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Dated.....

issued To P. A. M. Shah

Stamp of Rs. 20/-

Proper Officer
Extended Sales Counter, Bombay
General Stamp Office, Bombay

AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 12th day of

December 1994. BETWEEN M/S ACME ENGINEERING

CORPORATION, a Partnership Firm, registered under Indian Partnership Act, 1932 and having its registered Office at 35-A, Laram Centre, S.V. Road, Ancheri (W), Bombay - 400 058, hereinafter for the sake of brevity

referred to as "the Developers" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its Partners or the Partner for the time being constituting the said Firm, the Survivors or Survivor of them and the heirs, executors and administrators of such Partner) of the

- FIRST PART; AND
- (1) Haresh Purohottamdas Patel
 - (2) Indira Haresh Patel
 - (3) Master Nitesh Haresh Patel
 - (4) Miss Sejal Haresh Patel
 - (5) Mr. Rajnikant Purohottamdas Patel
 - (6) Mrs. Mira Rajnikant Patel
 - (7) Miss Pina Rajnikant Patel
 - (8) Ms. Ameeta Rajnikant Patel
 - (9) Mr.

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X
Shah
A. Shah
P

X
Shah

P

THE SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground together with the Buildings and structures standing thereon lying, being and situate at Village Gundavali, Taluka Andheri, in the Registration District, Sub-District of Bombay City Suburban bearing Survey No. 30, Hissa No. 4, and CTS No. 637/1, 637/2, 637/3 and now bearing Plot, No. 9, 10 and 12 admeasuring 8457 sq. ft., 7295 sq. ft. and 8500 sq. ft., or thereabouts respectively and 24,252 sq. ft. or thereabouts in the aggregate as per the approved private layout plan under Serial No. SE/10/63/K dated 16.12.69 and bounded as follows that is to say :-

On or Towards the North by : the CTS No. 635 and CTS No. 636;
On or Towards the South by : CTS No. 637/4 and CTS No. 646 (Part)
On or towards the East by : "30-0" wide D.P. Road of CTS No. 637/11 i.e. the layout road in Private layout sanctioned on 16.12.69
On or towards the West by : Partly by CTS No. 619, Partly by CTS No. 618, Partly by CTS No. 617, of the said property.

IN WITNESS WHEREOF the parties hereto have set their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED)

by the withinnamed DEVELOPERS)

ACME ENGINEERING CORPORATION)

through their duly authorised Partner)

Mr Pravin H. Doshi

in the presence of)

FOR M/S. ACME ENGINEERING CORPORATION

Pravin H. Doshi
PARTNER

SIGNED AND DELIVERED)

by the withinnamed CONFIRMING)

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

Share Certificate

AMAR TARU - I CO-OPERATIVE HOUSING SOCIETY LIMITED

REGISTERED UNDER THE M.C.S. ACT, 1960 (REGISTRATION NO. BOM/WR/HSG/TC/11867/2003 Dt. 13/1/2003)
CTS No. 637/1 To 3, Plot No. 9, New Nagardas Road, Andheri (E), Mumbai - 400 069.

Authorised Share Capital Rs. 1,00,000, Divided into 2000 Shares each of Rs. 50/- only

Registration No. 5 Date 13-01-2003

THIS IS TO CERTIFY that Shri/ Smt./ M/s. RAMNIKLAL POPATLAL SHAH & SMT. JAYS-
HREEN R. SHAH Flat No. 303 is the Registered Holder of 5 fully paid up shares
of Rs. FIFTY each numbered from 21 to 25 both inclusive, in Amar Taru - I Co-operative
Housing Society Limited. Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society at Andheri (East) Mumbai - 400 069.

this 18th day of MARCH 2003.



[Signature]
Chairman

[Signature]
Hon. Secretary

[Signature]
Member of the Committee
P.T.O.

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

1) The Developers shall construct the said building/s consisting of stilt and seven upper floors on the said property in accordance with the Plans designs specifications approved by the concerned local Authority and which have been seen and approved by the Purchaser with only such variations and modifications as the developers may consider necessary or as may be required by the concerned local Authority/the Government to be made in them or any of them.

Provided that the Developers shall have to obtain prior consent in writing of the Purchaser in respect of such Variations or modifications which may adversely affect the flat of the Purchasers.

2. The Purchaser hereby agrees to purchase from the Developers and the Developers hereby agrees to sell to the Purchaser premises being a Flat No. 303 on 3rd floor in building to be known as "AMARTARU" Sakha No. I & — being constructed on the said property hereinafter referred to as ("the said building") admeasuring about 661.5 sq.ft. ^{Carpet} built-up area including 55.00 sq. ft. of balcony area and more particularly shown in red colour on the plan hereto, annexed and marked Annexure 'D' (hereinafter for the sake of brevity referred to as "the said premises") ANNEXURE 'D' at or for a lumpsum price of Rs. 8,10,000/- (Rupees Eight lakhs Ten thousand only) Including Rs. — being the proportionate price of the common areas and facilities appurtenant to the said premises, payable as mentioned in Clause 3 hereinbelow and subject to the terms and conditions hereinafter mentioned. The percentage of undivided interest of the Purchaser in the common area and facilities, amenities, fixtures, fittings and services, limited or otherwise, pertaining to the said premises shall be in the proportion to the built-up area of the whole of the said building.

3a). The Purchaser shall pay to the Developers the balance purchase price in the following manner >

Dilip Purshottandas Patel, (10) Mrs. Kundan Dilip Patel and (11) Ms. Mitali Dilip Patel, hereinafter called "the Confirming Party" (which expression shall include their respective legal representatives, administrators and assigns) of the SECOND PART; AND Mr.

J. R. SHAH
J. R. SHAH
Smt. JAYSHREE RAMNIKLAL SHAH
RAMNIKLAL SHAH
~~residing/carrying on business at 17, Sai. Siddhi...~~
Building, 1st floor, Azad Road, Anheri (East)
Bombay 69

hereinafter for the sake of brevity referred to as "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her/their respective heirs, executors, administrators and assigns) of the THIRD PART;

1. By and under a registered Deed of Conveyance dated 14th August, 1934, one Shamji Chapey in his capacity as the Court Receiver in High Court Suit No. 1066/28 sold, transferred, conveyed and

J. R. SHAH

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