by her in the said society and as incidental hereto to sell, transfer and assign all her beneficial rights, titles and interests in the said Office Premises except car parking space together with the right to use and occupancy thereof free from all encumbrance, lien or charge, and the Purchasers have agreed to purchase the same from the vendors at or for the price of Rs. 1,22,51,000 (Rupees One Crore Twenty Two Lakhs Fifty One Thousand only).

AND WHEREAS based upon the such assurances and representation by the vendor, the purchasers herein have agreed to purchase the said shares and all the rights of the vendor in the said Office Premises and the parties herein are desirous of recording the terms and conditions of this agreement in writing.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendor has agreed to sell, transfer and assign and do hereby admit to have sold, transferred and assigned to the purchasers the 5 (Five) shares bearing distinctive nos. 2546 to 2550 (both inclusive) and incidental thereto all the rights, title and interest of the vendors in the said Office Premises no.1108 admeasuring approx. area 879 sq. ft.(carpet) except car parking space more particularly described in schedule on Eleventh floor, Panchratna co-operative Housing society Ltd. CTS no. 1/1487 & 3/1487 at Girgaon Division in D Ward of Mumbai- 400 004 at or for the price of Rs. 1,22,51,000 (One Crore Twenty Two Lakhs Fifty One Thousand only) shall be paid in the manner specified hereafter.
2. The vendor has applied to get the purchasers admitted and enrolled as members of the Panchratna Co-operative Housing society Ltd. and as owners of the said office premises in the record of the society and have executed in favour of the purchasers such documents for enrolment as may be required by the purchasers for vesting the said office premises in the name of the purchasers.

448-1
9809/2



S. N. Malhotra

Mahesh Chandra

Shankar Singh

3. The Vendor shall handover possession of the said office premises to the purchasers upon the full price being received by the vendor in accordance with this Deed.

4. The Purchasers shall pay to the vendor Rs. 1,22,51,000 (One Crore Twenty Two Lakhs Fifty One Thousand only) in full consideration of the sale of the said shares and the said office premises in the following manner :-

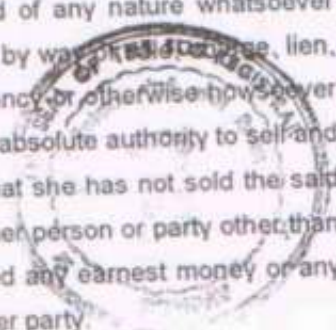
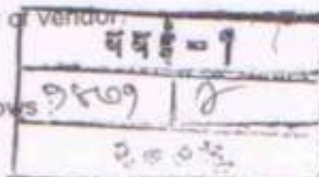
i) A Amount of Rs. 72,51,000.00 (Rupees SEVENTY TWO LAKHS FIFTY ONE THOUSAND only) has been paid by cheque No. 197654 dated 11.02.2005, 2005. Drawn on STATE BANK OF BIKANER AND JAIPUR Before execution of this deed in favour of vendor.

ii) A Amount of Rs. 50,00,000.00 (Rupees FIFTY LACS only) has been paid by cheque No. dated 11.02.2005, 2005. Drawn on ABN-AMRO BANK N.V. Before execution of this deed in favour of vendor.

AND WHEREAS vacant and peaceful possession of the said Office Premises shall be handed over on realization of Rs. 1,22,51,000/- (Rupees One Crore Twenty Two Lakhs Fifty One Thousand only) payment in favour of vendor.

5. The Vendor hereby covenant with the Purchasers as follows

i) That the Vendor is the sole and absolute owner of the said shares and the said office premises and no other person or persons has or have any right, title, interest, proper claim or demand of any nature whatsoever unto or upon the said office premises, either by way of mortgage, lien, gift, inheritance, trust, lease, easement, tenancy or otherwise now or ever and vendors have good right, full power and absolute authority to sell and transfer the same to the purchasers and that she has not sold the said shares or the said office premises to any other person or party other than the purchasers herein and have not received any earnest money or any other money in respect thereof from any other party.

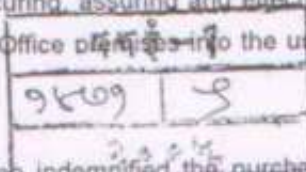


S. N. Mehta

Shankar Singh

Shankar Singh

- ii) That the Vendor has not created any charge or encumbrance of whatsoever nature in respect of the said office premises nor are the said shares and the said office premises subject matter of any litigation nor are the same or any of them attached in execution of any decree nor is there in existence nor have the vendor created any tenancy or leave and license or any right in favour of anyone in respect of the said office premises.
- iii) That the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto date her contribution of the Municipal taxes, water, Electricity and maintenance and other charges and outgoings payable by them in respect of the said Office premises.
- iv) That upon the completion of the sale on receiving the full consideration as mentioned herein, the purchasers would be put in quiet and peaceful physical possession of the said Office premises, and thereafter they shall be entitled to use, occupy and enjoy the said Office premises without any denial, demand, interruption or claim from any person or any other persons claiming by under or through the vendor.
- v) That the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said shares and the said Office premises into the use of the purchasers forever.
- vi) That the Vendor shall indemnify and keep indemnified the purchasers from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the date of transfer over possession of the said shares and said Office premises.
- vii) That the vendor undertake to get transferred in the name of the purchasers the 5 (five) shares bearing distinctive nos. 2546 to 2550 in the Pancharatna Co-Operative Housing Society Ltd. standing in the name of the vendor.



S. N. Mehta.

Mahesh Chandra

Shankar

6. The Purchasers hereby covenant with the vendor as follows:

- i) That the purchasers agree to become the members of the said society and shall on getting possession of the said Office premises regularly pay to the said society their contribution of the Municipal taxes, water, electricity and maintenance and other charges and outgoings payable in respect of the said Office premises.
- ii) That the purchasers shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.

7. The Vendor shall hand over to the purchasers all documents of title including all original Agreements and share certificates in respect of the said office premises.

8. The transfer fees, if any or other amount required to be paid to the society under any head for registering the transfer of the said shares and the said office premises in favour of the purchasers will be borne by the purchasers and Vendor equally.

9. All other charges including stamp duty and other incidental costs, if any, payable on or in connection with this sale deed shall be borne and paid by the purchasers alone.

10. The Income Tax No. of the Vendor and the Purchasers are as follows:

A) Vendor:

SMT. SAROJ NARENDRA MEHTA

AHSPM 3615 D

B) Purchasers:

M/S. CHOICE DIAMOND

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९४७९	२ AAAFC 0677 R
२३२५	



11.

This agreement has been executed in Mumbai, the property is situated in Mumbai and Payments are to be made in Mumbai and is subject to Mumbai jurisdiction.

S. H. Mehta.

Maheshwari

Shankar Singh

SCHEDULE OF THE PROPERTY ABOVENAMED

All that Office no. 1108 on the 11TH floor of the R.C.C. Building of
"PANCHRATNA CO- OPERATIVE HOUSING SOCIETY LIMITED" situated and
Lying on the land situated at New-Charni Road bearing Cadastral
Survey number 1/1487 & 3/1487 of Girgaon division and bounded as follows:
And further details of which are as under.

- | | |
|-----------------------------|---|
| 1. Year of Construction | : <u>1973</u> |
| 2. Area of Flat | : <u>879 Sq. FEET(carpet)</u> |
| 3. No. of Floor of Building | : <u>Ground + 25 Floor</u> , with/without lift. |
| 4. Municipal ward No. | : <u>D- Ward Mumbai</u> |
| 5. Address of Flat | : <u>1108 PANCHRATNA,</u>
<u>OPERA HOUSE,</u>
<u>MUMBAI: 400 004.</u> |

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their
respective hands the day and year first herein above written.

SIGNED AND DELIVERED by the

Withinnamed VENDOR

SMT. SAROJ NARENDRA MEHTA

The party of the First Part

In the presence of

- | | | | | |
|---|---|-------|----------|--------|
| 1. <u>N.K. Mehta</u>
(Narendra K. Mehta) | <table border="1"><tr><td>448-1</td></tr><tr><td>9209 6</td></tr><tr><td>2 + 12</td></tr></table> | 448-1 | 9209 6 | 2 + 12 |
| 448-1 | | | | |
| 9209 6 | | | | |
| 2 + 12 | | | | |
| 2. <u>Blk</u>
(Mukesh S Mehta) | | | | |

SIGNED AND DELIVERED by the

Withinnamed PURCHASERS

SHRI MADANCHAND HANUMANMAL DUGAR

SHRI SHANTILAL HANUMANMAL DUGAR

PARTNERS OF M/S. CHOICE DIAMOND

The Party of the Second Part

In the presence of

- | | |
|--|--|
| 1. <u>Chandra B. Shetty</u>
CHANDRA B. SHETTY |  |
| 2. <u>Dalpat B. Shetty</u>
(DALPAT B. SHETTY) | |

(S. N. Mehta.)
Saroj N. Mehta

FOR CHOICE DIAMOND

Madan chand

Shantilal Dugar

PARTNER.

RECEIPT

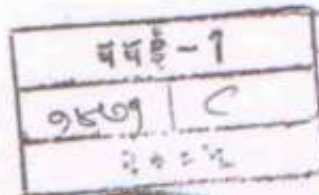
RECEIVED on the day and year first herein above written of and from the within named purchasers the sum of Rs. 1,22,51,000/- (Rupees One Crore Twenty Two Lakhs Fifty One Thousand only), Being the full consideration agreed as mentioned herein above has been paid by them to me. The details of the payments are as follows:-

Cheque No.	Date	Bank	Amount
197654	11.02.2005	STATE BANK OF BIKANER AND JAIPUR	72,51,000.00
392159	11.02.2005	AGN-AMRO BANK N.V.	50,00,000.00



SMT. SAROJ NARENDRA MEHTA

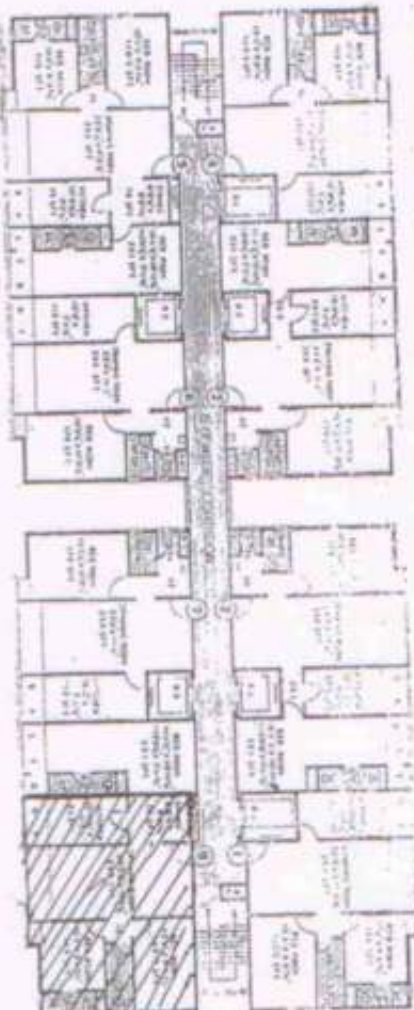
(VENDOR)



Madame C. L. D.

Buyer

Sellers,



two big rooms that
store books and the
other things.

2nd EIS ROOM FLAT
101-8967-1000

THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATION
500 5TH AVENUE
NEW YORK 10018

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

ONE BED ROOM FLAT
 1000 sq. ft. - 1000 sq. ft.

TABLE I

TYPICAL RESIDENTIAL FLOOR
EIGHTH TO TWELFTH FLOOR

Office no: 1108 At Panchpara.
TYPICAL R
PANCHRA

PANCHPRATNA
ADJECTIVE TO MEET - NJ. JOURNAL RECORD, BOSTON
PAPER OF KODAKSHALA & ASSOCIATES
QUARTERLY AND ANNUAL CITY PLANNING & ECONOMIC

EXHIBIT A. A.

95

दस्त क्र. [बबई-1471-2005] चा गोपवारा
बाजार मुख्य : 12227950 गोपवारा 12251000 भरलेले मुद्रांक शुल्क : 612550

दस्त हजर केल्याचा दिनांक : 15/02/2005 04:06 PM
निष्पादनाचा दिनांक : 13/02/2005
दस्त हजर करणा-याची सही :

Munshi Chaudhary

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 15/02/2005 04:06 PM
शिक्षा क्र. 2 ची वेळ : (प्री) 15/02/2005 04:09 PM
शिक्षा क्र. 3 ची वेळ : (कमुली) 15/02/2005 04:11 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 15/02/2005 04:12 PM

दस्त नोंद केल्याचा दिनांक : 15/02/2005 04:12 PM

ओळख :

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

1) राजेंद्र बाबुलाल शाह, घर/फ्लॅट नं. -

गल्ली/रस्ता: ओपेरा हाऊस

ईमारतीचे नाव: अनमोल

ईमारत नं. -

पेट/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: 4

2) दलपत बी पुरोहित, घर/फ्लॅट नं. 6 गजदर स्ट्रीट

गल्ली/रस्ता: रुम नं. 23, जे एस एस रोड

ईमारतीचे नाव: -

ईमारत नं. -

पेट/वसाहत: गिरगाव

शहर/गाव: मुं

तालुका: -

पिन: -

mll

5. निबंधकाची सही
मुंबई शहर 1 (फोटो)



पावती क्र.: 1491 दिनांक: 15/02/2005
पावतीचे वर्णन
नांव: मेसर्स चौईस डायमंड चे सागिदार मदनचंद
हनुमानगल दुगड

30000 : नोंदणी फी
320 : नक्कल (अ. 11(1)), घुटाकनाची मजूर
(अ. 11(2)),
रुजवात (अ. 12) व भाषाविवरण (अ. 13) ->
एकत्रित फी

30320: एकुल

mll

5. निबंधकाची सही, मुंबई शहर 1 (फोटो)

Deepa

Deepa

प्रमाणित करतो की या
दस्ताचे बबई. 95... आहे आहे

mll

दस्त नोंद
दिनांक: 15/02/05

बबई 9509/05

बौदल,

बबई 95/12/05

mll

मपिकाची मूद्राची कारवायेतील
निबंधकाचे सही अधिकार असलेल्या
सह मुख्य निबंधक
मुंबई शहर क. १.



Panchratna Co-op. Hsg. Society Ltd.

(Registration No. BOM/HSG/S 9049 of 81 Dt. 16-11-81)
21, PANCHRATNA, Mama Parmanand Marg, Opera House,
Mumbai-400 004.

Ref. No.
O - 01- A/ January/05

Date _____ 200
24/01/05

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Unit No. 1108 having its Carpet area of 879 Sq. ft. in Panchratna building & the construction of the building was completed in the year 1973.

The above unit is in the name of Smt. Saroj. N. Mehta and is a member of Panchratna Co.op. Hsg. Society Ltd.

The said building consists of Ground + 25 floors and is having 12 lifts.

The City Survey No. 1/1487 & 3/1487 of Girgaum division.

This certificate is issued for Stamp duty purpose only.

Thanking You.,

Yours faithfully.,
For Panchratna Co.op. Hsg. Soc. Ltd.,

Manager

448-1
9809/92
10/1/05



भोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य :

नमुना म. को. दि. ६
[नियम ११२ पान]

कोड नंबर ६१०२००२००३

सा विभागी श्रीभागवत / श्रीकोशभावा भावना आत्मिका गेह ४ एवे ये भाव
भावीय एट देवार्थ / भावीय विजय देवार्थ

[illegible]

पंजीकरण संख्या: A भारतीय रिजर्व बैंक
कोर्ट, मुंबई-400 001
प्राप्त संख्या: 3

दिनांक: 14 FEB 2005

न्यायाधीश: न्यायधीश

पृष्ठ संख्या: 36400

दिनांक:

* येरें कोयणात/येरेंता हसदा पण नको नाका ओपेता

[कृ. मन्त्रेण च]

9569 98



15/02/2005

दुय्यम निबंधक

4:12:16 pm

मुंबई शहर 1 (फोर्ट)

दस्त गोषवारा भाग-1

बवडा

दस्त क्र 1471/2005

99

दस्त क्रमांक : 1471/2005

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मेसर्स चौईस डायमंड चे भागिदार मदनचंद हनुमाननगर दुर्गड पत्ता: घर/फ्लॅट नं: 436 पंचवर्ण माली/रस्ता: ओपेरा हाऊस हजारतीचे भाव: - हजारत नं: - पेट/पसंदाह: - शहर/गाव: मु लासुका: - दि: -	लिहून घेणार वय 51 सही <i>Madan chand</i>		
2	नाव: मेसर्स चौईस डायमंड चे भागिदार शांतिलाल हनुमाननगर दुर्गड पत्ता: घर/फ्लॅट नं: वरीसप्रमाणे माली/रस्ता: - हजारतीचे भाव: - हजारत नं: - पेट/पसंदाह: - शहर/गाव: - लासुका: - दि: - दिन नम्बर	लिहून घेणार वय 40 सही <i>Shantilal</i>		
3	नाव: सरोज नरेंद्र रोहता पत्ता: घर/फ्लॅट नं: 61 निलावर माली/रस्ता: पेडन रोड हजारतीचे भाव: - हजारत नं: - पेट/पसंदाह: - शहर/गाव: मु लासुका: - दि: 26 दिन नम्बर: -	लिहून घेणार वय 66 सही <i>Saroj N. Mehta</i>		



SHARE CERTIFICATE

Certificate No.: 1146

Unit No.: 1106

No. of Shares: 5 (FIVE)

Area: 679 SQ. FT.

Panchratna Co-operative Housing Society Ltd.

21, Panchratna, Mama Parmanand Marg, Opera House, Mumbai - 400 004
(Regn. No. BOM/HSG/S-8948 of 1581 Dated 16.11.1981)

AUTHORISED CAPITAL Rs. 50,00,000
DIVIDED INTO 1,00,000 SHARES OF Rs. 50/- EACH

THIS SHARE CERTIFICATE IS ISSUED IN ADDITIONAL SHARE CERTIFICATE NO: 510 BEARING NO: 2546 to 2550.

This is to certify that EMDICE DIAMOND
is/are the Registered Holder/s of 5 (FIVE) Share of
Rupees Fifty each numbered from 5716 to 5720
both inclusive in Panchratna Co-operative Housing Society Ltd.
subject to the Bye-laws of the said Society and that upon each
of such Share/s the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society
this 7th day of APRIL 200 5.

For and on behalf of
PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman

Hon. Secretary

Member of the

Managing Committee

Prepared by:

Checked by:

SHARE CERTIFICATE

Certificate No. 510
Unit No. 1108

Register No. 347

No. of Shares 5

Panchratna Co-operative Housing Society Ltd.

21, Panchratna, Mama Parmanand Marg, Opera House, Bombay-400 004.

(REON. NO. BOM/H50/S-9049 of 1981 Dated 16-11-1981)

AUTHORISED CAPITAL Rs. 50,00,000

DIVIDED INTO 1,00,000 SHARES OF Rs. 50/- EACH

This is to certify that SMT SAROJ NARENDRA MEHTA
is/are the Registered Holder/s of FIVE
Shares of Rupees Fifty each numbered from 2546 to 2550
both inclusive in Panchratna Co-operative Housing Society Ltd.
subject to the Bye-laws of the said Society and that upon each of such
Share/s the sum of Rupees FIFTY has been paid.

Given under the Common Seal of the Society

this 29th day of JUNE 1984

For and on behalf of

PANCHRATNA CO-OPERATIVE HOUSING SOCIETY LTD.

Chairman [Signature]

Hon. Secretary [Signature]

Member of the
Managing Committee [Signature]

Prepared by: [Signature]

Checked by: [Signature]

MEMORANDUM OF TRANSFERS OF SHARE(S) MENTIONED OVERLEAF

Date	Transfer No.	Register Folio	NAME(S) OF TRANSFEREE(S)	Initials	Authorized Stamp
7.04.05	927	347	CHOICE DIAMONDS		

Panchratna Co-operative Housing Society Ltd

Regn. No. BOM/HSG/S/9049 of 81 dtd 16/11/81
21, Panchratna, Mama Parmanand Marg, Mumbai 400 004
Tel: 23 666 548, 23 666 777

Invoice No. 7901

Bill Date: 22 JAN 20

Choice Diamonds

Flat/Off. No. Flat No. 1108
Commercial Area - 879 sq.ft.

Bill for the Period : December 2016 - March 2017

Capital Value Rs. 33264

Car Parking : B-91 Scooter Parking :-

PARTICULARS	AMOUNT
Municipal Tax On Capital Value Four Month For Commercial	11088
Sinking Fund(Commercial) Rs. 0.10 Per Sq.Ft. p.m	352
Car Parking Rs. 150.00 Per Month	600
General Maintenance Charge(Commercial) Monthly Rs. 5.00/- Per Sq.Ft.	17580
Total	29620
Arrears	28620
Total Amount Due	58240
Rupees Fifty Eight Thousand Two Hundred Forty only	

Bill generated by One of India's Most Customer Friendly Bank
The Bharat Co-operative Bank (Mumbai) Ltd
Tel: 61800315 extn: 101 PCD:bharatbank.co.in

E.O.E
NOTES

Service Tax Regn. No. ST/MUM/MCA/DN-II/59/2006
ST CODE No. AAAAT-3507-C-ST0001

- ☐ For delayed payments interest will be charged as per society's rules approved by the Dy.Registrar of Societies since 1983
- ☐ All Members should pay their bills within 15 days of receipt of the bill or interest will be charged @ 15 % p.a.
- ☐ Cheques should be issued in favour of "PANCHRATNA CO-OP HOUSING SOCIETY LTD". (Crossed & Order cheques preferred)
- ☐ All members should pay their Bills regularly irrespective of the bill prepared & submitted.
- ☐ Please attach a copy of bill along with the cheque.

Chano: 261099 Dt: 5/01/2017

Rs 58240/-

Shri. Ashok Jain
Accountant



BRIHAN MUMBAI ELECTRIC SUPPLY & TRANSPORT UNDERTAKING

(OF THE BRIHANMUMBAI MAHANAGARPALIKA)

BEST Bhavan, BEST Marg, Colaba, Mumbai - 400001.

[Print]

Name :	CHOICE DIAMOND	Book Folio :	445641	Consumer No.	445641113*1
Billing Address :	1108,FLOOR-11,PLOT-21,PANCHRATNA,MAMA PARMANAND MARG,OPERA HOUSE,GIRGAON,MUMBAI-400004	Cycle :	03	C.A. No.	1335350
PS Address :	1108,FLOOR-11,PLOT-21,PANCHRATNA,MAMA PARMANAND MARG,OPERA HOUSE,GIRGAON,MUMBAI-400004	Ward :	D	Invoice No.	454014378767
		Division :	SOUTH	Bill Month :	Oct-2016
		Tariff Category :	LT II a	Due By :	02/11/2016
		Service No :	501222-X-X	PPI Date	24/10/2016
		Installation No:	0527398	Bill Amount Payable	16620.00
		Sanctioned Load :	7.500	After Due Date pay	16698 ✓
		Security Deposit :	15818.00		

METER DETAILS

Meter Number	Tariff/Duty	Previous Reading	Current Reading	MF	Units Consumed	P.F Load	Contract Demand in KVA	Billing Demand in KVA
N105955	LT II a /B	28609	28881	1.000	272	7.50		

Your Bill Details

	Amount
Fixed Charges	250.00
Energy Charges	2298.40
TDLR Charges	402.56
Fuel Adjustment Charges	19.04
Electricity Duty	623.70
Maharashtra Tax	65.34
Power Factor Incentive/Penalty	0.00
Load Factor Incentive	0.00
Penalty for Exceeding Contract Demand	0.00
TOD Charges	0.00

This Electric Bill is issued for electricity used and may not be treated as proof for other purpose.

Bill Period	01/09/2016 - 03/10/2016
Date of Bill	14/10/2016
Last Payment received on	31/08/2016

Previous bill	Payment Received	Current Bill
12711.72		3913.27

Unpaid Claim No. Claim Amount

Current month bill amount(A)	3659.09
Late Payment Charges Account	254.18
Interest on Arrears	0.00
Advance Payment Discount	0.00
Prompt Payment Discount	0.00
ECS Discount	0.00
Total Adjustment Amount	0.00
Net other charges(B)	254.18
Total current month charges(A+B)	3913.27
Previous month bill amount	12711.72
Total Payment made :	
Net Arrears(C)	12711.72
Total Bill(A+B+C)	16624.99
Total Bill Amount(Rounded)	16620.00

Adjustment Details

Amount

Past Consumption

Meter No.	I	II	III	IV	V	AVERAGE
N105955	846	1276	1652	1853	1505	

103685411.11.2016+03084041

Complaints regarding interruption of power supply 11V.B.S. Based Call Center Phone no. 22843939

(पुरेश या. मकवाना)
मुक्त वित्तियत वित्तियत सेवा

मीटरचा ब्रेच कटआउट कादू नका किंवा
एमसीसीबी बंद ठेक नका, ही विनंती.

4456411131+00000390.00x2#EB

Consumed
No.

मुक्त वित्तियत वित्तियत सेवा