C 3 1

Share Certificate No. Member's Regn. No 39 No. of Shares 5

SHARE CERTIFICATE

GIRI SHIKHAR & CENTRE CO-OP. HSG. SOCIETY LTD.

(Regd. No. BMO / W-KE / HSG / TC / 11343 / 2001-2002 Dt. 7-11-2001)

CTS No. 329 (B), Opp. Goenka Hall, J.B. Nagar, Andheri (East), Mumbai - 400 059 (Registered under the Maharashtra Co-operative Societies Act, 1960)

This is to certify that Shri / Smt / M/s HARESH KUMAR MAGANLAL MEHTA
& YASHODHRA HARESH MEHTA
is the Registered Holder of 5 fully paid up share of Rs. FIFTY
each numbered from 191 to 195both inclusive in
GIRI SHIKHAR & CENTRE CO-OP. HSG. SOCIETY LTD. J.B. Nagar, Andheri (East).
Mumbar - 400 059 subject to the Bye-laws of the said Society.
Given under the Common Seal of the said Society on
Reg. No. 16th day of April 2002
Contraction 2002 Section 2002 Se
BOY BOY
Authorised Secretary Chairman
Authorised Secretary Chairman

M.C. Member

F 1 0

HF-48363 - Gaind B Swat.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES								
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee				
7(21)E	5	3.9	PRITL SARAF & GOULD SARAF FULLY FULLY Authorsed Chairman					
	er . N. salitanis man man man san		Authorised Chairman M.C. Member	Secretary				
			Authorised Chairman M.C. Member	Secretary				
			Authorised Chairman M.C. Member	Secretary				
	e e	P1	Authorised Chairman M.C. Member	Secretary				

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

वस्तक्रमांक व वर्ष: 3358/2005 Wednesday, April 06, 2005

सूची क. दोन INDEX NO. II

नोदणी 63 म Rean 63 me

गावाचे नाव: कोडीविटा

बा.भा. रू. 1,868,076.00

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणा देतो की पटटेदार ते नमुद करावे) मोबदला रू. 2,070,000.00

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

(1) सिटिएस क्र.: 329 वर्णनः विभागाचे नाव - कोंदीविटे (अंधेरी), उपविभागाचे नाव - 42/213 - रस्ताः मथुरादास वासनजी मार्गः सदर मिळकत सि.टी.एस. नंबर - 329 मध्दे आहे. फ्लॅट नं. 722 , 7 वा मजला, गिरी शिखर ॲन्ड सेन्टर को ऑ हौ सो लि , जे बी नगर , प्लॉट नं.

(1) हरेश एम महेता - -; घर/फ़्लॅट नं: 501; गल्ली/रस्ता: -; ईमारतीचे नाव: इशान ; ईमारत

(2) यशोधरा हरेश महेता - -; घर/फ़्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारंतीचे नाव: -:

नं: -; पेठ/वसाहतः ओमनगर ; शहर/गाव: -; तालुका: अंधेरी पू ;पिन: -; पॅन नम्बर:

ईमारत नं: -; **पेठ/वसाहत: -; शहर/गाव: -; तालुका;** -; पिन: -; पॅन नम्बर: एएडीपीएम४८४५क्यू.

(1) प्रिती सराफ - -; घर/फ़लॅट नं: बी 308; गल्ली/रस्ता: -; ईमारतीचे नाव: त्रिवेणी : ईमारत

(2) गोविंद सराफ - -; घर/फ़लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत

नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: एएफसीपीएस2440एच .

नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुकः मांदुगा ; पिन: 19; पॅन नम्बर:

(3) क्षेत्रफळ

(1)बांधीव मिळकतीचे क्षेत्रफळ 63,54 चो मी आहे

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

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

(7) दिनांक

करून दिल्याचा 05/04/2005

(8)नोंदणीचा (9) अनुक्रमांक, खंड व पृष्ठ

06/04/2005

एआरओपीएम3776बी.

एएफईपीएस0337आर.

3358 /2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

₹ 87250.00

(11) बाजारभावाप्रमाणे नोंदणी

₹ 20700.00

(12) शेरा



X

Wednesday, April 06, 2005

12 26 57 PM

Original नौंदणी 39 म. Regn 39 M

पावती

पावती क्र. : 3357

गावाचे नाव को

दिनांक 06/04/2005

दस्तऐवजाचा अनुक्रमांक

वदर4 - 03358 - 2005

दस्ता ऐवजाचा प्रकार

करारनामा

200

सादर करणाराचे नाव:प्रिती सराफ - -

नोंदणी फी

2N1 Hfrut Clature, 722 20700.00

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

360.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (18)

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21060.00

आपणास हा दस्त अंदाजे 12:41PM ह्या वेळेस मिळेल

द्रयम निवधक अंगरी 2 (अंधेरी)

बाजार मुल्य: 1868076 रु. मोबदला: 2070000रु.

भरलेले मुद्रांक शुल्कः 87250 रु.

देयकाचा प्रकार डीडी/धनाकर्षाद्वारे;

बॅकेचे नाव व पत्ता. स्टेट बॅन्क ऑफ पटीयाला .

डीडी/धनाकर्ष क्रमाक 917122; रक्कम: 20700 रू.; दिनाक: 04/04/2005



FLAT No. 722

AGREEMENT FOR SALE

THIS AGREEMENT is made and entered into at Mumbai, on 5 day of APRIL, 2005, BETWEEN MR. HARESH M. MEHTA and MRS. YASHODHARA H. MEHTA, both adults, Indian Inhabitant, resently having address at Flat No.501, Ishan 5th Floor, Jame Jamshed Road, Matunga (C.R.), Mumbai-400019, hereinafter referred to as the 'TRANSFERORS' (which expression unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND MRS. PRITI SARAF and MR. GOVIND SARAF, both Adults, Indian Inhabitants, presently having address at 308, 'B' Triveni Co-op. Hsg. Soc. Ltd., Om Nagar, Andheri (East), Mumbai-400 099, hereinafter referred 'TRANSFEREES' (which expression unless context or meaning thereof shall m their heirs, executors, administ the OTHER PART:

WHEREAS the Transferors are SHIKHAR & CENTRE CO-OPERATIVE HOUSING SOCIETY LTD., a Society registered with Dy. Registrar of Co-operative Societies Mumbai, under Maharashtra Co-operative Societies Act, 1960 under Registration BOM/WKE/HSG/TC/11343/2001-02 dt.07.11.2001, referred to as 'THE SAID SOCIETY') and by virtue of bei (herein

the Member of the said Society, they have been holding

Flat No. 722, on the Seventh Floor, of the Building known as 'Giri Shikhar & Centre, situated at Plot No.88-91, J.B. Nagar, Andheri (East), Mumbai-400 059, more particularly described in the Schedule hereunder written (hereinafter referred to as "THE SAID FLAT") on what is kown as "OWNERSHIP BASIS".

AND WHEREAS Flat No.722 on 7th Floor in Building Giri Shaikhar & Centre Co-operative Housing Society Ltd., situated at Plot No. 88-91, J.B. Nagar, Andheri (East), Mumbai-400 059, was acquired by SHRI HARESH M. MEHTA and SMT. YASHODHARA H. MEHTA jointly from the Builder M/s. GIRILAL & CO., vide an Agreement dated 09.11.2000.

AND WHEREAS the Transferors herein have since paid the full and entire consideration thereof concerned authorities and is presently hold the said flat admeasuring about 52.95 sq. Mtrs. Output on

AND WHEREAS the Transferors have represented Transferee that they have been holding the abovesaid alongwith the shares Cert. No. 039 having Distinctive issued by the Society as stated Nos. 191 to 195 hereinabove and being the Member of the said they are desirous of disposing off their right. the said Society membership o f t he Transferees herein have agreed to acquired all right, title and interest of the Transferors in the Membership of the said Society on the following terms and conditions.

u an al

ownership basis.

sit: Sorat

NOW THIS AGREEMENTS WITNESSETH AS UNDER :

- The Transferors hereby transfer and assign all their rights, title and interest in the said Flat being No.722, on 7th Floor, of the said Society viz. GIRI SHIKHAR & CENTRE CO-OP\(\frac{1}{2}\)ERATIVE HOUSING SOCIETY LTD., and the Transferees herein have agreed to acquire all their right, title and interest in the said flat, shares issued by the Society and the Membership of the said Society.
- 2. The Transferors hereby transfers all their rights title and interest in the above flat along with the five shares whenever issued by the society and the Membership of the said Society for the consideration of Rs.20,70,000/- (Rupees Twe Seventy thousand only), out of which Ry on execution of this Agreement by Rs.11,50,000/- (Rupees Eleven Lakhs fi only). The Transferses shall make the consideration mentioned simultaneously against actual physical vacant possession of the abovesaid flat on or before 15.04.2005.

The Transferor doth hereby admit the receipt acknowledge o f the said consideration as mentioned in clause 2 of this agreement and agree to acquit, release and discharge the Transferees from the payment of the consideration or any part execution of this agreement.

AND

3. The Transferors doth hereby declares that the said flat is free from all encumbrances claims and

- 4. to deal with or dispose off the same and undertake to keep the Transferees indemnified in this behalf. The Transferors also agrees to sign and execute all such transfer forms, papers and documents as may be necessary in favour of the Transferees or their nominee/s and has put the Transferees or their nominee/s in quiet, vacant and peaceful possession of the said flat on receipt of the full and final consideration mentioned hereinabove.
- The Transferors shall deliver to the Transferees the vacant and peaceful possession of the said flat along with the permanent fixtures and fittings on completion of the sale i.e. on receipt of the sale and final consideration mentioned hereinabout
- payable to be Society by way of Municipal Tales and other dues/outgoings related to the said flat up to the date of handing over the Possession to the Transferees as per the society bills or any other dues in respect of the said flat and hereby agree to the 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 letter date.
- 7. The Transferees hereby agrees to pay all the charges payable by way of Municipal Taxes and other dues dues/outstanding related to the said flat from the date of taking over the possession of 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.

- 8. The Transferors hereby declares and confirms that the said flat absolutely belongs to them and that they have not created any gift, pledge, lease, loan, mortgage, charge, 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 Authorities or with Municipality or Society authorities. The Transferors further undertake to indemnify the Transferees against any said in laid by anyone at a later date whatsoes.
- g. The Transferors hereby releases, reliminished ives up and surrenders all their right title and interest in the membership of the said society and the said flat in favour of the Transferses forever.
- 10. The Transferors agrees to hand over the Share Certificate No. 039 issued by the Society. Original Agreement/s and/or all other relevant documents entered into by their with the earlier Vendor, to the Transferees for their record on receipt and realisation of the full and final consideration.
- 11. The Transferors have executed all the relevant papers required for the effective transfer of the

said flat. However, in future and they undertakes to co-operative with the Transferees and shall execute all such further papers/documents/writings whatsoever for the effective transfer of the said flat along with the five shares by share cert. No. 039 issued by the Society.

- 12. The Society Transfer charges/fees will be borne and paid by Transferors and Transferees equally. However, the Stamp Duty Registration charges, legal fees and other incidental charges expenses on the present agreement, will be borne and pair transferees.
- flat from any person or persons or any authority pertaining to any period period to the Transferees, the Transferors hereby agrees to indemnify the Transferees against such claims by setting such claims from their own funds only and taking all the legal responsibilities upon them.
- 14. The Transferors hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the said flat and the said shares has been made and/or created by the Transferors and/or any one else claiming through them prior to this day, 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 not binding upon the said Society/Builders and/or

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15. The Transferors agrees to transfer the said shares whatever issued by the Society and their 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 Transferors or anyone else claiming thrrough them. The Transferors hereby further declares that they have full right and absolute authority to enter into this Agreement and transfer the said flat and that they have not done or performed any act, deed, matter or things whatsoever whereby they may be prevented from entering into ant for Sale as purported to be obstructed prevented hindered in enjoying the right to be conferred or transferred or assigned the lavour of whereby quiet and peaceful enjoyent possession of the Transferees in respect of the said flat may be disturbed and in the event of it being found that the Transferors were not entitled to enter into this Sale Deed and transfer her/their right sought or purported to be transferred hereby and the Transcrees are not able to enjoy quiet and peaceful possession of the said flat due to any such reasons the Transferor be liable to compensate, indemnify and/or reimburse the Transferees all thedamage which the Transferees may suffer in this behalf.

16. The Transferors hereby undertake 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 Transferors also agrees and undertake to sign any other documents or forms with regards to transfer of flat and/or for the payment of Stamp Duty to be paid on this Agreement, and also undertake to pay the Stamp Duty on all the earlier transactions, if any.

- 17. The Transferors shall pay and clear off all the charges/bills payable to M/s. Reliance Energy related to the said flat up to date of handing over the possession including outstanding if any.
- Transferees to the office of Sub-Registrar for the purpose of Registration of the said flat names of the Transferees and sign necessaring this regard as and when required as a said furnish his PAN Number required for this carposite.
- 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 ABOVE PROPERTY

Flat No.722 on the Seventh Floor in the Building consisting of Ground Plus Seven Floors known as 'GIRI SHIKHAR & CENTRE CO-OPERATIVE HOUSING SOCIETY LTD., situated at Plot No.88-91, J.B. Nagar, Andheri (East), Mumbai-400 059, Sub-Registration Office at Andheri Of Mumbai Suburban District, admeasuring Carpet Area of 52.95 sq.mtrs., constructed on or about 1999 bearing City Survey No.329-B, In Village Kondivita, Taluka Andheri.

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1. m M.

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	SIGNAURES
withinnamed "TRANSFERORS"	1 J. M. W.
MR. HARESH M. MEHTA and	J. 011.UX
MRS. YASHODHARA H. MEHTA	mehler fit
in the presence of	1
•	
(SHRI TEJAS BHANSALI)	J
SIGNED AND DELIVERED by the	1 (C -
withinnamed "TRANSFEREES"	Priti Surat
MRS. PRITI SARAF and] SIGNATURES
	1 . 7
MR. GOVIND SARAF	1-3-4-5
	321
in the presence of	
	बदर−४/
	334(190
RECBIPT	२००५

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Sr.No.	Cheque / Payorder No.	D	ate .	Drawn	on	100	n t	A CONTRACTOR
1.	307201	31/3/05	TAMIL NO	D MERCAN L. Mandri	BA RS	.8,1	No Gall	
2.	307239	4/4/05	31	71	Rs	.1,1	0,0007	_
			TOTA	L	Rs	.9,2	0,000/	-

GIRI SHIKHAR & CENTRE CO-OP. HSG. SOCIETY LTD.

(Regd. No. BMO / W.KE / HSG / TC / 11343 / 2001-2002 Dt. 7- 11- 2001)

CTS No 329(B) OPP GOENKA HALL, J.B.NAGAR, ANDHERI (EAST) MUMBAL 400 053

TO WHOM SO EVER IT MAY CONCERN

This is to certify that flat No.722 in our society having 52.95 Sq.mts. Carpet Area.

The Said Building is in the Revenue Village Kondivita having CTS. No. 329 B. The Said Bldg. is 7 Storeyed with lift and was constructed in the year 1999.

Place: Mumbai

Date: 25th March, 2005

For Giri Shikhar & Centre CHS Ltd.

Secretary

Encl: 1) Xerox copy of Muncipal tax bill.

2) Xerox copy of Occupation Certificate

334/ 199 2004

- जोरस्न भीटन है है है। हेरबाच्या है।

मित्रे अपावर जिल्हा भूषिक्षण मुनि स्तित्वे

व्हन्पवर महानगरपालिका दयक कमाक गग्यालिका Plutall , . Carl , ries जीवतासामा विस्ताक मकनक गान नद्या पाचनी पावना भिन्न S00033 र्जे पर प्रकाशको व्यक्ती या दिवारी देव प्रानंता दह Proceedings and A GN34 OF 2003-2004 KE071042016 01.10.2004-31.03.2005 KE 1184516 बालव-नः ३१ ३९ 4.7.U. 200421 04/03/2005 142-01-6 2004-2005 गज्य शासन M/S.GIRILAL & CO., SILK MARKET OPP. ROUND BLDG. बाग क्रमाक, बार्गाचे नाव, मालमतोचे वण-न KALBADEVI ROAD. MUMBAI . 5(6B) CTS. NO. 329B OF VILLAGE KONDIVITA. J.B. NAGAR.ANDHERI EAST 400 002. SIRISHIKHAR A & B M/S.GIRILAL & CO. अ-निवामी करपात्र मूल्य विश्वानी करणात्र मृस्य करवाकी रिन्ध वन्त्र दिनाक पानुन पर्यत एक्ष बरपात नृत्य नोटीत शुल्क whiteland to ma ाभागात घरन 774330 774330 004-31/03/2005 PR m200421 KE-07-1042-01-6 नहानगर पालिकेचे कर ग व नामनाच कर नहानगर शानकचे कर मलीव:मारण लाभ । म.स.चा.: ला (चक्र) त रू (तक्षर (चक्र) राजनार स्मी उपकार इस उपकर यलि:सारण कर ञल लाभ क पामा पटटी ः शवी ग्वक्रम दयक क्रमांक 27 (FPF) (F% 95700% " 8:00% इंग् / रक्कान मं . \$1 57 FEB. 17 2500% 53/2003 08 दा / एकाम म . 223284 51075 30003 1936 23230 14037 26460 30396 10.8 कार्य अमून्याम् या वावत मंद्रीयत विभागाय महाव्यक करनिर्धारक व संकलकाना निर्मात, कराच्या व ट्युण्या ः अताकाला नरः ॥ न कर्गतवाला चालाव्या मर्द्रीयत विभाग कार्यास्यक प्रतिस्थात सुपस्य आहे . वर यक कर निर्धारक व नकलक या कालग्रहासाठी इयक रक्कप EXARD AZAD ROAD OFF A K RD ALI ANDHERI(E) MUM 69 परनेना ग्वयन यकदाकांमह मूर्य रक्कम भरण आवश्यक आहे. 223284 323284 व. सक्सतीनुळे ८/१० आञ्चरणी. क. कर्ण्यानगृहामुळे ४० (निवास करता मुख्यादा NA जनदात क्रायात प्रनावर कराबानी पूर्वोच्चा देवके रब्द सक्ताच्यान वार्वान . मुचनेसाठी कृपया गांगे पहांवे . चित्र पावनान चक्राचाक तरपून नाम तर तरा तरा तरा तरा तरा वार्वा पार्वी . र वा अकरन

MANIETER COMPONENT OF THE MICHIEF WELLTON

OCCUPANCY CERTIFICATE

THE PROPERTY ASSESSMENT OF THE PARTY OF THE

To, Shri.Girilal & Co. Owner. 38, Dhanakuar Eldg., 480, Kalbådevi Road, Mumbai-400002. Ex. Engineer flidg. Proposal (V. S.)

In. and = K. Wurds.

Municipal Office, P., K. Patkas, larg.

Bandia (West), Mumbai = 40. 30

Sir,

The full development work of building for still * 7th upper floors on plot bearing C T.S.No.329-8 situated to J.B.Nagar, Andheri (East) of village bondicity concleted under the supervision of Shri Diresh Shah Licensed surverus Architect/ License No. CA/78/4643 may be occupied an ing following conditions

i) That the Oft. under section 270-A or 6. 2. 575 shall be obtained from H.E. and a certified true to 1970 same shall be submitted to this office within the from the date of issue of occuments off.

A set of certified completion plus is $\{0,1,0,1\}$ with.

Yours isster !!

Executive Engineer, (Bidy Fro Land)

JK-492000 OccupSHAH



MUNICIPAL CORPORATION OF GREATER MUNICIPAL CORPORATION OF SECTION OF 28 SEP 2000

OCCUPANCY CERTIFICATE

To,
Shri.Girilal & Co. Owner.
38, Dhanakuar Eldg.,
480, Kalbådevi Road,
Mumbai-400002.

Ex. Engineer Didg. Proposal (W. S.)

H. and - K Wards.

Municipal Office, P. K. Patkar Marg.
Bundta (West), Mumbai—403-350

Sir,

The full development work of building for stilt + 7th upper floors on plot bearing C.T.S.No.329-B situated at J.B.Nagar, Andheri (East) of village kondivita completed under the supervision of Shri Diresh Shah Licensed surveyor Architect/ License No. CA/78/4643 may be occupied on the following conditions

1) That the Oft. under section 270-A of 8.7.2. Act shall be obtained from H.E. and a certified true cope of the same shall be submitted to this office within three months from the date of issue of occupants oft.

A set of certified completion plan is sitated to recewith.

Yours faithfully.

Executive Engineer, (Bldg.Frc.osals)
Western Subs. H&K/East Wards.

JK-492000 OccupSHAH



MUNICIPAL CORPORATION OF GREATER METERS 28 SES SUOD

OCCUPANCY CERTIFICATE

Shri.Girilal & Co. Owner. 38, Dhanakuar Eldg., 480, Kalbādevi Road, Mumbai-400002. Ex. Engineer Didg. Proposal (V'. S.)

H. and - K. Wards.

Municipal Office, P., K. Patkar Marg.

Bundia (West), Mumbai—400 350

Sir,

The full development work of building for still + 7th upper floors on plot bearing C T.S.No.329-8 situated at J.B.Nagar, Andheri (East) of village kondivity inteleted under the supervision of Shri Diresh Shah Licensed surveyor Architect/ License No. CA/78/4643 may be occupied an the following conditions:

1) That the Oft. under section 270-A of fig. 2. Act shall be obtained from H.E. and a certified true co; at the same shall be submitted to this office within three a section the date of issue of occupants oft.

A set of certified completion plan is sitar a reservition.

Yours faithfully.

Executive Engineer, (Bidg. Frojestics)
Western Subs. 488 (East Warns.

JK-492000 OccupSHAH

