

---

# **DEED OF CONVEYANCE**

**5<sup>th</sup> November, 2007**

**Shri Vijay Pandurang Bhat**

**Shri Sharad Pandurang Bhat**

**Between**

**M/s. Ajab Real Estate Co. Pvt. Ltd.**

**Vikas plot Nos. 20 A and B of Tejpal Scheme Road No. 2, Bearing Survey No., 54 Hissa No. 1 and 2(Part) and corresponding to City Survey Nos. 428B, 428B/ 34 To 428B/ 38 of Village Vileparle (E) Mumbai 400 057.**

---



Monday, November 05, 2007

5:55:04 PM

Original

नोंदणी 39 न.  
Regn. 39 M

पावती

पावती क्र. : 8117

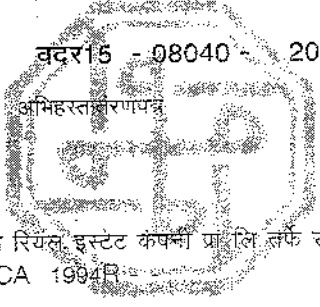
गावाचे नाव विलेपार्ले

दिनांक 05/11/2007

दस्तावेजाचा अनुक्रमांक वदर 15 - 08040 - 2007

दस्तावेजाचा प्रकार


अभिहरतावरणपत्र



सादर करणाराचे नाव: अजय रियल्टी इस्टेट कंपनी प्रा. लि. तर्फे संचालक श्री. जयसंत वसंत शहा  
AADCA 1994R

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	1020.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (51)		
एकूण	रु.	1120.00

आपणास हा दस्त अंदाजे 6:07PM ह्या वेळेस मिळेल

  
दुय्यम निबधक  
सह दु.नि.का-अधरी 4

बाजार मुल्या: 1 रु. मोबदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.

49  
10/11/07

Customer's Copy

THE KAPOL CO-OP. BANK LTD.  
FRANKING DEPOSIT SLIP

Branch: Date: 3/11/07

Pay to: Acct. Stamp Duty 36381

Franking Value	Rs. 200
Service Charges	Rs. 20
TOTAL	Rs. 220

Name of the person for whom stamp duty is impressed

Name & Address of Stamp duty paying party.

Aish Reel estate Co. Pvt. Ltd

102, Prem Nagar, 329/20-6, Old, Khar, Mumbai-400 052.

el./Mobile No. Borivali, C.V. 8304152

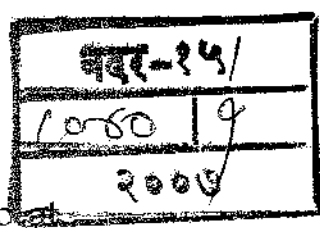
ID/Cheque No. drawn on Bank:

(For Banker's Use only)

ran ID A254 Rs.

135366/63 PL-546 Rs.

Ranking Sr. No. Officer



DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE is made and entered into at  
Mumbai on this 5<sup>th</sup> day of NOVEMBER, in the  
Christian year Two Thousand Seven.

(1) VIJAY PANDURANG BHAT of Mumbai Inhabitant  
residing at 306, Highway Rose CHS, 92, Sant Janabai Marg, Vile  
Parle (E), Mumbai 400 057 and (2) SHARAD PANDURANG  
BHAT of Indian Inhabitant residing at 1, Jayshree CHS, Model  
Colony, 1033, Shivaji Nagar, Pune 411 016, hereinafter called "the  
VENDORS" {Which expression shall unless repugnant to the  
context or meaning thereof be deemed to mean and include their  
heirs, executors, administrators and assigns } of the One Part ;

AND

*[Handwritten signatures]*



For The Kapol Co-op. Bank Ltd.  
Authorized Signatory

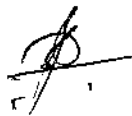
The Kapol Co-operative Bank Ltd.,  
Borivali Branch, Bhamburda Bhawan,  
S.V. Road, Borivali(W),  
Mumbai-400 092.  
D-5/STP/V/C.R. 1061/09/05/2005-2006

35768 162563  
NOV 03 2007  
11:29  
Rs. 0000100/- PB5498  
INDIA STAMP DUTY MAHARASHTRA

AJAB REAL ESTATE COMPANY PRIVATE LIMITED, a Company registered under the provisions of Companies Act, 1956 having registered office at B/602, Prem Nagar Building No.6, M.C.F. Udyan Marg, Borivali(W), Mumbai 400 092, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Other Part ;

WHEREAS :-

- (i) By a Conveyance dated 28<sup>th</sup> June 1960 made between Smt. Leela Wamanrao Narvekar and Smt. Vimal Ramesh Narvekar (therein described as "the Vendors") and the First Vendor herein (therein described as "the Purchaser") which was registered at the Sub-Registrar of Offices at Bandra bearing Registration No. BND/1322/1/10 of 1960, the said Smt. Leela Wamanrao Narvekar and Smt. Vimal Ramesh Narvekar sold to the First Vendor all that piece and parcel of the land admeasuring about 949.72 sq.yds equivalent to 793.40 Sq. Mtrs or thereabouts together with a structure of ground plus one upper floor known as "Vikas", bearing original Plot Nos. 20 A and B of Tejpal Scheme Road No.2, Hissa No.1 and 2(part) and bearing Survey No. 54, Plot No. 58 (part) and corresponding to City Survey Nos. 428B, 428/ 34B to 428/ 38B of Village Vileparle (E)

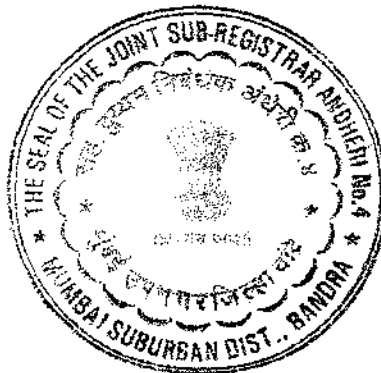








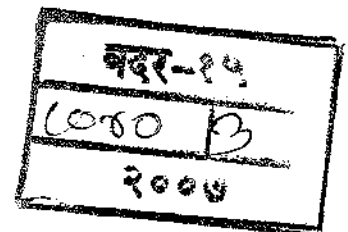
बदर-१५१	
८०६०	१२
२००७	



3  
in BMC K (East) Ward No.1654 situate at Vile Parle (E) and more particularly described in the First Schedule hereunder written (hereinafter called "the said property").

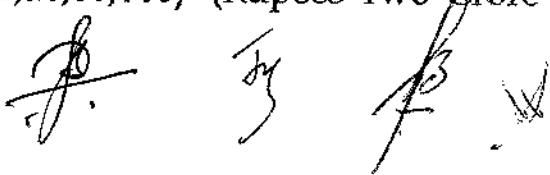
- (ii) Though the said property was purchased in name of the said Vijay Pandurang Bhat, the First vendor herein, and the same stands in the name of the First Vendor in the Revenue, City Survey and Municipal Records, the First Vendor had vide an agreement dated 22<sup>nd</sup> August, 1960 leased out the terrace of the aforesaid building on rent for the purpose of constructing an additional upper storey to Mr. Sharad Pandurang Bhat, the second vendor herein and also conferred rights to construct the first floor at his own cost and for his exclusive possession of the said first floor. It has been mutually agreed herein between the parties here too that they are holding the said property jointly having One-half undivided share in the said property and hence has been referred to jointly as Vendors.
- (iii) On the said property there stands one building of ground plus one upper floor which is in a dilapidated condition. There are in all 11 Tenements, 10 of which are in possession of 10 tenants of the Vendors and the Vendors are receiving rents, profits and income from the said 10 tenants. One Tenement being tenement No.2 on 1<sup>st</sup> floor is in possession of the Purchasers herein. The particulars of the said 11 Tenants are more particularly set out in the Second Schedule hereunder.

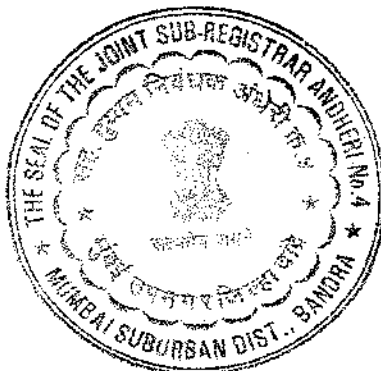
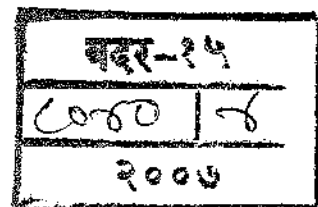
*[Handwritten signatures]*



- (iv) The said structure standing thereon is in a dilapidated condition.
- (v) By an Agreement of Sale-cum-development dated 7<sup>th</sup> April 2006 made between the Vendors and the Purchaser, the Vendors agreed to sell to the Purchaser the said property more particularly described in the First Schedule hereunder written subject to the existing tenancies at or for the lump sum price of Rs.2,10,00,000/- (Rupees Two Crore ten lacs only) and on the terms and conditions therein contained. The said Agreement is duly signed and registered at the Sub-Registrar's office at Bandra under Serial No. BDR4 - 3429 - 2006 on 8<sup>th</sup> May, 2006.
- (vi) The Purchaser on or before execution hereof paid to the Vendors from time to time the said entire sum of Rs.2,10,00,000/- (Rupees Two Crore ten lacs only) being the full purchase price.
- (vii) The Purchaser has now requested the Vendors to convey to it the said property by executing the Conveyance in its favour, which the Vendors have agreed to do as hereinafter appearing;

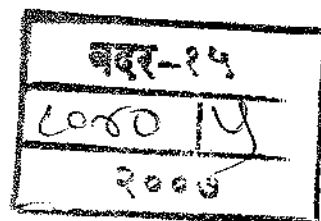
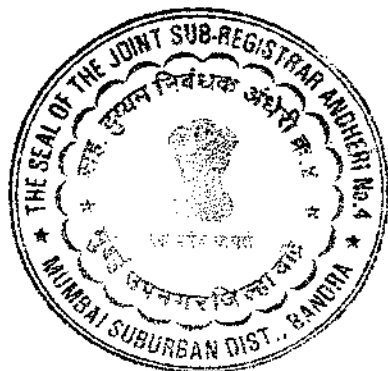
NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement for Sale-cum-development and in consideration of the sum of Rs.2,10,00,000/- (Rupees Two Crore ten lacs only) paid from time to time





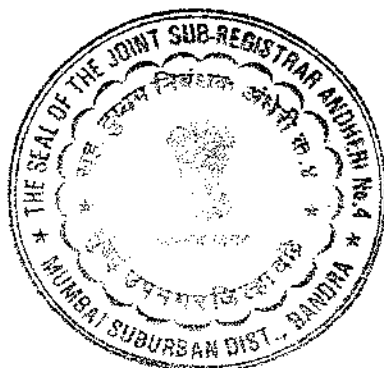
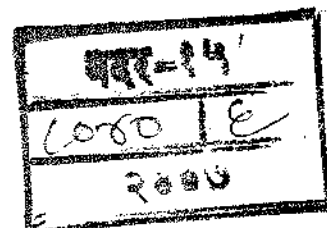
prior to the execution hereof being the full purchase price payable by the Purchaser to the Vendors (payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same and every part thereof acquit release discharge and exonerate the Purchaser forever) THEY the Vendors do hereby grant convey assure, transfer and assign unto the Purchaser ALL THAT piece and parcel of the land admeasuring about 793.40 Sq. Mtrs or thereabouts with a ground plus one upper floor structure known as "Vikas" standing thereon, bearing original Plot Nos. 20 A and B of Tejpal Scheme Road No.2, Hissa No.1 and 2(part) and bearing Survey No. 54, Plot No.58 (part) and corresponding to City Survey Nos. 428B, 428/ 34B to 428/ 38B of Village Vileparle (E) in BMC K (East) Ward No.1654 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situate at Vile Parle (E) , Mumbai-400 057, which is more particularly described in the First Schedule hereunder written and the tenements are in occupation and possession of 10 tenants whose particulars are more particularly set out in the Second Schedule hereunder written (and all which said land hereditaments and premises are hereinafter referred to for brevity's sake as "the said Premises") TOGETHER WITH all and singular houses, out-houses, edifices, ditches, fences, trees, drains, ways, paths, passages, common gullies, walls, water, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said

*[Handwritten signatures]*



premises or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or members thereof to belong or be appurtenant thereto AND ALSO together with all the deeds, documents writings, vouchers and other evidence of title relating to the said piece or parcel of land or ground hereditaments and premises or any part thereof and all the estate, rights, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said premises or any part thereof AND all the estate, rights, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors in to out of or upon the said premises or any part thereof TO HAVE AND TO HOLD ALL AND SINGULAR the said premises hereby granted released, conveyed and assured and intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser forever subject to the payment of all rents, rates, taxes, assessments dues and duties now chargeable upon the or hereafter to become payable to the Municipal Corporation of Greater Mumbai, or to the State of Maharashtra or any other Public Body or Authority in respect thereof and subject to the said existing tenancies AND THE VENDORS do hereby for themselves and their heirs, executors, administrators or assigns

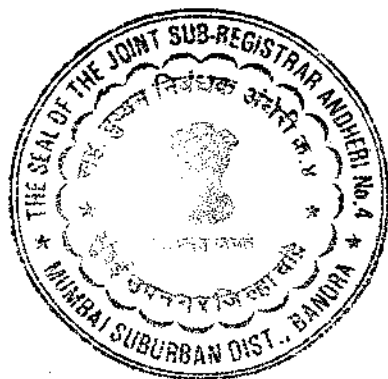
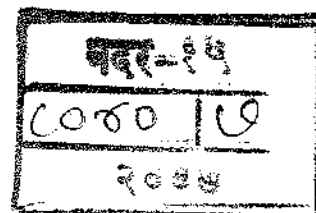
*[Handwritten signatures]*





covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or by any person or persons lawfully or equitably claiming by from, through under or in trust for them made done, committed, omitted or willingly, suffered to the contrary. They the Vendors now have in themselves good right, full power and absolute authority to grant, release, convey and assure the said premises subject to the existing tenements hereby granted, released, conveyed or assured or intended so to be unto and to the use of the Purchaser in manner aforesaid and that it shall be lawful for the Purchaser from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy possess and enjoy the said premises hereby granted with their appurtenances and receive the rents, issues, profits thereof and of every part thereof to and for their own use and benefit without any lawful eviction, interruption, claim and demand whatsoever from or by Vendor or their respective heirs or any of them or from any person or persons lawfully or equitably claiming or claim by from under or in trust for them or any of them AND THAT free and clear and freely and clearly and absolutely, acquitted, exonerated, released and forever discharged, or otherwise by the Vendors well and sufficiently saved, defended, kept harmless and indemnified of from and against all former and other estates, title and charges, encumbrances whatsoever either already or to be hereafter had made executed occasioned or suffered by the Vendors or by

*[Handwritten signatures]*

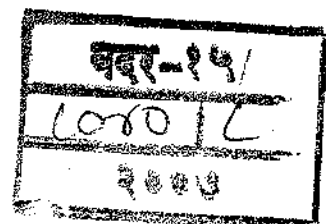


any other person or persons lawfully or equitably claiming or to claim, by from under or in trust for them AND FURTHER that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said premises hereby granted or any part thereof by from under or in trust for them the Vendors or their respective heirs or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchaser do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said premises and every part thereof hereby granted unto and to the use of the Purchaser in manner aforesaid as shall or may be reasonably required by the Purchaser their heirs, executors, administrators or assigns or their counsel in law.

And it is hereby confirmed that the possession of the said property together with constructive possession of portion in occupation/possession of the tenants is handed over to purchaser on this day.

AND the Purchaser have paid full stamp duty of Rs.10,50,000/- on the Market Value of the said Property on the Agreement for Sale cum Development Agreement dated 7<sup>th</sup> April, 2006 and the same is Registered at the Office of Joint Sub-Registrar of Assurances at Bandra under Serial no.

*[Handwritten signatures]*



BDR4 - 3429 - 2006 on 8<sup>th</sup> May, 2006. A copy of the said Development cum Sale Agreement is hereto annexed and marked 'A'. hence the Purchasers pay a Stamp Duty of Rs.100/- on this indenture.

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

**The First Schedule above referred**  
**(Description of the Property)**

All that piece and parcel of the land admeasuring about 793.40 Sq. Mtrs or thereabouts with a ground plus one upper floor structure known as "Vikas", bearing original Plot Nos. 20 A and B of Tejpal Scheme Road No.2, Hissa No.1 and 2(part) and bearing Survey No. 54, Plot No.58 (part) and corresponding to City Survey Nos. 428B, 428/ 34B to 428/ 38B of Village Vileparle (E) in BMC K (East) Ward No.1654 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban situate at Vile Parle (E), Mumbai-400 057.

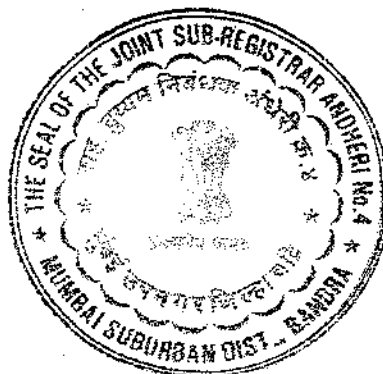
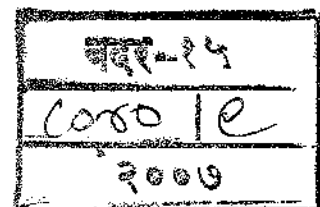
On the North Property of Late Smt. Surajben Manilal

On the South Jeevan Sarita CHS Limited

On the West property of late Smt. Surajben Manilal

On the East Tejpal Scheme Road No.2.

*[Handwritten signatures]*

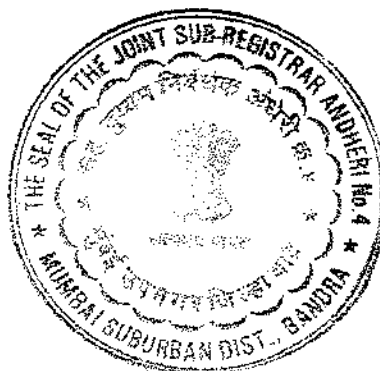
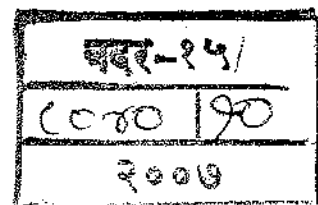


**SECOND SCHEDULE ABOVE REFERRED TO****List of Tenants.**

Area of Plot : 793.40 Sq. Mtrs  
 Plinth Area : 220 sq. mtrs. approx.  
 Year of Construction : Prior to 1961-1962  
 Municipal Ward No: KE040489004 K-1654  
 FSI balance : 350 Sq.mtrs. approx.

Sr. No.	Name of the Tenant	Area Sq.ft.	Rent p.m.
1.	Shri P.G. Warty	350	96.30
2.	Smt. Kaushalyavati Agarwal	782	155.56
3.	Smt. Rohini P. Warty	422	78.52
4.	Smt. Nirmala Madukhar Malve	120	32.50
5.	Smt. Kesarben G. Gala	414	91.67
6.	Ajab Real Estate Co. Pvt. Ltd.	301	71.60
7.	Shri D G Rao	301	101.49
8.	Shri B B Raul	301	71.69
9.	Shri K V Shah	301	71.69
10.	Shri B N Karmokar	301	71.69
11.	Shri A D Thakkar	414	91.67

*[Handwritten signatures]*

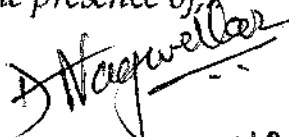


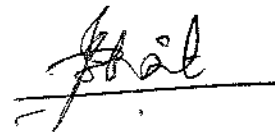
SIGNED SEALED AND DELIVERED by the  
withinnamed VendorS,

1. VIJAY PANDURANG BHAT

2. SHARAD PANDURANG BHAT

in the presence of

  
(DILIP A. NAGWEKAR)





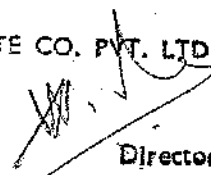
COMMON SEAL of AJAB REAL ESTATE  
COMPANY PRIVATE LIMITED, was hereunto  
affixed pursuant to the Resolution passed in the  
Meeting of its Board of Directors held on 3<sup>rd</sup>  
November, 2007, in the presence of

Shri Jagat Vasant Shah and


Shri Sandeep Shrikrishna Vichare

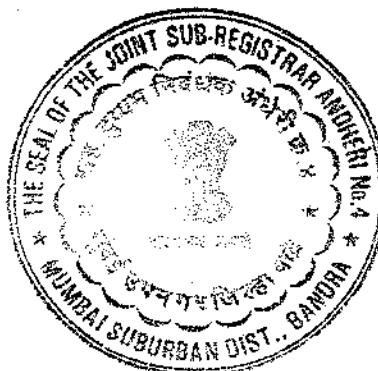
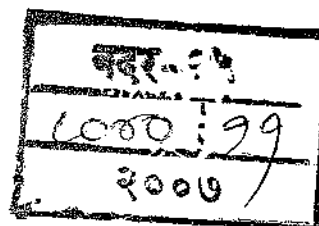
FOR AJAB REAL ESTATE CO. PVT. LTD.

  
Director

  
Director

two of the Directors who have in token thereof  
subscribed hereunder their respective  
signatures in the presence of;..

  
(Nilesh K. Brangar)



Received of and from the withinnamed Purchaser Ajab Real Estate Co. Pvt. Ltd., a sum of Rs.2,10,00,000/- (Rupees Two Crore Ten Lacs only) being the purchase price withinmentioned to be paid by them to us as under :

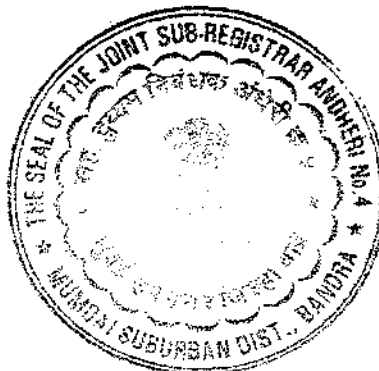
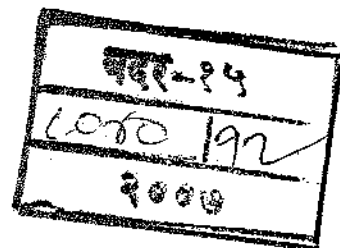
<u>Payorder No.</u>	<u>Date</u>	<u>Amount</u>	<u>favouring</u>	<u>Drawn on Mumbai</u>
272264	07/04/06	Rs. 5,00,000/-	Shri Vijay P. Bhat	Vijaya Bank, Borivali (W)
272265	07/04/06	Rs. 5,00,000/-	Shri Sharad P. Bhat	Vijaya Bank, Borivali (W)
<u>Cheque No.</u>	<u>Date</u>	<u>Amount</u>	<u>favouring</u>	<u>Drawn on Mumbai</u>
092549	06/01/07	Rs.50,00,000/-	Shri Vijay P. Bhat	Vijaya Bank, Borivali (W)
092550	06/01/07	Rs.50,00,000/-	Shri Sharad P. Bhat	Vijaya Bank, Borivali (W)
110646	15/06/07	Rs.25,00,000/-	Shri Vijay P. Bhat	Vijaya Bank, Borivali (W)
110647	15/06/07	Rs.25,00,000/-	Shri Sharad P. Bhat	Vijaya Bank, Borivali (W)
125336	05/11/07	Rs.25,00,000/-	Shri Vijay P. Bhat	Vijaya Bank, Borivali (W)
125336	05/11/07	Rs.25,00,000/-	Shri Sharad P. Bhat	Vijaya Bank, Borivali (W)
<u>Rs.2,10,00,000/-</u>				

Witnesses

We say Received

  
(Shri Vijay Pandurang Bhat)  
Vendors

  
(Shri Sharad Pandurang Bhat)  
Vendors





Monday, May 08, 2006

5:20:31 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3445

गावाचे नाव विलेपार्ले

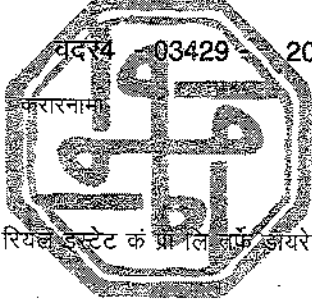
दिनांक 08/05/2006

दस्तऐवजाचा अनुक्रमांक

वदर-१० 03429 - 2006

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: अजय रियल एस्टेट कं प्रा. लि. ऑफिस डायरेक्टर 1. जगत वसंत शाह - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:-

1240.00

रुजवंत (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (62)

एकूण

रु.

31240.00

आपणास हा दस्त अंदाजे 5:35PM ह्या वेळेस मिळेल

स. दुय्यम निबंधक अंभरी-२,

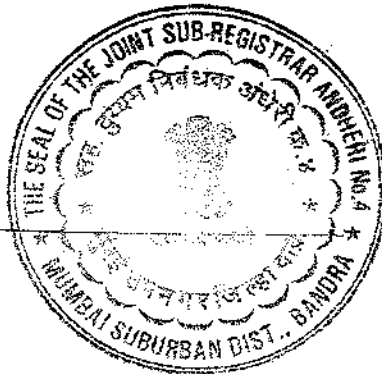
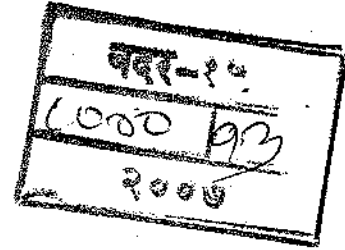
बाजार मूल्य: 9807500 रु. मोबदला: 210000000 रु.

भरलेले मुद्रांक शुल्क: 1050000 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक ;

डीडी/घनाकर्ष क्रमांक: 272266; रक्कम: 30000 रु.; दिनांक: 07/04/2006



THE COSMOS CO-OP. BANK LTD., PUNE

FRANKING DEPOSIT SLIP

Customer Copy

Branch : Vile Parle

Date : 24/06/2006

Pay to :

Franking Value	Rs.	10.50
Service Charges	Rs.	00
Total	Rs.	10.50

Name & Address of Stamp duty paying party:

Ajab Real Estate G. P. Ltd.  
8/62, Pooni Nagar 6, near Chhatrapati  
Bhamburda, Mumbai. 42  
 Tel. No. / Mobile No. : 2344500

Purpose of Transaction

in cash for Franking Documents

Rs. 10.50

Trans ID

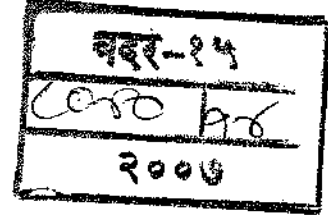
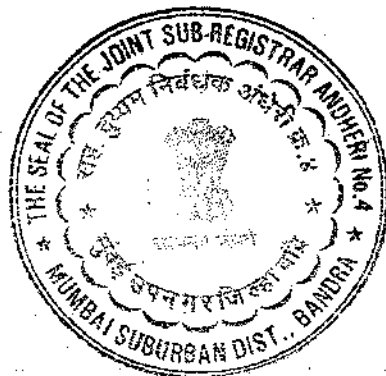
Franking Sr. No.

380700

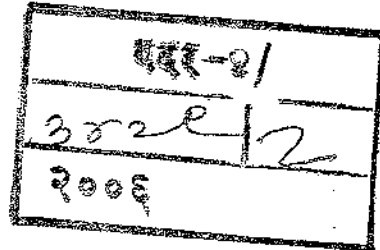
195161

For Cosmos Bank Ltd. Pune

Authorized Signatory







### AGREEMENT FOR SALE- CUM-DEVELOPMENT

THIS AGREEMENT made at Mumbai this 7<sup>th</sup> day of April in the Christian year, Two thousand and Six BETWEEN :

(1) VIJAY PANDURANG BHAT of Mumbai Inhabitant residing at 306, Highway Rose CHS, 92, Sant Janabai Marg, Vile Parle (E), Mumbai 400 057 and (2) SHARAD PANDURANG BHAT of Indian Inhabitant residing at 1, Jayshree CHS, Model Colony, 1033, Shivaji Nagar, Pune 411 016, hereinafter called "the VENDORS" (Which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the One Part;

For The Cosmos Co-op. Bank Ltd.

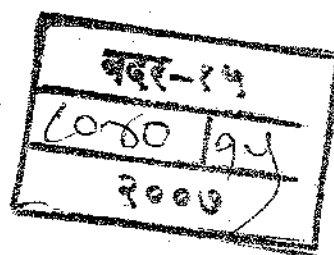
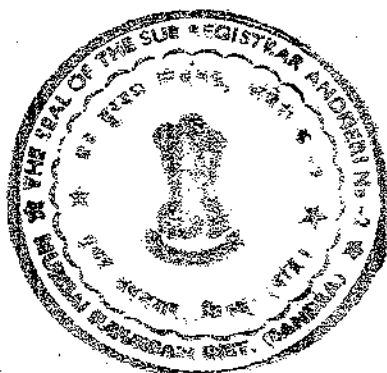
D-5/STP(V)/C.R.1004/06/200

Mumbai

The Cosmos Co-operative Bank Ltd., Vile Parle Branch,

18. Ten. Lach. 4/4

Authorized Signatory



INDIA STAMP DUTY MATIARASHTRA

10050000/-  
R. 1050000/-  
APR 05 2006  
175161  
Special Adhesive  
APR 05 2006  
16:48  
R. 1050000/-  
APR 05 2006

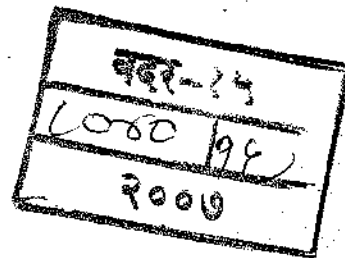
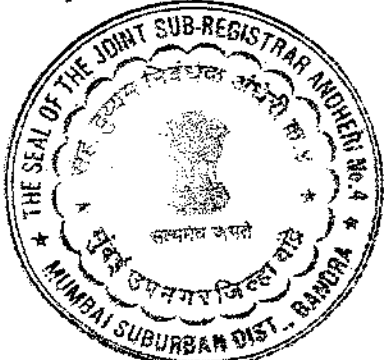
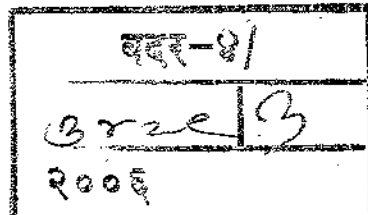
AND AJAB REAL ESTATE COMPANY PRIVATE LIMITED, a Company registered under the provisions of Companies Act, 1956 having registered office at B/602, Prem Nagar Building No.6, M.C.F. Udyan Marg, Borivall(W), Mumbai 400 092, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the Other Part:

WHEREAS:-

- (i) By a Conveyance dated 28<sup>th</sup> June 1960 made between Smt. Leela Wamanrao Narvekar and Smt. Vimal Ramesh Narvekar (therein described as "the Vendors") and the First Vendor herein (therein described as "the Purchaser") which was registered at the Sub-Registrar of Offices at Bandra bearing Registration No. BND/1322 of 1960, the said Smt. Leela Wamanrao Narvekar and Smt. Vimal Ramesh Narvekar sold to the First Vendor all that piece and parcel of the land admeasuring about 949.72 sq.yds equivalent to 794 Sq. Mtrs or thereabouts together with a structure of ground floor known as "Vikas", bearing original Plot Nos. 20 A and B of Tejpal Scheme Road No.2, bearing Survey No. 54 Hissa No.1 and 2(part) and in BMC K (E) Ward No. 654 situate at Vile Parle (E) and more particularly described in the First Schedule hereunder written (hereinafter called "the said property")
- (ii) Though the said property was purchased in name of the said Vimal Pandurang Bhat, the First vendor herein, and the same stands in the name of the First Vendor in the Revenue, City Survey and Municipal Records, the First Vendor had vide an agreement dated 22<sup>nd</sup> August, 1960 leased out the terrace of the aforesaid building on rent for the purpose of constructing an additional upper storey to Mr. Sharad Pandurang Bhat, the second vendor herein and also conferred rights to construct the first floor at his own cost and for his exclusive possession of the said first floor. It has been mutually agreed herein between the parties here too that they are holding the said property jointly having One-half undivided share in the said property and hence has been referred to jointly as Vendors.



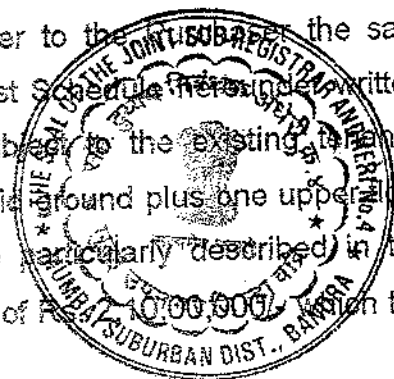
Handwritten signatures and initials of the parties involved in the transaction.



- (iii) On the said property there stands one building of ground plus one upper floor which is in a dilapidated condition. There are in all 11 Tenements in occupation and possession of the 11 Tenants of the Vendors. The Vendor No.1 is receiving rents, income and profits from the Tenants on the ground floor and Vendor No.2 is receiving rent income and profits from the Tenant on 1st Floor as mutually agreed between them. The particulars of the Tenants are more particularly set out in the Second Schedule hereunder.
- (iv) The Vendors have agreed to sell to the Purchaser the said property subject to the existing tenants but otherwise free from all other encumbrances at or for the price and on the terms and conditions hereinafter appearing :

NOW THIS AGREEMENT FOR SALE CUM DEVELOPMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The Parties hereto record and confirm that the recitals hereinabove contained shall form part of the Operative part of this Agreement and shall always be read with the terms and conditions herein contained and shall be binding on the parties hereto.
2. The Vendors hereby agree to sell and transfer to the Purchaser the said property more particularly described in the First Schedule hereunder written free from all encumbrances and liabilities subject to the existing tenancy rights in respect of the eleven tenants of the said ground plus one upper floor structure as per the list of the tenants more particularly described in the Second Schedule at or for the lump sum price of Rs. 10,00,000/- when the Purchaser shall pay as under:
  - (i) Rs. 10,00,000/- (Rupees Ten Lacs only) on or before the execution hereof as and by way of part payment (the payment and receipt whereof the Vendors doth hereby admit and acknowledge);

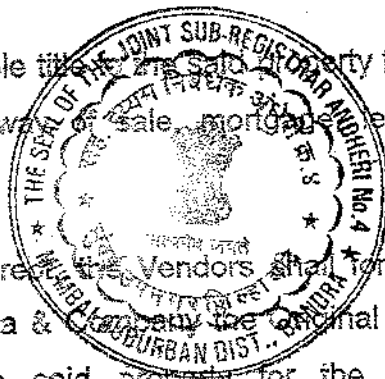
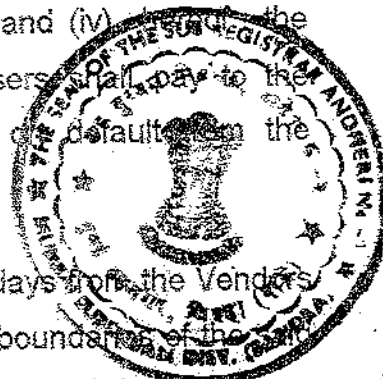


बंदर-४/
3722/8
२००६
बंदर-१५
८०००/१७
२००७

- (ii) Rs. 1,00,00,000/- (Rupees One Crore only) within 15 days of the Purchaser obtaining IOD from MCGM or within six months of the date of Agreement for Sale whichever is earlier.
- (iii) Rs. 96,00,000/- (Rupees Ninety Six Lacs only) within 15 days of the Purchaser obtaining CC and on shifting the eleven tenants or within nine months of the date of Agreement for Sale whichever is earlier,
- (iv) Rs. 4,00,000/- (Rupees Four Lacs only) being the balance consideration on or before completion of sale as hereinafter mentioned.

In the event of the Purchasers committing delay in payment of the installments as provided in sub clauses (ii) (iii) and (iv) the Vendors will be entitled to claim and Purchasers shall pay to the Vendors interest @18% p.a. on the amount of default from the stipulated date till payment.

- 3. The Sale shall be completed on or before expiry of 15 days from the Vendors making out a marketable title of the said property with boundaries of the property clearly identify with appropriate compound wall and the Purchaser obtaining the Commencement Certificate for the development of the said property or within 9 months from the execution hereof whichever is earlier.
- 4. The Vendor shall make out a marketable title of the said property free from all encumbrances, claims including by way of sale, mortgage, lease lien or otherwise whatsoever.
- 5. Within 7 days from the execution hereof the Vendors shall forward to the Purchaser's Solicitors M/s. K.V.Chheda & Co. any and all the original Title Deeds in their possession relating to the said property for the purpose of investigation of the Vendors' Title to the said property which shall be delivered to the Purchasers Solicitors against their Accountable Receipt.



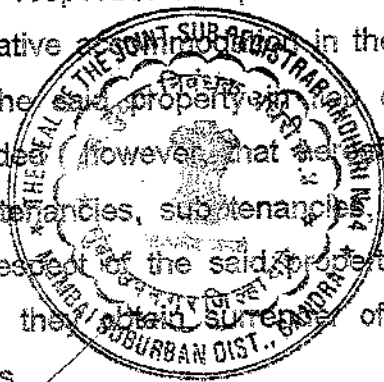
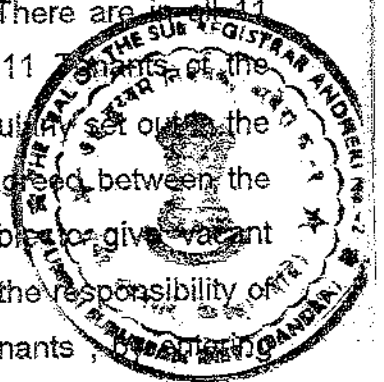
*[Handwritten signatures and initials]*

बदर-४/
<i>[Handwritten signature]</i>
२००६

बदर-१५
<i>[Handwritten signature]</i>
२००७

6. On or after the execution hereof the Purchaser shall at its costs be entitled to take searches for encumbrances, if any, on the said property at the concerned public offices and shall have the notices published in the local newspapers and inviting claims, if any, in respect of the said property.
7. Simultaneously with the execution hereof, the Vendors will execute an Irrevocable of Power of Attorney in favour of the directors of the Purchaser authorizing them to deal and negotiate with the tenants and approach the Public Authorities, submit Plans, survey the said property entirely at the risk and costs of the Purchaser who will indemnify and keep the Vendors indemnified against the claims, if any, made by the person/s or Public Authorities.
8. The Vendors herein have informed and assured and represented to the Purchaser that:-

[I] There is one structure of ground plus one upper floor standing on the said property which is in a dilapidated condition. There are in all 11 Tenements in occupation and possession of the 11 tenants of the Vendors. The details of the tenants are more particularly set out in the Second Schedule hereunder written. It is hereby agreed between the parties hereto that the Vendors shall not be liable to give vacant possession of any of the tenements and it shall be the responsibility of the Purchaser at its own costs to deal with the tenants, into such agreements with them for obtaining vacant possession of the tenements in their respective occupation or to agree to provide to them permanent alternative accommodation in the proposed building to be constructed on the said property of the tenements in their occupation provided (however) that the Vendors shall not create any new tenancies, sub-tenancies, leave and licence or any other rights in respect of the said property or any part or portion thereof nor shall they shall surrender of any tenements from the present occupants.

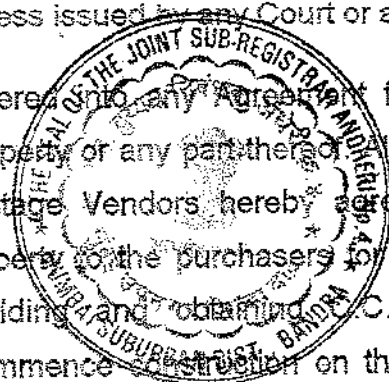
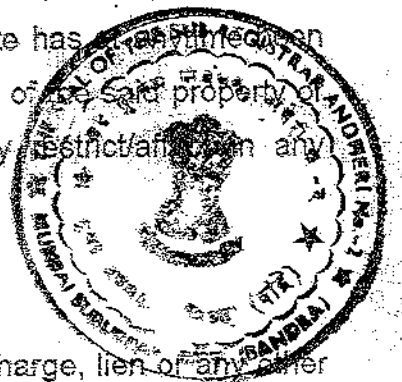


बदर-४१
३०२६/५
२००६

बदर-१५
६०००/१६
२००७



- [iii] The Vendors have not received any notice of acquisition or requisition in respect of any reservation of the said property or any part or portion thereof.
- [iii] The Vendor have not created any adverse rights in respect of the Property whereby they are prevented from entering into this Agreement For Sale with the Purchasers.
- [iv] There are no other proceedings instituted by or against the Vendors herein, in respect of the said property which are pending in any court or before any authority and the said property is not subject to lispendense nor any winding up proceedings are initiated by any of the creditors of the Owners.
- [v] No notice from any Government, Municipal Corporation or any other Public Body or authority or any notice under any law including the Land Acquisition Act, the Town Planning Act, the Municipal Corporation Act, the Urban Land Ceiling Act, or any other statute has been received or served upon the Vendors in respect of the said property or any part thereof that restricts/ affects or may restrict/affect in any manner the implementation of this Agreement.
- [vi] The tenure of the said Property is free-hold.
- [vii] The Vendors have not created any mortgage, charge, lien or any other encumbrances whatsoever on the said property howsoever and the said property is not subject to any claim or demand, attachment, prohibitory order or any process issued by any Court or authority.
- [viii] The Vendors have not entered into any Agreement for Sale and/or development of the said property or any part thereof. So on receiving the payment of the IOD stage Vendors hereby agree to handover possession of the said property to the purchasers for the purpose of demolition of existing building and obtaining C.C. However the Purchaser undertake to commence construction on the said property only after payment towards the C.C. stage is made.



*[Handwritten signature]*

बदर-१५  
८०८०  
२००७

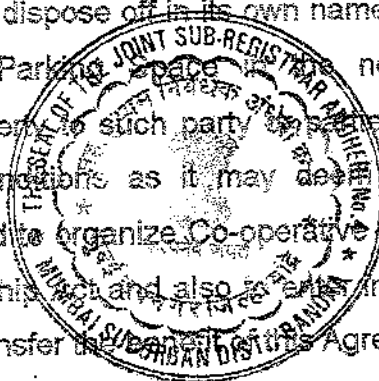
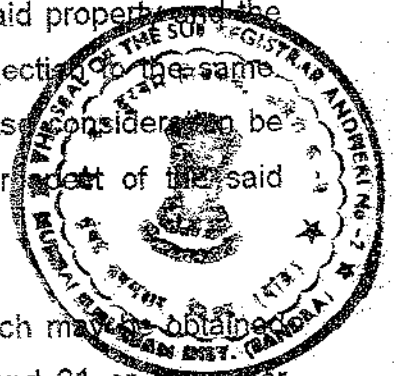
बदर-४/  
३०२२  
२००६

- [ix] There is no injunction or any other order from any court, collector, revenue authority, municipal corporation or for any taxation or other dues dis-entitling or restraining the Owners from dealing with the property or entering into this Agreement.
- [x] The said property is within the ceiling limit and there is no excess vacant land under UL (CR) Act, 1976. Provided, however the NOC required under the ULC Act, for redevelopment shall be at the costs of the Purchaser.

9. As stated hereinabove, it shall be the responsibility of the Purchaser to deal entirely at its costs with the tenants. However the Vendors will extend their co-operation in this regard.

10. The Vendors hereby declare that the Purchaser shall in addition to utilizing the FSI in respect of the said property, be also entitled at their own costs to bring in FSI by way of Transfer of Development Rights (TDR) to be loaded on the new building /s proposed to be constructed on the said property and the Vendors shall not raise any objection nor shall raise objection to the same. The Purchaser shall also, after payment of entire purchase consideration be entitled to dispose off the FSI or any part thereof in respect of the said property by way of TDR.

11. In accordance with the permission and/or exemption which may be obtained by the Purchaser in the name of the Vendors u/s 20 and 21 or any other provision of Urban Land (Ceiling and Regulation) Act, 1976, the Purchaser shall be entitled to sell and/or dispose off in its own name on Ownership Basis the flats/ Stilt/ Open Car Parking and new building/s to be constructed on the said property to such party or parties and at such prices and on such terms and conditions as it may deem fit and proper. The Purchaser will also be entitled to organize Co-operative Societies or Schemes under the Apartment Ownership Act and also to enter into a Agreements and /or agree to assign and /or transfer the benefit of this Agreement or part or



बदर-१५'
1060 / 29
२००७

बदर-४/
3822
२००६

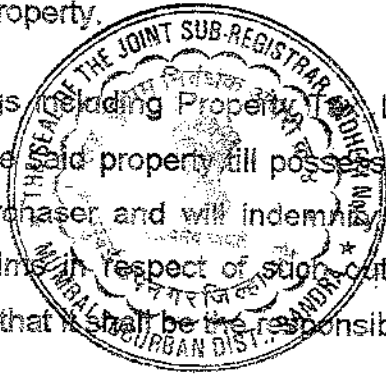
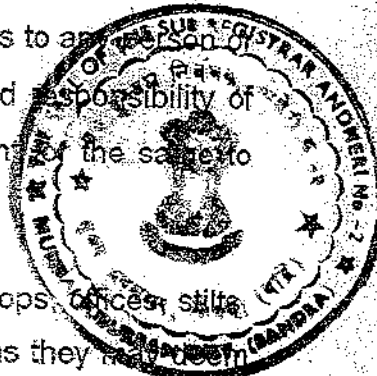
parts thereof in respect of the portion or portions thereof in respect of the portion or portions of the said tenements and also to allow entry thereon or on the portion or portions thereof by any other party or parties as the Purchaser deems fit.

12. Simultaneously with the execution hereof, the Purchaser shall at its costs be entitled to appoint architects and have the plans prepared and submit the same to MCGM or any other authority for sanction. The Purchaser shall also be entitled to amend or revise the plans for proposed construction. The Purchaser hereby agrees to indemnify and keep the Vendors indemnified against the claim, if any, made by the Architects of the Purchaser or any other public body or authority.

13. It is expressly agreed that upon the necessary permission being granted and building plans being passed, the Purchasers will be entitled to develop the said property or any part thereof and the Purchaser shall also be entitled to construct building/s and deal with or dispose of the premises to any person or party as the Purchasers may desire at the entire costs and responsibility of the Purchaser without the Purchaser being liable to account for the same to both the Vendors in any manner whatsoever.

14. The Purchaser will be entitled to construct and sell flats, shops, offices, stalls, podiums, basements, garages etc., on ownership basis or as they may deem fit and/or organize co-operative Society enter into Agreement/s or organize Scheme under the Apartment Ownership Act. The Purchasers shall be entitled to put Board upon the said property.

15. The Vendors shall pay all out-goings including Property Tax, Land Revenue Tax and other taxes in respect of the said property till possession of the said property is handed over to the Purchaser and will indemnify and keep the Purchasers indemnified against claims in respect of such outgoings till the possession is handed over and after that it shall be the responsibility of the



बदर-१५/
८०८०/१२
२००७

बदर-४/
३०२२/८
२००७



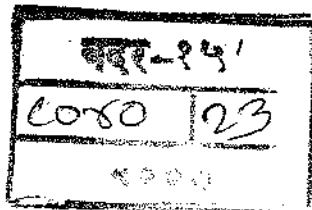
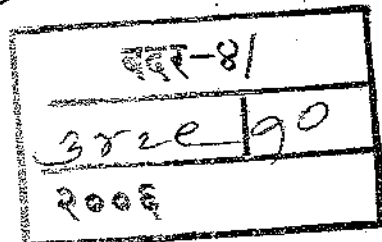
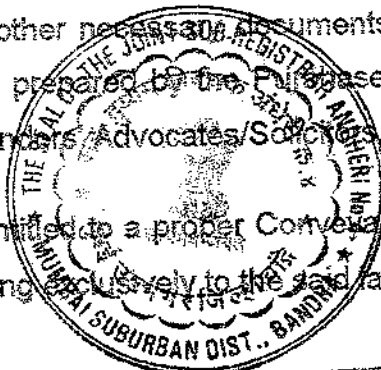
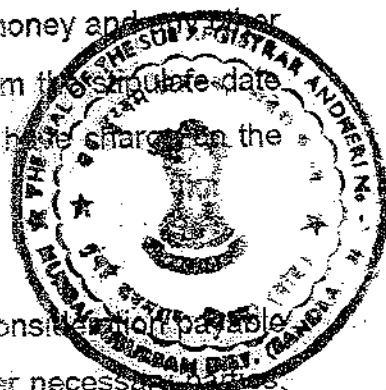
Purchaser to pay the same and the Purchaser hereby agrees to indemnify and keep the Vendors indemnified against the claims, if any, made by the Corporation revenue department or any other authority in respect of such outgoings. and if necessary the same shall be apportioned between the parties hereto.

16. In the event of the Vendors failing to make out marketable title to the said property or otherwise commit any default or delay in completion of sale as herein provided, The Purchaser shall have an option to terminate this Agreement in which event the Vendors will refund to the Purchaser earnest money and any other amount paid by the purchasers to the Vendors within 15 days of the notice of termination. In the event, the Vendors fail to refund the said earnest money within the said period of 15 days, the Vendors shall be liable to pay to the Purchaser interest on the earnest money and any other amount paid by the Purchaser at the 18% per annum from the date of termination till payment and until such payment the Purchaser shall have charge on the said property.

17. On payment by the Purchaser of the balance purchase consideration payable to the Vendors as herein stated, the Vendors and all other necessary parties, shall execute a Conveyance in respect of the said property in favour of the Purchaser or its nominee or nominees including a Co-operative society in which later case, the Purchaser shall join as a Confirming Party.

18. The Conveyance and all other necessary documents to complete the sale of the said property shall be prepared by the Purchaser's Advocates/ Solicitors and approved by the Vendors' Advocates/Solicitors.

19. The Purchaser shall be entitled to a proper Conveyance by the Vendor and all muniments of title relating exclusively to the said land.



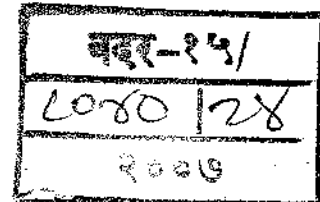
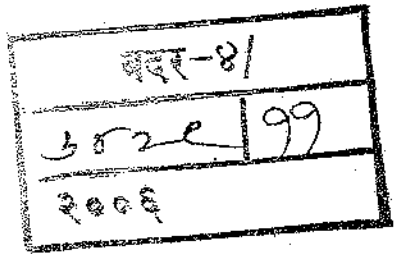
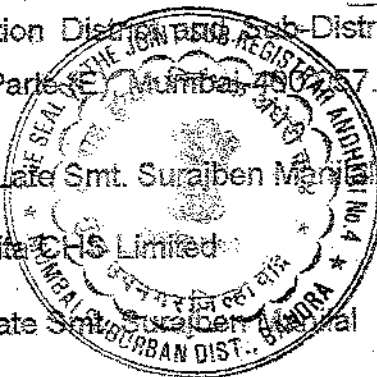
20. The Vendors hereby specifically confirm the above transaction as herein recorded and hereby further confirm that they will further execute any other documents and writings as may be required to complete the transaction as envisaged herein subject to the approval by the Vendors and shall extend full co-operation in the matter.
21. Vendors State that Permanent Account No. of Vendor (1) is AACPB 9186 G & Vendor (2) is AAUPB 3504 G & Purchaser state that Permanent Account No. is AADCA 1994 R.
22. All out of pocket expenses including stamp duty and registration charges of these presents shall be borne and paid by the Purchaser alone and each party will bear its Advocates and Solicitors.

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

**The First Schedule above referred to**  
**(Description of the Property)**

All that piece and parcel of the land admeasuring about 949.72 sq. Mtrs. or thereabouts with a ground plus one upper floor structure known as "VIKAS" bearing original Plot Nos. 20 A and B of Tejpal Scheme Road No.2, bearing Survey No. 54 Hissa No.1 and 2(part) and corresponding to City Survey Nos. 428B, 428/ 34B to 428/ 38B of Village Vileparie (E) in BMC K (East) Ward No.1654 in the Registration District of Mumbai City and Mumbai Suburban situate at Vile Parie, Mumbai.

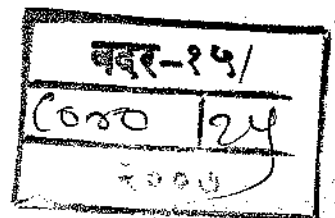
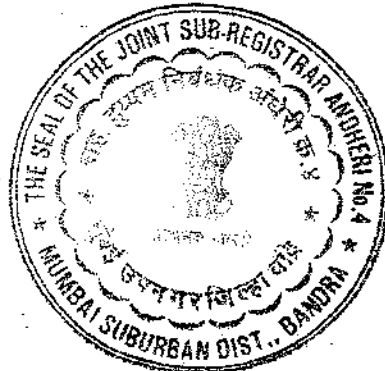
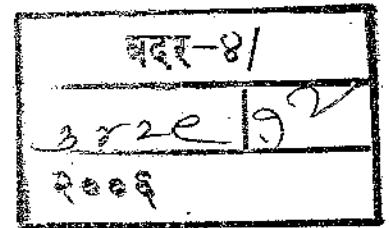
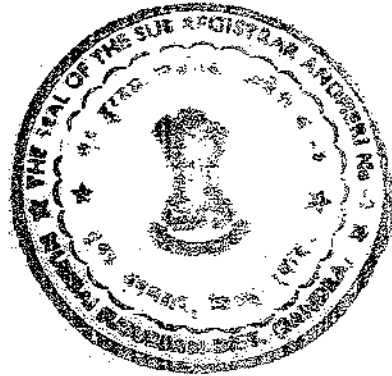
On the North Property of Late Smt. Surajben Manji  
On the South Jeevan Sarita CHS Limited  
On the West property of late Smt. Surajben Manji  
On the East Tejpal Scheme Road No.2.



*[Handwritten signatures and initials]*

SECOND SCHEDULE ABOVE REFERRED TO  
List of Tenants.

Sr. No.	Name of the Tenant	Area Sq.ft.	Rent p.m.
1	Shri P. G. Warty	350	96.30
2	Smt. Kaushalyavati Agarwal	782	155.56
3	Smt. Rohini P. Warty	422	78.52
4	Smt. Nirmala Madukhar Malve	120	32.50
5	Smt. Kesarben G. Gala	414	91.67
6	Shri D.R. Mahajan	301	71.60
7	Shri D G Rao	301	101.49
8	Shri B B Raul	301	71.69
9	Shri K V Shah	301	71.69
10	Shri B N Karmokar	301	71.69
11	Shri A D Thakkar	414	91.67
		<u>4007</u>	<u>934.38</u>





SIGNED SEALED AND DELIVERED  
by the within named Vendors,

1. VIJAY PANDURANG BHAT

&

2. SHARAD PANDURANG BHAT

in the presence of.....

*D. A. Nagwekar*

(D. A. NAGWEKAR)

COMMON SEAL of AJAB REAL  
ESTATE CO. PVT. LTD. was hereunto  
affixed pursuant to the Resolution  
passed in the Meeting of its Board  
of Directors held on 4th April, 2006,  
in the presence of **Shri Jagat  
Vasant Shah and Shri Sandeep  
Shrikrishna Vichare** two of the  
Directors who have in token thereof  
subscribed hereunder their  
respective signatures  
in the presence of....

*1/ Jagat Vasant Shah*  
(Jagat V. Shah)

*2/ Sandeep Shrikrishna Vichare*  
(Shri Sandeep Vichare)

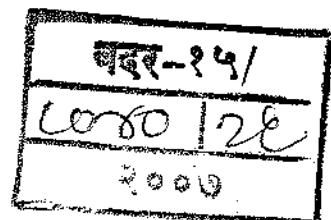
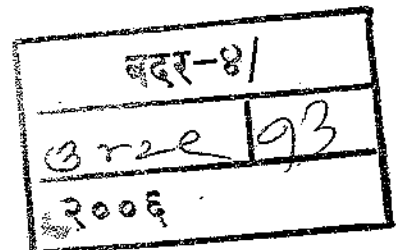


FOR AJAB REAL ESTATE CO. PVT. LTD.

*Jagat V. Shah*  
Director

*Sandeep Shrikrishna Vichare*  
Director

*Jagat V. Shah*  
*Sandeep Shrikrishna Vichare*



Received the day and year first hereinabove written of and from the withinnamed Purchasers the sum of Rs.10,00,000/- (Rupees Ten Lacs Only) as and by way of part payment within mentioned to be paid by them to us as per details given hereunder.

<u>Pay Order No./</u> <u>Date</u>	<u>Amount</u>	<u>Drawn on</u>	<u>Favouring</u>
272264 07.04.06	Rs.5,00,000 /-	Vijaya Bank, Borivali (W) Br.	Shri Vijay Pandurang Bhat
272265 07.04.06	Rs. 5,00,000/-	Vijaya Bank, Borivali (W) Br.	Shri Sharad Pandurang Bhat

We say Received

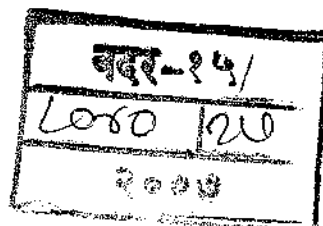
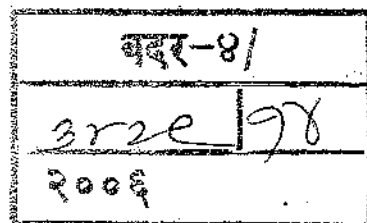
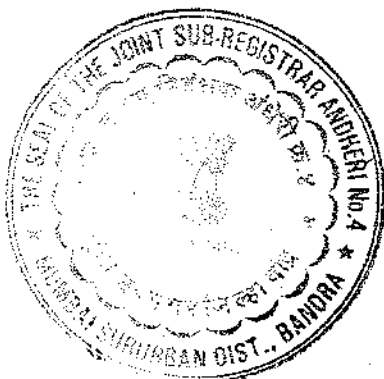
Witnesses

*A. Nagwekar*

(A. NAGWEKAR)

*(Shri Vijay P. Bhat)*

*(Shri Sharad P. Bhat)*





RECEIPT NO.: 0211215

# BRIHANMUMBAI MAHANAGARPALIKA

K/EAST WARD

Assessor and Collector

Bill Period : 200510

Receipt Number : KEJANCUS/010338

SAC No : 040489004

Name : SHRI VIJAY PANJURANG

Address : BHAT

HIGHWAY ROGE CO OP

HSG SOCIETY 3RD FLR B 692 DIXIT RD ENJN VILE PARLE E MUMBAI 57

Total Tax:	Rs.	3291.00	Notice Dues:	Rs.	50.00
Warrant Fee:	Rs.	0.00	Municipal Penalty:	Rs.	0.00
Government Penalty:	Rs.	0.00	Total Amount Due:	Rs.	3341.00
			Amount Paid:	Rs.	3341.00
			Amount Balance:	Rs.	0.00

In Words: RUPEES THREE THOUSAND THREE HUNDRED FOURTY-ONE ONLY

Bank : BK OF MAH Cheque no : 938205 Date: September 26, 2006 Cheque Amount : Rs. 3291.00

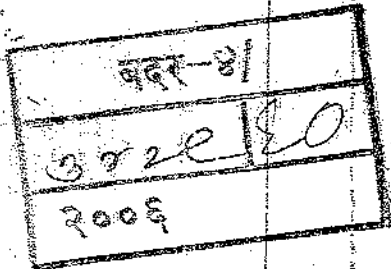
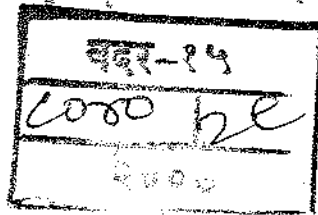
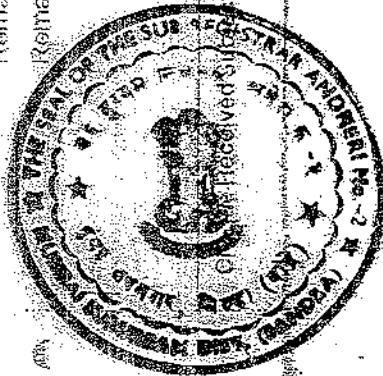
For Office Use

4/324/27/9/2006/10:26:59 AM

Remark1

Remark2

Received by  
Cash Receiving Clerk





to Realisation.





3429/2006

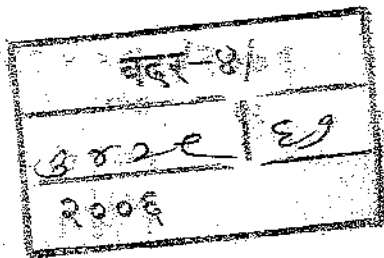
र: करारनामा

राचे नाव व पत्ता	पुष्काश्या प्रकार	छायाचित्र	अंगठ्याचा ठसा
रेयल इस्टेट कम्प्रा लि. लि. डायरेक्टर न. शाह टि. नं. सी. 602, प्रेमनगर, नं. 6, एम. सी. मार्ग, बोरीवली प व -	लिहून घेणार वय 32 सही		

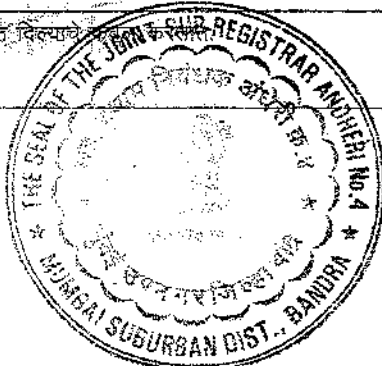
प विचारे टि. नं. वरीलप्रमाणे व -	लिहून घेणार वय 45 सही		
--	-----------------------------	--	---

ADCA1994R गंडुरंग भट टि. नं. 306 हाथवे रोज, 92 संत जनाबाई लि. पू व -	लिहून घेणार वय 64 सही		
--	-----------------------------	---	--

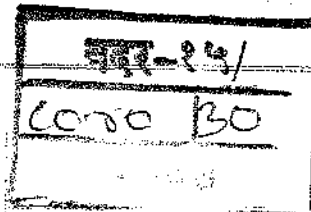
खुरंग भट टि. नं. 1, जयश्री को ओं हो सो लि. सडेल व -	लिहून घेणार वय 72 सही		
---	-----------------------------	--	---



गार तथाकथीत (करारनामा) तत्समवेत करून दिल्याचे



1 OF 1





स्त क्र. [बदर-4-3429-2006] चा मोपवारा  
जार मुख्य : 9807500 मोबदला 21000000 भरलेले मुद्रांक शुल्क : 1050000

स्त हजर केल्याचा दिनांक : 08/05/2006 05:11 PM

स्थापनाचा दिनांक : 07/04/2006

स्त हजर करण-याची सही :

*[Signature]*

स्ताचा प्रकार : 25) कक्षारनामा

शेका क्र. 1 ची वेळ : (सादरीकरण) 08/05/2006 05:11 PM

शेका क्र. 2 ची वेळ : (फ्री) 08/05/2006 05:20 PM

शेका क्र. 3 ची वेळ : (कबुली) 08/05/2006 05:21 PM

शेका क्र. 4 ची वेळ : (ओळख) 08/05/2006 05:22 PM

स्त नोंद केल्याचा दिनांक : 08/05/2006 05:22 PM

ओळख :

खालील इसम असले निवेदीत करतात की, ते खालीलपैकी कोणत्या कोणत्या व्यक्तींना ओळखतात  
व त्यांची ओळख पटवितात.

1) निलेश गंगार - - घर/फ्लॅट नं. बी 802, गंगार नगर, 6, एम.ए.ए. रुजू उद्योग मार्ग

बोरीवली प

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

2) दिलीप नागदेकर - - घर/फ्लॅट नं. वरीलप्रमाणे

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/वसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

पावली क्र.: 3445 दिनांक: 03/05/2006

यावलीचे वर्णन

नांव: अजय रियल इस्टेट कं प्रा लि तर्फे डायरेक्टर  
जगत वसंत शाह - -

30000 : नोंदणी फी

1240 : नक्कल (अ. 11(1)), पृष्ठांकनाची

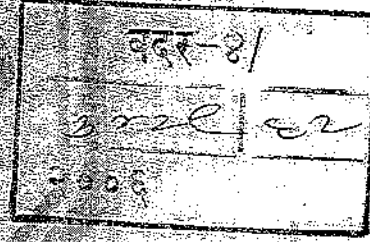
नक्कल (आ. 11(2)),

रुजुवत (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

31240: एकूण

*[Signature]*  
दु. निबंधकाची सही अंधेरी 2 (अंधेरी)



*[Signature]*

*[Signature]*

प्रमाणित के जा  
इस्ताफये फी 82 जाने आइत.

*[Signature]*  
खह दुयम निबंधक अंधेरी क्र. 2  
मुंबई उपनगर जिल्हा.

*[Signature]*  
दु. निबंधकाची सही  
अंधेरी 2 (अंधेरी)



बदर-8/3722/2006

पुस्तक क्र. 3445 क्रमांक 3429

तारीख:

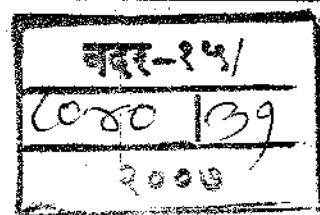
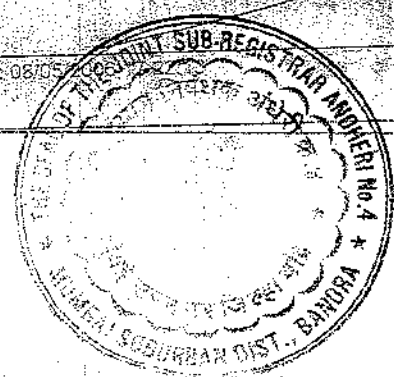
दि. 08/05/2006

*[Signature]*

खह दुयम निबंधक अंधेरी क्र. 2

मुंबई उपनगर जिल्हा.

DSUMRY.038493SR323 Prepared on: 08/05/2006

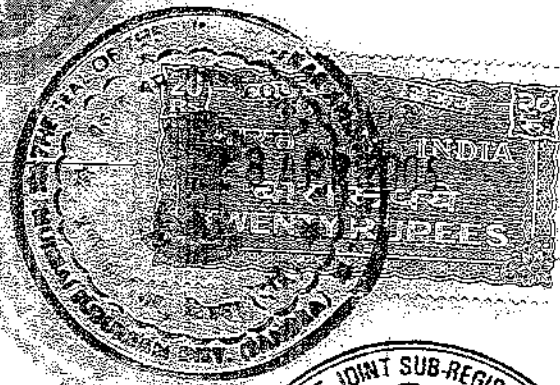


## गावाचे नाव: विलेपार्ले

- (1) विलेखावा प्रकार, मीबदल्याचे स्वरूप करारनामा व बाजारभाव (आवेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो) की पट्टेदार ते नमूद करावे) मीबदला रु: 21,000,000.00  
बा.सा. रु. 9,807,560.00
- (2) भू मापन: पोटहिसा व धरक्रमांक (असल्यास): (1) वर्णन: जमीन व बांधकाम - सर्वे 54, हिरसा नं: 1 व 2 पैकी - सी टी एस नं. 428 बी, 428/34 बी ते 428/38 बी - मुळप्लॉट नं. 20 ए व बी, तेजपाल स्कीम सेड नं. 2, येथील 949/72 चौ. वा. म्हणजेच 794 चौ. मी क्षेत्र अनेकतेनी जागीची विलकत व त्यावरील विकास नावाची इमारत - बांधकाम क्षेत्र - एकूण 4007 चौ. फुट कारपेट विलेज - विलेपार्ले पू (1)
- (3) क्षेत्रफळ: (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्याऱ्या पक्षकाराचे वसंपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता: (1) दिवाणी न्यायालयाचा हुकुमनामा/प्लॉट नं: 306 हायवेरोज 82 संत जनाबाई मार्ग, विलेपार्ले पू मल्ली/रस्ता: - ईमारतीचे नाव: - पेट/कसाहता: - शहर/गाव: - तालुका: - पिन: - पॅन नंबर: ACPB9136G
- (6) दस्तऐवज करून देण्याऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता: (1) अजय रियल इस्टेट कॉर्पोरेशन लि. जयंत वसंत राव - - घर/प्लॉट नं: बी 602 - पाननगर - प्लॉट - पाननगर - वरीवली प: मल्ली/रस्ता: - ईमारतीचे नाव: - पेट/कसाहता: - शहर/गाव: - तालुका: - पिन: - पॅन नंबर: AADCA1994R
- (7) दिनांक: करून दिल्यात: 07/04/2006
- (8) नॉदणीचा: 09/05/2006
- (9) अनुक्रमांक, खंड व पृष्ठ: 3429/2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क: रु 1050000.00
- (11) बाजारभावाप्रमाणे नॉदणी: रु 30000.00
- (12) शेरा

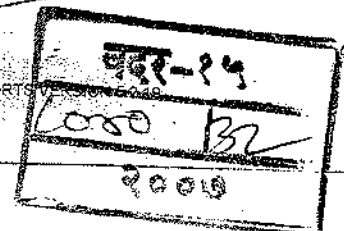


खरी प्रत  
मह. दुय्यर निबंधक अंधेरी  
मह. उपमहानगर जिल्हा



म. नि. 21 गं. 12  
यांना ख. चे. क. 15/05/06 ज्या अर्जा  
अर्जासह नमूद दिली  
दि. 07/05/06

मह. दुय्यर निबंधक अंधेरी



सूची क्र. वाच INDEX NO.

भावार्थ : विलेपार्थ

- |   |   |
|---|---|
| (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 21,000,000.00<br>बा.भा. रु. 9,807,500.00 | (1) वर्णन: जमीन व बांधकाम - सन 54 हिस्सा नं. 2 पैकी - सी टी एस नं. 428 बी, 428/34 बी ते 428/33 बी - नुल्लपोट नं. 20 ए व बी, लेजपल स्कीम रोड नं. 2, येथील 949.72 चौरस मीटर क्षेत्रावरील 794 चौ. मी. क्षेत्र असेल ती जागेची मिळकत व त्यावरील विकास नावाची इमारत - बांधकाम क्षेत्र - एकूण 4007 चौ. फुट कारपेट, विलेज - विलेपार्ले पु.  |
| (2) भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)  | (1)   |
| (3) क्षेत्रफळ   | (1)   |
| (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा   | (1)   |
| (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता                              | (1) 1) शरद भास्कर पट्टेदार/प्लॉट नं. 306 घाटगे रोड, 92 संत जनाबाई मार्ग, विलेपार्ले पु. मल्लि/रस्ता - इमारतीचे नाव - घरमाळा नं. - पेट/वसाहत -; शहर/गाव -; तालुका -; पिन -; फोन नंबर - AACPB9166G.<br>(2) शरद भास्कर पट्टेदार/प्लॉट नं. 1 नांदेरी को. ऑ. ही रोड लि, मॉडेल कॉलनी, पुणे; मल्लि/रस्ता - इमारतीचे नाव - घरमाळा नं. - पेट/वसाहत -; शहर/गाव -; तालुका -; पिन -; फोन नंबर - AACPB9504G. |
| (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता                                   | (1) 1) अजय रियल इस्टेट को. लि. मुंबई, अयरेक्टर, अजय वसंत शाह -; घर/प्लॉट नं: बी 002, प्रेमनगर, नं. 3, एस. सी. रूक लेव्हान मार्ग, बोरीवली प. मल्लि/रस्ता -; इमारतीचे नाव -; पेट/वसाहत -; शहर/गाव -; तालुका -; पिन -; फोन नंबर: AACCA-9949.<br>(2) 2) मदीप विहार - घर/प्लॉट - वरीलप्रमाणे मल्लि/रस्ता -; इमारतीचे नाव -; इमारतीचे - विलेखाचे -; शहर/गाव -; तालुका -; पिन -; फोन नंबर: AADCA1994R. |
| (7) दिनांक  | 04/04/2006  |
| (8) नोंदणीचा  | 03/05/2006  |
| (9) अनुक्रमांक, खंड व पृष्ठ   | 34290/2006  |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क  | रु 105600.00  |
| (11) बाजारभावाप्रमाणे नोंदणी  | रु 30000.00   |
| (12) शेरा   |   |



श्री. विजय ३०/१५  
 पाना लोड ना ०५/०५/०५ क्या बर्जना  
 बर्जना नमद बर्जना दिनी  
 दि. ०५/०५/०५

[illegible]

REPO. NO. 52-19  
नदर-१९/  
1080/33  
२००७

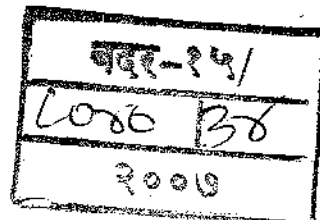
नं. ६)

# हक्काचे पत्रक

मोजे :- विलेपार  
तालुका :- अंधेरी

ना म र	हक्काचा प्रकार	फेरफार झालेले		तपासणी अंमलदाराचं सही किवा शेर
		स. नं.	हि. वं.	
	<p>तारीख १६/११/६० श्री. विनय पांडुरंग झोट यांनी खेरी खलाने ता. २८/११/६० रोजी श्रीमती विमला वामन नर्विकर व श्रीमती विमला रमेश लोवकर ह्यांच्या यादून शक्कम रु. १६०००/- याकरी अर्पण सोळा हजार भाग देऊन घेतली डा. ३. ने B.N.D 1322 तारीख २८/११/६० . लॉर मे रकीम शेख ५८ तपास २०२-७२</p>	<p>स. नं. (१) ५८</p> <p>रकीम लोवकर</p>	<p>हि. वं. ५८</p>	<p>R. E. १३००० ५८ Carnival See R E office sds 13/11/62 C. D. Bhandary</p>

अस्मल वरतुकूम खरी तक्रार दि. २४/११/०६



नेजपाळ स्कीम  
प्लॉट नं. ५५  
स. नं. हिस्सा नं.

कबलेदार : २२७  
विजय चौहान भाट  
२२२

गाव : विलेपार

तालुका : अंधेरी

इतर हक्क :

क्षेत्र लावणी लायक ...

पोट खराब ...

२४९-००

प्रकृण ...

आकार ...

तुटी अथवा

जादा आकार

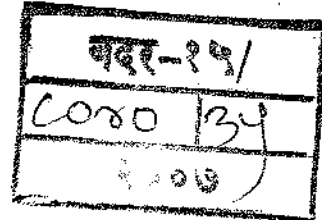
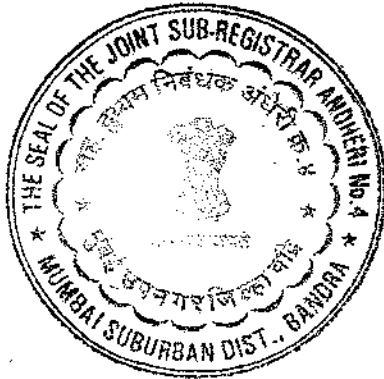
दाणी

वर्ष	फूल आणि खंड	क्षेत्र	रीत	हिले आणि लागवड	क्षेत्र	शेरा
	८१२५-काळोपुरल	उत्तरा	दिवस	अरु		

अस्सल वरहुकुम नक्कल असे

तयार तारीख १४/११/०८

तलाठी



# हक्काचे पत्रक (नमुना नं. ६)

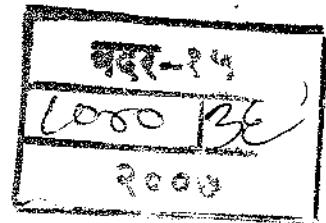
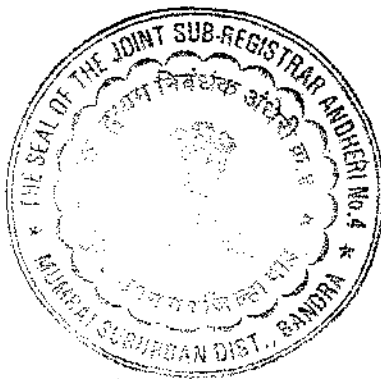
पौजे विलेपार  
तालुका हंघेरी

नोंदीचा अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स. नं. व हि. नं.	तपासणी अंमलदाराची सही किंवा शेरा
४८७९	तारीख ३१/७/३९ कमी जास्ती पत्रक नंबर २५ प्रमाणे हुकूमती केळी. खीम नं. छणट नं. क्षेत्र माळार जोष ५४ १५० ६ ३०११३१ २-३-० ३५ सुखवाड अनंतवल्लभ ३७४९ Sd/- Talakh दि. १२/१२/०६		verified with KJP Sd/- SPI-AIC 19/5/53

अस्सल बरहुकूम खरी नक्कल असे

दि. १२/१२/०६

Joint Collector  
Vilepari Part I





विष्णु

नौदण्डी ६३ म. इ.  
Regn. 63 m. c.

सह जिल्हा निबंधक वर्ग-२. (अभिलेख)

[illegible]

सत्य प्रज्ञ

साह जिल्हा निबंधक २४/१  
वर्ग २, (अभिलेख)  
मुंबई उपनगर जिल्हा.

श्री नमकल केली.  
 श्री घाचली.  
 श्री तपासली.

पत्र क्रमांक १६०८३/०६  
 पोस्ट ऑफिस गोरखपुर  
 थांचा खांबे ता. २०/११/०६  
 अर्जानुसार तत्काल दिदी.  
 मितांर २०/११/०६

सदस्यता के रूप में (प्रमाणित),  
महोदय, महोदय.

बनार-१५/  
1000/136  
२००७

44-241  
LO 80 B30  
2009

विलेपार्त (पु)

नगरपालिका - न.पु.अ.विलेपार्त

मिहदा -



रि.पु.अ. - रि.पु.अ. - १४२ पावुत  
रि.पु.अ. - रि.पु.अ. - १४२ पावुत

चौ.मौ.  
५२८.६

क्र.सं.	विवरण	सं.पु.अ.पु.अ.	सं.पु.अ.पु.अ. (पु) मिहदा (पु)	सं.पु.अ.पु.अ.
१२८२	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२	(पु) मिहदा ७/२२	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२
१२८३	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२	(पु) मिहदा ७/२२	मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२ मिहदा ७/२२

मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८  
मिहदा - १०३८

न.पु.अ.विलेपार्त  
मिहदा उपमहानगर जिल्हा

सत्य-प्रतिनिधी

मिहदा उपमहानगर जिल्हा

प्रमाण पत्र

मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा

मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा  
मिहदा उपमहानगर जिल्हा



मिहदा - १५/१  
१०४० ३८  
२००७

(मिहदा - १)







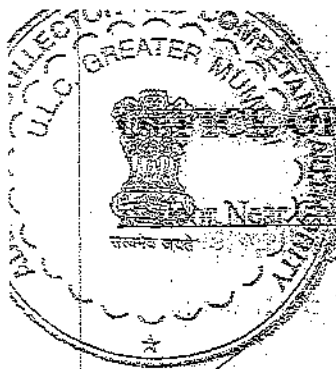












OFFICE OF THE ADDITIONAL COLLECTOR & C.A.  
GREATER MUMBAI

Office No. 1, Near Chhatra College, Mumbai Suburban Dist. Admin. Bldg. Bandra (East) Mumbai-51.  
No. C/ULO/D-V/WS-651/2006

Date: 1/11/2006

To,

Shri. Vijay Pandurang Bhat,  
C/o. Jagat Vasant Shah (C.A.)  
B-602 Prem Nagar Building  
No.6, M.C.F. Udyog Marg,  
Borivali (West) Mumbai-400092

18 NOV 2006

Sub: The Urban Land (Ceiling and Regulation) Act, 1976

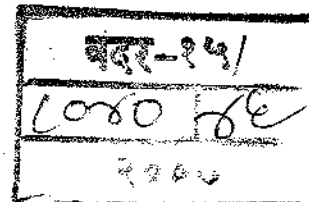
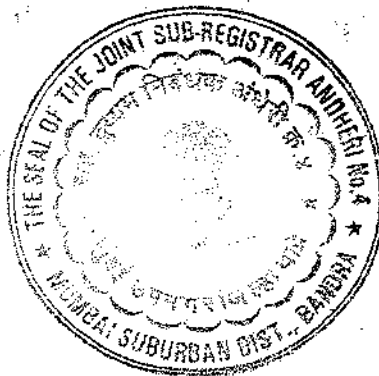
Land bearing CTS No. 428 B, 428/34 B to 428/38 B  
village Vileparle Taluka Andheri  
Land adm. 793.40 Sq. Mtrs.  
Application in the matter of

Sir,

Under your C.A's application dated 4.11.2006 he has requested for grant of No Objection Certificate under the Urban Land (Ceiling and Regulation) Act, 1976 for transfer of the land bearing CTS. No. 428 B, 428/34 B to 428/38 B area adm. 793.40 sq.mtrs of village Vileparle Taluka Andheri in Mumbai Suburban District.

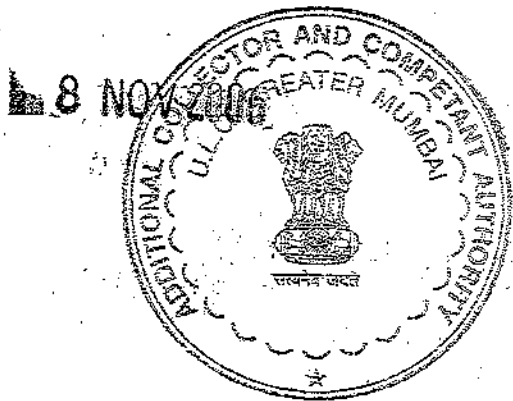
It is seen from the documents furnished by you that redevelopment permission w/s.22 has granted vide No. C/ULO/D-III/22/7895 of dt. 5.11.2001 and that the land owner was allowed non vacant land on account of plinth, L.A./A.L.A., etc. adm. 745.28 Sq.Mtrs excluding area under road set back 48.12 Sq.Mtrs and there is no surplus vacant land in the said CTS No.428-B, 428/34 B to 428/38 B of village Vileparle Taluka Andheri.


Considering the area under plinth, land appurtenant, additional land appurtenant etc. the entire land is non vacant land and there is no surplus vacant land in the said property.

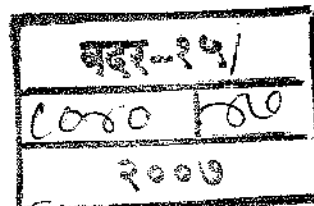
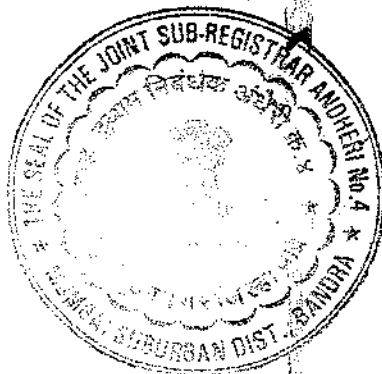


-This office has therefore no objection from ULC point of view to transfer the said non vacant land adm. 775.40 Sq/Mtrs. of village V. Bepari Taluka Andheri in favour of M/s. Ajab Real Estate Company Pvt. Ltd.

However, this letter is issued at your risk in respect of any dispute regarding title over the said land and subject to the condition that the information /documents furnished by you are correct and genuine.



  
(S.R. Jadhav)  
Additional Collector and C.A.  
(ULC) Gr. Mumbai



# AJAB REAL ESTATE COMPANY PVT. LTD.

B-602, Prem Nagar Building No. 6, M. C. F. Udyan Marg, Borivali (W), Mumbai - 400 092

CERTIFIED TRUE COPY OF RESOLUTION PASSED IN BOARD MEETING HELD  
AT REGISTERED OFFICE OF THE COMPANY ON 03-11-2007 AT 5.00 P.M.

RESOLVED unanimously that the Company will develop / redevelop the piece and parcel of the land admeasuring about 794 sq. mtrs. or thereabouts with ground plus one upper floor structure known as "VIKAS" bearing original Plot Nos. 20 A & B of Tejpal Scheme Road No. 2, Hissa No. 1 and 2(part) and bearing Survey No. 54 in BMC K (East) Ward No. 1654 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban Situate at Vile Parle (E), Mumbai - 400 057.

RESOLVED FURTHER that Shri JAGAT VASANT SHAH and Shri SANDEEP SHRIKRISHNA VICHARE, Directors of the Company be and are hereby jointly authorised to negotiate and finalise the transaction at the appropriate consideration with the Owners and the Tenants of the property to be developed / redeveloped by the company.

RESOLVED FURTHER that Shri JAGAT VASANT SHAH and Shri SANDEEP SHRIKRISHNA VICHARE, Directors of the Company be and are hereby authorised to execute & deliver Conveyance deed, documents, agreements, papers etc. pertaining to the said property and to admit execution thereof before the Sub-Registrar of Assurances at the Office to effectuate the above resolution.

RESOLVED FURTHER that Company Seal may be affixed on the necessary deeds, agreements, Memorandum of Understanding, Tenancy Agreements, documents, etc



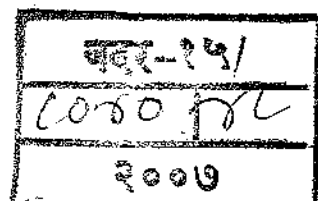
For AJAB REAL ESTATE COMPANY PVT. LTD

VASANT RAVJI SHAH

JAGAT VASANT SHAH

BHAVNA JAGAT SHAH

SANDEEP SHRIKRISHNA VICHARE







05/11/2007

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

बदर15

5:56:25 pm

सह दु.नि.का-अधेरी 4

दस्त क्र 8040/2007

दस्त क्रमांक : 8040/2007

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा उसा

1 नाव: अजब रियल इस्टेट कंपनी प्रा लि तर्फे संचालक  
श्री. जगजत बसंत शाह AADCA 1994R --  
पत्ता: घर/फ्लॅट नं: बी 602, प्रेम नगर, नं 6, एन सी  
एफ उद्यान मार्ग, बोरीवली एम. -  
गल्ली/रस्ता: ----  
ईमारतीचे

लिहून देणार

वय 34

सही



2 नाव: अजब रियल इस्टेट कंपनी प्रा लि तर्फे संचालक  
श्री. संदिप विहारे AADCA 1994R --  
पत्ता: घर/फ्लॅट नं: --  
गल्ली/रस्ता: --  
ईमारतीचे नाव: --  
ईमारत नं: --  
पेट/वसाहत: --  
शहर/गाव: --  
जिल्हा: --  
पिन: --  
ध

लिहून देणार

वय 47

सही



नाव: विजय फांडुरंग भट AACPB 9888G --  
पत्ता: घर/फ्लॅट नं: 306, हायवे रोड को ऑ हो सो लि,  
92 संत जनाबाई मार्ग, विलेपार्ले पू मु -  
गल्ली/रस्ता: --  
ईमारतीचे नाव: --  
ईमारत नं: --  
पेट/वसाहत: --  
शहर

लिहून देणार

वय 66

सही

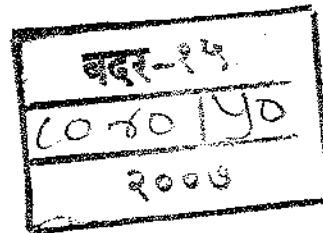


नाव: शरद फांडुरंग भट --  
पत्ता: घर/फ्लॅट नं: - 1, जयश्री को ऑ हो सो लि,  
नॅशनेल कॉलनी 1003, शिवाजी नगर, पुणे -  
गल्ली/रस्ता: --  
ईमारतीचे नाव: --  
ईमारत नं: --  
पेट/वसाहत: --  
शहर/गाव: --  
र

लिहून देणार

वय 74

सही



रकम देणार सहाय्यीत [अभिहस्तांतरणपत्र] दस्तऐवज करून दिल्याचे कवृल करतात.

1 OF 1

yped by C-DAO, Pune

मुंबई उपनगर जिल्हा.

Page 1 of 1

SARITA REPORTING &amp; ANALYSIS



दस्त गोषवारा भाग - 2

वदर 15

दस्त क्रमांक (8040/2007)

दस्त क्र. [वदर 15-8040-2007] चा गोषवारा  
बाजार मुल्य : 1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 05/11/2007 05:43 PM

निष्पादनाचा दिनांक : 05/11/2007

दस्त हजर करणा-याची सही :

*Taget S. Shah*

दस्ताचा प्रकार : (25) अभिहस्तांतरणपत्र

दस्त अनुच्छेद प्रकार : (25-ड) निवासि जागा (सहकारी संस्था/मालकी (ओनरशीप) फ्लॅट्स)  
संबंधी असेल तर

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 05/11/2007 05:43 PM

शिक्का क्र. 2 ची वेळ : (फ्री) 05/11/2007 05:53 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 05/11/2007 05:55 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 05/11/2007 05:55 PM

दस्त नोंद केल्याचा दिनांक : 05/11/2007 05:56 PM

ओळख :

खालील इसम असे निवेदीत करतात की तो दस्तऐवज करून देणा-याला व्यक्तीशः ओळखतात.  
व त्याची ओळख पटवितात.

1) मिलेश गंगर -- घर/फ्लॅट नं. : 10, सुर्यकांत निवास मालाह

गल्ली/रस्ता : -

ईमारतीचे नाव : -

ईमारत नं. : -

पेट/घसाहत : -

शहर/गाव : -

तालुका : -

पिन : -

2) सिध्देश पाटील -- घर/फ्लॅट नं. : -

गल्ली/रस्ता : -

ईमारतीचे नाव : -

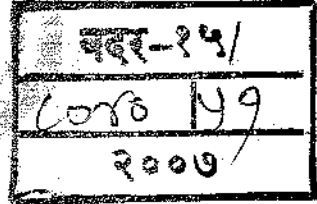
ईमारत नं. : -

पेट/घसाहत : -

शहर/गाव : -

तालुका : -

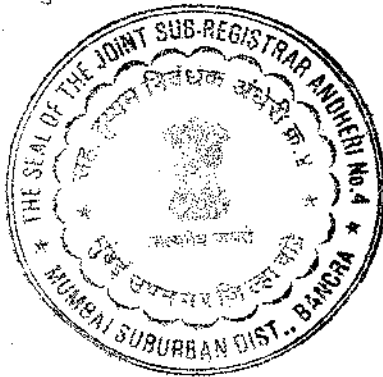
पिन : -



प्रमाणित करण्यात येते की, या  
दस्तामध्ये एकूण.....१५.....पाने आहेत.

दु. निबंधकाची सही  
सह दु.नि.का-अंधेरी 4

सह. दुय्यम निबंधक अंधेरी क.४  
मुंबई उपनगर जिल्हा



वदर-१५/८०४०/२००७

पुस्त : मांक १, क्रमांक ८०० वर

मोबदला

दिनांक : ५/११/२००७

सह. दुय्यम निबंधक अंधेरी क. ४,  
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक अंधेरी क. ४,  
मुंबई उपनगर जिल्हा.





दस्तक्रमांक व वर्ष: 8040/2007

Monday, November 05, 2007

5:57:25 PM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

पेज 03 म.

Page 03 m.e

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभावा (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00 बा.भा. रु. 1.00

- (2) भू-मापन, पोटहिससा व घरक्रमांक (असल्यास)

(1) वर्णना जमिन व बांधकाम ----- नगर भूमापन क्रमांक -428 व. 428/344 व. 428/344 विलेज विलेपार्ले पू, सर्व्हे नं 54, हिस्सा नं 1 व 2 पेकी, प्लॉट नं 58 पेकी, मूळ नगर नं 20 अ व व, तंजपाल स्किम रोड नं 2, येथील 793.40 चौ मीटर क्षेत्र असलेली भूमापन मिल्कत व त्यावरील विकास नावाची तळ +1 मजल्याची इमारत, मुळ सर्व्हे क्रमांक 428/4/3429/06 व त्यावेळेचे बाजार भावाप्रमाणे योग्य मुद्रांक शुल्क व नोंदणी करी करावे जाते. भरलेले मु शु रु 100/-

- (3) क्षेत्रफल

- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा

(1)

- (5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) विजय पांडुरंग भट AACP 9886G - - घर/प्लॉट नं: 300, हाथवे रोड को ओ हो सो लि, 92 संत जनाबाई मार्ग, विलेपार्ले पु. मु. गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पत्त नमबर:

(2) शरद पांडुरंग भट - - घर/प्लॉट नं: - 1, जयश्री को ओ हो सो लि, मोडेल कॉलनी 1003, सिबाजी नगर, पुणे - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पत्त नमबर:

- (6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) अजय रियल इस्टेट कंपनी प्रा लि तर्फे संचालक श्री. जगत वरुण भाद AADCA 1994R - - घर/प्लॉट नं: वी 608, प्रेम नगर, नं. 6, एम सी एक अड्डा कावे, बोरीवली कावे, गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पत्त नमबर:

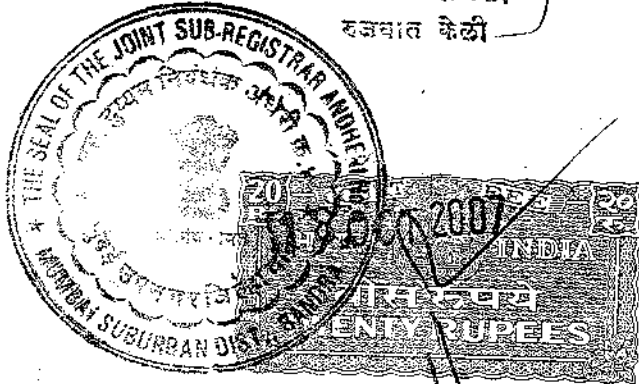
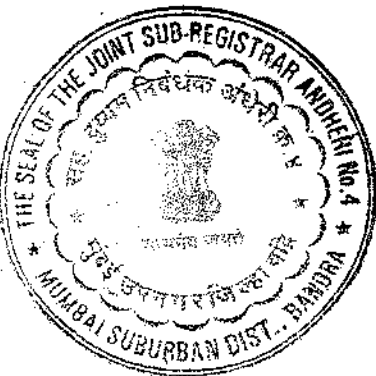
(2) अजय रियल इस्टेट कंपनी प्रा लि तर्फे संचालक श्री. संदीप विहार AADCA 1994R - - घर/प्लॉट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पत्त नमबर:

- (7) दिनांक करून दिल्याचा 05/11/2007  
(8) नोंदणीचा 05/11/2007  
(9) अनुक्रमांक, खंड व पृष्ठ 8040 /2007  
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 100.00  
(11) बाजारभावाप्रमाणे नोंदणी रु 100.00  
(12) शेरत

नक्कल केली  
नक्कल वाचली  
दखवात केली

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क. ४,  
मुंबई उपनगर जिल्हा.



श्री. निमिका अंजल यांना त्यांचे  
ता. ५/११/२००७ च्या नजरे क्र ४०८/१०८  
नुसार नक्कल दिली.  
दिनांक: ५/११/२००७ पाव ४९४/१०८

सह. दुय्यम निबंधक अंधेरी ४,  
मुंबई उपनगर जिल्हा.