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1011, Ashant Bldg.

"Original given to  
Mr Jayesh Mehta

FOR BANK PURPOSE 20.3.2011 2.5 PM

Rajesh Murari Agarwal

to  
Jayesh Mehta

THIS AGREEMENT BETWEEN

MR. JAYESH A. MEHTA

&

MR. RAJESH MURARI AGARWAL

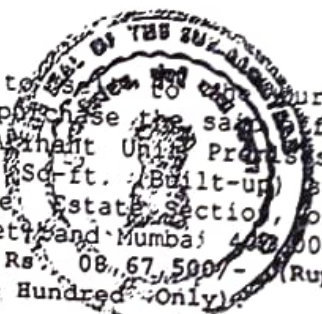


Pursuant to deed of sale the vendor by an agreement dated 7<sup>th</sup> September 1987 between Mr. JITENDRA J. MODI AND OTHERS. "the Vendor" therein purchased office no. 104, in the building known as Arihant Unit Premises Co-op Society Ltd. having area of 347 Sq-ft (Built-up) Situated plot no. 64 in the Elephinstone Estate Section of Princess Dock Division, Ahemdabad Street, Mumbai- 400 009 and by the said agreement the vendor is absolute owner, seized and possessed of the office in question which is more particularly described in the schedule hereunder written.

AND WHEREAS the vender is registered holder of 5 fully paid up shares of Rs. 50/- each bearing distinctive no. 286 to 290 under share certificate no. 59 (hereinafter referred to as "the said Shares") of the Arihant Unit Premises Co-op Society Ltd. Situated Ahemdabad Street, Mumbai- 400 009, bearing registered no. BOM/GEN/ 1402 of 1981 under Maharashtra Co-op Society Act. 1960, (hereinafter referred to as "the said Society")

AND WHEREAS the purchaser has approached the vendor to purchase the said office premises no. 104 at or for the total consideration of Rs. 08,67,500/- (Rupees: Eight Lac Sixty Seven Thousand Five Hundred Only) on the terms and conditions contained therein.

WHEREAS:-



1. The vender has agreed to sell, grant, transfer, convey and assign unto the purchaser and the purchaser has agreed to purchase the said office no. 104, in the building known as Arihant Unit Premises Co-op Society Ltd., having area of 347 Sq-ft. (Built-up) situated at plot no.64 in the Elephinstone Estate Section of Princess Dock Division, Ahemdabad Street, Mumbai- 400 009 at or for the total consideration of Rs. 08,67,500/- (Rupees Eight Lac Sixty Seven Thousand Five Hundred Only).
2. The vender doth hereby sell, grant, transfer, convey and assign unto the purchasers and the purchaser doth hereby acquire from the vendor, the said office premises. The area of the said office premises no. 104 admeasuring 347 sq.ft. (Built-up) area which is more particularly described in the schedule hereunder written, at and for the total consideration of Rs.08,67,500/- (Rupees Eight Lac Sixty Seven Thousand Five Hundred Only).
3. On the execution of these presents the vendor irrevocably agreed to immediately handover to the purchaser peacefully and vacant possession of the said office no. 104 on receipt of consideration as mentioned herein above.
4. That the vender have no objection if the said office no. 104 is transferred in the name of the purchaser in the records of the authorities concerned and for that the vender shall

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sign such writing that may be required by the purchaser and as incidental thereto for transfer of all their right, titles and interest in the said office no.104 in building known as **ARIHANT UNIT PREMISES CO-OP SOCIETY LTD.** in favour of the purchaser.

5. The Stamp Duty, and Registration Charges in respect of this deed of sale shall be borne and paid by the purchaser alone, However the society transfer fee/ donation or contribution if any payable in respect of the said premises and for transfer of the Share Certificate shall be borne by the vender and purchaser in equal share.

6. Simultaneously with the execution of this Indenture and the payment and receipt of the purchase price as aforesaid the venders shall :-

a. Hand over the Original Share Certificate together with the transfer forms duly filled in respect of the said shares to the purchaser to enable the said society to transfer the said shares and the existing membership of the said society under the member Registration No. as recorded in the said Shares Certificate in favour of the purchaser.

b. Hand over the documents of title relating to the said premises.

c. Hand over legal, constructive and peaceful possession of said premises as owned thereof to the purchaser.

d. Hand over the letter of authorities for transfer of Deposits, sinking fund and all other rights, interests benefits and advantages which the vender are entitled to in relation with the said society, which shall be eventually transferred by the said society in favour of the purchaser.



7. The vender shall indemnify and keep indemnified and keep harmless the purchaser of from and against all claims and demands of third parties as to the title of the vender to the said shares and the said premises and of from and against all claims, demands, suits or proceedings of whatsoever nature arising from the above transaction or in relation thereto owing to the defect in title default of the vender relating to the said shares or the said premise.

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at the request of the

8. Pursuant to the said agreement and as the purchaser the vender has effectually transferred the said and as incidental the vender beneficial right, title and interest in the said premises and the right to use and occupy the said premises in the manner hereinafter appearing.

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NOW THIS DEED WITNESSETH that in pursuance of the said agreement for sale and in pursuance of the said premises contained therein the purchaser has paid of Rs. 08,67,500/- (Rupees Eight Lac Sixty Seven Thousand Five Hundred Only) being the full and final consideration sale of office no. 104 to Mr. Rajesh M. Agarwal, said vender on or before the execution of these presents by the purchaser to the vender the payment and receipt whereof the vender both hereby admit acknowledge and of and from same both hereby grant, convey and transfer into the purchaser the said shares bearing no. 286 to 290 under certificate no. 59 of the said society and the beneficial rights, titles and interests of the vender into and upon the said premises and to the unrestricted use occupation of the said premises and all the rights and privileges whatsoever of the vender as the member of the said society subject however to the payment by the purchaser of all the taxes and outgoing and other charges hereinafter payable to the said society or any other body or authority and subject to the bye-laws, rules and regulations of the said society in regard thereto and the vender hereby covenants with the purchaser that the vender has good right, full power and absolute to transfer and confirm his rights, titles and interests in the said Shares and in the said premises unto the purchaser in the manner aforesaid.

The vender doth hereby covenants that the vender shall at the request and cost of the purchaser sign and execute such further writings, and transfer papers which the purchaser may reasonably require to effectually transfer the right title and interest in favour of the purchaser as reasonably required.

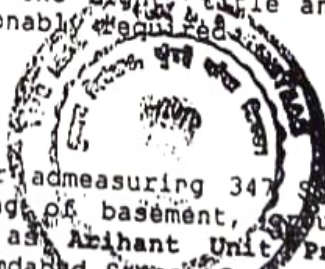
THE SCHEDULE ABOVE REFERRED TO.

Office no.104. in the 1<sup>st</sup> floor measuring 347 sq-ft. built-up area in the building consisting of basement, ground plus five floors, with one lift known as Arihant Unit Premises Co-Op Society Ltd. situated at 64 Ahemdabad Street, Camac Bunder Masjid Bunder (East) Mumbai 400009, constructed on or about 1975 bearing final plot no. 64 in the Elephinstone Estate Section of princess Dock Division cadastal survey no. Sub District of Bombay Suburban within the B-ward jurisdiction of Bombay Municipal Corporation and bounded as follows.

- ON OR TOWARDS THE EAST : Ashirward Building,
- ON OR TOWARDS THE WEST : Gupta Bhuvan Building,
- ON OR TOWARDS THE NORTH : Baroda Street,
- ON OR TOWARDS THE SOUTH : Joshi Chambers building.

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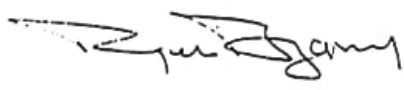
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In witness whereof the parties here to have signed set their respective hands to this agreement: the date and the year herein above written.

SIGNED AND DELIVERD

By the withinnamed "The vender"

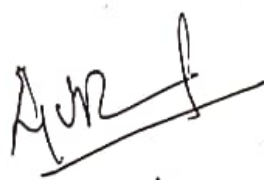
Mr. RAJESH M. AGARWAL



IN THE PRESENCE OF

WITNESS

1. Ajit Rawal

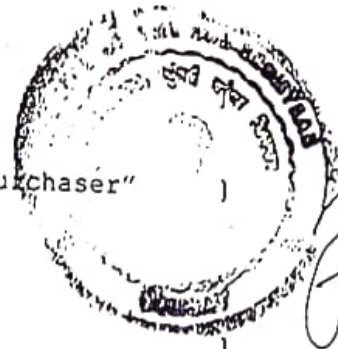


2.

SIGNED AND DELIVERD

By the withinnamed "The Purchaser"

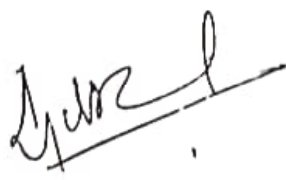
Mr. JAYESH A. MEHTA



IN THE PRESENCE OF

WITNESS

1. Ajit Rawal



2.

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2004.

**RECEIPT**

Received and thanks from the sum of Rs. 08,67,500/- (Rupees Eight Lac Sixty Seven Thousand Five Hundred Only) from MR. JAYESH A. MEHTA as a Full and Final payment towards sale of our office no. 104. Arihant Unit Premises Co-op Society Ltd. Ahemdabad Street, Carnac Bunder, Masjid Bunder (East) Mumbai- 400 009. vide the following cheque.

CHEQUE NO.	DATE	BANK	IN FAVOUR OF	AMOUNT
127815	30/11/05	Standard and Central 23-25 Milk Road Fort Mumbai-01	RAJESH M. AGARWAL	Rs. 8,67,500/-

Total Rs. 8,67,500/-

(Rupees: Eight Lac Sixty Seven Thousand Five Hundred Only)



I SAY RECEIVED



MR. RAJESH M. AGARWAL

WITNESS...

- 1.
2. *Ajith Kumar*

*[Handwritten signature]*

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वर्तमान अकाउंट नंबर / PERMANENT ACCOUNT NUMBER  
AACI/M6405B



नाम / NAME  
JAYESH AJULAKH MEHTA

पिता या पिता के नाम / FATHER'S NAME  
AMULAKH MEHTA

जन्म तिथि / DATE OF BIRTH  
04-09-1968

हस्ताक्षर / SIGNATURE

सिस्टम प्रमुख (व्यक्ति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



वर्तमान अकाउंट नंबर
Jayesh G
04-09-1968



# ARIHANT UNIT PREMISES CO-OPERATIVE SOCIETY LTD.

(Regd. No. BOM/GEN 1402 of Dt. 2-5-1981)

Arihant Building, (Ahmedabad Street), Rastrasant Tukdoji Maharaj Road, Masjid, Mumbai - 400 009.

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

Date 07.10.05

YEAR CONSTRUCTION :

1975

ADDRESS OF PROPERTY :  
AND OFFICE ADDRESS

104, Arihant Unit Premises  
Co-op Society Ltd;  
Iron Market,  
MUMBAI 400 009

TOTAL NO. OF FLOORS :

Basement + Ground + 5 (Five) Floors

AREA IN SQ. FT. :

347 sq. ft. (Buildup)

LIFT AVAILABLE :

YES

FINAL PLOT NO :

64

DIVISION :

Princess Dock Division

B. M. C. WARD :

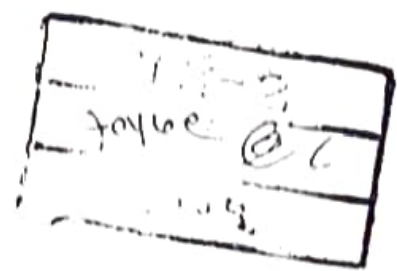
'B' WARD

B M C TAX PAID :  
(LATEST XEROX COPY)

30<sup>th</sup> September 2005

ARIHANT UNIT PREM CO-OP SOC LTD.

*P. C. Doshi*  
PRAVIN C DOSHI  
(HON SECRETARY)



સાચા માત્રામાં  
 આ પત્રને કે જે સમયે  
 આ પત્રને લખવામાં  
 આવે તે સમયે તે પત્ર  
 અધિકારીને આપવા  
 જવાની જરૂર છે.

સંસ્થાના નામ	સંસ્થાના સ્થાન	સંસ્થાના સંપર્ક	સંસ્થાના સંપર્ક

સંસ્થાના નામ	સંસ્થાના સ્થાન	સંસ્થાના સંપર્ક	સંસ્થાના સંપર્ક
B-14-0790-00-7	2004-2005	2004-2005	01/10/2004

B-5485 20 22 24 26 AHMEDABAD STI:HOUSE WITH GOODMAN & SHOPS PARIHANT BLDG.  
 RAIPANSEY VIRPUL & HARBANI HIS WIFE

સંસ્થાના નામ	સંસ્થાના સ્થાન	સંસ્થાના સંપર્ક	સંસ્થાના સંપર્ક
01/10/2004-31/03/2005	204145	204145	204145

સંસ્થાના નામ	સંસ્થાના સ્થાન	સંસ્થાના સંપર્ક	સંસ્થાના સંપર્ક
30/03/2005	0	0	0
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0	0	0	0
0	15-008NR	15311	12249
0	12249	12249	12249
0	12249	12249	12249
0	3062	3062	3062
0	510	510	510
0	15311	15311	15311

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PRIOR TO 61-62	114832	114832	114832

સંસ્થાના નામ: PRIOR TO 61-62  
 સંસ્થાના સ્થાન: 114832  
 સંસ્થાના સંપર્ક: 114832

B 140790007 01/10/2004-31/03/2005 B-5485 20 22

ARIHANT UNIT PREMISES CO  
 SOCIETY LTD  
 ARIHANT AHMEDABAD STREET  
 MUMBAI NO 400709

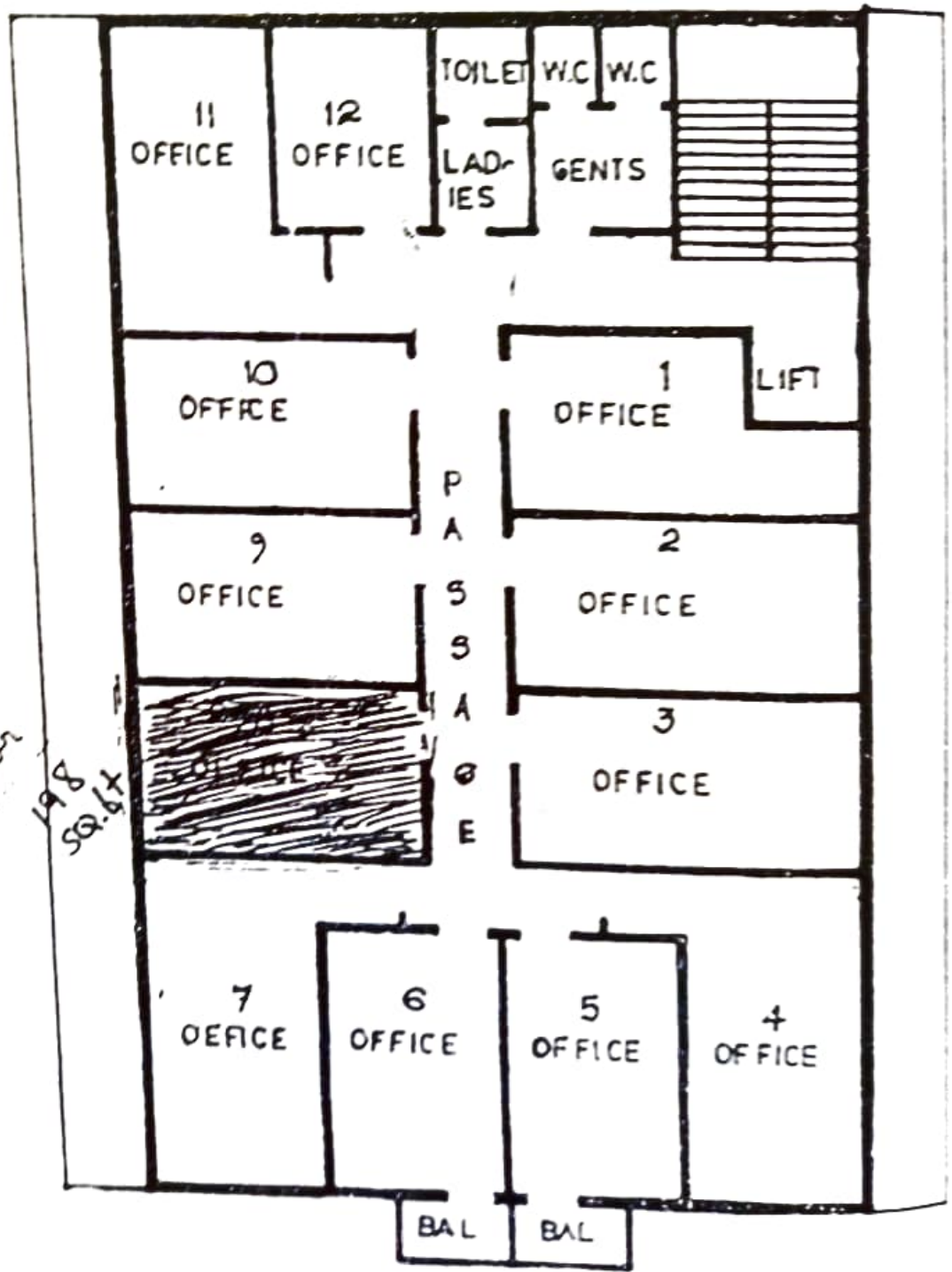
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B-140790-00-7	2004-2005	2004-2005	01/10/2004

સંસ્થાના નામ: B-140790-00-7  
 સંસ્થાના સ્થાન: 2004-2005  
 સંસ્થાના સંપર્ક: 2004-2005



Handwritten signature and initials in a box.

# ARIHANT



AHMEDABAD STREET

(9)

Unit No. 208

**ARIHANT UNIT PREMISES CO-OPERATIVE SOCIETY LIMITED**

(Registered under Maharashtra Co-operative Act 1960)  
(Regd. No. BOM / GEN / 1402 of 1981)

No. 10 Authorised Share Capital Rs. 2,00,000 Divided into 4000 Shares each of Rs. 50/-

Share distinctive No. (s) 041 to 045 Members Register Folio No. 9

**THIS IS TO CERTIFY that Smt. / Mr. NEELAM P. SHAR**

of BOMBAY is the Registered Holder of 5 [Five]

Shares from No. 041 to 045 of Rupees 50/- [Rupees Fifty only] each

In **ARIHANT UNIT PREMISES CO-OPERATIVE SOCIETY LTD.** Bombay-400 009.

Subject to Bye-laws of the Society and that upon each of such Shares the Sum of Re. 50/- Rupees Fifty has been paid.

GIVEN under the Common Seal of the Society at Bombay this 21st day of JULY 19 81

*[Signature]*  
Chairman

*[Signature]*  
Hon. Secretary

*[Signature]*  
Member of the Committee

Memorandum of the transfer of the with the attached shares  
Unit No. 105

104

Date of Transfer	Transfer No.	Reg. Folio No.	Name of Transferee (s)	Authorized Signatory
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20.5.1982	16	74	Jagdevt Kallash Jhum Jhumwala.	
4.8.99	132	74-A	Chandresh Gopikrishna Jhum Jhumwala. Jayer Amulka Melka & Mrs. WISHA Jayer Melka	

