

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष 2010
 जिल्हा मुंबई(उपनगर)
 प्रमुख मूल्य विभाग - 103-घाटकोपर - किरोळ - कुर्ली
 उपमूल्य विभाग - 103/489-भुभाग: उत्तरेस लाल बहादूर शास्त्री मार्ग, पूर्वेस हरिचंद देसाई मार्ग, दक्षिणेस मध्य रेल्वे लाईन व पश्चिमेस पाईप लाईन.
 मिळकतीचा क्रमांक सि.टी.एस. नंबर -- 2826
 शहरी क्षेत्राचे नांव मुंबई(उपनगर)
 मिळकतीचे वर्गीकरण खूली+बांधीव

दिनांक 15-Nov-1

बदर-3	
१२५२	१
२०१०	

शहरी मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

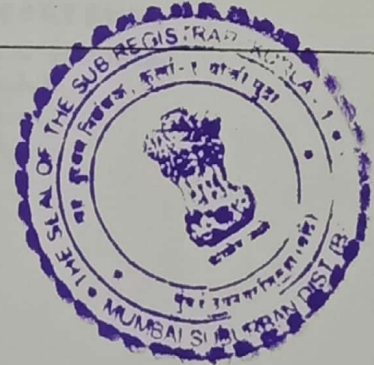
खूली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
24,400	49,000	58,300	99,000	49,000

मिळकतीचे क्षेत्र	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
16.73	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
कार्यालये		उदवाहन सविधा	नाही
0 TO 2	(Rule 5)	मजला	Above Ground Floor

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * घसारा टक्केवारी (Rule 5 or 8)
 = 58,300.00 * 100.00 / 100
 = 58,300.00

मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र (Rule 19 or 20)
 = 58,300.00 * 16.73
 = 975,359.00

एकत्रित अंतिम मूल्य = खूल्या जमिनीचे मूल्यांकन + बांधकामाचे मूल्यांकन
 = 0 + 975359
 = 975359





Saturday, November 20, 2010

12:18:46 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

गावाचे नाव घाटकोपर

दस्तऐवजाचा अनुक्रमांक

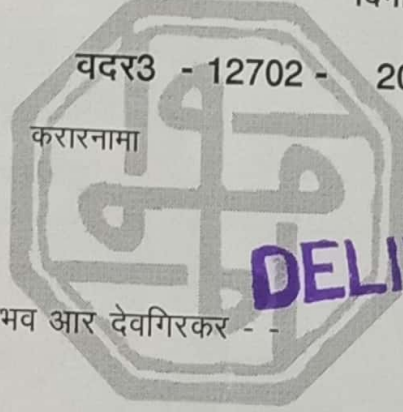
दस्ता ऐवजाचा प्रकार

वदर3 - 12702 - 2010

करारनामा

पावती क्र. : 12833

दिनांक 20/11/2010



सादर करणाराचे नाव: डॉ वैभव आर देवगिरकर - -

नोंदणी फी

:- 10110.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (53)

:- 1060.00

एकूण रु. 11170.00

आपणास हा दस्त अंदाजे 12:33PM ह्या वेळेस मिळेल

दुय्यम निबंधक

कुर्ला 1 (कुर्ला)

बाजार मुल्य: 975500 रु. मोबदला: 1011000रु.

भरलेले मुद्रांक शुल्क: 50550 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कॉसमॉस को ऑ बँक लि ;

डीडी/घनाकर्ष क्रमांक: 912241; रक्कम: 10110 रु.; दिनांक: 12/11/2010

सह दुय्यम निबंधक
कुर्ला-१ (वर्ग-२)



खदर-३

4. The Transferors agree to handover all the documents of title and all the related papers in respect of the said office to the Transferees at the time of execution of this Agreement.

5. The Transferors declare that they have full right and absolute power to sell, transfer and assign all their rights, title and interest in respect of the said office.

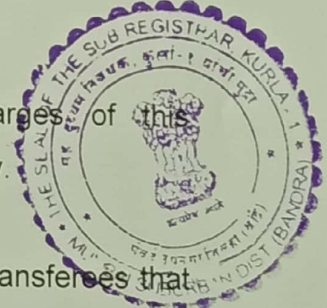
6. The Transferors declare that the said office is not under any attachment from any Court in India and no injunction restraining the Transferors from transferring the said office has been granted by any court.

7. The Transferors also declare that the said office is not attached by the Income Tax Authorities for payment of the dues and the Transferors indemnify and shall keep indemnifying the Transferees in respect of dues if any payable to local and/or public bodies and /or Central or State Govt. in respect of the said office.

8. The Stamp Duty and the Registration charges of this agreement of sale will be borne by the Transferees only.

9. The Transferors do hereby covenant with the Transferees that the Transferees shall henceforth quietly, peacefully possess, occupy and enjoy the said office without any let, hindrance, denial, suit, claims, demand, interruption or eviction by the Transferors or any other person or persons lawfully or equitably claiming through under or in trust for the Transferors.

10. All the outgoings relating to the said office upto the day of possession shall be borne and paid by the Transferors and thereafter the same shall be borne by the Transferees.



21.13.21

20/11/2010

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर3

दस्त क्र 12702/2010

12:19:59 pm

कुर्ला 1 (कुर्ला)

दस्त क्रमांक : 12702/2010




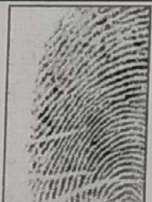




दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	<p>नाव: डॉ वैभव आर देवगिरकर - -</p> <p>पत्ता: घर/फ्लॅट नं: सी 6, कैलाश सोसा, बर्वे नगर, भटवाडी, घाटकोपर प मुं 84</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p>	<p>लिहून घेणार</p> <p>वय 35</p> <p>सही</p> <p><i>Vaishnav</i></p>	 <p>92944 - 296698</p>	
2	<p>नाव: डॉ शितल वैभव देवगिरकर - -</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: --</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: +-</p>	<p>लिहून घेणार</p> <p>वय 30</p> <p>सही</p> <p><i>Shital</i></p>	 <p>92944 - 296699</p>	
3	<p>नाव: किशोर जे मोरजरीया - -</p> <p>पत्ता: घर/फ्लॅट नं: 10, महावीर कृपा, व्ही बी लेन घाटकोपर पुर्व मुं 77</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन = .</p>	<p>लिहून देणार</p> <p>वय 66</p> <p>सही</p> <p><i>Kishor</i></p>	 <p>92944 - 296700</p>	
4	<p>नाव: माधुरी के मोरजरीया - -</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेठ/वसाहत: -</p> <p>शहर/गाव:-</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: -</p>	<p>लिहून देणार</p> <p>वय 60</p> <p>सही</p> <p><i>Madhuri Kishor Morjaraya</i></p>	 <p>92944 - 296701</p>	



Office No. 8

DATED THIS ____ DAY OF November, 2010

22/11/10

BETWEEN

Mr. KISHOR J. MORZARIA

Joint with

Mrs. MADHURI K. MORZARIA
(TRANSFERORS)

AND

Dr. VAIBHAV R. DEOGIRKAR

Joint with

Dr. SHEETAL V. DEOGIRKAR
(TRANSFEREES)

AGREEMENT FOR SALE





दस्तक्रमांक व वर्ष: 12702/2010

Saturday, November 20, 2010

12:20:07 PM

दुय्यम निबंधक: कुर्ला 1 (कुर्ला)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : घाटकोपर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) करारनामा
मोबदला रु. 1,011,000.00
बा.भा. रु. 975,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: मौजे घाटकोपर किरोळ ऑफीस नं 8, 2 रा मजला, शॉप झोन, बँक ऑफ बडोदा जवळ, एम जी रोड घाटकोपर प मुं 86, सिटीएसनं 2826 ते 2838 तळ + 7 मजले, बांधकाम वर्ष 2009
- (3) क्षेत्रफळ (1) 16.73 चौ मि बिल्ट अप
- (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) किशोर जे मोरजरीया - -; घर/फ्लॅट नं: 10, महावीर कृपा, व्ही बी लेन घाटकोपर पुर्व मुं 77; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) माधुरी के मोरजरीया - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) डॉ वैभव आर देवगिरकर - -; घर/फ्लॅट नं: सी 6, कैलाश सोसा, बर्वे नगर, भटवाडी, घाटकोपर प मुं 84; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) डॉ शितल वैभव देवगिरकर - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 20/11/2010
- (8) नोंदणीचा 20/11/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 12702 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 50550.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 10110.00
- (12) शेरा



खरी प्रत

सह. दुय्यम निबंधक, कुर्ला-१
मुंबई उपनगर जिल्हा

बदर-३	
२२/११	३
२०१०	



AGREEMENT FOR SALE

Handwritten signature

THIS AGREEMENT made and entered into at Mumbai on this _____ day of November, 2010 BETWEEN **Mr. KISHOR J. MORZARIA joint with Mrs. MADHURI K. MORZARIA** aged about 66 & 60 years respectively, Indian Inhabitants residing at 10, Mahavir Krupa, 353-B/22, Vallabhbaug Lane, Ghatkopar(E), Mumbai 400 077 and owning Office No.8, 2nd floor, Shop Zone, Near Bank of Baroda, M. G. Road, Ghatkopar (W), Mumbai 400 086 hereinafter called as "The Transferors" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, legal representatives and assigns) of the ONE PART; **AND Dr. VAIBHAV R. DEOGIRKAR Joint with Dr. SHEETAL V. DEOGIRKAR** aged about 35 & 30 years respectively, Indian Inhabitants residing at C-16, Kailash Co-operative Housing Society Limited, Near Abhishek Hospital, Bharve Nagar, Bhatwadi, Ghatkopar(W), Mumbai 400 084, hereinafter called and referred to as "The Transferees" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators, legal representatives and assigns) of the OTHER PART:

For Thane Sahakar Bank Ltd.

Authorized Signatory

Handwritten signature

Thane Bharat Sahakar Bank Ltd.,
Ghatkopar Branch, Sufire Archade
Behind Sonal Sejal Jewellers,
M.G. Road, Rajawadi, Ghatkopar(E),
Mumbai-40077
Dist: (W) R. R. 510251223239

भारत 86429
112205
SPECIAL ADHESIVE
NOV 13 2010
भारत
INDIA
STAMP DUTY
MAHARASHTRA
R. R. 510251223239
10:23

Handwritten signature

Handwritten signature

२१.१३.२०१०

बदर-3	
2200	2
2090	

512928

खातेदाराची प्रत / Party Copy



ठाणे भारत सहकारी बँक लि.
शेड्यूल्ड बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

शाखा / Branch GHATKOPAR दिनांक / Date 13/11/10

मुद्रांक शुल्क / Stamp Duty रु./Rs. 50550/-

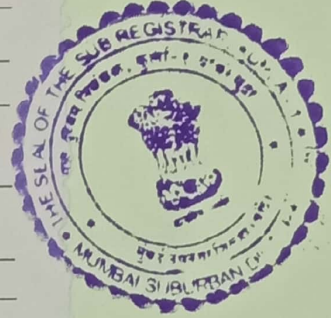
सेवा आकारणी शुल्क / Service Charges रु./Rs. 10/-

No. of Documents 1

एकूण / Total रु./Rs. 50560/-

अक्षरी रूपये / Amount in Words

RUPEES fifty thousand five Hundred
Sixty ~~thousand~~ only



मुद्रांक शुल्क भरण्याचे नाव DR. VARBHAV R. DEOGIRKAR

Name of stamp duty paying party Mrs. SHEETAL V. DEOGIRKAR

पत्ता / Address C-16, KADLASH C.H.S. CH.

New Abhishek Hospital Bhamburda

Bhamburda, Ghatkopar (W) Mumbai

समोरच्या पक्षकाराचे नाव / Name of counter party

Mr. KISHOR J. MORZAPURIA

व्यवहाराच्या उद्देशाचे कारण /

Purpose of transaction

AGREEMENT FOR SALE

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव /
Name of the Drawee Bank THE COSMOS CO. OP. BANK LTD.

P.O. NO. 912240 dt 12/11/10

Am. 50560/-

रोखपाल / Cashier

अधिकार्याची 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.

खंडर-३	
२२०२	५
२०१०	

SIGNED AND DELIVERED by the
withinnamed Transferee

Dr. VAIBHAV RAMESHRAO DEOGIRKAR

in the presence of.....

1. *Signature*

Dr. Vaibhav Deogirkar



2. *S-N-Sury*



Dr. SHEETAL VAIBHAV DEOGIRKAR

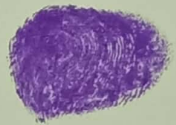
in the presence of

1. *Signature*

Dr. Sheetal Deogirkar



2. *S-N-Sury*



ANNEXURE 'C'

Gen-116-2070-2

VALID UPTO 26 SEP 2006

बदर-१२	
23/8	C2
२००९	

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO CE/ 6277/BPES/AN 27 SEP 2005

COMMENCEMENT CERTIFICATE

To, Shri. Rakesh Ramdas Kanani
At - K.P. Daware Road

Sir,

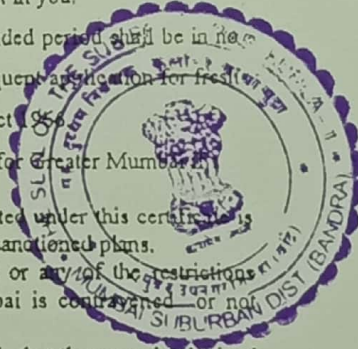
With reference to your application No 3372 dttd 22.6.2005 for Development Permission and grant of Commencement Certificate under Section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building in Building No _____ on plot No. _____ C.T.S. No 1826 to 2838 Divn Village / Town Lhad Kopar Kherl Planning Scheme No _____ situated at Road / Street _____ Ward N



_____ the Commencement Certificate / Building permit is granted on the following conditions -

- 1) The land vacated on consequence of the endorsement of the set back line/ road widening line shall form part of the public street.
- 2) That ^{no} new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
- 3) The commencement certificate/ development permission shall remain valid for one year commencing from the date of its issue.
- 4) This permission does not entitle you to develop land which does not vest in you.
- 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
- 6) 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 this 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 or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai 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 an even shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

बदर-३	
<i>[Signature]</i>	<i>[Signature]</i>
२०१०	



True Copy
[Signature]
 For Daisaria Associates
 Architects



दस्त गोषवारा भाग - 2

वदर3

दस्त क्रमांक (12702/2010)

43

दस्त क्र. [वदर3-12702-2010] चा गोषवारा
बाजार मुल्य : 975500 मोबदला 1011000 भरलेले मुद्रांक शुल्क : 50550

पावती क्र.: 12833 दिनांक: 20/11/2010
पावतीचे वर्णन
नाव: डॉ वैभव आर देवगिरकर - -

दस्त हजर केल्याचा दिनांक : 20/11/2010 12:14 PM
निष्पादनाचा दिनांक : 20/11/2010
दस्त हजर करणा-याची सही :

Vai Shivkar

10110 : नोंदणी फी
1060 : नक्कल (अ. 11(1)), पृष्ठांकनाची
नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

11170: एकूण

[Signature]

दु. निबंधकाची सही, कुर्ला 1 (कुर्ला)

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/11/2010 12:14 PM

शिकका क्र. 2 ची वेळ : (फी) 20/11/2010 12:18 PM

शिकका क्र. 3 ची वेळ : (कबुली) 20/11/2010 12:19 PM

शिकका क्र. 4 ची वेळ : (ओळख) 20/11/2010 12:19 PM

दस्त नोंद केल्याचा दिनांक : 20/11/2010 12:19 PM

ओळख :

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

1) एस आर स्वामीनाथन - - , घर/फ्लॅट नं: पंतनगर , घाटकोपर पु मु 75

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) एस एन स्वामी - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



[Signature]



[Signature]

[Signature]

दु. निबंधकाची सही
कुर्ला 1 (कुर्ला)



प्रमाणित करण्यात येते कि या दस्तामध्ये
एकूण *दस्ता* (.....*43*.) पाने आहेत.
बदर-*3/ 12702* /2010

पुस्तक क्रमांक 9 क्रमांकावर

नोंदला
दिनांक

20/11/2010

सह. दुय्यम निबंधक कुर्ला - 9,
मुंबई उपनगर जिल्हा.



Subject to Mumbai Jurisdiction

Tel : 2242 5354

2201 1429

2201 9333

Deep Developers

Land and Property Developers

7, Ladiwala Chambers, 1st Floor, 11/13, Sheikh Memon Street, Mumbai 400 002

18th November 2010

TO WHOMSOEVER IT MAY CONCERN

This is confirm that **Mr Kishore J Morzaria / Mrs Madhuri K Morzaria** is the owner of Office no 8 on the 2nd Floor in the building known as Shop Zone. The said office no 8 is having 150 Sq Ft of Carpet area. The Building Consist of Ground plus 7 Upper Floors with Lifts. This Building is constructed in the Year 2009

We hereby confirm that Kishore J Morzaria / Mrs Madhuri K Morzaria has paid all the dues payable to us and we have No Objection of the said **Kishore J Morzaria / Mrs Madhuri K Morzaria** selling the abovesaid office no 8 on the 2nd Floor to **Dr. Vaibhav R Deogirkar joint with Dr Sheetal V Deogirkar** subject to abide by them with Bye-Laws , rules & regulations of the society formed in future. As the Society Formation is in progress, we have not yet issued Share Certificate to any of the owners in the said Shop Zone Building

For DEEP DEVELOPERS

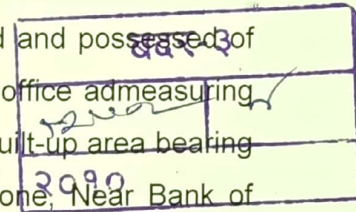
गणेश रामदास शिंदे
PARTNER

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२०१०	

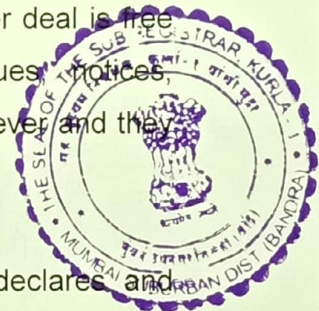


The Office No.8, 2nd floor, in the property popularly known as "Shop Zone" was initially purchased by Mr. Kishor J. Morzaria joint with Mrs. Madhuri K. Morzaria from M/s. Deep Developers, vide Agreement for Sale dated 02.11.2009 and the said document was registered vide Document No.BDR/13/9234/2009 dated 18.11.2009.

AND WHEREAS the Transferors are seized and possessed of and otherwise well and sufficiently entitled to an office admeasuring about 150 sq. ft. carpet area i.e.16.73 sq. metre built-up area bearing Office No.8, 2nd floor, (G + 7) with lift, Shop Zone, Near Bank of Baroda, M. G. Road, Ghatkopar (W), Mumbai 400 086 (hereinafter for the sake of brevity referred to as the "SAID OFFICE").



AND WHEREAS the TRANSFERORS herein covenants with the TRANSFEREES herein that the said OFFICE under deal is free from all encumbrances, charges, lien, demand, dues, notices, liabilities litigations, court orders, decree claims whatsoever and they are absolute Owners of the said office.



AND WHEREAS the TRANSFERORS hereby declares and confirms that the Co-operative Society of the said building has not been formed and is still in control and charge of the administration of M/s. Deep Developers and the Proposed Co-operative Society in respect of the said building is going to be formed by the said members in future. AND the office bearers of M/s. Deep Developers were and are collecting all outgoing from the TRANSFERORS of the said office of the said Building. This Agreement is subject to Maharashtra Ownership Flat Act, 1963.

AND WHEREAS the TRANSFERORS hereby declares and confirms having fully paid till _____, 2010 all the amounts due on the said office in respect of municipal Taxes, levies, maintenance etc. whatsoever and shall indemnify and keep indemnified the TRANSFEREES of and from against the same.

[Handwritten signature]

21.13.2011
[Handwritten signature]

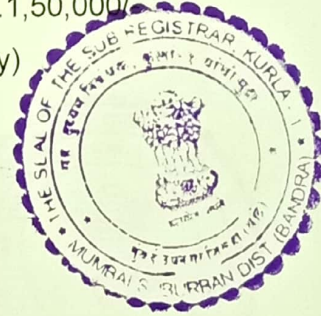
RECEIPT.

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RECEIVED of and from TRANSFEREES above named Dr. Vaibhav Ramesh Rao Deogirkar joint with Dr. Sheetal Vaibhav Deogirkar a sum of Rs. 1,50,000/- (Rupees One lakh fifty thousand only) being part payment of consideration of Office No.8, 2nd floor, admeasuring 150 sq. ft. carpet area i.e.16.73 square metres built-up area in Shop Zone, situated at M. G. Road, Near Bank of Baroda, Ghatkopar (W), Mumbai 400 086 withinnamed as under :-

Sr. No.	Cheque No.	Dated	Drawn on	Amount
1.	583632	11.11.2010	The Cosmos Co- Op. Bank Ltd.	Rs.1,50,000/-

WE SAY RECEIVED Rs.1,50,000/
(Rupees One lakh fifty thousand only)



[Handwritten signature of Mr. Kishor Jamnadas Morzaria]

मधुरी किशोर मोरझरिया.

(Mr. Kishor Jamnadas Morzaria) (Mrs. Madhuri Kishor Morzaria)
TRANSFERORS

WITNESSES:-

- [Handwritten signature]*
- S. W. Sunny

SCHEDULE

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22027	U
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Office No.8, admeasuring 150 sq. ft. carpet area i.e.16.73 sq. metre built-up area and being on the 2nd floor of the R.C.C. frame building constructed in the year 2009 having ground plus 7 upper floors with lift and of Shop Zone, standing on the land bearing CTS No.2826 to 2838 of Village Ghatkopar- Kirol situated lying and being Near Bank of Baroda, M. G. Road, Ghatkopar (W), Mumbai 400 086 in the Registration District of Mumbai

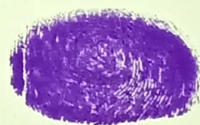
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands the day first hereinabove written.



SIGNED AND DELIVERED by the
withinnamed Transferors
Mr. KISHOR JAMNADAS MORZARIA
in the presence of.....

[Handwritten signature of Mr. Kishor Jamnadas Morzaria]

1. S. R. SWAMINATHAN
[Handwritten signature]



2. S. N. SWAMY
[Handwritten signature]

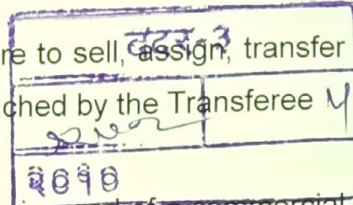
Mrs. MADHURI KISHOR MORZARIA
In the presence of*[Handwritten Marathi text]*

1. *[Handwritten signature]*



2. *[Handwritten signature]*

AND WHEREAS the Transferors desire to sell, assign, transfer and convey their said office and was approached by the Transferee M

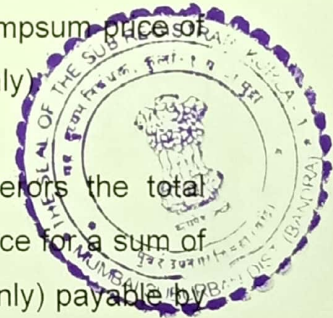


AND WHEREAS the Transferees were in need of a commercial premises and they expressed their desire to purchase and acquire the said office. AND WHEREAS the total consideration agreed by and between the parties hereto is Rs.10,11,000/- (Rupees Ten lakhs eleven thousand only).

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

1. The Transferors shall sell and the Transferees shall purchase and acquire from the Transferors the said Office No.8, 2nd floor, situated at the above address together with all the rights and privileges of office and together with all the rights and benefits of reserve fund, deposits, land value etc. at or for the lumpsum price of Rs.10,11,000/- (Rupees Ten lakhs eleven thousand only).

2. That the Transferees shall pay to the Transferors the total consideration price being the sale price of the said office for a sum of Rs.10,11,000/- (Rupees Ten lakhs eleven thousand only) payable by the Transferees to the Transferors in the following manners



That the Transferees will pay to the Transferor a sum of Rs.1,50,000/-(Rupees One lakh fifty thousand only) on or before the execution of this Agreement and balance of Rs.8,61,000/- (Rupees Eight lakhs sixty one thousand only) shall be paid on or before 30th November, 2010. Transferors shall give possession of the said office after getting full consideration of the said office.

3. The Transferors hereby agree to sign all the required documents by the Transferees and as also all such papers as may be required by any law of the land to observe or complete formalities for the valid transfer of the said office in the name of the Transferees.

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x
[Handwritten signatures]