

SALE DEED

**FLAT NO. 902, 9TH FLOOR,
A-WING, CHAITANYA TOWERS,
APPASAHEB MARATHE MARG,
PRABHADEVI,
MUMBAI-400 025.**



Tuesday, October 21, 2003

4:38:43 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6545

गावाचे नाव लोअर परेल

दिनांक 21/10/2003

दस्तावेजाचा अनुक्रमांक

बबई2 - 06492 - 2003

दस्तावेजाचा प्रकार

करारनामा

DELIVERED

सादर करणाराचे नाव: हितेश एम जैन (चलन नं 4 नुसार नोंदणी फी भरलेली आहे)

नोंदणी फी

:-

30000.00

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

:-

380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण

रु.

30380.00

आपणास हा दस्त अंदाजे 4:53PM ह्या वेळेस मिळेल

दुय्यम निबंधक

मुंबई शहर 2 (वरळी)

बाजार मूल्य: 7725256 रु. मोबदला: 6500000 रु.

भरलेले मुद्रांक शुल्क: 566830 रु.

सह दुय्यम निबंधक

मुंबई शहर क्र. २.

DELIVERED

/ gitesh

Page 1 of 1

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 313559

Receipt Date : 17-OCT-03

Received From : SHRI HITESH M. JAIN & ANR

On Account of : SALE OF STAMPS

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
PO	640658	17-OCT-03	VYSYA BANK LTD. (VBL)	0	566,830.00

Case No. :

Lot No. :

Lot Date :

Total D. O. :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
1	SPECIAL ADHESIVE	1	566830	566,830.00
Total :				566,830.00

Rs. 566830

Rupya Lakh Sixty Six Thousand Eight Hundred Thirty only

Cashier / Accountant

सुदीप बघीराम, मुद्रा करिता
V.M. DHANVI JAY

At the time of Registration, please produce the original receipt before the Sub-Registrar.

☐

भारतीय रिज़र्व बैंक 0181976
 RESERVE BANK OF INDIA
 फोर्ट, मुंबई - 400 001.
 FORT, MUMBAI - 400 001.
 लोक लेखा विभाग
 PUBLIC ACCOUNTS DEPARTMENT
 चालान प्राप्ति रसीद
 CHALLAN ACKNOWLEDGEMENT

चालान सं.
 Challan Number :
 खाता कोड
 Account Code :
 खाता का नाम
 Account Name :
 जमाकर्ता का नाम
 Name of Depository :
 धनराशि (रुपयों में)
 Amount (in Rupees) :

47 DATE : 18/10/2003
 4
 6102002003
 0030 STAMPS AND REGISTRATION
 MR HITESH M JAIN MUMBAI-25
 *****30,000.00
 thousand only

ROHRA COMPUTER : 2289 34 32



नं. (२०,००००००-११-२० पी३२० एच १७४
२ दिवस विभाग, न. हकीम-१०६७/प्रक ६६/कोष-४,
तज. २० सप्टेंबर १९८३.

मुंबई म. को. नि. १

मर्यादा २६-म

(नियम ११२ पर्या)

610 200 2003

Gen. 26-M

चलन क्रमांक

MUMBAI

या ठिकाणच्या कोषागारात/उपकोषागारात भरण्यात आलेल्या रोख रकमेचे चलन
भारतीय स्टेट बँकेमध्ये/भारतीय रिझर्व बँकेमध्ये

भरणा करणाऱ्याचे नाव/व्यक्ति	विभागीय अधिकार्याने किंवा कोषागाराने भरवण्यात J3U Stamp and Registration Fees	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/हस्तागत स्टेट बँकेने भरवण्याचे
व्यक्तिगत/व्यक्तिगत भरण्यात आलेल्या रकमेची रकम/वस्तु/वस्तु	1) Fees For Registering Documents विभाग 800 Other Receipts प्रधानशाखा	रकम भिल्लाची. रुपये (आकड्यात) रुपये (अक्षरी)
Mr. HITESH H. JAIN MUMBAI-25	2) Registration Fees	
भरणा करणाऱ्याच्या नावावर/व्यक्तिगत तपशील आणि भरणा करणाऱ्याचे उद्देश	3) Other Receipt रकम/वस्तु Challan No. 0030010	
Registration Fee		
भरणा केलेली रक्कम रुपये 30,000 R. THIRTY THOUSAND (अक्षरी) रुपये ONLY	बरोबर आहे, पैसे स्वीकारावे व पायती घ्यावी.	
भरणा करणाऱ्याची स्वाक्षरी दिनांक 17/10/03	दिनांक 17/10/03 मुंबई शहर नं. २.	

RESERVE BANK OF INDIA
FORT, MUMBAI.
CHALLAN No. 15
DATE 18 OCT 2003
CHALLAN NO. 4
CASH RECEIVED Rs. 30000/-
Auth. Signatory
Auth. Signatory

2003
17/10/03
व्यक्तिगत

• येथे कोषागारात/बँकेत/व्यक्तिगत भरणा करणाऱ्याच्या नावावर देण्यात आलेल्या रकमेची भरणी : गरज ठरल्या

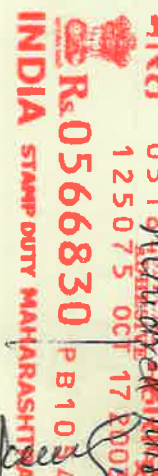
[क. गांधी]

Rs. 566830/-



SALE DEED

THIS SALE DEED made at Mumbai on this 21st day of October, 2003 between M/S. PAMPOSH PROPERTIES PVT. LTD., a Company incorporated under Indian Companies Act, through its Director Shri Bishunulal Bhalotia having its registered Office at 107-A, Dariya Mahal, Nepeansea Road, Mumbai-400 006, hereinafter referred to as the "TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the FIRST PART; AND (1) SHRI HITESH MANGILAL JAIN and (2) SMT. TANVI HITESH JAIN both adults, Indian inhabitant residing at C-715, Sagar Park, Amrut Nagar, Ghatkopar (West), Mumbai-400 086



M. M. Pednekar
Proper Officer,
General Stamp Office Mumbai

2
313559
566830/- five lakh six thousand five hundred and eighty three rupees only



hereinafter referred to as the "TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

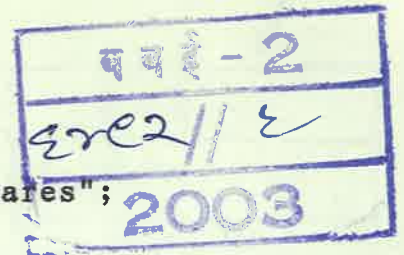
WHEREAS pursuant to Agreement dated 27th February, 2002, the Transferors (there in referred to as the "Flat Purchasers") acquired and or purchased Flat No. 902 measuring about 1350 sq.ft. Built Up Area on the 9th floor in A-Wing of Chaitanya Towers situated at Plot Bearing Final Plot No. 952 and 954 TPS IV Mahim, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025, C.S. Nos. 1176, 1073 and 1173 of Lower Parel Division, hereinafter referred to as the said "Premises" (more particularly described in the Schedule written hereunder) on the terms, conditions and for the consideration as recorded in Agreement dated 27.02.2002.

WHEREAS several owners of Flats in the said Chaitanya Towers formed A Co-operative Society in the name of Chaitanya Towers Co.op. Hsg. Society Ltd., a society registered vide Registration No. MUM/W/G-S/HSG/(TC)/8040/2000-2001 dated 24.05.2000 hereinafter referred to as the said "Society";



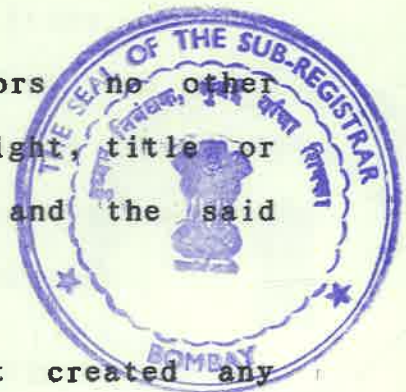
WHEREAS the Transferor subscribed 10 equity shares of Rs. 50/- each in the capital of said Society bearing distinctive Nos. 1616 to 1625 as comprised in Share Certificate No. 238. The said Share Certificate is with the Society, hereafter the Transferors right to receive the Shares of the said

Society is herein referred to as the said "Shares";

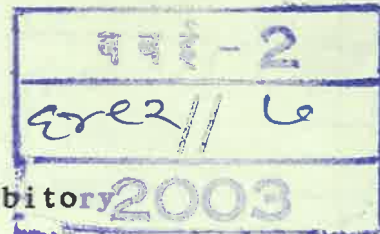


AND WHEREAS the Transferors herein have further represented to the Transferees that:

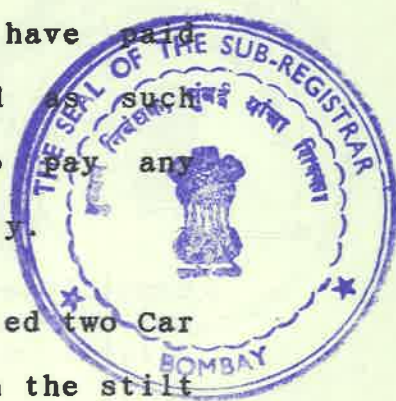
- a. that they are in exclusive possession and occupation of said Premises without any let or hindrance from anyone.
- b. that the Transferors are absolute owners of the said Premises and have absolute right to use, occupy and possess the said Premises.
- c. that the said Premises and said Shares are free from claims and encumbrances of any nature whatsoever and the same are not attached either before or after any judgment or at the instance of any Tax authority or any other Authorities. The Transferors have absolute power and authority to deal with the said Premises and said Shares.
- d. save and except the Transferors no other person has any claim, share, right, title or interest in the said Premises and the said Shares.
- e. that the Transferors have not created any mortgage, charge, lien, tenancy, license or any encumbrances in respect of the said Premises and that the Transferors have not done any act whereby their rights in the said Premises may be prejudiced in any manner whatsoever.
- f. that there are no proceedings pending in any court as on date concerning, touching or



affecting the said Premises.



- g. that there is no attachment or prohibitory order issued by the Competent Authority or any court or Tax Authorities or by any other Authority prohibiting the Transferors from dealing with and/or selling or transferring the said Premises and said Shares.
- h. that except with the Transferees herein referred to, the Transferors have not entered into any arrangement, agreement or commitment in respect of the said Premises nor created any third party rights in the said Premises or any part thereof.
- i. that the Transferors have further represented that members of Chaitanya Towers Co.op. Hsg. Soc. Ltd., are entitled to club facilities and that the Transferees on being accepted as member of the said Society, will also be entitled to avail club facilities as per Society rules and that Transferors have paid contribution for such facility and as such Transferees will not be liable to pay any membership fee to enjoy club facility.
- j. that the Transferors have been allotted two Car parking space by the said Society in the still area and as such the Transferees will also be entitled to use Car Parking Space No. 62 and 63 in the building on being enrolled as member without any further contribution for allotment of such space. The Transferors have already paid for allotment of such parking space.



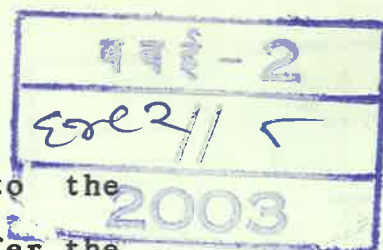
क. that the Transferors have applied to the said Society, for its consent to transfer the said Premises and said Shares to the Transferees as required under Rule 24 and 24(6) of M.C.S. Rules 1961 and that the said Society has vide their letter dated 16.10.2003 informed to the Transferors that in principal the Society does not have any objection for the proposed transfer, subject to conditions stipulated by them.

AND WHEREAS relying upon the above representations which being the essence of this contract the Transferees herein have agreed to purchase, acquire and takeover the right, title and interest in the said Premises and said Shares together with the right of occupancy and use thereof and rights incidental thereto free from any encumbrances.

The Parties hereto have agreed to the terms and conditions as recorded hereinafter and therefore this Agreement witnesseth as follows:

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

1. The Transferors hereby sell and transfer and the Transferees hereby purchase and acquire the said Premises i.e. Flat No. 902 measuring about 1350 sq.ft. Built Up Area on the 9th floor in A-Wing, in the Building known as Chaitanya Towers situated at Plot Bearing Finlal Plot No. 952 (Pt.) and 954 (Pt.) TPS IV of Mahim, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025 C.S. No. 1176 and 1173 of Lower



Parel Division, and said Shares in the capital of Chaitanya Towers Co.op. Hsg. Soc Ltd., alongwith right to use and occupy said Premises on Ownership basis at or for the total consideration of Rs. 65,00,000/- (Rupees Sixtyfive lacs only) ; free of any encumbrances.

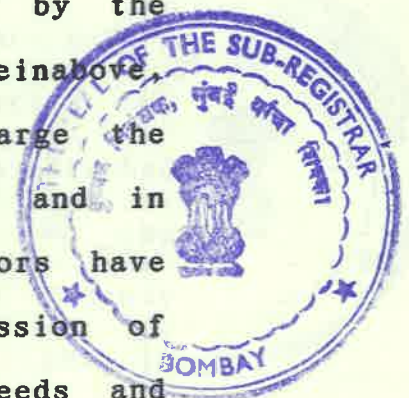


2. The Transferors acknowledge receipt of total consideration of Rs. 65,00,000/- (Rupees Sixtyfive lacs only) received subject to realization, from the Transferees being full consideration for sale, received as follows:

PAY ORDER NO.	DATED	AMOUNT	ISSUED BY
<u>640670</u>	<u>18-10-2003</u>	<u>65,00,000/-</u>	<u>The Vysya Bank Ltd.</u> <u>Opera House,</u> <u>Mumbai - 400004.</u>
<u> </u>	<u> </u>	<u> </u> /-	<u> </u>
<u> </u>	<u> </u>	<u> </u> /-	<u> </u>

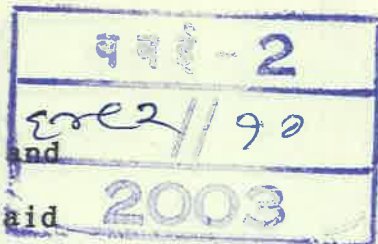
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no

In consideration of the sum received by the Transferors as stated hereinabove, the Transferors hereby acquit and discharge the Transferees from the payment thereof and in consideration thereof, the Transferors have handed over vacant and peaceful possession of the said Premises, Original Title Deeds and Share Transfer form duly executed by the Transferors, which the Transferees acknowledge having received.

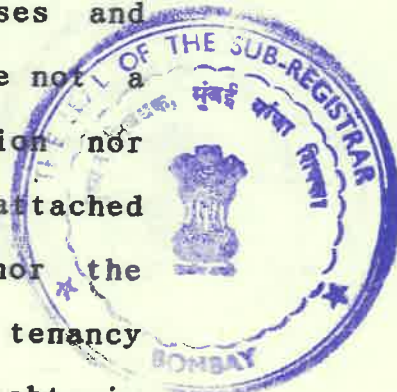


3. The Transferors hereby covenant with the Transferees as follows:

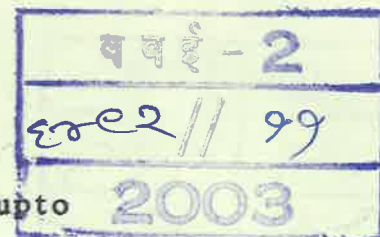
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- a) that the Transferors are the sole and absolute owners said Premises and said Shares, and no other person has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said Premises, either by way of sale, charge, lien, gift, succession, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Transferees.
- b) the Transferors have paid full consideration for purchase of said Premises and bills raised by the Society upto date and that there are no claims or disputes pending with the said society, of any nature whatsoever.
- c) the Transferors have not created any charge or encumbrances of whatsoever nature in respect of said Premises and said Shares. The said Premises are not a subject matter of any litigation nor are they or any part thereof is attached in execution of any decree nor the Transferors have created any tenancy or leave and licence or any right in favour of anyone in respect of said Premises.
- d) that the Transferors have duly observed and performed the rules and regulations and bye-laws of the said society and

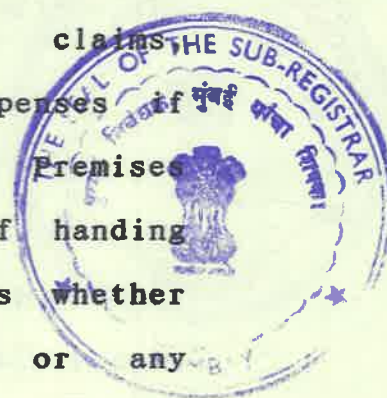


7 *ma* *Si* *ma*

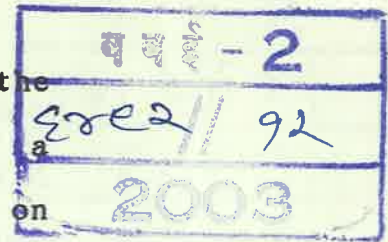


have paid upto date and shall pay upto the date of handing over of the possession, the contribution towards municipal taxes, water, electricity, maintenance and other charges and outgoings payable in respect of the said Premises.

- e) that the Transferors shall whenever required to do so, from time to time and at all times hereafter execute and sign or cause to be executed and/or signed all such letters, forms, applications, deeds, documents, writings and papers if any required for more perfectly securing, assuring and effectually transferring the said Premises unto and to the use of the Transferees.
- f) that the Transferors shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses if any payable in respect of said Premises for the period upto the date of handing over possession of said Premises whether payable by the Transferors or any predecessor in title or any person claiming through them. The Transferors agree and undertake to forthwith settle and pay such claims and assure that the Transferees shall not be liable to pay any such claims.



g) that the Board of Directors of the Transferor Company has passed resolution at their meeting held on 16.10.2003 and approved Sale of the Premises and authorised the Company's Director Shri Bishnulal Bhalotia to execute the Sale Deed and all papers necessary for transfer of the said Premises.



h) that the Transferors agree and covenant that from the date hereof till completion of transfer of the said Premises in favour of the Transferees in the records of the Society, the Transferors shall not cause or cause to be done or omit to do any act, matter, deed or thing which may in any manner prejudicially effect the Transferees, right, title and interest in the said Shares and the said Premises.

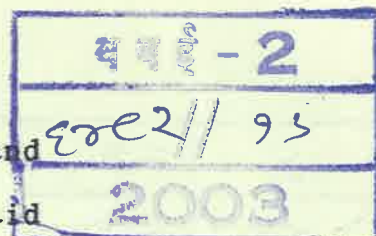
4. The Transferees hereby covenant with the Transferors as follows:

i) that the Transferees shall hereafter regularly pay to the said society their proportionate contribution towards municipal taxes, electricity, maintenance and other charges and outgoings payable in respect of the said Premises notwithstanding the fact that bills for maintenance charges rendered by said society may be in the name of the Transferors.



ii) that the Transferees shall observe and

perform and abide by all the rules and regulations and bye-laws of the said society which may be in force from time to time.



5. The transfer fee, donation or any amount under whatever name, payable to the said Society for transfer of said Premises in favour of Transferees shall be paid and borne by the Transferors and the Transferees in equal proportion.
6. Stamp duty, registration charges and expenses incidental thereto if any payable in respect of this agreement or any further agreement or conveyance relating to the said Premises shall be entirely borne and paid by the Transferees only.
7. That the Transferees on being enrolled as a member of Chaitanya Twoers Co.op. Hsg. Soc. Ltd., will be entitled to club facilities without any further contribution. The Transferors have already paid contribution for such facility.
8. that the Transferees will be entitled to use stilt Car Parkings No. 62 and 63 for which Transferors have paid contributions to the society. If the Transferees are denied such parking facility than the Transferors will forthwith indemnify the Transferees to the extent that such facility is restored and made available to the Tranferees.
9. Any and all dispute arising out of this



indenture shall be subject to Mumbai
Jurisdiction only.



10. The Transferors and Transferees are assessed to
Income Tax vide following GIR/PAN Nos.

M/S. PAMPOSH PROPERTIES P. LTD.,-- AACCP0771A

SHRI HITESH M. JAIN -- AA BPTJ 2835R *me*

SMT. TANVI HITESH JAIN -- AA EPTJ 2206 M *if*

SCHEDULE REFERRED TO HEREINABOVE

Premises i.e. Flat No. 902 measuring about 1350 sq.ft. Built Up Area on the 9th floor in A-Wing in Chaitanya Towers, situated at Plot Bearing Final Plot No. 952 and 954 TPS IV of Mahim, Appasaheb Marathe Marg, Prabhadevi, Mumbai-400 025 Plot bearing C.S. No. 1176, 1073 and 1173 of Lower Parel division, Mumbai, sturcture consisting of Stilt plus 20 floors, constructed in the year 2001

IN WITNESS WHEREOF the parties hereto have executed these presents at Mumbai the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed -TRANSFERORS

M/S. PAMPOSH PROPERTIES P. LTD.,
Through its Director
Shri Bishnulal Bhalotia
in the presence of. *[Signature]*

For Pamposh Properties Pvt. Ltd.

[Signature]
Director.

SIGNED AND DELIVERED by
withinnamed -TRANSFEREES

SHRI HITESH MANGILAL JAIN

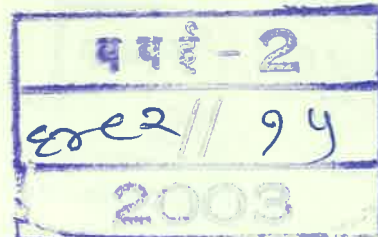
SMT. TANV *[initials]* HITESH JAIN

in the presence of. *[Signature]*

[Signature]

T. H. Jain





RECEIPT

RECEIVED the day and the year first hereinabove written from the withinnamed Transferees a sum of Rs.65,00,000/- (Rupees Sixtyfive lacs only) being full consideration for sale, vide following Pay Orders:

PAY ORDER NO.	DATED	AMOUNT	ISSUED BY
<u>640670</u>	<u>18.10.2003</u>	<u>65,00,000/-</u>	<u>The Vysya Bank Ltd.</u> <u>Opera House.</u> <u>Mumbai - 400007.</u>
<u> </u>	<u> </u>	<u> </u> / -	<u> </u>
<u> </u>	<u> </u>	<u> </u> / -	<u> </u>

Handwritten initials and marks

We say received,
Subject to realization of
Payorders.
For PAMPOSH PROPERTIES PVT. LTD.,

Handwritten signature

Mumbai.
Date: 21.10.2003

DIRECTOR



MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/3335/GS/A

25/02/2003

441-2

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2003

To
Shri H. V. Thakkar,
C.A. to Owner,
M/s. Standard Industries,
402, Dalamal House,
4th floor, Nariman Point,
Mumbai-400 021.

Ex. Eng. Bldg. Porposal (City)
'E' Ward Municipal Offices, 3rd Floor,
10 S.K. Halizuddin Marg, Byculla,
Mumbai - 400 008.

Sub. - Proposed residential building No. 1 on F.P. No.
952-954 in T.P.S. IV Mahim Divn., Appasaheb
Marathe Marg, Mumbai.

Full occupation of building No. 1 for Wing 'A',
'B' & 'C' comprising of Basement + stilt +
Podium + 22 upper floors + part 23rd floors.

Ref : Your Architect's letter dated 21.1.2003.

Sir,

WITHOUT PREJUDICE

With reference to your Architect's above letter, this is to inform you that as far as this department is concerned, there is no objection to occupy the Building No. 1. for Wing A, B & C comprising of Basement + stilt + Podium + 22 upper floors + part 23rd floors, which is constructed under supervision of Architect Shri Atul Shah of M/s. Access Architects (Lic. No. S/255) and Structural Engineer Shri R. H. Mahimtura, (Lic. No. STR/39), subject to following conditions :-

1. That the certificate from H.E. Deptt. under Section 270-A of B.M.C. Act shall be submitted.
2. That the physical handing over of welfare Centre building alongwith documents of ownership in the name of M.C.G.M. for the Welfare Centre structure and its appurtenant land shall be submitted within two months hereof.
3. That the separate P.R. Card for welfare Centre plot shall be submitted before asking for B.C.C.

This occupation permission is granted without prejudice to rights of C.G.M. to take action under Section 353-A of B.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

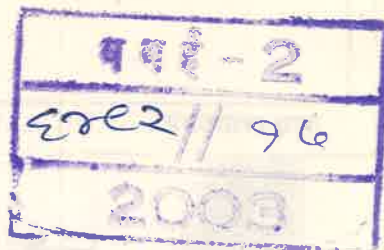
V. G. Inih

25/2/03

Dy. Chief Engineer
Building Proposals (City)



43
932
Annex 'C' (Con'l)



MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EEBPC/3335/CS/4 of 24-12-1993

COMMENCEMENT CERTIFICATE

Permission is hereby granted under Section 45 of the Maharashtra Regional & Town Planning Act (Maharashtra Act. No. XXXVII of 1966) to Shri. Kishorlal. Thakker C.A. to M/s. Standard Industries

Applicant to the development work Proposed Residential Buildings

at premises at Street No. _____ C. Survey No. FR M 9527954

Hissa No. _____ of village TPS IV, Mshim situated at

Appanah Muntla Mshim
on the following conditions viz:-

1. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work, in respect of which permission is granted under this Certificate is not carried out or the user thereof is not in accordance with the sanctioned plans, (b) any of the conditions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with, (c) the Municipal Commissioner of Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him, in such event, shall be deemed to have carried out the development work in contravention of Section 43 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri S.M. DANGI Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under Section 44 of the Maharashtra Regional and Town Planning Act, 1966.
4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
5. The Commencement Certificate is issued subject to the provisions of Urban Land (Ceiling & Regulations) Act, 1976.

TRUE-COPY

This C.C. is valid for the work upto plinth only.

For and on behalf of the Local Authority
The Municipal Corporation of Greater Bombay

ACCESS ARCHITECTS
101-D N. ROAD, 15-16 MAIL BLDG.
THIRD FLOOR, FORT, BOMBAY-1

CERTIFIED TRUE COPY.

Sd.
Executive Engineer
Building Proposals (City)

c/940722.

Ex. Eng. Bldg. Proposals (City.)

21/10/2003

दुय्यम निबंधक:

4:41:04 pm

मुंबई शहर 2 (वरळी)

दस्त गोषवारा भाग-1







ववइ2

दस्त क्र 6492/2003

१५

दस्त क्रमांक : 6492/2003

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: हितेश एम जैन (चलन नं 4 नुसार नोंदणी फी भरलेली आहे) पत्ता: घर/फ्लॅट नं: सी - 715 गल्ली/रस्ता: ईमारतीचे नाव: सागर पार्क ईमारत नं: पेट/वसाहत: अमृत नगर घाटकोपर शहर/गाव: मुं ता	लिहून घेणार वय 34 सही <i>Mitesh</i>	 12731 - 45	
2	नाव: तन्वी, जैन पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेट/वसाहत: शहर/गाव: तालुका: पिन:	लिहून घेणार वय 32 सही T. H. Jain	 12731 - 45	
3	नाव: मेसर्स पामपोश प्रॉपर्टीज प्रा लि. तर्फे संचालक बिष्णूलाल, भालोटीया पत्ता: घर/फ्लॅट नं: 107 अ गल्ली/रस्ता: ईमारतीचे नाव: दर्या महल ईमारत नं: पेट/वसाहत: नेपियनसी रोड शहर/गाव: मुं	लिहून देणार वय 53 सही <i>Shri</i>	 12731 - 45	

hml
सह दुय्यम निबंधक
मुंबई शहर क. २.





दस्त गोषवारा भाग - 2

बबइ2

दस्त क्रमांक (6492/2003)

92

दस्त क्र. [बबइ2-6492-2003] चा गोषवारा
बाजार मुल्य : 7725256 मोबदला 6500000 भरलेले मुद्रांक शुल्क : 566830

दस्त हजर केल्याचा दिनांक : 21/10/2003 04:35 PM

निष्पादनाचा दिनांक : 21/10/2003

दस्त हजर करणा-याची सही :

Mikes

दस्ताचा प्रकार : 25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 21/10/2003 04:35 PM

शिक्का क्र. 2 ची वेळ : (फ्री) 21/10/2003 04:38 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 21/10/2003 04:40 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 21/10/2003 04:40 PM

दस्त नोंद केल्याचा दिनांक : 21/10/2003 04:40 PM

पावती क्र.: 6545 दिनांक: 21/10/2003

पावतीचे वर्णन

नांव: हितेश एम जैन (चलन नं 4 नुसार नोंदणी फी भरलेली आहे)

30000 : नोंदणी फी

380 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ्री

30380: एकूण

दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

ओळख :

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

1) एन सी गांधी , घर/फ्लॅट नं: 127

गल्ली/रस्ता:

ईमारतीचे नाव: पंचरत्न

ईमारत नं:

पेठ/वसाहत: ओपेरा हाऊस

शहर/गाव: मुं

तालुका:

पिन: 4

2) अवदेश चौरसिया , घर/फ्लॅट नं: 39/41

गल्ली/रस्ता:

ईमारतीचे नाव: बर्फीवाला

ईमारत नं:

पेठ/वसाहत: सीपीटॅक

शहर/गाव: मुं

तालुका:

पिन: 4

Mikes

Address

दु. निबंधकाची सही
मुंबई शहर 2 (वरळी)



प्रमाणित करण्यात येते की या

दस्तामध्ये एकूण.....१२.....पाने आहेत

बबइ2/6492/03

पुस्तक क्रमांक १.....क्रमांक.....पाने

मोदला 29/10/2003

तारीख
मुख्य निबंधक, मुंबई.
अधिकाारी हुतावली करण्या खेरीज
निबंधकाचे सर्व अधिकार संपलेला.

Agreement - 65,00,000/-

6492

C.S. No. 1176, 1073 & 1173

Zone 12/88

Rate 56,000/- + 10%.

Area 1350 sq. ft. B4A.

$$56000 + 10\% \times \frac{1350}{10.764} = 77,26,000/-$$

S. D. 566,830.

SALE DEED

Scanned
21/10/03
4.42

TRANSFERORS:
M/S. PAMPOSH PROPERTIES P. LTD.,

TRANSFEREES:
SHRI HITESH MANGILAL JAIN
SMT. TANVI HITESH JAIN

DINESH GANDHI & ASSOCIATES
CHARTERED ACCOUNTANTS
127-PANCHRATNA,
OPERA HOUSE,
MUMBAI-400 004.
TEL : 23693262/23690322
