

BDR/10/2583/2010

12/03/2010.

DATED THIS 23<sup>RD</sup> FEBRUARY 2010

AGREEMENT FOR SALE

BETWEEN

(1) MR. AMIT SUREKA  
(2) MRS. HEMALATA SARAF  
(TRANSFERORS)

AND

(1) MR. AMIT BHAGERIA  
(2) MRS. NEETU AMIT BHAGERIA  
(TRANSFEREES)

FOR

Flat No. A- 504, 5<sup>th</sup> floor, 'A' wing,  
Mars, Vasant Galaxy Complex,  
Bangur Nagar, Link Road,  
Goregaon (West), Mumbai - 400 090.

*SOP*

*2/2010*  
*12/03/2010*  
*with...*



Friday, March 12, 2010  
12:10:33 PM

Original

नोंदणी 39 म.  
Regn. 39 M

## पावती

पावती क्र. : 2585  
दिनांक 12/03/2010  
गावाचे नाव पी.एस.पहाडीगोरेगांव  
दस्ताऐवजाचा अनुक्रमांक वदर 10 - 02583 - 2010  
दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: अभित मोगरीया

नोंदणी फी	:-	3000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:-	440.00
<b>एकूण</b>	<b>रु.</b>	<b>30440.00</b>

आपणारा हा दस्ता अंदाजे 12:25PM ह्या वेळेस गिळेत

दुय्यम निबंधक  
सह दु.नि.का-गोरीवली 4

बाजार मुल्य: 4658643 रु. मोबदला: 4700000 रु.  
भरलेले मुद्रांक शुल्क: 217600 रु. सह. दुय्यम निबंधक बोरीवली - क्र. 81  
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे; मुंबई उपनगर जिल्हा.  
बँकेचे नाव व पत्ता: इंडियन ओव्हर बँक;  
डीडी/धनाकर्ष क्रमांक: 789277; रक्कम: 30000 रु.; दिनांक: 12/03/2010

**DELIVERED**

## मूल्यांकन पत्रक

3

मुल्यांकनाचे वर्ष	2010	दिनांक	3/12/2010
जिल्हा	मुंबई(उपनगर)		
प्रमुख मूल्य विभाग	- 57-पहाडी-गोरेगाव पश्चिम ( बोरीवली )		
उपमूल्य विभाग	- 57/265-भुभाग : उत्तरेस गावाची हद्द, पूर्वेस एस. व्ही रोड, दक्षिणेस गावाची हद्द व पश्चिमेस लिंक रोड.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर -- 237		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्गीकरण	वांधीव		

वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
33,200	61,600	91,300	112,800	61,600

मिळकतीचे क्षेत्र	72.02	चौरस मीटर	वांधवगाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उदयःह्न सविधा	आहे
मिळकतीचे घय	0 TO 2	(Rule 5)	मजला	5

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसाना टक्केवारी (Rule 5 or 8)

= 61,600.00 \* 100.00 / 100

= 61,600.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र (Rule 19 or 20)

= 61,600.00 \* 72.02

= 4,658,253.60

\* गजला निसाय पट/वाढ  
\* 105.00 /100

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमीनवरील वाहून तळाचे मूल्य + वंदिस्त वाहून तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + गरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 4,658,253.60 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

= 4,658,254.00

धंदर-१०
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217600

THE BHARAT CO-OP. BANK (MUMBAI) LTD.  
 (MULTI-STATE SCHEDULED BANK)  
 Soregaon / Mulund Branch

Stamp duty pay Slip (Customer's Copy)  
 Receipt No. 085264 Date 23/2/10  
 Name and Address of Stamp duty Payee

Amit Bhageria  
 Sohen.

Tel. / Mobile No. :  
 Documents Name: Agreement for Sale

Stamp Duty		Total Amount	
Stamp Duty	Rs 11,600/-		
No. of Doc. X Rs =		Total Amount	

Purchased Signature  
 (For Bank's use only)  
 Received Rs.  
 Franking St. No.

Authorised Signatory  
 ON 10/03/10



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THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 23<sup>rd</sup> day of February 2010

BETWEEN

(1) MR. AMIT SUREKA, aged about 32 years & (2) MRS. HEMALATA SARAF, aged about 30 years, both adults Indian inhabitants of Mumbai presently residing at Flat no. A- 504, 5<sup>th</sup> floor, 'A' wing. in the building known as Mars, Vasant Galaxy Complex, Bangur Nagar, Link Road, Goregaon (West), Mumbai - 400 090, Hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and assigns) of the ONE PART

AND

(1) MR. AMIT BHAGERIA, aged about 28 years, & (2) MRS. NEETU AMIT BHAGERIA, aged about 25 years, both adults Indian inhabitants of Mumbai residing at Flat no. B- 501, 5<sup>th</sup> floor, 'B' wing, in the building known as Mars, Vasant Galaxy Complex, Bangur Nagar, Link Road, Goregaon (West), Mumbai - 400 090; hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their respective heirs, executors, administrators and assigns) of the OTHER PART.

*Sureka*

*Saraf*

*Signature Neetu Bhageria*

SAROJA V. SHIVARNA  
 Authorised Signatory  
 The Bharat Co-operative Bank  
 (Mumbai) Ltd. Goregaon Branch  
 "SHIVRATNA" Plot No. 11,  
 Samant Estate, Goregaon (East),  
 Mumbai-400 093.  
 S/S/STAMP/CPR.105010206/14-01-10

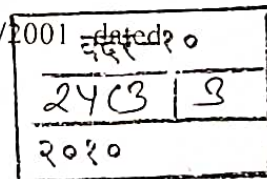
Stamp: NEA STAMP D... SAHARASHTRA  
 178926  
 FEB 23 2010  
 12:29

*Agreement for Sale between Sureka and Saraf*

WHEREAS THE TRANSFERORS DO HEREBY EXPRESSLY REPRESENT AND DECLARE TO THE TRANSFERREES AS FOLLOWS:



A. WHEREAS by virtue of an Agreement dated 10<sup>th</sup> June 2001, entered into between M/s. SHETH DEVELOPERS LTD., a Company incorporated under the Companies Act 1956, and having their then Registered office at 11, Vora Palace, Kandivali (West), Mumbai – 400 067; therein referred to as “The Developers” (herein after referred to as the Developers/Builders) and one (1) Mr. Neeraj O. Khandelwal, & (2) Mr. Onkarnath A. Khandelwal, therein referred to as the “the Purchaser” of the Other Part, the latter have purchased and acquired a residential Flat on Ownership basis from the M/s. SHETH DEVELOPERS LTD., “the Builders & Developers” Flat no. A- 504, 5<sup>th</sup> floor, ‘A’ wing, in the building known as Mars, Vasant Galaxy Complex, Bangur Nagar, Link Road, Goregaon (West), Mumbai – 400 090, admeasuring about 775 sq. feet Built-up area more particularly described in the schedule hereunder written (hereinafter to as “the said flat”) at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat. The said document is duly Registered with the Sub Registrar of Assurances Mumbai vide BBJ/ 5081/2001 dated 12.6.2001.



B. AND WHEREAS the various Flat/Shop PURCHASERS in the building/society demanded from the Builder/Promoters all the documents of title relating to the said property, the said order referred herein, plans and designs and specifications prepared by the Architects and the above referred documents and all such other relevant documents as specified under the Maharashtra Ownership Flats (Regulation of Construction, Sale

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature: Neetu Bhagesia]*

Management and Transfer) Act, 1963, (hereinafter referred to as the "Said Act") and the rules made there under;



C. WHEREAS by virtue of an Agreement dated 27<sup>th</sup> October 2002, entered into between the said (1) Mr. Neeraj O. Khandelwal, Onkarnath A. Khandelwal, therein referred to as "The TRANSFERORS" and one MRS. SMITA VINAY KAMAT, therein referred to as the "the TRANSFEREES" of the Other Part, the latter have purchased and acquired a residential Flat on Ownership basis from (1) Mr. Neeraj O. Khandelwal, & (2) Mr. Onkarnath A. Khandelwal the "said Flat", at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat. The said document is duly Registered with the Sub Registrar of Assurances Mumbai vide BB2/ 6660/2002 dated 07.11.2002.

D. AND WHEREAS the various flat/shop purchasers of the said building had formed a Co-operative Housing Society namely Mars Co-operative Housing Society Ltd. under Registration MUM/W-P/HSG/TC/12262/2003-2004 (hereinafter referred to as "the said Society") and the said MRS. SMITA VINAY KAMAT is since then the Full-fledged member of the said Society. The Society has issued 5 (five) Shares of Rs.50/ each bearing distinctive Nos. 81 to 85 (both inclusive) and the Share Certificate No. 17. (Hereinafter referred to as the "said Shares")

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E. WHEREAS by virtue of an Agreement dated 19<sup>th</sup> January 2007, made at Mumbai, entered into between said MRS. SMITA VINAY KAMAT., therein referred to as "The TRANSFERORS" of the One Part, and the TRANSFERORS herein, therein referred to as the "the Purchaser/s" of the Other Part, the latter have purchased and acquired the "said flat" on

*[Handwritten signature]*

*[Handwritten signature]*

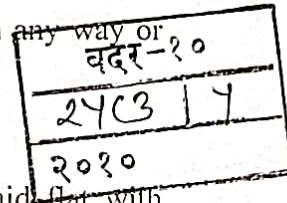
*[Handwritten signature: Bhupendra Nandu Bhageria]*

Ownership basis from the MRS. SMITA VINAY KAMAT, at or for the price and upon the terms and conditions therein contained and paid the full consideration therefore and took the vacant and peaceful possession of the said Flat and till this date is in lawful use, occupation and possession of the same. The Said document is registered with Registrar of Assurances vide BDR-2-00454-2007 dated 19/04/2007. therefore by Virtue of this Agreement the said Society has transferred the said Shares in favour of the TRANSFERORS herein



F. That in the premises aforesaid the TRANSFERORS are legally entitled to the said flat together with benefits attached to it and that neither the TRANSFERORS herein either personally or through any of their agent/s or constituted attorney has or had at any time heretofore either created or agreed to create any third party rights or right, title, interests or claim whatsoever in respect of the said flat.

G. That the TRANSFERORS are in the exclusive and absolute possession of the said flat with the full lock and key control with the actual custody and dominion over the possession of the said flat and benefits and that neither the TRANSFERORS had till date hereof at any time either agreed to induct or inducted any third party in use, occupation, possession and/or enjoyment of the said flat or any part or portion thereof, in any way or any manner whatsoever.



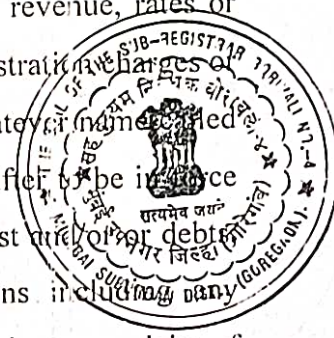
H. That the title of the TRANSFERORS in respect of the said flat with benefits attached to it is absolutely clear and marketable, free from all encumbrances and reasonable doubts including free from any third party adverse deal, arrangements, understanding, agreement, agreement for sale, transfer or assignment, conveyance, release, relinquishment, surrender, gift, exchange, lease, monthly tenancy, leave and licence, charge, mortgage or any other encumbrances, any third party dispute as to

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]* (Netau Bhageria)

right to possession, any debts or dues of private creditors or notice/ order of any public authority or any attachment or forfeiture or recovery proceeding whatsoever on account of any matters including the matters of any public levies (including income-tax, property tax, revenue, rates or cess, assignment, duties, stamp duties, registration, registration charges or other charges/ fees/amount and/or other levies (by whatever name called or known) under any law/s heretofore or now or hereafter in force retrospectively either with or without penalty or interest or other dues, loans or finances from any person or persons including financial institutions and/or any other banks, or otherwise ; any claim of any third party on account of bail, bond, security, surety, charge, mortgage, indemnity, guarantee, suits, litigation, legal or other proceedings lis pendens, any decree, order, judgement or award, injunction order, appointment or receiver or any other person by any court of law, tribunal, forum, authority and/or attachment before or after judgement or otherwise under any laws in force, any arbitration or award, any disputes, (contentious or non-contentious) any notice . notification, order or award either for acquisition, requisition, forfeiture or confiscation or any notices, notifications, orders or proceedings for recovery of any debts, dues, loans, sums, amounts for and on any account whatsoever against the TRANSFERORS on account of any faults, defaults, factors, acts of commissions or omissions under any legal, statutory/constitutional laws/rules/regulations and/or bye-laws in force at the instance of any action or proceedings either by persons including all governments, public bodies/authorities/local or semi-governmental bodies/authorities under any laws which are for the time being in force, any notice, notification, order or proceedings for insolvency or adjudication of insolvency or otherwise, save and Except Housing/ Mortgage Loan from IDBI Bank Ltd., Vide Loan A/c. No. 805675100130677, wherein an outstanding amount of Rs. 29,23,444/- approx. is due and payable.



29.23.444/- 24/3/18 2018
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1. That the TRANSFERORS herein have not been disqualified or rendered disentitled either at law, equity or otherwise on account of any action, steps or proceedings or any act of commission or omission including any forfeiture, confiscation, acquisition, requisition and/ or reservation and otherwise and there was no and there is no dispute filed or disposed off in respect of the said flat or in respect of the said building and the said property to the knowledge, notice (expressed and/or implied) and/or information of the TRANSFERORS.



J. That in the manner aforesaid the TRANSFERORS have truly, honestly, bona fide and in good faith disclosed to the TRANSFEREES, all the material facts and circumstances in respect of the said flat and said benefits without making any untrue, incorrect, dishonest and/or fraudulent and non-bona fide representations (or any misrepresentation to or concealment from the TRANSFEREES in bad faith), of anything whatsoever in that behalf and in any manner whatsoever.

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AND WHEREAS upon the strength of the representation and declaration made by the TRANSFERORS to the TRANSFEREES, the parties have negotiated for sale and purchase of the said flat in the said building and said benefits with all incidental benefits and right, title, interest, claim, estate, possession and property rights in respect thereof at law, equity and otherwise at or for the lump-sum price of Rs.47,00,000/- (**Rupees forty seven Lakhs only**) payable to the TRANSFERORS with vacant and peaceful possession of the said flat with said benefits with legal right to have and call for all relevant deeds, documents, papers and writings from the TRANSFERORS and the concerned parties contemplated by law as hereinafter mentioned in these presents with otherwise clear & marketable title free from all encumbrances and reasonable doubts along with the Said Five Shares of the society.

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature: Shri. Neta Bhageria]*

AND WHEREAS the TRANSFERORS have informed the said society under the Bye-law No. 40(a) the intention of transfer the rights and interest in the capital/property of the society and obtained the permission from the said society to sell, transfer and the said Flat to the TRANSFEREES.



AND WHEREAS it is now mutually agreed by and between the parties hereto that the TRANSFERORS shall sell and transfer and the TRANSFEREES shall acquire and purchase the said Flat free from all encumbrances together with the absolute right of use and occupation of the said Flat and also the said five shares.

AND WHEREAS now the parties are desirous of executing this regular agreement in respect of the said flat in the said building on the said property with said benefits and accordingly the parties have hereby mutually agreed upon certain terms, conditions, stipulations & covenants in that behalf as hereinafter appearing:

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**NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:**

1. The TRANSFERORS shall sell, transfer, assign and assure and the TRANSFEREES shall purchase and acquire the said Flat no. A- 504, 5<sup>th</sup> floor, 'A' wing, in the building known as Mars, Vasant Galaxy Complex, Bangur Nagar, Link Road, Goregaon (West), Mumbai - 400 090; admeasuring about 775 sq. feet Built-up area, and more particularly described in the schedule hereunder written, with the benefits, free from all encumbrances at or for the price of Rs.47,00,000/- (Rupees forty seven Lakhs only) being the full consideration and shall be paid to be

*Buraka*

*Ranaj*

*Proprietor (Neetu Bhageria)*

paid by the TRANSFEREES to the TRANSFERORS in the following manner:

a) Rs.12,50,000/- (Rupees Twelve Lakhs fifty thousand only) consideration amount on or before execution of these presents the TRANSFERORS doth hereby admits, acknowledges and confirms this agreement.



b) Rs.34,50,000/- (Rupees Thirty four Lakhs fifty thousand only) being the balance consideration amount to be paid by the TRANSFEREES to the TRANSFERORS within 60 days from date of execution of these presents, against the vacant and peaceful possession of the said Flat, And Whereas the TRANSFEREES herein would like to avail Loan for this balance consideration from some Bank/ Financial institution.

*[Handwritten signature]*  
*[Handwritten signature]*

2. On receiving the full consideration, the TRANSFERORS shall put the TRANSFEREES in vacant possession of the said flat and shall surrender their right, title and interest in favour of the TRANSFEREES and the TRANSFEREES shall be entitled to quietly enter upon, leave, hold, occupy, possess and enjoy the said flat together with the fittings, fixtures and other amenities thereto absolutely without any let or sub-let.

*[Handwritten signature]*  
*[Handwritten signature]*

3. The TRANSFERORS further state and declare that they have paid the full consideration in respect of the said flat and also paid and cleared all the dues, taxes, outgoing, electricity charges and all other incidental charges in respect of the said flat to the said Society.

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4. The TRANSFERORS have obtained the necessary permission from the said Society to transfer all their rights, title, claim, interest and benefits whatsoever enjoyed by the TRANSFERORS including the shares, deposits, if any, in favour of the TRANSFEREES. The TRANSFERORS undertake to assist and co-operate to execute, produce, procure and/or cause to be executed, produced or procured any documents and/or writing

*[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]* *[Handwritten signature]*

whatsoever which may be required by the TRANSFEREES for further assuring in Law and for better and more perfectly transferring all the rights, interest and benefits of the TRANSFERORS in respect of the said flat unto the TRANSFEREES for exclusive use of TRANSFEREES thereof as aforesaid.



5. It is specifically agreed by and between the parties hereto that on or before 30 April 2010, the Transferee herein shall service/ pay the Loan amount Interest towards the Outstanding Loan of IDBI <sup>Bank</sup> Loan, which the Transferor have availed against the said flat, till such date the Transferee makes the full and final payment to the Transferor.

*Signature*

*Signature*

6. The TRANSFERORS covenant with the TRANSFEREES that only they are the absolute owners of the said flat and hereby agreed to be transferred and sold and no other person or persons has or have any right, title, interest in property claim or demand of any nature whatsoever in or upon the said shares and in the said flat whether by way of sale, charge, mortgage, lien, gift, trust, inheritance, lease, licences, easement or otherwise howsoever and they good right, full power and absolute authority to transfer and sell the same to the TRANSFEREES.

*Nectur Bhageria*

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7. The TRANSFERORS further covenant with the TRANSFEREES that they have not created any charge or encumbrance of whatsoever nature on the said shares or the said flat nor are the same or any of them the subject matter of any litigation or stay order nor are the same or any of them the subject matter of any attachment whatsoever (whether before or after judgement) or any prohibitory order and they have not created any adverse right whatsoever in favour of any of one in respect of the same or any of them.

*Signature*  
*Signature*

*Signature*

*Nectur Bhageria*

8. The TRANSFERORS shall hand over to the TRANSFEREES all those relevant papers, documents in their possession and control relating to the said flat such as the original agreement for sale, all the stamped receipts, letters etc. immediately on receiving the full consideration and shall also sign such other papers, applications, forms and declarations required by the said TRANSFEREES from time to time for the transfer of the said flat in the name of the TRANSFEREES



9. TRANSFERORS hereby declare that the said flat is the property of themselves and that no one else except them have any right, title and interest in respect of the said flat and the TRANSFEREES shall after payment of balance consideration quietly and peacefully possess and occupy and enjoy the said flat without any let, hindrance, denial, demand, interruption or eviction by the TRANSFERORS or any other person lawfully or equitably claiming through, under or in trust for the TRANSFERORS.

10. That after receiving the full and final payment as aforesaid from the TRANSFEREES neither the TRANSFERORS nor their legal heirs, executors and administrators shall and will have any right, title, interest or claim to the said flat.

title, interest
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11. The TRANSFEREES shall become the member of the society and shall abide by all and singular bye-laws, rules and regulations made and adopted from time to time by the said Society and shall regularly pay the monthly maintenance charges in respect of the said flat to the said Society without any default.

12. The TRANSFERORS hereby undertake to indemnify and keep indemnified the TRANSFEREES against all claims, demands, proceedings, costs and expenses including the stamp duty and

*Jeevika*      *Dhanraj*      *Shafiq*      *Nandu Bhageria*

registration charges of all the previous agreements in respect of the said flat which the TRANSFEREES may have to suffer or incur due to the claims from Govt. authorities, competent authorities and/or any third party relating to the said flat sustained prior to the execution of these presents.



13. The Transferor undertakes to pay and clear all dues if any, in respect of Society dues, Telephone charges, Electricity charges, and piped gas or other charges if any, in respect of said flat till the date of handing over the possession of the said flat to the Transferees, and further undertakes to indemnify and keep indemnified the Transferees against all claims, demands, proceedings, costs and expenses related to such issues.

14. It is specifically agreed by and between the parties that all the costs, incidental charges, expenses in connection with the transfer of the said flat with the Society shall be borne and paid by both the parties

equally - 20  
243/92  
Stamp Duty &

15. It is also agreed by and between the parties that the Stamp Registration charges, if any, levied by the competent authorities in respect of the previous Agreements shall be borne and paid by TRANSFERORS and Stamp Duty & Registration charges in respect of present agreement shall be borne and paid by the TRANSFEREES Only. TRANSFERORS hereby undertakes and agrees to execute such other required documents and/or sign such other papers, required by the TRANSFEREES for perfecting their title of the said flat after payment of full sale consideration reserved in these presents and further undertakes to get this Agreement duly Registered with the concerned Registrar or Assurances or Any Competent Authority at the expense of TRANSFEREES. That after Registration of these presents, The TRANSFEREES shall always be protected under Right of Property Act.

*Secretary*      *Shop*      *Shri. Aneta Bhageria*

THE SCHEDULE HEREINABOVE REFERRED TO:

All that Ownership rights, title Being Flat no. A- 504, 5<sup>th</sup> floor, 'A' wing, in the building known as Mars, Vasant Galaxy Complex, Bangur Nagar, Link Road, Goregaon (West), Mumbai - 400 090, admeasuring about 775 sq. feet Built-up area, in the said building, and being located on the land bearing C.T.S.No 237 of Village Pahadi Goregaon West, Taluka- Borivali, of Mumbai Suburban District,. The said building is having silt plus eight upper floors. The Said Building was constructed in the year 2005.

*Sureka*  
*Saraf*  
*Neetu Bhageria*

IN WITNESS WHEREOF the parties hereto hereunto subscribed their respective hands on the day and year first written.



SIGNED AND DELIVERED by the within named the TRANSFERORS

(1) MR. AMIT SUREKA  
AOJPS0189R



*Sureka*



(2) MRS. HEMALATA SARAF  
BOOPS3364E



*Saraf*



in the presence of .....

SIGNED AND DELIVERED by the within named the TRANSFEREES

(1) MR. AMIT BHAGERIA  
AFYYPB0577N



*Bhageria*



(2) MRS. NEETU AMIT BHAGERIA  
ABZPT 3972E



*Neetu Bhageria*



in the presence of..

द्वार-१०  
२४७/९३  
२०१०

**RECEIPT**



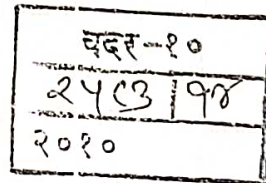
Received the day and year first hereinabove written from the within named  
TRANSFEREES (1) MR. AMIT BHAGERIA & (2) MRS. NEELESH AMIT  
BHAGERIA, a sum of Rs.12,50,000/- (Rupees Twelve Lakhs fifty thousand  
only) being the Part payment in respect of Sale of Flat no. A- 504, 5<sup>th</sup> floor,  
'A' wing, in the building known as Mars, Vasant Galaxy Complex, Bangur  
Nagar, Link Road, Goregaon (West), Mumbai - 400 090, admeasuring about  
775 sq. feet Built-up area, as mentioned in this Agreement (as per clause No 1-  
a), to be paid by the TRANSFEREES to the TRANSFERORS. I/We receive the  
said amount in the following manner. (Subject to realisation of Cheque/s)

AMOUNT	CHEQUE NO.	DATE	DRAWN ON
Rs.1,25,000/-	89045	18.02.2010	The Bharat Co-op. Bank Ltd.
Rs.6,00,000/-	310303	11.03.2010	Indian Overseas Bank
Rs.5,25,000/-	310304	13.03.2010	Indian Overseas Bank

I/We say received Rs.12,50,000/-

*Sureka*  
*Hemalata*

(1) MR. AMIT SUREKA  
(2) MRS. HEMALATA SARAF  
TRANSFERORS



**Witnesses :**

1.

2.



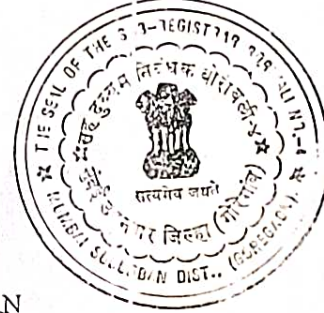


# MARS

Co-operative Housing Society Ltd.

Regd. No : MUM/WP/HSG/TC/12262/2003-2004  
Vasant Galaxy, New Link Road,  
Goregaon (West), Mumbai-400 090.

15<sup>th</sup> February 2010

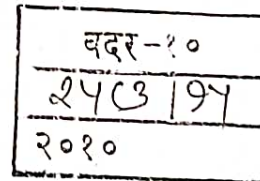


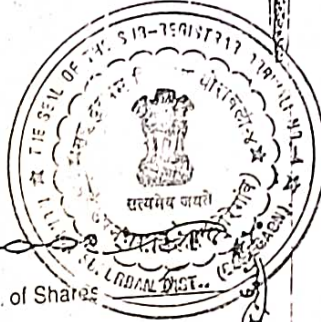
TO WHOMSOEVER IT MAY CONCERN

THIS IS TO CERTIFY THAT MR. AMIT SUREKA/MRS. HEMALATA SARAF ARE THE BONAFIDE MEMBERS OF OUR SOCIETY AND THEY HAVE BEEN ALLOTTED FLAT NO. 504 IN 'A' WING FOR THEIR RESIDENTIAL PURPOSES. ALL MAINTENANCE DUES HAVE BEEN CLEARED BY THEM AS ON 31ST JANUARY 2010. THE ABOVE FLAT IS HYPOTHECATED AGAINST LOAN TAKEN BY THEM WITH IDBI BANK LTD., ANDHERI (east) BRANCH, MUMBAI. SINCE THEY WANT TO SELL THE FLAT TO ONE MR. AMIT BHAGERIA/MRS NEETU BHAGERIA OF B.501 MARS CHS LTD., VASANT GALAXY, GOREGAON (West), WE DO NOT HAVE ANY OBJECTION FOR THE SAME SUBJECT TO CLEARING OF THE BANK LOAN AS ABOVE. THE SHARE CERTIFICATE NO 17 WITH DISTINCTIVE NOS. 81 TO 85 HAS ALREADY BEEN GIVEN TO THEM..

FOR MARS CHS LIMITED

  
HON. SECRETARY





Share Certificate No. 17 Member's Register No. 17 No. of Shares

### SHARE CERTIFICATE MARS CO-OPERATIVE HOUSING SOCIETY LIMITED

Vasant Galaxy, Link Road, Bangur Nagar, Goregaon (West) Mumbai - 400 090.  
Registration No. MUM/W - P / HSG / TC / 12262 / 2003 - 04 dated 23.10.2003.  
Registered under the Maharashtra Co-operative Society Act 1960

Date 21/3/05

THIS IS TO CERTIFY that Shri/Smt./ M/s. SHRI. M. J. V. V. V. V.

RAMS

is the Registered Holder of 5 Fully Paid up Shares of

Rs. Fifty each numbered from 81 to 85 both inclusive

in MARS CO-OPERATIVE HOUSING SOCIETY LTD., subject to the Bye-laws of the said Society.

Given under the Common Seal of the Society at MUMBAI this 31st

Day of March 2005

वदर-१०
२५०३१९
२०२०

Authorized.  
M. C. Member

  
Secretary

  
Chairman



वदर-२
२५०३१३
२००७

Memorandum of Transfers of the Within Mentioned Shares				
Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary



दर-२  
२४३/१०  
२०१०

दर-१०  
२४३/१०  
२०१०

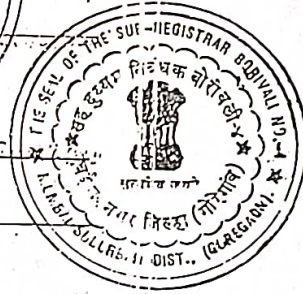
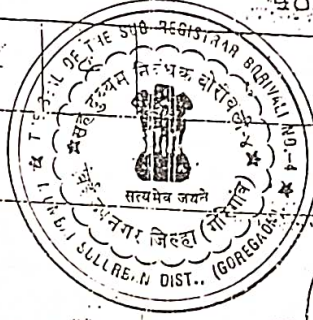
Y.P.R. 1,07,000-7.00-4.0A-5-(C) 113  
 O.P. No. 2616, dated 10.9.20.

पहाडी गारगाव RULED CARD

4816

236

क. ए. क.



श्री दत्तात्रय महापात्र सरपंचवार

13-3-20	वि. 230	श्री श्री शंकरजी व. इ. सा.	स्व. गो. व. सा.	20/10/20
13-3-20	वि. 231	(11) श्री. उ. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 232	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 233	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 234	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 235	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 236	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 237	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 238	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 239	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20
13-3-20	वि. 240	श्री. सा. व. सा.	वि. गो. व. सा.	20/10/20

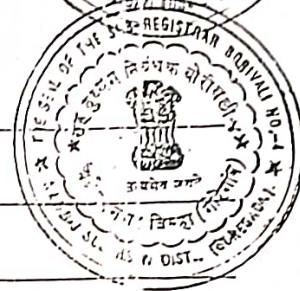
वदर-१०  
 २५८३/९८  
 २०१०

वदर-१०  
 २५२८/२८  
 २०१०

S. P. D. - 1,07,000 - 1-05 - WUDS - 10/11  
 G. H. D. D. 110, 0610, dated 10-0-20.

RULED CARD

230		9
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230	235	237
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106  
107  
108  
109  
110

Handwritten notes and signatures in Hindi, including the name 'जडिओ पायलट' (Jadiao Pilot) and other illegible text.

बदर-१०  
 2426 | 20  
 20१०

बदर-१०  
 243 | 9e  
 20१०

BUILDING PLAN NO. 1000/2005  
 ROAD NO. 7/1, 2/1, 3/1, 4/1, 5/1, 6/1, 7/1, 8/1, 9/1, 10/1, 11/1, 12/1, 13/1, 14/1, 15/1, 16/1, 17/1, 18/1, 19/1, 20/1, 21/1, 22/1, 23/1, 24/1, 25/1, 26/1, 27/1, 28/1, 29/1, 30/1, 31/1, 32/1, 33/1, 34/1, 35/1, 36/1, 37/1, 38/1, 39/1, 40/1, 41/1, 42/1, 43/1, 44/1, 45/1, 46/1, 47/1, 48/1, 49/1, 50/1, 51/1, 52/1, 53/1, 54/1, 55/1, 56/1, 57/1, 58/1, 59/1, 60/1, 61/1, 62/1, 63/1, 64/1, 65/1, 66/1, 67/1, 68/1, 69/1, 70/1, 71/1, 72/1, 73/1, 74/1, 75/1, 76/1, 77/1, 78/1, 79/1, 80/1, 81/1, 82/1, 83/1, 84/1, 85/1, 86/1, 87/1, 88/1, 89/1, 90/1, 91/1, 92/1, 93/1, 94/1, 95/1, 96/1, 97/1, 98/1, 99/1, 100/1

182

10 MAY 2005

To: Shri Jibendra M. Sheth, Director of  
 M/s Eastern Ceramic Ltd., Owner.

Sub: Permission to occupy the completed building No. G.  
 on plot bearing C.I.S.No. 256, 236/1 to 3, 247,  
 237/1, 238, 238/1, & 239 of Village Bahadri Gorseon  
 situated at Link Road Gorseon (West).



Sir,  
 Ref: Your Arch's letter dated 9-02-2005.

The development work of Building No. G, on  
 plots A, B, C, D & E, SHIL 1 B upper floors on plots  
 C.I.S.No. 256, 236/1 to 3, 247, 237/1, 238, 238/1, &  
 239 Bahadri Gorseon, situated at Link Road Gorseon (West),  
 completed under the supervision of Shri Tarun H. Motta, Licensed  
 Architect, having Lic. No. 14105, Shri M. R. Wadga, Licensed  
 Structural Engineer, having Licence No. 318/0/01 and Lic. City  
 Supervisor, Shri G. P. Chaudhari, having Licence No. 0/03/035-1, may  
 be occupied on the following conditions.

1. That the certificates U/s 270A of U.M.C. Act shall be obtained from A.G.W.W.(P/South) and a certified copy of the same shall be submitted to this office.
2. That the P.R. Card in the name of M.C.G.A. for setback Land shall be submitted before asking U.M.C. for Block No. 2, in the layout.

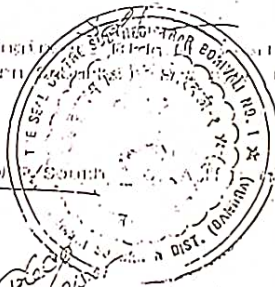
A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,

10 MAY 2005

Mr. Engineer (Western)

- Copy to:
1. Architect: Shri Tarun H. Motta.
  2. By A.G.W.W.(P/South)
  3. City Survey Office.



वदर-१०	
२४८३	२०
२०१०	

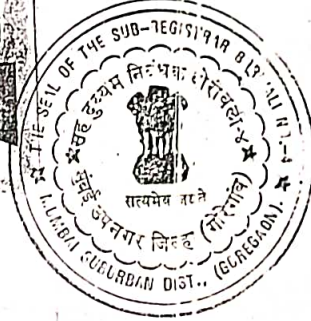
For Information Please.

C:\WORK\MANIPROTECH\F11\7013

CERTIFIED TRUE COPY  
 FOR  
 J. C. C. E. E.  
 J. C. C. E. E.  
 J. C. C. E. E.

वदर-२
२४८३
२००७

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 भारत सरकार  
 GOVT. OF INDIA  
 RAKESH SITARAM KAMBLE  
 SITARAM KRISHNA KAMBLE  
 01/03/1987  
 Permanent Account Number  
 BDLPK8557R  
 Kamble  
 Signature



उ लात्या रोपे नगर  
 अरि रोड, गीरेगाव (फ)

वदर-१०  
 २५७ १२९  
 २०१०

THE UNION OF INDIA  
 MAHARASHTRA STATE MOTOR DRIVING LICENCE  
 DL No. MH02 20080137878 DOI 14-07-2008  
 Valid Till : 07-11-2020 (NT)

AUTHORITY TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 LMV 14-07-2008  
 MCWG 14-07-2008

FORM 1  
 RULE 16 (1)

Name SANJAY CHANDARANA  
 S/D/W of TULSIDAS CHANDARANA  
 Add 202, ABROL RESIDENCY, KRAJDELWAL LAYOUT,  
 EVERSHINE NAGAR, LINK ROAD, WILAD (W),  
 MUMBAI  
 PIN 400064  
 Signature & ID of Issuing Authority: MH02 20080233

Signature/Thumb Impression of Holder

उ लात्या रोपे नगर  
 अरि रोड गीरेगाव (फ)

12/03/2010  
12:11:56 pm

दुय्यम निबंधकः

सह दु.नि.का-योरीवली 4

दस्त गोषवारा भाग-1

वदर10

दस्त क्र 2583/2010

22

दस्त क्रमांक : 2583/2010



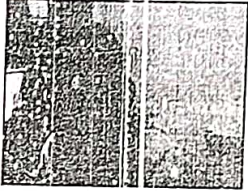



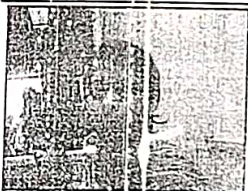

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा टसा

1	नाम: अमित भगरीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: 501 मार्स, वसंत गॅलेक्सी कॉम्प वांगुर नगर लिक रोड गोरेगांव प मुं- 90 ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: -	लिहून घेणार वय 28 सही		
2	नाम: नितु अमित भगरीया - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: वरीलप्रमाणे ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका:- पिन: - पॅन नम्बर: ABZPT3972E	लिहून घेणार वय 25 सही		
3	नाम: अमित सुरेका - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: अ/504,5 वा मजला, ए/विंग मार्स, वसंत गॅलेक्सी कॉम्प वांगुर नगर लिक रोड गोरेगांव प मुं- 90 ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर	लिहून घेणार वय 32 सही		
4	नाम: हेमलता सराफ - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: वरीलप्रमाणे ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: BOOPS3364F	लिहून घेणार वय 30 सही		







दस्त गोषवारा भाग - 2

वदर10  
दस्त क्रमांक (2583/2010)  
23

दस्त क्र. [वदर10-2583-2010] चा गोषवारा  
बाजार मुल्य : 4658643 गोषदला 4700000 भरलेले मुद्रांक शुल्क : 217600

पावती क्र.: 2585 दिनांक: 12/03/2010  
पावतीचे वर्णन  
नांव: अमित भगेरीया - -

दस्त हजर केल्याचा दिनांक : 12/03/2010 12:05 PM  
निष्पादनाचा दिनांक : 23/02/2010  
दस्त हजर करणा-याची सही :

*Shopee*

30000 : नोंदणी फी  
440 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजगाना (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30440: एकूण

दस्ताचा प्रकार : 25) कारनामा  
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 12/03/2010 12:05 PM  
शिक्षा क्र. 2 ची वेळ : (फी) 12/03/2010 12:10 PM  
शिक्षा क्र. 3 ची वेळ : (कबुली) 12/03/2010 12:11 PM  
शिक्षा क्र. 4 ची वेळ : (ओळख) 12/03/2010 12:11 PM

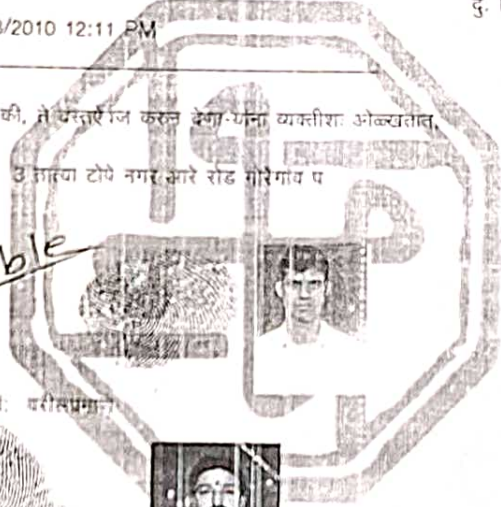
*[Signature]*  
दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 4

दस्त नोंद केल्याचा दिनांक : 12/03/2010 12:11 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते परतर्पण करत देणा-यना व्यक्तीस ओळखतात,  
व त्यांची ओळख पटवितात.

1) राकेस कांबळे - - , घर/प्लॉट नं: 3 ताह्या टोपे नगर आवरे रोड गोरगांव प  
गल्ली/रस्ता: -  
ईमारतीचे नावा: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*Ramble*



2) राजेश घंटाराणा - - , घर/प्लॉट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नावा: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



*[Signature]*

दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 4



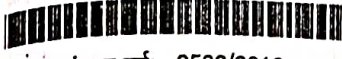
भ्रमाहित व लपेत गेले की, या  
दस्तासंबंधी एकूण ...23... पाने आहेत.

*[Signature]*  
सह मुख्यम निबंधक, बोरीवली न. ४,  
मुंबई उपनगर जिल्हा.

वदर-१०/२५८३/२०१०

पुस्तक क्रमांक १ क्रमांक .....वर  
गोषदला 92/03/2010  
दिनांक :

*[Signature]*  
सह मुख्यम निबंधक बोरीवली-क्र ४,  
मुंबई उपनगर जिल्हा.



दस्ताक्रमांक व वर्ष: 2583/2010

Friday, March 12, 2010

12:12:03 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 4

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 4,700,000.00  
बा.भा. रु. 4,658,643.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 237 वर्णन: सदनिका क्र-अ/504,5 वा मजला, ए/विंग मार्स, वसंत गॅलेक्सी कॉम्प वांगुर नगर लिंक रोड गोरेगांव प मुं- 90
- (3) क्षेत्रफळ (1) 72.02 चौ मी बि अप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अमित-सुरेका -; घर/फ्लॅट नं: -; गल्ली/रस्ता: अ/504,5 वा मजला, ए/विंग मार्स, वसंत गॅलेक्सी कॉम्प वांगुर नगर लिंक रोड गोरेगांव प मुं- 90; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOJPS0189R.  
(2) हमलता सराफ -; घर/फ्लॅट नं: -; गल्ली/रस्ता: वरं लप्रमाणे -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: BOOPS3364F.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) अमित भगरीया -; घर/फ्लॅट नं: -; गल्ली/रस्ता: 501 मार्स, वसंत गॅलेक्सी कॉम्प वांगुर नगर लिंक रोड गोरेगांव प मुं- 90; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFYBP0577N.  
(2) नितु अमित भगरीया -; घर/फ्लॅट नं: -; गल्ली/रस्ता: वरीलप्रमाणे -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AELPT3972E.
- (7) दिनांक करून दिल्याचा 23/02/2010
- (8) नोंदणीचा 12/03/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 2583 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 217600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



खरी प्रत

सह दुय्यम निबंधक, बोरीवली-४,  
मुंबई उपनगर जिल्हा.