Friday, July 30, 2010 3:29:55 pm

पावती

Original

पावती क. : 9288 दिनांक : 30/07/2010

गावाचे नांव : माझगाव

दस्तरेवजाचा अनुक्रमांक : बबई3 - 7939 - 2010

दस्त ऐवजाचा प्रकार

: करारनामा

सादर करणा-याचे नाव : प्रशांत अशोक शाह

नॉदणी फी

₹.30,000.00

दस्त हाताळणी फी

₹.300.00

पृष्ठांची संख्या : 15

# DEVIVENED

एकुण रु.30,300.00

आपणास हा दस्त अंदाजे 3:49PM ह्या चेळेस मिळेल

सह दुर्यस तिबंधन

बाजार मुल्य : रु.4,049,409/-

मोबदला : मुंलकुं०साहर ने, र

भरलेले मुद्राक शुल्क : रु.190,600/-

- 1) देयकाचा प्रकार :By Demand Draft रक्कम: रु.30,000 डीडी/ धनादेश क्रमांक :310185 दिनांक :20/07/2010 बैंकेचे नाव व पता :आंधा बँक मुं
- 2) देयकाचा प्रकार :By Cash रक्कम: रु.300

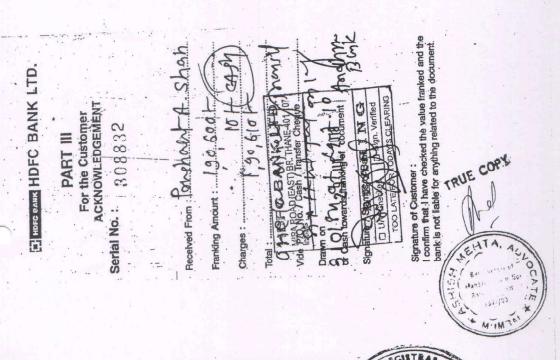
DEMIVENED



Authorised Signatory
For HDFC BANK LTD.

H.D.F.C. Bank Ltd., Asmita Ascon AcresI, Opp Asmita House, Mira Road (E) Mumbai (W)-401 107. D-5/STP(V)/C.R.1010/12/ 2005/1500-1503

TUDUSANA STAMP DUTY MAHARASHTRA



## SALE DEED

This Sale Deed is made and entered into at Mumbai on this

Smt. Ramilaben Premchand Shah residing at Flat No.30, 3 Floor with Sanders Co-Operative Housing Society Ltd., 16, Hansraj Lane, Bl. Lta (East), Mumbar 1027 (hereinafter referred to as the "Vendor" which expression shall, unless it be repugnant to its context or meaning thereof, be deemed in the neirs executors and administrators) of the FIRST PART; and

2. Shri Prashant Ashok Shah and Smt. Teena Prashant Shah residing at 110, 1<sup>st</sup> Floor, Shubh Sandesh Co-Operative Housing Society Ltd., 16, Hansraj Lane, Byculla (East), Mumbai – 400 027 (hereinafter referred to as the "Purchasers" which expression shall, unless it be repugnant to its context or meaning thereof, be deemed to include their respective heirs, executors, administrators and assigns) of the SECOND PART.

SECOND PART.

T.P. Shal

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### WHEREAS:

- 1. The Vendor has acquired premises on what is popularly known as "Ownership Basis" being flat no. 303, 3<sup>rd</sup> Floor, Shubh Sandesh Co-Operative Housing Society Ltd., 16, Hansraj Lane, Byculla (East), Mumbai 400 027 in The Shubh Sandesh Co-Operative Housing Society Ltd., (hereinafter referred to as the "said Premises" and more particularly described in the Schedule hereunder written); and
- 2. The Vendor is in possession of the said Premises admeasuring approximately 570 sq. ft. carpet (63.57 sq. m. built up); and

3. The Vendor is member of the Shubh Sandesh Co-operative Housing Society Liquid Copy having Registration No.MUM/W (E) HSG (TC)/8142 of 1999 dated 04.11.1999 and are holding 5 fully paid up shares of Rs.50/- each of the said society numbered 131 to 135 recorded in the Share Certificate No.127 issued by the said society; and

4. As such member holder of the said shares the Vendor has the Co-operative ownership right in the said premises; and

5. The Vendor has agreed to sell her aforesaid ownership right, title expension premises and the said shares to the Purchasers for a consider Rs.41,60,000/- (Rupees Forty One Lacs Sixty Thousand One) and other chexpenses as payable by the parties hereto as provided here named and

for confirming the sale and transfer of the rights, title and intrest in the said Preplice and the shares and deposits referred to hereinabove.

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED DECLARED CONFIRMED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendor hereby transfers and assigns all her rights, title and interest in the said premises and the said shares/society deposits and the benefits accrued or to be accrued as member of the said society to the Purchasers and the Purchasers hereby purchase and acquire the said 5 fully paid up shares of the face value of Rs.50/- each of the said society numbered from 131 to 135 (both inclusive) recorded in the share certificate no.127 issued by the society (hereinafter referred to as "the said shares") alongwith the occupancy right, title and interest and all benefits accrued or to be accrued as members of the society and interest thereto of the Vendor in the said premises at or for the price of Rs.41,60,000/- (Rupees Forty One Sixty Thousand Only)

२म्सा जन प्रमाध्या

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2. The payment of the purchase price of Rs.41,60,000/- (Rupees Forty One Lacs Sixty Thousand Only) is done as follows & the payment of which the Vendor hereby admit & acknowledge.

Paid by	Date	Amount	Chq/DD No.	Bank & Branch
	30.04.2010	6,00,000/-	531221	
Prashant Shah	20.05.2010	5,00,000/-	531223	
Frasilalit Silali	22.06.2010	4,00,000/-	985021	
	19.07.2010	8,60,000/-	985024	Andhra Bank
	30.04.2010	4,00,000/-	997510	Opera House Branch
Teena Shah	20.05.2010	10,00,000/-	997511	
	22.06.2010	4,00,000/-	997513	
		41,60,000/-		

- 3. The Vendor hereby declares that she has not entered into any other agreement, contract or writing for sale of the said shares & premises or any part thereof with any other person or persons or a party or body nor has she done any other act deed, matter or thing creating any liability nor has she encumbered or charged her rights, title and interest in any manner of whatsoever nature in respect of the said premises or any part thereof or the said shares or any of them.
- 4. The Vendor hereby declares that she is absolutely entitled to the rights in the said shares and the beneficial interest in the said premises and that she is the sole and absolute owner thereof and she is entitled to deal with or dispose off the said manner and that she is in no way prohibited from selling, transferring or as group the said shares and/or their rights, title and interest in the said provides in any manner and that the same are marketable and save as aforesal and free in all encumbrances and claims by way of sale, exchange, mortgage, but trust, in the sance, possession, lease, tenancy, maintenance, license, lien, charge, and then, attachment of any Income Tax or any other authority or otherwise howsoever.
- The Vendor will keep indemnified the Purchasers from and against all losses, damages, claim, demands, suits, actions, proceedings, costs, charges and expenses that may be claimed, made, taken or suffered by the Purchasers by reason of non-payment by the Vendor of any such liabilities whatsoever (and/or non-observance or non-performance upto the date hereof of the Rules and Regulations and Bye-Laws of the society by the Vendor) that may be made or taken at anytime hereafter by any one in respect of the said shares and/or the said premises.
- The Vendor is in exclusive use and occupation of the said premises and no one else is in use and/or occupation of the said premises in any manner whatsoever.

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1995 - 1 10eze / 3 2090 T.P.Slel

- The Vendor has made a nomination in respect of the said premises & the said shares.
   The said nomination, If any, stands revoked.
- 8. The Vendor and the Purchasers hereby agree that from the date of possession, all outgoings in respect of the said premises shall be borne and paid by the Purchasers herein for the period thereafter and relating thereto and the Vendor shall not be liable and/or responsible for the same as and from the said date. The Vendor has paid all arrears of outgoings and charges as payable by them to the society, B.E.S.T., Telephone Bills, etc. up to the date of the possession.
- 9. The Purchasers declare that they have gone through the Rules and Regulations and the Bye-Laws of the said society and they are fully aware of the terms and conditions of the Bye-Laws of the said society and agree to abide by the same.
- The Vendor declares that she has not committed any breach of the Bye-Laws or Rules and Regulations of said society in any manner whatsoever.
- 11. The Vendor covenant with the Purchasers that the Vendor shall from time to time and at all time whenever called upon by the Purchasers or their Advocate or Attorneys, to do and execute or cause to be done and executed all such deeds and things whatsoever for more perfectly securing the interest of the Purchasers of the Purchasers and for that purpose to stall further deeds, documents, matter, affidavits, plaints, the reses in any legal proceedings pertaining to the said premises.
- 12. The Vendor will not do any act, deed, thing or matter so all of diverse fer jeopardize the interest of the Purchasers under this Agreement therwise at law
- 13. Transfer Charges or any other sum payable to society for effectives translating the said premises in the records of the society and the shares of the society in the name of Purchasers shall be paid & borne by the Vendor and Purchasers equally.
- 14. Stamp duty/Registration Charges as payable are borne and paid by the Purchasers.
- 15. Each party shall bear and pay their own legal adviser's cost if any.
- 16. This agreement is engrossed in duplicate. Original is to be kept by the Purchasers and duplicate copy duly signed shall be kept by the Vendor.

17. This agreement has been executed in Mumbai. The premises is situated at Mumbai, and the payment is made in Mumbai and is subject to jurisdiction of courts of Mumbai only.

रमापाजन क्रियं र था

वगर्ड - ३

T.P. Shal

IN WITNESS WEREOF the parties hereto have hereunto set and subscribed their respective hands the day and the year first herein above written.

## The Schedule referred to above Description of the premises

Premises containing by admeasurements 570 sq.ft. carpet (63.57 sq.m. built-up) area or thereabouts being flat no.303 on 3<sup>rd</sup> Floor, of the building having lift and 7 floors known as Shubh Sandesh (Shubh Sandesh Co-operative Housing Society Ltd.) situated at 16, Hansraj Lane, Byculla (East), Mumbai – 400 027 being at C.S. No.2/384 of Mazgaon Division in the Registration District and Sub-District of Mumbai City. The construction of the society premises pertains to year prior to 1964.

Signed by the withinnamed Vendor  Smt. Ramilaben Premchand Shah  the presence of	ा क्षासल्बर्भमग्रमग्रह
Signed by the withinnamed Purchasers  Shri Prashant Ashok Shah  In the presence of	1 1 P+A2. 1
Signed by the withinnamed Purchasers  Smt. Teena Prashant Shah  In the presence of	P. Shal
TRUE COMP	प्रश्न - ३ एस्डिस् २०१२

### ACKNOWLEDGEMENT

I, Smt. Ramilaben Premchand Shah, the Vendor, do hereby acknowledge and confirm the receipt of the full consideration of Rs.41,60,000/- (Rupees Forty One Lacs Sixty Thousand Only) as under:-

Paid by	Date	Amount	Chq/DD No.	Bank & Branch
	30.04.2010	6,00,000/-	531221	
	20.05.2010	5,00,000/-	531223	
Prashant Shah	22.06.2010	4,00,000/-	985021	
	19.07.2010	8,60,000/-	985024	Andhra Bank
	30.04.2010	4,00,000/-	997510	Opera House Branch
Teena Shah	20.05.2010	10,00,000/-	997511	
reena Shan	22.06.2010	4,00,000/-	997513	
		41,60,000/-		

WITNESS

(1)

(2) (8

Date: 29.07-2010

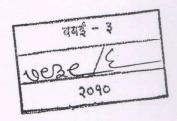
Place: Mumbai

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\*2मासाद्यान्त्रभाद्याः







# with Sandesh Co-op. Housing Society Ltd.

REG.NO.MUM/W (E) (TC) / 8142 OF 1999

16, HANSRAJ LANE, BYCULLA (E), MUMBAL-400 027

Date: 28-05-2010

# TO WHOMSOEVER IT MAY CONCERN

This is to certify that Smt.RAMHABEN PREMCHAND SHAH is the owner/member of flat no. 303,3<sup>rd</sup> floor, Shubh Sandesh Co-Operative Housing Society Ltd, 16 Hansraj Lane, Byculla, Mumbai 400 027. The society has no objection if Smt.RAMILABEN PREMCHAND SHAH Transfers/ sales the said flat. There is no maintenance due on the said flat. The following description of flat no 303 ,3<sup>rd</sup> floor,Shubh Sandesh Co-Op Housing Society Ltd, 16, Hansraj Lane, Byculla, Mumbai 400 027 is as follows.

570 sq/ft carpet Total area of flat

No of floors

Two lifts Lift

1964 Year of Const.

'E' Ward Municipal Ward

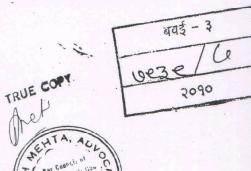
2/384 of Mazgaon Division C.S.number

Thanking You

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HUBH SANDESH CO-OK. HSH, 18TY. LTG Yours Truly

SHAMPANAON SECTEVARYAGE THEASURE



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Certificate No	127	SHARE	CERTIFICATE	Register Folio	_27
				No. of Shares	five *
	Reg. No. 16, HANSRA. AUTHO	Co-operative Sco. MUM/W (E)  J LANE, BY  ORISED CAI  O 10 000 S	HSG (TC)/8142 CULLA, MUI PITAL : Rs. (	Rs. 50/- EACH	**************************************
This is to	certify thu	at Shri	Fremchano	Khubcham Flat No. 303	d Shave.
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is/are the Rec	pisterea How	ters of		to	135
Shares of Ruj	sees Fifty ea	for Co	ob arative		
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subject to the	Bye-laws o	f the said s	Society and	that there has	been pain in
respect of each	ch of such S	hares the s	um of Rupe	es 250/-	
	Given	under the	Common S	eal of the Soci	ety
	this	315+	_ day of_	an 2000.	
			Fo	r and on behalf of	ue cociety LTD
		SHUB	H SANDESH CO	OPERATIVE HOUSI	NG SUCIELY LID.
				Chair	man
		** ** ** ** **	444444	Mana Mana	Gen Secretary  For of the ging Committee
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Certificate No	127

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No. of Shares

(Registered under the Bombay Co-operative Societies Act 1960 (Maharashtra Act, XXIV of 1961) Reg. No. MUM/W (E) HSG (TC)/8142 of 1999 4-11-99 16, HANSRAJ LANE, BYCULLA, MUMBAI-400 027.

AUTHORISED CAPITAL: Rs. 5,00,000 DIVIDED INTO 10,000 SHARES OF Rs. 50/- EACH

This is to	certify that Shr	i Premchand	Khubchand flat No. 303)	Shah.
		C	FRO 140 500)	
is/are the Re	gistered Holders of _	five		
	pees Fifty each numb	iered 131	to13	35
inclusive in S	hubh Sandesh C	o-operative	Housing Soc	ciety Ltd.
subject to the	e Bye-laws of the sai	d Society and t	hat there has b	een paid in
respect of ea	ch of such Shares the	e sum of Rupee	250/-	
	Given under t	he Common Se	al of the Societ	y
	this 31st	day of	an 2000.	_
	SI	For HUBH SANDESH CO-	and on behalf of OPERATIVE HOUSING	SOCIETY LTD
		Sour		an
		9	1200 Hon. Ge	en. Secretary
		GN	N. D Z	r of the ng Committee

# MEMORANDUM OF TRANSFERS

Date	No. of Transfer	To whom Transferred	Register Folio	Segratary's Sign
29-12-03	m.c.meehry A-3	SMT. RAMILABEN, PREMCHAND SHAH	27	REV. JOHN Y
31-10-2010	Mc meetin	Shri Prashont Ashok Shah and Smt. Teena Prashant Shah	27	W. Date
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# बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

तळ भजला, मुख्य इसारत, महापालिका मार्थ, मुं - ४०० ००१.

संकेतस्थळ : www.mcgm.gov.in मालमत्ता कराचे देयक

मालगत्तः अनीक नदीन	लेखा क्रमांक	वॉडं क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
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पक्षकाराये नाव व पत्तः : THE SECRETARY SHUSH SANDESH CO OP SOCIET ROAD, BYCULLA MUMSAI				'E' Ward, Municipal Office Building, 10, Shikh Hafizuddin Marg, Byculla, Mumbal 400 008

मालतला करांक अकी का जानिक अन्यतिये यात. सिंत,सी.टी.एक. क्र.ं) पाँड कः गावाये नाय, मार्ग क्र., मार्गये नाव, विसाण, मालमतीये वर्णन, करदात्सांची भावे E-6129(1A).15-HA.NESBIT ROAD,HOUSE SHUBH SANDESH CO-OP HSG.SOC.LTD., MUMBAI

01-04-1965

SITARAM MURLIDHAR SONTHALIA .

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01-06-2009

१) अधिदान महागातिकेच्य कुटल्यई केंद्रस्य क्लिकते बईत.

Ch: No-334870/ 16-8-13 Ps.50,000

२) महापालिकेशी कुठल्पक्षे चान्यों संबद्धांकरूपक कर अन्वहरूर करवाना मालमरीचा नवीन कर्नाक नमुद्र कर ये अन्विवर्ष ग्रहेडि नवीन क्रमांक नमूद कर में अन्वर्ष सहरू

Rs. 20321/-

थकबाकी ३१-०३-२००९ या तारखेस

16-10-2009

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भि. सं. उंबरजे करनिर्धारक व संकलक

४) बृहर्मुबई महानगरपालिक आप<del>न्यतिन क्यान्यका केंद्र 🛘 संपर्क 🗎 २२६</del>९४७२७.

सूचना व अधिक माहितीसाठी कृष्य नने स्वाहे

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देय दिनांक





बृहन्मुंबई भहानगरपालिका करनिर्धारण व संकलन खाते तळ भजला, मुख्य इसारत, महापालिका मार्च, मुं - ४०० ००१.

संकेतस्थळ :www.mcgm.gov.in मालमत्ता कराचे देयक

मालगत्तः अभाक (नदीन)	लेखा क्रमांक	वॉडं क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00031725	E-1103070090000		2009-2010	
पक्षकाराचे ताव व पताः : THE SECRETARY SHUBH SANDESH CO OP SOCIET ROAD, BYCULLA MUMBAI				'E' Ward, Municipal Office Building, 10, Shikh Hafizuddin Marg, Byculla, Mumbai 400 008

मालंगाच क्रगांच, शहरिका हार्जेक, अन्तरतीय बाद / चिंग,बी.टी.एच. क्र./ प्राॅट क्रः गावाये नाव, धार्म क्र., भागीये नाव, विकाण, मालमतीये वर्णन, करदात्यायी भावे : E-6129(1A).16-HA.NESBIT ROAD,HOUSE SHUBH SANDESH CO-OP HSG.SOC.LTD., MUMBAI

SITARAM MURLIDHAR SONTHALIA .

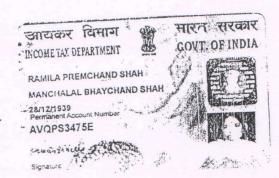
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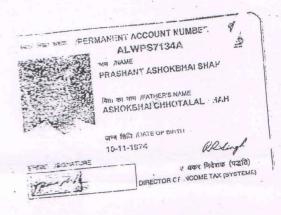
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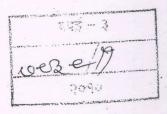














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मिन्स बेंग Antilina Bank
अर्थ-का मान प्रमान कर्मन गड़, संबं 400 004
अर्थ-का मान अर्थान १८६६ सम्ब प्रमानंत प्रमा, क्यांन्य गड़, संबं 400 004
अर्थ-का House Branch: 9/15, सम्ब प्रमानंत प्रमा, क्यांन्य गड़ा ते स्वरं 400 004
अर्थ-का House Branch: 9/15, स्वरं प्रमानंत प्रमानंत

प्रबंधक Mana er

रूपये Rupees

Thirty Thousand only

JOINT SUB REGISTRAR MUMBAI CITY

\*\*\*\*\*\*\*\*\*\*\*\*30,000.00 ... अदा करें Rs. कृते आन्धा बैंक For ANDHRA BANK

या आदेश पर or Order

20-07-2010

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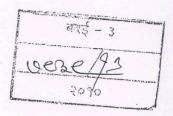
FORM 6 [See Rule 16(1)]

Driving Licence









Friday, July 30, 2010

3:30:10PM

दस्त गोषवारा भाग-1

बबई3

दस्त क्रमांक : 7939/2010

इत क्रमांक : बबई3 /7939/ 2010

ाजार मुल्य: रू.4,049,409/-

मोबदला: रु.4,160,000/-

रलेले मुद्रांक शुल्कः रु.190,600/-

.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

.क्र.7939 वर दि.30/07/2010

जी 3:18:11:000PM वा. हजर केला.

पावती

सादर करणाराचे नावःप्रशांत अशोक शाह

नोंदणी फी:

₹.30,000.0

दस्त हाताळणी फी:

₹.300.0

पृष्ठांची संख्या: 13

₹.30,300.0

दु. नि मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

का क्र.1 Jul 30 2010 3:28PM ची वेळ:(सादरीकरण)

या क्र.2 Jul 30 2010 3:29PM ची वेळ:(फी)



प्रगाणिल करणेल येते की, दस्तामध्ये एकूण...ी..... पाने आहेत. पुस्तक क्रमांक १, यर्गई-३.८९.२८.१२०१०

सह दुय्यम निवंधक, मुंबई शहर-३





