



Tuesday, July 10, 2007

11:46:47 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 6819

गावाचे नाव मरोळ

दिनांक 10/07/2007

दस्तऐवजाचा अनुक्रमांक वदर9 - 06810 - 2007

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:रमण आर जैन - -

नोंदणी फी	:-	12600.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)	:-	380.00
एकूण	रु.	12980.00

आपणास हा दस्त अंदाजे 12:01PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंधेरी 3 (अंधेरी)

बाजार मुल्य: 1232936 रु. मोबदला: 1251000रु.

भरलेले मुद्रांक शुल्क: 62600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक;

डीडी/धनाकर्ष क्रमांक: 336679; रक्कम: 12600 रु.; दिनांक: 07/07/2007

सह. दुय्यम निबंधक अंधेरी-
मुंबई उपनगर जिल्हा.

REG. 37/2007
DELIVERED ON..10/07/06

62,600/-

THE COSMOS CO-OPERATIVE BANK LTD., PUNE
FRANKING DEPOSIT SLIP

Customer Copy 74028

Branch: Vile Parle Date: 28/06/07

Franking Value	Rs.	62,600/-
Service Charges	Rs.	—
Total	Rs.	62,600/-

Name & Address of Stamp duty paying party

Raman R. Jain

Tel.No.: / Mobile No.: 26101747

Purpose of Transaction in cash for Franking Documents 650630 151162

Rs. 62,600/-

GOSMOS VILE-PARLE (For Bank's Use only)

28 JUN

FOR FRANKING RECEIVED

For The Cosmos Co-op. Bank Ltd., Pune

Authorised Signatory

Seal No. / Reg. No. BFN/188/STC/PIII/04



Vijaya Bank, Service Branch
D.D. No. 336437.

बदर-१/

3590

2

2007

AGREEMENT FOR SALE

For The Cosmos Co-op. Bank Ltd., Vile Parle Branch, Mumbai

Authorised Signatory

D-5/STP(V)/C.R.1004/06/200
4/1762-64/04

50630
151162



INDIA STAMP DUTY

08625609/-PES114

JUN 28 2007

THIS AGREEMENT made and entered into at Mumbai this 28 day of July, 2007 BETWEEN 1) **MRS. LALITA B. JAIN**, aged about 45 years, having PAN **AAFPJ 0129 C** Indian inhabitant, residing at Flat No.C/8, 2nd Floor, Anand Bhavan, Vile Parle (West), Mumbai - 400 056 hereinafter referred to as the '**TRANSFEROR**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) the party of the **First Part A N** **MR. RAMAN R. JAIN**, aged about 43 years, having PAN **AACPJ 5259 Q**, Indian inhabitant, residing at Flat No.A/602, 6th Floor, Priti Dadabhal Road 3rd Cross Lane, Vile Parle (West), Mumbai - 400 hereinafter referred to as the '**TRANSFeree**' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to

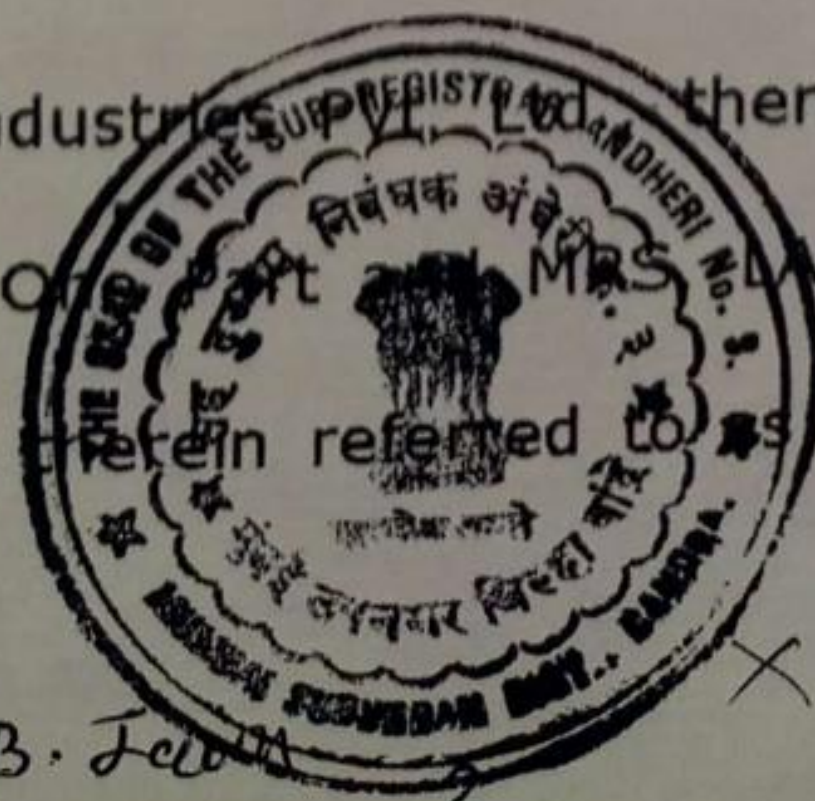
X L.B. Jain

Raman X R.R. Ja.

mean and include his heirs, executors, administrators and assigns) the party of the **Second Part**.

WHEREAS: -

- A. Akshay Mittal Industrial Premises Co-operative Society Ltd., is a Co-operative Society registered under Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM(W-K/E/GNL (O) : 658 of 87-88 on 30/03/1988 and having address at Sanjay Building No.5, Mittal Industrial Estate, Andheri - Kurla Road, Andheri (East), Mumbai - 400 059 (hereinafter referred to as the "said Society").
- B. One Vimco Zipper Industries Pvt. Ltd. was member and shareholder of the said Society and it was holding ten shares of Rs. 50/- each bearing Share Nos. from 2331 to 2340 under Share Certificate No. 234 Dt. 22/07/1991 (hereinafter referred to as "said Shares"). By virtue of holding the said shares it was also absolutely seized and possessed of Industrial Unit No.110/A, 1st Floor, admeasuring about 1030 Sq. Ft. B.U, in Akshay Mittal Industrial Premises Co-operative Society Ltd., at Sanjay Building No.5, Mittal Industrial Estate, Andheri - Kurla Road, Andheri (East), Mumbai - 400 059 (hereinafter referred to as the "said Unit" and more particularly described in the schedule hereunder written).
- C. Under Agreement Dt. 10/09/1999 executed by and between Vimco Zipper Industries Pvt. Ltd. therein referred to as 'The Vendor' of the One Industrial Unit No. 110/A, Sanjay Building, KAMNI R. JAIN, herein referred to as 'The Purchasers' of the



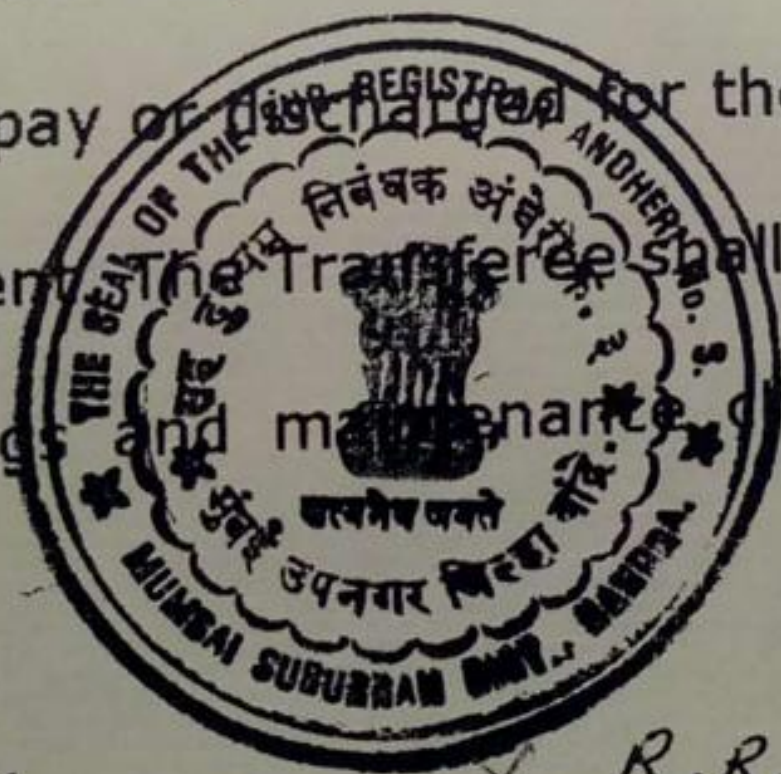
X Lalita B. Jain

X R.R.J.

बदर-१/ ६५०	१२
२००७	

Only) as and by way of part payment towards the full consideration amount payable as specified above (The payment and receipt whereof the Transferor does hereby admit and acknowledge separately) and the balance sum of Rs.8,01,000/- (Rupees Eight Lakhs One Thousand Only) shall be paid by the Transferee to the Transferor on or before 01/09/2007. It is expressly agreed between the parties hereto that the time shall be the essence of this contract.

3. The Transferor does hereby declares and confirms that upon receipt of the balance consideration of Rs.8,01,000/- (Rupees Eight Lakhs One Thousand Only) as aforesaid she shall handover vacant peaceful possession of her undivided 50% share in the said Unit to the Transferee and all earlier title deeds and documents in respect of the said Unit.
4. It is agreed between the Transferor and the Transferee that property taxes and other outgoings, maintenance charges and all other expenses and charges in respect of her undivided 50% share in the said Industrial Unit, relating to and arising for the period prior to the execution of these presents, shall be paid and borne by the Transferor herein and the Transferor hereby indemnifies the Transferee for any property taxes, outgoings, charges, and any other expenses which he i.e. the Transferee may be required to pay or discharge for the period prior to the date of this Agreement. The Transferee shall pay all the property taxes other outgoings and maintenance charges in respect of



X L. B. Jain

X R. R. J.

बदर-९/
₹ ८५००
२००७



दस्तक्रमांक व वर्ष: 6810/2007

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

Tuesday, July 10, 2007

11:48:20 AM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : मरोळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,251,000.00
बा.भा. रू. 1,232,936.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 1637 वर्णन: विभागाचे नाव - मरोळ (अंधेरी), उपविभागाचे नाव - 43/219 भुभाग: उत्तरेस गावाची हद्द, पुर्वेस गाव सीमा, दक्षिण व पश्चिमेस गावाची हद्द व पाईप लाईन. सदर मिळकत सि.टी.एस. नंबर - 1637 मध्ये आहे. ----- युनिट नं 110/अ. 1 ला मजला , अक्षय मित्तल इंड प्रिमायसेस को ऑ सोसा लि , संजय वि नं 5, मित्तल इंड इस्टेट. अंधेरी पू मुं 59 , एकुण क्षेत्र 1030 चौ फूट विल्टअप मधील अर्धा हिस्सा विकतोय.
(1)बांधीव मिळकतीचे क्षेत्रफळ 47.86 चौ.मी. आहे.
- (3) क्षेत्रफळ (1)-
- (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) ललीता बी जैन - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: आनंद भवन. ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विलेपार्ले प; तालुका: -; पिन: 56; पॅन नंबर: AAFPJ 0129C.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रमण आर जैन - -; घर/फ्लॉट नं: -; गल्ली/रस्ता: दादाभाई रोड; ईमारतीचे नाव: प्रिती पॅलेस; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: विलेपार्ले प; तालुका: -; पिन: 56; पॅन नंबर: AACPJ 5259Q.
- (7) दिनांक करून दिल्याचा 06/07/2007
- (8) नोंदणीचा 10/07/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 6810 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 62550.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 12600.00
- (12) शेरा

**AKSHAY MITTAL INDUSTRIAL PREMISES
CO-OPERATIVE SOCIETY LIMITED**

(Regd. No. BOM/(W-K/E/GNL (O) 658 of 87-88 (On 30-3-88)

Sanjay Bldg. No. 5, Sir M. V. Road, Andheri (East), Bombay-400 059.

Certificate No. 234

Authorised Share Capital Rs. 50,00,000/- Divided into 1,00,000/- Shares each of Rs. 50/- only

Register Folio No. 234

THIS IS TO CERTIFY that Shri/ Smt / M/s. Vinco Zipper Industries Pvt Ltd

Share No. A-110 is the Registered Holder of 10 (Ten) Shares from No. 2331 to 2340 amounting to Rs. 500/- (Rupees Five Hundred only) in 'AKSHAY MITTAL INDUSTRIAL PREMISES CO-OPERATIVE SOCIETY LTD. subject to the Bye-laws of the said Society and that upon each of such Shares of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 22nd day of July 1991.

B. V. Doshi
CHAIRMAN

N. Khelty
HON. SECRETARY

R. R. Sawla
TREASURER

