

WHEREAS the TRANSFERORS are well seized and possessed of and sufficiently entitled to the Flat No. 405, 'C' Wing, 4th Floor, Karan Co-op. Hsg. Society Ltd., Off Yarli Road, Versova, Andheri (West), Mumbai - 400 061, hereinafter referred to as the "SAID FLAT";

AND WHEREAS, the Transferors are ready and willing to transfer, assign, sell and surrender their rights, title and interest along with the Shares in the said Flat in favour of the Transferee,

AND WHEREAS the said Flat is governed under the supervision and administration of Karan Co-op. Housing Society Ltd., the Registered Society, under the Maharashtra Co-operative Societies Act, 1960, vide Registration No. BOM/WKW/HSC/10105/98-99, hereinafter referred to as the "SAID SOCIETY";

AND WHEREAS the Transferors have got Five fully paid-up Shares of Rs.50/- each in the said Society, with Share Certificate No.51, and Distinctive Nos. 271 to 275, (both inclusive); AND WHEREAS the Transferors have applied for No Objection Certificate to the said Society for the permission to transfer their rights, titles and interest alongwith the Shares in the said Flat in favour of the Transferee for a total consideration of Rs.15,00,000/- (RupeesFifteen Lakhs only).

NOW THIS INDENTURE WITNESSETH AS FOLLOWS :

1. That the Transferors have agreed to transfer, assign, sell, dispose off, their rights, title and interest along with the Shares in Flat No.405, 'C' Wing, 4th Floor,

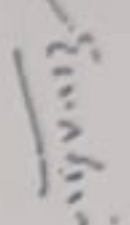
M J R.  
K. H. S.



N.S. 12.

RECEIVED of and from the withinnamed TRANSFEREE MRS. KAUSER AHMED HASHMI, a sum of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand only) being the Part-payment of the total consideration amount, being Cheque No. 240784 dated 9-11-2001 drawn on *The Hinglaj and Sangli Bank, on execution of these presents.*

WE SAY RECEIVED Rs. 2,25,000/-

WITNESSES :

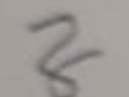
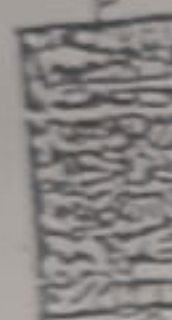
1. *Chandni Nafi*  *Nafisa Kagalwala*  
(MRS. NAFISA JUJAR KAGALWALA)



2. *Singh*   *Nooruddin Kagalwala*  
(MR. JUJAR NOORUDDIN KAGALWALA)  
(Transferors)

R E C E I P T

RECEIVED of and from the withinnamed TRANSFEREE MRS. KAUSER AHMED HASHMI, a sum of Rs. 12,75,000/- (Rupees Twelve Lakhs Seventy Five Thousand only) by Cheque/ Pay Order No. 367151 dated 2/11/2001 of HDFC, being the full, final & total payment of the consideration price of the within mentioned Flat.

WE SAY RECEIVED Rs. 12,75,000/-

WITNESSES :  
1. *Shahin Khan*   *Kagalwala*  
(MRS. NAFISA JUJAR KAGALWALA)

2. *Singh*   *Nooruddin Kagalwala*  
(MR. JUJAR NOORUDDIN KAGALWALA)  
(Transferors)

NOTARY PUBLIC  
MUMBAI

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at  
Mumbai, on this 9<sup>th</sup> day of November 2001,  
BETWEEN (1) MRS. NAFISA JUJAR KAGALWALA and (2) MR.  
JUJAR NOORUDDIN KAGALWALA, both Indian Inhabitants of  
Mumbai, Adults, hereinafter referred to as the  
'TRANSFERORS' (which expression shall mean and include  
their heirs, executors, administrators and assigns) the Party  
of the ONE PART; AND MRS. KAUSER AHMED HASIMI,  
also Indian Inhabitant of Mumbai, Adult, hereinafter referred  
to as the 'TRANSFeree' (which expression unless repugnant  
to the meaning or context thereof shall mean and include her  
heirs, executors, administrators and assigns) the Party of  
the OTHER PART;

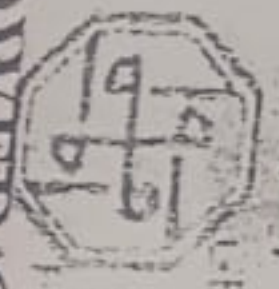
NJR.  
for

K.H.  
for NJR.

contd...2.

(100/-) वर्षों योग कर

**POWER OF ATTORNEY**



Smt. A. C. MORE



KNOW YE ALL MEN BY THESE PRESENTS THAT MR. S. K. KEEL AHMED AND ~~MRS. KAUSER AHMED~~ General Stamp Office ME KAUSER SHAHZAD KHAN), DO HEREBY APPOINT MR. S. ABDEL ABDUL WAHID KHAN SON OF LATE MR. ABDUL WAHID KHAN SHAHZAD AT PRESENT RESIDING AT 101, NOORJE APTS. YARI ROAD, VERSOVA, MUMBAI-400061, TO BE MY LAWFUL ATTORNEY IN MY NAME AND ON MY BEHALF DO ANY ONE OR ALL OF THE FOLLOWING ACTS, DEEDS AND THINGS NAMELY:-



1. TO SELL THE FLAT NO.405-C, KARAN COOPERATIVE HOUSING SOCIETY, YARI ROAD, VERSOVA, MUMBAI-400061, FIX CONSIDERATION, RECEIVE PAYMENT, OBTAIN NO OBJECTION CERTIFICATE FROM THE SOCIETY, EXECUTE ALL THE NECESSARY AGREEMENTS, DOCUMENTS AND PAPERS ETC.
2. TO SUBMIT THE DOCUMENT FOR REGISTRATION BEFORE COMPETENT AUTHORITY, ADMIT EXECUTE AND SIGN THE DOCUMENTS AND PAPERS BEFORE THE SUB-REGISTRAR OF ASSURANCES HAVING JURISDICTION.
3. TO OPEN AND/OR OPERATE BANK ACCOUNT IN ANY BANK IN INDIA IN MY NAME BOTH RESIDENT AS WELL AS AS WELL AS NON RESIDENT. THE ACCOUNT MAY BE OPERATED IN INDIAN CURRENCY OR FOREIGN CURRENCY TO BE REMITTED BY ME FROM TIME TO TIME.

HE IS AUTHORISED TO DO ALL SUCH ACTS, DEEDS AND THINGS INCLUDING SIGNING ANY PAPERS/DOCUMENTS AS ARE NECESSARY AND INCIDENTAL TO THE ABOVE AND THAT ANY ACT OR STATEMENT OR WRITING OF MY SAID ATTORNEY IN PURSUANCE HERETO SHALL BE DEEMED TO BE FULLY AUTHORISED AND RATIFIED.

DATED A \_\_\_\_\_ THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.  
**RNEY**



MUNICIPAL CORPORATION OF GREATER BOMBAY  
NO.CE/3832/WS/AK OF

9 OCT, 1996

OCCUPANCY CERTIFICATE

To,

Shri L.P.Bhagtani,  
C.A. to owner,  
Panchratna Building,  
2nd floor, Versova,  
Andheri(w), Mumbai-61.

कॉन्क्रीट इमारती प्लॅन  
(पश्चिम ४२००) प्लॅन नं. १२००/८/१, १२००/८/८  
मध्यवर्ती उपखंडाच्या पूर्ण मुबई  
महानगर पालिकाच्या कार्यालय  
भार. डे. पाटकर मार्ग, मुबई ५०

Sir,

The full development work of building situated on D.P.road on plot bearing C.T.S.No.1200/8A/1, 1200/8/C a 1190/A/2 Versova village, Andheri(West) completed under supervision of Shri N.L.JAVERI, licensed Surveyor, Architect/License no. J/4 may be occupied on the following conditions :

1) That the Cft. under section 270-A of B.M.C. Act shall be obtained from H.E. and a certified true copy of same shall be submitted to this office within three months from the date of issue of occupants cft.

2) This occupancy cft. is granted without prejudice to any action initiated under section 353-A/471 of B.M.C.A.

3) That the separate P.R.C. of D.P.Road vide C.T.S.NO.1200/8/C ( 1606.40 sq.mt.) and C.T.S.No. 1190/343.00 sq.mt. ) in M.C.G.B.'s name shall be conveyed and same shall be submitted before asking the B.C.C.

Note : Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation of Greater Bombay, this occupancy cft. granted to your premises will be treated as cancelled and steps will be taken to cut off the water connection granted to your premises.

A copy of the certified completion plan is returned herewith.

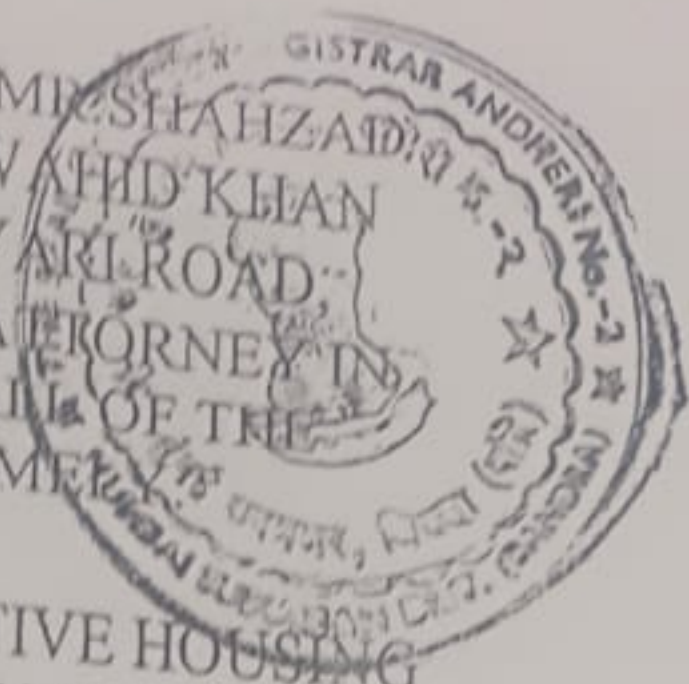
Yours faithfully,

*[Signature]* 9/10/96

Executive Engineer, ( Bldg.Prop  
Western Subs.H & K/West

R/91096

KAUSER SHAHZAD KHAN), DO HEREBY APPOINT MR. ABDUL WAHID KHAN SON OF LATE MR. ABDUL WAHID KHAN AT PRESENT RESIDING AT 101, NOORIE APTS. YARI ROAD, VERSOVA, MUMBAI-400061, TO BE MY LAWFUL ATTORNEY IN NAME AND ON MY BEHALF DO ANY ONE OR ALL OF THE FOLLOWING ACTS, DEEDS AND THINGS NAME



7. TO SELL THE FLAT NO.405-C, KARAN COOPERATIVE HOUSING SOCIETY, YARI ROAD, VERSOVA, MUMBAI-400061, FIX CONSIDERATION, RECEIVE PAYMENT, OBTAIN NO OBJECTION CERTIFICATE FROM THE SOCIETY, EXECUTE ALL THE NECESSARY AGREEMENTS, DOCUMENTS AND PAPERS ETC.
8. TO SUBMIT THE DOCUMENT FOR REGISTRATION BEFORE COMPETENT AUTHORITY, ADMIT EXECUTE AND SIGN THE DOCUMENTS AND PAPERS BEFORE THE SUB-REGISTRAR OF ASSURANCES HAVING JURISDICTION.
9. TO OPEN AND/OR OPERATE BANK ACCOUNT IN ANY BANK IN INDIA IN MY NAME BOTH RESIDENT AS WELL AS AS WELL AS NON RESIDENT. THE ACCOUNT MAY BE OPERATED IN INDIAN CURRENCY OR FOREIGN CURRENCY TO BE REMITTED BY ME FROM TIME TO TIME.

HE IS AUTHORISED TO DO ALL SUCH ACTS, DEEDS AND THINGS INCLUDING SIGNING ANY PAPERS/DOCUMENTS AS ARE NECESSARY AND INCIDENTAL TO THE ABOVE AND THAT ANY ACT OR STATEMENT OR WRITING OF MY SAID ATTORNEY IN PURSUANCE HERETO SHALL BE DEEMED TO BE FULLY AUTHORISED AND RATIFIED.

Signed in my presence. He/She has been identified by his/hor passport

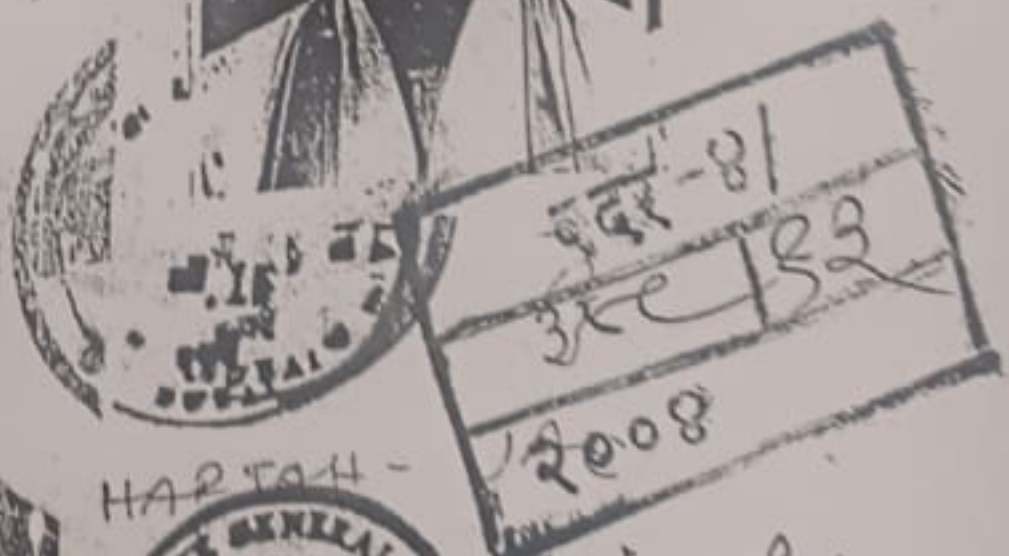
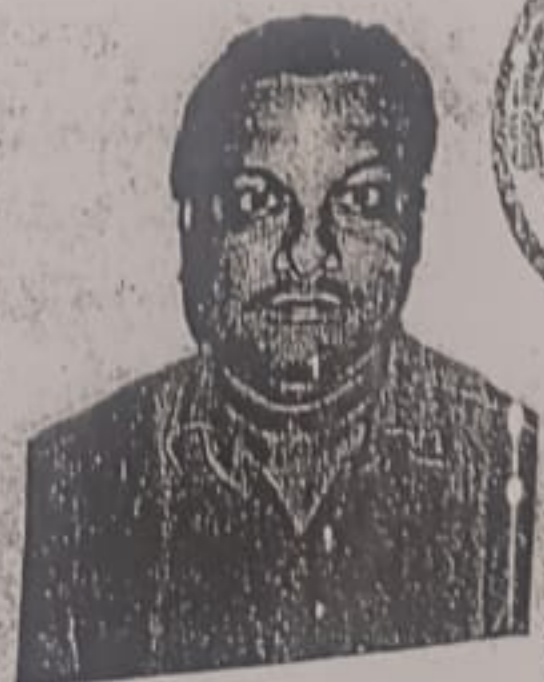
THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2003.

No. \_\_\_\_\_ Issued at \_\_\_\_\_ on \_\_\_\_\_ Serial No. 182

While the photographs and signatures are attested no responsibility is accepted by this office for the content of this document

DATED AT  
 ICChan  
 KAUSER SHAHZAD KHAN  
 A 928 5437  
 DUBAI - UAE  
 1-4-2001

803 A - JAMAL ABDUL NASEEL ST., S  
 SHARJAH - UAE  
 SHAKEEL AHMAD  
 2-114 7302  
 DUBAI - UAE  
 27-05-1999  
 803 A - JAMAL ABDUL  
 SHARJAH  
 UAE



K. ASOKAN  
 Vice Consul  
 Consulate General of India  
 Dubai (U.A.E.)  
 22 DEC 2003

UB 234/03



11

MS 78750/ Security High Tribunal

GENERAL STAMP OFFICE  
EXTENDED SALES COUNTER  
MAHIDA BLDG, BAHADRA (E)  
MUMBAI - 400 051  
MAH/GSO/010



INDIA  
RS. 00787501  
281993  
00047  
-6.11.2001  
SPECIAL ASSISTANT

# KARAN CO-OPERATIVE HOUSING SOCIETY LIMITED

REGD. NO. BOMMW-K-W/HSG/CTW/10105/OF 1998-99 DATED 17/2/1999

Off Yari Road, Versova, Andheri (West), Mumbai - 400 061


TO WHOM SO EVER IT MAY CONCERN

This is to confirm that Building known as Karan belonging to Karan Co-operative Housing Society Limited comprising of C, D, E and F Wings constructed on a plot of land bearing CTS nos. 1200 situated at Village Versova. Off Yari Road, Versova, Andheri West, Mumbai 400 061 was constructed in the year 1992 and has been assessed to property tax since 01.04.1993.

The building consists of Stilt and Seven floors and has lift facility.

The builup area of flat no. C 405 is 492 sft.

For Karan Co-operative Housing Society Ltd.

  
Hon. Secretary.







SALE AGREEMENT

THIS SALE AGREEMENT made and entered into at Mumbai this 13 day

January 2004 BETWEEN MRS. KAUSER AHMED HASHMI, alias

KAUSER SHAHZAD KHAN, Adult, at present residing at Dubai (UAE),

represented by her power of attorney MR. SHAHZAD ABDUL WAHID KHAN,

Adult, Indian Inhabitant, residing at 101, Noorie Apartment, Yari Road, Versova

Andheri West, Mumbai - 400 061, hereinafter referred to as "THE TRANSFEROR"

(which expression shall unless repugnant to the context or meaning thereof

deemed to mean and include her heirs, executors, administrators and

assigns) of the FIRST PART AND MR. SYED ALLAUDDIN, Adult, (being

Inhabitant, at present residing at Room No. D/6, Soc. 97, Gruhlaxmi Co-op. Society

Four Bungalows, Mhada, Andheri West, Mumbai - 400 053, hereinafter referred to as

"THE TRANSFEREE" (which expression shall unless it be repugnant to the context

or meaning thereof be deemed to mean and include his heirs, executors,

administrators and permitted assigns) of the SECOND PART:

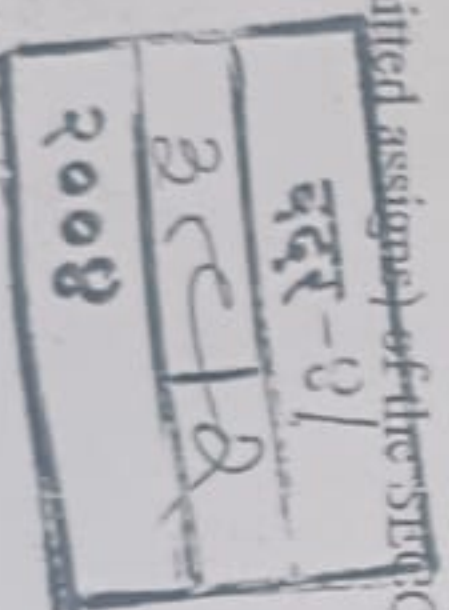
5070/20

General Stamp Office, MUMBAI

Smt. P. B. SOLANKI

Proprietor

General Stamp Office, MUMBAI



Handwritten signatures and initials at the top of the page.

WHEREAS :

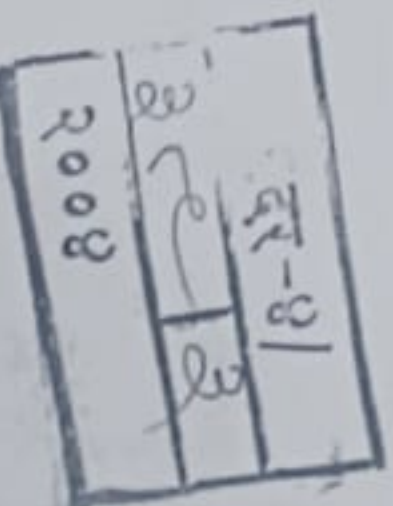
A. M/S. HITESH CONSTRUCTION COMPANY, hereinafter referred to as "THE BUILDERS", a Partnership Firm having its' office at Panch Ratna, Off. Yari Road, Versova, Andheri West, Mumbai - 400 061, was absolutely seized of or otherwise well and sufficiently entitled to all that piece of land bearing CTS No.1200/BA (Part) and 1200/BC (Part), situated at Off. Yari Road, Village Versova, Andheri (West), Mumbai - 400 061 and after referred to as "THE SAID PROPERTY").

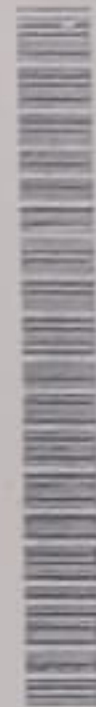


B. The said Builders constructed the building, known as "THE SAID PROPERTY" on the said property as per the approved and sanctioned plans from the Municipal Corporation of Greater Mumbai.

C. By an AGREEMENT FOR SALE dated 21.02.1997 entered into between the said Builders M/S HITESH CONSTRUCTION COMPANY of the one part and MRS. NAFISA JUJAR KAGALWALA AND MR. JUJAR NOORUDDIN KAGALWALA of the other part, (the Transferees therein) the said Builders had sold Flat bearing no.405 on the Forth floor, of the 'C' Wing of Karan Co-operative Housing Society Limited, admeasuring 492 sq.ft built-up, (hereinafter referred to as "THE SAID FLAT PREMISES") constructed on the said Property, for valuable consideration and on the terms and conditions contained therein.

D. Various flat purchasers in KARAN had formed a Co-operative Housing Society under the provisions of the Maharashtra Co-operative Societies Act, 1960 under the name of M/S KARAN CO-OPERATIVE HOUSING SOCIETY LIMITED (hereinafter referred to as "THE SAID SOCIETY") vide registration number BOM1 WKV/HSG/TC/10105/98-99 dated 17.02.1999.





दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तावेज क्रमांक व वर्ष: 389/2004

नॉटणी 63 म.

Tuesday, January 13, 2004

3:25:43 PM

Regn. 63 m e

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वर्सोवा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,750,000.00  
वा.भा. रु. 1,836,229.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक  
(असल्यास)  
(1) सिटिएस क्र.: 1200 वर्णन: विभागाचे नाव - वर्सोवा (अंधेरी), उपाविभागाचे नाव - 49/236  
- भुभाग: उत्तरेस समुद्र, पूर्वेस गावाची हद्द, दक्षिणेस गावाची हद्द व जयप्रकाश मार्ग व पश्चिमेस  
समुद्र. सदर मिळकत सि.टी.एस. नंबर - 1200 मध्ये आहे. प्लॉट नं. 405, 4 था मजला, सी विंग  
, करन को ऑ हो सो लि  
(1)वांधीव मिळकतीचे क्षेत्रफळ 45.72 चौ.मी. आहे.

(3) क्षेत्रफळ  
(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) कौसर अहमद हाशमी.ऊर्फ. कौसर शाहजाद खान तर्फे मुख्यत्वार शाहजाद अब्दुल वाहीद खान  
- घर/प्लॉट नं: 101; गल्ली/रस्ता: गारी रोड -; ईमारतीचे नाव: नुरी अपार्ट; ईमारत नं: -;  
पेठ/वसाहत: -; शहर/गाव: -; तालुका: अंधेरी प; पिन: -.

(6) दस्तऐवज करून घेण्या-या  
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा  
दिवाणी न्यायालयाचा हुकुमनामा  
किंवा आदेश असल्यास, वादीचे नाव  
व संपूर्ण पत्ता  
(1) सय्यद अलाउद्दीन - -; घर/प्लॉट नं: डी 6; गल्ली/रस्ता: -; ईमारतीचे नाव: गृहलक्ष्मी;  
ईमारत नं: -; पेठ/वसाहत: म्हाडा; शहर/गाव: -; तालुका: अंधेरी प; पिन: -.

(7) दिनांक करून दिल्याचा  
नॉटणीचा  
13/01/2004  
13/01/2004

(8) अनुक्रमांक, खंड व पृष्ठ 389 /2004

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 95670.00

(11) बाजारभावाप्रमाणे नॉटणी रु 18370.00

(12) शंरा

## GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : **407047**

Receipt Date : **07-JAN-04**

Received From : **SYED ALTAUDDIN**

**DELIVERED**

On Account of : **SALE OF STAMPS**

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
	3700	06-JAN-04	STANDARD CHARTERED BANK (CHB)		₹ 5,670.00

**DELIVERED**

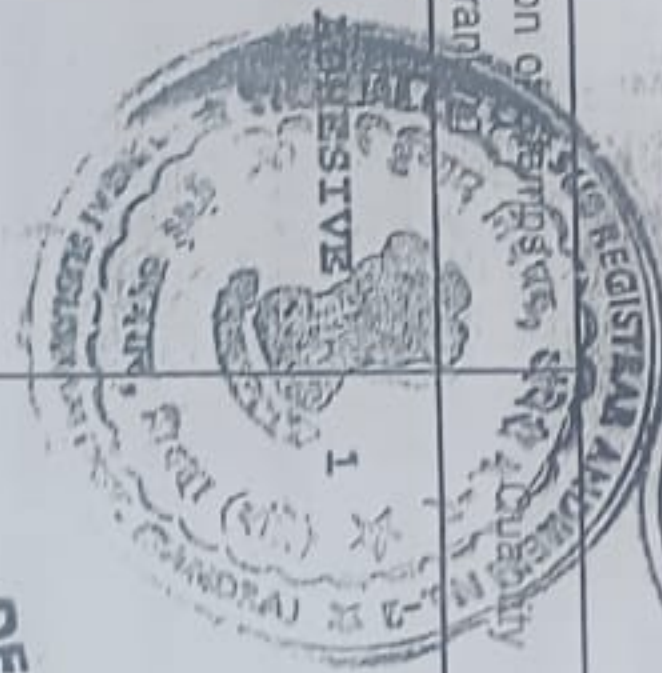
Case No. :

Lot No. :

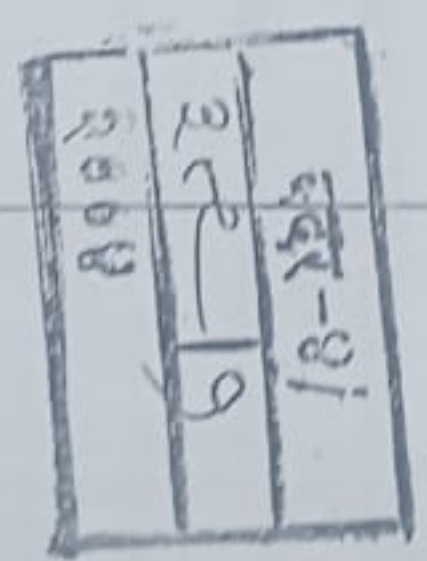
Lot Date :

Total D. O. :

Sr. No.	Description of Stamp, Quantity	Denomination	Amount (in Rs.)
1	SPECIAL ADHESIVE 1	95670	95,670.00
Total :			95,670.00



**DELIVERED**



Rs. **95670** Rupees **Ninety Five Thousand Six Hundred seventy only**

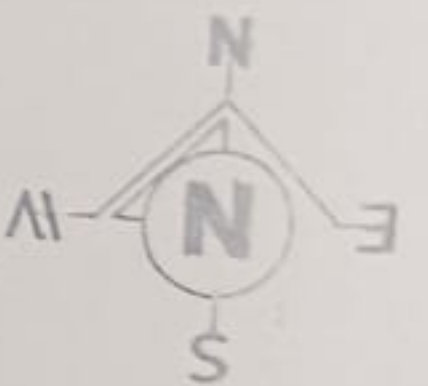
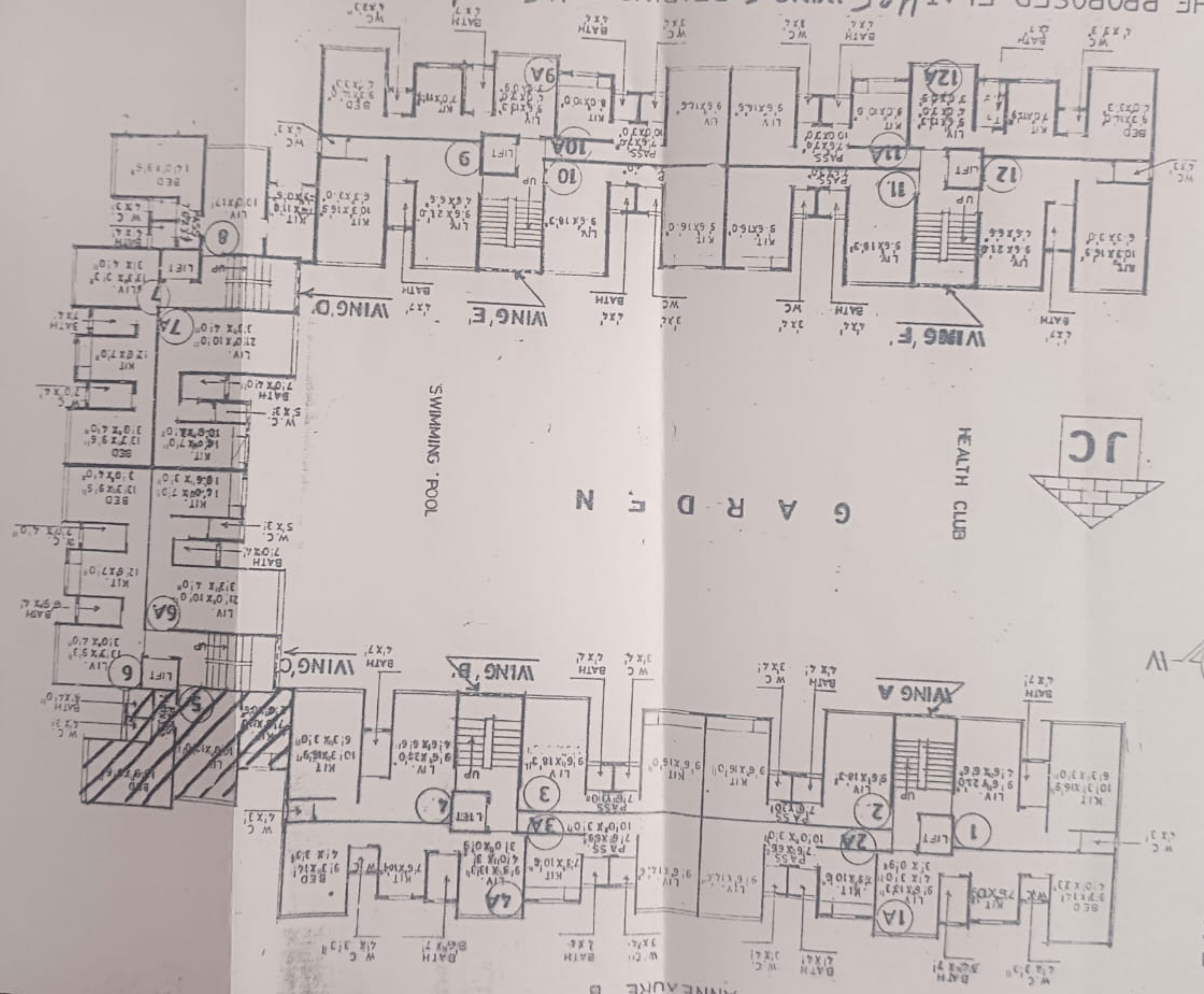
Note : At the time of Registration, please produce original Receipt before the Cashier/ Accountant  
Sub-Registrar.

V. M. DEWAN & CO. Chartered Accountants  
112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

SIGNATURE OF PURCHASER

M/s. Hitesh Construction Co

PLAN OF THE PROPOSED FLAT 405 WING C BEARING NO 105004/FLOOR IN PROPOSED BLDG. KARAN FOR - M/S. HITEESH CONSTRUCTION CO TO BE ACQUIRED BY THE PURCHASER IN PROPOSED BLDG. KARAN FOR - M/S. HITEESH CONSTRUCTION CO



ROAD

HEALTH CLUB

GARDEN

SWIMMING POOL

PARTNER

## ANNEXURE "C"

COMMON AREA and facilities proportionate area of immediate landing area abutting the main door after the landing on the said floor of the said Flat / Shop to be shared equally by all premises holders on the said floor.

Pro-rate right alongwith all PURCHASERS of the premises in the said property in limited common area i.e. to say :

1. Staircase
2. Staircase landing
3. Entrance Hall.

### FEATURES :-

A distincute architectural style contemporary, bold, elegant with the intensive planning.

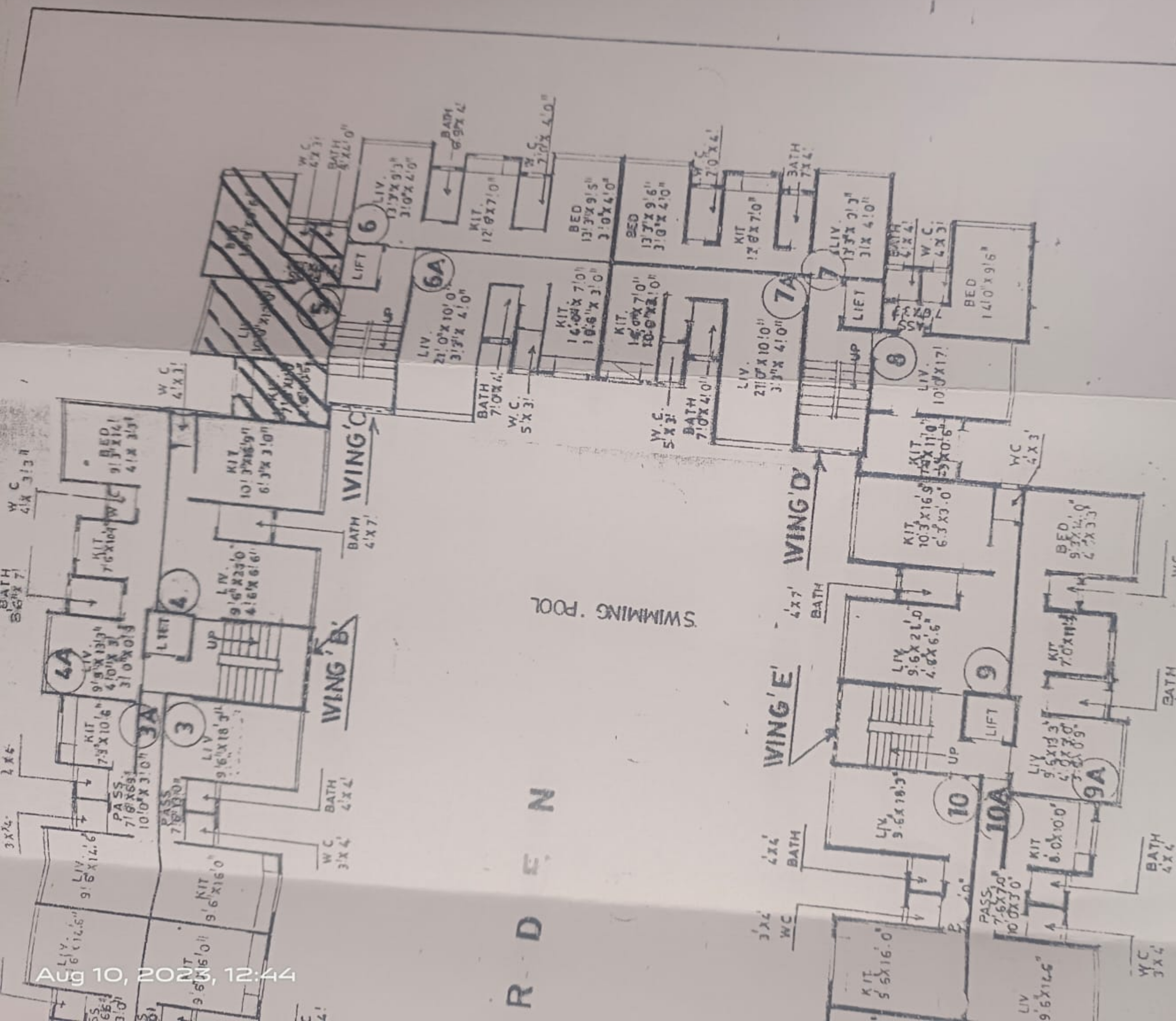
### GENERAL SPECIFICATION :-

- a) Building shall be R.C.C. framed structure.
- b) Internal walls shall be 4 1/2" bricks masonry. Neeru plastered.
- c) External walls shall be either of cement Block / siporex block / Bricks with plaster.

### EXTRA SPECIFICATIONS:-

- i) White Marble, Mosaic tiles flooring in all rooms.
- ii) Glazed tiles in bathroom and in W.C. / Toilets.
- iii) Cooking platform in the kitchen with built-in sink.
- iv) Fan points in addition to light points, plug points in living room, bed room and kitchen.

Aug 10, 2015, 12:44



EARING NOYSONY & FLOOR IN HATCHED RED LINES  
PROPOSED BLDG. KARAN FOR. M/S. HITESH CONSTRUCTION CO

604-774231  
PARTNER



Tuesday, January 13, 2004  
3:23:59 PM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 398

दिनांक 13/01/2004

गावाचे नाव वर्सोवा

दस्ताऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार

वदर 4 = 00389

2004



सादर करणाऱ्याचे नाव: सय्यद अलाउद्दीन

नोंदणी फी

18370.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)

:-

360.00

एकूण रु.

18730.00

आपणास हा दस्त अंदाजे 3:38PM ह्या वेळेस मिळेल

**DELIVERED**

दुय्यम निबधक  
अंवेरी 2 (अंवेरी)

वाजार मुल्य: 1836229 रु. मोबदला: 1750000रु.

भरलेले मुद्रांक शुल्क: 95670 रु.

देयकाचा प्रकार : डीडी/घनपत्राद्वारे;

बँकेचे नाव व पत्ता: इंडीया बँक, मुं. 58;

डीडी/घनाकार्ष क्रमांक: 678/32; पक्कम: 18370 रु.; दिनांक: 12/01/2004



In addition to the Aforesaid amount the flat / shop' PURCHASER shall also pay to the PROMOTERS the non-refundable amount of Rs. 18,450/= (Rupees Eighteen thousand four hundred fifty Only) towards the incidental expenses within 7 days from the date of communication of the readiness of the flat for possession. The Flat PURCHASER shall also pay to the PROMOTERS a sum of Rs. 15,375/= towards Municipal property taxes and N. A. Assessment & Rs. 15,375/= towards Repair Fund on receiving the communication of the readiness of the Flat. The PROMOTERS do not guarantee the supply of any particular quantity of water or electricity to the buildings / street / roads. It is however agreed that in case of insufficient supply of water by BMC after handing over the possession or the occupation certificate is obtained the PROMOTERS shall arrange the water through out-side tankers at the cost of PURCHASER from the maintainance account and in case of possibility of obtaining additional water connection from BMC the same may also be arranged if possible by the PROMOTERS at the cost of PURCHASER from the maintainance / taxes / repair money account. The PROMOTERS shall also maintain the building repairs of all type through maintainance / taxes account. The PURCHASER also undertakes not to complain for non-completion of infrastructure to anybody. The PURCHASER is satisfied about the nature of infrastructure to be provided by the PROMOTERS and the PURCHASER hereby agree to contribute his proportionate share of expenses for improvement of the infrastructures if and when so framed by any authority / federation / group and the PROMOTERS shall not be required to share any expenses for such improvement.

18. The Flat / Shop PURCHASER shall pay all legal costs, charges and expenses including professional costs of the Attorney at law / Advocates of the PROMOTERS in connection with formation of the said Society, or as the case may be, Limited Company, preparing its

x  
y  
Najba  
Jm

copy

C. P. U. NAIR  
B.A. LL.B.

ADVOCATE, HIGH COURT  
3/43, Chaitanya Society,  
Vakola Bridge, Santacruz (East),  
Bombay-400 055  
Phone: 6151438

Re: In the matter of property bearing  
CTS No. 1200/8A (Part) and 1200/8C  
(Part) of Village Versova, Taluka  
Andheri, District Bombay Suburban  
within the Registration District  
and Sub-District of Bombay City  
and Bombay Suburban admeasuring  
4783.9 sq. mtrs. or thereabouts  
owned by Shri Hareshwar Narayan  
Kaskar and Others.  
=====

TITLE CERTIFICATE

1. I have, on behalf of M/s. Hitash Construction Company examined the title of Shri Hareshwar Narayan Kaskar, the Karta and Manager of the joint and undivided Hindu family, consisting of himself, his wife Smt. Mirabai, his daughters Meenakshi and Kalawati and his sons Prarod and Durgesh, to the property described hereinabove and I have to express as follows :

2. It appears that by a Deed of Partition dated 19th December, 1968 made between ( 1 ) Ramabai, widow of

Narayan Motiram Kaskar

(11.) Motiram Narayan Kaskar, and

(111) Hareshwar Narayan Kaskar

the properties described in the said Deed of Partition inclusive of the property described hereinabove was partitioned amongst the said parties to the said Deed of Partition and inter alia the property described hereinabove came to the share of the said Hareshwar Narayan Kaskar and other members of the family referred to hereinabove.

3. By an agreement for sale dated 16th . . . 1981 made between the said Hareshwar Narayan Kaskar and . . . members of his family referred to hereinabove on the one hand and

...2



repairs, and salaries of clerks, gardener, chowkidars, sweepers and all other expenses necessary and incidental to the Management and Maintenance of the said land, building as prescribed in ANNEXURE "D" annexed hereto. Until the Society / Limited Company is formed and the said land and building/s transferred to it, the flat / shop PURCHASER shall pay to the PROMOTERS such proportionate share of outgoings as may be determined. The PURCHASER undertakes to pay to the PROMOTERS provisional amount of Rs. 33,210/- only, for twenty-seven monthly installments towards the outgoings on or before, the possession offered by the PROMOTERS. The PURCHASERS shall after expiry of 3 months from the date of possession on his / her / their own pay additional provisional eighteen monthly installments towards the aforesaid outgoings. It is agreed that the Electric Meters of each Flat / Shop / Garage required to be transferred in the names of individuals of such premises shall be done by the Flat / Shop PURCHASERS at his / her cost for which purpose the PROMOTERS shall merely sign the consent letter. The amounts referred to herein before or hereinafter so paid by the PURCHASER to the PROMOTERS shall not carry any interest and remain with the PROMOTERS until a conveyance / assignment of Lease is executed in favour of the Society or a Limited Company as aforesaid. It is however agreed that in case any amount is spent in excess to the amount received from the PURCHASERS towards outgoings by the PROMOTERS the same shall be repaid by the PURCHASERS with 24% p.a. on oral intimation.

17. The PURCHASER shall on or before being permitted to occupy the said Flat / Shop pay to the PROMOTERS the following amounts:-

- i) Rs. 250/- for share money.
- ii) Rs. 10/- for entrance fee in the case of individual and Rs. 20/- in the case of joint ownership for society or Limited Company.

✓ Jm  
✓ Nayba

12/8/23

FDIA918  
0045

STAMP DUTY  
PBI/A918 SPECIAL ADHESIVE

6137  
1115

*I. M. Patel*

I. M. Patel

Proper officer

Extention of ... Bandra

General ... Bombay

pursuant to Allotment dt. 11-05-94

AN AGREEMENT made at Bombay, this 21<sup>st</sup> day of February 1997 BETWEEN Messrs. HITESH CONSTRUCTION CO., a Partnership firm having its office at PANCH RATNA, Off. Yari Road, Versova, Andheri (West), Bombay-400 061, hereinafter called the PROMOTERS, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their partners and their respective heirs, executors, administrators and assigns) of the ONE PART;

A N D

Mr. / Mrs. / Miss / Ms. Alahisa Juger Kagalwala & Juger Nookudin Kagalwala

hereinafter called the PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his / her / their heirs, executors, administrators and permitted assigns) of the OTHER PART;

WHEREAS :

*for*  
*Naftsa*      *CSheg*

General Stamp Office  
Bombay  
PBI/A918  
0046

GOVERNMENT OF  
MAHARASHTRA  
23.10.96  
STAMP DUTY

Rs. 00020  
SPECIAL ADHESIVE  
PBI/A918

- i) The PROMOTERS by separate agreement for sale have agreed to purchase from the Owners the property more particularly described in the Schedule hereunder written at or for the price and subject to the terms and conditions thereto contained.
- ii) By an Order the Competent Authority has exempted the property, more particularly described in the Schedule hereunder written.
- iii) The PROMOTERS are proposing to develop the property by constructing multi-storied building and selling flats and other premises therein.
- iv) The PROMOTERS having entered into contract with an Architect who is registered with the council of Architects.
- v) The PROMOTERS also having appointed a Structural Engineer for preparation of structural designs and drawings of the buildings, the PROMOTERS accept the professional supervision of the said Architect and the Structural Engineer till the completion of the buildings to be constructed on the said property;
- vi) The PROMOTERS / OWNERS having obtained the exemption order referred to above have got the plans approved from Municipal Corporation of Greater Bombay for construction of multi-storied buildings on the said property more particularly described in the Schedule hereunder written containing premises and flats and area of construction for the index purpose is one;
- vii) The PURCHASER demanded from the PROMOTERS and the PROMOTERS have given inspection to the flat PURCHASER of all the documents of title relating to the said land, the exemption order passed by the Government and other authorities and plans, designs and specifications prepared by the PROMOTERS Architects and of such other documents as are specified under the Maharashtra Ownership Flats (Regulations and Promotions of Construction, Sale, Management and Transfer) Act, 1963, hereinafter referred to as

"The Ownership Flats Act" and rules made thereunder, and whereas satisfactory inspection of the certificate of title issued by their Advocate appointed by them, copy of Property Register Card and extracts of Village Forms VI or VII-XII and all other revenue records showing the title of OWNERS / PROMOTERS to the said land, on which the building containing the flats / shops is to be constructed and copies of the plans and specifications of the flat / shop agreed to be purchased by the Flat PURCHASER from the PROMOTERS. Copy of marketable title certificates issued by their Advocate at the instruction of the PROMOTERS are also annexed hereto and marked Annexure "A". The copies of revenue records are also handed over to the PURCHASER.

viii) While sanctioning the plans, the concerned local authority and/or the Government has laid down guidelines, certain terms, conditions, stipulations and restrictions which are to be observed and performed by the PROMOTERS while developing the said building on the said property and upon due observance and performance of which only the completion and occupation certificate in respect of said building shall be granted by the concerned local authority.

ix) The PROMOTERS shall accordingly commence the construction of the buildings in accordance with the said plans;

x) The PURCHASER having approached to the PROMOTERS for allotment of the Flat / Shop / Garage / Stilted Parking space in the building proposed to be constructed on the property described in the Schedule hereunder written;

xi) Under Section 4 of the ownership flats Act, the PROMOTERS are required to execute a written agreement for sale of the said flat / shop to the PURCHASER being in fact these presents and the PURCHASER shall also register the said Agreement under the Registration Act;

xii) It is agreed that although the building in which the flat / shop hereby agreed to be sold may be completed and the PROMOTERS may permit the PURCHASER to occupy the flat / shop however only on completion of the entire work of development of the building the PROMOTERS shall cause to be transferred the said building and the land underneath in favour of a Co-operative Society to be formed of flat / shop PURCHASER. This agreement is entered into by the PURCHASER on a specific understanding that the PURCHASER shall not insist upon the conveyance being executed until the development of the entire various buildings are complete, and the stamp duty is paid by all the flat / shop PURCHASERS.

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

1. The PROMOTERS agreed to construct the said multistoried building on the property more particularly described in the Schedule hereunder written in accordance with the plans, designs and specifications approved by the concerned local authority and which have been seen and approved by the PURCHASER with such variations and modifications as the PROMOTERS may consider necessary or as may be required by the concerned local authority / Government to be made in them or any of them.

2. The PURCHASER agrees to purchase from the PROMOTERS and the PROMOTERS agree to sell to the PURCHASER flat / shop / garage / parking space / stilt, No. 405 on in "C" Wing on 4th floor, facing South-West. The Carpet area is mentioned and flat / shop / stilted portion / car parking space is delineated in red colour boundry line on the plan annexed hereto and marked as ANNEXURE "B" (hereinafter called the Flat) for the price of Rs. 6,15,000/- (Rupees Six Lacs Fifteen thousand

only) which includes the proportionate price

x Nafsa  
x Jm

only



Agreement for Sale

# KARAN

Versova, Andheri West, Bombay - 400 061

Flat / ~~Shop~~ / ~~Premises~~ / ~~Office~~ / ~~Garage~~ / ~~Self~~ /

Open or Close Parking Space No. 405

in C wing on 4<sup>th</sup> floor

DEVELOPERS

M/S. HITESH CONSTRUCTION CO.