

Handwritten signature and text below the adhesive stamps.

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DEED OF APARTMENT

THIS DEED made and entered into at

Bombay this 3rd day of April, 1991 BETWEEN

MRS. NEELA MADHAVARAO GHORPADE, Indian Inhabitant, of Bombay, residing at Flat No. 1, "Friendship

Apartments", 27, Union Park, Paldi Hill, Khar

(West), Bombay 400 052, hereinafter called the

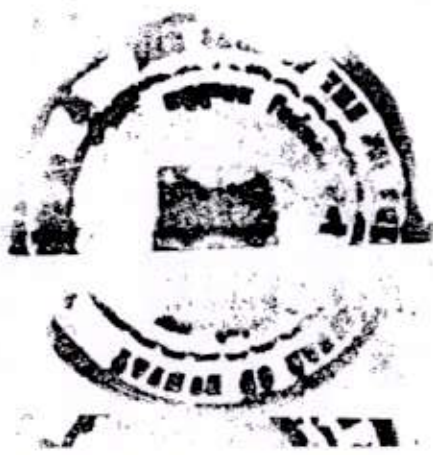
"APARTMENT OWNER" (which expression shall unless

it be repugnant to the context or meaning thereof

TRUE COPY
ATTESTED BY ME
N. J. D'Monte
ADVOCATE & NOTARY
51-A, Chapel Road,
Bandra, Mumbai - 50,
Ph. 9820068642 / 26424884

27 JUL 2013 N.M.G.

Handwritten initials or marks.



-: 2 :-

be deemed to mean and include her heirs,
executors and administrators) of the One
Part AND (1)MR. NISAR KHAN and (2)
MRS. RASHIDA KHAN, Indian Inhabitants of
Bombay, residing at 149, "Nihar Manzil",
Pali Road, Bandra (West), Bombay 400 050,
hereinafter called the "TRANSFEREES" (which
expression shall unless it be repugnant to
the context or meaning thereof be deemed
to mean and include their respective heirs, executors

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administrators and assigns) of the other Part :-

W H E R E A S :

1. One Mr. Sureshchandra Sangarchand Gohal was the owner of an immoveable property together with the structure, "Friendship Apartments", standing thereon bearing Plot No. 27, C.T.S. No. E-1139/4, situate, lying and being at Union Park, Khar (West), Bombay 400 052, (more particularly described in the first Schedule hereunder written and hereinafter referred to as the "said property"). The said Mr. Sureshchandra S. Gohal, had, by an Agreement dated 29/7/1974, agreed to sell the said property to Mr. Y.H. Rizvi, sole proprietor of M/s. Rizvi Construction Corporation on the terms and conditions mentioned in the said Agreement;

2. The said Mr. Y.H. Rizvi constructed additional floors on the existing structure known as "Friendship Apartments" and sold various apartments to different Purchasers;

3. As per Section 2 of the Maharashtra Apartment Ownership Act, 1970 the said Mr. Sureshchandra S. Gohal executed a Declaration dated 5th

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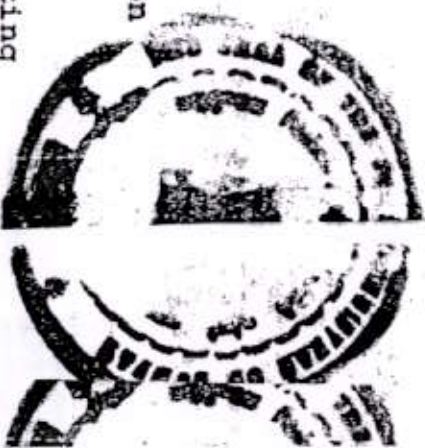
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September, 1986 lodged the same for registration with the Sub-Registrar of Assurances at Bombay under Serial No. 3056/86 dated 5/9/1986 submitting the said property known as "Friendship Apartments", standing on the property more particularly described in the First Schedule hereunder written to the provisions of the said Act;

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4. By a Deed of Conveyance dated 20/9/1986, registered with the Sub-Registrar of Assurances, Bombay under Serial No. 3309/86 dated 26/9/1986, and made and entered into between the said Mr. Sureshchandra S. Gohal, therein called the "Vendor", of the First Part, the said Mr. Yusuf Hasan Rizvi, sole proprietor of M/s. Rizvi Construction Corporation, therein called the "Confirming Party" of the Second Part and the Apartment Owner herein, therein called the "Purchaser" of the Third Part, the Apartment Owner herein purchased from the said Mr. Sureshchandra S. Gohal and Mr. Y.H. Rizvi an Apartment bearing No. 1 on the ground floor of the said building "Friendship Apartments", admeasuring 605 sq. feet (built up area), more particularly described in the Schedule thereunder written being the same as described in the Second Schedule hereunder written (and shown on the plan annexed hereto typed colour boundary lines and hereinafter referred to as the "said Apartment") together with an undivided share, right, title and ... interest in the common facilities of the said



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...5/-



building and the appurtenant land shown on the plan annexed to the Deed of Conveyance dated 20/9/1986 and lodged for registration with the Sub-Registrar of Assurances at Bombay under Serial No. 3300/86 dated 26/9/1986 on the terms, conditions and covenants mentioned in the said Deed of Conveyance.

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N.M.
R.K.

5. The Apartment Owner herein is thus the sole and absolute owner of the said Apartment;

6. The Transferee herein has approached the Apartment Owner for the purchase of the said Apartment;

7. The Apartment Owner has agreed to sell, transfer and convey all her right, title and interest in the said Apartment more particularly described in the Second Schedule hereunder written together with her undivided share right, title and interest in the common facilities and in the land appurtenant to the said building to the Transferee herein for a total consideration of Rs. 9,25,000/- (Rupees Nine lakhs twenty five thousand only) and on terms, conditions and covenants mentioned hereinafter which are acceptable to the Transferee;

8. The Friendship Apartment Owners' Association by a Resolution dated 25th March, 1991 have granted the necessary permission to the Apartment Owner to sell the aforesaid Apartment to the Transferee herein;

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R.K.



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The Transferee has on or before the execution

of these presents, paid the Apartment Owner, the full agreed consideration of Rs. 9,25,000/- (Rupees Nine lakhs twenty five thousand only)

10. The stamp duty and registration charges payable on this Deed of Apartment are being borne and paid by the Transferees alone.

NOW THIS INDENTURE WITNESSETH that in the premises mentioned above and in consideration of the sum of Rs. 9,25,000/- (Rupees Nine lakhs twenty five thousand only) being the full agreed consideration, paid by the Transferees to the Apartment Owner on or before the execution of these presents (the payment and receipt whereof the Apartment Owner doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the Transferees) SHE the "partment Owner doth hereby convey and transfer unto the Transferees the said Apartment bearing No. 1 on the ground floor of the said building "Friendship Apartments" (which Apartment is shown on the plan annexed hereto in red colour boundary lines and is more particularly described in the Second Schedule hereunder written) standing on the property bearing Plot No. 27, C.T.S. No. E-1139/4, situate at Union Park, Khar (West), Bombay 400 052 (which property is more particularly described in the First Schedule hereunder written) TOGETHER WITH the undivided interest in the common areas and facilities appurtenant to the said apartment as defined and as mentioned in

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Mr. RK

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the said Declaration dated 5th September, 1986 made by the said Mr. Sureshchandra S. Gohil and lodged for registration under Serial No. 3056/86 dated 5/9/1986) belonging to or in any wise appertaining or usually held or occupied therewith or reputed to belong and be appurtenant thereto AND All the estate, right, title, interest, property, claim and demand at law whatsoever in equity of her the Apartment Owner, of, in and to the said Apartment and every part thereof TO HAVE AND TO HOLD all and singular the said Apartment and all other premises hereby conveyed, transferred or expressed so to be with the appurtenances (all of which are hereinafter, for brevity's sake, referred to as the "said premises") unto and to the exclusive use, ownership and possession of the Transferees henceforth for residential purpose only subject to the payment of all taxes, rates, duties and outgoings now or hereafter to become payable to the Municipal Corporation of Greater Bombay or the Government of Maharashtra or any other public body or authority in respect thereof AND the Apartment Owner doth hereby covenant with the Transferees that notwithstanding any act, deed, matter or thing whatsoever by the Apartment Owner or any person or persons lawfully or equitably claiming from, under or in trust for her made, done, committed or omitted or executed or knowingly or willingly suffered to the contrary, the Apartment Owner now hath in herself good

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right, full power and absolute authority to convey the said premises UNTO the Transferees 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 hereby conveyed or expressed so to be with the apurtenances and to receive the rents and profits for their own use and benefit without any eviction or interruption whatsoever from or by the Apartment Owner or from or by any person or persons lawfully or equitably claiming by, from, under or in trust for her AND THAT FREE and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Apartment Owner and all persons having or lawfully or equitably claiming any estate, right, title, interest in law and in equity in the said premises hereby conveyed or expressed so to be or any part thereof, by, from, under or in trust for her AND THAT the Apartment Owner shall and will at all times hereafter, and at the request and cost of the Transferees do and execute or cause to be done and executed all such further and other documents and writings and all other acts, deeds, things and matters and assurances in law whatsoever for better, further, more perfectly and absolutely conveying the said premises hereby conveyed and expressed so to be and every part thereof unto the Transferees in the manner aforesaid as shall or may be reasonably required AND THE APARTMENT OWNER DOTH hereby covenant with the Transferees that SHE the Apartment Owner has not done, omitted or knowingly or willingly suffered

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...9/-



or been party or privy to any act, deed, matter or thing whereby she is prevented from conveying the said premises in the manner aforesaid whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise howsoever.

THE FIRST SCHEDULE ABOVE REFERRED TO :

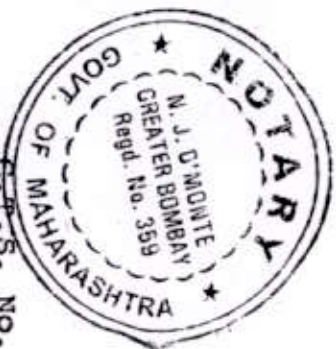
ALL THAT piece or parcel of land, ground, hereditaments, and premises bearing Plot No. 27, C.T.S. No. E-1139/4, Survey Nos. 15/2/326A, 322, 289A, admeasuring 592.22 sq. yards equivalent to 495 sq. metres or thereabouts together with the building standing thereon known as "Friendship Apartments", situate, lying and being at Union Park, Khar (West), Bombay 400 052 in the registration District and Sub-District of Bombay City and Bombay Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO :

Apartment bearing No. 1 on the northern side of the ground floor of the building "FRIENDSHIP APARTMENTS", admeasuring 605 sq. feet. (built up area) comprising of a hall, bedroom and kitchen together with a bathroom and toilet and verandah on the front side of the said building as well as the landing and staircase and landing on the rear portion of the said building. The said building "Friendship Apartments" stands on property bearing Plot No. 27,

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G.P.S. No. E-1139/4, Survey No. 15/2, 326A,

322, 289A, admeasuring 592.22 sq. yards
equivalent to 495 sq. metres or thereabouts
in the Registration District and Sub-District
of Bombay City and Bombay Suburban which property
is more particularly described in the First Schedule
hereunder written.

IN WITNESS WHEREOF the parties herein have
hereunto set and subscribed their respective hands
at Bombay on the day and year first hereinabove
written.

SIGNED AND DELIVERED by the)
withnamed "APARTMENT OWNER")
MRS. NEELA MADHAVARAO) *Neelapada*
GHORPADE)

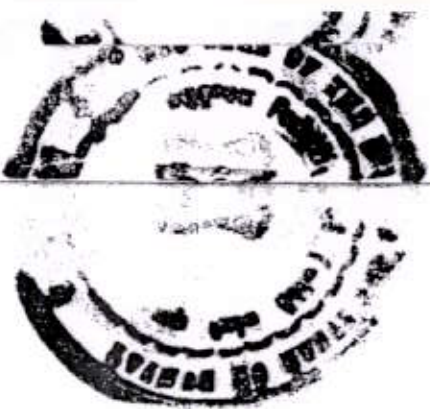
In the presence of)
SIGNED AND DELIVERED by the)
withnamed "TRANSFEREES")
1. MR. NISAR KHAN) *Nisar Khan*
2. MRS. RASHIDA KHAN) *R. Khan*
In the presence of)

WITNESSES:

1. *[Signature]*

2. *[Signature]*

-: 11 :-

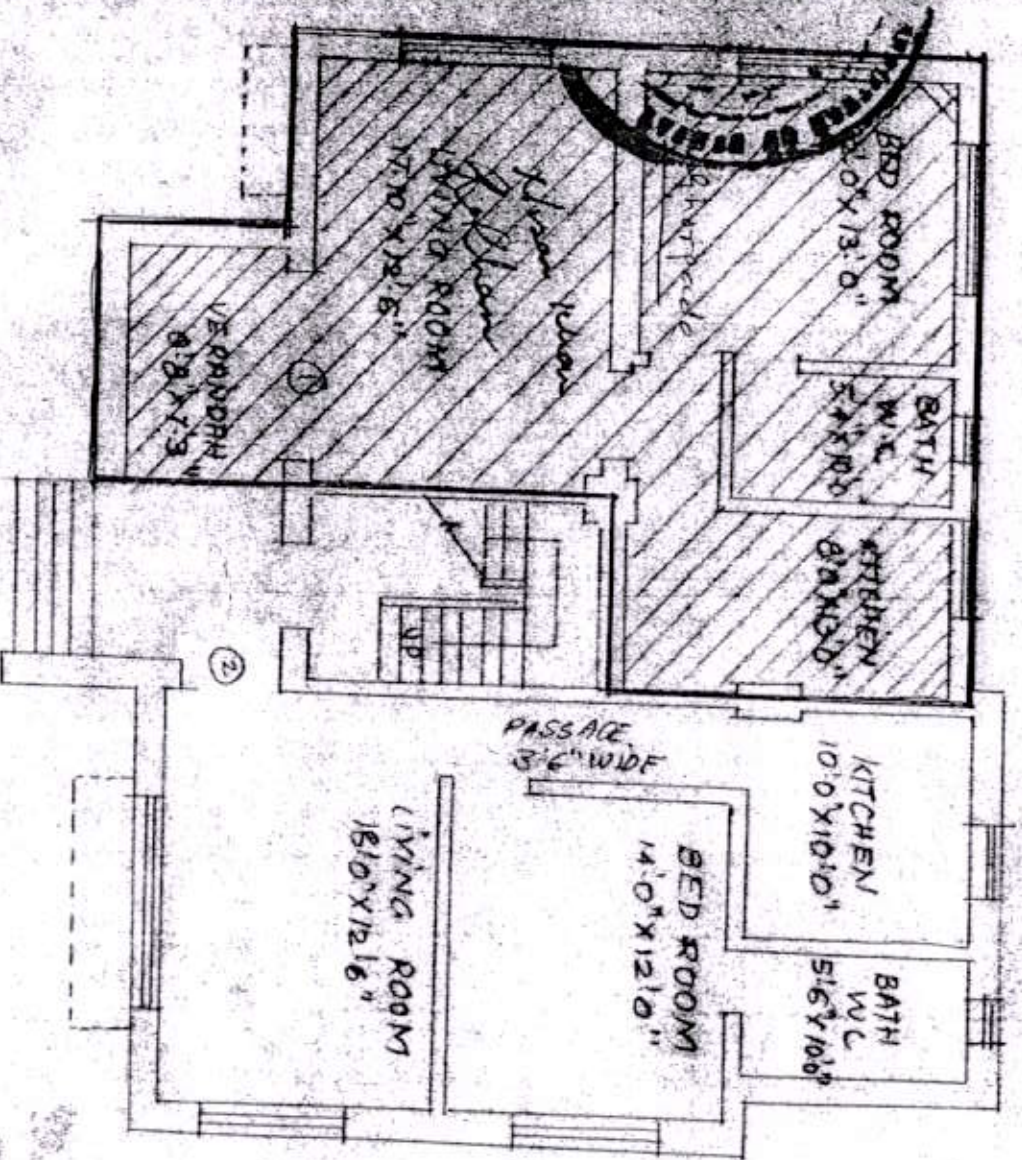


RECEIVED FROM (1) MR. NISAR KHAN)
and (2) MRS. RASHIDA KHAN, the Transfer-)
ees abovenamed, a sum of Rs. 9,25,000/-)
(Rupees Nine lakh twenty five thousand)
only) being the full agreed considera-)
tion payable, in full and final settle-)
ment by Pay Slip No - 006133 dated 21/4/99.) Rs. 9,25,000/-
drawn on Bank of India, 4111 Road.

I SAY RECEIVED :

anharpaul

APARTMENT OWNER.



BUILDING ON PLOT NO:27 UNION PARK
SCHEME, PALL HILL (BANDRA)
GROUND FLOOR PLAN

dag-doo s. bhonsale.
chartered architect.
GOVERNMENT VALUER
PALEE COURT, 249-B, VITHALSHAI PATEL ROAD,
BANDRA, BOMBAY-400 050. PHONE 1- 621345.

P. Paid.

113000/
Date: 3/4/91

[Signature]
Rajan

11/10-10

M.V. 786500/-

Area - 605-sq. ft.

NR
FR

BOMBAY DATED THIS 3rd DAY OF APRIL, 1991.

47294/29

BETWEEN :

MRS. NEELA M. GHORPADE

AND:

1. MR. NISAR KHAN

2. MRS. RASHIDA KHAN

Deed of Apartment between

9,25000/-

Area for possession

mv 786500

Rf 5000

af 40

5040

3-6-9

[Signature]

DEED OF APARTMENT



Shri J.F. Saldanha, LL.B
Shri F.G. D'Souza, LL.B
Advocates,
4, Brightlands,
195, Turner Road,
Bandra, Bombay 400 050.

326752