

OSHIWARA
LINK PLAZA COMMERCIAL PREMISES CO-OP SOCIE

REG NO : MUM / MHADB / HSG / TC / 12069 / 2003-2004

Dt:23/08/2008

To,

State Bank of India
Commercial Branch
Nehru Palace
New Delhi

SUB: No Objection to Mortgage Shop No. 34 at Oshiwara Link Plaza
Commercial Premises, Jogeshwari, Mumbai

Dear Sir,

Kindly refer to your letter no. RA/08-09/Aug'08 DT. 11/08/2008. We confirm that shop No. 34 is own by Mrs.Rita Aggarwal as per society records.

We hereby confirm and agree that Oshiwara Link Plaza Commercial Premises Co-op Society Ltd has no objection to your Mortgage the said Shop No. 34 in favour of State Bank of India, Commercial Branch, New Delhi.

Yours truly,

For Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd.



ADDRESS : - SOCIETY OFFICE, 2ND FLOOR, NEW LINK ROAD EXTENTION, JOGESHWARI WEST, MUMBAI - 400



Scanned with OKEN Scanner



MAHARASHTRA

Stamp Office, Mumbai.
394

MAY 2009

Officer

L. S. BAMBLE

दि. महाराष्ट्र मंत्रालय अन्ध अलॉइड ऑफिस
को. ऑप. चेंक लि., मंत्रालय, मुंबई ४००
एल. एस. व्ही. क्रमांक:- ६९४
क्रमांक:- ८९४ दिनांक:-
चांद्रा शास्त्रा. चांद्र (पुर्व), मुंबई.
सर्वश्री/श्री./श्रीमती R. J. Aggarwal
यांना न्यायंतर मुद्रांक रु. चा
विकला.

BV 008931

बदर-४/

४६८९९

२००९

मुद्रांक विक्रेता

अविनाश मोहनसिंग चव्हाण

: DECLARATION

THIS DECLARATION is made and entered into at Mumbai on
this 27th day of May, 2009 BY AND BETWEEN
MRS. RITA AGGARWAL, adult, Indian Inhabitant of Mumbai,

hereinafter called to as "the PURCHASER/DECLARANT"

(Which expression shall mean and include the heirs, executors,
administrators & assigns) of the PARTY TO THIS DEED;

WHEREAS MR. AADESH SHRIVASTAV, the Seller and the
Purchaser MRS. RITA AGGARWAL,
had entered into an Sale Deed dated. 18th August, 2003,
in respect of the Scheduled Property;



(2)

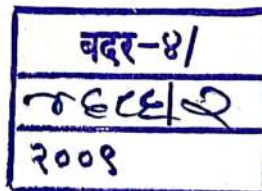
Rita Aggarwal

AND WHEREAS the Party/s abovenamed have failed to appear before the Sub-Registrar of Assurances, at Bandra (E) Mumbai-51 Registration Office, within time limits granted for the purpose of Registration of Documents as per the Provisions of Section 4 of the Maharashtra Ownership Flats (Regulations of Promotion, Construction, Sale, Management Act)1963, read with Indian Registration Act, 1908.

AND WHEREAS the Party/s hereto Purchaser/Declarant has/have paid the stamp duty as per Market value/ under Case No. COA/AY/14364/2008.

AND WHEREAS the Party/s by this DEED OF DECLARATION Confirm the said Document dated. 18th August, 2003, which is annexed and Marked as EXHIBIT-A.

Rita Agarwal



.. 3 /-

:NOW THIS DEED WITNESSES AS UNDER:

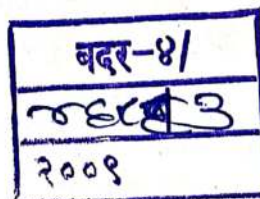
1. That the Purchaser/Declarant hereinabove had entered into an Agreement dated.18th August,2003, with MR.AADESH SHRIVASTAV,the Seller, and failed to appear before the Sub-Registrar of Assurances, at Bandra (E) Registration office. Therefore today by this DEED the Party/s hereto abovenamed Confirm this Document for and on the terms and conditions mentioned in this Document.

2. That the Declarant/s mentioned hereinabove is/are going to appear before the Sub-Registrar of Assurances,at Bandra (E) Registration office,with this DEED to register the said Document as this Declaration has been executed today and presented the same for Registration as per the Registration of Documents Act,within time limit of the Document for the purpose of Registration of this DEED.



IN WITNESS WHEREOF the Party/s hereto have hereunto set and subscribed their respective hands,signatures on the day,month and year hereinabove written;

Priti Agarwal



: THE SCHEDULE OF THE PROPERTY :

Shop No.34 , on the Ground floor, in
the Oshiwara Link Plaza Commercial Premises
Co-op Scty Ltd situated on the Plot bearing *Rita Aggarwal*
C.T.S No. 1 (A) , Village: Oshiwara,
Taluka: Andheri , at New Link Road
Extension, Jogeshwari (West) S. NO. 41, PL.No. A-26
Mumbai- 400102 , admeasuring area
555 Sq.feets Built up. *Rita Aggarwal*

SIGNED SEALED AND DELIVERED)

by the withinnamed)

PURCHASER MRS.RITA) *Rita Aggarwal*

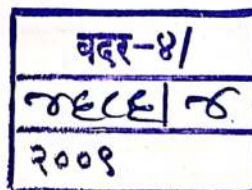
AGGARWAL, in the presence)

of.

) PURCHASER.

1. *Aggarwal*

2. *Lonam*



HIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

SOCIETY OFFICE, 2ND FLOOR, NEW LINK ROAD EXTENTION, JOGESHWARI (WEST), MUMBAI - 400 102

REG NO : MUM / MHADB / H56 / TC / 12069 / 2003 - 2004

Ref: OLP/53/08.

Dated : 1st Sept, 2008TO WHOMSOEVER IT MAY CONCERN.

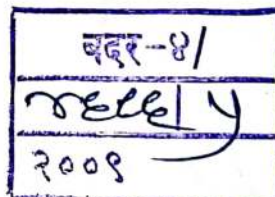
This is to certify that as per our Society's records, Smt Rita Aggarwal have purchased Unit No. 34 from Mr. Aadesh Shrivastav vide their agreement dated 18/08/2003 and is the bonafide member of our society.

Area of Unit No. 34	555 sq. ft. Built-up
No. of floors	Ground + 3 floor
Building year of Construction	1992 - 93.
Lift	1 lift.

This certificate is issued on the request of Smt Rita Aggarwal for the payment of deficit Stamp Duty in Abhay Yojna 2008.

For: Oshiwara Link Plaza Commercial
Co-op Society Ltd.


Hon. Secretary.



f: OLP/57/08

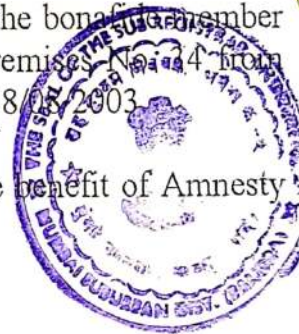
Mumbai - 400 102.
Dated : 01/09/2009.

The Collector of Stamps.,
MMRDA Building, 1st Floor.
Bandra Kurla Complex.
Bandra (East).
Mumbai - 400 051

Certificate.

This is to certify that Smt Rita Aggarwal is the bonafide member of our Society and has purchased the said premises No. 24 from Mr. Aadesh Shrivastav vide agreement dated 18/05/2003.

This Certificate is issued only for availing the benefit of Amnesty Scheme 2008.



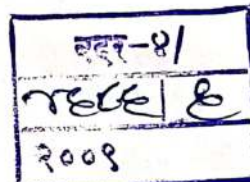
Chairman / Secretary.
Oshiwara Link Plaza Commercial
Premises Coop. Society Ltd.,



True Copy Attested

D. N. Pirzada
Notary, Greater Mumbai.

3 NOV 2008



Member's Register Folio No. 34

No. of Shares 5

are Certificate No. **34**

SHARE CERTIFICATE

SHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

New Link Road, Extension, Next to Oshiwara Police Station, Oshiwara, Jogeshwari (W), Mumbai - 400 102.

(Reg. No. MUM / MHADB / HSG / (TC) / 12069 - 2003-04)

Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50/- each

This is to certify that Shri / Smt. / M/s. Aadeesh Seivastar

_____ is the Registered Holder of FIVE fully paid up shares
of Rs. FIFTY each numbered from 166 to 170 both inclusive, in

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD., Subject to the Bye-laws of
the said Society

Given under the Common Seal of the Said Society this 25th day

of SEPTEMBER 2004



Authorised
M.C. Member



Secretary



Chairman

(8)

Member's Register Folio No. 34

No. of Shares 5

Share Certificate No. **34**

SHARE CERTIFICATE

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD.

New Link Road, Extension, Next to Oshiwara Police Station, Oshiwara, Jogeshwari (W), Mumbai - 400 102

(Reg. No. MUM / MHADB / HSG / (TC) / 12069 - 2003-04)

Authorised Share Capital Rs. 50,000/- Divided into 1000 Shares of Rs. 50/- each

This is to certify that Shri / Smt. / M/s. Aadesh Srivastava

_____ is the Registered Holder of FIVE fully paid up shares
of Rs. FIFTY each numbered from 166 to 170 both inclusive, in

OSHIWARA LINK PLAZA COMMERCIAL PREMISES CO-OP. SOC. LTD., Subject to the Bye-laws of
the said Society

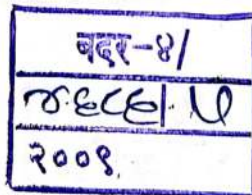
Given under the Common Seal of the Said Society this 25th day
of SEPTEMBER 2004



Authorised
M.C. Member


Secretary


Chairman



(9)



11/16/2000

तिथि वर्ष	रोजगार पोरन गिटर	रामा प्रकार	राजकारण परसेरिया सामाना अयम चंडा तपशिल य तो केव्हा रवतामामा
9	४९९८८-७ - ६२३६-८ ३२२५१-९ २३२२७६६-२ - ६२३६-८ २३९६५२६-४ + ३५९२६६-० २६६७७६५-४ - १७६९४६-८	१५९७२-३ - १५५७७-९ १३३३६६४-४ - १२०६३-३ १३२९६०१-१ - ३६३५-०	१२७६४७२-२ - ८५०२८-३ १३६१५००-५ - १४६९-० १३६०००६-५ - ७२६५९-८
नव्हेंबर १९९९	२४८८६४८-६ - ६०९९९९-३ १६६७५२६-३ - २२५२३-० १२६५००६-३ - १६८२४५-२ १८१६७६९-१ - ३५९२६६-०	१३१७६६६-१ - ४३६७-९ १३१३२६८-२ - ७२६४९-८ १३८५६४०-० - ७२६४९-८ १३१३२६८-२ - १२४१७७-७ १३०१०८०-४	१४३२६५७-३ - ८०९६८३-६ ५३०६६७०-४ - १३१६-७ ५२६३५००-७ - ६६५२-७ ५२५३६८-०
डिसेंबर १९९९	१४६५४६५-१ - २६०६९-१ १४३०८०४-० - ६९७४-६ १४३०२२६-१ - ८०६५६८-८ १४३०२२६-३	१३०१०८०-४ - २९२७७-६ १२७६८०२-६ - २४२५-५ १२७७३७७-१ - ८०६५६८-८ १२७७३७७-१	१२७६८०२-६ - २४२५-५ १२७७३७७-१ - ८०६५६८-८ १२७७३७७-१

[illegible]

पृष्ठ-४

8666

॥३०९॥

सही - १००
१५/१०
१.३५३५
अंवेरी

312
 ज. यू. 34
 अक्षरी

खारी नवकुल

प्रत्यक्ष प्रशासन अधिकारी, पंथोदी

बदर-४/
२००९

जा. क्र. मि. व्य. - २/

5944/2003

मिळकत व्यवस्थापक-[२] यांचे कार्यालय,

गृहनिर्माण भवन, वांद्रा [पूर्व],

मुंबई : ५१. दिनांक:

१४/२००३

प्रति,

श्री./श्रीमती

श्रीता अग्रवाल

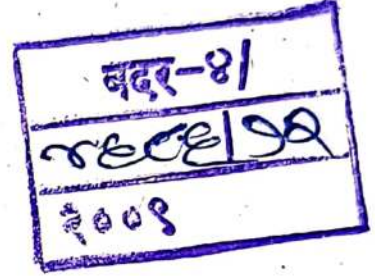
उकाली गाळा क्रमांक:

३४

श्रीश्रीवाच

नगर, अहमदनगर जिल्हा, जोगेश्वरी

मुंबई : ४०० ०५३.



विषय:- उकाली गाळा क्रमांक: ३४ श्रीश्रीवाच नगर हा आवले नाचे हस्तांतरित/नियमित करणेबाबत -

संदर्भ:- हया कार्यालयाचे पत्र क्र. ५९२९ दि १५-१०-२००३

महोदय/महोदया,

संदर्भाधिन पत्रानुसार आपणात गाळा नियमित/हस्तांतरित करण्याचे कळविण्यात आलेले उर्वरीत रक्कम रु. ६०५/- यावती क्रमांक:

४३७३२३ दिनांक १६-१०-२००३ अन्वये हया कार्यालयामध्ये

भरले आहेत. म्हणून गाळा क्रमांक: ३४ यावर दिनांक १५-१०-२००३

यासून आपल्या नाचे नियमित/हस्तांतरित करण्यात आला आहे. तरी आपणा

यानुद्दे दिनांक: १५-१०-२००३ यासून मासिक देय रक्कम रुपये १५०५/-

आडेवतुलोकार हयाच्या कार्यालयात आपल्या नाचे भरण्यात करावी.

आमला निदेश

mm

(१५)

मिळकत व्यवस्थापक-[२],

मुंबई गृहनिर्माण व क्षेत्रविकासा मंडळ, मुंबई.

05/05/2009
11:12:45 am

दुय्यम निबंधकः
अंधेरी 2 (अंधेरी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 4686/2009

१४२५

दस्त क्रमांकः

4686/2009

दस्तावा प्रकारः

घोषणा पत्र

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1. रीता अग्रवाल -
पत्ता: घर/प्लॉट नं: सी 1/5E महेन्द्र इनक्लेव, दिल्ली

लिहून घेणार

वय 46

सही

Rita Agrawal



गल्ली/रस्ता:-
ईमारतीचे नाव:-
ईमारत नं:-
पेट/वसाहत:-
शहर/गाव:-
तालुका:-
पिन:-
मोबा नम्बर:-

लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही

2. नाव:-
पत्ता: घर/प्लॉट नं:-
गल्ली/रस्ता:-
ईमारतीचे नाव:-
ईमारत नं:-
पेट/वसाहत:-
शहर/गाव:-
तालुका:-
पिन:-
मोबा नम्बर:-



(16)



Scanned with OKEN Scanner



दस्त गोमवारा भाग - 2

वदर4

दस्त क्रमांक (4686/2009)

25/25

दस्त क्र. [वदर4-4686-2009] चा गोमवारा
बाजार मुख्य : 1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 29/05/2009 11:38 AM
निष्ठादनाचा दिनांक : 27/05/2009
दस्त हजर करणा-याची सही :

Anta Aswari

दस्ताचा प्रकार : (64) घोषणा पत्र

शिकका क्र. 1 ची वेळ : (सादरीकरण) 29/05/2009 11:38 AM
शिकका क्र. 2 ची वेळ : (फ्री) 29/05/2009 11:42 AM
शिकका क्र. 3 ची वेळ : (कबुली) 29/05/2009 11:42 AM
शिकका क्र. 4 ची वेळ : (ओळख) 29/05/2009 11:42 AM

दस्त नोंद केल्याचा दिनांक : 29/05/2009 11:42 AM

ओळख :

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

1) मिथून कडू - - , घर/फ्लॅट नं: 6 संदीप सरोवर , अंधेरी प

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) लक्ष्मण गोपाले - - , घर/फ्लॅट नं: वरीलप्र मंगणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

Anta Aswari



Anta Aswari



सहपत्र नोंदण्यात आले नाही.

3. निबंधकाची सही
अंधेरी 2 (अंधेरी)

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण ... 25 ... पाने आहेत.

ज. व. व. निबंधक अंधेरी क्र. २
मुंबई उपनगर जिल्हा.

बदर-8/86/6 / 2009

पुस्तक क्रमांक १, क्रमांक.....वर
नोंदला.

दिनांक : 29/5/09

ज. व. व. निबंधक अंधेरी क्र. २
मुंबई उपनगर जिल्हा.

पुणे नगरपालिका क्रमांक २०००/९४/प्र.क्र. २५/म - १ दि.२४/३/२०००.
म. नि. व. मु. नि. पुणे यांचे का क्र. का. ३/ संगणक / मुद्रांक पावती दुरुस्ती /०६/३९९. दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE. TOWN HALL, FORT, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR,
BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051

D 24638

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

103-(III)

MMRDA Counter No. : 2
Receipt Date :

Received From :

On Account of :

DELIVERED
- 5 DEC 2008

Mode of DD DD/PO/CHQ 254539 Date 18/11/2008 Bank Name & Area 0 Amount 301750.00
Payment RBI-Challan No. Branch Code (In Rs.)
Bank Name : ABN AMRO BANK N.V. (ABN)
Branch Name : ABN AMRO BANK N.V. (ABN)

COA/AY/14364/08

DELIVERED
- 5 DEC 2008

Case No. :

Lot No. :

Lot date :

Total D.O. :

Sr. No. :	Description of Stamp /	Quantity	Denomination	Amount
	DELIVERED - 5 DEC 2008		दर-४/ ४६०८९६ १००९	
	301750.00	Three Lakh One Thousand Seven Hundred Fifty Only		

Rs. :

Rupees :

मुद्रांक जिल्हाधिकारी, अंधेरी.

Cashier / Accountant

(18)

Signature / Designation

built-up
land

300
sq. ft

Note: - Answers may be given as Yes or No in case of information under column no.3 to 7 stating number of floors and in case it is a multi-storied building whether lift is provided or not.

(20)

Application No: COA/AYI/14364/08

Abhay Yojana 2008

Enclosure I

Form of Application

Name of the Applicant: SMT. RITA AGGARWAL

Address: OSHIWARA LINK PLAZA
GALA NO-434

Date of Application: Jogeshwori (W) Mum-102

अभययोजना २००८

मुद्रांक मित्याधिकारी, अंधेरी

पोच

अभयक्र. COA/AYI/U-1/14364/08

दिनांक... ३ NOV. 2008

लिपिक

The Collector of Stamps Andheri,
1st floor, MMRDA Bldg.,
Sandra (E), Mumbai-400 051.

Sub: -Application under the Government Order Revenue & Forest Department
No. Mudrank 2007/922/C.R. 997/1008, dated 7th June 2008

DELIVERED
5 DEC 2008

I have read the above order; I am making this application as I wish to pay the stamp duty and the penalty as per the said order, for the said purpose. I am furnishing the following information and producing the documents and additional documents as stated below:-

1. Type of document

: SALE DEED

2. Date of execution

: 8th / 9 / 03

3. Document Registration No. and Name of Sub Registrar Office if the Document is Registered



4. Agreed Consideration

: 26,00,000/-

5. Details of the Property

shop-34, Ground floor oshiwara

1. Village/ Area/Ward

Link Plaza, oshiwara

2. S.No/ C.S. No / C.T.S. No

: And Jogeshwori (W)

3. Details of the property in question

Mum - 102.

Title	Land	Flat	Shop	Office	Terrace	Parking	Open Land	Row House
1	2	3	4	5	6		8	
Area built-up land			555 sq. ft					

Note: - Answers may be given as Yes or No in case of information under column no.3 to 7 stating number of floors and in case it is a multi-storied building whether lift is provided or not.

(20)

expression unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the OTHER PART:

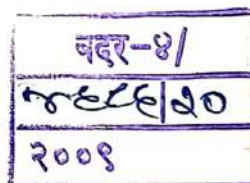
WHEREAS the Seller is seized and possessed and/or the original Owner/allottee in respect of a commercial premises bearing Shop No.34, Ground Floor, of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari (West), Mumbai - 400 102, (hereinafter called and referred to as the said Shop Premises) which has been allotted to the Seller by M.H. & A.D. Board on Ownership basis under Tender basis vide Offer Letter No. _____ dated _____ and Application dated 1/4/2001 and the possession of the said shop was given on 1/6/2002.

AND WHEREAS the Seller is the member of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., registered under Registration No. MUM/MHADB/HSB/TC/12069/2003-2004 (hereinafter referred to as the said Society).

AND WHEREAS the Purchaser being in need of a Shop premises approached the Seller and requested him to sell and transfer the said premises in her favour.

AND WHEREAS the said society has not yet issued share certificate and as when issued will be issued to the name of the Purchaser and the Seller have no objection of whatsoever nature in the same.

AND WHEREAS the Seller has agreed to sell, transfer and assign all his rights, title and interest in the abovesaid premises in favour of the Purchaser on certain terms and conditions mutually agreed by and between the



parties hereto as under :-

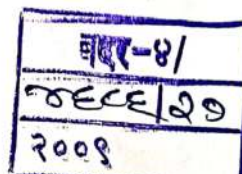
NOW THEREFORE THESE PRESENTS WITNESSETH AS UNDER:

1. That the Seller hereby agrees to assign and transfer all his rights, title and interest in the above said Shop alongwith its tenancy, occupancy, possessory, Ownership rights and membership of the said society upto and in favour of the Purchaser for the total cost price/consideration amount of **Rs. 26,00,000/- (Rupees Twenty Six Lakhs only).**
2. That the Purchaser has paid to the Seller a sum of **Rs. 50,000/- (Rupees Fifty Thousand only)** as earnest money on 25/7/2003 and the Purchaser has also paid to the Seller a sum of **Rs. 15,12,500/- (Rupees Fifteen Lakhs Twelve Thousand Five Hundred only)** as part payment on 14/8/2003 and the balance sum of **Rs. 10,37,500/- (Rupees Ten Lakhs Thirty Seven Thousand Five Hundred only)** as full and final payment will be paid by the Purchaser to the Seller on or before _____ against vacant and peaceful possession of the said Shop being handedover by the Seller to the Purchaser.
3. The Seller agrees to assign and transfer all his rights, title and interest in the above said premises alongwith tenancy, occupancy and possessory rights unto and in favour of the Purchaser herein forever and absolutely from the date of receipt of the full and final consideration mentioned herein.
4. The Seller hereby agrees to co-operate with the Purchaser at all reasonable times as and when required to be done in getting the said premises



3

Rita Agarwal



\$

(23)

duly transferred in the name of the Purchaser at the cost of the Purchaser and further the Seller agrees to execute any other necessary documents, papers and applications etc. in favour of the Purchaser till the said Premises is fully and effectually transferred in her name in the records of all the authorities concerned.

5. Against the receipt of the full and final payment the Seller will handed over the peaceful and vacant possession of the said Shop Premises to the Purchaser.

6. The Seller hereby declares that :-

a) he has not entered into any Agreement/s with any person/s in respect of the abovesaid Shop premises.

b) The Seller has not transferred and assigned his rights, title and interest in respect of the abovesaid premises with any person/s.

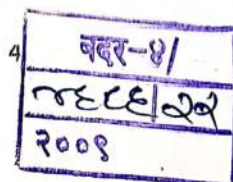
c) The Seller has not mortgaged, alienated or charged with the said premises or any part thereof with any person/s and the same is free from all encumbrances.

d) The Seller declares that except himself no other person/s have any rights, title and interest in the said Shop premises.

7. The Seller hereby declares that on receipt of the full and final payment, he will have no more claim, rights, title and interest over the abovesaid premises and he will relinquished all his rights, title and interest in the abovesaid premises in favour of the Purchaser and that he will not raise any claim of whatsoever



Prata Aggarwal



§

(24)



nature on the said premises in future.

8. The Seller has paid and cleared dues, taxes, outgoings, etc. of the above said premises to the Board upto date.

9. The Purchaser shall be responsible for the payments of dues, taxes, outgoings, transfer/regularisation charges, service charges, etc. of the said premises to the Board and the Elect. charges to the Elect. Board directly from the date of receipt of peaceful and vacant possession of the said Shop premises from the Seller for which the Seller shall not be held responsible.

10. The Purchaser shall be at liberty to use and enjoy all the benefits of the said Premises and he has got full and absolute right to sell, transfer, sublet part with the said premises to any other person/s as it deem fit and proper.

The seller declares that from the date of receipt of the full cost price/consideration from the Purchaser, the Seller shall have no more claims, rights, title and interest over the abovesaid Shop premises and the Purchaser shall be entitled to hold, occupy, use and enjoy the abovesaid Shop and carry on the business therein without any interruption from the Seller or any other person/s claiming through or under him.

12. That the Seller hereby declares that he has also no objection for using the said Shop premises by the Purchaser for any other purpose as per her desire.

13. The Purchaser shall abide by the rules, regulations and bye-laws of the Board as well as the bye-laws of the society concerned.

Rita Agarwal

5

बदर-४/
४६६/२३
२००९

[Signature]

(25)



14. That the seller on receipt of the full consideration will put the Purchaser in exclusive use, occupation and possession of the abovesaid Shop.

15. The Vendor hereby declares that he has no objection transfer/regularisation of said Shop premises and its cost price and his membership to the name of the Purchaser.



16. That the Seller on receipt of the full and final consideration will hands over all the original documents, records, papers, etc., etc. pertaining to the abovesaid Shop to the Purchaser on this date.

SCHEDULE

Shop No.34, Ground Floor, in of Oshiwara Link Plaza Commercial Premises Co-operative Society Ltd., at Oshiwara MHADA Shopping Complex, Oshiwara, Dahanu Road, Dahanu (West), Mumbai - 400 102.



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

SIGNED AND DELIVERED by the)

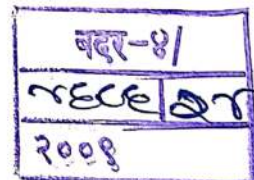
withinnamed Seller)

Mr. AADESH SHRIVASTAV)

in the presence of)

1.

Handwritten signature of Aadesh Shrivastav



SIGNED AND DELIVERED by the)

withinnamed Purchaser)

Mrs. RITA AGGARWAL)

presence of)

2.

Handwritten signature of Rita Aggarwal

RECEIPT

RECEIVED of and from the withinnamed Purchaser a sum of
(1) Rs. 50,000/- (Rupees Fifty Thousand only) as earnest
money and Rs. 15,12,500/- (Rupees Fifteen Lakhs Twelve
Thousand Five Hundred only) as part payment for the sale
of the Shop No.34, Ground Floor, of Oshiwara Link Plaza
Commercial Premises Co-operative Society Ltd., at
Oshiwara MHADA Shopping Complex, Oshiwara, Jogeshwari
(West), Mumbai - 400 102.

MODE OF PAYMENT

Rs. 50,000/- by Cheque No. 075660 dated 25/7/2003
drawn on ABN AMRO Bank, Sakhar Bhuvan

Rs. 15,12,500/- by Cheque No. 197366 dated 14/8/2003
drawn on ABN AMRO Bank, Sakhar Bhuvan

I SAY RECEIVED
Rs. 15,62,500/-



Mr. ADESH SHRIVASTAV
SELLER

WITNESSES :-

1.

2.



YEAR 1964 01 14 1964

TRANSACTION

1997	Some pages torn
1998	Some pages torn
1999	Some pages torn
2000	Some Pages Torn
2001	Some pages torn
2002	Mixed Pages Index
2003	Mixed Pages Index
2004	Mixed Pages Index
2005	Mixed Pages Index
2006	Mixed Pages Index
2007	Mixed Pages Index
2008	Mixed Pages Index

2009

Res: Search of Shop No. 34, Ground Floor, xedIndex=PagesIndex
As per Mixed Declaration
Building known as "Shri
C.S. between Plaza Commercial
Shri Aadesh Shrivastav Ltd."
Plot No. A-25 & 26 at
Village Dabhi Aggarwal
Smt. Ritu Aggarwal
Execution : 27.05.2009
Amount : 26,00,000/-
Regn. No. : BDR-4/4686/09
Regn. Date : 29.05.2009

Under your instructions, I have taken search in

Year	Index
2010	Mixed Pages Index
2011	Mixed Pages Index
2012	Mixed Pages Index
2013	Mixed Pages Index
2014	Mixed Pages Index
2015	Computer Index Not Available
2016	Computer Index Not Available

1987 to 2016 (30 years) at Bandra S.R.O.

2002) Computer Index Records are mixed and not properly
to) maintained and not arranged serially, so it may
2016) be possible some Index-II records are missing
and vanished.

TRANSACTION

YEAR

The Government Fee is paid vide Receipt No.1461/16

dated 25.01.2016 issued by the Sub-Registrar of Assurances,

Bandra

Yours faithfully, 



SEARCH REPORT

25.01.2016

From,

TRANSACTION

Mr. Nitin Phalke
Search Clerk.

To, Some pages torn 1997
Some pages torn 1998
Stella L. Noronha Some pages torn 1999
Advocate High Court Some pages torn 2000
Mixed Pages Index 2001
Dear Madam, Mixed Pages Index 2002
Mixed Pages Index 2003
Mixed Pages Index 2004
Mixed Pages Index 2005
Mixed Pages Index 2006
Mixed Pages Index 2007
Mixed Pages Index 2008
Smt. Rita Aggarwal 2009

Re: Search of Shop No.34, Ground Floor, 555 sq. ft. in the Building known as "Oshiwaral Link Plaza Commercial Premises C.S. Ltd." bearing Survey No. 41, 28 CTS No.1(pt), Plot No. A-26 situate at Village Oshiwaral Taluka Andheri

Amount : 28,00,000/-
Regn. No. : BDR-4/488/09
Regn. Date : 29.02.2009

Under your instructions, I have taken search in

respect of the above referred property at the office of the Sub-Registrar of Assurances at Bandra for the years 1987 to 2016 (30 years) Record of Index II which is given below
Computer Index Not Available 2011
Computer Index Not Available 2012
Computer Index Not Available 2013
Computer Index Not Available 2014
Computer Index Not Available 2015
Computer Index Not Available 2016

1987 to 2016 (30 years) at Bandra S.R.O.

Computer Index records are mixed and not properly maintained and not arranged serially, so it may be possible some Index-II records are missing and vanished. 2002
(to) 2016

YEAR TRANSACTION

The Government Fee is paid vide Receipt No. 148/16 dated 20.02.2016 by the Sub-Registrar of Assurances at Bandra. Some pages torn 1987
Some pages torn 1988
Some pages torn 1989
Some pages torn 1990
Torn 1991
Some pages torn 1992
Some pages torn 1993
Some pages torn 1994
Some pages torn 1995
Some pages torn 1996

