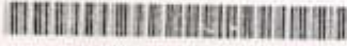


ANN-VIUA

SHOP NO: 1



Friday, October 07, 2005

4:40:42 PM

Original

नोंदणी 39 म.

Regn: 39 M

पावती

पावती क्र. : 10099

मागारे नाव विलेपार्ले

दिनांक 07/10/2005

दस्तऐवजाचा अनुक्रमांक वदर1 - 10012 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्रवण एल. सुतार - -

नोंदणी फी	:-	24460.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	:-	280.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (14)		
एकूण रु.		24740.00

आपणास हा दस्त अंदाजे 4:55PM ह्या वेळेस मिळेल

दुय्यम निवधक

अधेरी 1 (बांधा)

बाजार मूल्य: 2444932 रु. मोबदला: 1400000 रु.

भरलेले मुद्रांक शुल्क: 122300 रु.

दयकाचा प्रकार डीडी/धनाकर्षाद्वारे:

बेकेचे नाव व पत्ता: एस वी जीफ हौद्राबाव, मु. 57 :

डीडी/धनाकर्ष क्रमांक: 713277; रक्कम: 24460 रु.; दिनांक: 06/10/2005

वद. दुय्यम निवधक अधेरी-१,
श्रीधर बाबासाहेब विजय

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON..07/10/05

दर 1
9009219
PUNE 2009

THE COSMOS CO-OP. BANK LTD.,
FRANKING DEPOSIT SLIP

Customer Copy

165008

Branch Vile Parle (E) Date: 6/10/05

Pay to: Stamp Duty

Franking Value	Rs.	122300
Service Charges	Rs.	-
Total	Rs.	122300/-

Name & Address of Stamp duty paying party

MR. Shraavan L

Tel.No./Mobile No.:

Purpose of Transaction

in cash for Franking Documents

Rs. 122300/-

(For Bank's Use only)

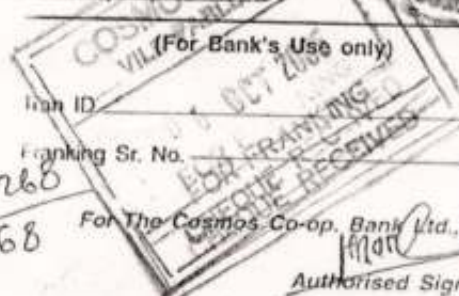
Branch ID

Franking Sr. No.

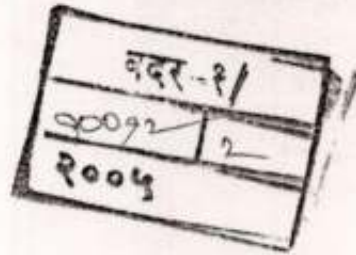
251268
172168

For The Cosmos Co-op. Bank Ltd., Pune

Authorised Signatory



1223001r



AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at
Mumbai this ^{7TH} day of OCTOBER TWO THOUSAND
FIVE

BETWEEN

FANCY TRADING CO. -VT. LTD. [PAN NO. AAACF4612N] a
Private Limited Company, incorporated under the provisions of
the Companies Act, 1956, and having its Registered Office at
311, Hari Chambers, S. B. Singh Road, Mumbai - 400 001
hereinafter referred to as "THE SELLER" (which expression
shall unless it be repugnant to the context or meaning
thereof be deemed to mean and include its executors and
assigns) of the FIRST Part:

AND
MR. SHRAVAN L. SUTHAR [PAN NO. ANNPS 1818 C] Age -
25 years, Occupation - Business, having address at Flat No.601,
Rajeshwari Bhuvan, Shradhdhanand Road, Vileparle (East),
Mumbai - 400 057, hereinafter 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 and assigns) of the SECOND Part:

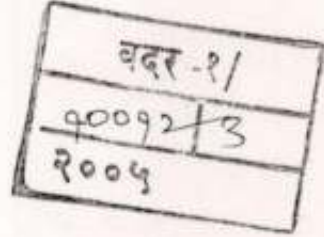


INDIA STAMP DUTY MAHARASHTRA

R0122300/-P85114

Rs. one lakh Twenty Two Thousand Three Hundred only.
The Cosmos Co-operative Bank Ltd. Mumbai
D-5/STP(V)/C.R.100-06/200 4/1762-64/04
9/10/09 51256
172168
Stamp
OCT 06 2005
16:21

Authorized Signatory

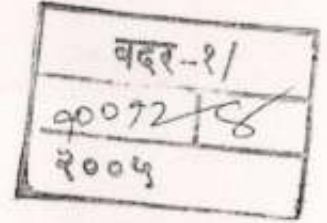


W H E R E A S

- 1) M/S K. C. LABORATORIES, a Partnership Firm was original member of **ANN VILLA Co-op. Housing Society Limited**, hereinafter referred to as 'the said society', (Regn. No. BOM / W-KE / HSG / TC / 4206 dated 18.03.1989) for the **Shop No. 1**, holding 5 fully paid up shares of Rs. 50/- each bearing Nos.51 to 55, as appeared on the Share Certificate No.11, hereinafter referred to as 'the said shares'.
- 2) By an Agreement dated 03.04.1995, M/S MFL STOCK BROKING LIMITED purchased and acquired the aforesaid Shop bearing No.1, in the building known as '**ANN VILLA**', situated at Gujarati Mandal Road, Vileparle (East), Mumbai - 400 057, from M/S K. C. LABORATORIES, the original members, upon the terms and conditions mentioned therein.
- 3) By a Deed of Transfer dated 16.09.2002, M/S FANCY TRADING COMPANY PRIVATE LIMITED, the SELLER herein, had purchased and acquired the aforesaid Shop bearing No.1, in the building known as '**ANN VILLA**', from M/S MFL STOCK BROKING LIMITED, the Transferors, upon the terms and conditions mentioned therein. The said Deed of Transfer dated 16.09.2002 is registered with the Sub Registrar of Assurances, Bandra under Sr. No. BDR - 1 / 52027/2002.
- 4) By virtue of the aforesaid Deed of Transfer dated 16.09.2002, the SELLER has become member of **ANN VILLA Co-op. Housing Society Limited** hereinafter referred to as 'the said society', for the **Shop No. 1**, holding 5 fully paid up shares



[Handwritten signatures]



--- 3 ---

of Rs. 50/- each bearing Nos.51 to 55, as appeared on the Share Certificate No.11, hereinafter referred to as 'the said shares'.

5) Being the member of the said Society, the SELLER is well and sufficiently entitled to and has right, title and interest in the said shares and the said Shop No.1, Ground Floor, ANN VILLA Co-op. Housing Society Limited, Plot No. 419, T. P. S. - V, Gujarati Mandal Road, Vileparle (East), Mumbai - 400 057, having carpet area of 270 sq. ft. (Hereinafter referred to as the 'said Shop' and more particularly described in the property schedule hereunder written)

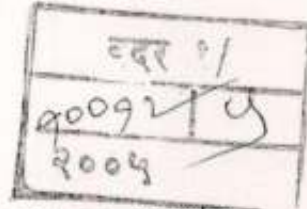
6) The SELLER herein, is in the peaceful possession of the said Shop and paying regularly the maintenance charges to the society and/or to the concerned authorities.

7) The SELLER has agreed to sell, transfer and assign the right, title and interest in the said shares and the said Shop to the PURCHASER at a price of Rs.14,00,000/- (Rupees FOUREEN LAKHS only) and the PURCHASER has agreed to acquire and purchase, the said Shop with all the beneficial rights and interest of the SELLER, in respect of the said Shop.

8) The SELLER has obtained a 'No Objection Certificate' from the Society, dated 21.09.2005, for sale and transfer of the said Shop. A copy of the said letter is attached to this Agreement.



9) The parties hereto are desirous of recording the terms and conditions agreed upon between them.

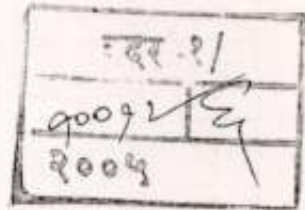


NOW THESE PRESENT WITNESSETH and it are hereby agreed by and between the parties hereto as follows :

- 1) The SELLER shall sell, transfer and assign the aforesaid 5 shares, bearing Nos. 51 to 55 [both inclusive] alongwith the right, title and interest in the said Shop No.1, [which are more particularly described in the Property Schedule hereunder written] and the PURCHASER shall purchase from the SELLER at or for the aggregate price of **Rs.14,00,000 (Rupees FOURTEEN LAKHS only)** the said shares and the said Shop, free from encumbrances and reasonable doubts.
- 2) The PURCHASER has paid **Rs.14,00,000 (Rupees FOURTEEN LAKHS only)** being the full & final payment, to the SELLER on or before execution of this agreement, the receipt of which is acknowledged hereto.
- 3) The SELLER has agreed to give, quiet, vacant and peaceful possession of the said Shop and the said shares duly transferred in the name of PURCHASER, to the PURCHASER after the full payment are effected.
- 4) The SELLER hereby covenants with the PURCHASER as follows :
 - a) That the SELLER is the absolute owner of the said Shop and the said shares and no other person or persons has or have any right, title and/or interest, claim or demand of any kind or of whatsoever nature unto or upon the said Shop and / or the said shares either by way of sale, charge, lien, gift,



[Handwritten signatures]



--- 5 ---

trust, inheritance and has the right, power, and absolute authority to sell and transfer the same to the PURCHASER.

b) That the SELLER has not created any charges or encumbrances of whatsoever nature on the said Shop and / or the said shares nor they are the subject matter of any litigation, nor they are attached in the execution of any decree nor created any tenancy or leave license or any right of whatsoever nature in favour of any one in respect of the Shop and the said shares AND further that the SELLER shall so long as this agreement are valid, not enter into any agreement / writing with any third party for creating any rights of whatsoever nature in respect of the said Shop and the said Shares.

c) That the PURCHASER shall be entitled to peacefully hold, possess and enjoy the use and occupation of said Shop on payment to the SELLER as mentioned in the clause 2.

d) That the SELLER has duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said Society, upto the date hereof and shall pay all the dues till the handing over of possession to the PURCHASER.

e) That the SELLER has not received any notice for acquisition or requisition of the said Shop, and / or the said shares.



5) The PURCHASER hereby covenants with the SELLER as follows :

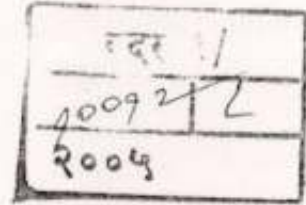
 

वदर-१/
१००७२/६
२००५

--- 6 ---

- a) That the PURCHASER shall from the date of receiving the vacant possession regularly pay to the Society their proportionate contribution of Municipal Taxes, water charges, Electricity charges and other maintenance charges required to be incurred for the up keep of the said Shop.
- b) That the PURCHASER shall observe, perform and abide by all the rules and regulations and bye-laws of the said Society.
- 6) The SELLER has agreed to sign and execute all the necessary papers and transfer forms etc. required for transfer of the said Shop and the said shares in favour of the PURCHASER, upon receipt of entire consideration amount.
- 7) The SELLER has agreed to hand over all original titles / agreements of the said Shop to the PURCHASER.
- 8) The SELLER has agreed to pay all the society dues, Electrical bills, revenues and other taxes, if any, pertaining to the said Shop, prior to the date of handing over possession to the PURCHASER. In case of any claim in respect of the said Shop and / or shares from any person or persons or authority pertaining to any period prior to handing over the possession to the PURCHASER, the SELLER hereby agree to indemnify and keep indemnified the PURCHASER against such claim[s].
- 9) The stamp duty, registration charges and all other charges directly to be paid and incidental charges shall be paid by the PURCHASER. The transfer fees / transfer premium of the Society,

[Handwritten signatures]



shall be borne and paid by both the parties in equal share.

IN WITNESS WHEREOF the parties hereto has set and subscribed their respective hands on the day and year first hereinabove written.

THE SCHEDULE OF THE PROPERTY

Shop No.1, Ground Floor, Area - 270 sq. ft. carpet, in Ann Villa Co-operative Housing Society Limited, Plot No. 419, T. P. S. - V, Gujarati Mandal Road, Vileparle (East), Mumbai - 400 057, Village - VILEPARLE, C.T.S.No.1525, Taluka - Andheri.

SIGNED AND DELIVERED by the)
withinnamed SELLER)
FANCY TRADING CO. PVT. LTD.)
through its Authorised Signatory)
MR. KAMLESH AHUJA)
in the presence of)

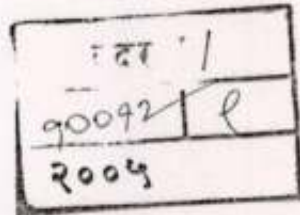
FOR FANCY TRADING COMPANY PVT. LTD.
[Signature]
DIRECTOR

WITNESS :

1) Signature [Signature]
Name Ketan Ruchane

2) Signature SB Desai
Name Saty B Desai





--- 8 ---

SIGNED AND DELIVERED by the)
withinnamed PURCHASER)
MR. SHRAVAN L. SUTHAR)
in the presence of)

[Signature]

WITNESS :

1) Signature *Virag H. Dhared* *Uthared*
Name

2) Signature *[Signature]*
Name *H. S. PATIL.*

RECEIPT

RECEIVED with thanks from the PURCHASER / TRANSFEREE
MR. SHRAVAN L. SUTHAR the sum of Rs. 14,00,000/-
(Rupees FOURTEEN LAKHS only) being the FULL & FINAL
payment towards sale of Shop No.1, Ground Floor, Ann Villa,
Plot No. 419, T. P. S.-V, Gujarati Mandal Road, Vileparle (East),
Mumbai - 400 057, by Chq. No. 064981



for Rs. 14,00,000/- Drawn on The Shamrao Vitthal Co-op. Bank Ltd.
Vile Parle (E).

FANCY TRADING CO. PVT. LTD.

[Signature]

Authorised signatory

SELLER

WITNESS :

Signature *[Signature]*
Name *Ketan Ruchan*

Ann-Villa Co-operative Housing Society Ltd.

Reg. No. BOM/W-KE/HSG/TC/4206 of 1988-89

"Ann-Villa", Plot no. 419 of TPS V, N.P.Thakkar Marg, Vile Parle (E), Mumbai - 400 057.

September 21, 2005

TO WHOM SO EVER IT MAY CONCERN

This is to certify that **Fancy Trading Company Pvt. Ltd.** is the bonafide member of Ann Villa Co - op. Housing Society Ltd. holding shop no 1 & 2 on ground floor of the building Ann Villa.

All the society dues of **Fancy Trading Company Pvt. Ltd.** are cleared till 21st September 2005 and the society has no objection for selling of the said shops subject to compliance of Byelaws.

Other details are confirmed as under:

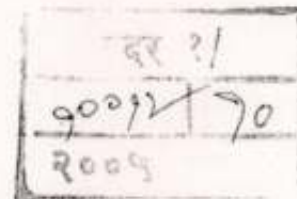
Name of Society	:	Ann Villa Co. - op. Society Ltd.
Year of Construction	:	1985
No. of Floors	:	ground + 3
CTS No.	:	1525
Village	:	Vile - Parle
Area of Shop No. 1 Carpet/ Built-up	:	270 Carpet
Area of Shop No. 2 Carpet/ Built-up	:	280 Carpet

Thanking You

For,
Ann Villa Co. - op. Housing Society Ltd.

HH

Secretary



P.S: Please find a copy of the BMC Assessment Bill.

विद्ये पाठे (५)

Y. P. P. 1,00,000-4-04 - WCAE - (Ca)
U. R. L. D. No. 8616, dated 10-9-20.

RULED CARD

19086



7424

7092
686-9

मा. 32-5-0
मा. 3-3-42 ले 32-6-40
मा. 32-40
मा. 31-10-42

मा. 31-10-42

बदर-१/
4202
2002

बदर-१/
9009499
2004



बदर-१/२००२

बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२
बदर-१/२००२

सत्य-प्रतिलिपी

बदर-१/२००२



बदर-१/२००२

KE-01-
KE 249

01/04/

30.00
90

PRIOR

बदर-१/२००२

चुनमुंबई महानगरपालिका
का विभाग व नगर कार्यलय
चुनमुंबई महानगरपालिका
का विभाग व नगर कार्यलय

अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी

100441

अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी
01/04/2005-30/09/2005	01/04/2005	01/04/2005	01/04/2005

KE-01-0440-00-1 2005-2006 200510 01/04/2005



01/04/2005-30/09/2005	0	35600	24730
अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी
01/04/2005-30/09/2005	0	35600	24730

अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी
01/04/2005-30/09/2005	0	35600	24730

PRIOR TO 61-62 28775



WS KE 01-0440001200510

अतिरिक्त अधिकारी 01/04/2005-30/09/2005

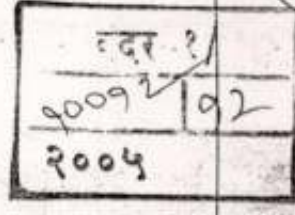
चुनमुंबई महानगरपालिका
का विभाग व नगर कार्यलय

KE010440001 01/04/2005-30/09/2005 KE 249 251 SI

SECY ANNEE VILLA CO UP
HSG SOC LTD
N P THAKKAR MARG
VILE PARLE E
MUMBAI 57

अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी	अतिरिक्त अधिकारी
01/04/2005-30/09/2005	0	35600	24730

K/E WARD AZAD ROAD OFF A K RD
GUNDAVALI ANDHERI (E) MUM 69





07/10/2005

दुय्यम निबंधकः

4:41:43 pm

अंधेरी 1 (बांद्रा)

दस्त गोषवारा भाग-1

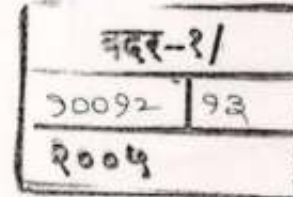
बदर1

दस्त क्र 10012/2005

दस्त क्रमांक : 10012/2005

दस्ताचा प्रकार : करारनामा

नु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठबाचा टस
1	<p>नाव: अक्षय एल. सुतार - -</p> <p>पत्ता: घर/फ्लॅट नं: 601</p> <p>गल्ली/रस्ता: अश्वदास रोड</p> <p>ईमारतीचे नाव: राजेश्वरी भवन</p> <p>ईमारत नं: -</p> <p>फेट/पसाइत: -</p> <p>शहर/गाव/विलेपार्ले (पु)</p> <p>तालुका: -</p> <p>पिन: 57</p> <p>वेन नम्बर: एएनएन</p>	<p>लिहून घेणार</p> <p>वय 25</p> <p>सही</p>		
2	<p>नाव: फॅन्सी ट्रेडिंग कं. प्रा लि चे संचालक कमलेश टी. आहुजा - -</p> <p>पत्ता: घर/फ्लॅट नं: 311, हरी चॅम्बर्स, एस वी सिंग रोड, मु 001</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>फेट/पसाइत: -</p> <p>शहर/गाव: -</p> <p>त</p>	<p>लिहून देणार</p> <p>वय 37</p> <p>सही</p>		





दस्त गोपवारा भाग - 2

बदर 1

दस्त क्रमांक (10012/2005)

दस्त क्र. [बदर 1-10012-2005] चा गोपवारा
बाजार मूल्य : 2444932 मोबदला 1400000 भरलेले मुद्रांक शुल्क : 122300

पादरी क्र.: 10069 दिनांक: 07/10/2005
पाचतीचे वर्णन
नाम: अरुण एल. सुतार

दस्त हजर केल्याचा दिनांक : 07/10/2005 04:37 PM
निष्पादनाचा दिनांक : 07/10/2005
दस्त हजर करणा-याची सही :

24460 : नोंदणी फी
280 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

24740: एकूण

डु. निबंधकाची सही, अधरी 1 (बांदी)

दस्ताचा प्रकार : 25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 07/10/2005 04:37 PM
शिक्षा क्र. 2 ची वेळ : (फी) 07/10/2005 04:40 PM
शिक्षा क्र. 3 ची वेळ : (कडुली) 07/10/2005 04:41 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 07/10/2005 04:41 PM

दस्त नोंद केल्याचा दिनांक : 07/10/2005 04:41 PM

ओळख :
खालील इरम असे निवेदीत करतात की, ते बरतऐवज करून देणा-यांना जवळीक ओळखतात,
व त्यांची ओळख पटवितात.

1) हेमवद्र पाटील - , घर/फ्लॅट नं: 101

गल्ली/रस्ता :

ईमारतीचे नाव: होसर हाऊस

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: विलेपार्ले

तालुका: -

पिन: 57

2) विराग घरोड - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/बसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

बदर-१/	
90092	78
२००५	

प्रमाणित करणेचे येते की, या
दस्तामळे एकूण १० पाने जाईल.

सह. मुख्य निबंधक, अधरी-क. १
मुंबई उपनगर जिल्हा.

डु. निबंधकाची सही
अधरी 1 (बांदी)

बदर-१/ 90092/ 2005

पुस्तक क्रमांक १, क्रमांक धर

मोबदला.

दिनांक: ७/१०/०५

सह. मुख्य निबंधक, अधरी-क. १,
मुंबई उपनगर जिल्हा.



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Dated This 7th Day of OCTOBER 2005

FANCY TRADING CO. PVT. LTD.

---- THE SELLER

TO

MR. SHRAVAN L. SUTHAR

----- THE PURCHASER

AGREEMENT FOR SALE

Shop No.1, Ground Floor, Ann Villa, Plot No.
419, T. P. S. - V, Gujarati Mandal Road,
Vileparle (East), Mumbai - 400 057

PRADEEP RANE

Advocate & Legal Advisor

101, Thosar House, First Floor

Hanuman Road, Vileparle (E)

Mumbai - 400 057

Tel: 2614 84 74 - 2614 84 75