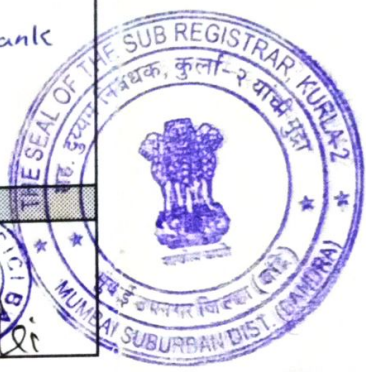


Customer Copy			
Deposit Br.	Date: 25/11/05		
Pay to:	Acct Stamp Duty Mumbai		
Franking Value	Rs.	1,68,750	
Service Charges	Rs.	10	
Total	Rs.	1,68,760	
Name of Stamp duty paying party:			
Mr Anand Shetty			
702, Mangla Tower off			
P.K.R.d, Mulund (W)			
Mumbai - 400080			
Received With Thanks			
Rs. 1,68,750 towards			
Payment of Stamps Duty			
DD / Cheque No. 131370			
Drawn on Bank Canara Bank			
Mulund (W)			
Mumbai			
(For Bank's Use only)			
Tran ID	78420		
Franking Sr. No.	8379		
Officer	Agonholi		

518

बंद-७
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AGREEMENT FOR SALE

THIS ARTICLE OF INDENTURE is made and entered into at Mumbai on this 25th day of November 2005, **BETWEEN**

MR. ANTHONY ARULRAJ, an adult, a Christian, an Indian Inhabitant, presently residing at Flat No. C-110, Mitratham, Sarvodaya Nagar, Nahur Road, Mulund (West), Mumbai - 400 080, hereinafter referred to as the **"TRANSFEROR"** (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include his respective heirs, executors, legal representatives, administrators and permitted assigns) of the **ONE PART AND**

ICICI Bank Ltd. Plot No. 98-A-B Prateep
Palace, J.N.Road, Mulund
(West), Mumbai-400080.
D-515TPIVHC R.101100200425144
Officer
Padmalini Agulshetti
ICICI Bank Ltd.
शतक 78420
143993
Special
NOV 25 2005
MAHARASHTRA
Stamp Duty
Rs. 0168750/-PB5149
10:59

Rs One Lakh Sixty Eight Thousand Seven Hundred

only

Handwritten signatures and initials.

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1) **MR. ANAND SHETTY**, aged about 38 years and 2) **MRS. VIDHYA ANAND SHETTY**, aged about 35 years, both Hindus, Indian Inhabitants, residing at Flat No. 702, Mangla Tower, Off. P. K. Road, Mulund (West), Mumbai - 400 080, hereinafter called the "**TRANSFEREES**" (which expression shall, unless it be repugnant to the subject context or meaning thereof be deemed to mean and include their respective heirs, executors, legal representatives, administrators and permitted assigns) of the **OTHER PART**.

WHEREAS: -

- (a) The transferor is a registered member and registered shareholder of the **VICTORIA CLASSIC CO-OPERATIVE HOUSING SOCIETY LIMITED**, the society being registered under Maharashtra Co-operative Housing Societies Act, 1960 under Registration No. BOM/WUT/HSG/TC/8536 of 2001-2002 and having its registered office at **VICTORIA CLASSIC Co-operative Housing Society Limited, 35/38, Dalmia Estate, P. K. Extension Road, Mulund (West), Mumbai - 400 080** (hereinafter referred to as the "said society") and holds in all five shares vide share Certificate No. 145 bearing distinctive Nos. from 321 to 325 (both inclusive) (hereinafter referred to as "said shares") of the said society the face value of Rs. 50/- each. The society has issued the share Certificate in favour of the transferor herein and such as the transferor are entitled to and in exclusive use, enjoyment, occupation and possession of a Flat No. 1201 (hereinafter referred to as the "said Flat") on 12th Floor along with open terrace in the building known as "Victoria Classic" belonging to and legally vested in the said society as a member.
- (b) The area of the said flat is about 1015 Sq. Ft. 94.33 Sq. Mtrs. Built-up area and the area of the open terrace is 1105 Sq. Ft or 102.70 Sq. Mtrs.
- (c) By an Agreement for Sale dated 13th day of August 1997, **MR. ANTHONY ARULRAJ** purchased and acquired the said flat from **MESSRS NAV BHARAT ENTERPRISES**, a partnership firm registered under the Indian Partnership Act, carrying on business as Developers having their principal place of business at C-68, Lal Kothi Scheme, Jaipur 302 015 and Head Office at Second Floor, Cecil Court, Next to Regal Cinema Building, Mahakavi Bhushan Marg, Mumbai 400 039. The transferor has been in vacant and peaceful physical possession of the said flat free from all encumbrances and together with all rights, title, interest, claims and benefits therein.
- (d) The transferor has agreed to transfer his right to occupy the said flat and all his right, title and interest therein as well as to transfer his shares in



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the society to the transferees by way of sale in the following terms and conditions agreed to between the parties hereto.

- (e) The present sale is governed under all applicable Laws and more particularly under Maharashtra Co-operative Societies Act 1960.

NOW IT IS AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

1. The transferor herein has agreed to sell and transfer and the transferees have agreed to purchase from the transferor the said flat and share certificate as incidental to the sale thereof all the beneficial rights, title and interest, property claim and demand of the transferor as a member of the said society into and upon the said flat together with the permanent and absolute right of use and occupation thereof AND ALSO together with all electrical, water, sanitary installations and original fittings and all rights and claims on and upon the sinking fund of the said society relating to the said flat at or for a consideration of **Rs. 37,00,000/-** (Rupees Thirty Seven Lakhs Only).

2. The said flat is admeasuring about 1015 Sq. Ft. 94.33 Sq. Mtrs. Built-up area and the area of the open terrace is 1105 Sq. Ft or 102.70 Sq. Mtrs. The transferees have seen the flat and shall not raise objection on the question of the area mentioned above.

3. The transferor shall obtain consent from the Managing Committee of the said society for transfer of the said flat and of the five shares held by him before completion fo the sale.

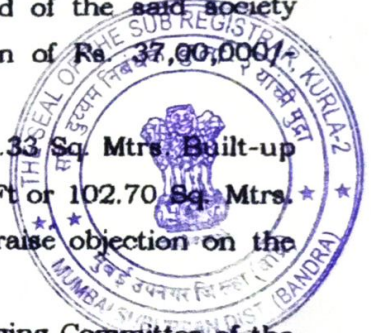
4. The transferor has disclosed and given inspection of the documents in his possession relating to the said flat.

5. In the consideration of the rights, title and interest in the said flat and of the said shares, the transferees have agreed to pay the sum of Rs. 37,00,000/- (Rupees Thirty Seven Lakhs Only), in the following manner:-

Sr. No.	Amount (Rs.)	Payment details
a)	1,00,000/-	Paid as per separate receipt annex herewith.
b)	36,00,000/-	Balance will be paid on or before 31 st day of December 2005.

37,00,000/- Total Consideration.

6. The transferor shall deliver vacant and peaceful possession of the said flat and shall also execute the transfer form of the said shares as and by way of the completion of the sale. In the event of his failure to deliver the possession of the said flat as aforesaid, the transferees shall be entitled to specific performances of this Agreement and/or damages without



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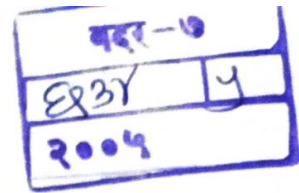
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- prejudice to their other rights and remedies available to them in law of equity.
7. It is agreed by and between the parties hereto that the balance payment as per clause 5 (b) shall be made by the transferees to the transferor in stipulated time. The time being the essence of this Agreement for Sale. Nothing contained in these presents shall be considered as a transfer, assignments, demise, sale or conveyance of the said right, title and interest in the said flat till the balance amount is paid by the transferees herein as agreed herein before.
 8. On the completion of the transfer as aforesaid the transferor will hand over the transferees (a) original Certificate of shares together with the share transfer form (b) all the other original documents relating to the said flat if any, in the possession of the transferor.
 9. On the delivery of vacant possession of the said flat the transferees will be the absolute owner thereof with all rights of occupation thereto as a member of the said society and thereafter the transferor will have no right, title and interest therein.
 10. The transferor does hereby further confirm and declare that he is the legal owner of the said flat bearing No. 1201 on 12th Floor along with open terrace in Victoria Classic. In the event, if any, third party claiming any right, title and interest in respect of the said flat then the transferor shall clear the claims of the claiming party at his own cost.
 11. All the society's due including Municipal taxes, Electricity Charges upto date of delivery of possession will be paid by the transferor and thereafter the transferees will be liable to pay the same.
 12. The transferees will hold the said flat on and subject to the bye-laws of the society and the Managing Committee from time to time and as a member of the society.
 13. Upon the receipt of full and final payment the transferor shall authorise the transferees and hereby gives general authority irrevocably to represent himself and to sign, execute and deliver any letters, writings or documents or forms to the society or any other authority which may be required to be executed in respect of the said flat and on behalf of the transferor.
 14. It is agreed that in the event of any additional F.S.I. or any other benefit accruing upon the said flat, the same shall belong exclusively for benefit of the transferees herein and the transferor shall neither have any right on the same nor the transferor shall be entitled to demand any additional consideration for the same irrespective of the fact that in records of the

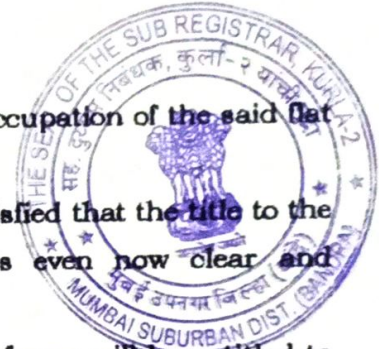




society, the name of the transferees have been entered as the bonafied member or not. The transferor agrees to sign such further papers and documents, if necessary, in favour of the transferees to the said society or any other body or authority including the Mumbai Municipal Corporation, Government of Maharashtra, Town Planing Department or other authority for the purpose of effectual vesting the rights to secure any such F.S.I. or benefits in favour of the transferees.

15. The transferor has represented to the transferees that:-

- a) he is the absolute owner of the said flat and no other person has any interest therein,
- b) there is no encumbrance on the said flat,
- c) he is exclusive and peaceful possession and occupation of the said flat since it was acquired by him,
- d) when he has acquired the said flat he was satisfied that the title to the said flat was clear and marketable and is even now clear and marketable,
- e) on taking possession of the said flat the transferees will be entitled to occupy the same without any claim or interruption from the transferor or anybody claiming under him,
- f) he has paid all dues of the society upto date and they will indemnify and keep indemnified the transferees against any claim made for any period prior to the completion of the sale in respect of the said flat,
- g) no order of attachment against the said flat is in existence upto date or any suit, decrees for proceedings are pending in any court or otherwise,
- h) the said flat is not acquired by municipal authorities, government or any revenue authorities and no notice of the acquisition is received by the transferor under the provisions of land acquisition or otherwise,
- i) he has not created any mortgage, loan agreement, charge or any encumbrances, liability on the said shares and the said flat.
- j) the said flat is not affected by any LIS PENDENS or insolvency proceeding or any prohibitory orders in any manner and whatsoever from any body whosoever including Department of Income-Tax, Sales-Tax, Central and/or State Excises, Customs or any other Taxation Department, Local authorities or other Institutions, Banks, Courts and/or Tribunals restraining the transferor from transferring, dealing with or disposing off the said flat and/or the said five shares fully paid.



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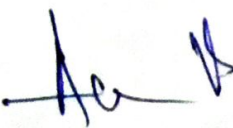
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16. The transferor is aware that on relying on the said representation the transferees have agreed to purchase the said flat.
17. The transferor does hereby further agree and undertake to sign and execute all such other and further applications, documents, instruments and/or any other writing or writings at the instance of the transferees to give full effect to this Agreement for Sale and perfect the title of the transferees to the said flat. The costs, charges and expenses for such applications, documents, writings etc. shall be borne and paid by the transferees only.
18. It is specifically agreed between both the parties that the transferor shall pay additional Stamp Duty, Registration Charges and penalties, if any, payable in respect of the Agreement in respect of the said flat executed prior to these presents. However, the transferees will pay proper Stamp Duty, Registration Charges and Legal Charges payable on this presents.
19. It is hereby agreed between the parties hereto that if any society transfer charges/premium/donation are payable in respect of the transfer of the said flat the same shall be borne and paid by the transferees and transferor equally.
20. The transferor hereby agrees to transfer the electricity deposit, sinking fund, lease rent, any other deposit or any credit concerning the said flat to the transferees. Further transferor grants to the transferees all rights to get the electric meter transferred in their names and transferor shall sign necessary applications, documents and papers for the same. The transferees shall bear and pay the cost for the same.
21. The transferor shall, on request of transferees, present himself at the office of the Sub-registrar of Assurances and admit execution of this Agreement.
22. All disputes under this Agreement are subject to the jurisdiction of court in Mumbai.

THE SCHEDULE OF THE FLAT

All that residential Flat No. 1201 on the 12th Floor of the R.C.C. Building known as "Victoria Classic", Victoria Classic Co-operative Housing Society Limited, situate, lying and being on the land bearing City Survey No. 551/60 and Survey Nos. 115 (Part), 116 (Part), and 117 (Part) within the limits of Greater Mumbai Municipal Corporation, in the Village Nahur, Mulund (West), Taluka-Kurla, District Mumbai Suburban, Registration District and Sub District of Mumbai City and Mumbai Suburban District, further details of which are as under: -

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Year of Construction : 1995-96
Area of Flat : 1015 Sq. Ft. 94.33 Sq. Mtrs. Built-up area and the area of the open terrace is 1105 Sq. Ft or 102.70 Sq. Mtrs.
No. of Floor of Bldg. : Stilt + Twelve Story with lift
Municipal Ward No. : "T" ward
Revenue Village : **Nahur, Mulund (W)**
City Survey Numbers : **551/60**
Division & Sub-Div. : **122/560**
Complete Postal Address of Flat : Flat No. 1201, 12th Floor, Victoria Classic, Victoria Classic Co-op. Hsg. Soc. Ltd., 35/38, Dalmia Estate, P. K. Extension Road, Mulund (West), Mumbai 400 080.

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

SIGNED AND DELIVERED

by the within-named "**TRANSFEROR,**"

MR. ANTHONY ARULRAJ,

PAN:

the party of the One Part,

in the presence of :

SIGNED AND DELIVERED

by the within-named "**TRANSFEREES,**"

1) MR. ANAND SHETTY

PAN:

and

2) MRS. VIDHYA ANAND SHETTY,

PAN:

the party of Other Part,

in the presence of :

Witnesses: -

1) Prashant Anthonys

2)

(Handwritten signatures of the parties and witnesses, separated by a vertical wavy line)



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RECEIPT

Received from WITHIN-NAMED "TRANSFEREES", 1) **MR. ANAND SHETTY** and 2) **MRS. VIDHYA ANAND SHETTY**, a sum of Rs. 1,00,000/- (Rupees One Lakhs Only) by a Cheque No. 419945, dated 3.11.2005 drawn on Canara Bank, Mulund (West), Mumbai 400 080, branch, being the part payment in respect of the sale of a Flat No. 1201 on the Twelfth Floor of the R.C.C. Building known as "Victoria Classic", Victoria Classic Co-operative Housing Society Limited, situated at Victoria Classic, 35/38, Dalmia Estate, P. K. Extension Road, Mulund (West), Mumbai - 400 080 hereinbefore mentioned.

I say received Rs. 1,00,000/-
(Rupees One Lakhs Only)

MR. ANTHONY ARULRAJ

Witnesses: -

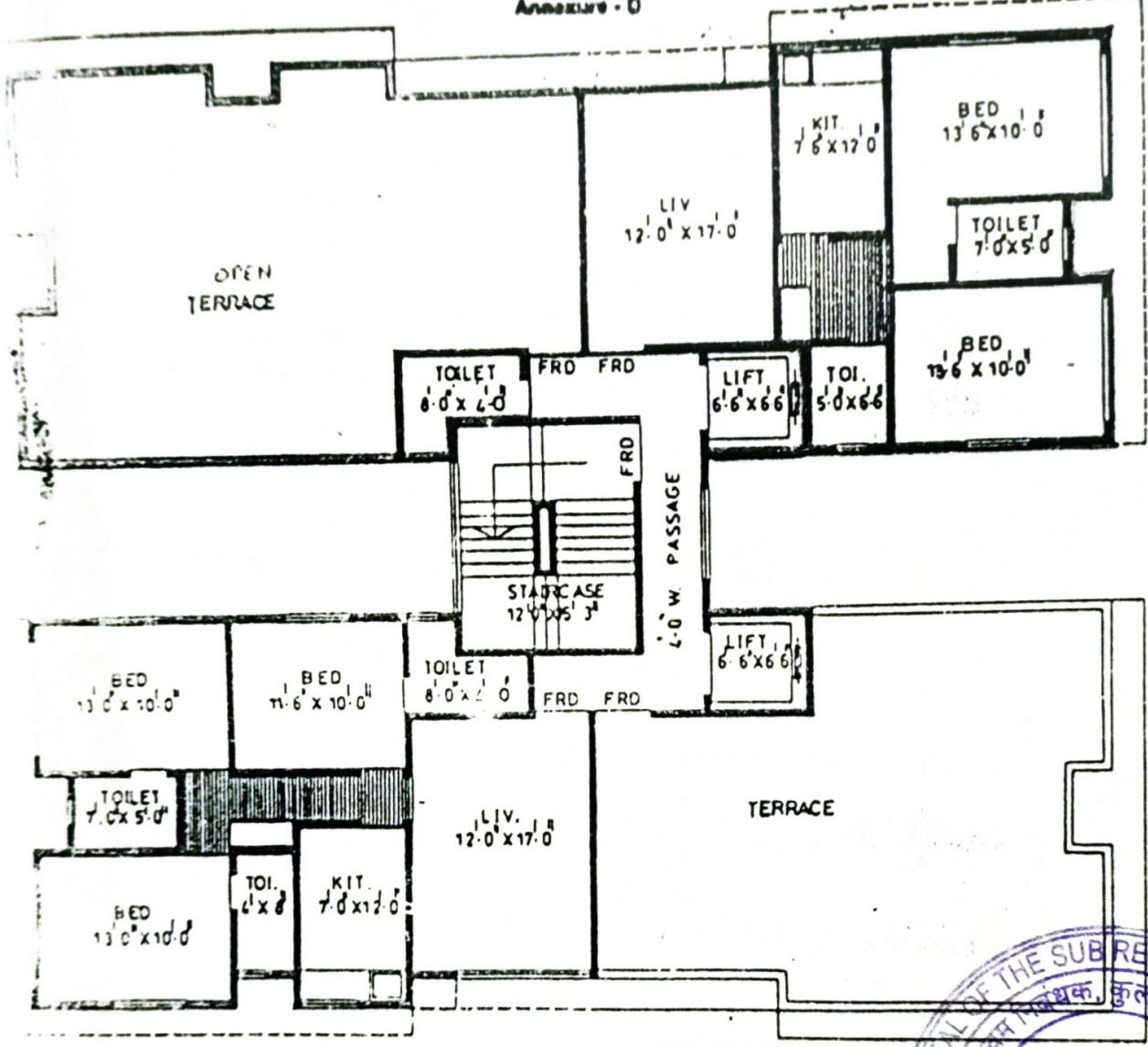
1) Prashant Anthony Arulraj

2)



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ANNEXURE - D



12 TH FLOOR PLAN

FLAT No. 1201 Per. HANSON 12th FLOOR

Sandip



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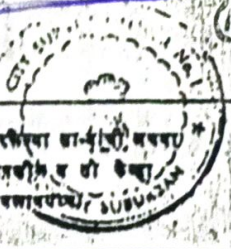
33
 मालमतेच्या रजिस्टर लाहतील उतारा

दिनांक २५/१०/०७

तालुका कुर्ला

जिल्हा मुंबई

क्र. सं. बंदर संख्या ५५१/६०	संख्या १०६६-२	वर्ग व प्रकार	बंदरकारा बंदरकारा बा-३(१) बंदरकार बंदरकारा बंदरकार व वी बंदरकार बंदरकारा बंदरकार
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विवरणे द्यात :

१५ वर्षे वार्षिक करणा-याचे नाव :
 एच व्हा माल माल (बोवबंध तबास सावना तोपबंध)

वर्तमान :

१०० बंधे :

१०० बंधे :



क्र. सं.	विवरण	वर्तमान व. सं. :	बंदरकार करणा (बा) बंदरकार (१) बंदरकार बंदरकार बंदरकार (६)	बंदरकार व. सं.
१०१०१७	श्री. व्हा माल माल बंधे १०० व. सं. १०१०१७	१०१०१७	श्री. व्हा माल माल बंधे १०० व. सं. १०१०१७	१०१०१७
३०१०१२	श्री. व्हा माल माल बंधे १०० व. सं. ३०१०१२	३०१०१२	श्री. व्हा माल माल बंधे १०० व. सं. ३०१०१२	३०१०१२
२११०१६	श्री. व्हा माल माल बंधे १०० व. सं. २११०१६	२११०१६	श्री. व्हा माल माल बंधे १०० व. सं. २११०१६	२११०१६
२११०१६	श्री. व्हा माल माल बंधे १०० व. सं. २११०१६	२११०१६	श्री. व्हा माल माल बंधे १०० व. सं. २११०१६	२११०१६

'A'

VALID UP TO 10/4/97

1000 (Gen-110 : 28.9.95) DyCE(BP)ES on LP

MUNICIPAL CORPORATION OF GREATER BOMBAY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
No. CF/ 4153 /BPES/AT 11 APR 1996

COMMENCEMENT CERTIFICATE

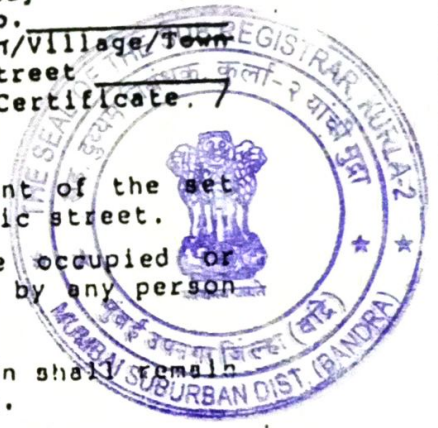
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to
M/s Nav. Bhaxat corrugating
India Pvt Ltd.

With reference to your application No. _____
dated 17-9-94 for Development Permission and grant of
Commencement Certificate under section 45 and 69 of the Maharashtra
Regional & Town Planning Act 1966, to carry out development and
Building permission under section 346 of the Bombay Municipal
Corporation Act, 1888 to erect a building in Building No. _____
on 'plot' NO. _____ C.T.S.No. 551/60 Divn/Village/Town
Planning Scheme No. Nahur situated at Road / Street
Mulund ward T the Commencement Certificate.
Building permit is granted on the following conditions :

1. The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
3. The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if :

- (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the condition subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with.



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2004

(c) The Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional & Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S. C. Koxlekar Assistant Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is valid upto 10/1/97

C-C up to stilt slab



For and on behalf of Local Authority
The Municipal Corporation of Greater Bombay.

[Signature]
11/4/96

Assistant Engineer, Building Proposals
(Eastern Suburbs) *[Signature]*

FOR

MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

CE/ 4153 / BPES / AT 2 2 OCT 1996
C.C. upto 7th floor

[Signature]
11/12/96
Assistant Engineer Building Proposals
Eastern Suburbs (S & T Wards)

[Handwritten marks]

08/11/2005
12:20:40 pm

दुय्यम निबंधकः
कुर्ला 2 (विक्रोळी)

दस्त गोषवारा भाग-1

वदर7

दस्त क्र 6934/2005

93

दस्त क्रमांक : 6934/2005

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

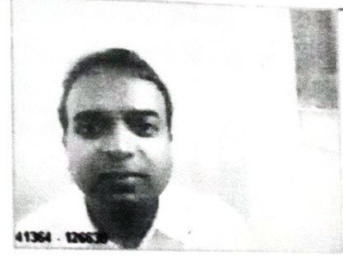
1 नाव: अशोनि अरुलराज - -
पत्ता: घर/फ्लॅट नं: फ्लॅट न सी-110, मित्रधाम को ऑप
हौ सोसा लि., नाहूर व्हिलेज, मुलुंड प, मुं 80.
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
त

लिहून देणार

वय 42

सही

[Signature]



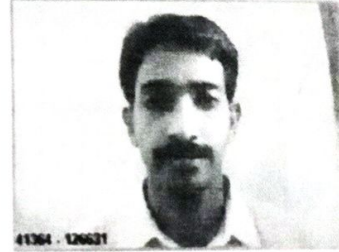
2 नाव: आनंद शेटी - -
पत्ता: घर/फ्लॅट नं: फ्लॅट नं 702, मंगला टॉवर, 90
फिट रोड, पी के रोड, मुलुंड प, मुं 80.
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन

लिहून घेणार

वय 38

सही

[Signature]



3 नाव: विद्या आनंद शेटी - -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -
पॅन नम्बर: -

लिहून घेणार

वय 35

सही

[Signature]



दस्त गोषवारा भाग - 2

वदर 7

दस्त क्रमांक (6934/2005)

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दिनांक 25/11/2005

पावती क्र. 6948

पावतीचे वर्णन

नांव: आनंद शही

30000 : नोंदणी फी

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

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

30360: एकूण

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दु. निबंधकाची सही, कुर्ला 2 (विक्रोळी)

९. ९. बोड

दस्त क्र. [वदर 7 6934-2005] चा गोषवारा
मोबदला 3485453 भरलेले मुद्रांक शुल्क : 168750

दस्त होवर केल्याचा दिनांक : 25/11/2005 12:10 PM
दस्त होवणाऱ्याचा दिनांक : 25/11/2005
दस्त होवर करणा-याची सही :

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दस्तावेजाचा प्रकार : (25) करारनामा

दस्तावेजाचा क्र. 1 ची वेळ : (सादरीकरण) 25/11/2005 12:10 PM

दस्तावेजाचा क्र. 2 ची वेळ : (फी) 25/11/2005 12:18 PM

दस्तावेजाचा क्र. 3 ची वेळ : (कबुली) 25/11/2005 12:20 PM

दस्तावेजाचा क्र. 4 ची वेळ : (ओळख) 25/11/2005 12:20 PM

दस्त होव केल्याचा दिनांक : 25/11/2005 12:20 PM

निवेदन :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
दस्तावेजाची ओळख पटवितात.

दस्तावेजाचा आर जाखरीया- - , घर/फ्लॅट नं: 3-अे, सुशिला अपार्टमेंट, डॉ. एस एन रोड, मुलुंड प

दस्तावेजाचा क्र.:

दस्तावेजाचा रस्ता: -

दस्तावेजाचे नाव: -

दस्तावेजाचे नं: -

दस्तावेजासहत: -

दस्तावेजाचा नाव: -

दस्तावेजाचा क्र.:

दस्तावेजाचा पत्ता: -

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ब्रह्माणित करण्यात येते कि या दस्तावेजाचे
एकूण सोळा (१६) पाने आहेत.
वदर ७/९३४/२००५
दस्तावेजाचा क्रमांक १ क्रमांकवर
नोंदला 25/11/2005
दिनांक

Amc
सह. दुय्यम निबंधक कुर्ला-२
मुंबई उपनगर जिल्हा

९. ९. बोड

दु. निबंधकाची सही
कुर्ला 2 (विक्रोळी)

९. ९. बोड