



Monday, October 17, 2011
11:04:28 am

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 11124
दिनांक : 17/10/2011

गावाचे नांव : मलबार

दस्तावेजाचा अनुक्रमांक : बबई 3 - 9416 - 2011

दस्तऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : - दिनाबेन कन्हैयालाल शाह व मुकेश कन्हैयालाल शाह तर्फे मुखत्यार

फी नोंदणी फी : रु.30,000.00

दस्त हाताळणी फी : रु.680.00

पृष्ठांची संख्या : 34

एकुण रु.30,680.00

DELIVERED

अपणास हा दस्त अंदाजे 11.24AM ह्या वेळेस मिळेल

सह दु. नि. मुंबई शहर क्र.

बह दुर्यध निबध

बाजार मुल्य : रु.50,013,451/-

मोबदला : रु.54,000,000/-

भरलेले मुद्राक शुल्क : रु.2,682,600/-

1) देयकाचा प्रकार :By Demand Draft रक्कम: रु.30,000

डीडी/ धनादेश क्रमांक :404846 दिनांक :13/10/2011

बँकेचे नाव व पत्ता :स्टॅण्डर्ड चार्टर्ड बँक

2) देयकाचा प्रकार :By Cash रक्कम: रु.680

DELIVERED



Wednesday, October 19, 2011
12:56:52 pm

सूची क्र. 2

दुय्यम निबंधक : सह दुय्यम निबंधक मुंबई शहर 3
दस्त क्रमांक : 9416/2011

नोंदणी 63
Regn. 63m

गावाचे नाव : मलबार

- (1) विलेबाचा प्रकार
- (2) मोबदला
- (3) बाजारभाव (भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)
- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
- (5) क्षेत्रफळ
- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.
- (7) दस्तऐवज करून देणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

करारनामा
रु. 54,000,000/-
रु. 50,013,451/-

सि.टी.एस. नंबर सि.टी.एस. नंबर -- 4/755 पालिकेचे नाव: मुंबई मनपा इतर वर्णन : फ्लॅट नं 90ए वा मजला , अमर बिल्डींग ,तिरुपती अपार्ट , तिरुपती महालक्ष्मी को ऑ हौ सोसा लि , भुलाभाई देसा रोड , मुं 26.
168.68 चौ.मीटर

- 1) नाव:- हरीश एम पटेल ,वय: 88,पत्ता :-फ्लॅट नं ए 901-9 वा मजला , तिरुपती अपार्ट , तिरुपती महालक्ष्मी को ऑ हौ सोसा लि , भुलाभाई देसाई रोड , मुं 26. पिन कोड:- पॅन नंबर: AODPP7843F
- 1) नाव:- दिनाबेन कन्वैयालाल शाह व मुकेश कन्वैयालाल शाह तर्फे मुखत्यार भरत कन्वैयालाल शाह ; वय: 43; पत्ता:-फ्लॅट नं 1101-11 वा मजला, तिरुपती अपार्ट , तिरुपती महालक्ष्मी को ऑ हौ सोसा लि , भुलाभाई देसाई रोड , मुं 26.; पिन कोड:-; पॅन नं:-;

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

- (9) दस्तऐवज करून दिल्याचा दिनांक
- (10) दस्त नोंदणी केल्याचा दिनांक
- (11) अनुक्रमांक, खंड व पृष्ठ
- (12) बाजारभावप्रमाणे मुद्रांक शुल्क
- (13) बाजारभावप्रमाणे नोंदणी शुल्क
- (14) शेरा



खरी प्रत

सह दुय्यम निबंधक, मुंबई (क) रु. ३

श्री. दत्त त्रिपाठी
यांना त्याचे ता. १९/१०/११ च्या अर्जानुसार
क्र. ११२५१ नककल दिली तारीख १९/१०/११

सहदुय्यम निबंधक मुंबई शहर क्र. ३
दत्त त्रिपाठी

SHCIL-MAHARASHTRA

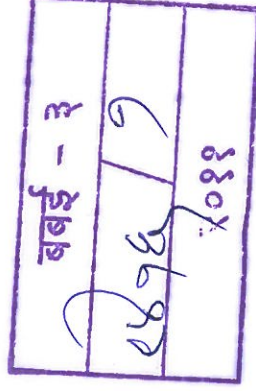
SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

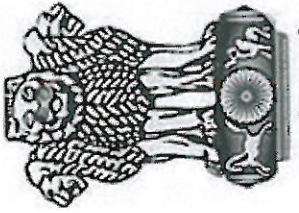
Tel : 022-61778151

E-mail :

Mode of ReceiptAccount Id mhshcil01
Account Name SHCIL-MAHARASHTRAReceipt Id RECIN-MHMHSHCIL0104470712385732J
Receipt Date 13-OCT-2011

Received From	Smt Dinaben Kanaiyalal Shah and Mr Mukesh K Shah	Pay To
Instrument Type	CASH	Instrument Date
Instrument Number	Instrument Amount 2682600 (Twenty Six Lakh Eighty Two Thousand Six Hundred only)	
Drawn Bank Details		
Bank Name	Branch Name	
Out of Pocket Expenses 0.0 ()		





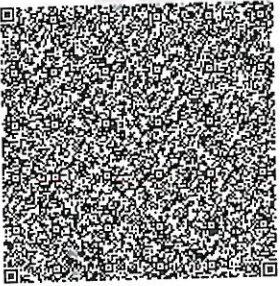
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by : *S. S. S. S.*
Stock Holding Corporation of India Ltd.
Location : SRO-CUSTOM
Signature : *HS*
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH04683977606198J
Certificate Issued Date : 13-Oct-2011 05:05 PM
Account Reference : SHCIL (FI)/ mhshci01/ SRO-CUSTOM/ MH-MUM
Unique Doc. Reference : SUBIN-MHMHSCHIL0105039849503877J
Purchased by : Smt Dinaben Kanaiyalal Shah and Mr Mukesh K Shah
Description of Document : Article 25(b)(d) Conveyance
Property Description : Flat No.A-901,9th Floor,Tirupati Apartment, Tirupati Mahalaxmi CHS Ltd,Bhulabhai Desai Road,Mumbai-26
Consideration Price (Rs.) : 5,40,00,000
(Five Crore Forty Lakh only)
First Party : Mr Harish M Patel
Second Party : Smt Dinaben Kanaiyalal Shah and Mr Mukesh K Shah
Stamp Duty Paid By : Smt Dinaben Kanaiyalal Shah and Mr Mukesh K Shah
Stamp Duty Amount(Rs.) : 26,82,600
(Twenty Six Lakh Eighty Two Thousand Six Hundred only)



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Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com

AGREEMENT FOR SALE



THIS AGREEMENT made and entered into at Mumbai this 15th day of October, 2011 by and between 1) **MR. HARISH M.**

PATEL, aged about 88 years, having PAN **AODPP7843R**, Indian Inhabitant of Mumbai, residing at Flat No.A-901, 9th Floor, Tirupati Mahalaxmi Co-operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026, 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 their respective heirs, executors, administrators and assigns) of the **ONE PART**

AND

बर्ष - ३
८९६ / ३
२०११

2) (a) **SMT. DINABEN KANAIYALAL SHAH**, aged about 67 years, having **PAN BIKPS8969K**, and (b) **MR. MUKESH KANAIYALAL SHAH**, aged about 47 years, having **PAN AAIPS6444G**, both Indian Inhabitants of Mumbai, both residing at Flat No.1101, 11th Floor, Tirupati Mahalaxmi Co-operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026, through their constituted Attorney **MR. BHARAT KANAIYALAL SHAH**, aged about 43 years, residing at Flat No.1101, 11th Floor, Tirupati Mahalaxmi Co-operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026 hereinafter referred to as "**THE TRANSFEREES**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART**.

WHEREAS:-

A. Under Agreement for Sale dt.26/04/1977 executed by and between **MESSRS. GOWANI BUILDERS PRIVATE LIMITED**, thereafter referred to as "the party of the First Part" of the One Part and 1) **MR. HARISH M. PATEL**, 2) **HARISH M. PATEL (HUP)** and 3) **SMT. HANSABEN H. PATEL**, therein referred to as "the party of the Second Part", of the Other Part, the party of the second part therein agreed to purchase and acquire from the party of the First part the Flat No.A-901, 9th Floor, admeasuring 1815 Sq.ft. Built Up in the building to be known as "Tirupati Apartment" at Bhulabhai Desai Road, Mumbai - 400 026 (hereinafter referred to as the "said Flat" and more particularly

described in the schedule there under written) for ~~valid~~

valid
CSA/E/D
2022

consideration and on the terms and conditions as recorded under the said Agreement for Sale Dt.26/04/1977. The Party of the Second Part therein paid full consideration amount to the Party of the First Part therein and obtained possession of the said flat.

B. The various flat purchasers in the said "Tirupati Apartment" building formed and registered a Co-operative Housing Society in the name of Tirupati Mahalaxmi Co-operative Housing Society Ltd., a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/T-9205 Dt.6-9-1982 having address at Bhulabhai Desai Road, Mumbai - 400 026, (hereinafter referred to as "the said Society") and 1) MR. HARISH M. PATEL, 2) HARISH M. PATEL (HUF) and 3) SMT. HANSABEN H. PATEL were admitted as members and share holders in the said society and they were issued five fully paid up shares of Rs.50/= each bearing distinctive Nos. From 241 to 245 under Share Certificate No.49 Dt.01/11/1983 issued by the said Society (hereinafter referred to as "the said Shares").



C. In view thereof the said 1) MR. HARISH M. PATEL, 2) HARISH M. PATEL (HUF) and 3) SMT. HANSABEN H. PATEL became well and sufficiently entitle to the said flat and the said shares.

D. The name of HARISH M. PATEL (HUF) was deleted from the Share certificate No.49 Dt.01/11/1983 by the said society in the year 2000 and thereafter the another co-owner SMT. HANSABEN H. PATEL died on or about 07/07/2007 and consequently her name was also deleted from the Share Certificate No.49

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Dt.01/11/1983 and in view thereof the Transferor herein became the sole owner of the said flat and the said shares.


E. The Transferor 1) MR. HARISH M. PATEL, for himself and as constituted attorney of HARISH M. PATEL (HUF) got the said agreement adjudicated from the office of Collector of Stamps, Mumbai and paid proper stamp duty thereon. The said Agreement for Sale Dt.26/04/1977 is duly registered alongwith Declaration with Sub Registrar of Assurance, Mumbai on 23/12/2008 under Sr. No. BBE-2/7955/2008.

F. Under the circumstances aforesaid the said Transferor is absolute owner of and well and sufficiently entitle to the said Flat No.A-901, 9th Floor admeasuring about 1815 Sq.ft. Built Up in Tirupati Mahalaxmi Co-operative Housing Society Ltd., situate at Bhulabhai Desai Road, Mumbai - 400 026 (hereinafter referred to as "the said Flat" and more particularly described in the schedule hereunder written) alongwith said five shares bearing distinctive Nos. From 241 to 245 under Share Certificate No.49 Dt.01/11/1983 of the said society.



G. The Transferor has represented to the Transferees that the said Flat and the said Shares are free from all encumbrances and charges and he is entitled to sell and transfer the same for valid consideration.

H. The Transferees herein on the basis of representation of the Transferor have agreed to purchase and acquire the said Flat and the said five shares for the lump sum consideration of



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Rs.5,40,00,000/- (Rupees Five Crore Forty Lakhs Only) and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT FOR SALE WITNESSETH AS UNDER: -

1. That the Transferor does hereby agree to sell and transfer and the Transferees do hereby agree to purchase and acquire the said Flat No.A-901, 9th Floor admeasuring about 1815 Sq.ft. Built Up in Tirupati Mahalaxmi Co-operative Housing Society Ltd., situate at Bhulabhai Desai Road, Mumbai - 400 026 together with the rights of ownership and of use and occupation of the said flat along with all the right, title and interest of the Transferor in the said five shares of Rs.50/= each of the said Society at or for the lump sum price of Rs.5,40,00,000/- (Rupees Five Crore Forty Lakhs Only).

2. On or before execution of this Agreement, the Transferees have paid to the Transferor a sum of Rs.1,45,00,000/- (Rupees One Crore Forty Five Lakhs Only) as and by way of part consideration towards the full consideration amount payable as specified above (the payment and receipt whereof the Transferor does hereby admit and acknowledge separately). It is further agreed that Transferees shall pay a balance consideration of Rs.3,95,00,000/- (Rupees Three Crore Ninety Five Lakhs Only)

on or before 11/11/2011. It is further agreed that time shall be essence of this Agreement. The Transferees have represented to the Transferor that they are also trying to avail of housing loan from bank/institution and for that purpose Transferor shall co-operate with Transferees and they shall obtain from the said



11/11/2011
₹ 1,45,00,000/-
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society all such papers, documents and NOC which may be required by such bank/institution for disbursement/sanction of the housing loan amount in favour of Transferees.

3. The Transferor does hereby agrees and confirms that upon receipt of the balance consideration of Rs.3,95,00,000/- (Rupees Three Crore Ninety Five Lakhs Only) as aforesaid, he shall handover vacant peaceful possession of the said flat to the Transferees and shall also handover the original share certificate No.49 Dt.01/11/1983 issued by the said Society to the Transferees.



4. The Transferor has paid up to date all property taxes, maintenance charges, electricity charges and other outgoings or dues in respect of the said Flat No.A-901, 9th Floor to the said society or to the concerned local authorities and there is nothing due and payable by the Transferor on account thereof as on the date of execution of these presents. The Transferor shall continue to pay the maintenance charges and Property Tax to the said society or concerned authorities till handing over of possession of said Flat to the Transferees. The Transferor does hereby indemnify the Transferees to reimburse any such taxes, charges, outgoings and dues which the Transferees may be required to pay or discharge for the period prior to handing over possession of said Flat. However on receiving vacant and peaceful possession of the said Flat from the Transferor as aforesaid, the Transferees shall be liable to pay and shall pay and bear all property taxes, maintenance charges, electricity

बलदंड - ₹
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charges, other outgoings or dues in respect of the said Flat to the concerned local authorities and/or to the said society as the case may be.

5. The Transferor does hereby declare and covenant with the Transferees as under: -

a) The Transferor is absolute owner of the said Flat and the said Shares and except him no other person or persons has or have any right, title, claim or interest of any nature whatsoever unto or upon the said Flat and the said Shares either by way of lien, sale, mortgage, gift, trust, inheritance, lease, assignment or otherwise and he has good, title, full power and absolute authority to sell and transfer the said Flat and the said Shares to the Transferees under these presents.

b) The said Flat and the said Shares are free from all encumbrances and charges and the same are not the subject matter of any litigation or dispute, nor are the same liable for attachment in execution of decree of any civil court or order of any government or semi-government authority.

c) The Transferor has not received any prohibitory order from any government and semi-government authority or any injunction order from any court restraining the Transferor from selling /transferring the said Flat No.A-901, 9th Floor and the said shares prior to execution of this Agreement.



- d) The Transferor has clear and marketable title in respect of the said Flat No.A-901, 9th Floor and on the said shares.
- e) The Transferor shall obtain "No Dues Certificate" and "No Objection Certificate" from the said Society in respect of the present deal and transfer of said Flat and said Shares in the names of Transferees.
- f) The Transferees shall on payment of the entire consideration amount to the Transferor hold and shall be entitled to use, occupy, possess and enjoy quietly and peacefully the said Flat without any hindrance, demand, interruption, eviction or claim by the Transferor or any other person or persons lawfully or equitably claiming through under or in trust for the Transferor.
- g) The Transferor shall whenever required to do so from time to time and at all times, execute and sign or cause to be executed and signed all such letters, forms, applications, affidavits, declarations, power of attorney, deeds or documents for perfectly securing and effectually transferring the said Flat and the said Shares unto the Transferees forever in the records of government and semi-government authorities and the said Society.
- h) The Transferor does hereby agree to transfer after receipt of full and final consideration amount all the amounts standing to his credit in the books of society, builders, and other amount to which he is legitimately entitled to being



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the member of the said Society and owner of the said Flat in favour of the Transferees.

6. It is specifically agreed between the parties hereto that the Stamp Duty and Registration Charges payable in respect of this Agreement of Sale shall be borne and paid by the Transferor only.
7. The Transferees shall abide by all rules, regulations and bye-laws of the Society and they shall pay the amount of maintenance charges and dues in respect of the said Flat No.A-901, 9th Floor to the said Society from time to time.
8. It is specifically agreed between the parties hereto that the transfer charges payable to Tirupati Mahalaxmi Co-operative Housing Society Ltd., for getting the said Flat No.A-901, 9th Floor and the said Shares transferred in the names of Transferees shall be paid and borne by the Transferor only.
9. The Transferor shall handover to Transferees all original title documents and original share certificate No.49 Dt.01/11/1983 and all other original receipts of the payments made to the Society on completion of deal.
10. The parties hereto shall pay legal charges to their respective advocates.



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SCHEDULE OF THE PROPERTY

ALL THAT piece and parcel of Flat No.A-901, 9th Floor admeasuring about 1815 Sq.ft. Built Up in the building known as "Tirupati Apartment" belonging to Tirupati Mahalaxmi Co-operative Housing Society Ltd., situate at Bhulabhai Desai Road, Mumbai - 400 026 . The structure of the said building is standing on Plot of land bearing C.S. No.4/755 Division - Malabar/Khambala Hill, District - Mumbai City. The structure of the said building is constructed in the year _____ and is having Ground + ____ Storey with lift facility.

[Handwritten signature]

[Handwritten signature]



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

SIGNED SEALED AND DELIVERED)

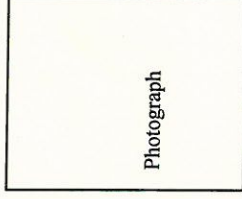
By the within named "TRANSFEROR")

MR. HARISH M. PATEL)

in the presence of)

Witnesses: -

1. *G.S. Chopra*
2. *Seema Shah*



Harish Patel
Signature

SIGNED SEALED AND DELIVERED)

By the within named "TRANSFEREES")

SMT. DINABEN KANAIYALAL SHAH)

MR. MUKESH KANAIYALAL SHAH)

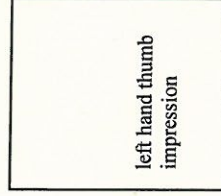
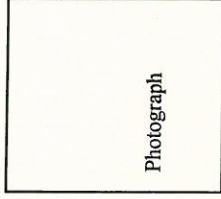
Both through their constituted Attorney)

MR. BHARAT KANAIYALAL SHAH)

in the presence of)

Witnesses: -

1. *G.S. Chopra*
2. *Seema Shah*



Bharat Shah
Signature

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2022



RECEIPT FOR PART CONSIDERATION

RECEIVED of and from withinnamed)
TRANSFEREES, a sum of Rs.1,45,00,000/-)
(Rupees One Crore Forty Five Lakhs Only) by)
Cheque as detailed below being part)
Consideration for the sale of the said)
Flat No.A-901, 9th Floor)
admeasuring about 1815 Sq.ft. Built Up in the)
building known as "Tirupati Apartment" belonging to)
Tirupati Mahalaxmi Co-operative Housing Society Ltd.,)
situate at Bhulabhai Desai Road,)
Mumbai - 400 026 and said five Shares)
bearing No. From 241 to 245 under share)
Certificate No.49 Dt.01/11/1983 agreed to)
be Transferred on ownership basis by the)
Transferor under Agreement For Sale)
Dt. 15/10/2011) Rs.1,45,00,000/-



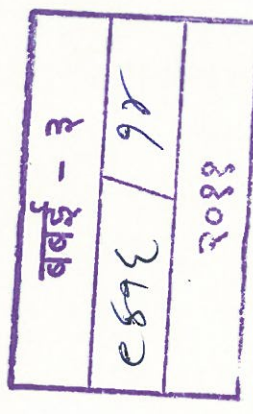
Sr. No.	Cheque No.	Date	Amount	Bank/ Branch
1.	716155	10/08/2011	Rs.5,00,000/-	STATE BANK OF INDIA, DIAMOND BRANCH, MUMBAI 400004.
2.	105957	18/08/2011	Rs.1,40,00,000/-	DENA BANK, BORIVALI (EAST), MUMBAI 400066.
		Total	Rs.1,45,00,000/-	

I say received

MR. HARISH M. PATEL
(Transferor)

Witnesses:-

1. *C.S. Deshpande*
2. *Pravin Ghosh - Registrar*





MARIE MAHARASHTRA

General Stamp Office, Mumbai.
S.V. No. 59

- 6 AUG 2011

Signature

M. K. RAMADGE



Sr. No. 4472/11



L 617989

सौ. अरुणा अरुणदास शिंदे
* परचना धारक मुंबई जिल्हा नं. ५९ *
ए* सी, खोसाची बाडी, खंडेराव मिलिंदम,
रत्नामजला, कम. नं. ७, सिगांव, मुंबई-४.
क. २३ AUG 2011
सर्व श्री श्री श्रीमती. DR. K. RAMADGE
धनारू.....S.R.O.K.....चा मुद्रांक प्रिक्तता.

' BHARAT K. SHAH.
TIRUPATI APT, 1101/A
BHULABHAI Desai Rd, mumbai

SPECIFIC POWER OF ATTORNEY

ALL TO WHOM THESE PRESENTS SHALL COME We, (a) SMT. KANAIYAL SHAH aged about 35 years, and (b) MR. MUKESH

KANAIYAL SHAH, aged about years, both residing at Flat No.1101, 11th Floor, Tirupati Mahalaxmi Co-Operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026, **SEND GREETINGS: -**

WHEREAS: -

- (a) We intend to purchase and acquire from MR. HARISH M. PATEL, Flat No.A-901, 9th Floor, admeasuring about 1815 Sq.ft. Built Up in Tirupati Mahalaxmi Co-Operative Housing Society Ltd., Situate at Bhulabhai Desai Road, Mumbai - 400 026 and five shares of the said society bearing distinctive numbers From 241 to 245 under Share Certificate No.49 Dt.01/11/1983 (hereinafter referred to as the "said

बवई - ३
e898 / 24
३०९३ Flat

1101/1983
of 5 shares

referred to as the "said Flat" and the "said Shares" and more particularly described in the schedule hereunder written);

(b) We remain busy in our personal commitments and hence we are unable to comply with the statutory formalities for purchase of the said flat and the said shares and it is not possible for us to execute the necessary Agreement for sale or Sale Deed and/or any other Transfer Agreement and to get the same registered before the Sub-Registrar of Assurance and hence we are desirous of appointing some fit and proper person to act as our attorney for the purpose of doing and executing the acts, deeds and things hereinafter mentioned.

NOW KNOW YE AND THESE PRESENTS WITNESSETH that

(a) **SMT. DINABEN KANAIALAL SHAH** and (b) **MR. MUKESH**

KANAIALAL SHAH, do hereby nominate, constitute and appoint

MR. BHARAT KANAIALAL SHAH, aged about 43 years, residing at Flat No.1101, 11th Floor, Tirupati Mahalaxmi Co-Operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026 (hereinafter

referred to as the said "Attorney") as our true and lawful Irrevocable Attorney to do and to execute, perform all or any of the following acts, deeds, matters and things in respect of purchase of the said Flat and the said Shares and to do any of the acts, deeds, matters and things that is to say :-

1. To negotiate and/or deal with **MR. HARISH M. PATEL** for purchase of the said Flat and the said shares and to conclude the negotiations and finalize the deal for such consideration as our



बकाई - ₹
₹ 875 / 75
2088

Handwritten signature and text in Marathi: "महाराष्ट्र राज्य सहकारी संस्थांच्या अधीन" and other illegible text.





said Attorney shall deem fit and proper without any further recourse to in that regard.

2. To make payment of the earnest amount and/or full and final consideration amount in our name and in respect of purchase of the said Flat and the said shares and to obtain valid and effectual receipt for the same in our name.

To sign and execute in our name and on our behalf any Agreement for Sale, Memorandum of Understanding, Sale Deed, or any such Agreement, Affidavits, Bonds, Letters, Undertakings, Indemnities, Deed of Cancellation, Deed of Confirmation, Declarations, Deed of Rectification, and other Assurances or any other document of transfer or writings as may be required or

necessary for the purpose of purchase and acquiring of the said - ₹
Flat and the said shares and its registration thereof. २९३/१६
To appear before concerned Registrar and/or Sub-Registrar २०१४

4. To appear before concerned Registrar and/or Sub-Registrar and/or Assurances, etc. or any other officer or officers or any registering authorities and to present and lodge for registration and/or admit execution thereof in respect of purchase of the said Flat and the said shares in our name to be executed by our said Attorney on our behalf and to do all other acts, deeds, matters and things in relation thereto which may be requisite, described or necessary to complete registration in respect of the said Flat.

5. To appear before the managing committee of Tirupati Mahalaxmi Co-Operative Housing Society Ltd., and to represent us before the said society for any purpose in our behalf and in our name for purchase of the said flat and to sign and execute necessary


मि. र. गौरीशंकर गिरी
प्रतिनिधि



Society transfer Forms, and other papers and documents in this regards.

6. AND also for the better and more effectually doing effecting and perfecting the several matters and things aforesaid to appoint from time to time or generally such person or persons as the said Attorney may think fit as substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at his/their pleasure to remove and to appoint another or others in his or their place and we hereby agree at all times to ratify and confirm whatsoever the said Attorney or any such substitute or substitutes shall lawfully do or cause to be done in or ~~about~~ the said Flat and the said shares.

esq / 9L

7. AND GENERALLY to do everything whatsoever which may be deemed necessary, proper or expedient and which we could do ourselves if personally present and as if this power had not been executed in respect of and pertaining to purchase of the said Flat and the said shares.



8. This Power of Attorney shall be exercisable by our said Attorney or his substitute/s both during our presence and in our absence.

9. For removal of any doubts (if any) which may arise and for more effectually construing the true meaning of these presents or as to the construction and/or application of the powers hereby granted, we hereby declare that the powers hereby granted shall not in any case whatsoever be deemed to be limited to such transactions and matters as are herein expressly mentioned but

Handwritten signature and text: "Mr. T. ..."



are intended to extend and shall extend in all cases to any other matters or transactions which are not specified herein precisely but in ordinary course the said Attorney or his nominee/s or substitute/s may require in pursuance of these presents and shall be deemed to include all such powers in all and every exigency or eventuality in and with regard to the said Flat and the said shares.

AND we do hereby agree to confirm and ratify all and whatsoever of the said Attorney or his substitute or substitutes or nominee/s shall lawfully do or caused to be done in respect of the said Flat and the said shares by virtue of these presents.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL THAT piece and parcel of Flat No.A-901, 9th Floor admeasuring about 1815 Sq.ft. Built Up in Tirupati Mahalaxmi Co-Operative Housing Society Ltd., Bhulabhai Desai Road, Mumbai - 400 026. The structure of the said building is standing on Plot of land bearing C.S. No.4/755 Division - Malabar/Cumballa Hill, District - Mumbai City.



बवई - ₹
२४५८ / १९
२०११

Mumbai
म. न. न. ४/७५५
महाराष्ट्र शासन

IN WITNESS WHEREOF We, (a) SMT. DINABEN KANAIALAL SHAH and (b) MR. MUKESH KANAIALAL SHAH, have hereunto set and subscribed our hands this 25 day of

August, 2011 at Mumbai.

SIGNED SEALED AND DELIVERED)

by the Within named)

SMT. DINABEN KANAIALAL SHAH)

MR. MUKESH KANAIALAL SHAH)

In the presence of)

Witnesses:-

1. J. P. DORNANI

2. *Dinaben*

I agree to work as Attorney

(MR. BHARAT KANAIALAL SHAH)

Identified by me

D. R. Kudrighi
(Advocate)

Sr. No.
44724

Dr. R. Kudrighi
Advocate & Notary Govt. of India
Thane & Mumbai




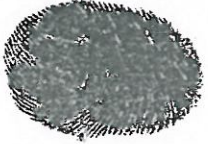
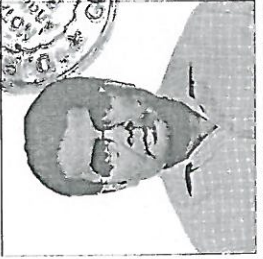
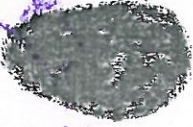
वर्ष - ३
२९/८/१०
२५



BEFORE ME
Before me

D. R. Kudrighi
D. R. KUDRIGHI
Advocate & Notary Govt. of India
Thane & Mumbai



 A black and white portrait photograph of a woman with short, dark hair, wearing a light-colored top. A circular notary stamp is partially visible in the top right corner of the photo area.	 A dark, oval-shaped thumbprint impression on a light background.
Photograph of Donor SMT. DINABEN KANAIALAL SHAH	Left hand thumb impression of Donor SMT. DINABEN KANAIALAL SHAH
 A black and white portrait photograph of a man with short, dark hair, wearing a patterned shirt. A circular notary stamp is partially visible in the top right corner of the photo area.	 A dark, oval-shaped thumbprint impression on a light background.
Photograph of Donor MR. MUKESH KANAIALAL SHAH	Left hand thumb impression of Donor MR. MUKESH KANAIALAL SHAH
 A black and white portrait photograph of a man with short, dark hair, wearing a light-colored shirt. A circular notary stamp is partially visible in the top right corner of the photo area.	 A dark, oval-shaped thumbprint impression on a light background. A large, purple circular notary stamp is overlaid on the right side of the photo area.
Photograph of Attorney MR. BHARAT KANAIALAL SHAH	Left hand thumb impression of Attorney MR. BHARAT KANAIALAL SHAH

बवई - ३
२९
२०११

घोषणापत्र

मी शिवत केशरीबाल शिंदे याद्वारे घोषित करतो की, दुय्यम निबंधक म्हणजे शिंदे - ३ यांचे कार्यालयत क२१२२११११ या शिर्षकाचा दरत नोंदणीसाठी सादर करण्यात आला आहे. श्री. रवी किर्लोस्कर शिंदे व श्री. शशि शिंदे व ३. यांनी दि. २५/०६/२०११ रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त नोंदणीस सादर केला आहे / निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कायम चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे क्लम ८२ अन्वये शिक्षंस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक :- १६/१०/२०११

Bhavd Kanayale Shoh.

कुलमुखत्यारपत्रधारकाच नाव
व सही

बवई - ३
२४९/२२
२०११



Register No. 49 Share Certificate No. 49

Mahalaxmi Co-operative Housing Society Limited

BOMBAY

(Registered under the Co-operative Societies, Bombay Act VII of 1925)

Certificate of Registration No. B-261 of 1945)

Maharashtra Co-operative Societies Act, 1960

1982

is to Certify that Shri Anand M. Patel ~~Shri Anand M. Patel~~ Hansabai H. Patel ~~Hansabai H. Patel~~ is the Registered Holder of (5) Five Shares of

Fifty (Rs. 50/-) each, numbered 241-245

in Tirupati Mahalaxmi Co-operative Housing Society Limited, subject to the By-laws of the said Society and that upon each of the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at Bombay this 1st day of Nov 1983.



He Punar CHAIRMAN
[Signature] Hon. SECRETARY
[Signature] MEMBER OF THE COMMITTEE



बवई - ३
esre/22
२०११

4-901

S. Per the Managing Committee Resolution NO. 5

11-10-2000. The name "Shri Harishbhai M. Patel (HUF)"

is deleted from the share Certificate.

for Tirupati Mahatma Co-op. Housing Society Ltd.

P.R. Choksey

Hon. Secretary

W. U. Patil

MEMBER

As per the Managing Committee decision on 13-12-07 the Name
Smt Hansaben H. Patel is deleted.

For Tirupati Mahatma Co-op. Housing Society Ltd.

Shri. S. T.

Committee

Members

Beharudoss

Hon. Secretary

Le. V. W. W.

Hon. Treasurer

बवई - ३
२९/१२
२०११





बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते
 ००३ मंडळ, मुख्य कार्यालय, महानगरपालिका शाही, पु. ४०० ००१.
 संकलनखंड : www.mncgm.gov.in

(Duplicate Bill)

मालमत्ता क्रमांक	गोळा क्रमांक	वाढ क्रमांक	मालमत्ता कर वर्ष	संस्थापक को.पत्रांक व संख्या
00017628	D-1900200098000		2009-2010	

SECY
 TRUPATI APARTMENT CC OF HS. 2 SOC. 2E 25A 27A D
 D RD/MUMBAI-400028

D-3528(A) 1A/2E-25A BHULINSHA DESA ROAD HOUSE WITH ADJUT HOARDING TRUPATI APART. MUMBAI

HONOROUS JEHANSHIR GANWANI & MA. HEKINGA JEHANSHIR GANWANI LESSEES/JAYANTILAL DEV.DAG

प्रथम करनिर्धारण दिनांक	शकवत्सारी	सा. मा.संख्या	0
कुटुंब कोटेशन मुख्य ०		नोडस शुल्क	0
करनामती विलय मुख्य ०		वाली शुल्क	0
पिंपरी करपास मुख्य ०	719025	मलमलवाई शु.	0
आवकाश कर/शा. मुख्य ०	264725	शासकीय व्ह	0
अन्य वारी करपास मुख्य ०	U	एकूण व्ह	0
मुख्य वार्षिक देय रक्क	1570220	वार्षिक देयक वसुली तालिमी संकलन देय	0

क्र. / Tax	विवरण	रा. / र	संख्या / संख्या / NR	200921BIL05587325
268436	General Tax	30	30	01 OCT-09 to 31 MAR-10
0	Water Tax	65	65	268436
0		130	130	0
95485	Water Benefit Tax	12.5	12.5	0
32726		25	25	95485
0	Sewerage Tax	39	39	32726
0		78	78	0
57291	Sewerage Benefit Tax	7.5	7.5	0
19636		15	15	57291
107375	Mun Education Cess	12	12	19636
45833	State Education Cess	6	6	107375
15709		12	12	45833
3927	Employment Guarantee Cess	3	3	15709
4474	Trees Cess	0.5	0.5	3927
134218	Street Tax	15	15	4474
785110				134218
0				0
785110				785110

01-06-2009	बर्ष - ३	2009
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बर्ष - ३
 2009

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

Handwritten notes and signatures at the bottom right.





Tirupati Mahalaxmi Co-Operative Housing Society Ltd.

(Regd. No. BOM / HSG / T-9205 Dt. 6-9-1982)

"ASHISH", Ground Floor, Tirupati Apatments, Bhulabhai Desai Road, Mumbai - 400 026.

Date ; 05/10/2011

CERTIFICATE

This is to certify that **Mr. Harish M. Patel** is the member of our Society and owner of Flat No. A-901 and Share Certificate No. 49 having distinctive Nos. 241 to 245 of our Society, **Tirupati Mahalaxmi CHS. Ltd.**, 25/25A, Bhulabhai Desai Road, **Mumbai-400 026.**



The member has paid all the Society's dues upto 31/12/2011 and there is No Hypothecation / Lien recorded on the property as per the Society's record. The Society has **No Objection** if the member sell his flat only to his purchaser. The member has already surrendered his Open Parking Space No. 114 to the society.

For **Tirupati Mahalaxmi CHS. Ltd.**

Namesh Melkote
Chairman
b.s.m



बवई - ₹
२९२ / २६
२०११



TRUE COPY
ATTESTED BY ME

I. B. SONAVANE
ADVOCATE & NOTARY
2/18, Govind Sagar,
Vidyanagari Road,
Mumbai-400 098.

11 OCT 2011.



आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA

DINABEN KANTILAL SHAH
 L I SAVANI
 10/04/1944
 Permanent Account Number
BIKPS8969K

भारत सरकार
 GOVT. OF INDIA



भारत सरकार
 GOVT. OF INDIA

दीनाल्लेव फागिलावशाहे



वर्ष - ३
२९९/२७
२०११

आयकर विभाग
INCOME TAX DEPARTMENT
भारत सरकार
GOVT. OF INDIA



04/09/1964
Permanent Account Number
AAIPS6444G

MUKESH KANAIALAL SHAH
KANAIALAL KAKALDAS SHAH



M. K. Shah
 Signature



बर्ष - ३	
६४१	२८
२०११	

आयकर विभाग
INCOME TAX DEPARTMENT
भारत कानायलाल शाह
KANAIYALAL KAKALDAS SHAH
 28/06/1968
 Permanent Account Number
AO WPS8142R

भारत सरकार
GOVT. OF INDIA




K.K. Shah
Signature



क्रमांक - ३		
२८/६/१६	२८	
		०८८

आयकर विभाग
INCOME TAX DEPARTMENT
SAMIR HIMATLAL SHAH
HIMATLAL SHAH



भारत सरकार
GOVT. OF INDIA



07/11/1962

Permanent Account Number

AAFPS9492M

Samir

Signature



Samir Himatlal Shah
Central Avenue, 'C' Wing,
3rd Floor, Flat No. 303,
Dr. D. B. Margy' Super
Above Reliance Super
Mumbai - 400008.

AAFPS9492M.

बवई - ₹
₹ 20
2088



...
29
088

PERMANENT ACCOUNT NUMBER
AACPC2942H

नाम / NAME
GULAZAR SINGH KULWANTSINGH
CHOPRA



पिता का नाम / FATHER'S NAME
KULWANTSINGH IQBALSINGH
CHOPRA

जन्म तिथि / DATE OF BIRTH
08-07-1973

आयकर निदेशक (प्रबन्धि)
DIRECTOR OF INCOME TAX (SYSTEMS)

आयकर निदेशक (प्रबन्धि)
DIRECTOR OF INCOME TAX (SYSTEMS)

हस्ताक्षर / SIGNATURE



ACCOUNT PAGE ONLY



Standard Chartered
Standard Chartered Bank
90, M. G. Road, Mumbai-400 001.

231-0-590001-4
VALID FOR SIX MONTHS
FROM THE DATE OF ISSUE.

13OCT11

Rs.*30,000.00

* JOINT SUB REGISTRAR MUMBAI CITY-3

PAY TO THE ORDER OF *
THE SUM OF RUPEES THIRTY THOUSAND ONLY

For Standard Chartered Bank

Murthy

Authorised Signatory

CASHIER'S ORDER ISSUED BY On A/c of :
PERSONAL BANKING / MR HARIT LALITKUMAR JAIN
BRANCH OPERATIONS

Authorised Signatory

⑈404846⑈ 400036040⑈ 59000⑈ ⑈ ⑈



बतल
६४९६/३२
२०११



Monday, October 17, 2011
11:04:43AM

दस्त गोषवारा भाग-1

बर्बई 3
दस्त क्रमांक : 9416/2011

1/23

दस्त क्रमांक : बर्बई 3 /9416/ 2011
बाजार मुल्य: ₹.50,013,451/-
भरलेले मुद्रांक शुल्क: ₹.2,682,600/-

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात
अ.क्र.9416 वर दि.17/10/2011

पावटी
सादर करणाराचे नाव:- दिनाबेन कन्हैयालाल शाह व
मुकेश कन्हैयालाल शाह तर्फे मुखत्यार भरत कन्हैयालाल
शाह

रोजी 10:53:06:000AM वा. हजर केला.

₹.30,000.00
₹.680.00

नोंदणी फी:
दस्त हाताळणी फी :
पृष्ठांची संख्या : 32

एकुण
₹.30,680.00

दस्त हजर करणा-याची सही :-

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

शिकका क्र.1 Oct 17 2011 11:03AM ची वेळ: (सादरीकरण)

शिकका क्र.2 Oct 17 2011 11:04AM ची वेळ: (फी)



प्रमाणित करणेत येते की, दस्तागमध्ये
एकुण 32 पाने आहेत. पुस्तक
क्रमांक 1, बर्बई-3, 2011/10/17/2011
नोंदला. 17 OCT 2011
दिनांक.

सह दुय्यम निबंधक, मुंबई सहर-3



दस्त गोषवारा भाग-2

बबई3

दस्त क्रमांक : 9416 / 2011

Monday, October 17, 2011
11:07:31AM

दस्त क्रमांक :- बबई3 / 9416 / 2011

दस्ताचा प्रकार :- करारनामा

शिकका क्र.3 ची वेळ:(कबुली) Oct 17 2011 11:06AM

शिकका क्र.4 ची वेळ:(ओळख) Oct 17 2011 11:07AM

शिकका क्र.5 ची वेळ:(नोंदणी) Oct 17 2011 11:07AM

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव:- दिनाबेन कन्हैयालाल शाह व मुकेश
कन्हैयालाल शाह तर्फे मुखत्यार भरत कन्हैयालाल
शाह
पत्ता:फ्लॅट न 1101-11 वा मजला, तिरुपती अपार्ट ,
सही

Purchaser/Buyer/Executor2

वय :- 43



9416/2011/1



2

नाव:हरीश एम पटेल

Saler/Executor1

पत्ता:फ्लॅट नं र 901-9 वा मजला , तिरुपती अपार्ट , वय :- 88

तिरुपती महालक्ष्मी को ओं हौ सोसा लि , भुलाभाई
देसाई रोड , मुं 26.



9416/2011/2



सही

वरील दस्तऐवज करून देणार तथाकथीत करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.

ओळख

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

अनु क्र. ओळखीचे नाव व पत्ता

1

नाव:गुलझारसिंह - चोप्रा

वय:38

पत्ता:बंसीलाल भवन , भुलाभाई देसाई रोड , मुं

पिन कोड:26



9416/2011/D1



2

नाव:समीर - शाह

वय:38

पत्ता:303-3 रा मजला , सेंट्रल एंटेन्स्यु , डॉ डि वी मार्ग , मुं

पिन कोड:8



9416/2011/D2



सह दुय्यम निबंधक
मुंबई शहर क्र. ३

9416 / 2011

DATED THIS ____ DAY OF _____ 2011

Field

MR. MUKESH KAMALKAR SHAI
SMT. DIVYENI KAMALKAR SHAI

.....
Sd/-

To

MR. BHARAT KAMALKAR SHAI

.....
Sd/-

SPECIFIC POWER OF ATTORNEY

I, _____, do hereby certify that the above is a true and correct copy of the original document.
Sd/-

THE HONORABLE

SECRET

THE HONORABLE

THE HONORABLE

THE HONORABLE

THE HONORABLE

DATED THIS ___ DAY OF _____, 2011

Between

MR. HARISH M. PATEL

.....Transferor

And

SMT. DINABEN KANAIYALAL SHAH
MR. MUKESH KANAIYALAL SHAH

.....Transferees

AGREEMENT FOR SALE

7/1/11
6/1/11

\\Smita\claptop2\Smita -
10.12.2010\agreement\Development Agreement\S.S.
Group\Bharat Shah - Flat No.A-901\Agreement for
Sale - 29.9.11.doc