

Customer's Copy	
CITIZEN CREDIT CO-OPERATIVE BANK LTD. Reg. # D-5/STRAV/C.R. 100000000000-211 Borivali (West) Date 21/10/2008 Pay to: Acct Stamp Duty Mumbai	
Franchising Value	Rs. 87600
Service Chgs (Rs. 10 per doc)	Rs. 10
TOTAL	Rs. 87610
Name of the stamp duty paying Party - Jyotika Joshi	
CASH RECEIVED 06 OCT 2008 CITIZEN CREDIT CO-OP BANK LTD. BORIVALI (WEST)	
DD / Cheque / Drawn on bank	
Tran ID	(For Stamp Use Only)
Franchising Sr. No. 96205 For Citizencredit Co-op Bank Ltd.	
Cashier	



AGREEMENT FOR SALE

Articles of Agreement made at Mumbai this 7th day of October 2008 between **MR. SIMON MICHAEL D'SOUZA**, an adult, Indian Inhabitant of Mumbai presently residing at Flat No. C-001, in "JAI YOGESHWARI" Co-op. Housing Society Limited, Situated at Jai Santoshi Mata Road, Near Sai baba Mandir Behind Vini Garden, Dahisar (W) Mumbai 400 068 through his constituted attorney to **MRS. MARIA SIMON D'SOUZA**, hereinafter called "The **TRANSFEROR**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part, AND, **MRS. JYOTIKA JAYANT JOSHI**, an adult, Indian Inhabitant, presently residing at Soldier Cottage, Shimpoli Road, Borivali (W) Mumbai 400 092, hereinafter called 'The **TRANSFeree**' (Which expression shall unless it be repugnant to the context or meaning, thereof mean and include his heirs, executors, administrators, and assigns) of the Other Part.

Authorized Signatory
D-5/STRAV/C.R. 100000000000/06/06/000000000000/1111

For Citizencredit Co-op. Bank Ltd.

23 87600/- Eighty Seven Thousand Six Hundred and Thirty Six 245
CITIZEN CREDIT CO-OP. BANK LTD., L.C. COLONY, BORIVALI (W), MUMBAI-400 103.
168814

J.J. Joshi
M. Simon

वदर-११
२००८-११

Cont... INDIA
R. 0087
STAMP DUTY

S
SCHEDULE

DETAILS OF FLAT AGREED TO BE SOLD UNDER THIS AGREEMENT
FOR SALE

OWNERSHIP FLAT WITH FOLLOWING DETAILS:

Flat No. D/003, on the Ground Floor, "TRIVENI SANGAM" CHS. Ltd., situated at Rajaram Raghunath Jayant Tawade Complex, Off L. T. Road, Dehiser (W), Mumbai 400 088, building on plot of land being survey No. 275, Hisse No. 2E/B/J, C. T. S. No. 813, of revenue Village ~~Dehiser~~ Taluka Borivli Mumbai 400 103 and within the limit of Municipal ward of Mumbai Municipal Corporation.

Area of Flat 392 sq. ft. Carpet area

Year of construction 2004

Type of Construction R. C. C.

No. of Floors: Gr + 7

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and signatures the day and the year first herein above written.

SIGNED AND DELIVERED

by the Within named TRANSFEROR

MR. SIMON MICHAEL D'SOUZA through his C.A.

MRS. MARIA SIMON D'SOUZA

In the presence of

SOHAN GUPTA *Sohan*

SIGNED AND DELIVERED

by the within named TRANSFEREE

MRS. JYOTIKA JAYANT JOSHI

In the presence of

Taraji DHOKALE

)
)
) *D'Souza*
)

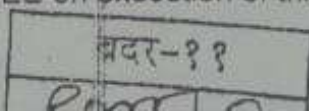


)
) *Joshi*
)



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

1. The TRANSFEROR shall sell, transfer, assign and assure and the TRANSFEREE shall purchase all the rights, title and interest of the TRANSFEROR in the said residential premises bearing Flat No. D/003, on the Ground Floor, "TRIVENI SANGAM" CHS. Ltd., situated at Rajaram Raghunath Jayant Tawade Complex, Off L. T. Road, Dahisar (W), Mumbai 400 068, admeasuring 392 sq. ft. Carpet area i.e. 43.717 sq. ft. Built-up area including 5 Shares of Rupees 50/- (Fifty each) for total consideration of Rs.21,00,000/- (Rupees Twenty One Lakhs Only) payable by the Transferee in following manner.
 - a) The transferee shall pay an amount of Rs. 6,00,000/- (Rupees Six Lakhs only Only) on or before the execution of this agreement.
 - b) The Transferee shall pay an amount of Rs. /- (Rupees Only) on or before
 - c) The Transferee shall pay the balance amount of Rs. 15,00,000/- (Rupees Fifteen Lakhs only Only) within 30th days on or before possession which ever is earlier.
2. On receiving the full consideration as aforesaid the TRANSFEROR shall immediately put the TRANSFEREE in vacant possession of the said flat. TRANSFEROR shall surrender his right, title and interest in respect of the said flat and the said shares in favour of the TRANSFEREE. The TRANSFEREE shall be entitled to quietly enter, occupy, possess and enjoy the said flat together with fittings, fixtures and other amenities attached thereto absolutely, for herself without any let or hindrance.
3. The TRANSFEROR hereby declare that he will pay all the taxes, the Society's charges and BMC dues upto handing over the possession to the TRANSFEREE and the TRANSFEREE shall pay all the charges of the Society and BMC thereafter.
4. The TRANSFEROR has agreed to obtain N.O.C. from the Society to transfer the shares in favour of the TRANSFEREE and will hand over it to TRANSFEREE on execution of this agreement.



2025

Office of the
Ex. Eng. Offg. P.W.D. (West) S. R. Wadga
Or. Hebascheh Amb. Star Market Bldg.
Candivall (West), Mumbai-400 061.

BRIHANMUMBAI MAHANAGARPALIKA
NO. CHE/A-2005/BP(W&)/AR

121 OCT 2004

To:
Shri R.Y. Pawde & Ors.

Subject : Permission to occupy the completed building on plot bearing C.T.S. No. 813, 813/1 to 6 of village Dahisar, situated off L.T. Road, Dahisar (West).

Reference : Your Arch's letter dated 22/04/2004.

NOTICE

The development work of building comprising of Wing B - Ground + 7 upper floors, wing 'C' - Stilt + 6th + 7th (pt) upper floors and Wing 'A' - Ground + 7 upper floors on plot bearing C.T.S. No. 813, 813/1 to 6 of Village Dahisar, situated off L.T. Road, Dahisar (West) completed under the supervision of Shri Dileep V. Savant, Licenced Architect having Registration No. CA/3636/77, Shri Chandrakant Mota, Licenced Structural Engineer, having Licence No. STR/M/16 and Lic. Site Supervisor, Shri Amarjeet R. Singh, having Licence No. S/488-I, may be occupied on the following conditions.

That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R./North and a certified copy of the same shall be submitted to this office.

That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.

That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier. - Building which the same shall be notified.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,



Jayant
Ex. Engineer, Site Proposal
for (Western Suburban) 'P & R/W' Wards.

वतर-११
२००४
२००४