

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/001



STAMP DUTY

महाराष्ट्र

SPECIAL ADHESIVE

Rs. ≈ 0550750

16.5.2001

281975

00029

MAHARASHTRA

111611262251



Ad; 126/2001
M.V. Rs. - 66,95,000/-

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

CERTIFICATE

This is to certify that this instrument is fully stamped, under Section 32 of the Bombay Stamp Act 1958 & Ad; Fee Rs. 100/- vide Challan No. 31 on dtd. 17/5/2001

[Signature]
Dy. Insp. or General of Registration
and Dy. Controller of stamps
(Enforcement Mumbai)



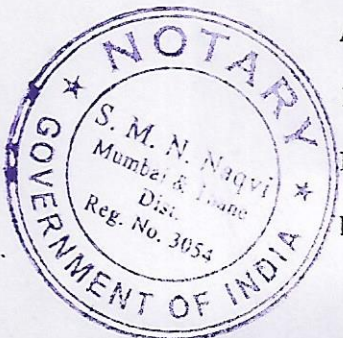
AGREEMENT FOR TRANSFER

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THIS AGREEMENT FOR TRANSFER is made at Mumbai this day ^{17th} of May, 2001, BETWEEN SHRI GULABRAI HASSOMANGANGWANI, Indian Inhabitant, residing at Flat No. 9th Floor, 'Deepak' 755/8, Pedder Road, Mumbai-400 hereinafter referred to as "The TRANSFEROR" (whose expression shall unless repugnant to the context meaning thereof be deemed to mean and include its successors and assigns) of the ONE PART AND MRS. AJAY ATHA AND MR. AJAY LILADHAR ATHA, both of Mumbai Indian Inhabitants, residing at R.No.30, Tarapur Building, August Kranti Marg No.2, Kemps Corner Mumbai - 400 036, hereinafter jointly referred

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023
MAH/GSO/008

STAMP DUTY
INDIA
Rs. ≈ 000200
281982
MAHARASHTRA
17.5.2001
00036



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"the TRANSFEREES" (which expression shall unless 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) The Transferor is the registered member and shareholder of ROCK-CASTLE Co-operative Housing Society Limited, a Co-operative Society registered under the Maharashtra Co-operative Societies Act 1961 under Registration No.790/BOM/HSG of 1964 and having its Registered office at Deepak 755/8, Pedder Road, Mumbai 400 026; (hereinafter referred to as the "said Society") and holds in all five (5) shares in the said Society of the face



value of Rs.50/- (Rupees Fifty) each, bearing distinctive Nos. 201 to 205 (both inclusive), held under share certificate No. 41 issued by the said Society, which shares are hereinafter referred to as the "said Shares".

(B) The Transferor as the member of the said society is entitled to and is in exclusive use, enjoyment, occupation and possession of the flat admeasuring 815 sq.ft.(built-up) or thereabouts bearing No.84 on the 9th floor of the Society's building known as 'Deepak' lying being and situated at 755/8, Pedder Road, Mumbai - 400 026, within the Registration District and Sub-District of Mumbai City and more particularly described in the schedule hereunder written and is hereinafter referred to as the "said Flat".

(C) The Transferor has agreed to sell, transfer and assign and the Transferees have agreed to purchase and acquire from the Transferor all the right, title and interest of the Transferor in the said Shares and as incidental to the sale thereof the right to use,



enjoy and occupy, the said Flat at or
for the lump sum price of
Rs.74,00,000/- (Rupees Seventy Four
Lacs only).

NOW THESE PRESENTS WITNESSETH AND IT IS AGREED BY
AND BETWEEN THE PARTIES AS FOLLOWS

1. The Transferor hereby agrees to sell, assign and transfer and the Transferees hereby agree to take over and acquire from the Transferor the said Shares and as incidental to the sale thereof all and singular the beneficial right, title, interest, property, claim and demand of the Transferor and deposits made by it, if any, as member of the said Society into and upon the said Flat including the right to use, enjoy and occupy the said Flat admeasuring 815 sq.ft. (built up) or thereabouts bearing No.84 on the ninth floor of the Society's building known as 'Deepak', lying being and situated at 755/8, Pedder Road, Mumbai 400 026 within the Registration District and Sub-District of Mumbai more particularly described in the schedule hereunder written and is hereinafter referred to as the "said Flat" for the lump-sum consideration of Rs.74,00,000/- (Rupees Seventy Four Lacs only) to be paid by the Transferees to the Transferor as set-out hereinafter.

2. Transferees shall pay to the Transferor the lump-sum consideration of Rs.74,00,000/- (Rupees Seventy



Four Lacs only) as under:

(a) Rs.50,10,000/-

(Rupees Seven Lacs Forty Thousand only) by Cheque bearing No.661181 dt.10/4/2001 drawn on Punjab National Bank, Duriasthan Street, Mandvi Br., Mumbai 400 003 together with a sum of Rs.42,70,000/- (Rupees Forty Two Lacs Seventy Thousand only) paid by cheque bearing No.661182 dated 17/5/2001 drawn on Punjab National Bank Duriasthan street, Mandvi Branch, Mumbai 400 003 aggregating to Rupees Fifty Lacs and Ten Thousand only) as and by way of earnest money deposit paid by the Transferee to the to the Transferor (the receipt whereof the Transferor doth hereby admits and acknowledge)

(b) Rs.23,90,000=00

(Rupees Twenty Three Lacs and Ninty Thousand only) within fifteen (15) days from the date of execution of these presents against vacant and peaceful possession of the flat.

Rs.74,00,000=00
=====

3. The Transferor has represented to the Transferee that Standard Chartered Grindlays Bank has sanctioned to the Transferee, housing loan to the extent of Rs.23,90,000/- (Rupees Twenty Three Lacs Ninty Thousand only) and the payment of the balance lump-sum consideration of Rs.23,90,000=00/- (Rupees Twenty Three Lacs Ninty Thousand only) will be made to the Transferor by bankers cheque issued by Standard Chartered Grindlays Bank in the name of the Transferor.



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4. The Transferor hereby represents to and covenants with the Transferees that the Transferor has not at any time heretobefore done or knowingly suffered or been party or privy to any act, deed or thing whereby the Transferor is or can be prevented from transferring the said flat and the said shares.

5. The Transferor hereby covenants and declares that:

a. The Transferor has not assigned or transferred or agreed to assign or transfer the said Flat and the said Shares to any person or any party other than the Transferees.

b. The Transferor is solely and absolutely entitled to the said Flat and the said Shares and that no other person or party has any right, title or interest of whatsoever nature in respect of the said Flat or any part thereof and/or the said Shares.

c. The Transferor has good right, title, full power and absolute authority to enter into this agreement and transfer the said Flat and the said Shares. Neither the Transferor nor any one on its behalf, has done, committed or omitted any act, deed, matter or thing whereby its right to sell, transfer the said Flat is affected or prejudiced.

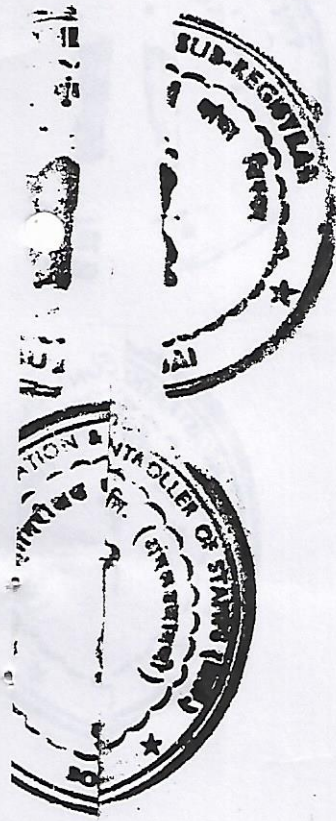


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d. The Transferor has in no way created or is liable for any mortgage, right, charge, lien, claim or any tax liabilities in respect of the said Flat or any part thereof nor the said Flat is the subject matter of any litigation nor is the same or any part thereof attached in execution of any decree nor has the Transferor created any tenancy, lease or license or any right in favour of any person or persons in respect of the said Flat and the same has been agreed to be sold, transferred and assigned in favour of the Transferees free from all encumbrances, claims, liens and charges whatsoever.

e. The Transferor has duly observed and performed the rules and regulations and bye-laws of the said Society and has duly paid the electricity charges and maintenance and other charges and outgoing relating to the said Flat to the said Society and shall further pay all monthly/quarterly bills of the said flat up to March, 2001.

f. The Transferor undertakes to indemnify and keep indemnified the Transferees, their respective heirs, successors or assigns forever and at all times against any claims arising by, through, or under the Transferor



in respect of the said Flat and undertakes to keep the Transferees and/or their successors in title/assigns indemnified and harmless altogether with all costs, expenses and damages in respect of any demand raised against the Transferees by any person or persons claiming through the Transferor and assigns saved and harmless altogether with cost and expenses in respect of any lacuna in title whereby the Transferees are prevented in their right to peaceful enjoyment of the said Flat or the same is disturbed or affected in any manner whatsoever.

6. The Transferees hereby covenant with the Transferor as under:-

(a) that the Transferees shall on or after the date on which the Transferor delivers vacant possession of the said Flat to the Transferees, the Transferees shall regularly pay and discharge to the said Society their proportionate consideration of the municipal taxes, water, electricity and other charges and outgoings payable in respect of the said Flat.

(b) that the Transferees shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society



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from time to time in force.

7. It is agreed that vacant possession of the said flat will be handed over to the Transferees only upon the Transferees paying to the Transferor the entire lump-sum consideration as provided in Clause (2) hereinbefore.

8. The Transferor agrees and undertakes that upon the Transferees paying the entire lump-sum consideration as provided in clause (2) hereinbefore the Transferor shall execute deliver register and complete such other instruments, documents and writings including transfer forms for the transfer of the said Society's membership and the Shares of the said Society as may be required by the Transferees for more perfectly securing, assuring and effectively transferring the said Flat and the said Shares to the Transferees forever.

9. It is agreed between the parties that all costs, charges and expenses of and incidental to this Agreement for Transfer including registration charges and stamp duty, shall be paid by the Transferees alone, and the transfer charges leviable by the said Society, if any, will be paid equally by the Transferor and the Transferees. The parties however shall bear and pay the professional costs of their respective Advocates.



10. The Transferor hereby confirms that the Transferor shall obtain clearance under Section 230-A of the Income Tax Act, 1961 to enable the Transferees to register this document.

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

THE SCHEDULE HEREIN BEFORE REFERRED TO:

Flat admeasuring 815 sq.ft. (built up) or thereabouts bearing No.84 on the ninth floor of the building known as 'Deepak', owned by Rock Castle Operative Society Limited lying being and situate on land bearing City Survey No. 755, 755/8, Pedder Road, Mumbai 400 026 within the Registration District and Sub-District of Mumbai. *Malbar & Cumballa Hill Division.*

(i) Building comprised of ground + nine upper floors with lift.

(ii) Building constructed prior to 1965;

(iii) Municipal Ward 'D' (west).



Signed and Delivered)
on behalf of Shri Gulabrai)
Hassomal Gangwani the Transferor)
withinnamed by the handof)
Shri Hiranand Hassomal Gangwani)
his duly Constituted Attonrey)

PER PRO MR. G. H. GANGWANI

Hiranand

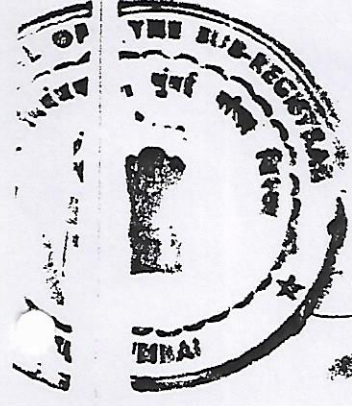
in the presence of)
1. *A. G. Kataria*)
(A. G. KATARIA)
2. *Shatrughan P. Chhabria*)
SHATRUGHAN P. CHHABRIA)

Signed and Delivered)
by the withinnamed Transfereess)
Mrs. Varsha Ajay Atha and)
Mr. Ajay Liladhar Atha)
in the presence of..)

1. *A. G. Kataria*)
(A. G. KATARIA)
2. *Shatrughan P. Chhabria*)
(SHATRUGHAN P. CHHABRIA)

X *Atha*
[Signature]

at-GULAB



RECEIPT

Received from the Transferees)
withinnamed a sum of (i)Rs.7,40,000/-.)
(Rupees Seven Lacs Forty Thousand only)
by cheque bearing No. 661181)
dt.10/4/2001 drawn on Punjab National)
Bank,Dariasthan Street,Mandvi Branch,)
Mumbai 400 003 together with a sum of)
Rs. 42,70,000/-(Rupees Forty Two)
Lacs Seventy Thousand only) by cheque)
bearing No.661182 dt. /5/2001 drawn)
on Punjab National Bank, Dariasthan)
Street, Mandvi Branch,Mumbai 400 003)
in favour of the Transferor aggregating)
to Rs.50,10,000/- (Rupees Fifty Lacs)
and Ten Thousand only)being earnest)
money deposit/part payment payable by)
the Transferees to the Transferor)
(Rupees Fifty Lacs Ten Thousand only)) Rs.50,10,000=00

Rs.50,10,000=00
=====

Witness -

(1) *C. Anand*
(A.G.KATARIA)

(2) *Shatrughan B. Chhatrakar*

(SHATRUGHAN B. CHHATRAKAR)

(SHRI GULABRAI HASSOMAL GANGWANI)

I SAY RECEIVED
PER PRO MB. G. H. GANGWANI

Hassomal



11/11/12

SPL/8

Count

11



Transfer No.	To Whom Transferred	Share Register Folio	Signature of Hon. Secretary	Signature of Chairman	Signature of President
50	Shri. Galabhai Hassamal Gungun	A	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>
84	Smt. Vaesha Ajay Atha Shri Ajay Laladhar Atha (Associate)	B	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

बुधवार 31/08/2009

2009 अं. 35
92 नमूने के अनुसार मुद्रांक
92 नमूने के अनुसार मुद्रांक

Handwritten signature

विवरण	रु. पैसे
वी.पी.ए.	20,000/-
शे.पं.	2/-
नमूने (वी.पी.ए.)	642/-
हस्ताक्षर	6/-
ता.पं.	92/-

2009/08/31

Handwritten signature

मह. न्याय नि.धक
मुंबई शहर

1) श्री. विनायक हनुमल गंगवानी, वय - 60, व्यवसाय
श.पं. 1, जाली भवन 2, न.म. मरीम लॉन्ड्रि, मुंबई 20 हे

2) श्री. गुलाबराय हनुमल गंगवानी यांचे पत्नी मुद्रांक मध्ये -

3) श्री. राजेश अशोक आशा, वय - 39, गृहस्थी

4) श्री. राजेश लीलाधर आशा, वय - 36, व्यवसाय

5) श्री. राजेश दोगे श.पं. 1, दि.पु. अपार्टमेंट, फेडर रोड, मुंबई 24



दस्तावेज करून देणारा
ब्रह्मकथित अंगीकारित दस्तावेज करून
दिल्याच कबूल करतात.

1) Handwritten signature

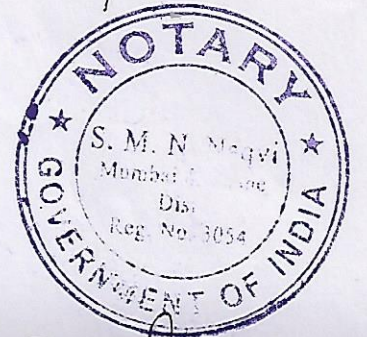
2) Handwritten signature

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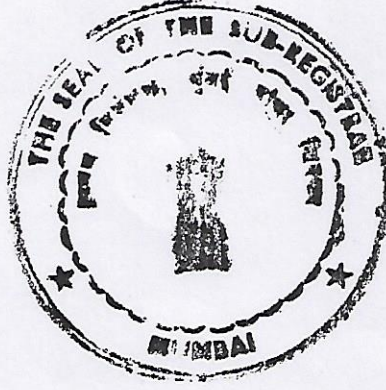
Handwritten signature

3) श्री. राजेश लालबाबू
श.पं. लालबाग, मुंबई 92

4) श्री. योगेश आशुब
श.पं. फोर्ड, मुंबई 23



5) दोगे वरील कस्तावेज करून
संग्राहण जोळवत अहल्याचे ताबतार
1) त्याची...

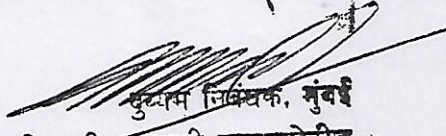


बुस्तक क्रमांक १ - ३५९६/२००९
क्रमांक.....

नोंदला

तारीख

२०/६/२००९


सुप्रसन्न निदेशक, मुंबई
अपिलाबी सुनावणी करण्याखेरीज
निबंधकाचे सर्व अधिकार असतील

ATTESTED TRUE COPY


Sumaiya Naqvi

NOT BY

Government of India
Mumbai & Thane Dist.



5
Date of Transfer.
Tra

(विनि नमुना क्र) (Fin R. Form No. 1)

सुर्वसा ११३ मई
Gen 113 m.e.

17/5/2001

CASE NO. :

COUNTER CODE
1

DATE:
16/05/2001

RECEIPT NO.:
104

मूल प्रत
ORIGINAL COPY

(अहस्तातरणीय)
(NOT TRANSFERABLE)

ये को म (पत्र) १६८

DELIVERED

DELIVERED
RECEIPT FOR PAYMENT TO GOVERNMENT
पुर्व

याच्याकडून केल्या प्रदानाची पावती

MUMBAI
ठिकाण/Place

16/05/2001
दिनांक/Date

VARSHA AJAY ATHA & OTHER

Received from

यांच्याकडून/

550750.00

Five Lakh Fifty Thousand

द Seven Hundred Fifty Only
रु./Rs. रुपये/Rupees

DELIVERED
(II)

DELIVERED

On account of

याकरिता मिळाले

mode of Payment :

PNB NO: 619924 400024058
PUNJAB NATIONAL BANK (PNB) MANDVI (MAN)
ADJUSTED ON : 16/05/2001

रोखपाल व लेखपाल
Cashier or Accountant

(सही/Signature) करिता
(नाम/Designation)

NOTARY
S. M. N. 1991