



M.V. an Consideration: 353700  
Built up Area: 890.5 sq ft

(49)

90 dt. 26/4/02  
Receipt No. 43 Date 5/6/02  
ADP No. 3525/2002 / 16846  
GENERAL STAMP OFFICE  
Bombay, 6-6-2002

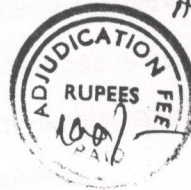
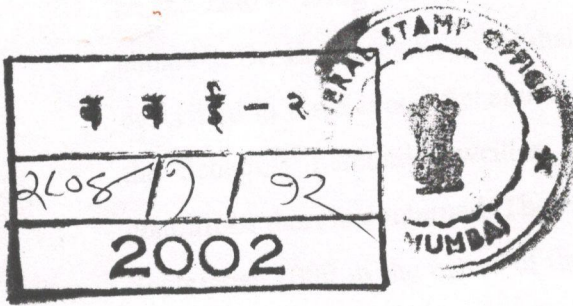
RECEIVED from Kanishk Ranka

Stamp duty Rupees 353700/-  
(Three Lakh Fifty Three thousand seven hundred and only)

CERTIFIED under section 32, of the Bombay Stamp Act, 1958, that the full Stamp duty Rupees

353700/- (Three Lakh Fifty Three thousand seven hundred and only) with which this instrument

chargeable has been paid, Arts 25(b)



Collector 6/6

Subject to the Provisions of Section-53-A of The Bombay Stamp Act, 1958

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this 11<sup>th</sup> day of June 2002  
BETWEEN MESSRS. INDO SAIGON AGENCY by its Partner Mr. RAVAN G. DARYANANI a Partnership firm duly constituted under the provisions of the Indian Partnership Act, 1932 and having its registered office at 421, Commerce House, 140, Nagindas Master Road, Fort, Mumbai 400 023, hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the present partners and partners or proprietor from time to time thereof) of the One Part AND MST. KANISHK RANKA Through his mother and natural Guardian Mrs. Nina Ranka

Nina

Nina

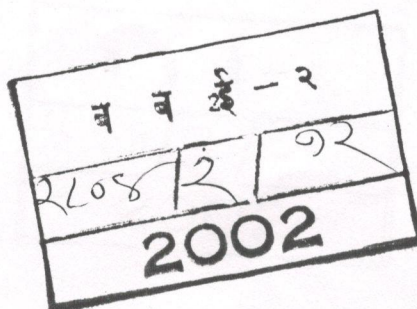
residing at 8<sup>th</sup> Siddarth Building, R.G.Thadani Marg, Worli Sea face, Mumbai 400 018 hereinafter called "THE PURCHASERS" ( which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his successors and permitted assigns) of the Other Part,

WHEREAS by an Agreement for sale made at Mumbai on the 8day of September 2000 the Vendors agreed to purchase on Ownership Basis from Priya Constructions Pvt. Ltd., a Company registered under the Companies Act, 1956, having its registered office at Conwood House, Yashodham, Gen. A.K.Vaidya Marg, Goregaon (East) Mumbai 400 063, therein and hereinafter referred to as "the Developers", Unit No., 107 admeasuring 890 sq.ft. (built up area) on the 1<sup>st</sup> floor of the building known as "Turf Estates" constructed by the said Developers on the land bearing Cadastral Survey Nos.67 and 3/65 of Lower Parel Division situate at Dr. E. Moses Road, Mahalaxmi, Mumbai 400 011 and more particularly described in the Second Schedule thereunder written which is also described in the Schedule hereunder written for the consideration and on the terms and conditions therein contained; The said Agreement has been duly registered on 19<sup>th</sup> September 2000 in the office of the Sub-Registrar of Assurances at Mumbai and Index Entry II in respect thereof is received.

AND WHEREAS the Vendors have furnished to the Purchasers a true copy of the said Agreement dated the 8 day of September 2000 which inter alia recites the relevant informations and in the operative part thereof sets out the consideration amount at which the Vendors have agreed to purchase the said Unit and the terms and conditions thereof as contained therein. The Purchasers confirm that the Purchasers have perused the said Agreement for Sale and have full notice of the contents thereof.

AND WHEREAS the Vendors have paid the full consideration to acquire the said Unit to the said Developers and "Occupation Certificate" has been

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received from the Municipal Corporation of Greater Mumbai and the Vendors are entitled to use and occupy the said Unit as the Ownership Purchasers thereof;

AND WHEREAS the Vendors have informed the Purchasers that a Co-operative Society or Incorporated Body or Condominium of the Ownership Purchasers of the Units and other premises in the said building "Turf Estates" has not been registered.

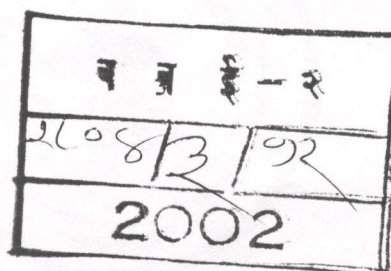
AND WHEREAS the Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said Unit at or for the lump sum of Rs.35, 37,500/- (Rupees thirty five lakhs thirty seven thousand Five Hundred only) on the terms and conditions hereinafter appearing;

AND WHEREAS the Vendors have obtained the written permission of the Developers for sale of the said Unit No.107 a Xerox copy whereof is hereto annexed.

NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows: -

1. The Vendors hereby sell transfer and assign to the Purchasers and the Purchasers hereby purchase, take over and acquire Unit No.107 admeasuring 890 sq.ft. ( built up area) on the 1<sup>st</sup> floor in the said building known as "Turf Estate" Constructed on the land more particularly described in the Schedule hereunder written (hereinafter referred to as "the said Unit") at or for lump sum of Rs.35,37,500/- (Rupees thirty five lakhs thirty seven thousand five hundred only) which amount the Purchasers have paid to the Vendors on or before the execution of these presents ( the payment and receipt whereof the Vendors do hereby admit and acknowledge);

*Munia*



2. The Purchasers shall deposit with the said Developers Rs.510/- as share money and entrance fee of the said Co-operative Society, Rs.17,355/- as Society Deposit Rs.1,000/- as legal charges and Rs.1,000/- towards formation of the Co-operative Society

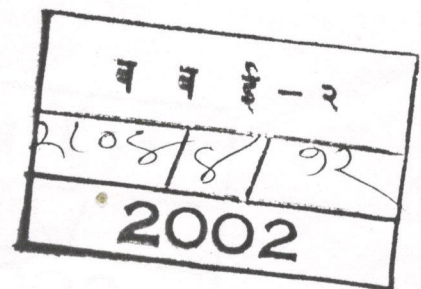
3. The Vendors hereby covenant with the Purchasers that the said Unit agreed to be hereby sold and transferred are free from all encumbrances of any nature whatsoever and that the Vendors have full right and absolute power to sell the same and to deliver possession of the said Unit to the Purchasers;

4. There is no pending litigation, legal or other proceeding before any court or Authority touching or concerning the said Premises and there is no notice or lispendens, order, decree, attachment or action of any court or Authority including the Income-tax Department touching or concerning the said premises save and except dispute of Revision of Lease Rental of land in the Court.

5. The Vendors have represented to the Purchasers and the Vendors hereby confirm -

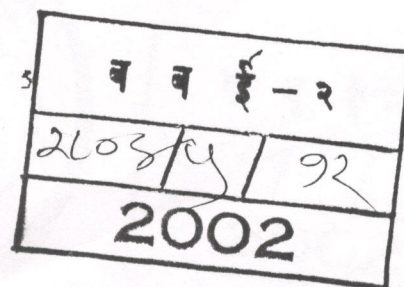
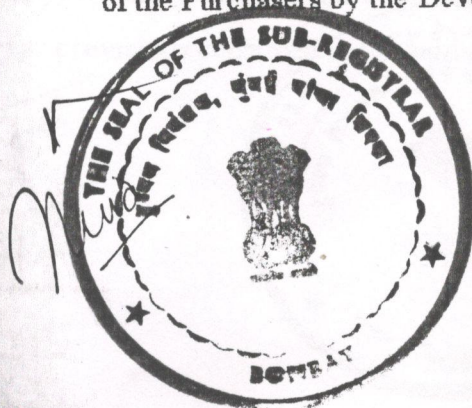
- (a) that the Vendors have fully paid and discharged the full consideration and outgoings in respect of the said Unit upto the date of the execution hereof;
- (b) Any amount of premium or higher amount of lease upto date of possession demanded or payable to the Lessor/Owner of the land will be borne and paid by Indo Saigon Agency. Mst. Kanishk Ranka will not be liable for the same
- (c) The Purchaser has agreed to pay the full purchase price and take the possession of the said premises relying upon the vendors.
- (d) that the said Unit absolutely belongs to the Vendors and that no other person or persons had or has any right, title, or interest in the same by way of sale, exchange, mortgage, gift, trust inheritance, lease, lien or otherwise howsoever;

*Mina*



- (e) that notwithstanding any act, deed, matter or thing whatsoever by the Vendors or any person or persons lawfully or equitably claiming by from under or in trust for the Vendors, the Vendors have good right, full power and absolute authority to make the assignment in respect of the said Unit in favour of the Purchasers;
- (f) and that they have not nor anyone on their behalf has done committed or omitted any act deed matter or thing whereby the Vendors right to use enjoy occupy hold and possess the said Unit are is or can be forfeited extinguished or rendered void or voidable AND the Vendors will keep indemnified the Purchasers from or against all actions suits proceedings claims demands fines penalties expenses or other liabilities of whatsoever nature made or suffered by or brought against or incurred by or imposed on the Purchasers by reason or virtue of any non-performance or non-observance by the Vendors of any of terms conditions agreements covenants and provisions on which the Vendors hold the said Unit;
- (g) that the Vendors have not in any way encumbered or agreed to encumber by way of mortgage charge lien trust sale pledge or Otherwise howsoever their right title and interest in the said Unit and that the same are free from all incumbrances whatsoever, that their said right title and interest in the said Unit has not been attached either before or after judgment or by or at the instance of Taxation Authorities or any other authorities, that the Vendors have not given any undertaking to the Taxation Authorities or any other authorities not to deal with or dispose of their said right title and interest in the said Unit and that the Vendors have full and absolute power to deal with the same.

6. The Vendors shall get the said Unit duly transferred in the names of the Purchasers by the Developers M/s. Priya Constructions Pvt. Ltd. and to get



the Purchasers recognised as the Purchasers of the said Unit in place and stead of the Vendors.

7. The Purchasers shall henceforth be entitled to have and hold possession, use, occupation and enjoyment of the said Unit and the Purchasers shall hold the same unto and to the use and benefit of the Purchasers, their nominee or nominees or assigns forever without any claim, charges, right, interest demand or lien of the Vendors or any person or persons claiming through, under or in trust for the Vendors, subject to payment by the Purchasers of all taxes, assessments, revenue of local authorities.

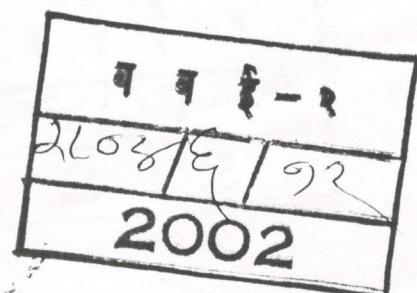
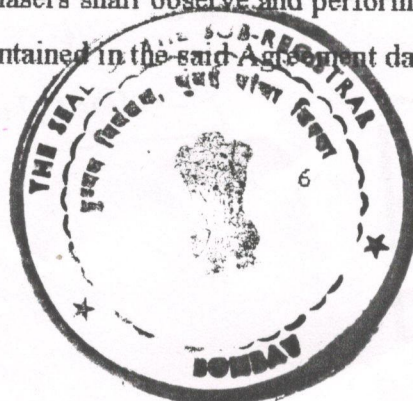
8. The Purchasers do hereby covenant with the Vendors that the Purchasers shall from the date hereof pay all the taxes, outgoings, as and when payable in respect of the said Unit and shall sign all the papers applications forms and other documents for becoming member of the Co-operative Society or incorporate body or condominium (as the case may be) to be formed and registered in respect of the said building "Turf Estates" and shall carry out the terms and conditions and also abide by the rules, regulations and bye-laws of the said Society.

9. The Vendors shall bear and pay all the outgoings in respect of the said Unit prior to the date hereof.

10. The Vendors hereby covenant with the Purchasers that the Vendors shall from time to time and at all times whenever called upon by the Purchasers or their Advocates/ Attorneys, do and execute or cause to be done and executed all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Purchasers in the said Unit as shall or may be reasonably required, but at the costs of the Purchasers.

11. The Purchasers shall observe and perform the terms conditions covenants and provisions contained in the said Agreement dated 8<sup>th</sup> September 2000 between the

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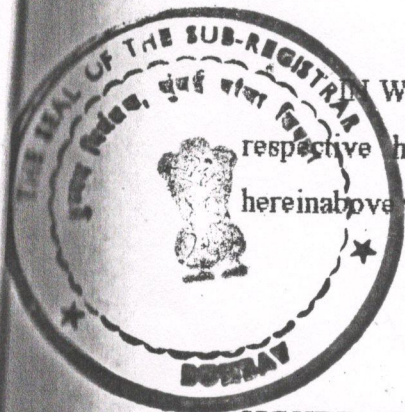
Developers and Vendors in so far as the same relate to the said Unit No.107 on the first floor of the said building "Turf Estate" (hereby sold by the Vendors to the Purchasers) and henceforth to be observed and performed by the Purchasers as Purchasers of the said Unit from the Vendors.

12. The stamp duty and registration charges payable on this agreement and other deeds, documents, papers and writings that may be required hereafter to be executed, shall be borne and paid by the Purchasers alone.

**THE SCHEDULE ABOVE REFERRED TO:**

UNIT NO. 107 admeasuring 890 sq.ft. (built up area) on 1<sup>st</sup> floor in the building known as "Turf Estates" constructed on the land bearing Cadastral Survey No.65 (part) and 3/65 of Lower Parel Division situate at Haines Road now known as Dr.E.Moses Road, Mahalaxmi, within the Registration District and Sub-district of Bombay City.

IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands and seals to this Agreement the day and the year first hereinabove written.



**SIGNED AND DELIVERED**

by the withinnamed **VENDORS**

**MESSRS INDO SAIGON AGENCY**

by its partner **MR. RATAN GOBIND. K.**

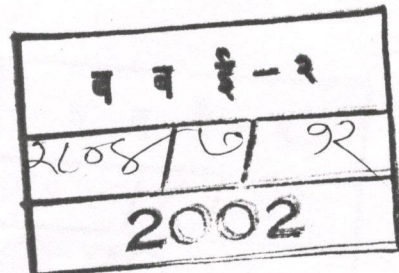
**DARYANANI** In the

Presence of

*heta Anuranga*

FOR INDO SAIGON AGENCY,

*[Signature]*  
PARTNER



**SIGNED AND DELIVERED**

by the withinnamed **PURCHASERS**  
**MST. KANISHK RANKA** through his  
Mother and natural guardian Mrs. Nina  
Ranka in the presence of

*Nina*

*L. J. ...*

**RECEIVED** the day and year first

hereinabove written of and from

the withinnamed Purchasers a

Sum of Rs.35, 37,500/-

(Rupees thirty five lakhs thirty seven

thousand five hundred only cheque)

No. 027557 dated 8/6/2002

On *Syncaali Bank*

being the full consideration money

payable by them to us.

Rs.35, 37,500/-

WITNESS:

*L. J. ...*  
*hata ...*

WE SAY RECEIVED.  
FOR INDO SAIGON AGENCY,

*[Signature]*  
PARTNER  
VENDORS



8

व व ई - २  
2002/7/92  
2002



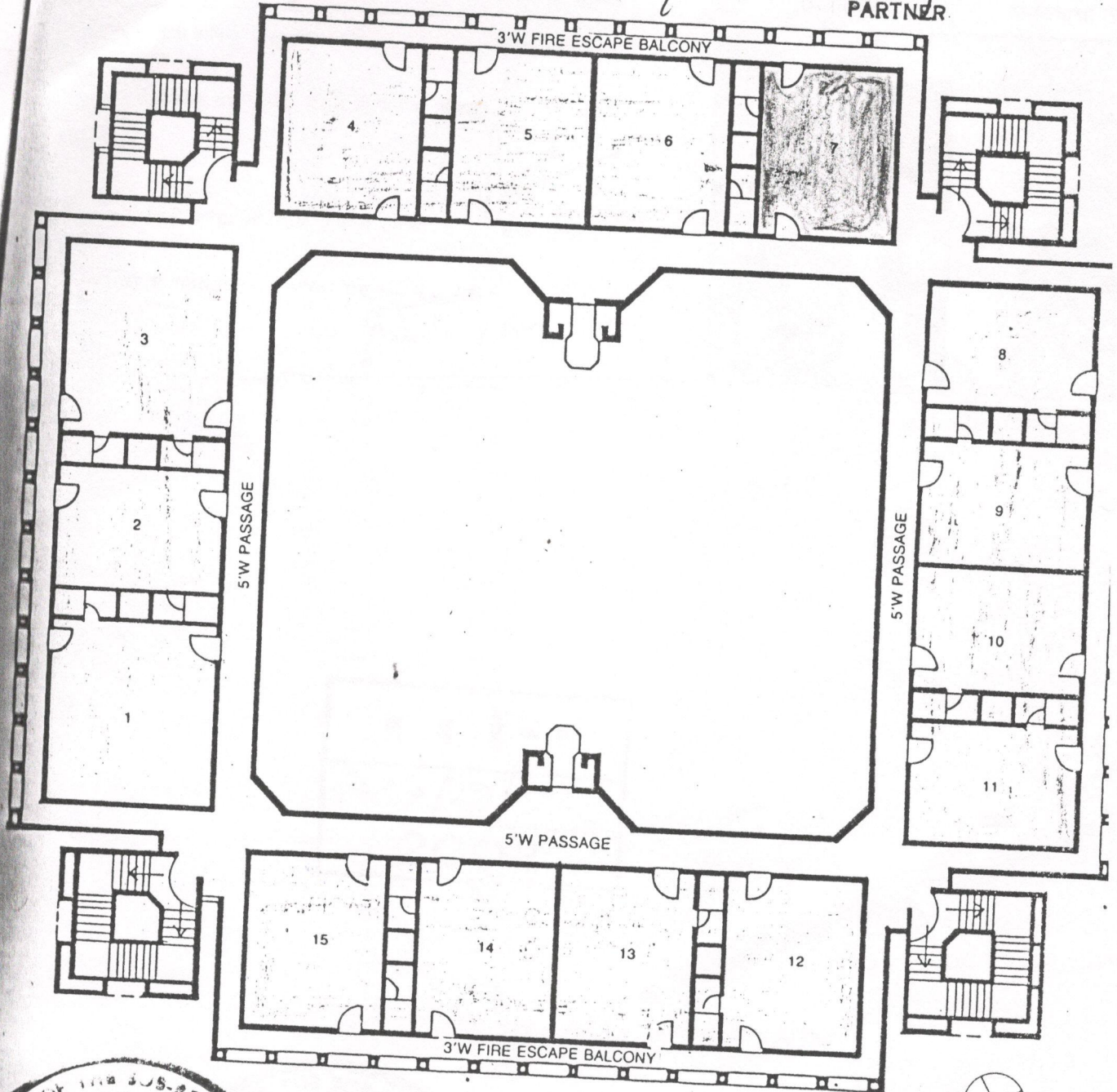
TYPICAL FLOOR PLAN  
1st, 2nd & 3rd FLOORS

2002  
व व ई - २

FOR INDO SAIGON AGENCY,

*M. M. / d. m.*

PARTNER



UNIT NO. 101 TO 115  
on 1st floor.



व व ई - २  
२००८/१०/१२  
2002

1/2002

1:06 pm

दस्त गोषवारा भाग-1

क्रमांक : 2804/2002

प्रकार : Agreement

पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

विना रांका हया कनिष्क रांका अज्ञान तर्फे  
पालनकरणार

Executant

8/शिध्दार्थ बिल्डिंग थडानी मार्ग वरली सी फेस मुं 18 सही

*Mia*



गोविंद दर्यानानी पार्टनर ऑफ इंडो सायगल एजन्सी

Executor

421 कॉमर्स हाउस नगिनदास मास्टर रोड फोर्ट मुं सही  
23

*Mur. / m*



ब ब ई - २  
28/09/02  
2002



दस्त गोषवारा भाग - 2

[संख्या 2804-2002] चा गोषवारा

संख्या 2804-2002 मोबदला : 3537000 मरलेले मुद्रांक शुल्क : 353700

कराव्याचा दिनांक : 10/06/2002 03:56 PM

कराव्याचा दिनांक : 10/06/2002

कराव्याचा प्रकार : (25) करारनामा

कराव्याचा क्र. 1 ची वेळ : (सादरीकरण) 10/06/2002 03:56 PM

कराव्याचा क्र. 2 ची वेळ : (फी) 10/06/2002 04:02 PM

कराव्याचा क्र. 3 ची वेळ : (कबुली) 10/06/2002 04:03 PM

कराव्याचा क्र. 4 ची वेळ : (ओळख) 10/06/2002 04:03 PM

कराव्याचा दिनांक : 10/06/2002 04:04 PM

पावती क्र.: 2145 दिनांक: 10/06/2002

पावतीचे वर्णन

नांव: निना रांका हया कनिष्क रांका अज्ञान तर्फे  
पालनकरणार

20000 : नोंदणी फी

240 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),

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

20240: एकूण

कराव्या करून देणार तथाकथित [ करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

साक्षी :

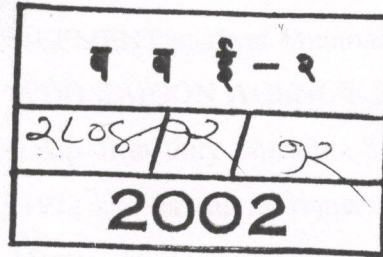
साक्षी व इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात, व  
साक्षी ओळख पटवितात.

(1) विपक बाबरीया , फोर्ट मुं 1

(2) राजिव शहा , वरीलप्रमाणे

(1) निबंधकाची सही

मुंबई शहर 2 (वरळी)



२/२८०४/२००२

दस्तक क्रमांक १ ..... क्रमांक ..... २२

मोदला

मराल १०/६/२००२

दुय्यम निबंधक, मुंबई

अपिलाची सुनावणी करण्याखेरीज

निबंधकाचे सर्व अधिकार असलेला