GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.: 9

Receipt Date: 07/06/2001

Received From : MR MAOSOOD D. SHATKH & ORS

On Account of: 102-(II)

MARRIA Countrie

Mode of Payment DD/PO/CHQ/ RBI-Challan No. Date

Amount (In Rs.)

PO

108850.00

Bank

Name : BANK OF MAHARAS

Branch Name : VERSOVA (VSA)

Case No.:

Lot No.

Lot Date

Total D. O. :

Sr. No.	Description of Stamps / Franking	CHUHYAI	Denomination	Amount (in Rs.)
			3090 9	
			Total:	

Rs.:

Rupees: One talk Fight thousand dred Fifty Only

Cashier / Accountant

Co-operative Housing Society Ltd., Near Gulmohar Garden, Yari Road, Versova, Andheri (West), Mumbai 400 061, hereinafter referred to as the 'TRANSFEREES' (which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;



Tuesday, June 08, 2004

2:57:41 PM

गावाचे नाव

पावती

Original नॉदणी 39 म. Regn. 39 M

पावती क्र.: 3731

दिनांक 08/06/2004

दस्तऐवजाचा अनुक्रमांक वदर4 - 03710 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

वर्सोवा

सादर करणाराचे नाव:मकसूद दबीर शेख

नोंदणी फी :- 20000.00

नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), :- 300.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)

एक्ण रु. 20300.00

आपणास हा दस्त अंदाजे 3:12PM ह्या वेळेस मिळेल

00 200 \$.

बाजार मुल्य: 1928981 🗘 मोब खा २५०००

भरलेले मुद्रांक शुल्क: 108750 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बॅकेचे नाव व पत्ता: बॅन्क ऑफ महाराष्ट्र, मुं 61;

डीडी/धनाकर्षं क्रमांक: 152810; रक्कम: 20000 रू.; दिनांक: 08/06/2004



AGREEMENT FOR SALE

N ST

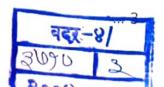
THIS AGREEMENT FOR SALE is made and entered into at Mumbai, on this 7th day of JUNE, 2004 BETWEEN MRS. VIJAYA ARUN MAGAR, an adult, Indian Inhabitant, presently having address at Flat No. 604, 6th Floor, Bhagwati Co-operative Housing Society Ltd., Yari Road, Versova, Andheri (West), Mumbai 400 061, hereinafter referred to as the 'TRANSFEROR' (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the ONE PART A-N-D (1) MR. MAQSOOD SHAIKH AND (2) MRS. TAZYEEN MAQSOOD SHAIKH, also both Indian adults, Inhabitants, presently having address at No. B-308, 3rd Floor, Ganga Jamuna Apartments Co-operative Housing Society Ltd., Near Gulmohar Garden, Yari Road, Versova, Andheri (West), Mumbai 400 061, hereinafter referred to as the 'TRANSFEREES' (which expression unless repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

M & t

WHEREAS:

- the Transferor is the member of the BHAGWATI i) SOCIETY LTD., CO-OPERATIVE HOUSING a Society registered with Dy. Registrar of Co-operative Societies at Mumbai, Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/HSG/KW/7371/ 1984 dated 06.02.1984, (hereinafter referred to as the 'SAID SOCIETY') and by virtue of being the member of the said Society, she has been holding Flat No. 604, on the 6th Floor, of the Building known as 'BHAGWATI', situated at Yari Road, Versova, Andheri (West), Mumbai 400 061, more particularly described in the schedule hereunder written (hereinafter referred to as 'THE SAID FLAT') on what is known as 'Ownership Basis'.
- the Transferor by virtue of being the member of the said Society viz. BHAGWATI CO-OPE HOUSING SOCIETY LTD., has have specificate No. 14, dated 1 10 1984, for five fully paid up shares of bearing distinctive Nos. 66 70 with inclusive).
- the abovesaid Bhagwati Co-operation Society Limited, who have constructions said building on a free-hold plot of land acquired by them, have allotted the said flat to the Transferor herein being it's bonafide member, for the valuable consideration and on the terms and conditions contained therein.
- iv) the Transferor herein has since paid the full and entire consideration thereof from her own funds to the concerned authorities and is presently holding the said Flat on Ownership Basis.
- the Transferor has represented to the Transferees that she has complied with all the bye-laws of the abovesaid Society from time to time during her occupation of the said flat and has also paid the requisite Society dues as per it's bills and thus she is the bonafide member of the abovesaid Society and the said flat is free from all encumbrances.

WY DE D

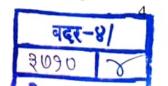


the Transferor has further represented to the Transferees that she has been holding the vi) abovesaid Flat alongwith the five shares as stated hereinabove and being the member of the said Society, she is desirous of disposing off her right, title and interest in the said Flat together with all security deposits, capital, sinking and repair funds and other amounts to which the Transferor is legitimately entitled in respect of the membership of the Society including the electricity meter and deposit thereof of the said flat alongwith the five shares of the said Society and the Transferees herein, have agreed to acquire all the right, title and interest of the Transferor in the said Flat alongwith abovesaid deposits, five shares, issued to her and the membership of the said Society on the following terms and conditions:

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

- (1) The Transferor hereby transfers and all her right, title and interest in the said all being Flat No. 604 on the 6th Floors of the said Society viz. BHAGWATI CO-OPERATIVE HOUSING SOCIETY LTD., and the Transference herely have agreed to acquire all her right, title and interest in the said Flat, five shares and the membership of the said Society.
- The Transferor hereby transfers all her right, (2) title and interest in the above Flat alongwith five shares and the membership of the said Society for the total consideration of Rs. 20,00,000/-(Rupees: Twenty lakhs only) and the Transferees have agreed to acquire the same on the payment of Rs. 20,00,000/- (Rupees: Twenty lakhs only) being the total consideration inclusive of everything in lump-sum, out of which a sum of Rs. 1,00,000/-(Rupees: One lakh only) has been paid by the Transferees to the Transferor on or before execution Agreement, and the balance sum Rs. 19,00,000/- (Rupees: Nineteen lakhs only) will be paid by the Transferees to the Transferor on receipt of the Housing Loan from Bank of Maharashtra, Mumbai, against the possession of the said Flat. The Transferor doth hereby admits and acknowledges the receipt of the said part consideration hereunder and hereby acquits, releases and discharges





Transferees from the payment of such part consideration.

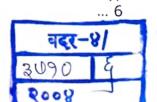
- (3) The Transferor doth hereby declares that the said Flat is free from all encumbrances, claims and demands whatsoever and that she is fully entitled to deal with or dispose off the same and undertakes to keep the Transferees indemnified in this behalf. The Transferor also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferees and will put the Transferees in quiet, vacant and peaceful possession of the said Flat on receipt of the balance full and final consideration mentioned hereinabove.
- (4) The Transferor will deliver to the Transferees the vacant and peaceful possession of the said Flat alongwith the permanent fittings and fixtures on completion of the sale i.e. on receipt of the balance full and final consideration mentioned hereinabove and the Transferees will confirm having received the possession of the said flat from the Transference on payment of the balance full consideration.
- (5) The Transferor will pay and clear of the west payable to the Society by way of More pall and other dues/outgoings relating to upto the date of handing over the possing the Transferees as per the Society's latest by other dues and will also pay and clear the electricity bills in respect of the said flat and hereby agrees to keep the Transferees indemnified against any claim that may be made by the said Society or anyone else in respect of the said Flat for the above period at a later date.
- (6) The Transferees hereby agree to pay all the dues payable by way of Municipal Taxes and other dues /outgoings relating to the said Flat from the date of taking over the possession of the said Flat and hereby declare and confirm that they will abide by the bye-laws of the said Society, without any reservation whatsoever.
- (7) The Transferor hereby declares and confirms that the said Flat absolutely belongs to her and that she has not created any gift, pledge, lease, loan, mortgage, charge lien or encumbrances on the said Flat or the five shares and that these are free from any gift, lease, loan, mortgage, charge,

... 5 व**दर-४/** ३७१० प

M W T

lien, encumbrances or attachment of any Statutory Authorities or otherwise and there is no litigation, stay or any legal proceedings with regard to the said Flat in any Court of Law, Taxing Authority or with Municipality or Society authorities. The Transferor further undertakes to indemnify the Transferees against any such claim laid by anyone at a later date.

- (8) The Transferor subject to the abovesaid balance payment of consideration hereby releases, relinquishes, gives up and surrenders all her right, title and interest in the membership of the said Society, the Share Certificate and the said Flat in favour of the Transferees forever.
- (9) The Transferor will hand over the Share Certificate in original, original Agreement and/or all other relevant documents entered into by her with the concerned authorities/Society, to the Transferees for their record on receipt of the balance full and final consideration.
- (10) The Transferor will execute all the relevant papers required for the effective transfer of the said Flat on receipt of the balance full consideration and hereby undertakes to considerate the consideration and hereby undertakes the consideration and her
- (11) The Society transfer charges/fees by both the parties in equal 50% shall however, the Stamp-duty and Registration will be borne and payable by the Transferees. The Transferees indemnify the Transferor from any such claim laid in this respect at a later date.
- (12) Should there be any claim in respect of the said Flat from any person or persons or any authority pertaining to any period prior to the transfer of the said Flat in the names of the Transferees, the Transferor hereby agrees to indemnify the Transferees against such claims by settling such claims from her own funds only and taking all the legal responsibilities upon her.
- (13) The Transferor hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said Flat and the said shares have been made and/or created by the Transferor and/or any one claiming through her prior to this day,



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in favour of any person or persons other than the said Transferees, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, in-operative, cancelled and deemed to be withdrawn and not binding upon the said Society and/or the Transferees.

- (14) Subject to provision of Clause No. 2 above of this Agreement for Sale, the Transferor agrees to transfer said shares and her interest in the said Flat to the Transferees and the Transferees are entitled to hold, possess, occupy and enjoy the said Flat without any interruption from the Transferor or anyone else claiming through her. The Transferor hereby further declares that she has full right and absolute authority to enter into this Agreement for Sale and said Flat and that she has not done or act, deed, matter or things whatsoever may be prevented from entering into this A for Sale as purported to be done hereby or the Transferees may be obstructed, preven hindered in enjoying the rights to be conf transferred or assigned in her favour of whe quiet and peaceful enjoyment possession: Transferees in respect of the said Flat disturbed and in the event of it being found that the Transferor was not entitled to enter into this Agreement for Sale and transfer her rights sought or purported to be transferred hereby and Transferees are not able to enjoy quiet and peaceful possession of the said Flat due to any such reasons Transferor shall be liable to compensate, indemnify and/or reimburse the Transferees all the loss or damage which the Transferees may suffer or sustain in this behalf.
 - (15) The Transferor subject to the payment of balance amount of consideration, hereby undertakes to furnish any other documents, which may be required by the Transferees to make the title of the said Flat complete and absolute without claiming any extra charges or compensation. The Transferor also agrees and undertakes to co-operate with the Transferees and also to appear personally as and when required, for the Registration of this Agreement with the concerned authorities of Sub-Registrar of Assurances, Mumbai.
 - (16) This Agreement for Sale has been executed in Mumbai, the property is situated at Mumbai, and the payments are made in Mumbai, hence it is subject to jurisdiction of Mumbai Courts of Law.



THE SCHEDULE OF THE FLAT ABOVE REFERRED TO:

Flat No. 604, on the 6th Floor, of the Building known as 'BHAGWATI' alongwith five fully paid up shares of Rs. 50/- each bearing distinctive Nos. 66 to 70 (both inclusive), under the Share Certificate No. 14, dated 11.03.1984, issued by the WATI CO-OPERATIVE SOCIETY LTD., constructed of WATI CO-OPERATIVE

IN WITNESS WHEREOF the parties hereto have put and subscribed their respective hands and seals the day and year first hereinabove mentioned :

SIGNED AND DELIVERED BY THE) withinnamed - THE TRANSFEROR) MRS. VIJAYA ARUN MAGAR) in the presence of : AA (PM 23 918)

WijayaMagar

1. Ma Zaheen Hational proposition.

Alm.

2. MR. JOHAR MANTRI

jo di

SIGNED AND DELIVERED BY THE withinnamed - THE TRANSFEREES

(1) MR. MAQSOOD DABIR SHAIKH AND

(2) MRS. TAZYEEN MAQSOOD SHAIKH

in the presence of :

1. Mr. Zaheer Mational proporties.

2. Nijibulundi

S/MODERN DOCUMENTATIONS 2635 4032/2635 4253

बदर-४/.. 8 ३४५० (

RECEIPT

RECEIVED on and from the withinnamed TRANSFEREES, (1) MR. MAQSOOD DABIR SHAIKH AND (2) MRS. TAZYEEN MAQSOOD SHAIKH, a sum of Rs. 1,00,000/- (Rupees: One lakh only) being the part payment/ consideration of the sale and transfer of the Flat No. 604, on the 6th Floor, of the said Society viz. BHAGWATI CO-OPERATIVE HOUSING SOCIETY LTD., situated at Yari Road, Versova, Andheri (West), Mumbai 400 061, as under:

S.No. Cheque No. Dated 493458 14/5/00 4 BANGED 50,000/-

2 846934 7/6/004 BANKAY 50,000/-

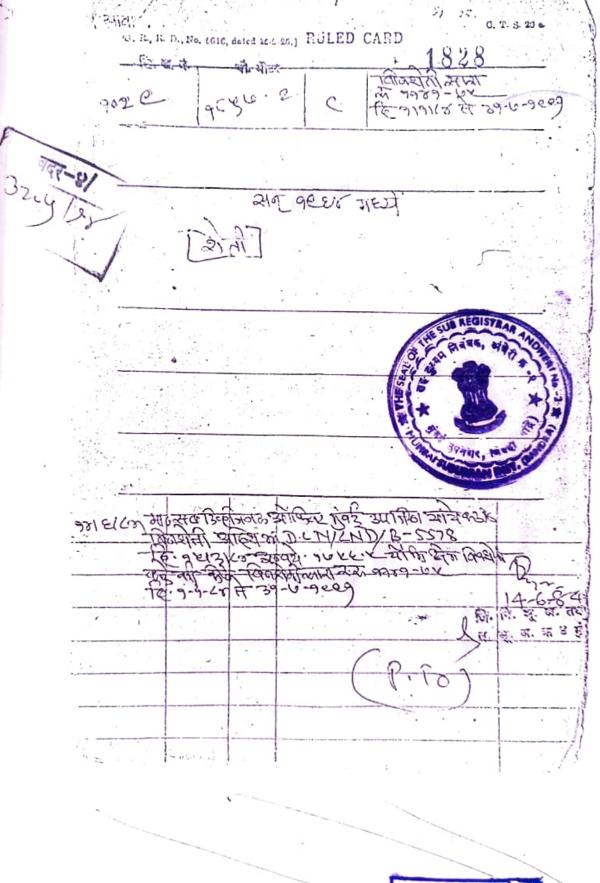


WITNESSES:

1.Mn Zaher

Virjaya singas 2. Nijib, munskij (VIJAYA ARUN MAGAR)
(TRANSFEROR)

बद्र-8



3090 90 3090 90



हान्त्ररणी याच कालकार्यक्ष पुर्वाची तेपके रद्ध समझण्यात यावेल . गुपनेगाठी कृषया ५० पत्तन . 🐧 पाचनीत वस्त्राको अन्तर्भ नार्ग . पश्चार १९०१ ----

सिंदर्गो करणा भूनाय NR अनंतरण । एटा बंदर्गा

त्र न स्वयनम् मुळ ४/१० अस्त्रामणाः, यः भवनमामुळ ८/१० आस्त्रामणाः, कः क्रम्पानगरामुळ ४/५ ʃ

Bhagwati Co-operative Housing Society (Ltd.)

Plot No. 68, Yari Road, Versova, Andheri (W), Mumbai - 400 061.

Regd. No. Bom/HSG/KW/7371/1984 of 6-2-84

Ref. No. 604 61 7100R.

Date 6-6-2004

roposed Transferees firstat boy, Floor & the Societys Building.

r Sir Madam

Stamp Dut and Rejistration & But Hoor of This Societies But Varsava, Mumbri - Hooch.

the following particulars in respect of the above flat 604, 6 th from of the Society building, are hereby Confirmed and Certificed - as par the Society Records.

Area & flat (Buit up) - 960 Sq. ft.

year of Construction __ 1983/1984.

Type of Construction - R.C.C. Brick. - Stills plus Six floors

The above building in Silvaled at Versova Village on freshold

land Survey no 68 Hosa nos 1 and 2, C.T.S. no 1029.

Seatt Salselte, Taluka Versova.

The entire building Computing of 29 flats for desidential asemly.

It is hoped that the above facts will help you to Cakulate and pay the Correct amount of Slamp duty & Registration fee.



Shagwati Co-Op. Housin; Coc. Ltd John Madhe (West).

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 3710/2004

08/06/2004 2:59:37 pm

दुय्यम निबंधकः अंधेरी 2 (अंधेरी)

दस्त क्रमांक : 3710/2004 दस्ताचा प्रकार: करारनामा

उन् क्र. पक्षकाराचे नाव व पत्ता

नावः मकसूद दबीर शेख पत्ताः घर/फ्लॅट नः थी ३०८ गल्ली/रस्ताः यारी रोड

ईमारतीचे नावः गंगा जम्ना अपार्टमेन्ट ईमारत नं: -

पेट/वसाहतः शहर/गाव:वसीवा तालुकाः अधेरी प पिन: 61 पॅन नम्बर

पक्षकाराचा प्रकार

लिहून घेणार

वय

सही

छायाचित्र



अंगट्याचा ठसा



नावः तझीन मकसूद शेख

2 पत्ताः घर/फलॅट नंः वरीलप्रमाणे गल्ली/रस्ताः -ईमारतीचे नावः -ईमारत नः -पेट/वसाहतः -शहर/गाव:-तालुकाः -

पिन: -पॅन नम्बर: एएमडीपीएस9708जी लिहून घेणार

वय 37

सही







नावः विजया अरुण मगर

पत्ताः घर/फ्लंट नः 604 गल्ली/रस्ताः यारी रोड ईमारतीचे नावः भगवती ईमारत नं: -पेट/वसाहतः -शहर/गाव:वर्सोवा

तालुका: अंधेरी प पिन: 61

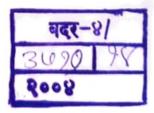
पॅन नम्बर: एएआयपीएम2391क्य

लिहून देणार













दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (3710/2004)

दुरत क्र. [बदर4-3710-2004] चा गोषवारा

दरत भारा बाजार मुल्य :1928981 मोबदला 200,0000 भरलेले मुद्रांक शुल्क : 108750

दस्त हजर केल्याचा दिनांक :08/06/2004 02:52 PM

निष्पादनाचा दिनांक : 07/06/2004 दस्त हजर करणा-याची सही :

दरताचा प्रकार :25) करारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 08/06/2004 02:52 PM

शिक्का क्र. 2 ची वेळ : (फ़ी) 08/06/2004 02:57 PM शिक्का क्र. 3 ची वेळ : (कबुली) 08/06/2004 02:59 PM शिक्का क्र. 4 ची वेळ : (ओळख) 08/06/2004 02:59 PM

दरत नोंद केल्याचा दिनांक: 08/06/2004 02:59 PM

पावती क्र.:3731 पावतीचे वर्णन

दिनांक:08/06/2004

नांव: मकसूद दबीर शेख

:नोंदणी फी 20000

:नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल 300

(आ. 11(2)),

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

एकत्रित फी

20300: एकुण

द. निबंधकाची सह

ओळख:

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळ्खतात,

व त्यांची ओळख पटवितात.

1) राजु - मुत्रेजा ,घर/फ़लॅट नं: -

गल्ली/रस्ताः वासवानी मार्ग ईमारतीचे नावः अंजली

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालकाः अंधेरी प

2) अवधूत - दिसले ,घर/फ़लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नावः -

ईमारत नं: -

पेट/वसाहत: -शहर/गाव:-

तालुका: -

पिन: - .

अंधेरी 2 (अंधेरी)

बदर-8/3690/2008 इस्तक क्षमांक १ क्षमांक बॉवला. ०००० १०० विनांकः

श्रेषा उपनगर जिल्हा.

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

Tuesday, June 08, 2004

2:59:53 PM

सूची क्र. दोन INDEX NO. II

नोटानी 63 म

गावाचे नाव : वसावा

 विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) मोबदला रू. 2,000,000.00

बा.भा. रू. 1,928,981.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 1029 वर्णनः विभागाये नाव - वर्सीवा (अंधेरी), उपविभागाये नाव - 49/237 - भुमागः वर्सोवा गावठाणातील मिळकती. सदर मिळकत सि.टी.एस. नंबर - 1029 मध्द आहे.फ्लॅट नं. 604, 6 वा मजला, भगवती को ऑ हाँ सो लि (1)बांधीव मिळकतीचे क्षेत्रफळ 88.75 चें.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) विजया अरुण मगर ; घर/फ़्लॅट नं: 604; गल्ली/रस्ता: यारी रोड ; ईमारतीचे नाव: भगवती ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वर्सीवा ; तालुका: अंग्रेरी प; पिन: 61; पॅन नम्बर: एएआयपीएम2391 क्यू.

(६) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) मकसूद दबीर शेख ; घर/फ्लंट नं: बी 308; गल्ली/रस्ता: यारी रोड; ईमारतीचे नाव: गंगा जमुना अपार्टमेन्ट ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: वसौंवा ; तालुका: अंधेरी प ;पिन: 61; पॅन नम्बर: एएमडीपीएस9712क्यू.

(2) तझीन मकसूद शेख ; घर/प्रलॅट नं: वरीलप्रमाणे ; गल्ली/रस्ताः -; ईमारतीये नावः -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: एएमडीपीएस9708जी.

(7) दिनांक

करून दिल्याचा

07/06/2004

(8) नॉंदणीचा 08/06/2004

(9) अनुक्रमांक, खंड व पृष्ठ

3710 /2004

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

₹ 108750.00

(11) वाजारभावाप्रमाणे नॉंदणी

₹ 20000.00

(12) शेरा