

Tuesday, November 2, 2010

5:47:03 pm

पावती

Regn. 39 M

फायती क्र. : 12586

दिनांक : 02/11/2010

गावाचे नांव : मलवार

दस्तऐवजाचा अनुक्रमांक : बबई 3 - 10696 - 2010

दस्त ऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : किर्ती सुमनलाल शेठ

फी नोंदणी फी : रु.30,000.00

दस्त हाताळणी फी : रु.540.00

पृष्ठांकी संख्या : 26

एकूण रु.30,540.00

आपणास हा दस्त मिळजे 6:02PM हा वेळेस मिळेल

सह दु. नि. मुंबई शहर क्र :

बाजार मूल्य : रु.36,736,417/-

मोबदला : रु.38,000,000/-

भरलेले मुद्रांक शुल्क : रु.1,882,600/-

1) देयकाचा प्रकार : By Demand Draft रक्कम: रु.30,000

डीडी/ धनादेश क्रमांक : 126109 दिनांक : 29/10/2010

बँकेचे नाव व पत्ता : भारतीय स्टेट बँक मुं

2) देयकाचा प्रकार : By Cash रक्कम: रु.540



Wednesday, November 3, 2010
1:29:58 pm

सूची क्र.2

दुय्यम निबंधक : सह दुय्यम निबंधक मुंबई शहर 3

दस्त क्रमांक : 10696/2010

नॉदणी 63
Regn. E3m

गावाचे नाव : मलबार

- (1) विलेखाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)
- (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)
- (5) क्षेत्रफल
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता
- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक,खंड व पृष्ठ
- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावाप्रमाणे नोंदणी शुल्क
- (14) शेष

करारनामा

रु.38,000,000/-

रु.36,736,417/-

सि.टी.एस. नंबर-4/755 पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सि एस न 4/755----फ्लॅट नं 401 बी
था मजला , तिरुपती अपार्ट , आनंद बिल्डींग , भुलाभाई देसाई रोड , मुं 26 सोबत 1 गॅरेज नं 46.

143.40 चौ.मीटर

- 1) नाव:- परवीन दारा खान ;वय: 73;पत्ता :-फ्लॅट नं 401 बी , 4 था मजला , तिरुपती अपार्ट , आनंद बिल्डींग , भुलाभाई देसाई रोड , मुं 26 पिन कोड:- - पॅन नंबर: AKQPU3041H
- 2) नाव:- फहम अख्तर कुरेशी ;वय: 29;पत्ता :-फ्लॅट नं 401 बी , 4 था मजला , तिरुपती अपार्ट , आनंद बिल्डींग , भुलाभाई देसाई रोड , मुं 26 पिन कोड:- - पॅन नंबर:

- 1)नाव:- किर्ती सुमनलाल शेठ ; वय:58; पत्ता:-4 ओम दरियामहल , 80 नेपेंसी रोड , मुं;पिन कोड:-06 पॅन नं:-AAHPS3226M;
- 2)नाव:- रमीला किर्ती शेठ ; वय:57; पत्ता:-4 ओम दरियामहल , 80 नेपेंसी रोड , मुं;पिन कोड:-06; पॅन नं:-AAVPS8112J;

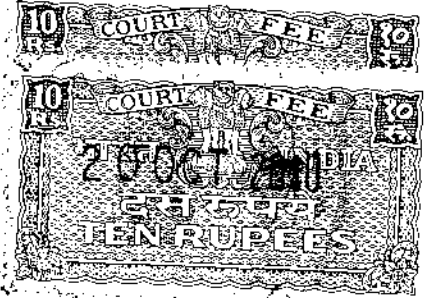
10/30/2010

11/02/2010

10696/2010

रु.1,882,600/-

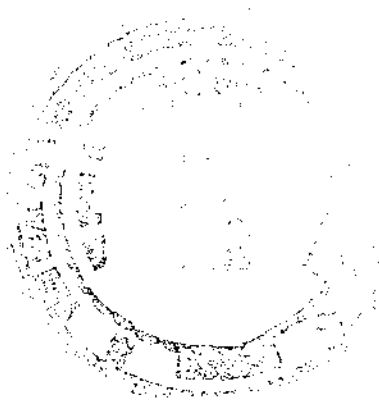
रु.30,000/-



सारी पत्त

(Signature)

सह दुय्यम निबंधक, मुंबई (च) फ. ३.



६ मी. लंब

३/११/१०

१२४१३

३/११/१०

सहदुय्यम निबंधक, मुंबई (च) फ. ३.



**For the Customer
ACKNOWLEDGEMENT**

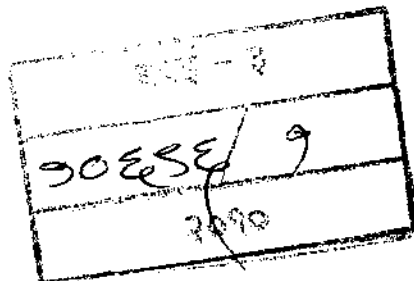
333449

Franking Amount : 18,83,300/-

Total : 18,83,330/-

Drawn on HDFC Bank Chowpatty
or Cash towards franking of document Doc

Signature of Customer : B. S. Shelke
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.



Serial No. 63612
 Name: 2570-10
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 (Vet. 18826001-
 H.D. 18826001-
 U.S. 18826001-



Pervin

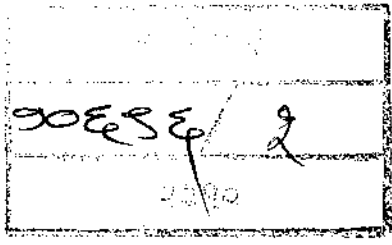
DEED OF TRANSFER

THIS DEED OF TRANSFER is made at Mumbai this 30th day of October, in the Christian Year Two Thousand Ten BETWEEN PERVIN DARA KHAN Widow of Dara Bomamshaw Khan, an adult, of Mumbai, Indian Inhabitant, residing at Flat No. B-401, 4th Floor of the building known as "ANAND", Tirupati Apartment, Bhulabhai Desai Road, Mumbai - 400 026, hereinafter referred to as "the TRANSFEROR" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include her heirs, executors and

P.D. C. Bank Legal
 Department, Karmia Mills Compound,
 Lower Parel, Mumbai 400013.
 D-51579(V)/C.R. 10/10/03/2004/2042-25

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P.D.K.

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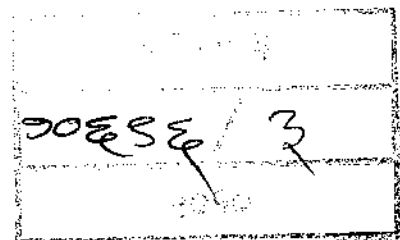
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administrators) of the FIRST PART, FAHEEN AKTAR QURESHI, an adult, of Mumbai, Indian Inhabitant, residing at Flat No. B-401, 4th Floor of the building known as "ANAND", Tirupati Apartment, Bhulabhai Desai Road, Mumbai - 400 026, hereinafter referred to as "the CONFIRMING PARTY" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include his heirs, executors and administrators) of the SECOND PART, AND (1) KIRTI SUMANLAL SHETH and (2) RAMILA KIRTI SHETH, both adults, of Mumbai, Indian Inhabitants, residing at 4, Om Dariya Mahal, 80 Nepeansea Road, Mumbai-400 006, hereinafter referred to as "the TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include their respective heirs, executors and administrators) of the THIRD PART:

WHEREAS somewhere in the year 1972-73, M/s. Govani Builder Pvt. Ltd., had allotted to Dara Bomanshaw Khan alias Hosi Bomanshaw Khan a residential premises being Flat No. 401, admeasuring about 1543 sq.ft., (Built up area) 4th Floor, "B" Wing, in the building known as "ANAND" together with Garage being Garage No. 46 on the Ground Floor in Tirupati Apartment situate at Bhulabhai Desai Road, Mumbai - 400 026 and constructed on the property being all that piece and parcel of land or ground situate, lying and being at Malabar-Cumbala Hill Division, in the Registration District of Mumbai Suburban District bearing C.S. No. 4/755 and more particularly described in the Schedule hereunder written (for brevity's sake hereinafter referred to as "the said premises").

AND WHEREAS the flat purchasers of the building formed and registered a Society, namely, "TIRUPATI MAHALAXMI CO-OPERATIVE HOUSING SOCIETY" (for brevity's sake hereinafter referred to as "the said Society") a Society registered under the provisions of Bombay Societies Act VII of 1925 under Serial No. B-261 of 1945 and now deemed to have been registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. BOM/HSG/T-9205 dated 6th September, 1982.



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AND WHEREAS the said Dara Bomanshaw Khan was admitted and accepted by the said Society as its bonafide member and Shareholder and was allotted 5 (Five) Shares of Rs.50/- each fully paid-up bearing distinctive Nos. 496 to 500 (both inclusive) vide Share Certificate (Duplicate) No.100 dated 22nd August, 2003 (for brevity's sake hereinafter referred to as "the said Shares") duly issued by the said Society.

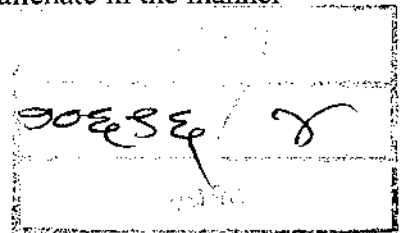
AND WHEREAS the said Dara Bomanshaw Khan (for short "the said deceased") died on 18th January, 2002 leaving behind him his wife Pervin Dara Khan being the Transferor herein and Beroze Dara Khan (daughter) as his only heirs and legal representatives as per the law of succession by which he was governed at the time of his death.

AND WHEREAS the said Dara Bomanshaw Khan died leaving behind him his Last Will and Testament dated 30th April, 1998 whereby he bequeathed the said premises, Garage and the said shares in favour of his widow and daughter equally.

AND WHEREAS the said Beroze Dara Khan died unmarried and intestate on 12th April, 2003 leaving behind the Transferor herein as her only heir and legal representative as per the law of succession by which she was governed at the time of her death.

AND WHEREAS since the original of the said Share Certificate was lost and/or misplaced, and on necessary application being made and requisite documents being submitted, the said society issued to the Transferor herein a Duplicate Share Certificate on 22nd August, 2003 and recorded, mutated and entered the name of the Transferor herein in the said Share Certificate and its records as confirmed by Resolution No. 5 by General Body Meeting of the Society held on 10th August, 2003 and as evident from the said duplicate Share Certificate and the Memorandum of Transfer.

AND WHEREAS by virtue of the aforesaid facts and events the Transferor herein became absolutely seized and possessed of and/or well and sufficiently entitled to the said premises including Garage, the said Shares and all the benefits attached thereto and has full right and absolute authority and entitled to deal with and dispose of and alienate in the manner as she deems fit and proper.



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AND WHEREAS the Confirming Party herein has been residing with the Transferor in the said premises and has been looking after the Transferor.

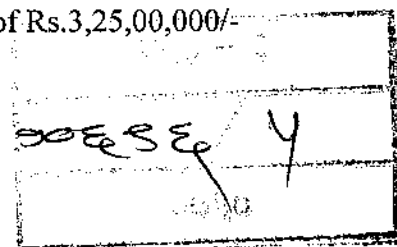
AND WHEREAS pursuant to mutual negotiations ensued between the parties hereto, the Transferor herein with the confirmation of the Confirming Party hereby sell, transfer, convey, assign, and assure unto and in favour of Transferees and the Transferees hereby acquire and purchase from the Transferor the said Shares in the share capital of the said Society, all right, title and interest and benefit of use, occupy, posses and enjoy the said premises together with the garage described in the Schedule hereunder written free from all encumbrances, claims and demands along with all the benefits of share money, sinking fund and other amounts lying deposited with the said Society in the name of the Transferor at or for the lumpsum consideration of Rs.3,80,00,000/- (Rupees Three Crore Eight Lakhs Only) to be paid by the Transferees to the Transferor as mutually agreed upon between them and as hereinafter appearing.

AND WHEREAS the Transferees have paid by cheque a sum of Rs.55,00,000/- (Rupees Fifty Five Lacs Only) as earnest money on 13th August 2010 leaving a balance sum of Rs.3,25,00,000/- (Rupees Three Crore Twenty Five Lakhs Only) to be paid on completion of the transaction and execution of the documents.

AND WHEREAS the Transferor has obtained the "No Due Certificate" and "No Objection Certificate" dated 16th September 2010 from the said Society in respect of the transfer of the said premises together with the Garage, the said shares and all rights, benefits and advantages attached thereto, by the Transferor in favour of the Transferees.

AND WHEREAS the Transferor has paid and discharged all outgoing, maintenance charges, taxes, electricity charges, etc. payable to the said Society and Concerned Authorities etc. upto 30th September, 2010 and hereby agrees and undertakes to pay the arrears, if any, upto the date of execution of these presents.

AND WHEREAS simultaneously upon execution of these presents the Transferees have paid to the Transferor a sum of Rs.3,25,00,000/-



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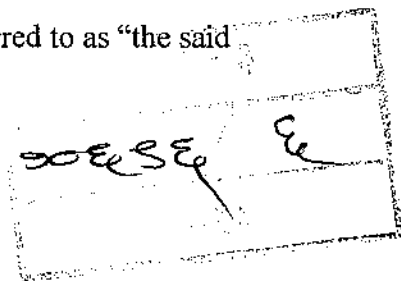
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(Rupees Three Crore Twenty Lakhs Only) (the payment and receipt whereof the Transferor doth hereby admit and acknowledge) being the balance consideration amount payable by the Transferees to Transferor under these presents.

AND WHEREAS simultaneously upon execution of these presents, the Transferor hereto has handed over to the Transferees vacant, peaceful, actual and physical possession of the said premises together with the garage alongwith all the Original Title Deeds, Documents including Share Certificates, documents, writings, receipts, vouchers etc. in respect of the said premises.

AND WHEREAS the Transferees have now requested the Transferor to complete the transaction by executing necessary vesting documents in respect of the said premises together with the garage and the said shares and all the benefits attached thereto in their favour including this Deed, Power of Attorney, etc., which the Transferor has agreed to do by executing these present as hereinafter appearing.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement as aforesaid and in consideration of an aggregate sum of Rs.3,80,00,000/- (Rupees Three Crore Eight Lakhs Only) being the full and final consideration amount paid by the Transferees to the Transferor simultaneously on execution of these presents (the payment and receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same doth hereby acquire and release the Transferees forever), SHE THE TRANSFEROR DOTH HEREBY with the consent and confirmation of the Confirming Party grant, convey, assign, assure and transfer unto the Transferees a residential premises being Flat No. 401, admeasuring about 1543 sq.ft., (Built up area) 4th Floor, "B" Wing, in the building known as "ANAND" together with Garage being Garage No. 46, on the Ground Floor in Tirupati Apartment situate at Bhulabhai Desai Road, Mumbai - 400 026 and constructed on the property being all that piece and parcel of land or ground situate, lying and being at Malabar-Cumbala Hill Division, in the Registration District of Mumbai Suburban District bearing C.S. No. 4/755 (for brevity's sake hereinafter referred to as "the said



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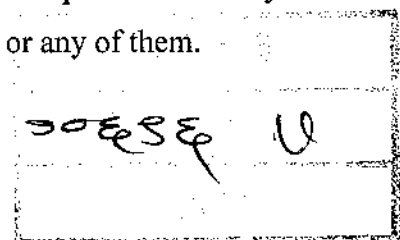
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premises") together with 5 (Five) Shares of Rs.50/- each fully paid-up bearing distinctive Nos. 496 to 500 (both inclusive) vide Share Certificate (Duplicate) No.100 dated 22nd August, 2003 (for brevity's sake hereinafter referred to as "the said Shares") duly issued by Tirupati Mahalaxmi Co-operative Housing Society Limited together with all the benefits attached thereto free from all encumbrances claims and demands along with all the benefits of share money, sinking fund and other amounts lying deposited with the said Society in the name of the Transferor and more particularly described in the Schedule hereunder written TOGETHER WITH all rights, title, interests, benefits and privileges whatsoever of the Transferor in the said premises together with the garage, the said shares TO HAVE AND TO HOLD all and singular the said premises together with the garage and the said shares and all rights, title and interest incidental thereto hereby assigned and transferred or expressed so as to be with their appurtenances unto and to the use of the Transferees forever SUBJECT HOWEVER to the payment by the TRANSFEREES of all rates, taxes, charges and outgoings and other charges now or hereafter payable in relation thereto.

AND THAT SHE THE Transferor doth hereby covenants with the Transferees that notwithstanding any act deed matter or thing whatsoever by the Transferor or by any person or persons lawfully or equitably claiming by from under or in trust for her made done omitted or executed or knowingly or willingly suffered to the contrary, the Transferor now hath in herself good right and absolute power to grant, convey, assign, transfer and assure the said premises together with the garage and the said shares and all the benefits attached thereto unto and to the use of the Transferees forever in the manner aforesaid.

AND that it shall be lawful for the Transferees from time to time and at all times hereafter peaceably and quietly to hold, possess and enjoy the said premises together with the garage and the said shares hereby granted with its appurtenances and receive the rents, compensation, fees and profits thereof for their own use and benefit without any lawful eviction interruption claim or demand whatsoever from or by the Transferor or Confirming Party or from or by any other person or persons lawfully or equitably claiming by from under or in trust for her or any of them.



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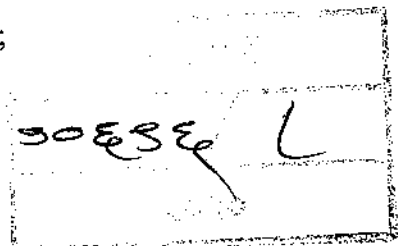
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AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Transferor sufficiently saved, defended, kept harmless and indemnified of from and against all estates charges and encumbrances and costs and expenses whatsoever executed occasioned incurred and suffered by the Transferor or by any other person or persons lawfully or equitably claiming by from under or in trust for her.

AND further that the Transferor and all persons having or lawfully or equitably claiming any estate right, title or interest at law or in equity in the said shares and the said premises together with garage hereby granted or any part thereof by from under or in trust for her, she shall and will from time to time and at all times hereafter at the request and cost of the Transferees do and execute all such further and other lawful and reasonable acts, deeds, things, matters and assurances in law whatsoever for further and more perfectly and absolutely transferring granting and assuring the said shares and the said premises together with the garage hereby granted unto and to the use of the Transferees in the manner aforesaid as shall or may be reasonably required by the Transferees, their successors or counsel at law.

AND FURTHER the Transferor doth hereby covenants with the Transferees that:-

- a. that prior to his death her husband Dara Bomamshaw Khan (for short "the said deceased") who died on 18th January, 2002 was absolutely seized and possessed off and/or well and sufficiently entitled to the said premises along with Garage and was also a bonafide member and shareholder of the said Society and holding 5 (Five) Shares of Rs.50/- each fully paid-up bearing distinctive Nos. 496 to 500 (both inclusive) vide Share Certificate (Duplicate) No.100 dated 22nd August, 2003 issued by the said Society;
- b. that the said deceased by his Last Will and Testament dated 30th April, 1998 bequeathed the said premises garage and the shares unto and in favour of the Transferor and his daughter Beroz Dara Khan equally and absolutely;



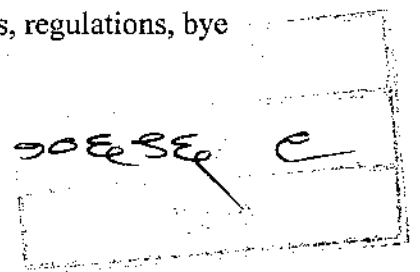
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- c. that the said Beroz Dara Khan being the unmarried daughter of the said deceased and the Transferor, also died unmarried and intestate on 12th April, 2003 leaving behind her the Transferor herein as her only heir and legal representative;
- d. that since the Original of the Share Certificate issued in the name of the said deceased was misplaced/lost, on necessary application along with requisite documents, declarations, indemnity, etc. being submitted, the said Society after having recorded and entered the name of the Transferor herein by virtue of Resolution No. 5 passed by General Body Meeting held on 8th August 2008, issued duplicate Share Certificate;
- e. she is the sole and absolute Owner of the said premises together with the garage and entitled to the said shares and no other person/s has/have any right, title, and interest of any nature whatsoever either by way of sale, charge, lien, trust, lease, license, tenancy, inheritance, possession, or otherwise whatsoever in the said premises together with the garage and the said shares;
- f. she has not done, made or committed any act, deeds, things and matters by which or by reason whereof her right, title and interest in the said premises together with the garage and the said shares and hereinafter of the Transferees is affected or being prejudiced;
- g. she has borne, paid and discharged all the outgoings, maintenance charges, bills, electricity charges, taxes etc. payable to the said Society and the Concerned Authority in respect of the said premises upto 30th September, 2010;
- h. she has observed and performed all the rules, regulations and bye- laws of the said Society and Concerned Authorities;
- i. she has not received any notice/s from the said Society nor any proceedings are initiated by the said Society against the Transferor on account of non-observance and non-performance of any of the rules, conditions, regulations, bye



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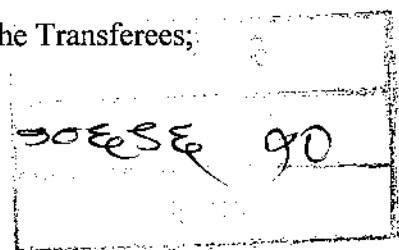
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laws or due to any breach/violation of any provisions of the Concerned Statutes;

- j. she has not created any charge, lien, mortgage or other encumbrances of any nature whatsoever upon the said shares and the said premises hereby agreed to be assigned and transferred to the Transferees;
- k. no prohibitory order or injunction have been issued against the Transferor by any authority, court or Tribunal whereby she is in any manner prevented, prohibited or restrained from transferring the said shares and the said premises together with the garage in favour of the Transferees;
- l. she has full right, and absolute authority to transfer and assign the said Shares and the said Premises together with the garage in favour of the Transferees and that she has not done, committed or omitted or have been a party or privy to any act, deed, matter or thing whereby she is in any manner prevented from transferring the same in favour of the Transferees or whereby the same are in any manner affected in estate, title and/or otherwise howsoever;
- m. there are no prohibition or restriction or restrain for sale and transfer of the said shares and the said premises together with the garage under the rules, regulations and bye-laws of the said Society and the Concerned Authorities;
- n. she has paid all her statutory dues and liabilities including Income-tax liabilities to the Concerned Authorities and that she has not received any notice or order of attachment provisional or otherwise in respect of the said premises;
- o. that there are no other co-sharer, co-owners and minors having interest in the said premises together with the garage, the said Shares and the benefits attached thereto;
- p. that there are no other impediments on her right, title and interest in the said premises, garage and the said shares for sell, transfer and assignment thereof to the Transferees;



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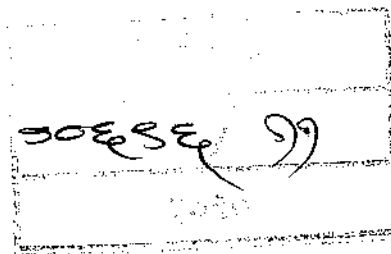
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AND THAT the Confirming Party doth hereby declare and confirm that he has not done or committed or omitted to do any acts, deeds, things or matters to transfer and assign the said premises, garage and the said shares and that the Transferor alone is the Owner of the said premises garage and the said shares.

AND THAT the Transferor hereby indemnify and keep the Transferees indemnified from time to time and at all times hereafter in respect of any claim, demand or action being claimed, demanded or made by any person or persons in respect of the said loss of Original Documents and for the said Shares and the said premises together with the garage and hereby further indemnify and keep the Transferees indemnified against any loss, damages, costs, charges or expenses, if any, suffered, incurred or otherwise required to be paid due to any such claim, demand or proceedings being claimed, demanded or made by any person/s claiming any right in respect of the said Shares and/or the said premises and the garage or any part or portion thereof.

AND THAT the Confirming Party hereby indemnify and keep the Transferor and the Transferees indemnified against any claim, demand or action being claimed, demanded, made by any person or persons claiming by through from or under trust for him in respect of the said premises together with the garage and/or the shares held by the Transferor in the said Society and further indemnify and keep the Transferees indemnified against any costs, charges, expenses, loss or damages suffered or incurred by the Transferees due to any act of omission or commission or any claim or demand being made in respect of the said premises together with the garage or any part or portion thereof.

AND THAT simultaneously on execution of these presents the Transferor has handed over to the Transferees vacant, actual, peaceful and physical possession of the said premises together with the garage described in the Schedule hereunder written alongwith all the Original Title deeds including the Share Certificates, documents, writings, receipts etc. in respect of the said premises.



P D K

2ks

AND THAT the Transferor hereby agrees and undertakes to bear pay and discharges all her tax liability including Income-Tax liability as may be payable on the consideration paid by the Transferees under these presents and shall indemnify and keep the Transferees indemnified in respect of any such claims demands or actions being claimed, demanded or initiated by the Concerned Authorities.

AND FURTHER THAT simultaneously upon execution of these presents the parties hereto have signed and executed all necessary and other requisite forms, applications, affidavits, writings etc. as may be required to be submitted to the said Society and the Concerned Authorities so as to effectually transfer and assign the said premises together with the garage, the said Shares and all the benefits attached thereto unto and in favour of the Transferees.

AND THAT as mutually agreed upon, the transfer charges, donation, or any amount to be payable to the said Society shall be borne and paid by the Transferor.

AND the Stamp Duty and Registration Charges payable upon these presents shall be borne, paid and discharged by the Transferees alone.

The Permanent Account Number of the parties hereto are as follows:-

PAN NO.

Transferor.

Pervin Dara Khan

AKQPK 3041H

Confirming Party.

Faheen Aktar Qureshi

AADPQ 1797R

Transferees.

1. Kirti Sumanlal Sheth

AAHPS 3226 M

2. Ramila Kirti Sheth

AAVPS 8112J

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seal into this writing the day and the year first hereinabove written.

DOESSE 72

P D K

Sheth

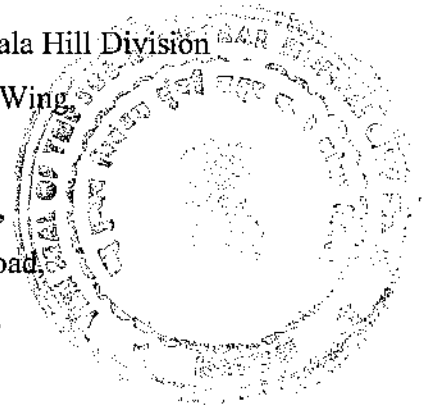
Bes

JKS

THE SCHEDULE ABOVE REFERRED TO:

Premises being Flat No. 401, admeasuring about 1543 sq.ft., (Built up area) 4th Floor, "B" Wing, in the building known as "ANAND" constructed in the year 1975 together with Garage being Garage No. 46, admeasuring 158 sq.ft. on the Ground Floor in Tirupati Apartment situate at Bhulabhai Desai Road, Mumbai - 400 026 and constructed on the property being all that piece and parcel of land or ground situate, lying and being at Malabar-Cumbala Hill Division, in the Registration District of Mumbai Suburban District bearing C.S. No. 4/755 together with 5 (Five) Shares of Rs.50/- each fully paid-up bearing distinctive Nos. 496 to 500 (both inclusive) vide Share Certificate (Duplicate) No.100 dated 22nd August 2003, along with all the benefits, advantages and privileges attached thereto, details of which are as under:

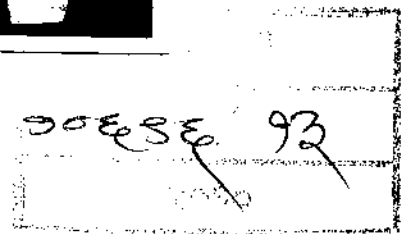
1. Year of Construction of premises : 1975
2. Area of Flat : 1543 sq.ft. (built up)
3. No. of Floors of Building : Ground + 14th (with lift)
4. C.S. No. : 4/755
5. Division : Malabar and Cumbala Hill Division
6. Address : 401, 4th Floor, "B" Wing,
Anand Building,
Tirupati Apartment,
Bhulabhai Desai Road,
Mumbai - 400 026.



SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEROR")
PERVIN DARA KHAN)
Widow of Dara Bomamshaw Khan)
in the presence of)



Pervin Dara
Khan



PDK

[Signature]

[Signature]

JKS

SIGNED, SEALED AND DELIVERED)
by the withinnamed)
"CONFIRMING PARTY")
FAHEENAKTAR QURESHI)
in the presence of)



Faheenaktar Qureshi

SIGNED, SEALED AND DELIVERED)
by the withinnamed "TRANSFEREES")
1. KIRTI SUMANLAL SHETH)



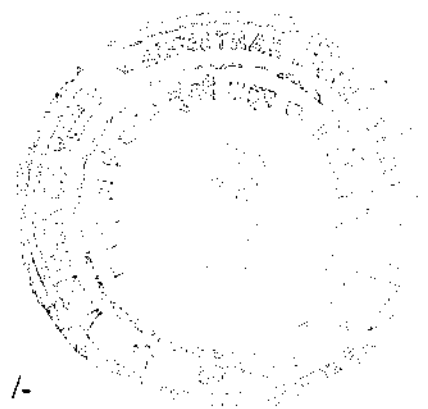
Kirti S. Sheth

2. RAMILA KIRTI SHETH)
in the presence of)



Ramila K. Sheth

Received the day and the year first)
hereinabove written of and from the)
withinnamed Transferees an aggregate)
sum of Rs.3,80,00,000/- (Rupees Three)
Crore Eighty Lakhs Only))
Particulars of which are as follows, being)
the full and final consideration money paid)
by them to me.) Rs. /-



<u>Bank Name & Branch</u>	<u>Cheque/Pay Order No.</u>	<u>Date</u>	<u>Amount</u>
State Bank of India Backbay (SME) Mumbai	842760	13.8.2010	55,00,000/-
State Bank of India Backbay (SME) Mumbai	126110	29.10.2010	1,35,00,000/-
State Bank of India Backbay (SME) Mumbai	126111	29.10.2010	1,90,00,000/-

Total : 3,80,00,000/-

I say received.

WITNESS:

TRANSFEROR.

P D K

[Signature]

BES

JHS



Tel. / Fax No. : 2351 0898

Tirupati Mahalaxmi Co-Operative Housing Society Ltd.

(Regd. No. BOM / HSG / T-9205 Dt. 6-9-1982)

"ASHISH", Ground Floor, Tirupati Apartments, Bhulabhai Desai Road, Mumbai - 400 026.

OW/119

Date ; 16/09/2010

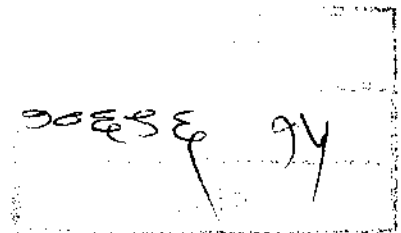
CERTIFICATE

This is to certify that **Mrs. Pervin Dara Khan** is the member of our Society and in possession of Share Certificate No. 100 having distinctive Nos. 496 to 500 and Flat No. **B-401** of our Society, **Tirupati Mahalaxmi CHS. Ltd.**, 25/25A, Bhulabhai Desai Road, **Mumbai-400 026.**

The member has paid all the Society's dues upto 30/09/2010 and there is No Hypothecation / Lien recorded on the property as per the Society's record. The Society has **No Objection** if the member sell their flat to (1) **Mr. Kirti Sumanlal Seth** (2) **Mrs. Ramila Kirti Seth.**

For **Tirupati Mahalaxmi CHS. Ltd.**

Nanesh N. Mehta / *P. Bhimawar*
Chairman / Hon. Secretary



**Tirupati Mahalaxmi Co-Operative Housing Society Ltd.**

(Regd. No. BOM / HSG / T-9205 Dt. 6-9-1982)

"ASHISH" Ground Floor, Tirupati Apartments, Bhulabhai Desai Road, Mumbai - 400 026.

Date : 16/09/2010**To Whom It May Concern:**

As per our Society's records, We Certify the following :

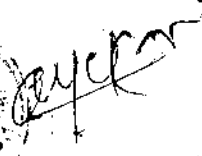
Name of Member : MRS. PERVIN DARA KHAN
Flat No. : B-401/ 1543 Built up Sq, Ft.
Date of Agreement :
No of Floors : Ground + 14 Floors
Bldg. Year of Construction : 1975
C.S. No. : 755 of Malabar / Cumballa Hill
Division
Lift Facility : Yes

For Tirupati Mahalaxmi CHS Ltd.

Nanesh N. Chitawansky

Chairman / Secretary / Treasurer

*200833 96*

[illegible]

1. 1. The first part of the report
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 99. 99. The ninety-ninth part of the report
 100. 100. The hundredth part of the report

2014年12月15日

सुप्रसन्नं सुखं सुखं सुखं सुखं

SECRET

2010年12月10日

23-AUG-79 16 09 21 0 CH 04 -

4. 應注意之事項：

क्षेत्र भवन, मुंबई ४०० ०३९ दूरध्वनी क्र. २४०६०१ उपक्रमांक ३७१ (दक्षिण विभाग) : टिंक मार्ग, मुंबई ४०० ०१४ दूरध्वनी ४४६०५१ उपक्रमांक २२७ (उत्तर विभाग)

61-1007-1-7 JUN 79 2 71756

चुंकभूल धावी! ध्यावी!

सुखीं विद्युतं पृथक्ठा आणि
परिवहन उपक्रमाकरिता.

प्र. ५. अ. कर-कर

महाव्यवस्थापक

मीटरच्या दोन्ही जोडलेली 'M'/'S' ही अक्षरे सहजसे अनुक्रमे मेन/सब मीटर

सूचना :- येथे दर्शविण्याप्रमाणे भरणा दिनांकापूर्वी या विधाने पूर्ण रकम भरल्याशिवाय पाहिले. तो करण्यात कमी झाल्यास भारतीय विधुत अभिनियम १९१० च्या कलम २४(१) च्या अर्थातुसा "पैसे भरण्यात इयमग केली" असे समजल्यात येईल आणि त्यानित एडिटर यांना न देता पुरवडा तीवण्यात येईल.

७) मुळ वापर म्हणजे "कोटा" नव्हे, सध्या अंगणवाडी भातलेली कपात त्याच म्हणून "कोटा" कपात वात पाता.

* पा दिनांकानंतर रक्कम भरली; असल्यास ती पुढील क्रि.सं.पे अमा करायला येईल. बीजपुरवठा सोडला जाऊ नये म्हणून बीजपुरवठ्याच्या पध्यावर आमच्या सेवक वर्गास अशा रकमेची पावती द्यावेली पाहिजे.

“ASSUMED” म्हणजे या महिन्याचे विल निवेष्ट्या सरासरी नापातधर आकारण्यात आले आहे. पुढील महिन्यात प्रत्यक्ष दैनासिक रिडींग घेतल्यावर ही रक्कम तमायोजित केली जाईल.

* सरासरी वापरदार बिल तयार करण्यात आले आहे. पटोल सहि-यात समाविष्ट करण्यात येईल.



बृहन्मुंबई महानगरपालिका
करनिर्धारण व संकलन खाते
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00017628	D-1900200080000	--	2009-2010	
पक्षकाराचे नाव व पत्ता : SECY TIRUPATI APARTMENT CO OP HS, G SOC, 25-25A-27A B D RDMUMBAI 400026,				'D' Ward, Municipal Office Building, Jobanputra Compound, Nana Chowk, Mumbai 400 007

मालमत्ता क्रमांक, सदना क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र. याचाच नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे :
D-3536(1-1A)25-25A BHULABHAI DESAI ROAD HOUSE WITH AD VT HOARDING TIRUPATI APART, MUMBAI

NOWROSJI JEHANGIR GAMADIA & MA NECKBAI JEHANGIR GAMADIA, LESSEEJAYANTILAL DEVIDAS ,

प्रथम करनिर्धारण दिनांक	धकबाकी ३१-०३-२००९ या तारखेस	
(/F) एकूण करपात्र मूल्य रु.	983760	नोटीस शुल्क
करमाफी दिलेले मूल्य रु.	0	जप्ती शुल्क
निवासी करपात्र मूल्य रु.	719035	महापालिका दंड
अनिवासी करपात्र मूल्य रु.	264725	शासकीय दंड
(Only IT RV) अन्य काही करपात्र मूल्य रु.	0	एकूण दंड
एकूण वार्षिक देय कर	898214	सूचना : वार्षिक देयक सहभागी हप्त्यांनी आगाऊ देय आहे.

200910BIL04801826 01-APR-09 to 30-SEP-09	देयक क्र.	200920BIL04801827 01-OCT-09 to 31-MAR-10
147564	कर / Tax	147564
0	सर्वसाधारण कर / General Tax	0
0	पाणीपट्टी / Water Tax	0
44940	अतिरिक्त / Water Benefit Tax	44940
33091	निरास / NR	33091
0	निरास / R	0
26964	निरास / NR	26964
19854	निरास / R	19854
59026	निरास / NR	59026
21571	निरास / R	21571
15884	निरास / NR	15884
3971	निरास / R	3971
2460	निरास / NR	2460
73782	निरास / R	73782
449107	निरास / NR	449107
0	निरास / R	0
449107	निरास / NR	449107
01-06-2009	निरास / R	16-10-2009

00017628	00017628
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संदेशः	
१) अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.	
२) महापालिकेशी कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमत्तेचा नवीन क्रमांक नमूद करणे अनिवार्य राहिल.	
३) सहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.	
४) बृहन्मुंबई महानगरपालिका आपत्कालीन व्यवस्थापन केंद्र <input type="checkbox"/> संपर्क <input type="checkbox"/> २२६९४७२७.	
सूचना व अधिक माहितीसाठी कृपया मागे पहावे.	
E & OE.	

The billing system is under upgradation. Reconciliation of manual transactions during switch over period is in progress. Please bear with data errors if any.

Recd on 11/06/09
Shayekar (668)

20656 9E

DUPLICATE

Members Register No. 100

Share Certificate No. 100

Tirupati Mahalaxmi Co-operative Housing Society Limited
BOMBAY.

(Registered under the Co-operative Society, Bombay Act VII of 1925

Certificate of Registration No. B-261 of 1945)

This is to Certify that Shri. DARA BOMANSHAW BYRAMSI KHAN
of BOMBAY is the Registered Holder of (5) FIVE Shares of
Rupees Fifty (Rs. 50/-) each, numbered 496 to 500
inclusive in Tirupati Mahalaxmi Co-operative Housing Society Limited,
Bombay subject to the By-laws of the said Society and that upon each of
such shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society
at Bombay this 22nd day of AUGUST 1920 1920.

Chairman CHAIRMAN

Secretary Hon. SECRETARY

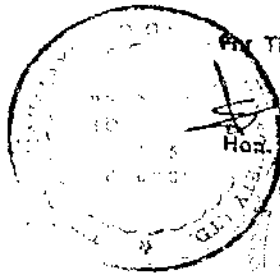
Member MEMBER OF THE
COMMITTEE

MEMORANDUM OF TRANSFER

TRANSFEROR
Shri. Datta Bomanshaw
Byramji Khan

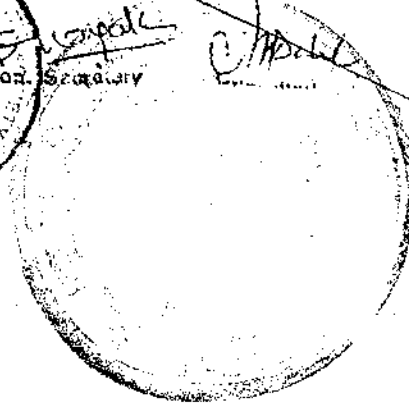
TRANSFEEE
Smt. Pervin Datta Khan

SANCTIONED TRANSFER AS PER
RESOLUTION NO. 5 PASSED BY
GENERAL BODY MEETING HELD ON 10-8-2003



Hod. Secretary

[Signature]



Ch. Vellat
Member

008336
09

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

SHREYANS KIRTI SHETH

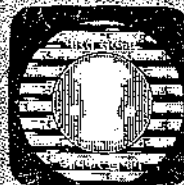
KIRTI SUMANLAL SHETH

26/08/1980

Permanent Account Number

ANBPS5449K

Signature



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAHPS4288D

नाम /NAME

ANUJA SHETH

पिता का नाम /FATHER'S NAME

KIRTI SHETH

जन्म तिथि /DATE OF BIRTH

10-10-1976

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)



308836 22

स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAVPS8112J



नाम /NAME

RAMILA SHETH

पिता का नाम /FATHER'S NAME

PARMANAND MANEKCHAND MEHTA

जन्म तिथि /DATE OF BIRTH

10-10-1953

हस्ताक्षर /SIGNATURE

R. Sheth

R. Sheth

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार

GOVT. OF INDIA

KIRTI SHETH

SUMANLAL SHETH

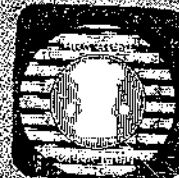
15/08/1952

Permanent Account Number

AAHPS3226M

Signature

K. Sheth



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

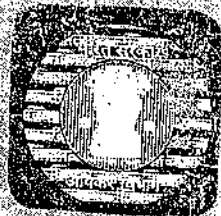
KHAN PERVIN DARA

E M KHAJOTIA

30/10/1937

Permanent Account Number

AKQPK3041H



Signature

केवल आदाय के लिये है
A/C PAYEE ONLY

भारतीय स्टेट बैंक
State Bank of India
बैंकर्स चेक

म. र. 50,000/- एवं अधिक का लिखित या ऑनलाइन रूप आवश्यक होने पर होना है।
AMOUNT UP TO RS. 50,000/- VALID ONLY WHEN SIGNED BY TWO OFFICERS

BANKERS CHEQUE

Key: WEDBAZ
Sr. No: 428567

PAY JOINT SUB-REGISTRAR, MUMBAI CITY - 1

को या उनके आदेश पर OR ORDER

रुपये	THREE	ZERO	ZERO	ZER	ZERO
RUPEES	THTDS	TH'S	HUND'S	TENS	UNITS

₹ Rs 300000 ₹ Ps 00

अदा करें।
AMOUNT BELOW 30001(3/5)
शुद्ध भारतीय स्टेट बैंक
THE STATE BANK OF INDIA

PAISE ZERO ONLY

जारी करने वाली शाखा
Issuing Branch: BACKBAY(SME) MUMBAI
कोड नं. Code No: 11688
Tel No. 02200-228421

ICI 000003126105 Key: WEDBAZ Sr. No 428567

अधिकृत हस्ताक्षर AUTHORIZED SIGNATORY
प्रमाणित हस्ताक्षर NO. 1

शुद्ध भारतीय स्टेट बैंक
ARUN M. DABHADE
अरुण एम. दाभाडे
D-6191

11 26 10 9 00000 200001 000003 17

90884 28



Tuesday, November 2, 2010
5:47:41PM

दस्त गोषवारा भाग-1

बवई 3

दस्त क्रमांक : 10696/2010

24

दस्त क्रमांक : बवई 3 / 10696 / 2010

बाजार मुल्य: रु.36,736,417/-

मोबदला: रु.38,000,000/-

भरलेले मुद्रांक शुल्क: रु.1,882,600/-

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.10696 वर दि.02/11/2010

रोजी 5:28:16:000PM वा. हजर केला.

पावती

सादर करणाराचे नाव: किर्ती सुमनलाल शेठ

नोंदणी फी:

रु.30,000/-

दस्त हाताळणी फी:

रु.540.00

पृष्ठांची संख्या : 24

एकुण

रु.30,540.00

[Signature]

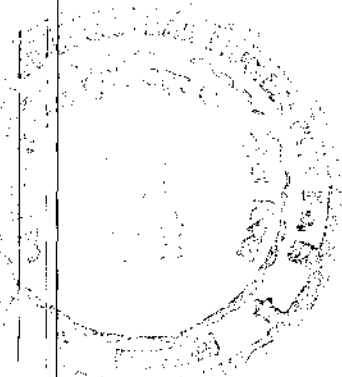
दस्त हजर करणा-याची सही :

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

शिक्का क्र.1 Nov 2 2010 5:40PM ची वेळ: (सादरीकरण)

शिक्का क्र.2 Nov 2 2010 5:42PM ची वेळ: (फी)



प्रमाणित करण्यात येले की, एखानध्ये
एकुण... 26... फी आहे. पुरतक
क्रमांक 1, बवई 3, 10696/2010
रोज: 2 NOV 2010
दिनांक: 2 NOV 2010

[Signature]

दस्त गोषवारा भाग-2

बबई 3

दस्त क्रमांक : 10696 / 2010

Tuesday, November 2, 2010

5:49:19PM





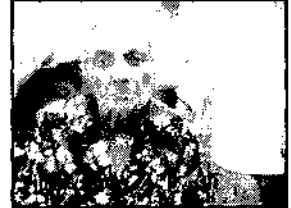



दस्त क्रमांक :- बबई 3 / 10696 / 2010

दस्ताचा प्रकार :- करारनामा

शिक्षक क्र.3 ची वेळ:(कबुली) Nov 2 2010 5:43PM

शिक्षक क्र.4 ची वेळ:(ओळख) Nov 2 2010 5:49PM

शिक्षक क्र.5 ची वेळ:(नोंदणी) Nov 2 2010 5:49PM

क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:किर्ती सुमनलाल शेठ पत्ता:4 ओम दरियामहल , 80 नेपेंसी रोड , मुं पॅन नंबर:AAHPS3226M	Purchaser/Buyer/Executor2 वय :- 58		
		सही <i>K.S. Sheth</i>		
2	नाव:रमीला किर्ती शेठ पत्ता:4 ओम दरियामहल , 80 नेपेंसी रोड , मुं पॅन नंबर:AAVPS8112J	Purchaser/Buyer/Executor2 वय :- 57		
		सही <i>R. Sheth</i>		
3	नाव:परवीन दारा खान पत्ता:-फ्लॅट नं 401 बी , 4 था मजला , तिरुपती अपार्ट , वय :- 73 आनंद बिल्डींग , भुलाभाई देसाई रोड , मुं 26 पॅन नंबर:AKQPU3041H	Salor/Executor1		
		सही <i>Parvin Darakhan</i>		
4	नाव:फहिम अख्तर कुरेशी पत्ता:-फ्लॅट नं 401 बी , 4 था मजला , तिरुपती अपार्ट , वय :- 29 आनंद बिल्डींग , भुलाभाई देसाई रोड , मुं 26 पॅन नंबर:	Confirming Party/Granter		
		सही <i>Fahim Akhtar</i>		

गरीम दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

लेख

महंमद अख्तर कुरेशी
पॅन नंबर 43, 8

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां
व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. ओळखीचे नाव व पत्ता

1

नाव:श्रयांस - शेठ

वय:30

पत्ता:4 ओम दरियामहल , 80 नेपेंसी रोड , मुं

पिन कोड:-

[Signature]



2

नाव:अनुजा - शेठ

वय:34

पत्ता:4 ओम दरियामहल , 80 नेपेंसी रोड , मुं

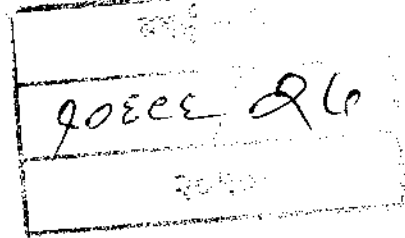
पिन कोड:-

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10696 / 2010

[Signature]
सह पुष्पक नियंत्रक
मुंबई नगर पालिका



DATED THIS 30th DAY OF October, 2010.

PERVIN DARA KHAN .. TRANSFEROR.

AND


FAHEEN AKTAR QURESHI

...CONFIRMING PARTY.

AND

KIRTI SUMANLAL SHETH & ANR.

...TRANSFEREES.


bss
aks
PDI

11.05
11.11

DEED OF TRANSFER