

22/12/02

AGREEMENT FOR SALE & TRANSFER

TRANSFEROR:

SMT. JAMNABEN LAXMAN PATEL  
SRI. RAMESH LAXMAN PATEL

TRANSFEREES:

SMT. LEELABEN NARSHI PATEL  
SRI. NARSHI GOVIND PATEL

FLAT No. 203 NEELKANTH SADAN.



Monday, March 26, 2007  
11:04:35 AM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 2319  
दिनांक 26/03/2007

गावाचे नाव घाटकोपर

दस्ताऐवजाचा अनुक्रमांक वदर13 - 02317 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: लिलाबेन नरशी पटेल

नोंदणी फी

: - 22500.00


नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

: - 260.00

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

एकूण रु. 22760.00

आपणास हा दस्त अंदाजे 11:19AM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
सह दु.नि.का-कुर्ला 3

बाजार मुल्य: 1905260 रु. मोबदला: 2250000रु.

भरलेले मुद्रांक शुल्क: 95100 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सी बी ;

डीडी/धनाकर्ष क्रमांक: 914628; रक्कम: 22500 रु.; दिनांक: 21/03/2007



**WHEREAS** the Transferors are seized or possessed of or otherwise well and sufficiently entitled to the self contained ownership Flat No.203, consisting two rooms & a kitchen, admeasuring about 467 sq. ft. of Built-up area situated on the Second Floor of the Neelkanth Sadan Building of the Neelkanth Sadan Co-operative Housing Society Ltd. at Plot No.35 in Town Planning Scheme No.1 of Ghatkopar at Hingwala Lane, Ghatkopar (East), Mumbai - 400 077, (hereinafter referred to as the said flat) more particularly described in the schedule written hereunder.

Sadan Co-operative  
Housing Society Ltd.  
Town Planning Scheme No.1  
Ghatkopar (East), Mumbai - 400  
077

**AND WHEREAS** the Transferors are the member of the Neelkanth Sadan Co-operative Housing Society Ltd. (Regn. No. BOM/W.N./HSG/T.C./992 of 1988-89 DT.18.08.1988) Plot No.35, Hingwala Lane, Ghatkopar (East), Mumbai (hereinafter referred to as the said society) and they are in use and occupation of the said flat.



**AND WHEREAS** the Transferors are absolute and exclusive owner of the Five shares of Rs.50/- each, bearing distinctive numbers from 51 to 55, entered in the share certificate No.10, as the member of the said society and the said flat No.203 in the said Neelkanth Sadan Building of the said society alongwith the right to use, occupation and enjoyment, right of transfer of the said flat and shares as per bye-laws, rules and act of the aforesaid society.

**AND WHEREAS** the Transferors hereto agree to sell, assign and transfer their rights, titles and interest and benefit of the said flat No.203 to the Said Transferees and the Said Transferees, relying upon above recital/representation, agree to purchase the said flat for the purchase consideration of Rs.22,50,000/- (Rupees Twenty-Two Lakh Fifty thousand Only) as per terms and conditions hereinafter expressed, written and mentioned.

Y. G. V.

Handwritten signature

L.N.P.

**NOW THIS AGREEMENT WITNESSETH AS UNDER: -**

1. The Transferors hereby declare and state that they are the owner and as such in possession in their own right of the Flat No.203 situated on the Second Floor of the Neelkanth Sadan Building of the Neelkanth Sadan Co-operative Housing Society Ltd. (Regn. No. BOM/W.N./HSG/T.C./992 of 1988-89 DT.18.08.1988) at Plot No.35, Hingwala Lane, Ghatkopar (East), Mumbai - 400 077.

2. In consideration of lumpsum price of Rs. 22,50,000/- (Rupees Twenty-Two Lakh Fifty thousand Only), the said Transferors agrees to sell, transfer, assign and convey with clear titles all their rights, titles and interest into or upon the said flat along with the said shares of the said society, unto and in favour of the said Transferees.

3. The Said Transferees doth hereby agree to acquire the interest of the said Transferors in respect of the said flat & the said shares, for the said lumpsum consideration of Rs. 22,50,000/- inclusive of all cost, share capital and the sum standing to the credit of the Transferors in the books of the said society.

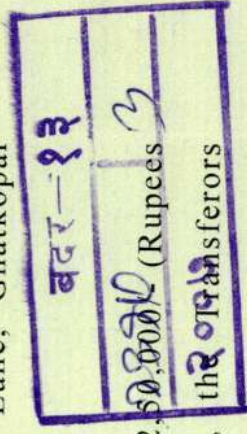
4. The said Transferors doth hereby acknowledge a sum of Rs.9,00,000/- (Rupees Nine Lakh Only) received from the Transferees by cheque, in favour of Smt. Jamnaben Laxman Patel, as part payment towards the purchase consideration money on or before the execution of these presents, subject to realization.

5. Balance Consideration of Rs.13,50,000/- shall be paid within twelve months from the date of execution these presents. On receipt of the balance consideration, the Transferors shall put the Transferees in the possession of the said flat on receipt of the balance consideration amount of Rs.13,50,000/- and shall

Y. G. Y.

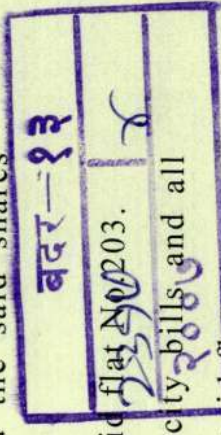
W. H. M.

L. N. P.



have no right, title and interest, claim, demand or charge of whatsoever nature on or upon the said flat of the said building and shares of the said society.

6. The Transferors shall also further deliver to the Said Transferees all receipts, documents, papers, vouchers and certificates pertaining to the said flat and the said shares including but not limited to the followings: -
- Original Agreements for sale of the said flat
  - Last paid bills of the society, electricity bills and all evidence and writing in respect of the said flat.
  - Original share certificate and sinking fund certificates and other certificates duly endorsed in the name of the said Transferees.



The said Transferees shall be entitled to the benefits of the payments and deposits evidence by the said documents



7. The Transferors undertake to sign, execute and deliver the letters, writings or documents or forms of the society which they may be required to get the said flat transferred in their favour on the record of the said society

8. The Transferors doth hereby declare that no person other than the Transferors themselves have any rights, titles, interest in the said flat on whatsoever account or basis and further state that the said flat is not attached for payments of any income tax and/or sales tax dues and the same is free from all encumbrances.

9. The Transferors further declare and assure that they have not created any charges, rights, titles and interest in favour of any person or persons by way of mortgage, transfer, assignments, alliance tenancy, sub-tenancy or otherwise nor have they entered into any agreement of leave and license in respect of

Y.A.A.

WST 44

L.N.P.

the said flat or portion thereof and/or in respect of the shares/property of the said society. The Transferors do hereby undertake to compensate or indemnify and/or reimburse the said Transferees of the loss or damage, which the said Transferee may suffer or sustain in this behalf.

10. The Transferors shall pay the service and including other outgoing and electricity bill said flat up to the date of delivery of the said flat and the Said Transferees shall be liable to pay all the outgoing in respect of the said flat thereafter.

11. The Transferees shall pay/bear transfer charges to the said society for transfer of the said flat in favour of Transferees. The Stamp Duty & registration charges of this transfer shall be borne by the Transferees.

12. The Transferors shall on request of the Said Transferees sign, execute and do such further documents, deeds, papers, acts and things as the said Transferees may require for completely effectuating this agreement.

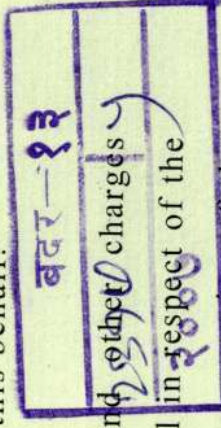
13. The Transferors hereby authorize irrevocably & unconditionally the said Transferees, jointly to represent the Transferor and to sign, execute and deliver the letters, writings or documents or forms of the society, which they may require to sign/execute in respect of the said flat/shares for completely effectuating this agreement.

14. The Said Transferees shall apply in the prescribed forms for the membership of the said society and shall be abide by the rules and bye-laws of the said society.

V. G. V.

W.H. P.H.

L.N.P.



THE SCHEDULE OF THE SAID FLAT HEREIN ABOVE

REFERRED TO

The flat No.203 admeasuring about 467 Sq.Ft. of Built-up area situated on second floor of the Neelkanth Sadan Building (constructed in the year 1986) of the Neelkanth Sadan Co-operative Housing Society Ltd., situated on the Plot of Land at Plot No.35 in Town Planning Scheme No.1 of Ghatkopar at Hingwala Lane Ghatkopar (East), Mumbai - 400 077 and bounded as follows:

2390	4
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- On or towards North: By Public Road called Hingwala Lane
- On or towards south: By the property of Ravji Ghellabhai
- On or towards East: By Plot No.34 of Town Planning Scheme No.1
- On or towards West: By Plot No.36 of Town Planning Scheme No.1



IN WITNESS WHEREOF THE PARTIES HERETO HAVE SET AND SUBSCRIBED THEIR RESPECTIVE HANDS HERETO AND TO A DUPLICATE HEREOF ON THE DAY AND YEAR FIRST HEREIN ABOVE MENTIONED: -

1. SIGNED AND DELIVERED \*  
by the within named TRANSFERORS \*  
**SMT. JAMNABEN LAXMAN PATEL &** \* *म. न. गो. प. व. ६४*  
\*  
**SRI. RAMESH LAXMAN PATEL** \* *रामेश ल. प. व. ६४*  
in the presence of *Pravara* \*  
..... \*  
2. SIGNED AND DELIVERED \*  
by the within named said TRANSFEREES \*  
**SMT. LEELABEN NARSHI PATEL &** \* *ले. न. प. व. ६४*  
\*  
**SRI. NARSHI GOVIND PATEL** \* *न. श. व. ६४*  
in the presence of ..... \*  
..... \*



R E C E I P T

Received from the Said Transferees herein SMT. LEELABEN NARSHI PATEL & SRI. NARSHI GOVIND PATEL, the sum of Rs.9,00,000/- (Rupees Nine Lakh Only) by cheque bearing no. 632989 dated 26<sup>th</sup> February 2007 drawn on Corporation Bank, Ghatkopar (West) branch, drawn by Smt. Leelaben Narshi Patel in favour of Smt. Jamnaben Laxman Patel, as the part payments towards the purchase consideration of Rs.22,50,000/- in respect of the said flat No. 203 situated on the Second Floor of the Neelkanth Sadan Building of the Neelkanth Sadan Co-operative Housing Society Ltd., at Plot of Land (as described in the schedule written hereinabove) at Hingwala Lane, Ghatkopar (East), Mumbai - 400 077 as per terms and conditions mentioned hereinabove.



WITNESS:

1. *A. N. N.*

(T. L. NAKRANI)

2. *D. B. S.*

मिनिटर (सिग्न) मिनिटर



I SAY RECEIVED

₹ 9,00,000/-

२००७

(SMT. JAMNABEN LAXMAN PATEL)

TRANSFEROR

*Ramesh L. Patel*

(SRI. RAMESH LAXMAN PATEL)

TRANSFEROR

**NEELKANTH SADAN CO-OPERATIVE HOUSING SOCIETY LTD.**

35, HINGWALA LANE, GHATKOPAR (EAST), MUMBAI-400 077.

( Registration No. BOM./W.N./HSG./T.C./992 of 1988-89 Dt. 18-8-88 )

Ref. No. \_\_\_\_\_

Date 03.3.2000

To whomsoever it may concern

This is to certify that Shri Jambhavesi  
Laxman Patel and Shri Ramesh Laxman  
Patel are the benefited members of our

Society, They are holding flat No 203

466-39 Srfh on 2nd floor of

Sadan CHS Ltd. Chhatrapoo (EAST) - 4th

Above defaced Registration No.

The Building of the Society was constructed

in the year 1982-83

The flat consist of Ground + Six Stories  
Building and having one lift



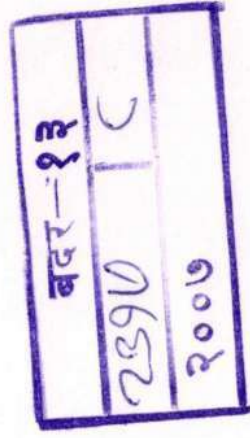
NEELKANTH SADAN CO-OP. HSG. SOCY. LTD.

*Shubh*

CHAIRMAN

SECRETARY

TREASURER



Certificate No. 10

NUMBER OF SHARES 5 5170 55

Regd. No. 10

# NEELKANTH SADAN Co-operative Housing Society Ltd.

\*NEELKANTH SADAN\* 35, HING WALA LANE, GHATKOPAR (EAST), BOMBAY-400 077.

REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETY ACT, 1960.

(Registration No. Bom/W. N. / HSG. / T. C. / 992 of 1988-89 Dt. 18-8-88.)



This is to certify that SMT. JAMUNIBEN LAXMAN PATEL AND  
SMT. RAMLASH LAXMAN PATEL FLAT  
CC 225000  
is / are the Registered Holder of NEELKANTH SADAN CO-OP. HSG. SOCT. LTD.

fully paid up Shares Each of Rs. 50/- FIFTY

Numbered Inclusive in 51 TO 55

**NEELKANTH SADAN Co-operative Housing Society Ltd.**

Subject to the by-laws thereof.

Rs. 250/-



GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY.



THIS 19 TH day of MARCH 1989

Geeta S. Gada.  
MG. C. MEMBER

Atsring Dite Inbhu  
HON. SECRETARY  
CHAIRMAN

लेखा क्रमांक	मालमल्ल करवाप	कालखण्ड	तारीख
I-02-0577-00-2-0000	2006-07	2006 10/20	01/04/2006

मल्ल करमांक, मरितीका क्रमांक, इमारतीचे नाव / विंग, नों. दि. एम. क्र. / प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, झोप, मालमल्लचे रक्षण, काढाव्याची नावे

N 855 (12-13) 229 230 HINGWALA LANE HOUSE NEELKANTH S ADAN

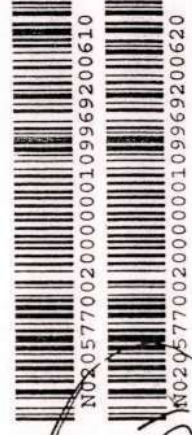
SHRI KANTILAL MANEKCHAND GANDHI & SMT PADMAVATI W/O KA NTILAL MANEKCHAND GANDHI

	दि. 01/01/2006 ते दि. 30/06/2006 दि. 01/01/2006 ते 30/06/2006	दि. 01/07/2006 ते दि. 31/03/2006 दि. 01/07/2006 ते 31/03/2006
सर्व साधारण कर	35519	35519
पार्का पडो	0	0
जल लाभा कर	19588	19588
मलनि सांगा कर	0	0
मलनि सांगा लाभा कर	11753	11753
न. पा. शिक्षण उपकर	14207	14207
वृक्ष उपकर	592	592
पथ कर	17759	17759
राज्य शिक्षण उपकर	9402	9402
गेजपार हमी उपकर	1149	1149
एकूण रक्कम रु.	109969	109969
या कालखंडामधील भरलेली रक्कम	0	0
देयक रक्कम	109969	109969

धरक्याकी या ताऱ्यास	२००६२०
नॉटिंग शुल्क	२००६२०
जर्नी शुल्क	०
महापालिका टॅड	०
शामकीय टॅड	०

धरक्याकी या ताऱ्यास	२००६२०
नॉटिंग शुल्क	२००६२०

पुस्तक क्रमांक / फाइल क्रमांक	Prior To 61-62
पुस्तक क्रमांक / फाइल क्रमांक	बदल - १३ 23679990 २००६
क्रमांक दिलेले पुस्तक	०
नियमा क्रमांक पुस्तक	160175
अनिवार्य करवाप पुस्तक	76615



महालयक कार्यालयिक व संकलन  
"N" ward, "N" Ward Municipal Office Bldg.,  
Jawahar Road, Ghatkopar (East),  
Mumbai-400077.

मूचना व अधिक माहितीसाठी कृपया मागे पाहावे.

धरक्याकीमाह सर्व रक्कम भरणे आवश्यक आहे.  
धरक्याकीत वृक्ष पूल आल्यास त्या वास्तू मरितीत विभागीय महालयक कार्यालयिक व संकलनात लिहावे.  
कारणा व इतरला धरक्याकीचा मरितीत कार्यालयिक मासालाच्या मरितीत विभाग कार्यालयिक उपलब्ध आहे.

{ या पत्रातील धरक्याकी अंतर्भूत नाही. धरक्याकीमाही वेगळी पावती घ्यावी. }

लेखा क्रमांक	N-02-0577-00-2-0000	२००६२०
एकूण देय रक्कम रु	109969	

लेखा क्रमांक	N-02-0577-00-2-0000	२००६२०
एकूण देय रक्कम रु	109969	

Cheq no 324523 dt 4/9/06  
२३६७९९९०





26/03/2007

दुय्यम निबंधक:

सह दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 2317/2007

92

दस्त क्रमांक : 2317/2007

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: लिलोबेन नरशी पटेल ---  
 पत्ता: घर/फ्लॉट नं: बी-401, विक्रम अपार्ट, न्यु  
 माणिकलाल इस्टेट घाटकोपर प मु -  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -

लिहून घेणार  
 वय 42  
 सही L. N. Pald



2 नाव: नरशी गोविंद पटेल ---  
 पत्ता: घर/फ्लॉट नं: -  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -  
 पॅन नंबर: -

लिहून घेणार  
 वय 47  
 सही W. Lal



3 नाव: जमनाबेन लक्ष्मण पटेल ---  
 पत्ता: घर/फ्लॉट नं: 203, निलकंठ सदन को ऑ हौ  
 सोसा लि, घाटकोपर प मु 77--  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -

लिहून देणार  
 वय 69  
 सही श्रीमती जे. जे. लक्ष्मण पटेल



4 नाव: रमेश लक्ष्मण पटेल ---  
 पत्ता: घर/फ्लॉट नं: -  
 गल्ली/रस्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 पेठ/वसाहत: -  
 शहर/गाव: -  
 तालुका: -  
 पिन: -  
 पॅन नंबर: -

लिहून देणार  
 वय 36  
 सही Ramesh Patil





दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (2317/2007)

93

दस्त क्र. [वदर13-2317-2007] चा गोषवारा  
वाजार मूल्य : 1905260 मोबदला 2250000 भरलेले मुद्रांक शुल्क : 95100

पावती क्र.: 2319 दिनांक: 26/03/2007  
पावतीचे वर्णन  
नांव: विलाबेन नरशी पटेल - - -

दस्त हजर केल्याचा दिनांक : 26/03/2007 11:00 AM  
निष्पादनाचा दिनांक : 22/03/2007

दस्त हजर करणा-याची सही :

*E. N. Patil*

22500 : नोंदणी फी

260 : नकल (अ. 11(1)), पृष्ठांकनाची नकल  
(अ. 11(2)),

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

22760: एकूण

दस्ताचा प्रकार : (25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 26/03/2007 11:00 AM

शिकका क्र. 2 ची वेळ : (फी) 26/03/2007 11:04 AM

शिकका क्र. 3 ची वेळ : (कबुली) 26/03/2007 11:06 AM

शिकका क्र. 4 ची वेळ : (ओळख) 26/03/2007 11:06 AM

दस्त नोंद केल्याचा दिनांक : 26/03/2007 11:06 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देण-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) रमणीक शाह ---\* , घर/फ्लॅट नं: चेंबुर -

गल्ली/रस्ता: --

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:--

तालुका: -

पिन: -

2) मथुर वीरा --- , घर/फ्लॅट नं: --

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव:--

तालुका: -

पिन: -

*CSV*

*Maya*

प्रमाणित करण्यात येते कि या दस्तामध्चे  
एकूण ... (१३) पाने वाहेत.  
वदर-१३ / २३१७ / २००७

पुस्तक क्रमांक : क्रमांकावर

नोंदला २६/३/०७

दिनांक

दस्तामध्चे

सह दु.नि.का-कुर्ला-३  
मुंबई उपनगर जिल्हा.

एस. एन. दुतोंडे

*दु. नि.काची सही*  
दु. नि.का-कुर्ला 3

एस. एन. दुतोंडे



EXHIBIT  
1874

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

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Certificate No. 10

NUMBER OF SHARES 5 517055 Regd. No. 10

# NEELKANTH SADAN

## Co-operative Housing Society Ltd.

"NEELKANTH SADAN" 35, HING WALA LANE, GHATKOPAR (EAST), BOMBAY-400 077.

REGISTERED UNDER THE MAHARASHTRA CO-OPERATIVE SOCIETY ACT, 1960.  
(Registration No. Bom/W. N. / HSG. / T. C. / 992 of 1988-89 Dt. 18-8-88.)

This is to certify that SMT. JARINIBEN LAXMAN PATEL AND

SHRI. RAMESH LAXMAN PATEL FLAT 203

is / are the Registered Holder of NEELKANTH SADAN CO-OP. HSG. SOCY. LTD.

fully paid up Shares Each of Rs. 50/- FIFTY

Numbered Inclusive in 517055

**NEELKANTH SADAN Co-operative Housing Society Ltd.**

Subject to the by-laws thereof.

Rs. 250/-

GIVEN UNDER THE COMMON SEAL OF THE SAID SOCIETY.

THIS 19 TH day of MARCH 1989



Geeta S. Gada.  
MG. C. MEMBER

Alister Ditz  
HON. SECRETARY

CHAIRMAN