

10/11/2015

पावती

Original/Duplicate

Monday, November 16, 2015

नोंदणी क्र.: 39म

4:41 PM

Regn.: 39M

पावती क्र.: 10419 दिनांक: 16/11/2015

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर 15-9404-2015

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: श्री नरेंद्र बी शाह

नोंदणी फी

रु. 30000.00

दस्तऐवजाच्या फी

रु. 1200.00

पृष्ठांची संख्या: 60

एकूण:

रु. 31200.00

आपणास मूळ दस्तऐवज, यंत्रनेल प्रिंट, सूची-२ व सीडी भेदातून

4:59 PM ह्या वेळी मिळेल.

सह. दु. नि. अंधेरी 4

बाजार मूल्य: रु. 18714000/-

संभवित: रु. 19800000/-

भरलेले मुद्रांक शुल्क: रु. 990000/-

सह. दु. नि. अंधेरी क्र. ४

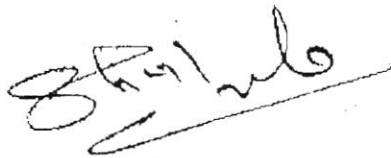
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: eSBTR/Simple Receipt रकम: रु. 30000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH004857609201516R दिनांक: 16/11/2015

बँकेचे नाव व पत्ता: Panjab National Bank

2) देयकाचा प्रकार: By Cash रकम: रु. 1200/-



REGISTERED ORIGINAL DOCUMENT  
RECEIVED ON 16/11/2015

## Data of Bank Receipt for GRN MH004857609201516R

## Bank - PUNJAB NATIONAL BANK

Bank/Branch	:		Simple Receipt	:	
Pmt Txn Id	:	161115M420789	Print DTime	:	
Pmt DTime	:	16/11/2015 12:06:05	GRAS GRN	:	MH004857609201516R
ChallanIdNo	:	03006172015111650168	Office Name	:	IGR189 / BDR15_JT SUB REGISTRAR ANDHERI 4
District	:	7101 / MUMBAI			

StDuty Schm : --  
StDuty Amt : --

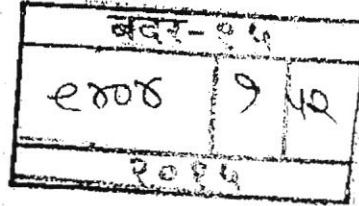
RgnFee Schm : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

Article : B25  
Prop Mvblty : Immovable  
Prop Descr : FLAT NO 401,4TH FLOOR,SHREE KRISHNA,SADAN CHSL , SUBHASH ROAD  
: VILEPARLE EAST,MUMBAI,Maharashtra  
: 400057

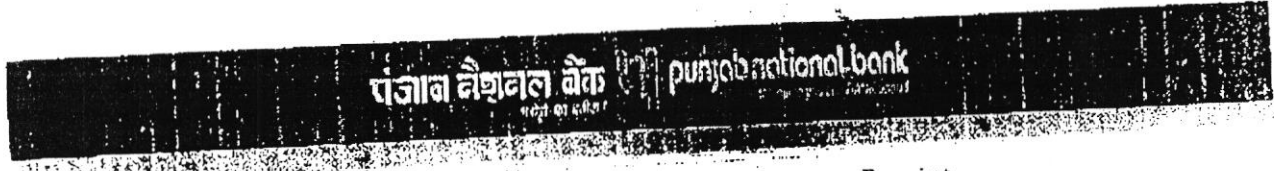
Duty Payer : DLN-NA NARENDRA B SHAH  
Other Party : DLN-NA NIRAVKUMAR B PATEL

Bank Scroll No : --  
Bank Scroll Date : --  
RBI Credit Date : --  
Mobile Number : 00000000000

Only for verification-not to be printed and used



MUMBAI STAMP DUTY PAYMENT



c-Stamp [ Simple Receipt ] Offline Payment Receipt

Branch Name : KHAR WEST (6629)  
Challan Number : MBST16111550160  
Payment Date : 16/11/2015 12:06:05 PM  
District : 7101-MUMBAI  
Registration Fees Amount : 30000.00  
Total Amount : 30000.00  
Duty Payer Name : NARENDRA B SHAH  
Duty Payer Mob No : +91-00000000000  
Article Code : B25-Agreement to sale/Transfer/Assignment  
Movability : Immovable  
Prop Descr : FLAT NO 401, 4TH FLOOR, SHREE KRISHNA, SADAN CHSL, SUBHASH ROAD, VILEPARLE EAST, MUMBAI  
Property Area : 98.14 Sq.Meter  
Other Party Name : NIRAVKUMAR B PATEL  
GRAS GRN : MH0048576092015169  
Bank Tax ID : 161115M420789  
Office Name : IGR189-BDR15\_JT SUB REGISTRAR ANDHERI 4  
Duty Payer ID : DLN-NA  
Consideration Amount : 1.00  
Other Party ID : DLN-NA

Print Receipt

Handwritten signature and date 16/11

बदर-२५  
e808 242  
2020



महाराष्ट्र शासन  
**GOVERNMENT OF MAHARASHTRA**  
 ई-सुरक्षित बैंक व कोषागार पावती  
**e-SECURED BANK & TREASURY RECEIPT (e-SBTR)**

14060529672003

Bank/Branch: PNB/KHAR(6629)

Pmt Txn id : 161115M413835

Pmt DtTime : 16-11-2015@12:05:13

ChallanIdNo: 03006172015111650143

District : 7101/MUMBAI

Stationery No: 14060529672003

Print DtTime: 16-11-2015@13:44:06

GRAS GRN : MH004857702201516S

Office Name : IGR189/BDR15\_UT SUB REGIS

StDuty Schm: 0030045501-75/Sale of Other NonJudicial Stamps, Sds

StDuty Amt : R 9,90,000/- (Rs Nine, Nine Zero, Zero Zero Zero only) **बैट-१५**

RgnFee Schm:

RgnFee Amt :

2008	8	42
2015		

Article : B25/Agreement to sale/Transfer/Assignment

Prop Mvblty: Immovable

Consideration: R 1,98,00,000/-

Prop Descr : FLAT NO 401, 4TH FLOOR, SHREE KRISHNA, SADAN CHSL SUBHASH ROAD VILE PARLE EAST, MUMBAI, Maharashtra

Duty Payer: (PAN-ABEPS9544E) NARENDRA B SHAH

Other Party: (DLN-NA) NIRAVKUMAR B PATEL

Bank official Name &amp; Signature

Bank official Name &amp; Signature

--- Space for customer/office use --- Please write below this line ---





## महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुल्यांकन अहवाल सन २०१५

1. दस्ताचा प्रकार : सेल हाउस अनुच्छेद क्रमांक २५ (४)
2. सादरकर्त्याचे नाव नरेंद्र वि. खाड
3. तालुका : मुंबई / अंधेरी / बोरीवली / कुर्ला
4. गावाचे नाव : पिंपरी
5. नगरभुमापन क्रमांक/सर्व्हे क्र/अंतिम भुखंड क्रमांक : ६०६९ ६६९ / १ ते ३
6. मूल्य दरविभाग (झोन) : २६ उपविभाग १८३
7. मिल्कतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औद्योगिक  
प्रति चौ.मी. दर : १५८००/-
8. दस्तात नमुद केलेल्या मिल्कतीचे क्षेत्रफळ : ११६.६६ कार्पेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग : - गल्ली : - पोटमाळा : -
10. मजला क्रमांक : ४ था मजला उदयाहन सुविधा अवै / माई
11. बांधकाम वर्ष : - घसारा : -
12. बांधकामाचा प्रकार : आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. : - ज्यान्वये दिलेला घट / वाढ
14. भाडेकरू व्याप्त मिल्कत असल्यास : 1. त्याच्या ताब्यातील -  
2. नवीन इमारतीत -  
3. भाड्याने -
15. लिटल अँड लायसन्सचा दस्त : 1. प्रतिमाह भाडे -  
नियासी / अनियासी 2. अनामत रक्कम -
16. निघाशीत केलेले बाजारमूल्य : १,८६,९४,०००/-
17. दस्तामध्ये दर्शविलेली मोबदला : १,८८,००,०००/-  
 $११६.६६ \times १५८०० = १८६९३६००/-$   
 $= १,८६,९४,०००/-$
18. देय मुद्रांक शुल्क : ८८०,०००/- भरलेले मुद्रांक शुल्क : ८,८०,०००/-
19. देय नोंदणी फी : ३०,०००/-

लिपीक

अठ दुय्यम निबंधक

1

SALE DEED

112

607-94		
2808	4	42
2024		

THIS DEED OF SALE is made and entered into at MUMBAI on this 16<sup>th</sup> day of the month of November in the Christian year Two Thousand and Fifteen BETWEEN 1) Shri **NIRAVKUMAR BABUBHAI PATEL**, through his duly Constituted Attorney **Shri BABUBHAI PATEL** adult, Indian Inhabitants and presently residing at Bunglow No. 5, Vatsalya, Arogya Nagar, Athwalines, Surat-395007, AND 2) Shri **VISHALKUMAR KANTIBHAI PATEL**, adult, Indian Inhabitants and presently residing at Bunglow No. 5, 2<sup>nd</sup> Floor, Vatsalya, Arogya Nagar, Athwalines, Surat-395007, holding P.A.N. Nos. AIQPP0023L & AHXPP6075C, hereinafter jointly referred to as "the VENDORS" ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, successors, administrators and/or assigns ) of the ONE PART AND 1) Shri **NARENDRA BHABHUTMAL SHAH**

AND



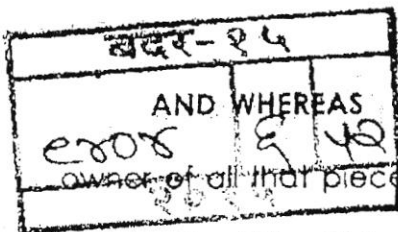
2) Smt. **MANJULA NARENDRA SHAH**, adults, Indian Inhabitants and presently residing at 302, Nikunj Darshan, Daulat Nagar, Road No. 8, Borivall(East), Mumbai-400 066 , holding P.A.N. Nos. **ABEPS9544E** & **AMQPS6096N** respectively, hereinafter jointly referred to as " the PURCHASERS " ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, successors, administrators and/or assigns ) of the OTHER PART :

*Wrote*

*Red*

*Manjula*

M. N. Shah



One late Dhakji Krishna Tulsulkar was the absolute owner of all that pieces and parcels of land or ground bearing S.No.23-C, Entry No. 205 & 215 and part of Falni No. 1 & 2, C.T.S. No. 761, 761/1 to 3 admeasuring 656.30 sq.mts. together with the ground +2 upper stories building standing thereon and known as 'Shree Krishna Sadan' situate, lying and being at village vile parie, Taluka Andheri, in the registration District and sub- District of Mumbai City and Mumbai Suburban and more particularly described in the schedule hereunder written (hereinafter referred to as "the said plot")

AND WHEREAS Said Dhakji Krishna Tulsulkar died intestate on 24.02.1972 at Mumbai, leaving behind him his widow (1) Smt. Ansuya Dhakji Tulsulkar (since deceased) (2) Krishna Dhakji Tulsulkar (son) (since deceased) (3) Ramakant Dhakji Tulsulkar (son) (4) Smt. Shalini Dattaram Panchal alias Taramati Dhakji Tulsulkar (daughter) as his only heirs and legal representative according to Hindu Succession Act, 1956 by which he was governed at the time of his death.

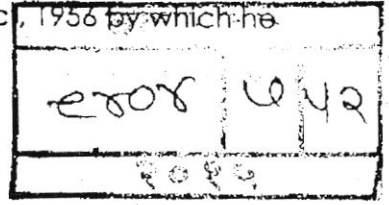


AND WHEREAS Said Ansuya Dhakji Tulsulkar also died intestate on 24.02.1972 at Mumbai, leaving behind her (1) Krishna Dhakji Tulsulkar (son) (since deceased) (2) Ramakant Dhakji Tulsulkar (son) (3) Smt. Shalini Dattaram Panchal alias Taramati Dhakji Tulsulkar (daughter) as her only heirs and legal representative according to Hindu Succession Act, 1956 by which she was governed at the time of his death.

AND WHEREAS Said Krishna Dhakji Tulsulkar also died intestate on 02.09.1998 at Mumbai, leaving behind him his (1) Prabodhani Krishna Tulsulkar and (2) Nilima Krishna Tulsulkar (daughter) as his only heirs and

M. N. Shah

legal representative according to Hindu Succession Act, 1956 by which he was governed at the time of his death.



**AND WHEREAS** There were 9 tenants in said Shree Krishna Sadan. Smt. Prabodhini Krishan Tulsulkar, widow of Krishna D. Tulsulkar and Smt. Nilima Krishna Tulsulkar alias Sajina Suraj Morjkar alongwith Ramakant D. Tulsulkar & family were occupying premises of 460 Sq. ft. carpet area in the said building.

**AND WHEREAS** By an agreement dated 1<sup>st</sup> day on November 2001, duly registered before the Sub-Registrar office at Bandra on 15.05.2002 vide No. BDR- 1/2587/43/462002 Shri. Ramakant Dhakji Tulsulkar & Ors., and Mrs. Neha R. Tulsulkar & Ors. have agree to grant development rights and ultimately agree to transfer, assign and convey the said plot and M/s. Konark Enterprise, the Developers and the promoters have acquired the said plot at and for the consideration

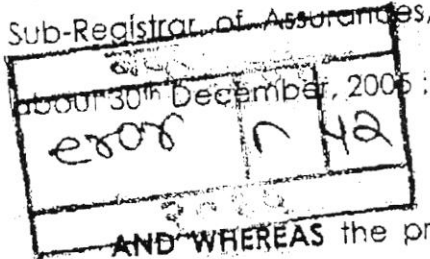


**AND WHEREAS** M/s. Konark Enterprises, the Developers and promoters had constructed 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup> floor of the building Shree Krishna Sadan.

**AND WHEREAS** the said M/s. Konark Enterprises have thereafter duly sold and transferred all the saleable portions therein to various persons on ownership basis including to the **VENDORS** herein in respect of Flat No. 401 admeasuring about 98.14 sq. mtrs. carpet area on the 4<sup>th</sup> Floor in the Building known as " Shree Krishna Sadan " on the terms and conditions and for the compensation as stipulated in the Articles of Agreement executed on or about 27<sup>th</sup> December, 2005 and duly registered with the

M. N. Shah

Sub-Registrar of Assurances, Bandra under No.BDR-1/12534/2005 on or



**AND WHEREAS** the premises acquirers in the said Building " Shree Krishna Sadan " duly formed and registered a Co-operative Housing Society in the name and style of Shree Krishna Sadan Co-operative Housing Society Ltd. under No.13794 dated 17<sup>th</sup> April, 2007 with the Ld. Deputy Registrar, Co-operative Societies, "K" East Ward, Mumbai, under the provisions of the Maharashtra Co-operative Societies Act, 1960 and issued relevant Share Certificates to all its members including to the **VENDORS** herein in respect of the said Flat No.401 namely 5 Shares of Rs.50/- each bearing distinctive Nos.46 to 50 issued under Share Certificate No.9. A copy of the Share Certificate ( both sides ) are

annexed hereto and marked as Annexure "A" ;

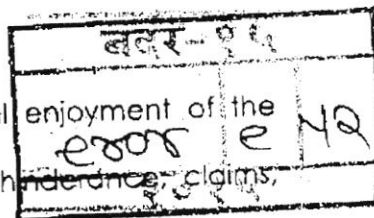


**AND WHEREAS** the **VENDORS** have since then been in actual, physical and un-interrupted use, occupation and enjoyment and ownership of the said Flat No.401 and in beneficial enjoyment of the same, absolutely and exclusively and without any hinderance, claims, demands, objections, sue, etc. of any nature whatsoever and are the absolute owners of the **said Shares and Flat** and entitled to the membership rights of the said Society i.e. Shree Krishna Sadan Co-operative Housing Society Ltd. and holding legal and valid right, title and interest as owners thereof, to sell, transfer, dispose off, with respect to the **said Shares and Flat** ;

**AND WHEREAS** the **VENDORS** have since then been in actual, physical and un-interrupted use, occupation and enjoyment and

M. N. Shah

ownership of the said Flat No.401 and in beneficial enjoyment of the same, absolutely and exclusively and without any hindrance, claims, demands, objections, sue, etc. of any nature whatsoever and are the absolute owners of the said Shares and Flat and entitled to the membership rights of the said Society i.e. Shree Krishna Sadan Co-operative Housing Society Ltd. and holding legal and valid right, title and interest as owners thereof, to sell, transfer, dispose off, with respect to the said Shares and Flat;



AND WHEREAS the VENDORS have been regularly paying and discharging the outgoings and charges thereto without any default to the said Society. Copies of the latest bills and receipts issued by the said Society in the names of the VENDORS herein and the Property Tax bills and receipts as paid by the said Society are attached hereto as marked as Annexure "B" (Colly.);



AND WHEREAS the VENDORS hereby declare, state and affirm that the title to the said Shares and Flat are clear and marketable and free from all encumbrances, of any nature whatsoever and the originals of all such title deeds and documents, to the said Shares and Flat are in the custody, power, possession and control of the VENDORS and there are no claims, demands, objections, requisitions, notices, etc.

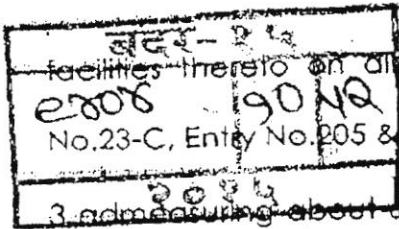
AND WHEREAS the VENDORS are now desirous of dealing with and disposing off the said 5 Shares of Rs.50/- each bearing distinctive Nos.46 to 50 issued under Share Certificate No.9 and the said Flat No.401 admeasuring about 98.14 sq. mtrs. carpet area on the 4<sup>th</sup> Floor of the said Shree Krishna Sadan Co-operative Housing Society Ltd., with One lift

*Wickel*

*R. S. R.*

M. N. Shah  
*[Signature]*





facilities thereto on all that piece and parcel of land bearing Survey No.23-C, Entry No.205 & 215, Part of Falni Nos.1 & 2, C.T.S. Nos.761, 761/1 to 3, measuring about 656.30 sq. mtrs. with the structure standing thereon

being Ground plus 2 Upper Floors thereto as known as " Shree Krishna Sadan ", lying, being and situate at Paranjpe Scheme Road No.2, Subhash Road, Vile Parle (East), MUMBAI 400 057, hereinafter referred to as " **the said Shares and Flat** " and more particularly described in the **SCHEDULE** hereunder written and have accordingly approached the **PURCHASERS** herein and agreed to sell, transfer, convey, release, relinquish, surrender and assign all their undivided share, right, title and interest in the **said Shares and Flat** unto the **PURCHASERS** herein and the **PURCHASERS** have agreed to purchase the **said Shares and Flat** from the **VENDORS** along with all the benefits of deposits with local authorities, TATA Power (Under Meter No. RI-7683695, A/c. No. 900000215747) and if any deposits with the said Society for the beneficial enjoyment of the **said Flat** at or for a total consideration of Rs. 19800000/- ( Rupees One Crore Ninety Eight Lacs ) which the **VENDORS** have agreed and have accordingly applied to the said Society seeking its No Objection and Consent for the transfer and sale of the **said Shares and Flat** vide Application dated - and the said Society has its letter dated 29-10-2015 thereby certifying that as per the records of the said Society, there is no Dues Payable thereon as on date in respect of the **said Shares and the Flat**. The **VENDORS** are hereby selling, conveying and transferring the **said Shares and Flat** in the said Building and the quiet, vacant and peaceful physical possession of the **said Flat** along with the furnitures, fixtures and fittings therein and the original documents of title shall be duly handed over by the **VENDORS** unto the **PURCHASERS**

M.N. Shah

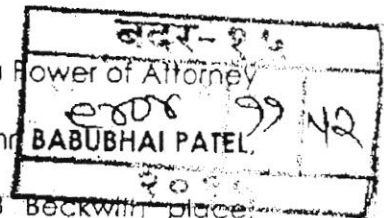
*[Signature]*

*[Signature]*

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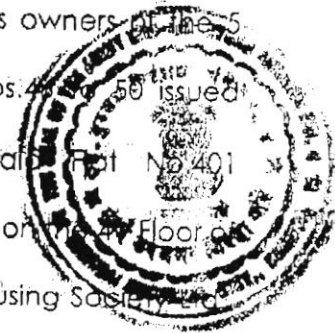
AND WHEREAS the VENDOR NO.1 has executed a Power of Attorney on or about 12/Nov/2012 in favour of his father Shri **BABUBHAI PATEL** since the VENDOR NO.1 is presently residing in 83 Beckwith place, Rutherford, NJ 07070 and cannot be personally present for the execution and registration of these presents. ~~Copy of the said Power of Attorney~~ is annexed hereto:



*Original*  
*File* *R. M. N. Shah* *W. Shah*

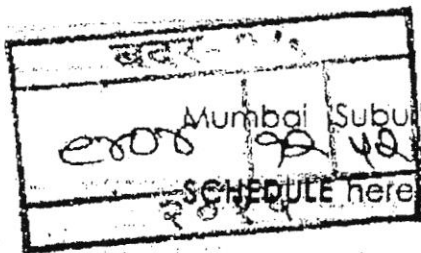
NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- The VENDORS doth hereby sell, transfer, assign and convey all the right, title and interest of the VENDORS as owners of the 5 Shares of Rs.50/- each bearing distinctive Nos. 400, 401, 402, 403 & 404 under Share Certificate No.9 and the said Flat No.401 admeasuring about 98.14 sq. mtrs. carpet area on the 4th Floor of the said Shree Krishna Sadan Co-operative Housing Society Ltd. consisting of ground plus 6 uppers floors with ONE lift facilities thereto and constructed on or about 28/9/2005 on all that piece and parcel of land bearing Survey No.23-C, Entry No.205 & 215, Part of Falni Nos.1 & 2, C.T.S. Nos.761, 761/1 to 3 admeasuring about 656.30 sq. mtrs. with the structure standing thereon being Ground plus 2 Upper Floors thereto as known as " Shree Krishna Sadan ", lying, being and situate at Paranjpe Scheme Road No.2, Subhash Road, Vile Parle (East), MUMBAI 400 057, hereinafter referred to as " the said Shares and Flat " and more particularly described in the **SCHEDULE** hereunder written, within the "K" East of the Municipal Corporation of Greater Mumbai, within the registration district and sub-district of Mumbai City and



*W. Shah* *R. M. N. Shah*

*M. N. Shah*  
*Shri. M. N. Shah*



Mumbai Suburban and more particularly described in the  
**SCHEDULE** hereunder written and shall also hand over the quiet,  
 vacant and peaceful physical possession of the **said Flat** and all  
 the original deeds and documents of title thereto together with  
 the benefits accrued to the **VENDORS** along with the benefits of  
 if any deposits made by the **VENDORS** with the said Society and  
 other concerned authorities including TATA POWER ( under  
 Meter No. RI-7683695, A/c. No.900000215747 ), for the beneficial  
 enjoyment of the **said Flat** along with the furnitures, fixtures and  
 fittings thereto, for a total consideration of Rs.19800000/- ( Rupees  
 One Crore Nienty Eight Lacs Only ), paid by the **PURCHASERS** to  
 the **VENDORS**, as stated herein.

2. The Flat Purchaser/s demanded from the **VENDORS** and the  
**VENDORS** have given the inspection to the flat purchaser/s and  
 the purchaser/s confirm having taken inspection of all  
 documents of title relating to the said polt, and the title  
 verified by Advocate M/s. R.N OZA & Co. The Flat purchasers  
 have satisfied themselves about the above said document and  
 shall not raise any queries pertaining to the same.

3. It is mutually agreed by and between the parties hereto that the  
**PURCHASERS** Paid the aforesaid total consideration Rs.  
 19800000/- (Rupees One Crore Ninety Eight Lakhs Only),  
 Deducting Rs. 198000/- as 1% TDS ( Which is to be pay by  
 purchasers on behalf of Vendors) to the **VENDORS**, as under :

M. N. Shah

*[Signature]*

*[Signature]*

*[Signature]*

To Vendor No. 1 Niravkumar Babubhai Patel

बदल-१६
२००४ १३४२

Date	Cheque/ Draft/P.O No.	Bank & Branch	Amount	From Purchaser
22/10/2015	113663	Vijaya Bank Goregoan Branch	10,00,000.00	Purchaser No. 1
22/10/2015	113666	Vijaya Bank Goregoan Branch	4,50,000.00	Purchaser No. 1
22/10/2015	113665	Vijaya Bank Goregoan Branch	10,00,000.00	Purchaser No. 1
16/11/2015	211784	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211786	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211787	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211788	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211789	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211791	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/2015	211790	Vijaya Bank Goregoan Branch	13,57,000/-	Purchaser No. 1
—	—	Vijaya Bank Goregoan Branch	—	Purchaser No. 1
Deducted TDS to be pay by Purchaser on behalf of VENDOR No.1			99,000.00	



To Vendor No. 2 Vishalkumar Kantibhai Patel

Date	Cheque/ Draft/P.O No.	Bank & Branch	Amount	From Purchaser
28/8/2015	113660	Vijaya Bank Goregoan Branch	25,00,000.00	Purchaser No. 1
16/11/2015	211783	Vijaya Bank Goregoan Branch	73,01,000/-	Purchaser No. 1
—	—	Vijaya Bank Goregoan Branch	—	Purchaser No. 1
Deducted TDS to be pay by Purchaser on behalf of VENDOR No.2			99,000.00	

Thus full and Final and total sale consideration received from Purchasers to Vendors as stated herein above.

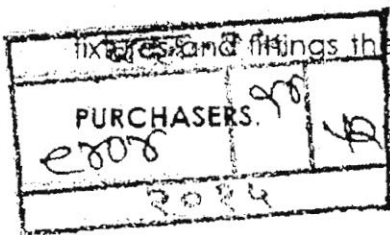
And the **VENDORS** duly quit, vacated and handed over the quiet, vacant and peaceful physical possession of the **said Flat** along with the furniture,

*W. K. Patel*

*R. P. Patel*

M. N. Shah

*Shah*

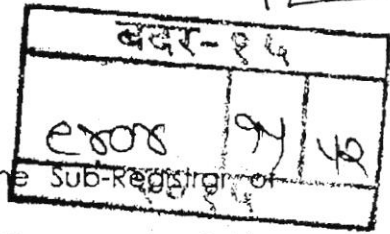


4. The **VENDORS** doth hereby covenant with the **PURCHASERS** that the right, title and interest of the **VENDORS** in the said **Shares and the Flat** hereby sold, transferred, assigned and conveyed unto the **PURCHASERS** is free from any mortgage, lien, charge and/or encumbrances of whatsoever nature by the **VENDORS** or anyone claiming under or through any of them and the **VENDORS** have full right and absolute power to sell, transfer, assign and convey the right, title and interest in and unto the said **Shares and the Flat** and the **VENDORS** doth hereby further covenant with the **PURCHASERS** to indemnify them and keep indemnified against any loss or damage sustained and/or any expenses which may be incurred by the **PURCHASERS** in defending their title and possession in the event of any person/s/body claiming any right, title and interest through or for the **VENDORS** in respect of the said **Shares and the Flat** hereby sold, transferred and conveyed under these presents including any claim, compensation, costs, expenses, liability, amounts, requisitions, and demands from any person/s/body of any nature whatsoever, by **VENDORS** in respects of the said **Shares and the Flat**.

5. The **VENDORS** deliver to the **PURCHASERS** on the execution and registration hereof, the said original Share Certificate bearing No.9 issued under distinctive Nos.46 to 50 in respect of said Flat No.401, the original Articles of Agreement executed on or about 27<sup>th</sup>

M.N. Shah

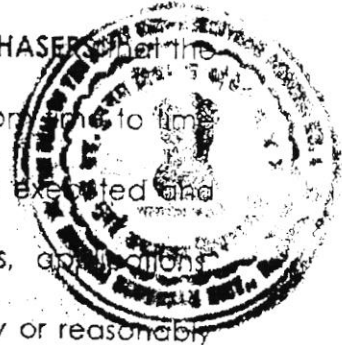
Wadey



December, 2005 and duly registered with the Sub-Registrar of Assurances, Bandra under No.BDR-1/12534/2005 on or about 30<sup>th</sup> December, 2005 in favour of the **VENDORS** herein and other relevant deeds, documents and records of title to the **said Flat** and the original letter of the Society dated 29-10-2015

6. It is agreed and declared that any amounts or deposits standing to the credit of the **VENDORS** in the records of the **said Society** and/or other concerned authorities including TATA Power. and M.C.G.M. and/or other Government Departments pertaining to the **said Flat** shall hereby stand transferred to the joint names of the **PURCHASERS**.

7. The **VENDORS** doth hereby covenant with the **PURCHASERS** that the **VENDORS** shall, whenever required so to do and from time to time and at all times, execute and sign or cause to be executed and signed all such assurances, deeds, letters, forms, applications, documents and writings that are lawfully necessary or reasonably required for the purpose of more perfectly giving effect to these presents and vesting the **said Flat** and the relevant Shares therefor unto the joint names of the **PURCHASERS** by executing requisite forms and declarations including transfer forms and undertakings and submit the same together with the other relevant deeds and documents, with a view to get the **said Shares and Flat** duly transferred unto the joint names of the **PURCHASERS** in the books and records of the **said Society** and the other concerned authorities.



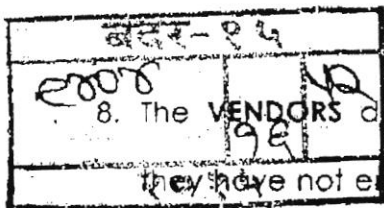
*[Signature]*

*[Signature]*

*[Signature]*

M. N. Sherkh





8. The **VENDORS** doth hereby covenant with the **PURCHASERS** that they have not entered into and shall not enter into any agreement of sale, transfer, leave and licence and/or tenancy and have not created and shall not create any charge, lien or mortgage or encumbrances of whatsoever nature in respect of the **said Shares and Flat**.

9. The **VENDORS** doth hereby covenant with the **PURCHASERS** that the **VENDORS** have absolute right, full power and authority to deal with or dispose of and sell, transfer and/or assign the **said Shares and Flat** hereby agreed to sell, transferred, assigned and conveyed unto the **PURCHASERS** and no other person or persons has or have any right, title, claim, interest or demand of whatsoever nature in the **said Shares and Flat**.



10. The **VENDORS** doth hereby covenant with the **PURCHASERS** that it shall be lawful for the **PURCHASERS** at all times thereafter, to peacefully and quietly enjoy the use, occupation and possession of the **said Flat** without any suit, eviction, interruption, claim or demand of whatsoever nature by the **VENDORS** and/or any of their respective heirs, executors or assigns.

11. The **VENDORS** doth hereby covenant with the **PURCHASERS** that the **VENDORS** undertake to indemnify and keep indemnified the **PURCHASERS** from and against all claims, demands, actions, proceedings if any, made, taken or adopted in respect of the **said Shares and Flat** and the costs, charges and expenses that may be incurred or suffered by the **PURCHASERS** by the **VENDORS** for

M.N. Shah  
Shah

Wad

Patel

defending such actions, proceedings, claims and/or demands on		
account of these presents.		
e 2008	AN	42
2008		

12. The VENDORS hereby declare that they have paid all the dues in respect of the said Flat till the date of execution of these presents and there are no dues due and payable by the VENDORS to any person including the said Society and/or any other concerned authorities including property taxes, electricity bills and the water charges, till the date of Today.

13. It is hereby agreed by and between the parties hereto that the Stamp-Duty and Registration charges on these presents shall be borne and paid by the PURCHASERS alone and the transfer fees if any, payable to the said Society, shall be borne and paid by the parties hereto in equal proportion.



TDS is deducted on the said agreement value.

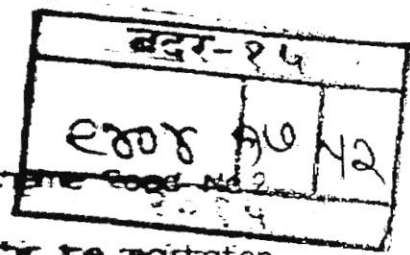
THE SCHEDULE ABOVE REFERRED TO :

5 Shares of Rs.50/- each bearing distinctive Nos.46 to 50 issued under Share Certificate No.9 and the said Flat No.401 admeasuring about 98.14 sq. mtrs. carpet area on the 4<sup>th</sup> Floor of the said Building Shree Krishna Sadan Co-operative Housing Society Ltd., consisting of ground plus 6 uppers floors with ONE lift facilities thereto and constructed on or about 28/9/2005 on all that piece and parcel of land bearing Survey No.23-C, Entry No.205 & 215, Part of Falni Nos.1 & 2, C.T.S. Nos.761, 761/1 to 3 admeasuring about 656.30 sq. mtrs. with the structure standing thereon being Ground plus 2 Upper Floors thereto as known as " Shree Krishna

*[Signature]*

*[Signature]*

M. N. Shah  
*[Signature]*



Sadan ", lying, being and situate at Paragade Scheme Road No. 2  
Subhash Road, Vile Parle (East), MUMBAI 400 057 within the registration  
district and sub-district of Mumbai City and Mumbai Suburban.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR  
RESPECTIVE HANDS ON THE DAY AND YEAR FIRST HEREINAFORE WRITTEN.

SIGNED AND DELIVERED BY THE  
WITHIN NAMED " VENDORS "

1) Shri NIRAVKUMAR BABUBHAI PATEL  
through his duly constituted  
attorney Shri Babubhai Patel.



2) Shri VISHALKUMAR KANTIBHAI PATEL

in the presence of .....

1. Nikhil Chhabra

*Dilip*



SIGNED AND DELIVERED BY THE  
WITHIN NAMED " PURCHASERS "

1) Shri NARENDRA BHABHUTMAL SHAH

*Shah*



2) Smt. MANJULA NARENDRA SHAH

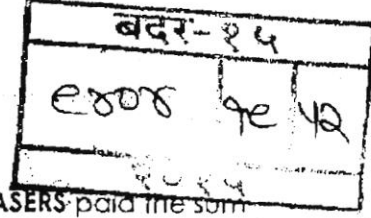
in the presence of .....

1. Sachin A. Jain

*Sachin*

1. *M.N. Shah*



RECEIPT

RECEIVED OF AND FROM THE WITHIN NAMED THE PURCHASERS paid the sum of Rs.98,01,000/- (Rupees Ninty Eight Lakhs One Thousand Only ) as a sale consideration to VENDOR No.1 as stated Below

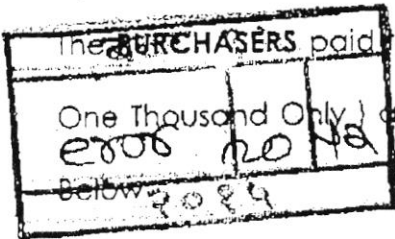
Vendor No. 1 Niravkumar Babubhai Patel

I SAY RECEIVED

Date	Cheque/ Draft/P.O No.	Bank & Branch	Amount	From Purchaser
22/10/2015	113663	Vijaya Bank Goregoan Branch	10,00,000.00	Purchaser No. 1
22/10/2015	113666	Vijaya Bank Goregoan Branch	4,50,000.00	Purchaser No. 1
22/10/2015	113665	Vijaya Bank Goregoan Branch	10,00,000.00	Purchaser No. 1
16/11/15	211784	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/15	211786	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/15	211787	Vijaya Bank Goregoan Branch	10,00,000/-	Purchaser No. 1
16/11/15	211788	Vijaya Bank Goregoan Branch		Purchaser No. 1
16/11/15	211789	Vijaya Bank Goregoan Branch		Purchaser No. 1
16/11/15	211791	Vijaya Bank Goregoan Branch		Purchaser No. 1
16/11/15	211790	Vijaya Bank Goregoan Branch		Purchaser No. 1
—	—	Vijaya Bank Goregoan Branch		Purchaser No.

98,01,000/- ROP

*Wetel*



The PURCHASERS paid the sum of Rs.98,01,000/- (Rupees Ninty Eight Lakhs One Thousand Only) as a sale consideration to VENDOR No.2 as stated

Vendor No. 2 Vishalkumar Kantibhai Patel

I SAY RECEIVED

Date	Cheque/ Draft/P.O No.	Bank & Branch	Amount	From Purchaser
28/8/2015	113660	Vijaya Bank Goregoan Branch	25,00,000.00	Purchaser No. 1
16/11/2015	211783	Vijaya Bank Goregoan Branch	73,01,000.00	Purchaser No. 1
—	—	Vijaya Bank Goregoan Branch	—	Purchaser No.

*Wade*

98,01,000/- *RDP*

1) SH. NIRAYKUMAR BABUBHAI PATEL



2) SH. VISHALKUMAR KANTIBHAI PATEL

*RDP*  
VENDOR NO.1

*Wade*  
VENDOR NO.2

Witnesses :

1. *Nikhil Chhedu*  
*Nikhil*

2534322

16/11/2015

Note:-Generated Through eSearch  
Module, For original report please contact  
concern SRO office.

सूची क्र.2

दुय्यम निबंधक : अंधेरी 1 (बांद्रा)

दस्ता क्रमांक : 12534/2005

नोंदणी :

Regn:63m

128

गावाचे नाव : विलेपार्ले

बंदर-१५		
२००४	२९	१२
३०२५		

(1) विलेखाचा प्रकार

करारनामा

(2) मोबदला

रु. 3700000

(3) बाजारभाव (भाडेपट्ट्याच्या  
बाबतितपट्टाकार आकारणी देतो की  
मटेदार ते नमुद करावे)

रु. 6121096

(4) भू-मापन, पोटहिस्ता व  
घरक्रमांक (असल्यास)

पालिकेचे नाव: इतर वर्णन : विभागाचे नाव - विलेपार्ले पूर्व ( अंधेरी ), उपविभागाचे नाव - 36/183 - भुभा  
उत्तरेस गावाची हद्द, पूर्वेस दूतगती मार्ग, दक्षिणेस वॉर्ड सीमा व पश्चिमेस रेल्वे लाईन. सदर मिळकत  
सि.टी.एस. नंबर - 761 मध्ये आहे. ----- सदनिका नं 401, 4 था मजला, "श्रीकृष्णा सदर",

(5) क्षेत्रफळ

बांधीव मिळकतीचे क्षेत्रफळ 117.77 चौ.मी. आहे.

(6) आकारणी किंवा जुडी देण्यात असेल  
तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-  
या पक्षकाराचे नाव किंवा दिवाणी  
न्यायालयाचा हुकुमनामा किंवा आदेश  
असल्यास, प्रतिवादिचे नाव व पत्ता.

नाव:- कोनार्क एंटरप्रायसेस चे भागीदार जितेंद्र परमार - - ,

(8) दस्तऐवज करून घेणा-या पक्षकाराचे व  
किंवा दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, प्रतिवादिचे नाव व  
पत्ता

नाव:- निरव बाबुभाई पटेल - - , विशाल कांतीभाई पटेल - - ,



(9) दस्तऐवज करून दिल्याचा दिनांक

27/12/2005

(10) दस्त नोंदणी केल्याचा दिनांक

13/01/2006

(11) अनुक्रमांक, खंड व पृष्ठ

12534/2005

(12) बाजारभावाप्रमाणे मुद्रांक शुल्क

291000

(13) बाजारभावाप्रमाणे नोंदणी शुल्क

30000



129

Certificate No. 9Mem. Register No. 9No. of Shares 5**SHREE KRISHNA SADAN CO-OP. HSG. SOC. LTD.**(REGISTRATION NO. : 13794 DT. 17/04/2007)  
Parajane Scheme Road No.2, Subhash Road, Vile Parle (East), Mumbai - 400 057.Authorised Share Capital Rs. 1,00,000/-  
Divided into 2,000/- Shares of Rs. 50/- Each*Share Certificate*This is to certify that Shri / Smt. NIRAV B PATEL & VISHAL K PATELbearing Flat No. 401 are the Registered holder of five fully paid-up shares  
Numbered 46 to 50 (both inclusive) Rs. Fifty each in Shree KRISHNA SADAN  
CO-OP HSG. SOC. LTD. Subject to the Bye - laws thereof.

Rs. 250/-

Given under the common seal of

**SHREE KRISHNA SADAN CO-OP HSG. SOC. LTD.**This 18<sup>th</sup> day of JAN 2009

Hon. Secretary

Chairman

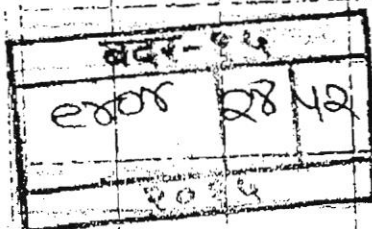
Committee Member

NOTE : NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE



## MEMORANDUM OF THE TRANSFER OF THE INT. LOCATED SHARES

Date of Transfer	Transfer No.	Share Register No. (old)	To (Name & Address)	From (Name & Address)	Held by Secretary



# Shree Krishna Sadan Co-op. Hsg. Soc. Ltd.,

(Regn. No. ~~13794/07/08~~ 13794/07/08)

Paranjape Scheme Road No.2, Subhash Road, Vile Parle (E), Mumbai 400 057.

e008	24	42
Date: 29-10-2015		

## TO WHOMSOEVER IT MAY CONCERN

This is to certify that (1) **Shri NIRAVKUMAR BABUBHAI PATEL** and (2) **Shri VISHALKUMAR KANTIBHAI PATEL** are the erstwhile member of the Society and owner of 5 shares of Rs.50/- each bearing distinctive Nos. 46 to 50 Issued under Share Certificate No.9 and Flat No.401, admeasuring about 98.14 Sq.mts. carpet area on the 2nd floor of the Society Building, constructed on all that piece of land bearing C.T.S. Nos. 761, 761/1 to 3 of Village Vile Parle East as Paranjape Scheme "A" Road No.2, Vile Parle (East), Mumbai- 400 057.




According to the Societies records, there are no outstanding except the outstandings payable to the Society, as on date.

For Shree Krishna Sadan CHS Ltd.,

Chairman



**बदर-१५**  
**२००८ २५ ५२**  
**२०१५**

  
**बृहन्मुंबई महानगरपालिका**  
**कर निर्धारण व संकलन खाते**  
**मासमत्ता कर देयक**

**सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १९८८ मधील प्रलप २०० अन्वये कर निर्धारण करत आहे.**

<b>देयक क्रमांक</b> <b>KE0402570060009</b>	<b>मासमत्ता बरकरार</b> <b>2015-2016</b>	<b>देयक क्रमांक</b> <b>201510BIL04478326</b> <b>201520BIL04478336</b>	<b>देयक दिनांक</b> <b>23/05/2015</b>
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**एअसरचे नाव व पत्ता :** MIRAV B PATEL **401**  
**SHREE KRISHNA SADAN CHS LTD. Paranjape A Scheme, Marolhe Neri, Mumbai**

**इमक - सह. क. दसे. / मिशन :** Asst. Assessor & Collector K/East Ward, Assessment & Collection Dept., 2nd Floor, Room No. 204, Azad Road, Gundavaj, Anchari, E/ Marolhe Neri - 400099.

**मासमत्ता कराक, सवधिक कराक, इतर करीचे करा / मि. खे. टो. रक. / ला. व. ला. / गज्याचे करा, गाई करा, जमीन करा, विक्रय, मालमत्ता करा, फा. दा. करा, फा. दा. करा**  
**SMT KASTURBAI HANSRAJ P O D K TULSULKARK-1427(1) F-401 30, PARANJE A SCHEME GR.W.NO.1427(2) HOUSE**  
**RCC BLDG KRISHNA SADAN**

<b>प्रथम कर निर्धारण दिनांक :</b> 07/02/1962	<b>द्वितीय कर निर्धारण दिनांक :</b> 0	<b>संपूर्ण भांडवली मूल्य :</b> 7877965
--	---------------------------------------	--

**आगाऊ अर्थित करणे संपादित कर** 0

**अंश** Seventy Eight Lac Seventy Seven Thousand Nine Hundred and Sixty Five Rupees Only

**देयक दबाव करीवेली** ३१/०३/२०१५ या तारखेपर्यंतची घटकाची ₹ 0 ०१/०४/२०१५ या तारखेपर्यंतची घटकाची ₹ 0

**देयक काढावेली :** 01/04/2015 31/03/2016 (सर्व एकक रुपयाने)

कराचे नाव :	01/04/2015	30/09/2015	01/10/2015	31/03/2016
सर्वस्वधारण कर		4333		4333
जल कर		0		0
जलसंधारण कर		2718		2718
मालमत्ता कर		0		0
मालमत्ता कर		1692		1692
मालमत्ता कर		15		1576
म. न. पा. विभाग उपकर		1379		1379
राज्य विभाग उपकर		0		0
राज्य विभाग उपकर		79		79
मालमत्ता कर		1970		1970
मालमत्ता कर		0		0
मालमत्ता कर		0		0
मालमत्ता कर		13747		13747
मालमत्ता कर		0		0
मालमत्ता कर		0		0
मालमत्ता कर		0		0
मालमत्ता कर		13747		13747
मालमत्ता कर		13501		13501
मालमत्ता कर		13624		13624
मालमत्ता कर		13747		13747
मालमत्ता कर		Thirteen Thousand Seven Hundred and Forty Seven Rupees Only		Thirteen Thousand Seven Hundred and Forty Seven Rupees Only

**अंश** 21/08/2015 31/12/2015

**"To make payment through NEFT:**  
**IFSC - SBIN0COLLEC, Beneficiary A/C No.- BMCPO KE0402570060009, Name-MCGM Property Tax.**  
**Please note, payment done through NEFT will be collected against oldest bills first."**

**\* अली बट इन्वेन्टीव्ह मॅनेजिंग सोल्यूशन्स प्राइवेट लिमिटेड यांचे माहितीसाठी पाहणे.**

**हस्ताक्षर**

**हस्ताक्षर**

**हस्ताक्षर**

251

[illegible]

1. Mr. J. Edgar Hoover  
 2. Mr. Clegg  
 3. Mr. Glavin  
 4. Mr. Ladd  
 5. Mr. Nichols  
 6. Mr. Rosen  
 7. Mr. Tracy  
 8. Mr. Carson  
 9. Mr. Egan  
 10. Mr. Gurnea  
 11. Mr. Hendon  
 12. Mr. Pennington  
 13. Mr. Quinn  
 14. Mr. Nease  
 15. Miss Gandy

[illegible]

10024

Total in Words: Three Thousand Six Hundred Twenty One \$ 3,621.00

[illegible]

**Cheque Received Subject to Realisation**

Orion Press Ltd

134

Discarding Proposal (M.M.)  
H and K - Wards  
Municipal Office, R. K. Patkar Marg,  
Bandra (West), Mumbai - 400 053  
APP-133-2001-200 Pads of 100 Lvs  
EC-106  
MUNICIPAL CORPORATION OF GREATER MUMBAI

No. CE/7646/WS/AK

28 SEP 2005

बंदर-१५		
२००४	३९	५२
२०३५		

To  
Shri. S.R. Karnik (Architect)  
605, Hinal Bldg. Thakur Complex,  
Kandivali (E), Mumbai - 400 101.

Subject: Proposed bldg. on plot bearing C.T.S. No.  
761, 761/1 to 3 of Village Vileparle (E)  
Reference: Sovani Road, Vileparle (E).

Sir,  
The Completion Certificate submitted by you on 11-1-2005

for the above work, is hereby accepted. Subject to F  
Following :

- 1) That Cft. U/s. 270-A of MMC Act shall be submitted within three months. Yours faithfully,  
Sd/-  
Executive Engineer, Bldg. Proposals.

Western ~~Bandra~~ Suburbs H. & K/E

No. CE/7646/WS/AK

Copy forwarded for information to --

28 SEP 2005

- (1) W.O. K/E Ward (2) A.A. & C. K/E Ward.  
(3) E.E.V. (4) M.I. Ward.  
(5) A.E.W.W. K/E Ward (6) W.O. Estate.  
(7) Owner Shri. Jitendra M. Parmar C.A. to owner

Sd/-  
Executive Engineer, Bldg. Proposals.

Western ~~Bandra~~ Suburbs H & K/E

TRUE COPY

S. R. KARNIK  
ARCHITECT





घोषणापत्र

बदर-१५	
२००४	३३/४२
२०१५	

मी श्री बाबुभाई परेव इच्छारे घोषित करतो की, दुय्यम  
 निबंधक श्रीधरी-२ यांच्या कार्यालयत सेल डी३ या शिर्षकावर दस्त  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री निरवकुमार बाबुभाई परेव य. इ. यांनी  
 दि. १२/११/२०१२ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त  
 नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी  
 कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा  
 अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दयातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून  
 उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन पुढीलचे आढकून अल्यास मॅगनी अधिनियम १९०८ चे  
 कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.



दिनांक : १६/११/२०१५

कुलमुखत्यारपत्रधारकाचे नाव  
 व सही



महाराष्ट्र MAHARASHTRA

सफाळे (पश्चिम) एरा.टी. डेणे समोर

T 025939

पतेदार, पालघर  
दिनांक: 09/11/12

अ. क्र. 23678 किंमत 500 दिनांक

12 NOV 2012

श्री. Nirav Kumar Patel रा. मुंबई

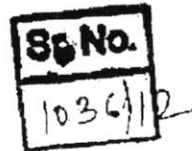
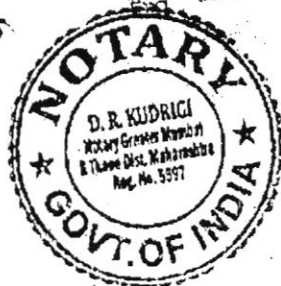
स्वीकृत

मुद्रांक विहिन

परवाना क्र. 9209009



- 9 NOV 2012

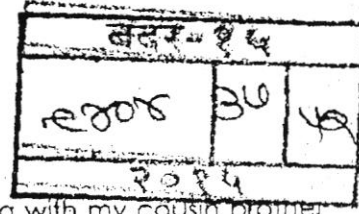
IRREVOCABLE SPECIFIC POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME ACROSS, I,  
 NIRAVKUMAR BABUBHAI PATEL, aged about 30 years, Indian Citizen and  
 presently residing at Flat No. 401, "Shree Krishna Sadan" Paranjape Scheme  
 Road No.2, Subhash Road, Vile Parle (East), MUMBAI 400 047, holding N.  
 No. AIQPP0023L, do hereby SEND GREETINGS:



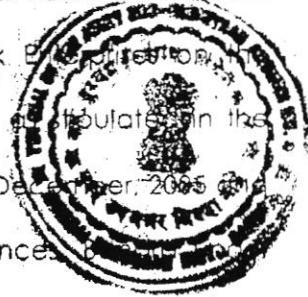
*(Signature)*

## WHEREAS :



A) I had acquired the part ownership rights along with my cousin brother

Shri Vishalkumar Kantibhai Patel in 5 Shares of Rs.50/- each bearing distinctive Nos.46 to 50 issued under Share Certificate No.9 and the said Flat No.401 admeasuring about 98.14 sq. mts. carpet area on the 4<sup>th</sup> Floor of the said Building Shree Krishna Sadan Co-operative Housing Society Ltd., constructed on all that piece and parcel of land bearing Survey No.23-C, Entry No.205 & 215, Part of Falni Nos.1 & 2, C.T.S. Nos.761, 761/1 to 3 admeasuring about 656.30 sq. mtrs. with the structure standing thereon being Ground plus 2 Upper Floors thereto as known as " Shree Krishna Sadan ", lying, being and situate at Paranjpe Scheme Road No.2, Subhash Road, Vile Parle (East), MUMBAI 400 057, within the registration district and sub-district of Mumbai City and Mumbai Suburban, hereinafter referred to as " the said Shares and Flat " and more particularly described in the **SCHEDULE** hereunder written, from the Builders/Developers thereof M/s.Konark Builders, Mumbai, in terms and conditions and for the compensation stipulated in the Articles of Agreement executed on or about 27<sup>th</sup> December, 2005 and duly registered with the Sub-Registrar of Assurances, Mumbai, No.BDR-1/12534/2005 on or about 30<sup>th</sup> December, 2005 :



B) I say that the said Society namely Shree Krishna Sadan Co-operative Housing Society Ltd. has duly mutated and entered the names of my brother and myself in the said Share Certificate and membership records of the said Society :

C) As I am going out of India for long time and also intend to deal with and dispose off, transfer and sell the said Flat and Shares along with my said brother, I am unable to attend the affairs of the said Society and

*[Signature]*

*[Signature]*

138

बदल-१५	
६००८	३६५२
२०१५	

to execute any necessary deeds and documents and to admit the execution thereof by attending the office of Sub-Registrar of

Assurances for registration of any such documents in favour of any party/person/body in respect of the said Shares and Flat more particularly described in the **SCHEDULE** hereunder written, To complete the formalities of transfer of the said property with the said Society and attend to the affairs of the said Society including meetings;

D) I therefore, hereby appoint my father Shri **BABUBHAI MOHANBHAI PATEL**, as my duly Constituted Attorney with full power to do and execute the following acts, deeds and things which he has agreed to do for effectively managing and/or transferring the said property including the membership of the Society with respect thereto to any third party/person/body as the said Attorney may deem fit and proper.



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH That I, **NIRAVKUMAR BABUBHAI PATEL**, hereby nominate, appoint and constitute Shri **BABUBHAI MOHANBHAI PATEL**, adult Indian Citizen and presently residing at 401, Shree Krishna Sadan co. operative Society Ltd., Paranjpe Subhash Road No. Subhash Road, Vile Parle (East), MUMBAI 400 057 holding P. No. A/2/26863 to be my true and lawful attorney and agent with full authority to do and carry out all or any of the following acts deeds and things personally in my name on my behalf and for me.

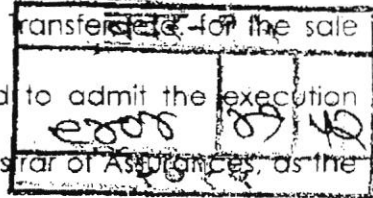


1. To manage the affairs of the said property including addressing letters, correspondence, notices, etc., attending meetings, accepting receipt of notices of meetings and other correspondence and to pay the maintenance and other charges thereto.

*Reel*

*Prasad*

2. To sign and execute any Sale Deed, Deed of transfer ~~for the sale~~ and transfer of the said **Shares and Flat** and to admit the execution thereof by attending the office of the Sub-Registrar of Assurances, as the said Attorney may deem fit and proper.



3. To attend the office of the Sub-Registrar of Assurances, Andheri / Parle, Mumbai and to sign and execute the said deeds and documents pertaining to the said property and/or to admit the execution thereof and to register the same or such other deeds, documents and writings and admit the execution thereof on my behalf as may be necessary or required to release, relinquish, sell, transfer, assign, etc. my undivided share, right, title and interest in the said **Shares and Flat** more particularly described in the **SCHEDULE** hereunder written.



4. To execute and sign all such deeds and documents, admit execution thereof on my behalf and also do such further acts, deeds, matters and things as may be necessary or required for the management, maintenance, sale, transfer, assignment, release, relinquishment, conveyance, etc. of the said property and the registration of the said documents for the better and proper use and benefit to be derived by the intending purchaser thereof in terms of these presents pertaining to the said **Shares and Flat** more particularly described in the **SCHEDULE** hereunder written, to accept the compensation receivable thereto in my name and to receive the said duly stamped and registered deed or document as the case may be and as the said Attorney may deem fit and proper.

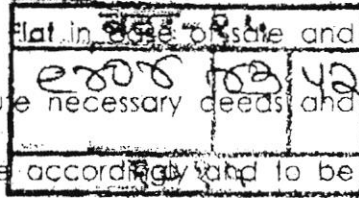


5. To attend the said Society and its daily activities and meetings, as may be called for and to pay the maintenance and other charges thereto, to

*Parad*

*Pass*

accept notices and correspondences, to address notices and correspondences, to issue receipts and consents and to complete the formalities of transfer of the said Shares and Flat in case of sale and transfer of the same and to sign and execute necessary deeds and documents, transfer papers, etc. in my name accordingly and to be represent me before with the said Society, Sub-Registrar of Assurances, Collector of Stamps, Reliance Energy Ltd., M.C.G.M., etc..



6. I do hereby admit the contents hereof and undertake and assure that these presents shall always be valid, binding and subsisting and shall not be cancelled, terminated and/or revoked for any reason whatsoever either by me and/or by my heirs, executors, successors, administrators and/or assigns and I ratify and confirm all and whatsoever my said attorney shall do or caused to be done by virtue of these presents, provided the Attorney shall act in conformity to these presents and the intentions herein and materialize the same.



IN WITNESS WHEREOF I HAVE HEREBY SET AND SUBSCRIBED MY HANDS HEREUNTO TO THESE PRESENTS AT Mumbai ON THIS 12<sup>th</sup> DAY OF November 2012.



THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

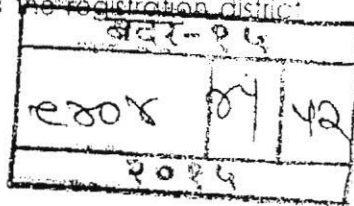
5 Shares of Rs.50/- each bearing distinctive Nos.46 to 50 issued under Share Certificate No.9 and the said Flat No.401 admeasuring about 98.14 sq. mts. carpet area on the 4<sup>th</sup> Floor of the said Building Shree Krishna Sadan Co-operative Housing Society Ltd., constructed on all that piece and parcel of land bearing Survey No.23-C, Entry No.205 & 215, Part of Falni Nbs.1 & 2, C.T.S. Nos.761, 761/1 to 3 admeasuring about 656.30 sq. mtrs. with the structure

*[Signature]*

*[Signature]*



standing thereon being Ground plus 2 Upper Floors thereto as known as " Shree Krishna Sagar ", lying, being and situate at Paranjpe Scheme Road No.2, Subhash Road, Vile Parle (East), MUMBAI 400 057, within the registration district and sub-district of Mumbai City and Mumbai Suburban.



SIGNED AND DELIVERED BY THE  
WITHIN NAMED " EXECUTANT "

Shri NIRAVKUMAR BABUBHAI PATEL

*[Signature]*



along with photograph



In the presence of

*[Signature]*



Signature of the abovenamed

POWER OF ATTORNEY HOLDER

Shri BABUBHAI MOHANBHAI PATEL

*[Signature]*



along with photograph



In the presence of

*[Signature]*  
12/11/12

J. P. TRIPATHI

Advocate, 1st Floor,  
Akhil Akhila Chandra, 1st Floor,  
Peda, Kachhi, Mumbai-400 001






BEFORE ME

*[Signature]*

12-11-12


D. R. KUDRIGHI  
Notary Thane Dist. Maharashtra  
Reg. No 5597

 <p>भारत सरकार GOVERNMENT OF INDIA</p>		<p>बदर-१५</p> <p>२००८ ०६</p> <p>२०१५</p>
 <p>मंजुला नरेंद्र शाह Manojula Narendra Shah</p>	<p>जन्म वर्ष / Year of Birth : 1958</p> <p>स्त्री / Female</p>	
<p>3648 7636 0642</p>		

सामान्य माणसाचा अधिकार

M. N. Shesh





राष्ट्रीय आरक्षण प्राधिकरण  
NATIONAL COMMISSION FOR SCHEDULED CASTES  
UNIVERSITY OF DELHI

पत्ता : ए/३०१, निकुंज दर्शन, दौलत नगर  
 रोड नं. ८, नजद जैन मंदिर, बोरीवली पूर्व,  
 मुंबई, महाराष्ट्र, ४०००६६

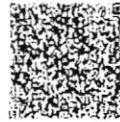
Address: A/301, NIKUNJ  
 DARSHAN, DAULAT NAGAR  
 ROAD NO. 8, NEAR JAIN  
 TEMPLE, Borivali East, Borivali  
 East, Mumbai (Sub Urban),  
 Maharashtra, 400066



भारत सरकार  
GOVERNMENT OF INDIA

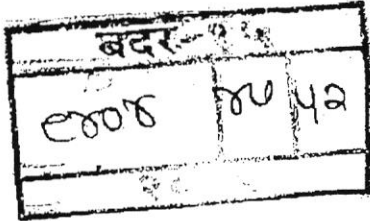
नाम / Name: Harindra Bhabhutmal Shetti

जन्म वर्ष / Year of Birth: 1983  
लिंग / Male



6771 8338 2814

आधार - सामान्य माणसाचा अधिकार



*Handwritten signature*



एन.ए.डी. प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पता: म/३०१, निकुंज दर्शन, दाउलाट नगर  
रोड नं. ८, जैन मंदिर जवळ, बोरीवेली पूर्व,  
मुंबई, महाराष्ट्र, ४०००६६

Address: M/301, NIKUNJ  
DARSHAN, DAULAT NAGAR  
ROAD NO. 8, NEAR JAIN  
TEMPLE, Borivali East, Borivali  
East, Mumbai (Sub Urban),  
Maharashtra, 400066

१८८३ ११२ ११४३

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1242,  
Bangalore-560 031

12/11

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AMQPS6096N



नाम / NAME

MANJULA NARENDRA SHAH

पिता का नाम / FATHER'S NAME

NAGINCHANDRA KETAJI JAIN

जनम तिथि / DATE OF BIRTH

20-05-1968

M.N. Shah

हस्ताक्षर / SIGNATURE

(M.N. Shah)

आयकर अधिकारी (कंप्यूटर विभाग)  
Commissioner of Income-tax (Computer Operations)

बखुर-१५	
२००८	५२
२०१५	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

ABEP89544E



नाम / NAME

NARENDRA BHABUTMAL SHAH

पिता का नाम / FATHER'S NAME

BHABUTMAL BHANAJI SHAH

जनम तिथि / DATE OF BIRTH

22-10-1963

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर विभाग)  
Commissioner of Income-tax (Computer Operations)



*[Handwritten signature]*

भारत सरकार / PERMANENT ACCOUNT NUMBER  
AIGPP0023L  
नाम / NAME  
NIRAYKUMAR BABUBHAI PATEL  
पिता का नाम / FATHER'S NAME  
BABUBHAI MOHANBHAI PATEL  
जन्म तिथि / DATE OF BIRTH  
15-08-1982  
हस्ताक्षर / SIGNATURE  
मुख्य आयकर आयुक्त, मुंबई  
Chief Commissioner of Income-tax, Mumbai

आयकर विभाग  
INCOME TAX DEPARTMENT  
VISHAI KANTIBHAI PATEL  
NANTIBHAI MOHANBHAI PATEL  
20/03/1983  
Permanent Account Number  
AHXPP8075C  
हस्ताक्षर

भारत सरकार  
GOVT. OF INDIA  
12532010

63 Patel  
बदल-२५  
२०१५

आयकर विभाग  
INCOME TAX DEPARTMENT  
BABUBHAI M PATEL  
MOHANBHAI BHIKHABHAI PATEL  
20/10/1951  
Permanent Account Number  
ABEPP6867B  
हस्ताक्षर

MAHARASHTRA STATE MOTOR DRIVING LICENCE  
DL No. MH02 20080171333  
Valid Till: 04-10-2029 (NT)  
DOB: 31-03-2005  
DLD: 29-08-2018  
AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
COV DOV  
LMV 31-03-2005  
MCWG 31-03-2008  
DOB: 05-10-1978 BG:  
Name: NIKHIL CHMEDA  
S/O of JAYANTILAL CHMEDA  
Add: 8, NANDADEEP, VIDHYA VIHAR MARG,  
OPP 10TH ROAD, VILE PARLE (W),  
MUMBAI  
PIN: 400048  
Signature & ID of  
Issuing Authority: MH02 2908250  
witnesses  
Signature/Thumb  
Impression of Holder



### Summary1 (GoshwaraBhag-1)

[illegible]

सोमवार, 16 नोव्हेंबर 2015 4:41 म.नं.

दस्त गोषवारा भाग-1

**प्रदर 15**

दस्ता क्रमांक: 9404/2015

दस्त क्रमांक: यदर15 /9404/2016

बाजार मूल्य: रु. 1,87,14,000/- मोबदला: रु. 1,98,00,000/-

भरलेले मुद्रांक शुल्क: रु.9,90,000/-

ड. नि. सह. ड. नि. वदर 15 यांचे कार्यालयात

पावती: 10419

पावती दिनांक: 16/11/2015

अ. क्रं. 9404 वर दि. 16-11-2015

सादरकारणाराचे नाव: श्री नरेंद्र बी शाह

रोजी 4:38 म.नं. वा. हजार केला.

नौदण्डी फी

रु. 30000.00

दत्ता त्रिपाल्वाणी की

रु. 1200.00

१८४३-४४ ६०

एकूण: 31,200.00

दस्त हजर करणान्याची सही:

सह. द. नि. अधी 4

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्कः (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (घोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 16 / 11 / 2015 04 : 38 : 17 PM की वेळ: (सादरीकृत) करणेत येले की, या

शिका क्र. 2 16 / 11 / 2015 04 : 39 : 01 PM की वेळ: (फ्री) वस्तामध्ये एकूण... 42... पान आहत.

सह दुर्गम निवासक, मुंबई क्र ५५  
मुंबई उपनगर जिल्हा

31/07/2024

सदर इतारेदज द्य मोंदीया कथवा १५ ७० मोंदीया असोवेव्या तरमुदुमोसारच नोंदणीस  
फाळल येनेला रावे कथवा १५ ७० मोंदीया मियादत जाकती, साक्षीदार व  
सोबा येवोवोव्या कथवा १५ ७० मोंदीया मियादत जाकती, साक्षीदार व  
यावेवोव्या कथवा १५ ७० मोंदीया मियादत जाकती, साक्षीदार व

लिहून देणारे :

લિપિ અને ધોયારે

बद्धर-१

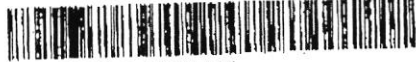
808

NO 42

١٢٣٤٥٦٧٨٩١٠١١١٢١٣١٤١٥١٦١٧١٨١٩٢٠٢١٢٢٢٣٢٤٢٥٢٦٢٧٢٨٢٩٣٠٣١٣٢٣٣٣٤٣٥٣٦٣٧٣٨٣٩٤٠٤١٤٢٤٣٤٤٤٥٤٦٤٧٤٨٤٩٥٠٥١٥٢٥٣٥٤٥٥٥٦٥٧٥٨٥٩٦٠٦١٦٢٦٣٦٤٦٥٦٦٦٧٦٨٦٩٧٠٧١٧٢٧٣٧٤٧٥٧٦٧٧٧٨٧٩٨٠٨١٨٢٨٣٨٤٨٥٨٦٨٧٨٨٨٩٩٠٩١٩٢٩٣٩٤٩٥٩٦٩٧٩٨٩٩







16/11/2015 4 43:33 PM

दस्त गोषवारा भाग-2

बदर 15

दस्त क्रमांक: 9404/2015

दस्त क्रमांक बदर 15/9404/2015

दस्ताचा प्रकार :- सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्री नरेंद्र बी शाह पत्ता: प्लॉट नं: 302, माळा नं: 3 रा मजला, इमारतीचे नाव: निकुंज दर्शन, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दोलत नगर रोड नं 8, महाराष्ट्र, मुम्बई. पिन नंबर: ABEPS9544E	लिहून घेणार वय: 53 स्वाक्षरी:		
2	नाव: श्रीमती मंजुळा नरेंद्र शाह पत्ता: प्लॉट नं: 302, माळा नं: 3 रा मजला, इमारतीचे नाव: निकुंज दर्शन, ब्लॉक नं: बोरीवली पूर्व, रोड नं: दोलत नगर रोड नं 8, महाराष्ट्र, मुम्बई. पिन नंबर: AMQPS6096N	लिहून घेणार वय: 48 स्वाक्षरी:		
3	नाव: श्री निरवकुमार बाबुभाई पटेल तर्फे मुख्याधार श्री बाबुभाई - पटेल पत्ता: प्लॉट नं: 401, माळा नं: 4 था मजला, इमारतीचे नाव: श्री क्रिष्णा सदन, ब्लॉक नं: विलेपार्ले पूर्व, रोड नं: परांजपे स्कीम रोड नं 2 मुभाप रोड, महाराष्ट्र, मुम्बई. पिन नंबर: AIQPP0023L	लिहून घेणार वय: 64 स्वाक्षरी:		
4	नाव: श्री विशालकुमार कांतिभाई पटेल पत्ता: प्लॉट नं: बंगली नं 5, माळा नं: 2 रा मजला, इमारतीचे नाव: वात्सल्य, ब्लॉक नं: सुभत, रोड नं: आरोग्य नगर, गुजरात, सूरत. पिन नंबर: AHXPP8075C	लिहून घेणार वय: 32 स्वाक्षरी:		

वरील दस्तऐवज करून देणार तयाकधीत सेल डीड चा दस्त ऐवज करून घेतल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ: 16/11/2015 04:40:30 PM

ओळख :-

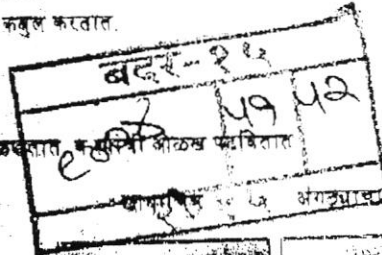
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-या व्यक्तीचा ओळख करतात.

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव: निखिल - छेडा  
वय: 45  
पत्ता: 8 नंददिप विद्या निधी मार्ग विलेपार्ले प  
पिन कोड: 400059

2 नाव: कल्पेश - गोळे  
वय: 32  
पत्ता: सूरत,  
पिन कोड: 400059

iSarita v1.5.0



148

Summary-2(दस्त गोषवारा भाग - २)

*[Handwritten signature]*



शिवका क्र.4 ची वेळ: 16 / 11 / 2015 04 : 41 : 08 PM

शिवका क्र.5 ची वेळ: 16 / 11 / 2015 04 : 41 : 14 PM नोंदणी पुस्तक 1 मध्ये

सह.दु.नि.अं.वरील 4

बंदर - १५, २००४/२०१५  
पुस्तक क्रमांक - १, क्रमांक २००४  
नोंदणी १०/११/१५  
दिनांक :

*[Handwritten signature]*  
सह. मुख्य निवेदन, अंशेरी क्र.-४,  
मुंबई डायनार विद्या.

EPayment Details

Sr.	Epayment Number
1	MH004857702201516S
2	MH004857809201516R

Defacement Number
0002944978201516
0002944981201516

9404 /2015

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बंदर-१५		
२००४	५२	५२
२०१५		

गाथाप्रे नाथ : बिलेपाल

- |  |  |
|--|--|
| (1) बिलेखाचा प्रकार  | तेल डीज  |
| (2) मोबलता   | रु.19,800,000/-  |
| (3) वाजारभाष/भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)   | रु.18,714,000/-  |
| (4) धु-सापन,पोटहिस्सा व चरकमांक(असल्यास)   | 761,761/1 TO 3, पालिकेचे नाव: मुंबई मनपा इतर वर्णन: सदनिका नं: सदनिका नं 401, माळा नं: 4 या मजला, हमावतीचे नाव: श्री क्रिष्णा सदन को ऑफ हो सो भी, ब्लॉक नं: बिलेपार्से मुंबई 400057, रोड: पराबारे स्कीम रोड नं 2 मुभाय रोड, इतर माहिती: सदनिकेचे क्षेत्रकळ 98.14 बोरस भीटर कारपेट 117.77 चौ.मीटर |
| (5) क्षेत्रकळ  |  |
| (6) आकारणी किंवा जुबी वेधघाट असेल तेव्हा   |  |
| (7) दस्तऐवज करून देणा-या/सिद्धन ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) मुकुंदजी विठ्ठलराव गजपती सदन तर्फे मुबलवार भी बाबुभाई - पटेल ;वय: 84, पत्ता: प्लॉट नं 302, माळा नं: 3 या मजला, हमावतीचे नाव: श्री क्रिष्णा सदन, ब्लॉक नं: बिलेपार्से पूर्व, रोड नं: पराबारे स्कीम रोड नं 2 मुभाय रोड, इतर माहिती: सदनिकेचे क्षेत्रकळ 98.14 बोरस भीटर कारपेट 117.77 चौ.मीटर    |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता                    | 2) नाव: भीमती संजुका नरेंद्र बाहू ; वय: 48, पत्ता: प्लॉट नं 302, माळा नं: 3 या मजला, हमावतीचे नाव: निकुंज दर्शन, ब्लॉक नं: बिलेपार्से पूर्व, रोड नं: पराबारे स्कीम रोड नं 2 मुभाय रोड, इतर माहिती: सदनिकेचे क्षेत्रकळ 98.14 बोरस भीटर कारपेट 117.77 चौ.मीटर                                      |
| (9) दस्तऐवज करून दिव्याचा दिनांक   | 16/11/2015   |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 16/11/2015   |
| (11) धनुकमांक,वॉड व पृष्ठ  | 9404/2015  |
| (12) बाजाराभाषाप्रमाणे मुद्रांक शुल्क  | रु.990,000/-   |
| (13) बाजाराभाषाप्रमाणे नोंदणी शुल्क  | रु.30,000/-  |
| (14) बेरा  |  |

मुन्यांकनामाठी दिवारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area situated in:



खरी प्रत

सह. वृत्तम निदेशक अवेर के ४,  
मुंबई उपनगर जिल्हा