

ANN-VILLA
SHOP NO: 2

shop no. 2.

90099

04





Friday, October 07, 2005
4:32:56 PM

Original
नॉदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 10098

दिनांक 07/10/2005

गावाचे नाव विलेपार

दस्तावेजाचा अनुक्रमांक वदर 1 - 10011 - 2005

दस्तावेजाचा प्रकार

करारनामा

सादर करणाराचे नाव: लक्ष्मीबंद एल. सुतार

नॉदणी फी	:-	25360.00
नक्कल (अ. 11(1)), पृष्ठाकनाची नक्कल (अ. 11(2)).	:-	300.00
सज्जात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)		
एकूण	रु.	25660.00

सादरपत्रात हा दस्त अंदाजे 4:48PM ह्या वेळेस मिळेल


मुख्य निबंधक
अधिसूचना (पावती)

सादर मूल्य: 2535064 रु. मोकदला: 1400000 रु.

मरलेल मुद्रांक शुल्क: 126800 रु.

दस्तावेज प्रकार: डीडी/पनाकर्णद्वारे

कसेल सहा. पत्रा: एम वी ऑफ हैदराबाद, मु. 57

डीडी-पनाकर्ण क्रमांक: 1137/8. रकम: 25360 रु.; दिनांक: 06/10/2005.

ब. इय्यम निबंधक अधिसूचना-9
हैदराबाद जिल्हा

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON 07/10/05.....

बदर-१/	
१००११	१९
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THE COSMOS CO-OP. BANK LTD., PUNE
FRANKING DEPOSIT SLIP

Customer Copy 165007

Branch Vileparle (E) Date: 6/10/05

Pay to: Stamp Duty

Franking Value	Rs.	126800/-
Service Charges	Rs.	-
Total	Rs.	126800/-

Name & Address of Stamp duty paying party

Laxmichand L. Sethar

Tel.No./Mobile No.:

Purpose of Transaction

is cash for Franking Documents

Rs. 126800/-

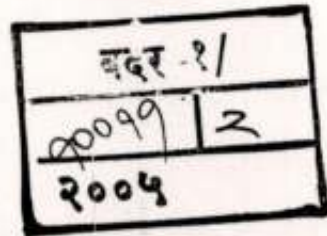
(For Bank's Use only)



Cosmos Co-op. Bank Ltd., Pune

Authorised Signatory

126800/-



AGREEMENT FOR SALE

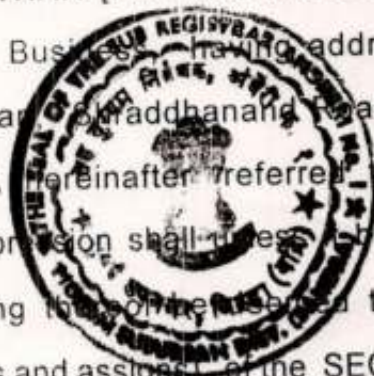
ARTICLES OF AGREEMENT made and entered into at
Mumbai this 7th day of OCTOBER TWO THOUSAND
FIVE

BETWEEN

FANCY TRADING CO. PVT. 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. LAXMICHAND L. SUTHAR [PAN NO. AAIPS 3215 R] Age
- 47 years, Occupation - Business, having address at Flat
No.601, Rajeshwari Bhuvan, Shradddhanand 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:



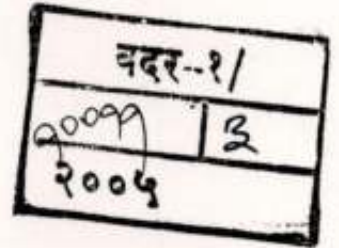
LSuthar

H. ONE Lakh Twenty Six thousand 800/-
The Cosmos Co-operative
Bank Ltd., Vile Parle Branch,
Mumbai
D-5/STP/V/C.R.1004/06/200
4/1762-64/04

For The Cosmos Co-op. Bank Ltd. **INDIA** STAMP DUTY MAHARASHTRA
R.0126800/-P55114

Authorized Signatory

134167
Special
Adhesive
OCT 06 2005
16:21



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. 2**, holding 5 fully paid up shares of Rs. 50/- each bearing Nos.56 to 60, as appeared on the Share Certificate No.12, hereinafter referred to as 'the said shares'.

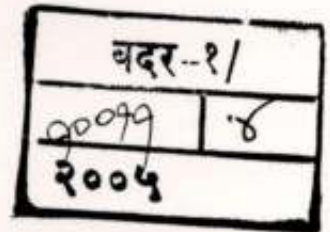
2) By an Agreement dated 03.04.1995, M/S MANGAL FINANCE LIMITED purchased and acquired the aforesaid Shop bearing No.2, in the building known as '**ANN VILLA**', situated at Gujarati Mandal Road, Vileparle (East), Mumbai - 400 057, from M/S K. C. LABORATORIES, the original members, upon the terms and 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.2, in the building known as '**ANN VILLA**', from M/S MANGAL FINANCE LIMITED, the Transferors, upon the terms and conditions mentioned therein. The said Deed of Transfer dated 16.09.2002 is registered with the Registrar of Assurances, Bandra under Sr. No. BDR - 6403 / 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. 2**, holding 5 fully paid up shares



 W.S. D. Thar



of Rs. 50/- each bearing Nos.56 to 60, as appeared on the Share Certificate No.12, 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.2, 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 280 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.

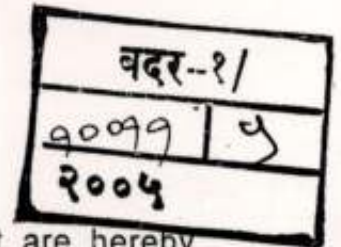
7) The SELLER has agreed to sell, transfer and assign the right, title and interest in the said shares and the said Shop to the PURCHASER at a price of **Rs.14,00,000/- (Rupees FOUREEN LAKHS only)** and the PURCHASER has agreed to acquire and purchase, the said Shop with all the beneficial rights and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

8) The SELLER has obtained a 'No Object Certificate' from the Society, dated 21.08.2005, 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.

 SELLER



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. 56 to 60 [both inclusive] alongwith the right, title and interest in the said Shop No. 2, [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.

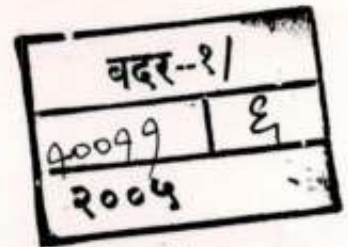
3) The SELLER has agreed to give, quiet, vacant and peaceful possession of the said Shop and the said shares duly transferred in the name of PURCHASER, to the PURCHASER after the full payment are effected.

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 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 signature] *W.S. the*



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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.

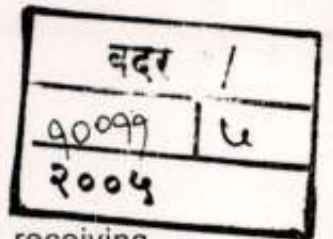
d) That the SELLER has duly paid and discharged in full all the dues and liabilities in respect of the said premises including the Municipal outgoings, taxes, rates, maintenance charges etc. payable to the said Society, upto the date hereof and shall pay all the dues till the handing over of possession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

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



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

Handwritten signature



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 hereto shall be paid by the PURCHASER. The transfer fees / transfer premium of the Society,


W. Sathar

बदर - १/	
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२००५	

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.2, Ground Floor, Area - 280 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)
within named SELLER)
FANCY TRADING CO. PVT. LTD.)

through its Authorised Signatory

MR. KAMLESH AHUJA

in the presence of



FOR FANCY TRADING COMPANY PVT. LTD.
DIRECTOR

WITNESS :

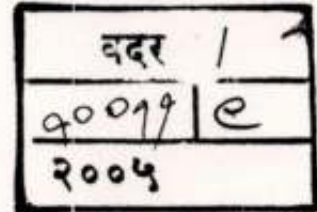
1) Signature [Signature]

Name Ketan Parthasarthy

2) Signature S.B. Desai

Name Saty B. Desai

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SIGNED AND DELIVERED by the)
withinnamed PURCHASER)
MR. LAXMICHAND L. SUTHAR) *L. Suthar*
in the presence of)

WITNESS :

1) Signature *Vinay H. Dhared* *Dhared*
Name

2) Signature *H. S. Patil*
Name *H. S. PATIL*

RECEIPT

RECEIVED with thanks from the PURCHASER **MR. LAXMICHAND 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, Plot No. 419, T. P. S.-V, Gujarati Mandal Road, Vileparle (East), Mumbai - 400 057, by Chq. No. 099409 for Rs. 6,00,000/-



099410 for Rs. 8,00,000/- drawn on *The Shamrao Vithal Co-Op. Bank Ltd. Vileparle (E) Br.*

FANCY TRADING CO. PVT. LTD.

Authorised signatory

SELLER

WITNESS :

Signature *Ketan Ruchan*
Name *Ketan Ruchan*

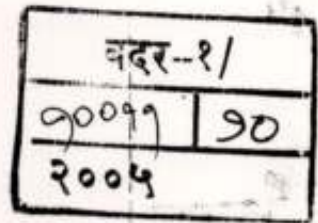
Ann-Villa Co-operative Housing Society Ltd.

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
C/S 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



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

पुढीलपुढे महासंस्थानिका
के दिनांक ०१/०४/२००५ मध्ये
महसंस्थानिका यांनी
अनुदान अर्जावर ही प्रतिलिपि मिळाली

अनुदानिका दिनांक	अनुदानिका दिनांक	महसंस्थानिका	अनुदानिका
		०१/०४/२००५	

१००४४१

पुढीलपुढे महासंस्थानिका
महसंस्थानिका यांनी

अनुदानिका दिनांक	अनुदानिका दिनांक	अनुदानिका दिनांक	अनुदानिका दिनांक
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०१/०४/२००५

KE 249 251 SHRADHANAND ROAD HOUSE WITH SHOPS ANNEE VI LLA
SHRI POSCOL VIAGO RODRIQUES

०१/०४/२००५

०१/०४/२००५-३०/०९/२००५	०१/०४/२००५-३०/०९/२००५	०१/०४/२००५-३०/०९/२००५	०१/०४/२००५-३०/०९/२००५
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०१/०४/२००५-३०/०९/२००५

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०१/०४/२००५-३०/०९/२००५

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०१/०४/२००५-३०/०९/२००५

०१/०४/२००५-३०/०९/२००५



7/10/2005

दुय्यम निबंधक

दस्त गोषवारा भाग-1

1:35:18 pm

अधोरी 1 (बांदा)

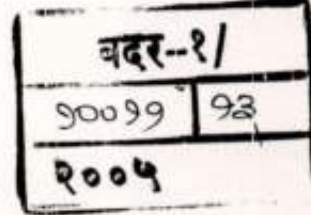
बदर1

दस्त क्र 10011/2005

स्त क्रमांक : 10011/2005

स्ताचा प्रकार : करारनामा

क्र. पक्षकाराचा नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1) नाव: लक्ष्मीबाई एन. सुताप पत्ता: धरमपलेट नं. 801 मन्सी/रस्ता: अछानंद रोड देमरलीचे नाव: राजेश्वरी सुतप देमरत नं.: पेट/वसाहत: शहर/गाव/पिलायाने (9) ता.नुका: पिन: 57 फोन नम्बर: ए	लिहून देणार वय 47 सही LLSUT hr	 36888 - 1	
1) नाव: किन्ही दुरोन क. प्रा लि चे सहायक व्यवस्थापी पत्ता: धरमपलेट नं. 311, ली येवर, एच वी. सिंग रोड, मं. 001 मन्सी/रस्ता: देमरलीचे नाव: देमरत नं.: पेट/वसाहत: शहर/गाव: त	लिहून देणार वय 37 सही 	 36888 -	





दस्त गोषवारा भाग - 2

वदर1

दस्त क्रमांक (10011/2005)

दस्त क्र. वदर1-10011/2005 वा गोषवारा
वापस गुल्लक 2535064 मॉबिली 1400000 भरलेले मुद्रांक शुल्क : 126800

दस्त क्र. वदर कल्याण दिनांक 07/10/2005 04:29 PM
निष्कासना दिनांक 07/10/2005
दस्त क्र. वदर करणाऱ्याची रक्क -

L.S. Gethur

दस्तावेज प्रकार 25) करारनामा
शिका क्र. 1 वी वेळ : (सादरीकरण) 07/10/2005 04:29 PM
शिका क्र. 2 वी वेळ : (मी) 07/10/2005 04:34 PM
शिका क्र. 3 वी वेळ : (कबुली) 07/10/2005 04:35 PM
शिका क्र. 4 वी वेळ : (अंदाज) 07/10/2005 04:35 PM

दस्त क्र. वदर कल्याण दिनांक 07/10/2005 04:35 PM

मालिका

वापसीत इतरां जसा निवेदीत करताना की, ते दस्तऐवज करून देणा-यांना व्यक्तीश ओळखतात,

वापसीत ओळख घटविताना

1) समकक्ष पाटील - घर/फ्लॅट नं: 101

मालिका रकम -

इमारतीचे नाव वीरर हाऊस

इमारत नं -

पद/पदावली -

शहर/गाव विलेपार

तालुका -

पिन - 41

2) विराम पाटील - घर/फ्लॅट नं: विलेपार

मालिका रकम -

इमारतीचे नाव -

इमारत नं -

पद/पदावली -

शहर/गाव -

तालुका -

पिन -

V. M. Gethur

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दस्तावेज पकडून... याचे जाहीर.

सह. मुख्य निबंधक, अखेर-क्र. 1.
मुख्य उपनिर्देशक.

दु. निबंधक सही, अखेर 1 (वांदा)

वदर-2/90099/2005

पुलास क्रमांक 1, क्रमांक कर

नोदना

दिनांक: 01/10/05

सह. मुख्य निबंधक, अखेर-क्र. 1.
मुख्य उपनिर्देशक.



Dated This 7th Day of OCTOBER 2005

FANCY TRADING CO. PVT. LTD.

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TO

MR. LAXMICHAND L. SUTHAR

---- THE PURCHASER

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PRADEEP RANE

Advocate & Legal Advisor

101, Thosar House, First Floor
Hanuman Road, Vileparle (E)
Mumbai - 400 057

Tel: 2614 84 74 - 2614 84 75