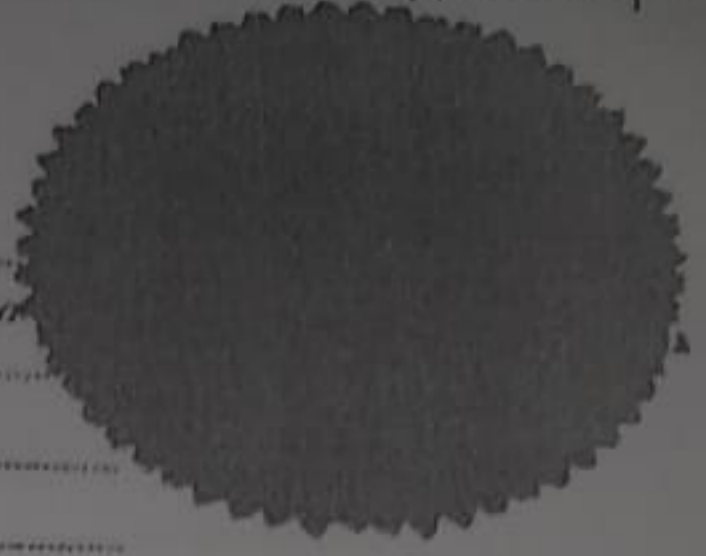


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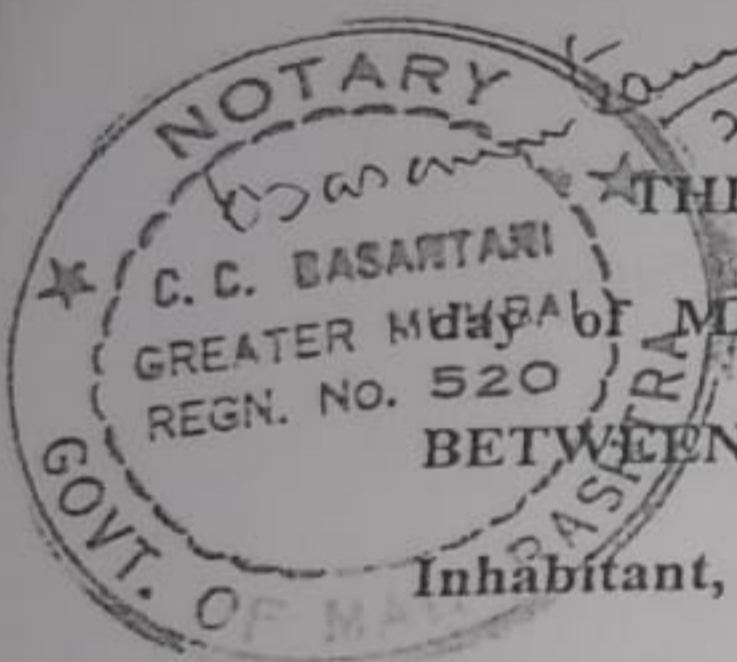
दस्तावेजाचा प्रकार (Nature of Document) GIFT DEED
 (Registration Details)
 Registrable Name of S. R.O. APPHICES - 4
 (Franking Unique No.) 57356
 मालकीचे थोडक्यात वर्णन (Property Description in brief) PLUG KOTTA NIRMAN
 मोबदला रक्कम (Consideration Amount) ₹ 0
 नुदाक खरेदीदाराचे नाव धाकाकार-१ नाव (Stamp Purchaser's Name) Mrs. LATA MADANMOHAN KOTIA
 दस्तावेजातील दुसऱ्या धाकाकाराचे नाव (Name of the other Party) MADAN MOHAN M. KOTIA
 हस्त अंतर्भाव नांव व पत्ता (If through Name & Address) SANJAY VIJAY JAIN
 नुदाक शुल्काची रक्कम (Stamp Duty Amt.) ₹ 416320/-
 (in words) Rs. ₹ 416320/-
 पाठितकृत अधिकाऱ्याची पूर्ण स्वाक्षरी व शिक्का (Authorised Person's full Signature & Seal)
 For The Cosmos Co-op. Bank Ltd.



Sanjay A. Oak
 Reading officer
 For The Cosmos Co-op. Bank Ltd.

उमट मुद्रांक फ्रॉकिंग अल्टा व्हायलेट लेम्ब खाली तपासले व एस.एम.एस./संबंधित
 प्राधिकृत अधिकार्यांशी दुरुधनीवरून संपर्क साधून, मेळ बरोबर आढळून आला.

NOTARISED TRUE COPY



सह. दुय्यम निबंधक अंधेरी - ४
 22/9/2011

L. N. Katiya
 Sanjay A. Oak
 Reading officer

For The Cosmos Co-op. Bank Ltd.

THIS INDENTURE OF GIFT made at MUMBAI on this 30
 MARCH in the Christian Year Two Thousand ELEVEN
 BETWEEN MR. MADANMOHAN MURARILAL KOTIA, adult, Indian
 Inhabitant, residing at A/7, Kirti Mandir, 106, Lady Jasmshedji Road,
 Mahim, Mumbai 400 016 hereinafter referred to as "the DONOR" (in
 which expression unless it be repugnant to the context or meaning thereof
 shall mean and be deemed to include his heirs, executors, administrators,
 nominees and assigns) of the ONE PART and MRS. LATA
 MADANMOHAN KOTIA, also adult Indian Inhabitant, residing at A/
 Kirti Mandir, 106, Lady Jamshedji Road, Mumbai 400 016
 hereinafter referred to as "the DONEE" (in which expression unless
 repugnant to the context or meaning thereof shall mean and be deemed to
 include her heirs, executors, administrators, nominees and assigns) of
 OTHER PART.



P. four (old) Sixteen thousand one hundred and
 The Cosmos Co-operative Bank Ltd.
 Plot No. 45, P. 1 CTS No. 507 A,
 Hemenan Road, Vile Parle (E),
 Mumbai-400 057.
 Sanjay A. Oak
 Reading officer
 D-5/P.V.H. R. 100/508/2007/1167/110
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 150155
 63201-PS5114
 16:57

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L. N. Katiya

NDA
 STAMP DUTY
 MAHARASHTRA

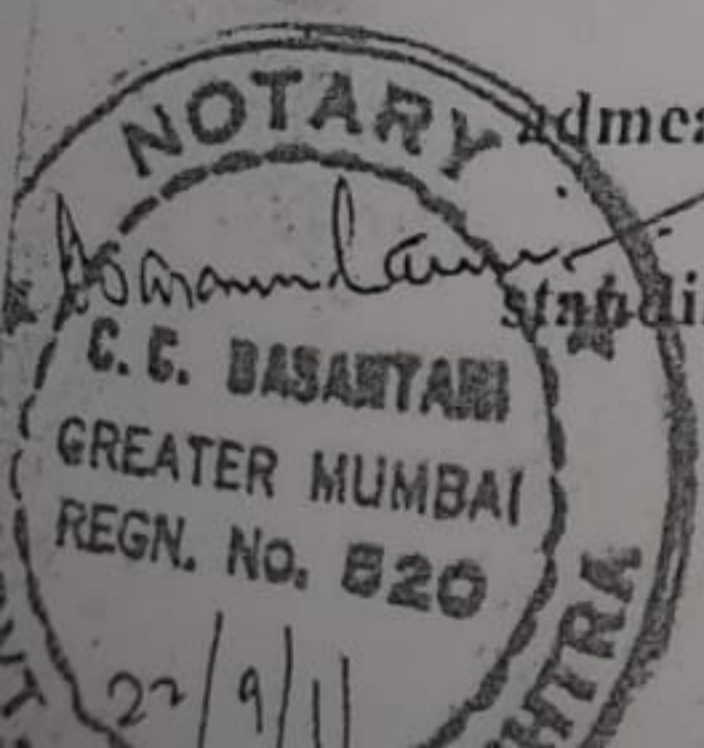
hereafter had made executed occasioned or suffered by the Donor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for him or any of them AND FURTHER that HE the Donor and all persons having or lawfully or equitably claiming any estate right, title or interest at law or in equity in the said property hereby granted or any part thereof by from under or in trust for him the Donor or his heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Donee do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting and assuring the said property and every part thereof hereby granted unto and to the use of the Donee in manner aforesaid as shall or may be reasonably required by her heirs, executors, administrators, nominees and assigns or her counsel in law.



THE SCHEDULE ABOVE REFERRED

ALL THAT Commercial Office at entire sixth floor being Office No.B/601 admeasuring about 515 sq. feet carpet area together with terrace rights admeasuring about 2500 sq. feet carpet area as shown in the floor plan thereof, hereto annexed and marked Annexure - 'A' in the building named as "Kotia Nirman" (hereinafter referred to as "the Office") at property bearing C.T.S. No. 844/3 Part, Revenue Village and City Survey: AMBIVALI (AMBOLI), Taluka and Registration Sub-district: Andheri, in the Registration District and district of Mumbai Suburban, admeasuring about 1208.50 sq. meters together with structures standing thereon and assessed to municipal rates and taxes at

बदर-२५/	
2800	U
the building	
२०२२	



[Handwritten signature]

[Handwritten signature]

For Engineering Bldg. Proposal (77.2.3)
H. No. 11, 12, 13
Flourish, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30
Bombay (1947), Mumbai-400 020.

MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/7833/WS/AK

8 JUN 2006

FULL OCCUPATION CERTIFICATE

To:
Mr. Durgalal Kotia &
Mr. Murarilal Kotia,
CTS No.844/3, village Ambivali,
Link road, Andheri [West],
MUMBAI.



Sir,
The full development work of commercial building comprising of Basement + Ground + 1st to 5th + 6th [pt] upper floors on plot bearing C.T.S. No.844/3, village Ambivali, situated at Link Road, completed under the supervision of Mr. N.L. Chotalia, Licensed Architect, Licence No. CA/75/2481, may be occupied on the following condition :-

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

A set of certified completion plan is attached herewith.

Yours faithfully,

बदर-१५/
२४६०/१२
२०६२

Executive Engineer (Bldg.Proposals)
Western Subs. [K/W & P]

8 JUN 2006

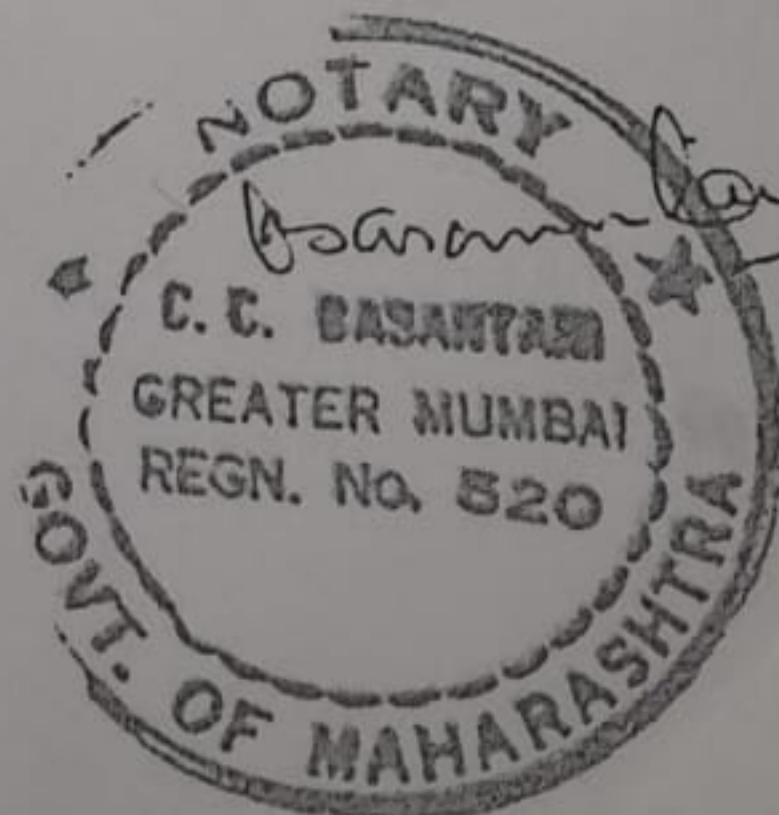
- Copy to :
- 1) Architect, Mr.N.L. Chotalia
 - 3) E.E.[V]W.S.
 - 5) A.H.S. [K/W] Ward,
 - 7) Asstt. Mun. Commissioner [K/W] Ward

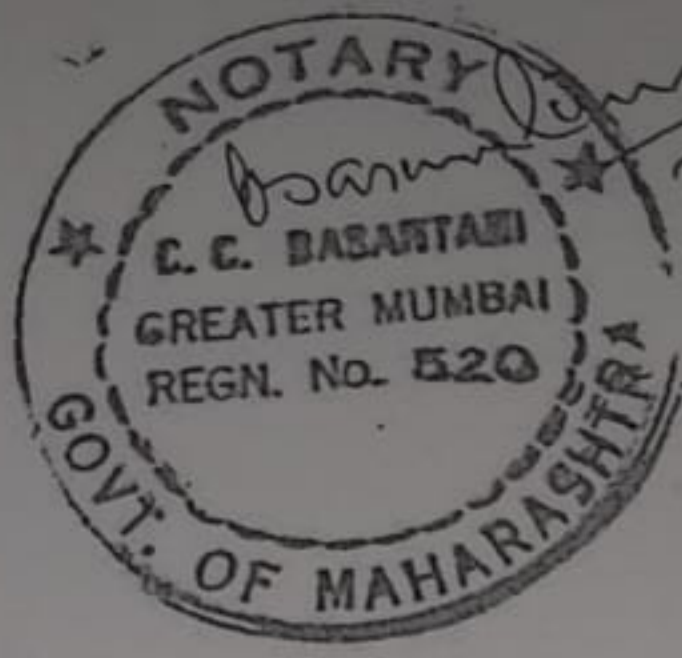
- 2) E.E.D.P.
- 4) Dy.A.& C.(S)
- 6) A.E.W.W.[K/W] Ward,

For information please.

for E.E.B.P.(W.S.) 'K/W & P'

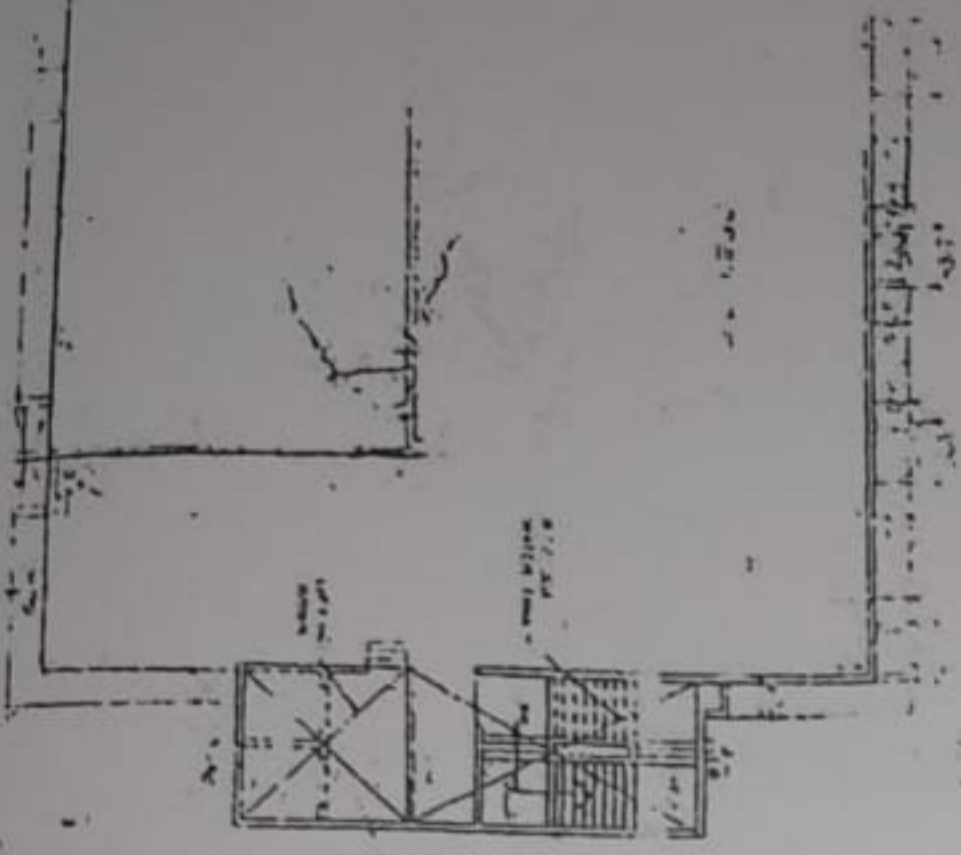
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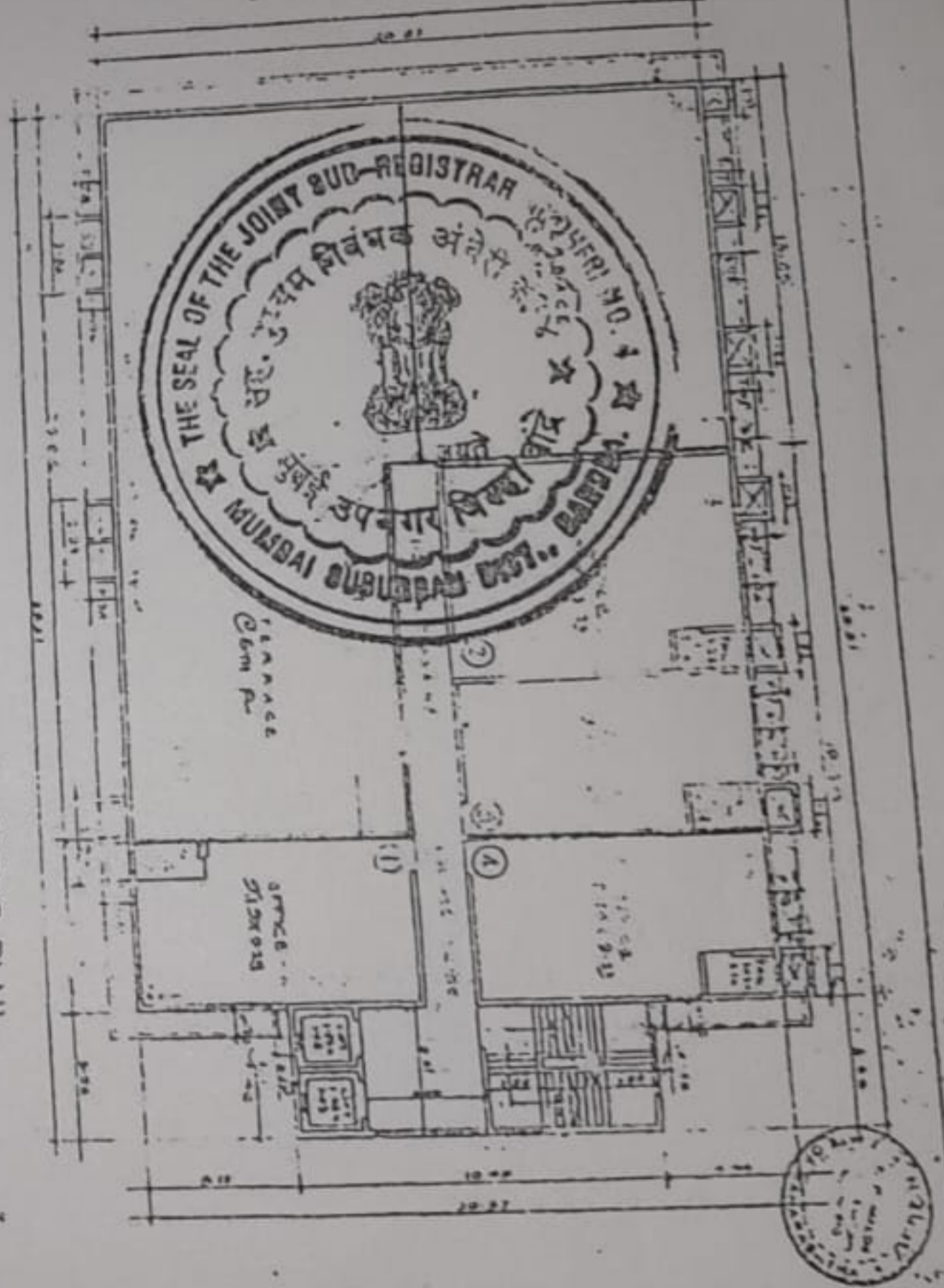


बदर-२५१
 २५६० १८
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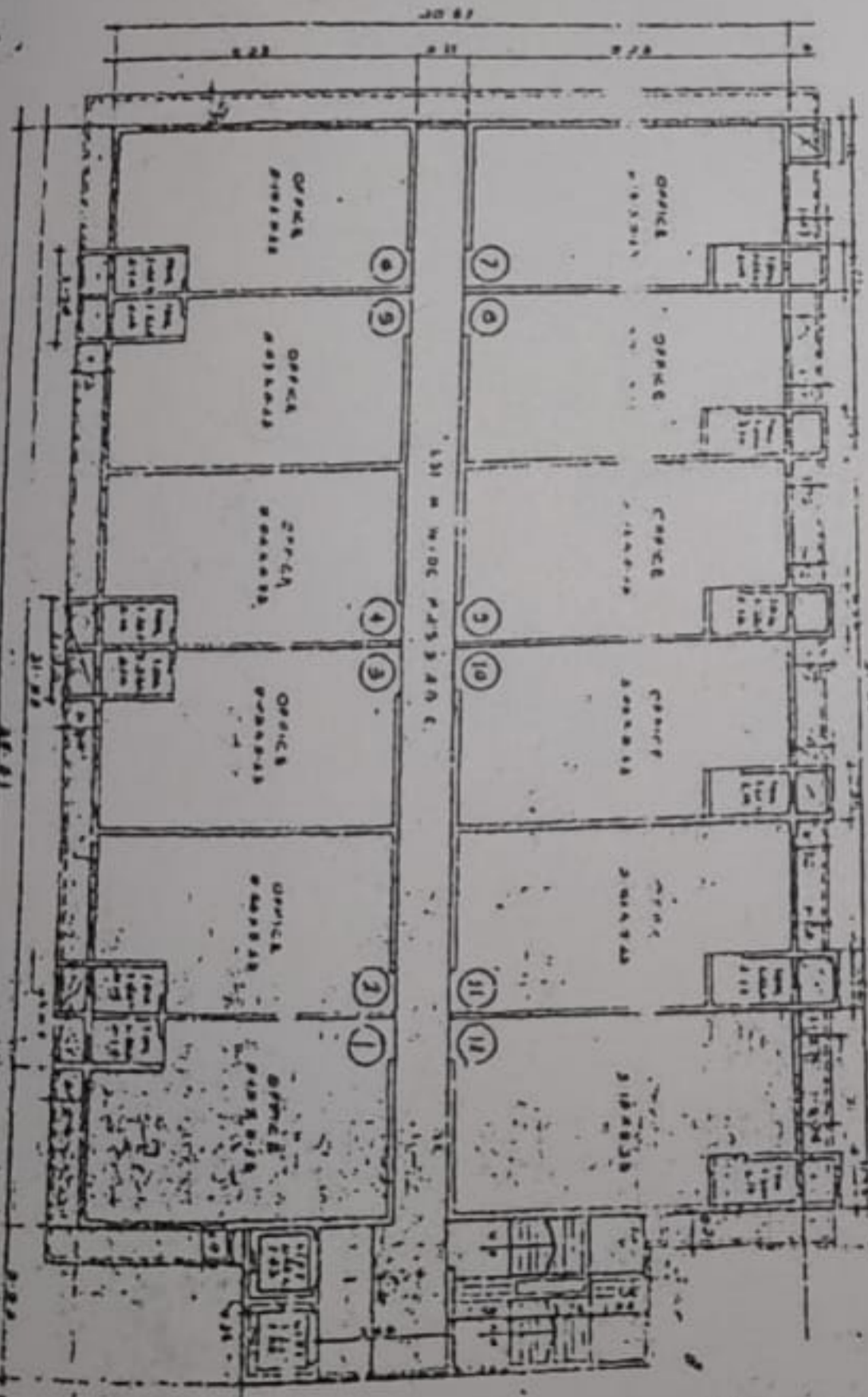
TERRACE FLOOR PLAN



6TH FLOOR PLAN



2nd 10th FLOOR PLAN



<p>PROPOSED COMMERCIAL BUILDING ON PLOT NO 2 C15 NO 8/7 VILLAGE AMBIVALI LINK ROAD ANDHRI MUMBAI</p>	<p>359</p>	<p>359</p>	<p>359</p>	<p>359</p>	<p>359</p>
<p>PLANNING ARCHITECT</p> <p>JATIN PAREKH & ASSOCIATES</p>	<p>359</p>	<p>359</p>	<p>359</p>	<p>359</p>	<p>359</p>

दस्तावेजांक व वर्ष: 2480/2011

Monday, March 07, 2011

12:01:22 PM

दुय्याम निबंधक: साह द.वि.ता.अंधेरी 4

सूची क्र. दोन INDEX NO. II

गावाचे नाव : आंधिवली

पंजी 63 १

Page: 61 १० १

- (1) विलेखाचा प्रकार, भोवट्याचे स्वरूप दान व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) भोवट्या रु. 0.00
बा.गा. रु. 20,191,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: B44/3पार्ट वर्णना ऑफिस नं बी-601, 6वा मजला, कोटिया निर्माण इमारत, प्लॉट नं 2, शाह इंडस्ट्रियल इस्टेट, लिंक रोड, अंधेरी प मु-58.-- टॅरेस सहित, क्षेत्र - 232.34 चौ मी
(1)57.43 चौ मी बांधीय
- (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) मदनमोहन मुरारीलाल कोटिया - -; घर/प्लॉट नं: 106, किर्ती मंदिर, लेडी जमशेदजी रोड, माहिम मु-16; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) लता मदनमोहन कोटिया - -; घर/प्लॉट नं: 106, किर्ती मंदिर, लेडी जमशेदजी रोड, माहिम मु-16; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 03/03/2011
- (8) नोंदणीचा 07/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2480 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 403820.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शेरा

