



12 December, 2013

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्ता क्रमांक : 10873/2013

सोपणी 63

Regn 63m

मात्राचे नाव : गिरगाव

(1) विविधाभाषा प्रकाश	दाल्फिन वीथ
(2) सोपण्या	₹ 19,100,000/-
(3) बाळाभाऊ(भाविपटाभावा) बावविपटाभावा अकादमी इथी वी पठेदेदार वे मधुर कराचे	₹ 15,866,000/-
(4) पु.भावन, पोराडिगाव व पारडभाऊ(अभ्यासाय)	1043. पाविकेचे नाव: मुंबई मलया इतर वर्जन : सदनिका नं. 2201, माळा नं. 22 वा मजला, इमारतीचे नाव: अर्थ मयच वी अथ हो मो नी, अांक नं. 198/200, 10 वी खेजवाडी येन रोड, रोड : मुंबई 400004
(5) सेवकाळ	104 24 वी मीटर
(6) आकाशी विका वृही देण्यात असेल तेथ्या	
(7) दाल्फिन अरम देणा-वाविहृम देवणा-वा पारडभावाचे नाव विका विद्यापी न्यायालयाचा दुबुमनाचा विका असेल अभावाय उविवादिचे नाव व पना:	1) नाव - इना भुंयु पबोनी, वय: 55. पना -3 ए, पहिला मजला, भागिरी भवन, 1 दादीसेट ड्राय येन बाकुलनाथ, मुंबई, भारत मय (उन्वे, Maharashtra, Mumbai, Non-Government पिन कोड:- 400007 पेन नंबर: AAFPP9798P 2) नाव - किशोर गोविंदजी पबोनी, वय: 58; पना -प्लॉट नं. 3 ए, माळा नं: पहिला मजला, इमारतीचे नाव: भागिरी भवन, अांक नं. 1 दादीसेट ड्राय येन बा रोड नं: मुंबई, महागाठ, मुम्बई. पिन कोड:- 400007 पेन नंबर: AACPP1445N
(8) दाल्फिन अरम देणा-वा पारडभावाचे व विका विद्यापी न्यायालयाचा दुबुमनाचा विका असेल अभावाय उविवादिचे नाव व पना	1)नाव - मुंका दलीचंद चंदन : वय:39, पना-प्लॉट नं. 125/127 ए, माळा नं. पहिला मजला, इमारतीचे नाव: अरमना विद्याय, अांक नं. खादीलकर रोड, मुंबई, महागाठ, मुम्बई.; पिन कोड:- 400004; पेन नं.- AACPC5694G, 2)नाव:- बंदीका मुंका चंदन : वय:36, पना-प्लॉट नं. 125/127 ए, माळा नं. पहिला मजला, इमारतीचे नाव: अरमना विद्याय, अांक नं. खादीलकर रोड, मुंबई, महागाठ, मुम्बई.; पिन कोड:- 400004, पेन नं.- AECPC7017D, 3)नाव:- विठ्ठल दलीचंद चंदन : वय:37, पना-प्लॉट नं. 125/127 ए, माळा नं. पहिला मजला, इमारतीचे नाव: अरमना विद्याय, अांक नं. खादीलकर रोड, मुंबई, महागाठ, मुम्बई.; पिन कोड:- 400004 पेन नं.- AAAPC916R, 4)नाव:- अमरा विठ्ठल चंदन : वय:37, पना-प्लॉट नं. 125/127 ए, माळा नं. पहिला मजला, इमारतीचे नाव: अरमना विद्याय, अांक नं. खादीलकर रोड, मुंबई, महागाठ, मुम्बई.; पिन कोड:- 400004 पेन नं.- AABPM2757P.
(9) दाल्फिन अरम देणाचा दिनांक	12/12/2013
(10) दुय्यम सोपणी देणाचा दिनांक	12/12/2013
(11) अनुक्रमांक, पार व पुत्र	10873/2013
(12) बाळाभाऊभावाचे मुद्रांक मुल्य	₹ 965,000/-
(13) बाळाभाऊभावाचे सोपणी मुल्य	₹ 30,000/-
(14) वेग	



CHALLAN
MTR Form Number-6

GRN	MH000859700201314M	BARCODE	Date 09/12/2013 13:38:14		Form ID	25.2						
Department	Inspector General of Registration	DEFACED FOR RS:30000.00		REMARK	318-13238 Payer Details IGR18Z(BOM1)							
Type of Payment	Registration Fee	AMOUNT	DATE	TAX ID (If Any)								
Sr.No.	900020652201314	30000.00	12/12/2013									
Office Name in words	Thirty Thousand Rupees Only	PAN No. (If Applicable)										
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR	Full Name		Mukesh D Chandan and others								
Location	MUMBAI	Flat/Block No.		1043 Girgaon Division								
Year	2013-2014 One Time	Premises/Building										
Account Head Details		Amount In Rs.	Road/Street	86.86								
0030063301 Amount of Tax		30000.00	Area/Locality	10 khetwadi Mumbai								
			Town/City/District									
			PIN	4	0	0						
			Remarks (If Any)									
			PAN2--PN=lla B Pancholi--CA=									
			<table border="1"> <tr> <td align="center" colspan="2">बबई - १</td> </tr> <tr> <td>90003</td> <td>9/12</td> </tr> <tr> <td align="center" colspan="2">२०१३</td> </tr> </table>				बबई - १		90003	9/12	२०१३	
बबई - १												
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Total	30000.00	Amount In Words	Thirty Thousand Rupees Only									
Payment Details	BANK OF MAHARASHTRA	FOR USE IN RECEIVING BANK										
Cheque/DD Details		Bank CIN	REF No.	02300042013120960617	133155386							
Cheque/DD No		Date	09/12/2013-13:38:14									
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA									
Name of Branch	Validity unknown	Scroll No. , Date	31210 , 10/12/2013									



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CHAVAN
Date: 2013.12.12
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Document
Location: India

L. B. Pancholi
L. B. Pancholi

Mhandan
Chandika mukesh chandani



महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग

मुद्रांकन अहवाल सन 2019

1. दरताचा प्रकार :- 21.11.12 S/S अनुच्छेद क्रमांक _____
2. सादरकर्त्याचे नाव :- चिंतन प्रमोशन प्रा. लि. च.प.प.
3. तालुका :- मुंबई / अंधेरी / थोरीयली / कुर्ला
4. गावाचे भाव :- 51.2.11.09
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 1043
6. मूळ दरविभाग (झोन) :- 6 उपविभाग 58
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ.मी.दर :- 128900 + 15% = 148235
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 86.86 comp + sq mt कारपेट / विल्ट अप चौ.मीटर / फूट
9. दारपार्किंग :- 1 गच्चा :- _____ पोतनाळा :- _____
10. मजला क्रमांक :- 22 उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- _____ घसारा :- _____
12. बांधकामाचा प्रकार :- आरआरसी / झार पक्के / अर्धे पक्के / कच्चे
13. बाजारमुल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- _____ ज्यान्वये दिलेली घट / वाढ
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :- _____
2. नवीन इमारतीत दिलेले क्षेत्र :- _____
3. भाड्याची रक्कम :- _____
15. लिंक अॅन्ड लायसन्सचा दस्त :- 1. प्रतिमाह भाडे रक्कम :- _____
निवासी / अनिवासी 2. अनामत रक्कम / आगावू भाडे :- _____
3. कालावधी :- _____
16. निर्धारित केलेले बाजारमुल्य :- 158,66,000/-
17. दस्तामध्ये दर्शाविलेली मोबदला :- 1,91,00,000/-
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| 2013 |
18. देय मुद्रांक शुल्क :- 955000 / भरलेले मुद्रांक शुल्क :- 955000 /
19. देय नोंदणी फी :- 30000 /

लिपीक

सह दुय्यम निबंधक

years, holder of PAN NO. AACPC5694G, Occupation business (2) MRS. CHANDRIKA MUKESH CHANDAN, wife of Mukesh Dalichand Chandan, aged 36 years, holder of PAN NO. AECPC7017D (3) VIKRAM DALICHAND CHANDAN son of Dalichand R Chandan, aged 37 years holder of PAN NO. AAAPC9169L, Occupation business (4) MRS. MAMTA VIKRAM CHANDAN, wife of Vikram Dalichand Chandan, aged holder of PAN NO. AABPM2757P, all Indian inhabitant of Mumbai, having address at 125/127A Khadilkar Road, Jamna Nivas, 1st Floor, Mumbai-400004, hereinafter referred to as "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof deemed to be includes their respective heirs, executors, administrators and assigns) of the OTHER PART;



WHEREAS:

- a) One BHUPENDRA JAMNADAS PANCHOLI (husband of the Transferor No. 1 hereinabove) and KISHORE GOVINDJI PANCHOLI (Transferor No.2 herein) being the Co-Owners along with others are the Owners in respect of all that piece or parcel of land with structure bearing Cadastral Survey no. 1043 of Girgaum Division, 198-200, 10th Khetwadi Main Road, Mumbai - 400004 hereinafter referred to as "THE SAID PROPERTY" which is more particularly described in the First Schedule written herein below.
- b) That the said BHUPENDRA JAMNADAS PANCHOLI and KISHORE GOVINDJI PANCHOLI along with other Co-Owners in

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respect of the said property have entered into a Development Agreement dated 23rd April, 2003, with a Partnership firm named M/S EARTH SAMPANN to develop the said property by constructing a Multistory building thereon.

- c) That M/S EARTH SAMPANN vide a Commencement Certificate No. EEBPC/9929/D/A dated 11/12/2003 issued under section 44 & 69 of The Maharashtra Regional and Town Planning Act, 1966, in consonance of Intimation of Disapproval under section 346 of the Mumbai Municipal Corporation Act, bearing no. EB/9929/D/A of 2003-2004 dated 28/7/2003 have commenced construction of a Multistory Building with elevated car parking facility upon the said property and completed construction of a building consist of Ground floor Plus Twenty Two upper Floors and the office of Executive Engineer, Building Proposal, City - I vide Certificate no. EB/9929/D/A of 26/4/2006 have issued a Building Completion Certificate in respect

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of the newly constructed building at the said property.

That the said M/s. Earth Sampann, a partnership firm registered under the Indian Partnership Act, having their place of business at Kishore

Mansion, Ground floor, 198/200 Khetwadi Main Road, , Mumbai-

400 004, being the Developers in terms of Development Agreement

dated 23/4/2003, through their partner Bhupesh J. Jain have allotted

to Bhupendra Jannadas Pancholi and Kishor Govindji Pancholi, a

Residential Flat on Ownership basis in lieu of development rights

given by the Co-owners of the said property to the Developers bearing

Flat No. 2201 on 22nd floor of the building named Earth Sampann



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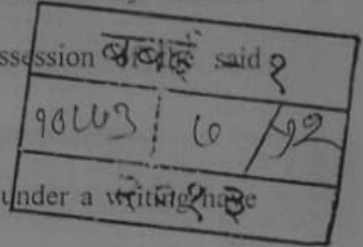
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situated at 198-200, 10th Khetwadi Main Road, Mumbai- 400004, hereinafter referred to as "the said Residential Flat" for the sake of convenience, which is more particularly described in the Second Schedule written herein below.

e) The Bhupendra Jamnadas Pancholi and Kishore Govindji Pancholi were put in actual use, occupation and possession of the said residential flat.



f) That the said Developers M/s. Earth Sampann under a written allotment allotted Jamnadas Bhagwanji Pancholi a car parking space bearing No. 11 on 3rd floor to the exclusive use to the owners of the said flat.

g) That by a Gift Deed dated 16th June, 2006 made between Bhupendra Jamnadas Pancholi therein referred as "the Donor" of the One Part and Jamnadas Bhagwanji Pancholi therein referred as "the Donee" of the Second part, the said Bhupendra Jamnadas Pancholi have gifted his 50% (Fifty Percent) right, title and interest in the said residential flat No. 2201 situate on 22nd floor, Earth Sampann, 198-200, 10th Khetwadi Main Road, Mumbai- 400 004, in favour of his father namely, Jamnadas Bhagwanji Pancholi.



h) That the Flat owners of the newly constructed building named Earth Sampann on the said property have formed a Co-Operative Housing Society being Tenanted Co-Operative Housing Society named Earth Sampann Co-Operative Housing Society Limited vide Registration no. MUM/WD/HSG/TC/8731 dated 28/8/2007, hereinafter referred to as "the said society" and such Jamnadas Bhagwanji Pancholi & Kishore Govindji Pancholi become the Joint Member of the said

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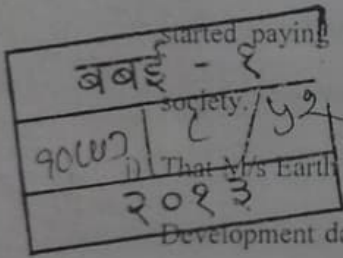
Co-ordinator

(Signature)

(Signature)

Society being in use, occupation & possession of the said residential flat;

- i) That Earth Sampann Co-Operative Housing Society Limited issued Share Certificate no. 42 dated 16/9/2007 to Jamnadas Bhagwanji Pancholi (in view of the Deed of Gift dated 16/6/2006 signed & executed by Bhupendra Jamnadas Pancholi in favour of his father Jamnadas Bhagwanji Pancholi) and Kishore Govindji Pancholi and which is lawful valid and in existence and in furtherance thereof, Jamnadas Bhagwanji Pancholi and Kishore Govindji Pancholi have become Joint Members having equal right, title and interest on the said residential flat & also the Shares of the said Society and have



started paying maintenance charges, taxes & dues etc. to the said society.

ii) That Mrs Earth Sampann Developers in accordance of Agreement for Development dated 23/4/2003 and unto putting Bhupendra Jamnadas Pancholi & Kishore Govindji Pancholi as Joint Owner in use, occupation & possession of the said residential flat have signed and

executed a Registered Agreement dated 21/5/2009 in favour of Bhupendra Jamnadas Pancholi and Kishore Govindji Pancholi vide a document no. 4215/2009 dt 21/5/2009 registered in the Office of the Sub-Registrar of Mumbai City - III and the said Agreement dt 21/5/2009 is lawful, valid and subsisting as on date and is not subject matter of any dispute, litigation and/or court case.

- k) That the said Gift Deed dated 16th June, 2006 was not properly stamped and registered and therefore the same was lodged for

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Adjudication under Sr.No. ADJ/SDE/564/10 to determined the proper stamp duty . After Adjudication the Donee Jamnadas Bhagwanji Pancholi has paid the proper stamp duty of Rs. 63560/- alongwith penalty of Rs. 62290/- vide Challan No. 149342 & 149343 under Certification No. SDE/NEW/564/10. The said Bhupendra Jamnadas Pancholi and Jamnadas Bhagwanji Pancholi have executed a Deed of Confirmation dated 28.07.2010 to confirm the said Gift of 50% right, title and interest of Bhupendra Jamnadas Pancholi in the said residential Flat No. 2201 situate on 22nd floor , Earth Sampann, 200, 10th Khetwadi Main Road, Mumbai- 400004 in favour of the Donee i.e. Jamnadas Bhagwanji Pancholi. The said Deed of Confirmation alongwith Gift Deed dated 16.06.2006 as Annexure to the said Confirmation Deed was duly registered with the Sub-Registrar of Assurance, Mumbai vide Document No. BBE-1/05841/2010 on 28.07.2010 and the same is lawful, valid, subsisting and is not subject matter of any dispute, litigation and/or court case.



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- 1) That the said society inadvertently issued maintenance bill in respect of the said residential flat mentioning as Flat No. 2202 instead of Flat no. 2201 and upon the Application for Rectification of the flat number, the said Society had rectified the said inadvertent mistake in record. And in response to the same said society vide it's letter dated 17th December , 2012 had confirmed that Jamnadas Bhagwanji Pancholi and Kishore Govindji Pancholi are the holders of Flat on 22nd floor bearing Flat No. 2201 of Earth Sampann Co-Operative

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Housing Society Ltd. That said rectification was done only on the basis of Public Notice issued by the said society through it's Advocate and Solicitor published in a newspaper named Janmabhumi, a well-known Gujarati newspaper and upon execution of Declaration cum Affidavit dated 18th December 2012 made in favour of said Society by Jamnadas Bhagwanji Pancholi and Kishore Govindji Pancholi with undertaking to indemnify the society against any claim which may arise due to change of the flat number from 2202 to 2201.

m) That Jamnadas Bhagwanji Pancholi during his life time has filed a "Nomination Form" dated 09/06/2012 in favour of Mrs. Ila Bhupendra Pancholi, the Transferor no. 1 hereinabove and the same is in the records of the said society and continued to be even as on this date and the same was/is not revoked/cancelled and/or disputed by

वर्क - २	any one till date including legal heirs of Late Jamnadas Bhagwanji Pancholi
१०/०३/१०	That the said Jamnadas Bhagwanji Pancholi expired on 01.02.2013.
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any one till date including legal heirs of Late Jamnadas Bhagwanji Pancholi

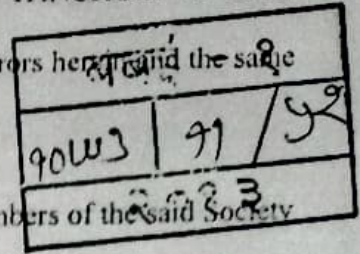
That the said Jamnadas Bhagwanji Pancholi expired on 01.02.2013.

That after a necessary enquiry as per the Nomination filed by Late Jamnadas Bhagwanji Pancholi, the said Society in it's Managing Committee meeting held on 24.09.2013 have accepted Mrs. Ila Bhupendra Pancholi as a lawful joint member, being Joint Owner in respect of 50 % share in place of Late Jamnadas Bhagwanji Pancholi in respect of the said residential flat and the said share and

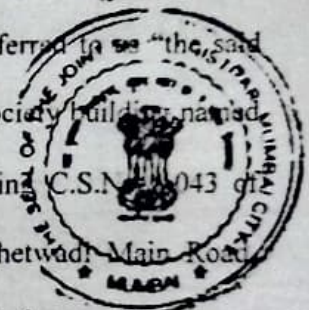
accordingly the said society vide it's Memorandum of Transfer dated 24th, September 2013 which is duly authenticated by Secretary / Chairman's initials, have transferred the said residential flat in the



joint name of MRS. ILA BHUPENDRA PANCHOLI & SHRI KISHOR GOVINDJI PANCHOLI the transferors hereinafter and the said is lawful, valid and subsisting.



- o) That as such the Transferors are the Joint Members of the said Society and being such Joint Members hold 5 (Five) fully paid up shares of Rs. 50/- each bearing distinctive Nos. 206 to 210 (both inclusive) and Share Certificate No. 42 of the said Society hereinafter referred to as "the said shares"; and are in exclusive use, occupation and possession and continues to own and hold Ownership Flat No. 2201 admeasuring to 86.86 sq. meters carpet area (hereinafter referred to as "the said Flat premises") on the 22nd floor of the said society building named Earth Sampann, standing on Plot of land bearing C.S.No. 1043 of Girgaum Division situated at 198-200, 10th Khetwad, Main Road, Mumbai- 400 004, along with one elevated allotted car parking space bearing No. 11 on 3rd floor in the said society building named Earth Sampann alongwith all rights entitled as members of the said society hereinafter collectively referred to as "THE SAID PREMISES" and the same are not subject matter of any dispute and/or litigation before any forum or court of law.



- p) That Pursuant to negotiation between the Transferors and the Transferees, the Transferors have agreed to sell, transfer, relinquish and assign all their right, title & interest in the said Premises free from all the encumbrances to the Transferees for the total sum of Rs. 1,91,00,000/- (One Crore Ninety one Laacs only) and the Transferees have agreed to purchase and acquire the said Premises for

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C.M. Chaudhary

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the total sum of Rs. 1,91,00,000/- (Rupees One Crore Ninety One Lacs only) payable in the manner and on certain terms and conditions agreed between them.

- q) That the said Society by it's letter dated 03.10.2013 given it's permission and no objection for the sale and transfer of the said Premises by the Transferors and further confirmed that the area of the said residential flat as per society record is 86.86 sq. meters carpet i.e. 935 sq. fts and the same is to be used for residential purpose.
- r) The Transferees have requested the Transferors to complete the sale & transfer of the said Premises and to hand over the possession of the said residential Flat and to execute the Deed of Transfer in respect of the said Premises, which the Transferors agreed upon as mentioned

hereinafter .

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2013 ~~2013~~ THIS DEED WITNESSETH AS FOLLOWS: -

1. In pursuance of the same and the permission of the said Society and in consideration of the total sum of Rs. 1,91,00,000/- (Rupees One Crore Ninety One Lacs only) to be paid by the Transferees to the Transferors as under :

Our of the total consideration amount the Transferees shall pay Rs. 1,91,00,000/- on account of TDS as required under the prevail law and shall hand over the TDS certificate to the Transferors and pay balance consideration amount of as under :



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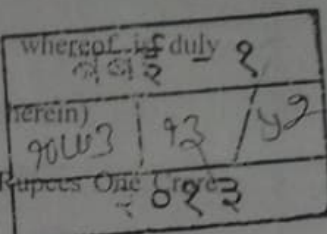
C.M. Chundran

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Abhandak

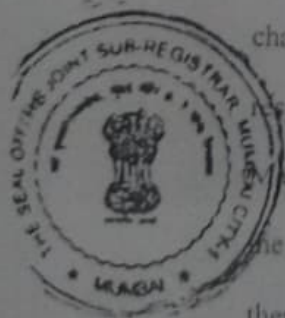
a) a sum of Rs. 14,09,000/- (Rupees Fourteen Lacs Nine Thousand only) will be paid by the Transferees to the Transferors on or before the execution of this present (receipt whereof is duly confirmed and acknowledged by the Transferors herein) 90/03/93/1/93

b) And the balance sum of Rs. 1,75,00,000/- (Rupees One Lacs Seventy Five Lacs only) will be paid by the Transferees to the Transferors upon disbursement of Loan Amount made by the ICICI Bank Limited, Branch under Individual Home Loan - ARHL which is approved by Bank vide letter dated 04/12/2003 and as such making the full consideration amount or purchase price to be paid by the Transferees to the Transferors and the parties hereby agrees & confirm that in case ICICI bank Ltd. do not pay the Loan amount within 120 days of execution of this Present the Transferors shall be entitled to interest @ 12% p.a. till the date of payment by the ICICI Bank Limited or Transferees. **THEY THE TRANSFERORS** doth hereby grant, convey, sell, assign, transfer and assure unto the Transferees all those the said premises viz., the said Shares, the said residential Flat along with the said elevated Car parking space and all the right, title and interest of the Transferors in the said Society as Joint Members thereof, **TOGETHER WITH** all and singular the member's privileges, easements, profits, advantages, appurtenances whatsoever to the said residential Flat and the Premises hereby granted conveyed, sold, assigned, transferred and assured by the Transferors to the Transferees in the manner aforesaid or intended or expressed so to



be or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto free from all the encumbrance, litigation, charge & costs or lien **AND TOGETHER ALSO WITH** all the deeds, documents, certificates, vouchers, receipts and other papers of or relating to the said Premises **AND TOGETHER ALSO WITH** all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand and all the right, title and interest whatsoever both at law and equity of the Transferors into, out of or upon the said Premises or any of them or any part thereof **TO HAVE AND TO HOLD** all and singular the said Premises hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed so to be by the Transferors to the Transferees in the manner aforesaid with their and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Transferees forever absolutely **SUBJECT NEVERTHELESS** to the payment of all the rates, taxes, assessments, dues, duties, maintenance charges and other outgoings now payable and/or chargeable and hereafter to become payable and/or chargeable in respect of the said Premises to the Government of India or of Maharashtra or the Municipal Corporation of Greater Mumbai or the said Society or any other local body or authority in respect thereof and subject to the Transferees abiding the rules and bye-

बबई - १	
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(Signature)

(Signature)

(Signature)

C. M. Chaudhari

(Signature)

Ahandan

a) a sum of Rs. 14,09,000/- (Rupees Fourteen Lacs Nine Thousand only) will be paid by the Transferees to the Transferors on or before the execution of this present (receipt whereof is duly confirmed and acknowledged by the Transferors therein)

9063	93	1/49
023		

b) And the balance sum of Rs. 1,75,00,000/- (Rupees One Lacs Seventy Five Lacs only) will be paid by the Transferees to the

Transferors upon disbursement of Loan Amount made by the ICICI Bank Limited, Branch under Individual Home Loan - ARHL which is approved by Bank vide letter dated 02/02/2012



and as such making the full consideration amount or purchase price to be paid by the Transferees to the Transferors and the parties hereby agrees & confirm that in case ICICI bank Ltd. do not pay the Loan amount within 120 days of execution of this Present the

Transferors shall be entitled to interest @ 12% p.a. till the date of payment by the ICICI Bank Limited or Transferees. **THEY THE**

TRANSFERORS doth hereby grant, convey, sell, assign, transfer and assure unto the Transferees all those the said premises viz., the

said Shares, the said residential Flat along with the said elevated Car parking space and all the right, title and interest of the

Transferors in the said Society as Joint Members thereof. **TOGETHER WITH** all and singular the member's privileges,

easements, profits, advantages, appurtenances whatsoever to the said residential Flat and the Premises hereby granted conveyed,

sold, assigned, transferred and assured by the Transferors to the Transferees in the manner aforesaid or intended or expressed so to

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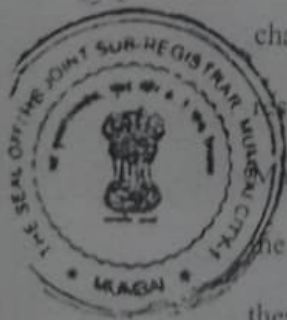
[Handwritten signature]

be or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto free from all the encumbrance, litigation, charge & costs or lien **AND TOGETHER ALSO WITH** all the deeds, documents, certificates, vouchers, receipts and other papers of or relating to the said Premises **AND TOGETHER ALSO WITH** all the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand and all the right, title and interest whatsoever both at law and equity of the Transferors into, out of or upon the said Premises or any of them or any part thereof **TO HAVE AND TO HOLD** all and singular the said Premises hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed so to be by the Transferors to the Transferees in the

बबई - २	
१०६७ / १४	१४/३
२०१३	

manner aforesaid with their and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the Transferees forever absolutely **SUBJECT NEVERTHELESS** to the payment of all the rates, taxes, assessments, dues, duties, maintenance charges and other outgoings now payable and/or

chargeable and hereafter to become payable and/or chargeable in respect of the said Premises to the Government of India or of Maharashtra or the Municipal Corporation of Greater Mumbai or the said Society or any other local body or authority in respect thereof and subject to the Transferees abiding the rules and bye-



(Signature)

(Signature)

(Signature)

C. M. Chaudhari

(Signature)

Ahandan

laws of the society from time to time without recourse to the Transferors.

२०१३ - १
१०/०३ / १५ / ४३
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2. The Transferors have simultaneously executed of these presents have handed over quiet, vacant and peaceful possession of the said residential Flat to the Transferees for residential use only.

3. That the Transferors do hereby agree & confirm that the consideration amount of Rs. 1,91,00,000/- (Rupees One Crore and Ninety one Lacs only) is true & fair price of the said premises and they shall not dispute or demand any further sum in any manner in whatever nature from the transferees. It is further agreed by and between the Transferees amongst themselves that they each have the following percentage of shares in the said premises :

- | | |
|----------------------------------|------|
| 1) MUKESH DALICHAND CHANDAN | 35 % |
| 2) MRS. CHANDRIKA MUKESH CHANDAN | 15 % |
| 3) VIKRAM DALICHAND CHANDAN | 35 % |
| 4) MRS. MAMTA VIKRAM CHANDAN | 15 % |

4. The Transferors have simultaneously with the execution hereof handed over to the Transferees the original Agreement dated 21st May 2009, original Deed of Confirmation dated 28th July, 2010 alongwith original Gift Deed dated 16th June 2006 annexed thereto, original Share Certificate No. 42 in respect of the said Residential Flat and such all other documents, papers or writings of or relating

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to the said Premises in the possession of the Transferors and the Transferors have simultaneously with the execution hereof also signed and handed over to the Transferees all the transfer forms and other papers and documents for the transfer of the said Shares and the said Premises from the name of the Transferors to the name of the Transferees in the records and registers of the said Society.

5. The Transferors have simultaneously with the execution hereof signed and handed over to the Transferees transfer form for the

बबई - १		change in the name of electric meter.
१०८८७	१६	१२
२०१३		THE TRANSFERORS doth hereby for themselves and their heirs,

executors and administrators and all persons claiming by, from, through, under or in trust for them declare.

- a. THAT notwithstanding any act, deed, matter or thing whatsoever by the Transferors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made, done, committed or omitted or knowingly willingly suffered to the contrary **THEY THE TRANSFERORS** now hold in themselves good right, full power and absolute authority to grant, convey, sell, assign, transfer and assure the said Premises hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed or expressed so to be unto and to the use of the Transferees in the manner aforesaid;



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C. M. Chaudhary

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b. THAT the Transferees shall and may from time to time and at all times hereafter peaceably and quietly enter upon, hold, have, occupy, possess and enjoy the said Premises and every part thereof and receive the rents, issues, income and profit thereof and every part thereof to and for their own use and benefit without any suit, eviction, interruption, claim or demand whatsoever from or by the Transferors or heirs, executors, administrators or any person or persons lawfully claiming by, from, through, under or in trust for them; in case of any demand made by any revenue authority including Income Tax and Service Tax pertaining to said premises in future which is the liability of the Transferors, the same shall be paid & borne by the Transferors only and the Transferors shall indemnify and keep indemnifying the Transferees from all such demands and claims.



c. THAT free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Transferors well and sufficiently saved, defended and kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Transferors or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them;

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(Signature)

d. THAT the Transferors and all persons having or lawfully or equitably claiming any estate or interest in the said Premises or any part thereof by, from, through, under or in trust for the Transferors or their heirs, executors and/or administrators shall and will from time and at times hereafter at the request and costs of the Transferees do and execute or cause to be done and executed all such further and other acts, deeds, things, matters, conveyances and assurances in the law whatsoever for the further, better and more perfectly and absolutely assuring the said Premises and every part and item thereof unto and to the use of the Transferees as by the Transferees, their heirs, executors, administrators, successors, assigns or nominees or

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२०१३	

their or his or her Counsel in law shall be reasonably required;

e. THAT THE TRANSFERORS have not at any time heretofore made, done, committed or omitted or knowingly or willingly caused, permitted, allowed or suffered to be done anything whatsoever whereby or by reason or on account whereof the Transferors are likely to be prevented from granting, conveying, selling, assigning, transferring and assuring the said Premises or any of them hereinbefore expressed to be hereby granted, conveyed, sold, assigned, transferred and assured or intended or expressed so to be by the Transferors to the Transferees in manner aforesaid or whereby or by reason or on account whereof the said Premises or any of them or any part thereof are, is, can, shall or may be in anywise impeached, affected or



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encumbered in estate, title or otherwise howsoever which the Transferors have satisfied themselves.

- f. That the Transferors are absolute Joint Owners/Members of the said premises which is not encumbered in any manner and all the dues including of Developers and other heirs of Late Jamnadas Bhagwanji Pancholi & other Co-owners of the said property are paid over and/or settled & as such title of the said residential flat is free & clear.

- g. That the Transferors are well aware that relying upon the aforesaid representation only the Transferees have agreed to purchase and acquire the said Premises for the agreed sum of

Rs. 1,91,00,000/- (Rupees One Crore Ninety One Lacs only)

7. That the Stamp Duty and Registration charges of these premises shall be borne and paid by the Transferees alone. The Transfer Charges and other amounts payable to the said Society for transfer of the said Premises in favour of the Transferees shall be borne and paid equally by Transferors and Transferees.

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

[Signature]

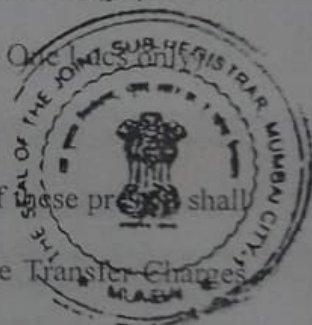
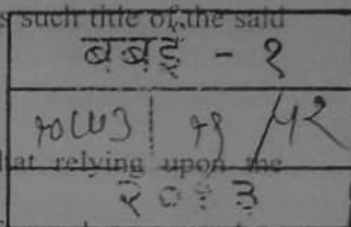
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FIRST SCHEDULE ABOVE REFERRED TO :

ALL THAT piece or parcel of land or ground of quit and ground rent Tenure with the messuages, tenements , building and outhouses standing thereon situate at Khetwadi Main Road without the Fort in the city of Bombay fronting the said Khetwadi Main Road , On the South side thereof , in the Registration Sub-district of Bombay containing by admeasurements one thousand and ninety three sq.yards and six ninth of another square yards but stated to be 1115 sq.yards equivalent to 932.27 sq.meters or thereabout in the Cadastral Survey Register , be the same more or less and registered by the Collector of Land Revenue under Old No. 1640, 2123 and 2124 and Collector New No. 8766, Old Survey No. 816-819 and New Survey No. 2/5491 and bearing Cadastral Survey no. 1043 of Girgaum Division , the said building with shop and Garages now bearing Municipal D - Ward Assessment Nos. D-1872(1A) Street No. 198 B & D 1872(1)(2), 1873 Street

बेवई - २२०A of Khetwadi Main Road, Girgaum, Mumbai .

१०६३ | २०/११
THE SECOND SCHEDULE ABOVE REFERRED TO:

२०१३
 Also the Co-ownership Flat No. 2201 in The Earth Sampann Co-Operative Housing Society Limited registered under the Maharashtra Co-operative Societies Act, 1960 vide registration no. MUM/WD/HSG/TC/8713 of 2007

dated 20/11/2007 on the 22nd floor of the society building situated at Khetwadi Main Road, Mumbai- 400 004 admeasuring to 86.86 sq.meters or 935 sq. fts carpet area and five fully paid up shares of Rs. 10000/- each bearing distinctive Nos. 206 to 210 (both inclusive) and share certificate No. 42 alongwith car parking space standing on land bearing C. S. No. 1043 of Girgaum Division of Brihan Mumbai.

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Asharadan

SIGNED AND DELIVERED by the

Within named TRANSFERORS

Ila B Pancholi

1. MRS. ILA BHUPENDRA PANCHOLI

(PAN NO AAFPP9798P)



2. KISHORE GOVINDJI PANCHOLI

(PAN NO. AACPP1445N)

Kishore Govindji Pancholi



in the presence of

- [Signature]*
- [Signature]*

SIGNED AND DELIVERED by the

9000 | 24 / 99

Within named TRANSFEREES

बबई - १	
9000	24 / 99
२०१३	

1) MUKESH DALICHAND CHANDAN

(PAN NO. AACPC5694G)

Mukesh Chandan



2) MRS. CHANDRIKA MUKESH CHANDAN

(PAN NO. AECPC7017D)

Chandrika mukesh Chandan



3) VIKRAM DALICHAND CHANDAN

(PAN NO. AAAPC9169L)

Vikram Chandan



4) MRS. MAMTA VIKRAM CHANDAN

(PAN NO. AABPM2757P)

in the presence of

Mamta Chandan

- [Signature]*
- [Signature]*



RECEIPT

Received of and from the within named Transferees 1) MUKESH DALICHAND CHANDAN 2) MRS. CHANDRIKA MUKESH CHANDAN 3) VIKRAM DALICHAND CHANDAN 4) MRS. MAMTA VIKRAM CHANDAN a sum of Rs. 16,00,000/- (Rupees Sixteen Lacs only) by (Cheques Rs. 14,09,000/- and TDS Rs. 1,91,000/-) towards part consideration the detail of which are as under.

Sr.	Date	Chq. No.	Drawn On	Drawn By	In Favour of	Amount
1	9/12/13	100028	SDC Bank C.P.Tank	Mukesh Dalichand Chandan	Kishore Govindji Pancholi	176125/-
2	9/12/13	100027	SDC Bank	Mukesh Dalichand Chandan	Ila Bhupendra Pancholi	176125/-
3	9/12/13	100066	SDC Bank	Chandrika Mukesh Chandan	Kishore Govindji Pancholi	176125/-
4	9/12/13	100065	SDC Bank	Chandrika Mukesh Chandan	Ila Bhupendra Pancholi	176125/-
5	9/12/13	100087	SDC Bank	Mamta Vikram Chandan	Kishore Govindji Pancholi	176125/-
	9/12/13	100086	SDC Bank	Mamta Vikram Chandan	Ila Bhupendra Pancholi	176125/-
		100090	SDC Bank	Vikram Dalichand Chandan	Kishore Govindji Pancholi	176125/-
		100089	SDC Bank	Vikram Dalichand Chandan	Ila Bhupendra Pancholi	176125/-



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40W3	22/12
२०१३	

WE SAY RECEIVED

Ila B. Pancholi
1. MRS. ILA BHUPENDRA PANCHOLI

Kishore Govindji Pancholi
2. KISHORE GOVINDJI PANCHOLI

2201 264100

EARTH SAMPANN CO-OP HSG. SOCIETY LIMITED

198/200, 10th Khetwadi Main Road, Earth Sampann, Mumbai 400 004.

MUM/WD/HSG/TC/8731 - 2007 Dt. 28/8/2007

Share Certificate

Certificate No. : 42

Members Register No. : 42

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

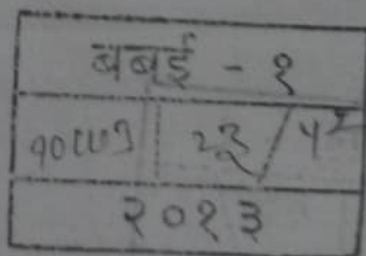
THIS IS TO CERTIFY that Shri /Smt./ Ms Jaynadas B. Pancholi
Kishore G. Pancholi is/ are Registered Holder of 5
shares of Rupees Fifty each numbered from 206 To 210
inclusive in EARTH SAMPANN CO-OP. HOUSING SOCIETY LTD., Mumbai Subject to
the Bye-Laws of the said Society that there has been paid in respect of each of such Shares the sum
of Rupees 250/- (Rupees Two Hundre fifty only)

Given under the common seal of the said Society at Mumbai, this 16th day of September 2007

[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Managing Committee Member.



Earth Sampann Co - Operative Housing Society Ltd.

Regd. No : MUM / WD / HSG / T.C. / 8731 - 2007 Dt. 28/08/2007

198 - 200, Khetwadi Main Road, Mumbai - 400 004.

To;

Smt. Ila Bhupen Pancholi and Shri. Kishore Govindji Pancholi,
Earth Sampann Co-op Hsg Soc. Ltd.,

22nd Floor, Flat no. 2201,

Mumbai.

03.10.2013

Dear Sir,

Sub : NOC for the Sale of Flat No. 2201

बबई - १	
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२०१३	

With Reference to your application of 1st October, 2013, Society has No Objection if you sale / Transfer your Flat No. 2201.

There is no Outstanding Maintenance Charges payable to Society till 30.09.2013 as per the current billing.

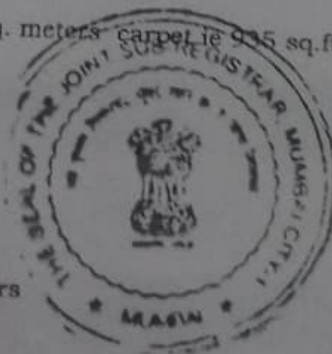
This is to Certify that Smt. Ila Bhupen Pancholi
and

Shri Kishore Govindji Pancholi are Members of our Society and holding Share Certificate no. 42 bearing distinctive shares no.206 to 210 [Both inclusive].

i] The Area of flat as per record is 86.86 sq. meters ^{carpet ie} 925 sq.ft, and used for Residential Purpose ONLY.

ii] Building is much Prior to 26.04.2006

iii] Building having Ground + 22 upper floors



(Handwritten initials)

Earth Sampann Co - Operative Housing Society Ltd.

Regd. No : MUM / WD / HSG / T.C. / 8731 - 2007 Dt. 28/08/2007

198 - 200, Khetwadi Main Road, Mumbai - 400 004.

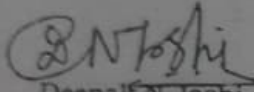
iv) There are two passengers and two car lifts in the building

v) The said Society is standing on plot bearing on C.S. No.1043 of "D" ward Division

Thanking You,

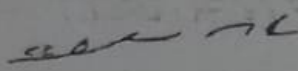
Yours truly

For Earth Sampann Co-op Hsg Soc. Ltd



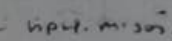
Deepak N Joshi.

Chairman



Mahesh R Shah

Secretary

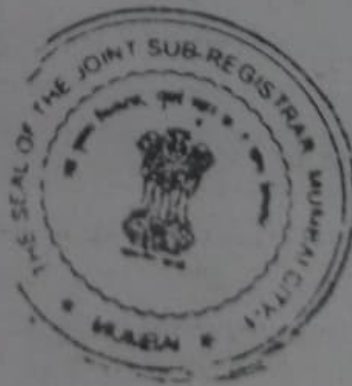


Vipul M Jogani

Treasurer



बबई - १	
१०८८३	२६/५२
२०१३	



4th May 2006.

To
Mr. Jasnadas B. Pancholi,
Flat No.2201,
10th, Khetwadi Main Road,
Khetwadi,
Mumbai - 400 004.

बबई - १.	
70W3	20/42
३०२३	

Re: Allotment of car parking space No.11 on 3rd Flr.

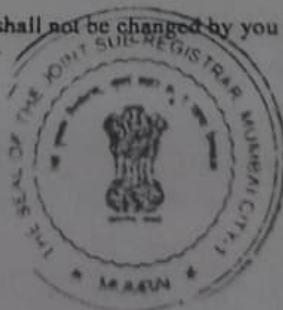
Dear Sirs,

You are allotted the one car parking space bearing No.11 on 3rd Floor as requested by you & agreed by us in the building known as **Earth Sampann** constructed on the plot bearing C. S. No.1043 of Girgaon division.

As you are well aware that the capacity of CAR LIFT provided in the building premises is limited to those vehicle whose height in within 1.75 meter and length is not exceeding 4.25 meter and width not exceeding 1.8/2.00 meter and the parking of the vehicles on the upper floor is through the said CAR LIFT only.

The aforesaid parking space No.11 on 3rd floor is allotted for your exclusive use upon the following terms and conditions.

1. The said parking space shall be used only for the purpose of parking the vehicle.
2. User of the said parking space shall not be changed by you without the permission in writing from us/society.



ctd..2.

CHALLAN
MTR Form Number-6

GRN	MH 000 859700 201314M	BARCODE	[Barcode]		Date	09/12/2013-11:32:56	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees			TAX ID (If Any)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			PAN No.(If Applicable)				
Location	MUMBAI			Full Name	Mukesh D Chaudan and others			
Year	2013-2014 One Time			Flat/Block no,	1043 Girgaon Division			
Account Head Details	Amount in Rs.			Premises/Bldg				
0030063301	Amount of Tax		30000.00	Road/Street	86.86			
				Area/Locality	10 khetwadi Mumbai			
				Town/City/District				
				PIN	4 0 0 0 0 4224			
				REMARKS	PAN2--PN=lla B Pancholi-CA=			
				(If Any)				
				Make payment at any of the listed branches * of				
				BANK OF MAHARASHTRA				
				handling Government of Maharashtra Business				
				Before 16/12/2013				
Total			30000.00					
Amount In Words	Thirty Thousand Rupees Only							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK				
Cheque-DD Details				Bank CIN	REF No.			
Cheque/DD No.				Date				
Name of Bank				Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch				Scroll No. ,Date				



40607 | 80 / 12

Mobile No. : Not Available 9324579876



CHALLAN
MTR Form Number-6

GRN	MH000859700201314M	BARCODE			Date	09/12/2013-11:32:56	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fees			TAX ID (If Any)				
	Ordinary Collections IGR			PAN No. (If Applicable)				
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR			Full Name	Mukesh D Chandan and others			
Location	MUMBAI							
Year	2013-2014 One Time			Fiat/Block No.	1043 Girgaon Division			
Account Head Details		Amount In Rs.	Premises/Building					
0030063301	Amount of Tax	30000.00	Road/Street	66.66				
			Area/Locality	10 khetwadi Mumbai				
			Town/City/District					
			PIN	4 0 0 0 0 4				
			Remarks (If Any)					
			PAN2=-PN=lla B Pancholi-CA=					
			Amount In	Thirty Thousand Rupees Only				
Total		30000.00	Words					
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	REF No.	02300042013120660817		133155366	
Cheque/DD No			Date	09/12/2013-13:38:14				
Name of Bank			Bank-Branch	BANK OF MAHARASHTRA				
Name of Branch			Scroll No. , Date	Not Verified with Scroll				

Mobile No. Not Available



बबई - १
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२०१३

Summary I (GoshwaraBhag-1)

गुरुवार, 12 डिसेंबर 2013 11:20 म.पु.

दस्त गोपबारा भाग-1

बवड1

दस्त क्रमांक: 10873/2013

दस्त क्रमांक: बवड1 /10873/2013

बाजार मूल्य: रु. 1,58,66,000/- मोबदला: रु. 1,91,00,000/-

भरलेले मुद्रांक शुल्क: रु. 9,55,000/-

दु. नि. सह. दु. नि. बवड1 यांचे कार्यालयाने

पावती: 13195

पावती दिनांक: 12/12/2013

अ. क्र. 10873 वर दि. 12-12-2013

सादरकरणाचा नाव: मुकेश दलीचंद चंदन

रोजी 11:18 म.पु. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1080.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 54



दस्त हजर करणाऱ्याची मही:

एकुण: 31100.00

दुष्यम निबंधक, मुंबई-1

दुष्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: ट्रान्सफर डीद

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थानगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

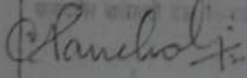
जिल्हा क्र. 12 / 12 / 2013 11 : 14 : 36 AM ची वेळ: (सादरीकरण)

जिल्हा क्र. 2 12 / 12 / 2013 11 : 15 : 35 AM ची वेळ: (फी)



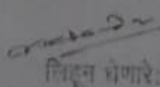
प्रतिज्ञापत्र

*मला प्रत्यक्ष हा दस्त क्रमांक 10873/2013 अन्वये जवलेल्या साधुदलानुसारच नोंदणीत दाखल केलेला आहे *दस्ताची प्रत मला, माझ्याकडे राखली, सावलीत व कोणत्याही प्रकारची नोंदणी करणारी आहे *दस्ताची प्रत, वेळोवेळी कोणत्याही दस्तानाच्या नोंदणीसाठी वापर करणारे आहे *मला कोणत्याही प्रकारची नोंदणी करणारी नाही



लिहून देणारे:

Chandhika



लिहून देणारे:

Chandhika

Chandhika Michelli Chaudhary