Friday, December 18, 2009

12:31:05 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 12330

गावाचे नाव घाटकोपर

दिनांक 18/12/2009

दस्तऐवजाचा अनुक्रमांक [illegible] 1986 [illegible] 2009

दस्ता ऐवजाचा प्रकार [illegible]मिहस्त[illegible]रणप[illegible]

सादर करणाराचे नाव: मेसर्स मे[illegible] प्रा[illegible] [illegible]चालक नितीन कुमार तर्फे मुखत्यार जनरल मॅनेजर [illegible] - -

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (37)	:-	740.00
एकूण रु.		30740.00

आपणास हा दस्त अंदाजे 12:45PM ह्या वेळेस मिळेल

दुय्यम निबंधक

कुर्ला 1 (कुर्ला)

बाजार मुल्य: 3931620 रु. मोबदला: 5500000रु.

भरलेले मुद्रांक शुल्क: 275000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बॅंकेचे नाव व पत्ता: पंजाब नॅशनल बॅंक ;

डीडी/धनाकर्ष क्रमांक: 369501; रक्कम: 30000 रु.; दिनांक: 10/12/2009

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

दस्तक्रमांक व वर्ष: 11986/2009

Friday, December 18, 2009

12:31:51 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : घाटकोपर

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) — अभिहस्तांतरणपत्र
मोबदला रू. 5,500,000.00
बा.भा. रू. 3,931,620.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) — (1) वर्णनः विभागाचे नाव - घाटकोपर - किरोळ - कुर्ला, उपविभागाचे नाव - 103/491A - भुभाग: पूर्वेस घाटकोपर गावाची हद्द, पश्चिमेस महात्मा गांधी रोड, दक्षिणेस किरोळ गावाची हद्द व उत्तरेस मध्य रेल्वे. ---------- युनिट नं 3, तळ मजला प्लॅटिनम, फायनल प्लॉट नं 7, टी पी स्कीम नं 1, जवाहर रोड, घाटकोपर रेल्वे स्टेशन समोर , घाटकोपर पूर्व मुं 77. तळमजला अधिक चार मजल्यांची इमारत. एन वॉर्ड सिटीएस नं 4935 ते 4947

(3) क्षेत्रफळ — (1)बांधीव मिळकतीचे क्षेत्रफळ 38.85 चौ.मी. आहे.

(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) ... सी रुपारेल - -; घर/फ्लॅट नं: बी 1, वल्लभ विहार , एम जी रोड ,घाटकोपर पु 77; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: ABPR0861R.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता — (1) मेसर्स मेटीन ... प्रा लि ... संचालक नितीन कुमार तर्फे मुखत्यार जनरल मॅनेजर संजय अग्रवाल - -; घर/फ्लॅट नं: 201, ... एम्बेसी सेंटर, नरीमन पॉईंट मुं 21; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AA...388A.

(7) दिनांक करून दिल्याचा ...

(8) नोंदणीचा ...12/2009

(9) अनुक्रमांक, खंड व पृष्ठ ...2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू ...

(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00

(12) शेरा

THE SEAL OF THE SUB REGISTRAR KURLA - 1 MUMBAI SUBURBAN DIST (BANDRA)

COURT FEE INDIA TWENTY RUPEES 20

खरी प्रत

सह. दुय्यम निबंधक, कुर्ला - १
मुंबई उपनगर जिल्हा

377886

खातेदाराची प्रत / Party Copy

ठाणे भारत सहकारी बँक लि.
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Br. दिनांक / Date 14-12-09

मुद्रांक शुल्क / Stamp Duty रू./Rs. 275000

सेवा आकारणी शुल्क / Service Charges रू./Rs. 10

No. of Documents

एकूण / Total रू./Rs. 275010

अक्षरी रूपये / Amount in Words Two lakh seventy five Thousand & Ten only

मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp duty paying party M/s. Matin Exim Pvt. Ltd.

पत्ता / Address ...210, Embassy Centre Nariman Point ...mbai - 400021

समोरच्या पक्षकाराचे नाव / Name of counter party Shri Jayesh C. Parekh

व्यवहाराच्या उद्देशाचे कारण / Purpose of Transaction Deed of Transfer

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव / Name of the Drawee Bank Punjab National Bank

रोखपाल / Cashier Ch. No. 369506

अधिकाऱ्याची सही
Authorised signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps.

बदर-3
१९८८ 2008

Thane Bharat Sahakari Bank Ltd. Ghatkopar (E) ... Dec 2009 MUMBAI CLEARING

Thane Bharat Sahakari Bank Ltd. Franking Passed

Seal of the Sub Registrar Kurla ... Mumbai Suburban Dist. (Bandra)

2,75000/-

99e< 2
२००९

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST.

For Thane Bharat Sahakari Bank Ltd.
Authorised Signatory

Thane Bharat Sahakari Bank Ltd.,
Ghatkopar Branch, Suffire Archade
Behind Sonal Sejal Jewellers,
M.G.Road,Rajawadi,Ghatkopar(E),
Mumbai-400077.
D-5/STP(V)/C.R.1005/02/05/236-239

भारत 12092 SPECIAL ADHESIVE महाराष्ट्र
169200 DEC 14 2009 11:29
Rs.0275000/- PB5232
INDIA STAMP DUTY MAHARASHTRA

Deed of Transfer

THIS DEED is made and entered into at Mumbai, on this 15th day of DEC 2009, ***BETWEEN*** **SHRI JAYESH C. RUPAREL** (Permanent Account No. **AABPR 0861R**), adult, Indian Inhabitant, presently having address at B-1, Vallabh Vihar, M.G. Road, Ghatkopar (E), Mumbai-400 077 hereinafter referred to as the '**Transferor**' (which expression unless repugnant to the context or meaning thereof shall mean and include him, his heirs, executors, administrators and permitted assigns) of the **ONE PART *AND*** **M/S. MATIN EXIM PVT. LTD.**, a Company registered and incorporated under the Companies Act, 1956 and having its registered office at 701 Embassy Centre, Nariman Point, Mumbai- 400 021 (Permanent Account No. **AAECM 6388A**), hereinafter referred to as the '**Transferee**' (which expression unless repugnant to the context or meaning thereof shall mean and include its successors and assigns) of the **OTHER PART**:

WHEREAS:

(A) Ranchordas Dharsey, Chatrabhuj Ranchordas, Jamnadas Chatrabhuj and Hemraj Chatrabhuj, were prior to 27th Oct. 1913 absolutely possessed of and entitled to inter-alia piece or parcel of vacant land or ground admeasuring 1956 sq. yds. situate lying and being at Ghatkopar, then within the Registration Sub-District of Kurla District Thane bearing Entry No. 966, S. No. 259, Plot Nos. 2 & 4 and Falni No. 2 & 5, Original Plot No. 5 Final Plot No. 7 of T.P. Scheme No. I of Ghatkopar (more particularly described in the Schedule thereunder written and hereunder written), hereinafter referred to as the "said property".

(B) By a Conveyance dated 22nd October 1918 made between (1) Killachand Devchand and Manilal Gokulbhai Mulchand (therein referred to as Mortgagees) of the First Part; (2) Ranchordas Dharsey, Chatrabhuj Ranchordas, Jamnadas Chatrabhuj and Hemraj Chatrabhuj (therein referred to as the Vendors) of the Second Part and Ramchandra Madhavram Bhat (therein referred to as the Purchaser) of the Third part; in consideration of the sum of Rs. 4884.80 paid by the said Ramchandra Madhavram Bhat to the said Killachand Devchand and Manilal Gokulbhai Mulchand at the request of the said Ranchordas Dharsey, Chatrabhuj Ranchordas; Jamnadas Chatrabhuj and Hemraj Chatrabhuj, the said Killachand Devchand and Manilal Gokulbhai Mulchand granted conveyed and assured unto the said Ramchandra Madhavram Bhat the said property.

(C) By Conveyance dated 31st day of August 1931 Between Ramchandra Madhavram Bhat (therein referred to as the Vendor) and Devkabai alias Zaverbai wife of Jamnadas Mavji (therein referred to as the Purchasers) the said Ramchandra Madhavram Bhat granted, conveyed and assured unto the said Devkabai alias Zaverbai w/o Jamnadas Mavji the said property.

(D) By the said Conveyance dated 31st day of August, 1931 the said property was purchased in the name of the said Devkabai alias Zaverbai Jamnadas Mavji for and on behalf of joint family of Jamnadas Mavji.

(E) The said Jamnadas Mavji died intestate at Mumbai on or about the 20th day of November 1947, leaving behind him surviving his Widow the said Devkabai alias Zaverbai and three sons Narottam Jamnadas, Shankerlal Jamnadas and Chandulal alias Chandrasen Jamnadas.

(F) By a Conveyance dated 16th day of February 1956 Between (1) Devkabai alias Zaverbai widow of Jamnadas Mavji, (2) Narottam Jamnadas Mavji, (3) Shankerlal Jamnadas Mavji (4) Chandulal Jamnadas Mavji (5) Surendra Narottam (6) Nalini Narottam (7) Vasanti

बदर-३
११८६८ ८

Narottam and (8) Snehlata Narottam, the last mentioned four parties being minors under the age of twenty one years by their father and duly appointed guardian the said Shankerlal Jamnadas Mavji (9) Mira Chandulal (10) Padma Chandulal (11) Jaishri Chandulal and (12) Harinakshi Chandulal, the last named four parties being minors under the age of twenty-one years by their father and duly appointed guardian the said Chandulal Jamnadas Mavji all the of Bombay Hindu Inhabitant (therein referred to as "the Vendors") of the First Part, Sunderji Velji also of Bombay Hindu Inhabitant (therein referred to as "the Confirming Party") of the Second Part and Prafullachandra Sunderji Velji a minor aged about eleven years by his father and natural guardian the said Sunderji Velji also of Bombay Hindu Inhabitant (therein referred to as "the Purchaser") of the Third Part, the said Devkabai alias Zaverbai Jamnadas Velji and others conveyed granted and assured unto the said Prafullchandra Sunderji Palan the said property (The said Prafullchandra Sunderji Palan is hereinafter referred to as the Owner).

(G) By and under a Development Agreement dated 23rd day of June 2003, duly registered at the office of the Sub-Registrar of Assurances at Chembur under Serial No. 4561 of 2003, made and entered into between the Owner (therein referred to as 'the Owner') of the One Part and the Developers (therein also referred to as 'the Developers') of the Other Part the Owner appointed the Developers as the sole and exclusive developers and contractors for the development/ redevelopment of the said property and the Developers agreed to develop / redevelop the said property by demolishing the existing structure(s) and construction of the building/s on the said property and to ultimately after the building/s have been constructed transfer and convey the same to the Purchaser of Unit or Units for the consideration and on the terms and conditions contained therein.

(H) The Developers pursuant to the said Development Agreement paid the entire consideration money and the Owners declared that Owners have no right, title, interest, footage in the building/ s under consideration on the said property as they have received full amount prior to the execution of the Development Agreement dated 23rd day of June 2003.

(I) The Developers being desirous of constructing building/s on the said property in accordance with the building rules and regulations and bye-laws of the Municipal Corporation of Greater Mumbai (hereinafter referred to as 'the MCGM') and the provisions of Development Control Regulations, 1991, the Urban Land (Ceiling & Regulations) Act, 1976 ('ULC") and such other laws, rules and regulations as may be in force at that time and / or at any time thereafter and also subject to such terms and conditions as may be imposed by the State Government / Competent Authority, the Developers submitted through the Owners to

the concerned local authority the plans, the specifications, ~~elevations~~, sections and details of the said building entirely for commercial user.

(J) The plans and specifications were approved by the Brihanmumbai Mahanagarpalika and obtained Intimation of Disapproval (IOD) No. CE/6092/BPES/AN dated 11th day of July, 2003 and Commencement Certificate No. CE/6092/BPES/AN dated 20th February, 2004.

(K) The Developers entered into a prescribed Agreement with the Architect, Daisaria Associates registered with the Council of Architects and also appointed M/s. Shah Consultants as Structural Engineers for preparing structural designs and drawings and specifications of the building/s and the Unit / Units Purchaser accepted the professional supervisions of the said Architect and the said Structural Engineer till the completion of the Building/ s unless otherwise changed.

(L) The Developers were entitled to and enjoined upon to construct a commercial building to be known as **'Platinum'** by utilizing the full permissible FSI and FSI by way of TDR in respect of the said property and shall sell Unit/ Units, garages, car parking spaces, terraces, garden spaces, hoarding spaces etc. (all of which hereinafter for the sake of brevity referred to as 'the said premises') and reference to the Unit/ Units Purchaser in the said Development Agreement means Purchasers of such premises.

(M) The Developers accordingly constructed on the said property, a building comprising of basement plus 5 upper floors and a terrace on the fifth floor.

(N) It was intended that in due course, after the development of the building/ s was completed and all the Unit / Units and other premises / spaces, garages, if any, sanctioned and constructed were sold on Ownership basis, the said property together with the building/s would be conveyed in favour of the Condominium / Co-operative Society / Limited Company to be formed by the persons who purchase the premises and all the Unit Purchasers of the said building would be members thereof.

(O) The Transferor, Shri Jayesh C. Ruparel being fully satisfied in respect of the title of the Developers to the said property had approached the Developers and applied for Purchase of Unit No. 03 on the Ground floor of the building to be constructed on the said property and to be known as **'Platinum'** (hereinafter referred to as **'the said Unit'**)

(P) The Transferor paid to the Developers a sum of Rs. 5,49,000/- (Rupees Five lacs Forty Nine Thousand Only), being part payment of the sale price of the said Unit agreed to be sold by the Developers to the Transferor.

(Q) The Transferor vide Agreement for Sale dated 28-2-2006 acquired the said Unit No. 3 on the ground floor of the building from M/s. Rupa Properties and Securities Pvt. Ltd; (therein referred to as "Developers") and the said Agreement for Sale dated 28-2-2006 has been duly registered with the Sub-Registrar of Assurances, Kurla, Mumbai vide Registration No. BDR3-01787-2006 dated 03-3-2006.

(R) The Transferor hereby confirms and declares that he has paid the entire balance consideration amount to the Developers for acquisition of the said Unit and was handed over the quiet, vacant possession of the said Unit by the Developer .vide Possession letter dated 12th August, 2006.

(S) The Transferor has been holding Unit No. 03, on the ground floor of the Building known as "Platinum" situated at Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (East), Mumbai- 400 077 more particularly described in Schedule II hereunder written. (hereinafter referred to as **"the said Unit"**) on what is known as "Ownership Basis".

(T) The Transferor has represented to the Transferees that so far the Society of the purchasers of the said Units has not been formed and that the monthly maintenance charges of the said Unit is being paid to the Developers viz. M/s. Rupa Properties and Securities Pvt. Ltd. (hereinafter referred to as the "Developers") and that the Transferor has been holding the above said Unit on "Ownership Basis" and has acquired all the rights, title and interest in respect of the said unit and is well seized and possessed of the said Unit.

(U) The Transferor is desirous of disposing off his entire right, title, interest and possession of the said Unit and the Transferees herein have agreed to acquire all the rights, title and interest of the Transferor in the said Unit more particularly described in Schedule II hereunder written on the following terms and conditions:

NOW THIS DEED WITNESSETH AS UNDER :

1. The Transferor hereby transfers and assigns all his right, title and interest in the said Unit No. 3 on the ground floor of the building known as "Platinum", situated at Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (East), Mumbai-400 077 and more particularly described in Schedule II hereunder and the Transferees herein have agreed to acquire all his right, title and interest in the said Unit.

2. The Transferor hereby transfers all his right, title and interest in the said Unit for the total consideration of **Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only)** received by him thru RTGS on 30th June, 2009

The Transferor doth hereby admit and acknowledge the receipt of the said consideration amount of Rs. 55,00,000/- (Rupees Fifty Five Lakhs Only) and acquits, releases and discharges the Transferee from the payment of the said consideration amount forever.

3. The Transferor doth hereby declare that the said Unit is free from all encumbrances, claims and demands whatsoever and that Transferor is fully entitled to deal with or dispose off the same and undertakes to keep the Transferees indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be required for transferring the said Unit in favour of the Transferees or their nominee/s.

4. The Transferor has handed over to the Transferees the vacant and peaceful possession of the said Unit along with the permanent fixtures and fittings on the execution of these presents.

5. The Transferor shall pay and clear off the charges payable to the Developers / proposed Society to be formed by the Purchasers of the Units, by way of Municipal Taxes and other dues/outgoings related to the said Unit up to the date of these presents as per the Bills of the Developers or any other dues in respect of the said Unit and hereby agrees to keep the Transferees indemnified against any claim that may be made by the proposed Society / Developers or anyone else in respect of the said Unit for the above period at a later date.

6. The Transferees hereby agree to pay all the charges payable by way of Municipal Taxes and other dues related to the said Unit from the date of execution of these presents and hereby declare and confirm that they will abide by the bye-laws of the said proposed Society.

7. The Transferor hereby covenants with the Transferee that:-

(a) The Transferor has duly paid and discharged in full all the dues and liabilities in respect of the said Unit including the Municipal taxes, Outgoings, rates, maintenance charges etc. payable to the Developers / the proposed Society upto the date hereof.

(b) That the Transferor is the sole and absolute owner of the said Unit and that the Transferor has exclusive rights to the use, enjoyment and occupation of the said Unit.

(c) That neither the Transferor nor any one on his behalf has committed any act, deed, matter or thing whereby the Title of the Transferor to the said Unit and incidental rights thereto including the right to peaceful use, occupation, ownership and enjoyment of the said Unit and other rights and benefits in respect thereof may become or may be prejudicially affected or encumbered in any manner or his other right, title and interest therein may become liable to attachment and/or sale whether by a decree or order of a Competent Court or otherwise.

(d) That the Transferor has duly complied with and observed and performed all the Rules, Regulations, and Bye-Laws as may be applicable to the said Unit and that the Transferor has neither received any notice from any authority in relation to any breach of any of the Rules, Regulations and bye-laws nor are there any actions or proceedings pending against the Transferor whether instituted by any authority or any other purchaser of the Unit at Platinum, in respect of the said Unit including any notice or action for expulsion or termination of the Transferor as the owner of the said Unit.

(e) That the Transferors have not received any notice for acquisition or requisition of the said Unit.

(f) That the Transferor herein doth hereby indemnify and keep indemnified the Transferee against any defect in title, omission or mischief of any person wrongfully claiming any right, title or beneficial interest in the said Unit or compensation, claim, demand, fines, penalties, costs, charges and expenses, or any other liabilities whatsoever made or brought against or incurred, suffered, levied or imposed pursuant to the transfer hereof under the terms of this Deed and/or by reason or by virtue of the non-performance and non-observance of any of terms and conditions of this Deed and provisions.

8. The Transferor shall also transfer in favour of the Transferee the amounts standing to his credit in the deposits of the sinking fund maintained by the Developer / proposed Society and for that purpose the Transferor shall sign and execute all necessary applications and other assurances as may be necessary or as may be determined or required by the said Developer / proposed Society.

9. The Transferor hereby declares that so far the Society of the purchaser of said Units at Platinum has not been formed and the Developer is maintaining the said property.

10. The Transferor hereby declares and confirms that the said Unit absolutely belongs to him and that he has not created any gift, pledge, lease, loan, mortgage, charge, lien, encumbrances or attachment by any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Unit in any court of Law, Tax Authorities or with Municipality or Society authorities. The Transferor further undertakes to indemnify the Transferees against any such claim laid by anyone at a later date whatsoever.

11. The Transferor hereby releases, relinquishes, gives up and surrenders all his right, title and interest in the said Unit in favour of the Transferees forever.

12. The Transferor hereby confirms that it has handed over the Original Agreement and all other relevant documents entered into by him with the said Developers and all other necessary records, Bills, vouchers, letters, correspondence and

other necessary writings and documents in respect of the said Unit to the Transferees for their record on receipt of the full and final consideration.

13. The Transferor has executed all the relevant papers required for the effective transfer of the said Unit in favour of the Transferee. However, in future he undertakes to co-operate with the Transferees and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said Unit in favour of the Transferee.

14. The Stamp Duty and Registration charges on the present Deed will be borne and paid by the Transferor. The Transfer charges/fees will also be borne and paid by the Transferor only.

15. Should there be any claim in respect of the said Unit from any person or persons or any authority pertaining to any period prior to the transfer of the said Unit in the name of the Transferees, the Transferor hereby agrees to indemnify the Transferees against such claims by settling such claims from his own funds only and taking all the legal responsibilities / liabilities upon him.

16. The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Unit has been made and/or created by the Transferor and/or any one else claiming through him prior to this day, in favour of any person or persons other than the said Transferees, the same shall after the execution of THESE PRESENTS, be deemed to be null and void and not binding upon the said Transferees.

17. The Transferor agrees to transfer his interest in the said Unit to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Unit without any disturbances, interruption, claim or demand from the Transferor or anyone else claming through under or in Trust for the Transferor. The Transferor hereby further declares that he has full right and absolute authority to enter into this Deed and transfer the said Unit and that he has not done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into this Deed of Transfer as purported to be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in their favour or whereby quiet and peaceful enjoyment possession of the Transferees in respect of the said Unit may be disturbed and in the event of it being found that the Transferor was not entitled to enter into this Deed of Transfer and transfer his right sought or purported to be transferred hereby and the Transferees are not able to enjoy quiet, vacant and peaceful possession of the said Unit due to any such reasons the Transferor shall be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.

18. The Transferor hereby undertakes to furnish any other documents, which may be required by the Transferees to make the title of the said Unit complete and absolute without claiming any extra charges or compensation. The Transferor also agrees and undertakes to make such Application to be made to the

proposed Society / Developers and / or Appropriate Authority ~~and to sign any~~ other documents or forms with regard to transfer of the said Unit in favour of the Transferee and also undertakes to pay the Stamp Duty on all the earlier transactions, if any.

This Deed has been executed in Mumbai. The property is situated at Mumbai and the payments are made in Mumbai. Hence it is subject to **jurisdiction of Mumbai Courts of Law.**

SCHEDULE OF PROPERTY

SCHEDULE -I

ALL THAT piece or parcel of land admeasuring 1956 sq. yds equivalent to 1635.45 sq. mts. or thereabouts bearing Original Plot No. 5 Final Plot No. 7 of T.P. Scheme No. 1, of Ghatkopar, CTS Nos. 4935 to 4947 of Village Kirol, Taluka Ghatkopar, within the Registration District and Sub-District Mumbai and Mumbai Suburban together with the structures standing thereon and collectively known as "Proful Jyoti", lying being and situate at Jawahar Road, Ghatkopar (East) within the limits of Brihanmumbai Mahanagarpalika, Mumbai 400 077 (more particularly described in the schedule hereunder written and hereinafter referred to as the said property) and bounded as follows:

NORTH WEST: Jawahar Road

SOUTH WEST: M C G M 'N' Ward Office

SOUTH EAST: Khokhani lane

NORTH EAST: Upasharaya Lane

SCHEDULE –II

(Description of Unit 03)

Unit No. 3 on the ground floor of the Building known as "Platinum" situated at Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (East), Mumbai- 400 077

बदर-३
११९८६ | ९३
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about 348.34 sq. ft carpet area on the land bearing CTS Nos. 4935 to 4947

Kirol, Taluka Ghatkopar, within the Registration District and Sub-District

Mumbai Suburban.

WHEREOF the parties hereto have put and subscribed their respective

seals the day and year first hereinabove mentioned:

THE SEAL OF SUB REGISTRAR KURLA MUMBAI SUBURBAN DIST.

AND DELIVERED by the	) **SIGNATURES**	
named- **TRANSFEROR**	)	
JAYESH C. RUPAREL	)	
in the presence of ____________	)	
W1	)	
____________	)	
	)	
W2	)	
____________	)	

SIGNED AND DELIVERED by the	)	
Within named -TRANSFEREES	)	
M/S. MATIN EXIM PRIVATE LIMITED., *Through Its General Manager* ***SHRI SANJAY AGARWAL***	)	
in the presence of ____________	)	
W1	)	
____________	)	
	)	
W2	)	
____________	)	

RECEIPT

२००९

RECEIVED of and from Mr. Nitin Kumar for and on behalf of the withinnamed Transferees, M/s. MATIN EXIM PVT. LTD., a sum of Rs. 55,00,000/- (Rupees Fifty Five Lacs Only) being the Full and Final consideration for the sale and transfer of Unit No. 3, on the Ground Floor, at Platinum, Jawahar Road, Opp. Ghatkopar Railway Station, Ghatkopar (East), Mumbai – 400 077 as under:

Thru RTGS	Dated	Particulars	Amount
UTR No. PUNBH09180014231	30-06-2009	Transferred from Punjab National Bank, Nariman Point Branch, Mumbai to Transferor's Bank Account bearing No. 398004010020077with Union Bank Of India, Garodia Nagar Branch, Ghatkopar, Mumbai. (Branch Code: 539805)	Rs. 55,00,000/-
		TOTAL Rs.	55,00,000/-

(Rupees Fifty Five Lacs Only)

I SAY RECEIVED.
Rs. 55,00,000/-

SHRI JAYESH C. RUPAREL
Transferor

WITNESSES: | *SIGNATURE OF WITNESSES*

1. W1 Rajesh C. Sanap

2. W2

VALID UPTO 19 FEB 2005

Gen-115-1000 · 2

...CIAPAL CORPORATION OF GREATER MUMBAI

99e 33

FORM "A"

...ASHTRA REGIONAL AND TOWN PLANNING ACT 1966

No. CE/ 6092 /BPES/AN 20 FEB 2004

COMMENCEMENT CERTIFICATE

... Palan

...reference to your application No. 8889 dated 4/9/2002 ...Permission and grant of Commencement Certificate under Section 45 ...Maharashtra Regional & Town Planning Act. 1966, to carry out ...and building permission under section 346 of the Mumbai Municipal ...Act, 1888 to erect a building in Building No. —— on plot No. ...to 4847 ...... Divn/Village/~~Town Planning Scheme No.~~ Kirol ...Road/Street Ghatkopar (E) Ward N ...Commencement Certificate/Building permit is granted on the following conditions:-

...land vacated in consequence of the endorsement of the set back line/road ...line shall form part of the public street.

...that no new building or part thereof shall be occupied or allowed to be occupied ...or permitted to be used by any person until occupation permission has been

...The commencement certificate/development permission shall remain valid for one ...commencing from the date of its issue.

This permission does not entitle you to develop land which does not vest in you

This Commencement Certificate is renewable every year but such extended ...shall be in no case exceed three years provided further that such lapse shall not be ...subsequent application for fresh permission under section 44 of the Maharashtra ...& Town Planning Act., 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater ...Mumbai if:

(a) The Development work in respect of which permission is granted under ...certificate is not carried out or the use thereof is not in accordance with the ...sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the ...restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened ...not complied with

...2/-

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... The Municipal Commissioner for Greater Mumbai is satisfied that ... obtained by the applicant through fraud or misrepresentation and the ... and every person deriving title through or under him in such an even ... deemed to have carried out the development work in contravention of ... 42 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

The conditions of this certificate shall be binding not only on the applicant ... his heirs, executors, assignees, administrators and successors and every ... deriving title through or under him.

The Municipal Commissioner has appointed Shri P. N. Watve ..., Asst. Executive Engineer to exercise his powers and functions ... Planning Authority under section 45 of the said Act.

The C.C. is valid upto ~~19 FEB 2005~~.

C.C. upto plinth

29 SEP 2004

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

...upto 1st floor

Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)
Executive Engineer, Building Proposals
(Eastern Suburbs)
FOR

...6042 /BPES/AN 17 JAN 2005

...up to 3rd floor as per amended plans dt. 3/12/2004

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

Assistant Engineer Building Proposals 5/1/05
Eastern Suburbs (L & N Ward)

...6092/BPES/AN
...8 FEB 2005

****

Full C.C. as per approved plans dt. 3/12/2004.

Assistant Engineer Building Proposals
Eastern Suburbs (L & N Ward)

मालमत्ता पत्रक

जिल्हा -- मुंबई उपनगर जिल्हा

तालुका/न.भू.मा.का. -- घाटकोपर

धारणाधिकार

क्र.

कोणतीही भाकार

Shevkabai w/o Jamnadas Mavji Gheewala

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२००१

	खंड क्रमांक	नवीन धारक (धा) / पट्टेदार (प) किंवा भार (भा)	साक्षांकन
	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	

घाटकोपर

मुंबई उपनगर जिल्हा

ख़री नक्कल

अर्ज आल्याची तारीख

नक्कल तयार तारीख

तयार करणार

तपासणी करणार

नक्कल दिल्याची तारीख

खरी प्रत

नगर भूमापन अधिकारी घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उतान्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद

23-2 चौरस मीटर (अक्षरात) तेवीस पूर्णांक दोन दशांश मात्र चौरस मीटर

वर उल्लेख केल्याप्रमाणे ज.न मिळकतीचा मिळकत पत्रिकेच्या नमूद केलेल्या क्षेत्रात ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी घाटकोपर.

मालमत्ता पत्रक

गावाचे [illegible] तालुका/न.भू.मा.का. -- घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

सीटी नं.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
[illegible]	[illegible]	सि.स.नं.४१३५ पहा.

—

[Dewkabai wd/o Jamnadas Mavji Gheewala]

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—

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दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
	As per R of R by purchase.	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	[illegible]
	[illegible] अन्वये [illegible]			
	सि.स.नं.४१३५ प्रमाणे.			[illegible] घाटकोपर

खरी नक्कल -

घाटकोपर
मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख 7/5/07
नक्कल तयार तारीख 7/5/07
तयार करणार [illegible]
तपासणी करणार [illegible] 7/5/2007
नक्कल दिल्याची तारीख 9/5/07

खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद [illegible] 20.3 चौरस मीटर (आकड्यात) म्हणजे वीस पूर्णांक तीन (दशांश) मात्र चौरस मीटर (अक्षरी) [illegible] एकत्रीकरण केलेले आहे [illegible]

वर उल्लेख केल्याप्रमाणे [illegible] मिळकतीच्या मिळकत अभिलेखाचा ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

[illegible] तालुका/न. भू. मा. का. -- घाटकोपर   जिल्हा -- मुंबई उपनगर जिल्हा

शीट नं.	भूमापन क्रमांक	क्षेत्र	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
६०९	४९.१		क	सि.स.नं.४९१५ प्रमाणे

—

[illegible]bai w/o Jamnadas Mavji Gheewala]

११९८ [illegible]

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व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
As per R of R by purchase.	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	[illegible] न.भू.अ. घाटकोपर
[illegible] १९५६ [illegible] बाजार [illegible] मा.ज.म.रा [illegible] कलमानुसार [illegible] आकाराचे रुपांतर केले.			[illegible] न.भू.अ. घाटकोपर
सि.स.नं.४९१५ प्रमाणे.			[illegible] न.भू.अ. घाटकोपर

घाटकोपर
मुंबई उपनगर जिल्हा

ढर्ग नवमत -

अर्ज आल्याची तारीख ..२१/५/०२..
नक्कल तयार तारीख ..२१/५/०२..
तयार करणार ..[illegible]..
तपासणी करणार ..[illegible] २१/५/२००२
नक्कल दिल्याची तारीख ..[illegible] २३/५/०२

खरी प्रत

[signature] २०१५

(स) नगर भूमापन अधिकारी
घाटकोपर

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद [illegible] ..६१.९.. चौरस मीटर (आकड्यात) [illegible] एकोणपन्नास पूर्णांक नऊ दशांश मात्र चौरस मीटर (अक्षरी) [illegible] करून पडताळणी केलेले असून ते बरोबर आहे.

वर उल्लेख केल्याप्रमाणे या मिळकतीच्या मिळकत पत्रिकेच्या ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

[signature] २०१५

(स) नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

तालुका/न.भू.मा.का. -- घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

धारणाधिकार

मि.न.नं.४२९१० पान

Ruxmanibai w/o Jamnadas Mavji Gherwala

११९८६ २५

१००१

		(H) Prafulchandra Sundarji M.G. Sundarji Velji.	

मि.स.नं.४२९१० प्रमाणे

घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख ७/५/०२

नक्कल तयार तारीख ७/५/०२

तयार करणार

तपासणी करणार

नक्कल दिल्याची तारीख ९/५/०२

खरी प्रत

नगर भूमापन अधिकारी घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या अताच्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद ... चौरस मीटर (आकड्यात) (अक्षरी) ... चौरस मीटर मात्र ...

वर उल्लेख केलेल्या मिळकतीच्या मिळकत पत्रिकेची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी घाटकोपर.

मालमत्ता पत्रक

गावठाण/पेठ घाटकोपर किरोळ | तालुका/न.भू.मा.का. -- घाटकोपर | जिल्हा -- मुंबई उपनगर जिल्हा

सि.टी.स. क्र.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेरतपासणीची नियत वेळ
[५२३] १८८	क	सि.स.न.४९३५ प्रमा.

..

[Dewkabai wd/o Jamnadas Mavji Gheewala]

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दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
	As per R of R by purchase	..	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	
	म. ज. म. अ. १९६६ च्या कलम ... म. ज. म. अ. १९६८ अंतर्गतकायदेशी कायद्यानुसार व मा.जि.अ.यांचे ... कायद्यानुसार ... रुपांतर केले.			
	सि.स.न.४९३५ प्रमाणे.			

घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख १७/५/०२
नक्कल तयार तारीख १७/५/०२
तयार करणार [signature]
तपासणी करणार [signature] २१/५/०२
नक्कल दिल्याची तारीख २३/५/०२

खरी प्रत

[signature]

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद ... ८८.८ ... चौरस मीटर (आकड्यात) ... दशांश ... चौरस मीटर (अक्षरी) ... क्षेत्र ...

वर उल्लेख केलेल्या ... मिळकत पत्रिकेची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रास सुरवातीपासून आजतागायत कोणताही बदल झालेला नाही.

[signature]

नगर भूमापन अधिकारी.
घाटकोपर.

मालमत्ता पत्रक

... घाटकोपर कि-)8 — तालुका/न.भु.मा.का. -- घाटकोपर — जिल्हा -- मुंबई उपनगर जिल्हा

	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि (त्याच्या फेर तपासणीची नियत वेळ)
	[५४.७] ४५८	क	४१३५ रुप.
	-		
	[Dewkabai wd/o Jamnadas Mavji Gheewala.]		
	•		
	•		
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	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
	As per R of R by purchase.	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	२४/०८/१९... न.भू.अ. घाटकोपर
	मा. ज. च्या १९५६ च्या वजन मापाचे कायद्यानुसार म. रा. अ. च्या १९५८ अंमलबजावणी कायद्यानुसार व मा.रा.च्या नाणे संबंधी कायद्यानुसार क्षेत्र आकडयांचे रुपांतर केले.			०६/... न.भू.अ. घाटकोपर
	वि.क्र.नं.४१३५ प्रमाणे.			२३/०८/१९... न.भू.अ. घाटकोपर

... - खरी नक्कल -

घाटकोपर
मुंबई उपनगर जिल्हा

...... अर्ज आल्याची तारीख ..9/3/1..
...... नक्कल तयार तारीख ..9/3/1..
...... तयार करणार ..
...... तपासणी करणार ..
...... नक्कल दिल्याची तारीख ..

खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप---ही नक्कल ... अभिलेखातील मिळकत पत्रिकेच्या ... आहे व या मिळकतीचे त्यामध्ये नमूद ... क्षेत्र .... चौरस मीटर (आकड्यात) ... चौरस मीटर (अक्षरी) हे मूळ अभिलेखाप्रमाणे पडताळणी केलेले असून ते बरोबर आहे.

वर उल्लेख केल्याप्रमाणे ... मिळकतीच्या मिळकत पत्रिकेची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात दुरुस्तीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर. (फान नं.-- 1

नगर भूमापन अधिकारी घाटकोपर (seal)
SEAL OF THE SUB REGISTRAR KURLA ... MUMBAI SUBURBAN DIST (BANDRA) (seal)
दुय्यम निबंधक कुर्ला ...
११५५ २०
२००९

मालमत्ता पत्रक

गावठाण/पेठ/ किरोळ तालुका/न.भू.मा.का. -- घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

क्षेत्र क्र.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील
[१२५] ५६.४	क	४१३५ चा.

[Dewkabai wd/o Jamnadas Mavji Gharwala]		
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व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
As per R of R by purchase.	--	(H) Prafulchandra Sundarji MG. Sundarji Velji.	
म. ज. म. १९६६ च्या कलम मधील तरतुदीनुसार म. न. म. च्या १९६८ अंमलबजावणी कायद्यानुसार व भा.ज.म्हा यांचे संबंधित कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			
चि.क्र.न.४१३५ प्रमाणे.			घाटकोपर

घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख 7/5/02
नक्कल तयार तारीख 7/5/02
तयार करणार सगुणाक
तपासणी करणार
नक्कल दिल्याची तारीख 13/5/02

खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या ... प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद ... २५०.२ ... चौरस मीटर (आकड्यात) ... पाचशे पंचावन्न पूर्णांक दोन दशांश मात्र चौरस मीटर ...

वर उल्लेख ... मिळकत पत्रिकेच्या ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रास सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

किरोळ — तालुका/न.भू.मा.का. -- घाटकोपर — जिल्हा -- मुंबई उपनगर जिल्हा

सि.टी.स.नं.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील
[४.(] २८.५	क	सि.स.नं.४९३५ प्रमाणे

...

[Dewkabai wd/o Jamnadas Mavji Gheewala]

११९८८ ३५

२००१

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
	As per R of R by purchase	..	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	
	म. ज. म. अ. १९६६ च्या कलम ... अंमलबजावणी ... आकाराचे रूपांतर केले.			
	सि.स.नं.४९३५ प्रमाणे.			

घाटकोपर
मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख ... ७/५/०२
नक्कल तयार तारीख ... ७/५/०२
तयार करणार ...
तपासणी करणार ...
नक्कल दिल्याची तारीख ... ९३/५/०२
खरी प्रत
नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद ... २८.५ ... चौरस मीटर (अक्षरात) अठ्ठावीस पूर्णांक पाच दशांश मात्र चौरस मीटर ...

वर उल्लेख केलेल्या ... मिळकतीच्या मिळकत पत्रिकेवरून ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या नोंदीत मुदतीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

गाव .. घाटकोपर किरोळ | तालुका/न.भू.मा.का. -- [illegible] | जिल्हा .. मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
५७४३	[८८] ३२.५	क	सि.स.नं.४९३५ पहा.

सुविधाधिकार ..

हक्काचा मूळ धारक [Dewkabai wd/o Jamnadas Mavji Gheewala]

पट्टेदार .

इतर भार .

इतर शेरे .

9908 .23

2009

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१२/१/१९६२	As per R of R by purchase.	..	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	१४/८१/१९६२ न.भू.अ. घाटकोपर
१०/७/१९६९	मा. ज. म्हा १९६६ च्या कलम प्रमाणे कायद्यान्वये न. भू. अ. व. १९५८ अन्वये पारित कायद्यानुसार व मा.ज.म्हा चारे संबंधी कायद्यानुसार संव अक्षराचे रुपांतर केले.			[illegible]
२०/६/१९६९	सि.स.नं.४९३५ प्रमाणे.			२३/०८/१९६९ न.भू.अ. घाटकोपर

[illegible] | खरी नक्कल •

घाटकोपर
मुंबई उपनगर जिल्हा

अर्ज :१२/४/०२ अर्ज आल्याची तारीख २/५/०२
[illegible] ६०-०० नक्कल तयार तारीख २/५/०२
[illegible] अधिकार ...... तयार करणार सांगळे
[illegible] शुल्क .... तपासणी करणार [illegible]
शुल्क ....२०-०० ८२-०० नक्कल दिल्याची तारीख ३/५/०२
शुल्क ....

खरी प्रत

(-) नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद [illegible] ३२.५ चौरस मीटर (आकड्यांत) (अक्षरी बत्तीस पूर्णांक पाच दशांश मात्र) चौरस मीटर [illegible]

वर उल्लेख [illegible] मिळकत पत्रिकेची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रास सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

(-) नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

... -- घाटकोपर किरोळ   तालुका/न.भू.मा.का. -- घाटकोपर   जिल्हा -- मुंबई उपनगर जिल्हा

	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
	[३०.५] १७.२	क	सि.स.नं.४९३५ पहा.
	--		
	[Dewkabai wd/o Jamnadas Mavji Gheewala]		
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दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
...१९६९	As per R of R by purchase.	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	
...१९९९	म. ज. म. १९६६ च्या कलम ... न. भू. म. १९६६ ... अधिनियमाप्रमाणे ... आकारात रुपांतर केले.			
...१९९९	सि.स.नं.४९३५ प्रमाणे.			

... कर्ता -   खरी नक्कल -   घाटकोपर
मुंबई उपनगर जिल्हा

...०१०७ अर्ज आल्याची तारीख ...०७
...४०.०० नक्कल तयार तारीख ...०७
... तयार करणार ...
... तपासणी करणार ...
... २.०० नक्कल दिल्याची तारीख ...
... ४२.०० ९३१४१०...
.... खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद ... ९.५०३ ... चौरस मीटर (आकड्यात) ... चौरस मीटर (...) ... आहे.

वर उल्लेख केल्याप्रमाणे सदर मिळकतीच्या मिळकत पत्रिकेवरून ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात सुरवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी,
घाटकोपर.

मालमत्ता पत्रक

घाटकोपर किरोळ | तालुका/न.भू.मा.का. -- घाटकोपर | जिल्हा -- मुंबई उपनगर जिल्हा

	शेट क्र.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ
	७०३ / १६८	क	सि.स.नं.४११५ प्रा.

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[Dewkabai wd/o Jamnadas Mavji Gheewala]

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दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
...१९९१	As per R of R by purchase.	--	(H) Prafulchandra Sundarji M.G. Sundarji Velji.	
...१९९१	म. ज. म. १९६६ च्या कलम ..... १६८ ..... अंश आकाराचे रुपांतर केले.			..../११/१९९१ न.भू.अ. घाटकोपर
...१९९१	वि.स.नं.४११५ प्रमाणे.			२२/०८/१९.. न.भू.अ. घाटकोपर

..... सही नक्कल -

घाटकोपर
मुंबई उपनगर जिल्हा

...अर्ज आल्याची तारीख ......
...नक्कल तयार तारीख ......
...तयार करणार ......
...तपासणी करणार ......
...नक्कल दिल्याची तारीख ......
खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद केलेले क्षेत्र ...... चौरस मीटर (आकारपात) ...... चौरस मीटर (...) ...... आहे.

वर उल्लेख केल्याप्रमाणे या मिळकतीच्या ...... ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या ...... सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

घाटकोपर किरोळ तालुका/न.भू.मा.का. -- घाटकोपर जिल्हा -- मुंबई उपनगर जिल्हा

शीट नं.	धारणाधिकार	
[illegible] १५८	क	[illegible]

...

[Devkabai wife of Jamnadas Mavji Ghewala]

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दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
[illegible]	As per R of R by purchase.	..	(H) Prafulchandra Sundarji MG. Sundarji Velji.	[illegible] न.भू.अ. घाटकोपर
[illegible]	[illegible]			[illegible] न.भू.अ. घाटकोपर
[illegible]	[illegible]			[illegible] न.भू.अ. घाटकोपर

घाटकोपर

मुंबई उपनगर जिल्हा

अर्ज आल्याची तारीख [illegible]
नक्कल तयार तारीख [illegible]
तयार करणार [illegible]
तपासणी करणार [illegible]
नक्कल दिल्याची तारीख [illegible]
खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

टिप.—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद केलेले क्षेत्र ...१६१८... चौरस मीटर (अक्षरी) [illegible] चौरस मीटर (अक्षरी) हे पृष्ठ अभिलेखावरून [illegible] बरोबर आहे.

वर उल्लेख केल्याप्रमाणे ह्या मिळकतीच्या मिळकत अभिलेखाची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या क्षेत्रात सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

मालमत्ता पत्रक

[illegible] -- घाटकोपर किरोळ   तालुका/न. भू. मा. का. -- घाटकोपर   जिल्हा -- मुंबई उपनगर जिल्हा

[illegible]	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या आकारणीचा किंवा भाड्याचा (तपशील आणि त्याचा फेर तपासणीची नियत वेळ)
[illegible]	[१४८१३] १२३८.४	क	बि.स.नं.४९३५ प्रमाणे.
[illegible]	-		
[illegible] मूळ धारक	[Dewkabai wd/o Jamnadas Mawji Gheewala.]		
[illegible]	-		
[illegible]	-		
[illegible]	-		

दिनांक	व्यवहार	खंड क्रमांक	नवीन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षांकन
१३/२/१९६१	As per R of R by purchase.	--	(H) Prafulchandra Sundarji MG. Sundarji Velji.	१४/०३/१९६२ न.भू.अ. घाटकोपर
२६/५/१९६९	म. ज. म. १९६६ च्या कलम [illegible] म. रा. श. च्या १९५८ [illegible] कायद्यानुसार व म.ज.च्या नावे [illegible] कायद्यानुसार क्षेत्र आकाराचे रूपांतर केले.			[illegible]/१९६९ न.भू.अ. घाटकोपर
२०/६/१९६९	बि.स.नं.४९३५ प्रमाणे.			२३/०६/१९६९ न.भू.अ. घाटकोपर

THE SEAL OF THE SUB REGISTRAR KURLA-1 MUMBAI SUBURBAN DIST (BANDRA)

[illegible] -   खरी नक्कल -

घाटकोपर
मुंबई उपनगर जिल्हा

[illegible] अर्ज आल्याची तारीख ९३/५/[illegible]
[illegible] नक्कल तयार तारीख ९३/५/[illegible]
[illegible] तयार करणार [illegible]
[illegible] तपासणी करणार [illegible] ९३/५/२००२
[illegible] नक्कल दिल्याची तारीख २५/५/०२
खरी प्रत

नगर भूमापन अधिकारी
घाटकोपर.

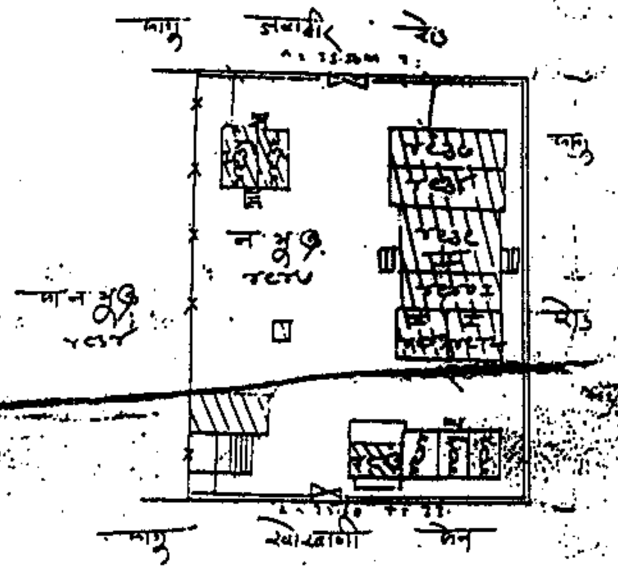
[illegible].—ही या कार्यालयाचे अभिलेखातील मिळकत पत्रिकेच्या उताऱ्याची सत्य प्रतिलिपी आहे व या मिळकतीचे त्यामध्ये नमूद केलेले क्षेत्र [illegible] चौरस मीटर (अक्षरी) एकूण बारा हजार तीनशे अठ्ठेचाळीस पूर्णांक चार दशांश चौरस मीटर (अक्षरी) हे मूळ अभिलेखाबरोबर तपासणी केलेले असून बरोबर आहे.

वर उल्लेख केल्याप्रमाणे या मिळकतीच्या मिळकत पत्रिकेची ही प्रमाणित प्रत देण्यात आली आहे त्यामध्ये नमूद केलेल्या [illegible] सुरुवातीपासून आजतागायत कोणताही बदल झालेला नाही.

नगर भूमापन अधिकारी
घाटकोपर.

अर्जदार श्री [illegible] यांनी दि. ११।६।२००२ च्या अर्जान्वये मौजे घाटकोपर - किरोळ येथील न.भू.क्र. २८३४ ते २८८०च्या नकाशाची पुनर्विलोकन [illegible] क्र. [illegible] प्रमाणे [illegible]
[illegible] नकाशाची नक्कल आहे

बदर - १ | 25
११९८६
२००९



टिप: पुनर्विलोकन [illegible] न.भू.क्र. २८८० मध्ये [illegible] प्रमाणे [illegible] नाही.

अर्ज क्रमांक १३५७/०२ अर्ज मागणी तारीख ११।६।०२
नकाशाचे मूल्य ६५०=०० नकाशा तयार तारीख ११।६।०२
तपासणी फी [illegible] तयार करणार [illegible]
तपासणी मूल्य ... तपासणी करणार ...
कागद मूल्य २=०० नकाशा दिल्याची तारीख १३।६।०२
एकूण मूल्य ६५२=००

सही [illegible]

नगर भूमापन अधिकारी
घाटकोपर.

प्रमाण १:५००

नगर भूमापन अधिकारी घाटकोपर
THE SEAL OF THE [illegible] MUMBAI SUBURBAN DIST (BANDRA)
मुंबई उपनगर जिल्हा

भारतीय गैर न्यायिक

एक सौ रुपये **Rs. 100**

रु. 100 ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL 008392

...al Stamp Office, Mumbai

महाराष्ट्र MAHARASHTRA

CK 524818

16 DEC 2009

- 9 DEC 2009

Proper Officer

SHRI. K. R. MADGE

परवाना धारक मुद्रांक विक्रेता

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I Nitin Kumar, Director of Matin Exim Private Limited, an Indian Inhabitant do hereby nominate, constitute and appoint Shri Sanjay Agarwal, General Manager through this Special Power of Attorney to be my true and lawful attorney to do the following acts, deeds, matters and things and execute the following powers in respect of transfer of said Unit No. 3, **PLATINUM,** situated at Final Plot No. 01, T.P.S. Scheme No. 1, Jawahar Road, Opp. Ghatkopar Station, Ghatkopar (E), Mumbai-400 077, that is to say:

NO
NO
ON

1. To sign, execute such agreement, documents, transfer forms, applications, any other papers or letters by which right in the said Unit No. 3, in **PLATINUM** Building, situated at Final Plot No. 01, T.P.S. Scheme No. 1, Jawahar Road, Opp. Ghatkopar Station, Ghatkopar (E), Mumbai 400 077, is transferred in the name of Matin Exim Private Limited (hereinafter called "the Purchaser")

2. To do all such acts, sign Papers, documents for effecting transfer of electric meter in the name of Purchaser.

99ex — 30

2009

3. To appear in person and to represent me before any authorities in respect of transfer of the said unit or registration of the said documents before sub-registrar of assurances in respect of the said unit.

4. To do all such acts, sign, execute, deliver or cause to deliver all such documents, papers, letters or any other papers in connection with transfer of peaceful and vacant possession of the above said unit in favour of the Purchaser.

5. To act, argue and represent me before the Superintendent of Stamps with regards to matters incidental to Stamp Duty.

6. To represent on my behalf before the Builders and / or Ad hoc committee.

7. **THIS POWER OF ATTORNEY** shall be irrevocable and I hereby agree to ratify whatever is done or caused to be done by the said attorney on my behalf by virtue of this power hereby given.

IN WITNESS WHEREOF we hereby set our hand and seal this 17th day of December 2009.

SIGNED AND DELIVERED by the	)	
Withnnamed	)	**FOR MATIN EXIM PRIVATE LIMITED**
Nitin Kumar	)	
(Director of Matin Exim Private Limited)	)	**DIRECTOR**

In the presence of Nimit Lohia.)

Nimit Lohia.

I ACCEPT

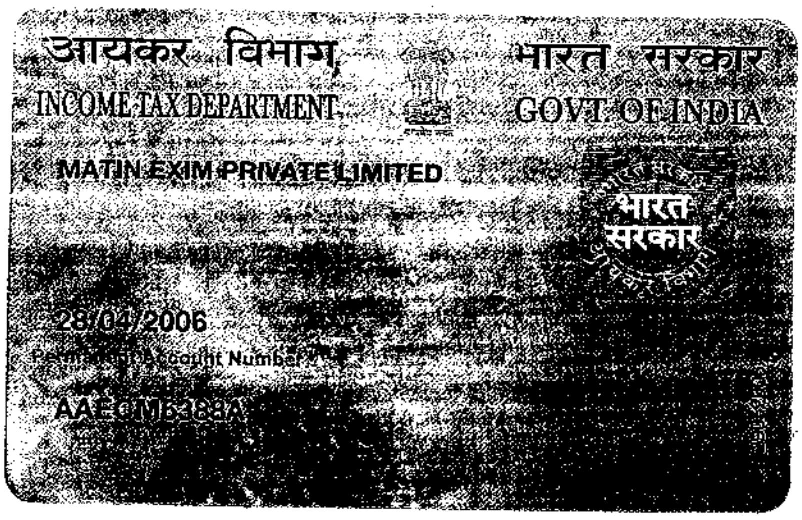
(Sanjay Agarwal)

BEFORE ME

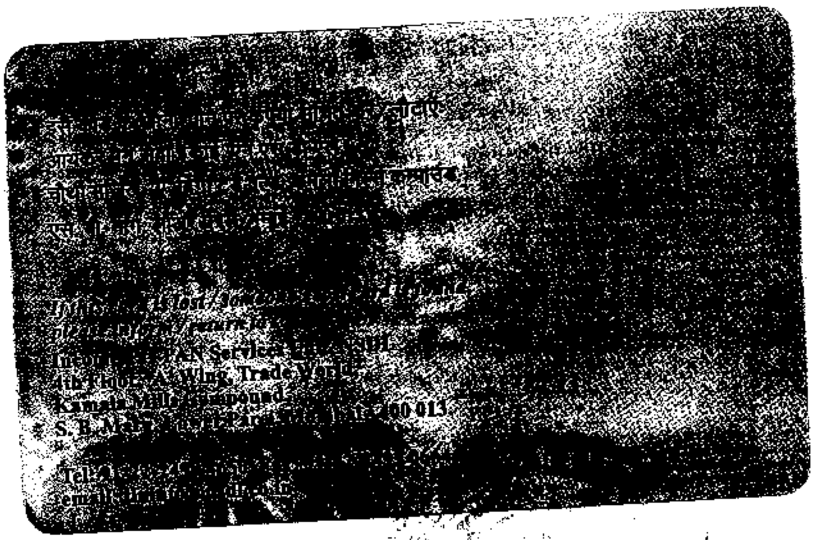
NOTARY 17/12/09

NOTED IN THE NOTORIAL REGISTER ON Page 12 Sr No. 89

NARENDRA C. PATEL
NOTARY
For The State of Maharashtra


आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA
MATIN EXIM PRIVATE LIMITED
28/04/2006
Permanent Account Number
AAECM6388A

११९८४ ३१
२००९



आयकर विभाग — भारत सरकार

INCOME TAX DEPARTMENT — GOVT. OF INDIA

SAMPAT CHANDULAL SHAMJI

SHAMJI THAKERSI SAMPAT

20/03/[illegible]

Permanent Account Number

BIVPS[illegible]

Signature

THE UNION OF INDIA

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH03 20080031842 — DOI : 01-12-1988

Valid Till : 29-10-2016 (NT) — DLD 11-12-2008

FORM 7 RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA

COV	DOI
MCWG	01-12-1988
LMV	02-08-1993

DOB : 30-10-1970 BG :

Name RAJESH SAMPAT

S/D/W of: CHANDULAL SAMPAT

Add :10 YASHODA NIWAS, RAJAWADI ROAD, VIDYA VIHAR, MUMBAI

PIN :400077

Signature & ID of Issuing Authority: MH03 2008274

Signature/Thumb Impression of Holder

વદર-૩	
૭૨૮૫	33
૨૦૦૯	

OF THE SUB REGISTRAR
DIST BARODA

18/12/2009 **दुय्यम निबंधकः**

12:31:41 pm कुर्ला 1 (कुर्ला)

दस्त गोषवारा भाग-1

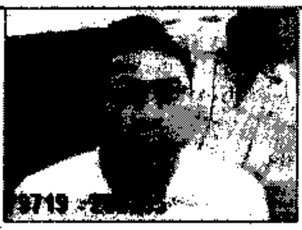
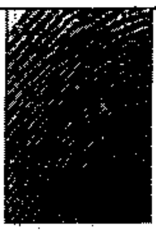
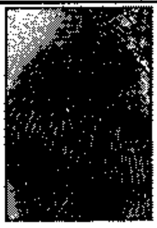
वदर3

दस्त क्र 11986/2009

~~36~~ 38

दस्त क्रमांक : 11986/2009

दस्ताचा प्रकार : **अभिहस्तांतरणपत्र**

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नावः मेसर्स मेटीन एक्झीम प्रा लि तर्फे संचालक नितीन कुमार तर्फे मुखत्यार जनरल मॅनेजर संजय अगरवाल - - पत्ताः घर/फ्लॅट नं: 701, एम्बेसी सेंटर, नरीमन पॉईट मुं 21 गल्ली/रस्ताः - ईमारतीचे नावः -	लिहून घेणार वय 44 सही		
2	नावः जयेश सी रुपारेल - - पत्ताः घर/फ्लॅट नं: , बी 1, वल्लभ विहार , एम जी रोड ,घाटकोपर पु मुं 77 गल्ली/रस्ताः - ईमारतीचे नावः - ईमारत नं: - पेठ/वसाहतः - शहर/गावः- तालुकाः - पिनः - पॅन न	लिहून देणार वय 50 सही		

दस्तऐवज करुन देणार तथाकथीत [अभिहस्तांतरणपत्र] दस्तऐवज करुन दिल्याचे कबूल करतात.

DSUMRY:079719SR369 Prepared on: 18/12/2009 12:31:42

दस्त गोषवारा भाग - 2

वदर3
दस्त क्रमांक (11986/2009)
३४

दस्त क्र. [वदर3-11986-2009] चा गोषवारा
बाजार मुल्य :3931620 मोबदला 5500000 भरलेले मुद्रांक शुल्क : 275000

दस्त हजर केल्याचा दिनांक :18/12/2009 12:27 PM
निष्पादनाचा दिनांक : 15/12/2009
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 18/12/2009 12:27 PM
शिक्का क्र. 2 ची वेळ : (फ़ी) 18/12/2009 12:31 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 18/12/2009 12:31 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 18/12/2009 12:31 PM

दस्त नोंद केल्याचा दिनांक : 18/12/2009 12:31 [illegible]

पावती क्र.:12330 दिनांक:18/12/2009
पावतीचे वर्णन
नांव: मेसर्स मेटीन एक्झीम प्रा लि तर्फे संचालक नितीन कुमार तर्फे मुखत्यार जनरल मॅनेजर संजय अगरवाल - -

30000 :नोंदणी फी
740 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

30740: एकूण

दु. निबंधकाची सही, कुर्ला 1 (कुर्ला)

ओळख :
खालील इसम असे निवेदीत करतात की, [illegible] व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) राजेश संपत- - ,घर/फ़्लॅट नं: 10-य[illegible]दा निवास [illegible]टकोपर पू[illegible] 77
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
2) महेश लालचंदानी- - ,घर/फ़्लॅट नं: वरो[illegible]
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -

दु. निबंधकाची सही
कुर्ला 1 (कुर्ला)

****

The ______Day of JULY 2009

****

BETWEEN

SHRI JAYESH C. RUPAREL

AND

M/S. MATIN EXIM PRIVATE LIMITED.,
Through Its General Manager
SHRI SANJAY AGARWAL

1251

DEED OF TRANSFER