

Original Agreement
Premises No. 302
of Previous Owners
Mrs. Sonam Kamel Chhabra
and
Mrs. Sangeeta Anup Salwani

(Customer Copy)

Date: 25/1/07.

Deposit Br: Sahara, Mumbai-400 050

Pay to: Sahara Mercantile Co-operative Bank Ltd
At Same Duty

Franchising Value Rs	550000
Service Charges Rs	10
Total Rs.	550000

Name of Stamp Duty paying party

Sonam K. Chhabria
S. A. Lalwani

DD / Cheque No.

Drawn on Bank & Branch:

Laxmi bank -
Gurjar Hr.

Tran ID

Franchising Sr. No.

637

Authorized Signatory
Branch Branch

Officer

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
 Govt. of Mah. General Stamp Office
 (V)IC R. 1056/05/05/1720 - 23/05



AGREEMENT.

29th day of January in the Christian Year two thousand seven.

BETWEEN

Sonam - Chhabria.
S. A. LALWANI.

M/s. Dinaco Resorts Private Limited, a company incorporated under the Companies Act 1956, and having its office at 1. Purshottam Villa, 7th Road, Khar west Mumbai, 400 052, herein after called the "DEVELOPERS" (which expression shall unless it be repugnant to the context or meaning thereof shall deem to mean and include its share holders, their respective successors and permitted assigns) of the ONE PART.

AND

Mrs. Sonam Kamal Chhabria and Mrs. Sangeeta Anup Lalwani, both adults Indian inhabitant residing 601. Sea World, 6th floor, Perry Cross Road, Off. Turner Road, Bandra west Mumbai 400 050., herein after called the "PURCHASERS" (which expression shall unless if be repugnant to the context or meaning thereof shall deem to mean and include their respective heirs, executors, administrators and assign) of the OTHER PART.

Authorized Signatory
 Branch Branch

Sonam - Chhabria.
S. A. LALWANI.

वदर-81
 09 9
 2000

INDIA
 STAMP DUTY
 MAHARASHTRA

(i) State Bank of India Supervising Officials Shalaka Co-Operative Housing Society Ltd, a society registered under the Maharashtra Co-Op. Society's Act 1960 (XXIV of 1961) and bearing registration No. EOM/HSG/1845/1968 and having its registered office at Plot No. 32. 10-10-A, Town Planning Scheme No. II, Juhu Road, Santa Cruz (west) Mumbai 400 054 (herein after for brevity's sake referred to as the said "SOCIETY") is absolutely seized and possessed of or otherwise well and sufficiently entitled to all that piece or parcel of land and ground along with a building constructed thereon at Revenue village Danda, Santa Cruz, Juhu Road, Greater Mumbai in the Registration Sub- District of Bandra forming a final plot No. 32, Town Planning Scheme No. III of Santa Cruz and containing by admeasuring about 1490. Sq. Yds. Equivalent to 1245.84 Sq. Mtrs. or thereabout, bearing Municipal No. 10 and 10.A. A more particular description of the said Property is given in the First Schedule hereunder written and herein after for brevity's sake referred to as the said "PROPERTY".

(ii) The said Property has been purchased by the said Society under a Deed of Conveyance dated 04.01.1969 registered with the office of the Sub-Registrar of Assurances at Mumbai under Serial No. 92/1969 of Book No.1 on 27th May, 1970.

(iii) On 14th August, 1991 the Municipal Corporation of Greater Mumbai (MMC) had issued a notice bearing No. AEH/1640/5B under Section 299, of the Bombay Municipal Corporation Act, 1888, to the said Society for the purpose of acquiring a strip of land admeasuring 89.00 meters or thereabouts for the purpose of the widening of the road, since then the Municipal Corporation of Greater Mumbai acquired the said strip of land and widened the said road. The said Society did not receive any compensation for surrender of the said strip of land nor any Floor Space Index (FSI) in lieu thereof.

(iv) In the year 1969-70, the said Society constructed a building of ground and 4 (four) upper floors on the said Property, which is more particularly described in the First Schedule hereunder written and the Flats in the building so constructed, were occupied by 20. (Twenty) members of the said Society.

(v) The members of the said Society desired to demolish the existing building and to construct a new building thereon by consuming the existing FSI available concerning the said Property on which the said building was standing



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as well as by utilizing FSI by way of TDR as per Development Control regulations for Greater Mumbai, 1991.

(vi). At the Special General Body Meeting of the said Society held on 19.01.2005, the members of the said Society decided that they should demolish the existing building and construct a new building thereon by consuming the existing FSI available in respect of the said Property on which the said building was standing as well as by use of TDR / FSI. At the said meeting, the members also agreed that the benefit of utilizing FSI, TDR / FSI on the said Property belonged to the said registered 20. members of the said Society in proportion to the area of the Flat occupied by each of them. Since the members did not have proper knowledge and expertise, nor the requisite finance to acquire TDR/FSI and construct a new building nor till the construction of a new building to provide each of the members temporary alternate accommodation, therefore, all the members of the said Society decided that each of the member should transfer their respective entitlements to a Common Developer/s, who can redevelop the said Property by demolition of the existing structure, provide temporary alternate accommodation to each of the member of the Society, construct a new building by utilization of the FSI of the said Property as also by utilizing TDR/ FSI as permissible under the D.C. Regulations and all such other laws as may be in force from time to time. Appropriate resolutions to this effect have been passed at the meeting of the members of the said Society.

(vii). The Society invited offers from the various Builders and Developers and at the meeting of the members of the said Society, all the said offers were considered and ultimately, the members considered the offer of one Mr. Narendra D. Alimchandani of M/s. Dinaco Enterprise as per the offer contained in the letters dated 03.02.2005 and 03.03.2005 received by the Society from M/s. Kothare Associates, consultants for the said Society.

(viii) In pursuance to the request made by the said Mr. Narendra D. Alimchandani, the Proprietor of M/s. Dinaco Enterprise, the said Society agreed to grant the right of development of the said Property in favor of M/s. Dinaco Resorts Pvt. Ltd. the Developers herein, being a sister concern of the said Mr. Narendra D. Alimchandani of M/s. Dinaco Enterprise on the terms and conditions set out in the said offer letters.

(ix) At the Special General Body Meeting of the members of the Society held on 06.02.2005, members of the said Society decided to accept the offer of

[Handwritten signature]

S. A. ALWANI
S. A. ALWANI.



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509	3
2009	

the said Mr. Narendra D. Alimchandani of Dinaco Enterprise through the Developers herein and the said Society agreed to grant to the Developers herein, the right to develop the said Property, subject to the terms, conditions and consideration as agreed by and between the parties thereto.

(x) The said Society in the Special General Body Meeting held on 19.02.2005, unanimously resolved and agreed that the members of the Managing Committee were authorized to sign and execute the Agreement and all other deeds, documents, forms, declarations, affidavits, etc. and to register the same.

(xi) Accordingly, the said Society entered into a Development Agreement dated 09.04.2005 in favor the Developers herein recording the terms and conditions as set out therein.

(xii) Under the said Development Agreement dated 09.04.2005 (hereinafter called the said "DEVELOPMENT AGREEMENT") the Developers herein have been appointed as the Developers for the said Property on the terms and conditions recorded in the said Development Agreement, which interalia, are as under:

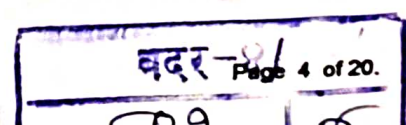
(a). The Developers will compensate the members of the said Society towards alternate accommodation for the entire Property from the date, the member concerned hand over the vacant and peaceful possession of the respective premises in the respective occupation of each member, until the period, the Developers hand over possession of the permanent accommodation in the new building to be constructed by the Developers.

(b). The Developers will be entitled to develop the said Property by availing benefit of constructing Basement, Commercial / Shopping area on the Ground, First and Second floors of the proposed new building to be constructed as per D.C. Rules and Regulations and to provide the residential tenements to the members of the said Society from third floor and above.

(xiii). The said Society have also executed an registered irrevocable Power of Attorney dated. 11.04.2005, in favor of two Directors of the Developers company.



X
Khabaria.



the Developers of any breach or non compliance of any of the terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developers.

30. All notices to be served on the Purchasers as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchasers, by Registered Post A.D. / through Courier Services at their address specified below:-

Mrs. SONAM KAMAL CHHABRIA
Mrs. SANGEETA ANUP LALWANI
Flat No. 601. 6th Floor,
SEA WORLD,
Perry Cross Road, Off. Turner Road,
Bandra (west) MUMBAI. 400 050.

31. The Full ad-valorem stamp duty in accordance with the Bombay Stamp Act, 1958 and registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Purchasers alone in full. The Purchasers will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances, latest within 4 (four) months from the date of its execution, and the Developers will attend the Sub-Registrar office and admit execution thereof.

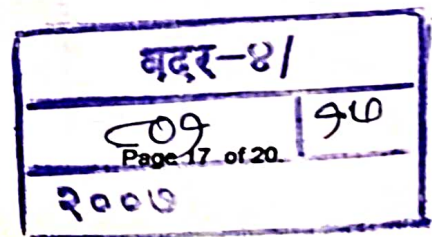
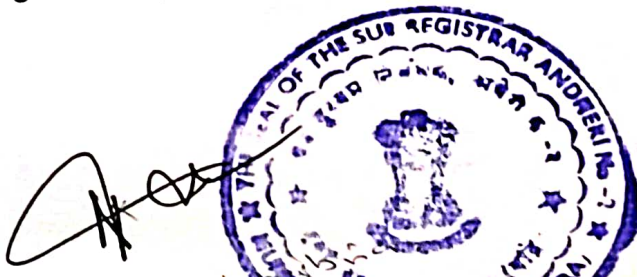
32. As required by the Income Tax (Sixteen Amendment) Rules, 1998.

(a). The **Developers** states as under.

"We are assessed to Income Tax by Commissioner or Income Tax Mumbai and the Permanent Account Number allotted to us is M/s. Dinaco Resorts Pvt. Ltd. AAACD5691B.

(b). The **Purchasers** states as under:

I am assessed to Income Tax by Commissioner of Income Tax Mumbai and the Permanent Account Number allotted to me is
Mrs. Sonam Kamal Chabria..... AAAPC5884C.
Mrs. Sangeeta Anup Lalwani AAKPL2979H.



33. This Agreement shall always be subject to the provisions of the Maharashtra Apartment Ownership Act 1971 and the Rules made there under.

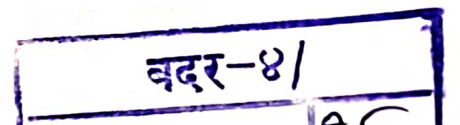
THE FIRST SCHEDULE OF THE PROETRY ABOVE REFERRED TO.

ALL those piece or parcels of ground or land situate, lying and being at Revenue village Danda, Santacruz, Juhu Road, Greater Bombay in the Registration Sub- District of Bandra forming the Final Plot No.32 Town Planning Scheme NO II CTS No. G/156-157-158 of Santacruz admeasuring 1490 square yards i.e. 1245.84 square meters with building bearing Municipal Nos. 10. A. standing thereon and bounded as follows that is to say:

On or towards the East.	By Plot No 31.
On or towards the South.	By Plot No.37.
On or towards the West.	By Plot No.33.
On or towards the North.	By the Juhu Road

THE SECOND SCHEDULE ABOVE REFERRED TO.

The Premises bearing No. 302. Third floor of the building known as Shalaka and to be constructed on plot No. 32. Juhu Road, Santa Cruz west Mumbai 400 054, and consisting of 2. Rooms, Hall, Toilets etc. collectively admeasuring about 725. Sq.ft. carpet area. The said premises are given to the Purchasers for their RESIDENTIAL USE.



IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed their respective hands and seals on the day and the year First hereinabove written.

SIGNED, SEALED AND DELIVERED)
By the within named "DEVELOPERS")
Under the common seal of the Company)

M/s. Dinaco Resorts Pvt. Ltd.)
through hands of the authorized Director)
Shri Mahesh N. Alimchandani.)

For DINACO RESORTS PVT. LTD.

MANAGING DIRECTOR

In the presence of)
..... Prakash J.)



SIGNED, SEALED AND DELIVERED)
By the within named "PURCHASERSS")

Mrs. Sonam Kamal Chhabria.)

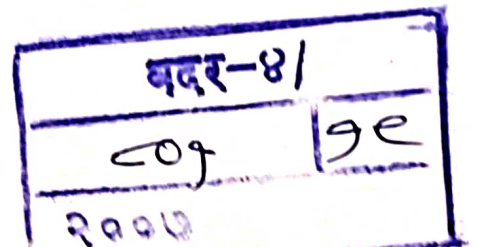
x Sonam Kamal Chhabria

Mrs. Sangeeta Anup Lalwani.)

x Sangeeta A. Lalwani.

In the presence of)
..... Prakash J.)





ENTRANCE :

The main entrance lobby and the main gate of the building will be of Antique finish decorated with marble/granite on walls and columns will be suitably decorated. (Designer Entrance Lobby)

SECURITY :

One Security cabin for watchman will be provided with all Control of Lights with common toilet.

LIFT :

Two five passenger lift of reputed make (Excel /Otis) will be provided with Steel or Wooden Interior decorative finish.

INTERCOM SERVICES :

Intercom connection to each flat having connection to watchman (security) cabin along with B/W monitor unit & a camera unit would be provided and Security Video Door phone to each and every flat.

LAND SCAPING :

An interior Architect will do well developed landscaping with flowery plants around the building.

SPECIAL AMENITIES (CIVIL/MARBLE FURNITURE) :

- a. In Bedroom a wardrobe with shelves in marble make would be provided.
- b. In kitchen a cabinet above platform for storage in marble make would be provided.

IN ADDITION TO THE ABOVE :

1. Aqua guard in the Kitchen.
2. Lofts in the bathroom and kitchen.
3. Mahanagar gas connections shall be retained with provision in kitchen.
4. Additional to the present water connection shall be provided.
5. Two number of Two-way switches shall be provided in the bedrooms.
6. Society office with common toilet.
7. Safety doors
8. Provisions for A/c points in living / bed rooms.
9. Five Ceiling fans in each flat and also one in the Society Office



This is to be used in cases where
is the provision of Urban Land
Regulation and Restriction Act, 1973

C-3

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

No. CE/1960/2817/WS/AH/AK of
COMMENCEMENT CERTIFICATE

24 OCT 2003

Ex. Engineer Bldg. Proposal (H.S.)
H and K - 11a-6a
Municipal Office, K. K. Sakar Marg
Bandra (West), Mumbai-400 050.

M. 1649-2002-10,000 Forms.

Shri. Allam. Chandra. J. S.P. to Owner
Supervising Officials
S. H. S.

With reference to your application No. 895 dated 12-MAY-2003 for Development
permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional
Town Planning Act 1966, to carry out development and building permission under Section 346 of the
Municipal Corporation Act 1888 to erect a building.
To the development work of Prop. bldg on plot..... CTS No. G155 to G158
situated at Street... TPS II... Village... Borchohra (W)..... plot
situated at Santacruz (W)..... Ward... H1V.....

The Commencement Certificate/Building Permit is granted on the following conditions:-

1. The land vacated in consequence of the endorsement of the setback line/road widening line/road part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy 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 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 Mumbai 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 conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - (c) The Municipal Commissioner of Greater Mumbai 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 42 of 45 of the Maharashtra Regional and 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. M. G. Mulla, Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
This CC is valid upto 23 OCT 2006

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Commencement Certificate is
paying out the work up to top of

111-01

Field up to ~~XXXXXXXXXXXX~~

27 APR 2016

CE/ W/ E/ ~~XXXXXXXXXXXX~~ of
Further C.C. is now extended up to top of ~~XXXXXXXXXXXX~~
height as per approved plan of ~~XXXXXXXXXXXX~~



~~XXXXXXXXXXXX~~
Sd/- ~~XXXXXXXXXXXX~~
Sd/- (WS) ~~XXXXXXXXXXXX~~

20 MAY 2016

CE/ W/ E/ ~~XXXXXXXXXXXX~~ of
Further C.C. is now extended up to top of ~~XXXXXXXXXXXX~~
height as per approved plan of ~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~
Sd/- ~~XXXXXXXXXXXX~~
Sd/- (WS) ~~XXXXXXXXXXXX~~

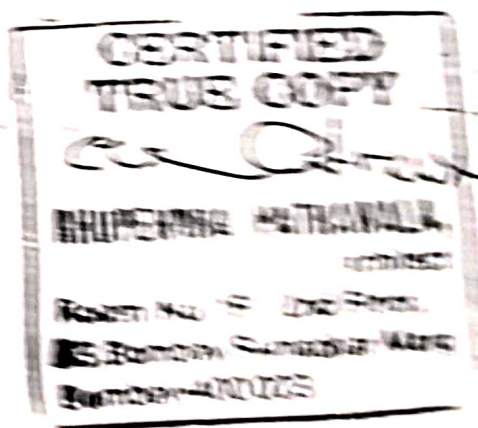
Field up to ~~XXXXXXXXXXXX~~ - 8 AUG 2016

CE/ W/ E/ ~~XXXXXXXXXXXX~~ of ~~XXXXXXXXXXXX~~
Further C.C. is now extended up to top of ~~XXXXXXXXXXXX~~
height as per approved plan of ~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~
Sd/- ~~XXXXXXXXXXXX~~
Sd/- (WS) ~~XXXXXXXXXXXX~~

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Sd/- ~~XXXXXXXXXXXX~~
Sd/- (WS) ~~XXXXXXXXXXXX~~



5/11/16	
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2003	

No. E.B./CE/ 1960/WS/ABS/A

20 SEP 2005

of 200 - 200

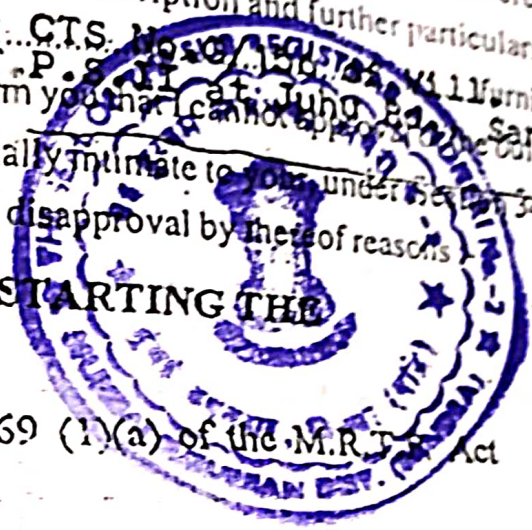
Municipal Office, Mumbai

ALIACHANDANI C.A. TO M/S. S.B.I. SUPERVOISING OFFICIALS C.H.S. LTD.

your Notice, letter No. 337 dated 12-3-2003 and delivered on

and the plans, Sections Specifications and Description and further particulars and Prop. Bldg. on plot bearing CTS. No. 150/74, 11 furnished at Junagadh, Santacruz (W) Bandra (W), F.P. No. 32, of T.P. 801, 200. I have to inform you that I cannot approve the building

erected or executed, and I therefore hereby formally intimate to you under Section 346 of Municipal Corporation Act as amended upto-date, my disapproval by the following reasons



TO BE COMPLIED WITH BEFORE STARTING THE WORK BEFORE PLINTH C.C.

commencement certificate under section 44/69 (1)(a) of the M.R.T.C. Act obtained before starting the proposed work.

Compound wall is not constructed on all sides of the plot clear of the road line with foundation below level of bottom of road side drain without the flow of rain water from the adjoining holding to prove possession of per D.C. Regulation No.38(27) before starting the work.

Adjoining plot will not be filled upto a reduced level of atleast 92 T.H.D. or adjoining road level whichever is higher with murum, earth, boulders etc. to be levelled, rolled and consolidated and sloped towards road side, before work.

Specifications for layout / D.P. / or access roads / development of setback not be obtained from E.E.R.C.(W.S.) before starting the construction work and setback land will not be developed accordingly including providing E.S. and S.W.D. from E.E.R.C.(W.S.) / E.E.S.W.D. of W.S. before submitting

Structural Engineer will not be appointed. Supervision memo as per Regulation 5(3)(ix) will not be submitted by him.

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क्र. ११११११११
अध्याय २ (अध्याय)

दस्त गोपवारा भाग-1

वटर 4
दस्त क्र 801/2007
3e/ka

19/11/2007

करावनामा

पक्षकाराचे नाव व पत्ता

सौ. सीतल कमल खत्रीया
पत्ता: कार/फ्लॉट नं. १२/१, री. मजूर, ६ वा मजला, पो. लिहून घेणार
विवरण: कार/फ्लॉट नं. १२/१, री. मजूर, ६ वा मजला, पो. लिहून घेणार, मु. ६०

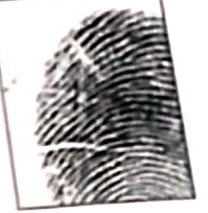
पक्षकाराचा प्रकार

लिहून घेणार
वय ३९
सही

छायाचित्र



अंगठ्याचा ठसा



Suman. Wahan.

पक्षकाराचे नाव व पत्ता
पत्ता: कार/फ्लॉट नं. १२/१, री. मजूर, ६ वा मजला, पो. लिहून घेणार
विवरण: कार/फ्लॉट नं. १२/१, री. मजूर, ६ वा मजला, पो. लिहून घेणार, मु. ६०

लिहून घेणार
वय 41
सही

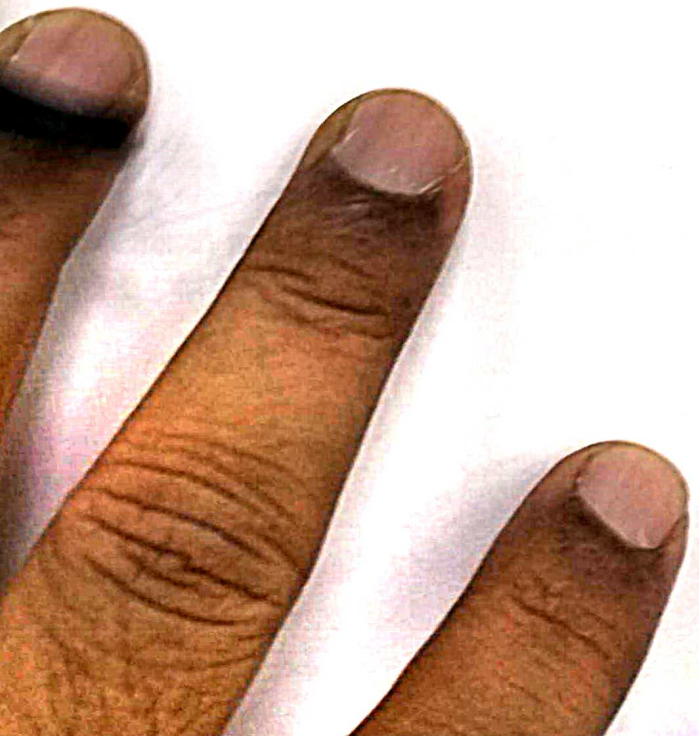


Sangeeta. A. TALWANI.

खालील 1 पक्षकाराची कवृली उपलब्ध नाही.

पक्षकाराचे नाव

मं / दिनांक रिपोर्ट प्रा सि लॉक सचालक महेश अलिमचदानी



दस्तावेजों का भाग - 2

कालिका (1943-1944)
10/18/12

12/22/2007 का मासिक
12/22/2007 मासिक 150000 नए नए नए नए 150000

दिनांक 12/22/2007 10:55 AM

दिनांक 29/07/2007

मासिक-मासिक स्वीकृति

Signature

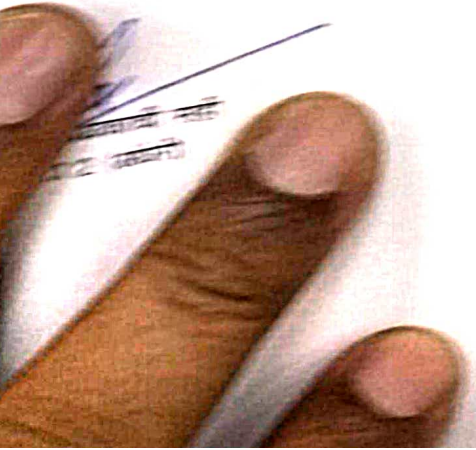
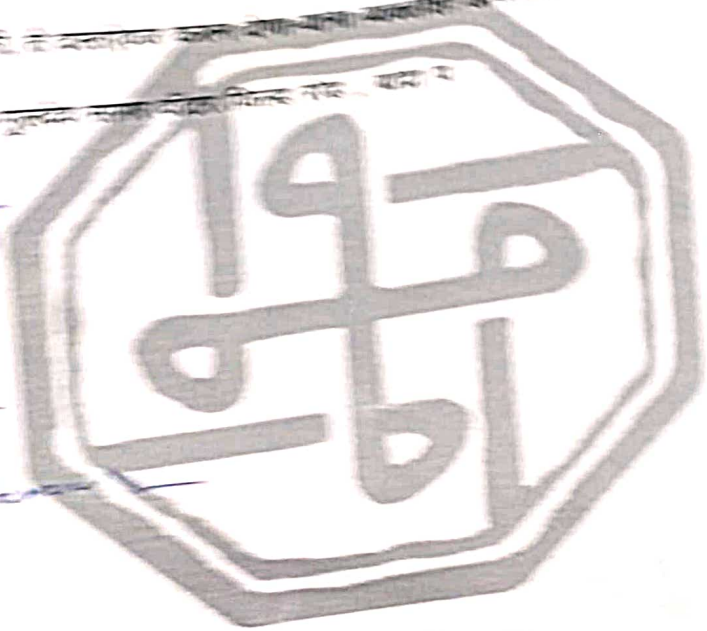
मासिक 250 का मासिक

मासिक 1 वीं मासिक (12/22/2007 10:55 AM)

मासिक 2 वीं मासिक (12/22/2007 10:55 AM)

दस्तावेजों का भाग - 2

12/22/2007 का मासिक
12/22/2007 मासिक 150000 नए नए नए नए 150000





दस्तक्रमांक व वर्ष: 801/2007
 Thursday, August 07, 2008
 12:58:38 PM

दुय्यम निबंधक: खंणी 2 (खंणी)

कधीपत्र
 दिनांक: 07/08/08

सूची १. दोन INDEX NO. II

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोवदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोवदला रु. 7,300,000.00
 बा.भा. रु. 7,227,990.00
- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटीएस क्र. 157 वर्गनः विभागाचे नाव - बांद्रा - जो (खंणी), स्थानिकगावी नाव - 26/158 - भूभाग: उत्तरेस गावाची सीमा, पूर्वेस पु.स.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन गा. पश्चिमेस गावाची सीमा. सदर मिळकत नि.टी.पु.न. नंबर - 157 नव्या आहे. - 302, 3 रा मजला, शलाका, फ्लॉट नं. 32, मूळ रकम - तात्काळ म. - रु 2500000.00
 (1) बांधीव मिळकतीचे क्षेत्रफळ 80.85 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मॅ /-डिनाको रिसॉर्ट प्रा लि. तर्फे संचालक नवेंद्रा खलिनचवानी - 2 वर/फ्लॉट नं. 301, सी ब्लॉक, 8 वा मजला, येरवडे पुरुषोत्तम विला, 7 वा सोड, खार प. मल्लो/रस्ता: - इमारतीचे नाव: - इमारत नं. - 157 - 302, 3 रा मजला, शलाका, फ्लॉट नं. 32, मूळ रकम - तात्काळ म. - रु 2500000.00
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सोनम कमल खत्रीया - 2 वर/फ्लॉट नं. 301, सी ब्लॉक, 8 वा मजला, येरवडे, टर्नर रोड, बांद्रा प. म. नं. 50; मल्लो/रस्ता: - इमारतीचे नाव: - इमारत नं. - 157 - 302, 3 रा मजला, शलाका, फ्लॉट नं. 32, मूळ रकम - तात्काळ म. - रु 2500000.00
 (2) संमीता अनूप लालवानी - 2 वर/फ्लॉट नं. - मल्लो/रस्ता: - इमारतीचे नाव: - इमारत नं. - 157 - 302, 3 रा मजला, शलाका, फ्लॉट नं. 32, मूळ रकम - तात्काळ म. - रु 2500000.00
- (7) दिनांक करून दिल्याचा 29/01/2007
- (8) नोंदणीचा 03/03/2007
- (9) क्रमांक, खंड व पृष्ठ 801 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 347600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



बंद - १५
 610000



दस्तावेजांचा क्र. 801/2007

Thursday, August 07, 2008

12:58:23 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m e.

सूची [] . दोन INDEX NO. II

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारनाम (माळेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 7,300,000.00
बा.म. रु. 7,227,990.00
- (2) मूनापन, पोटहिस्ता व घटकमांक (असल्यात) (1) सिटिएस क्र.: 157 वर्णन विभागाचे नाव - बांद्रा - जी (अंधेरी), उपविभागाचे नाव - 26/158 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गावाची सीमा. सदर मिल्कत सि.टी.एस. नंबर - 157 मध्ये आहे. -----प्लॉट नं. 302, 3 रा मजला , शलाका , प्लॉट नं. 32, जुहू रोड , सांताक्रुझ प ., मुं 54-----तळ +7 (1)बांधीव मिल्कतीचे क्षेत्रफळ 80.85 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असलेले तेंव्हा (1)-
- (5) दस्तऐवज करून देण्याच्या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) ने /-दिनाको रिसॉर्ट प्रा लि तर्फे संचालक महेश अलिमघंदानी - -; घर/प्लॉट नं: 1 पुरुषोत्तम विला , 7 वा रोड , खार प ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAACD5691B.
- (6) दस्तऐवज करून घेण्याच्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) सोनम कमल छाब्रीया - -; घर/प्लॉट नं: 601 , सी वर्ल्ड , 6 वा मजला , पेरी क्रॉस रोड , टर्नर रोड , बांद्रा प ., मुं 50; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAPC5884C.
(2) संगीता अनुप लालवानी - -; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAKPL2779H.
- (7) दिनांक करून दिल्याचा 29/01/2007
- (8) नोंदणीचा 03/03/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 801 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 347600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



बंदर - १५
६६६७३९

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip

Govt of Mah. General Stamp Office Licence No. D-5/STP/05/C.R. 1056/05/05/1720-23/05

③

Date: 09/08/08
 Depositor: [Signature]
 Branch: [Signature]
 Name of Stamp Duty paying party: Talib & Shamsi
 Address: Constructions Pvt. Ltd.
 DD / Cheque No: 090820
 Amount: 800000
 Charges: 80000
 Branch: [Signature]
 Officer: [Signature]
 Franking Slip No: 7184
 Stamp Office: [Signature]



FLAT PURCHASE AGREEMENT

ARTICLES OF AGREEMENT made at Mumbai on this ... day of August'2008 BETWEEN (1) Mrs.Sonam Kamal Chhabria, and (2) Mrs. Sangeeta Anup Lalwani, both Mumbai inhabitants, presently residing at 601 Sea World, Perry Cross Road, off Turner Road, Bandra (West), Mumbai-400 050, hereinafter referred to as 'the Vendors' (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their heirs, successors, administrators, executors, assigns and survivor) of the One Part AND Talib & Shamsi Constructions Pvt.Ltd., a registered company, having its registered office at Temple Bells, 37 K. M. Munshi Marg, Chowpatty, Mumbai- 400 007, hereinafter referred to as 'the Purchaser' (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his heirs, successors, administrators, executors and assigns) of the Other Part.

[Handwritten signature]
 S.K.C.

Authorized Signatory
 Bandra Branch
 [Signature]
 D-5/STP/05/C.R. 1056/05/05/1720-23/05

भारत 07884
 111413
 R.080000
 STAMP DUTY
 INDIA

[Handwritten signature]

बदर - २५
 ६००३१७
 २०००

IN WITNESS WHEREOF the parties hereto have set their hands and seal on the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED

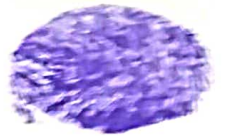
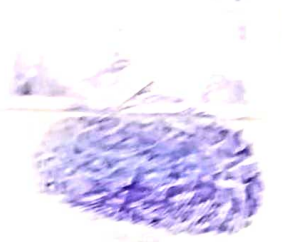
By the withinnamed Vendors,

(1) Mrs. Sonam Kamal Chhabria and *Sonam Chhabria*

(2) Mrs. Sangeeta Anup Lalwani *S. A. LALWANI*

In the presence of:

- 1. *R. H. Zariwala*
- 2. *R. H. Zariwala*



COMMON SEAL AFFIXED HEREUNTO

Of the withinnamed Purchaser,

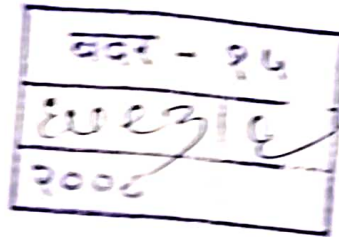
Talib & Shamsi Constructions Pvt. Ltd.

In pursuance of the resolution passed in the Board of Directors meeting held on

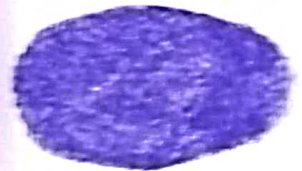
Signature

3/6/2008 authorizing Mr. Amjad S Shamsi in the presence of:

- Signature*
- R. H. Zariwala*



Signature



AY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip
General Stamp Office Licence No. D-5(STP/W)/C.R. 1055/05/05/1720 - 23/05

Trans ID	Drawn on Bk	DD / Cheque	Name of Bk	Total Rs	Pay to / Bk No	Deposit Br	Date
	<i>Shamsi</i>		<i>Talib & Shamsi</i>				<i>5/6/08</i>

IN WITNESS WHEREOF the parties hereto have set their hands and seal on the day and year first hereinabove mentioned.

SIGNED SEALED AND DELIVERED

By the withinnamed Vendors,

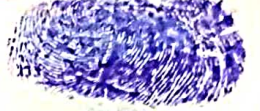
(1) Mrs. Sonam Kamal Chhabria and Sonamika Chhabria.

(2) Mrs. Sangeeta Anup Lalwani S.A. LALWANI

In the presence of:

1. Prakash S.

2. R.H. Zariwala



COMMON SEAL AFFIXED HEREUNTO

Of the withinnamed Purchaser,

Talib & Shamsi Constructions Pvt.Ltd.

In pursuance of the resolution passed in the Board of Directors meeting held on

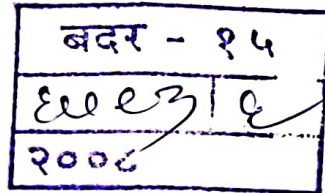
Handwritten signature of the purchaser's representative.

23/6/2008 authorizing Mr. Amjad S.

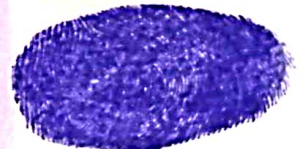
Shamsi in the presence of:

1. Prakash S.

2. R.H. Zariwala



Handwritten signature of Mr. Amjad S. Shamsi.

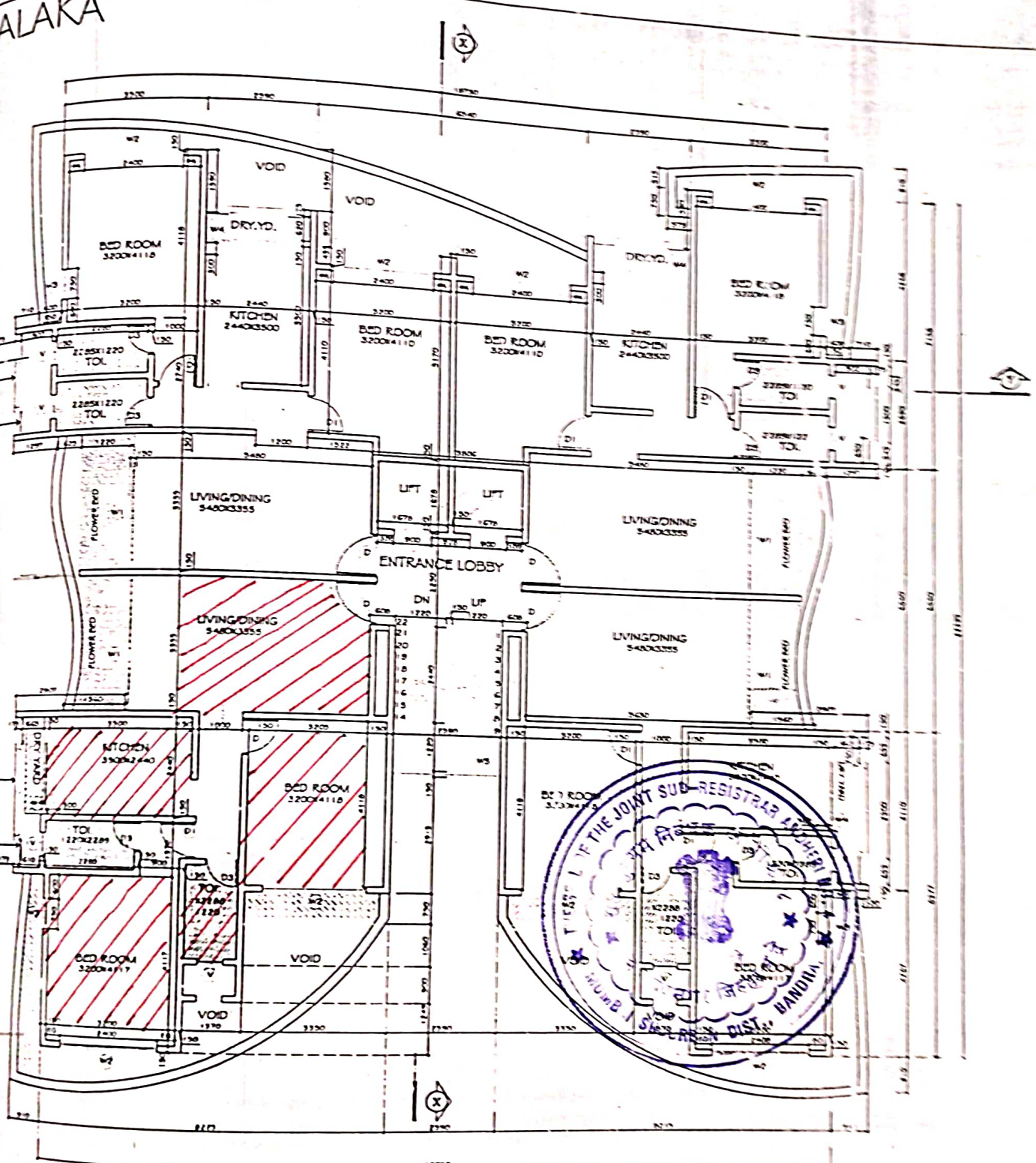


BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK) Franking Deposit Slip

Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/05/05/1720 - 23/05

Franksing Sr. N	Tran ID	Drawn on Bank Amjad S.	DD / Cheque No.	Name of Stamp Talib & Shamsi	Total Rs.	Service Charges	Franksing Value	Pay to A/c Stamp	Deposit Br. Band	Date 23/6/08
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SHALAKA



TYPICAL FLOOR PLAN



बदल - १५
 एवेज २०