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पावती क्र.

22675501 नोंदणी ३९ म.  
Regn. 39 m.

दस्तऐवजाचा/अर्जाचा अनुक्रमांक ५३२

दिनांक १५-११-१९९९

दस्तऐवजाचा प्रकार-

सादर करणाराचे नाव-

खरीदक

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ)

पृष्ठांकनाची नक्कल

टपालखर्च

नकला किंवा सापने (कलम ६६ ते ६९)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५९)

इतर फी (मागील पाने वरील)

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नोंदणी फी	20000	
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल		
टपालखर्च		
नकला किंवा सापने (कलम ६६ ते ६९)	1000	
शोध किंवा निरीक्षण		
दंड-कलम २५ अन्वये	60	
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५९)		
इतर फी (मागील पाने वरील)		
एकूण	20940	

दस्तऐवज

नक्कल

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कापल्यात रजिस्ट्रारचे देखील.

दुय्यम निबंधक, मुंबई

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत डाकेने पाठवावा.

हवाली करावा.

सादरकर्ता

1679762

इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.
२. रुज्यात फी.
३. फाईल करण्याची फी.  
अनुच्छेद अकरा अन्वये.
- अनुच्छेद वीस अन्वये.
४. मुखत्यासनामा अनुप्रमाणन.
५. गृहभेट फी.
६. सुरक्षित तांबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत.
११. परिचारिका किंवा स्त्री परिजाराची सेवा.
१२. न्युन आकारित फीसुली वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नुकल पाठविण्याचा टपाल खर्च.
१५. प्रवास खर्च.
१६. भत्ता.

दुय्यम निबंधक

दस्तऐवज परत केला.



GENERAL STAMP OFFICE  
TOWN HALL, FORT,  
MUMBAI - 400 023.  
MAH/GSO/001



STAMP DUTY

महाराष्ट्र

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INDIA

MAHARASHTRA

# 11118967277

22,67,550.00

Rs. 22,67,550/- Twenty Two Lakh Sixty Seven Thousand Five Hundred Fifty Only

*M. M. Pednekar*  
M. M. Pednekar  
Proper Officer,  
General Stamp Office Mumbai

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THIS INDENTURE is made at Mumbai this <sup>15<sup>th</sup></sup> day of November, One Thousand Nine Hundred and Ninety Nine between (1) KALPANA CHATURVEDI, (2) ANUPAMA CHATURVEDI, (3) SUNITA CHATURVEDI and (4) SAMIR CHATURVEDI all residing at 4B, Sett Minar, 16A, Gopalrao Deshmukh Marg, (Peddar Road), Mumbai 400 026 hereinafter referred to as "the Vendors" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the ONE PART and VIDESH SANCHAR NIGAM LIMITED, a Government of India Company registered under the provisions of the Companies Act, 1956 and having its Registered Office at Videsh Sanchar Bhavan, Mahatma

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Gandhi Road, Fort, Mumbai 400 001 hereinafter referred to as "the Purchaser" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include its successors in business and assigns) of the OTHER PART

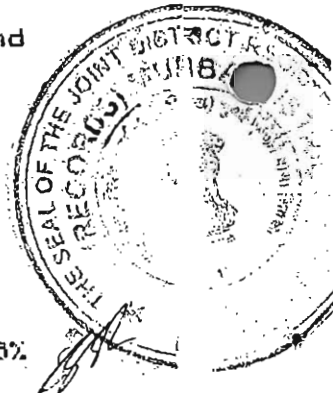
WHEREAS:

(A) The Vendors are registered members each owning 25% *in Flat 4B* (twenty five percent) shares of the Sett Minar Co-operative Housing Society Limited (hereinafter referred to as "the said Society") being a Society registered under the Maharashtra Co-operative Societies Act, 1960 under Registration No.

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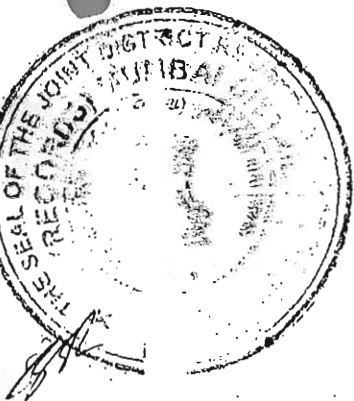
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BOM/HSG/D/9225 of 1981 having office at 16A, Dr. Gopalrao Deshmukh Marg, (Peddar Road), Mumbai 400 026.

As Members of the said Society the Vendors hold in their names five fully paid up shares of Rs. 50/- each bearing Distinctive Nos. 51 to 55 (both inclusive) under Certificate No. 00011 dated 10th day of March, 1987 issued by the said Society (hereinafter referred to as "the said Shares") and more particularly described in the Schedule hereunder written.

(B) The Vendors as such Members have been allotted and are absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat No. 4-B, admeasuring 2600 square feet chargeable area on the 4th Floor and three car parking places, (one under the stilt and two open) in the building known as Sett Minar situate at 16A, Dr. Gopalrao Deshmukh Marg (Peddar Road), Mumbai 400 026 (hereinafter referred to as "the said Premises") and more particularly described in the Schedule hereunder written.

(C) The Vendors have agreed to sell, transfer and assign to the Purchaser and the Purchaser has agreed to purchase from the Vendors all the beneficial rights, title and interest of the Vendors in the said Premises with the right of use and occupancy thereof together with the said shares at or for a total consideration of



*W. A. P.*

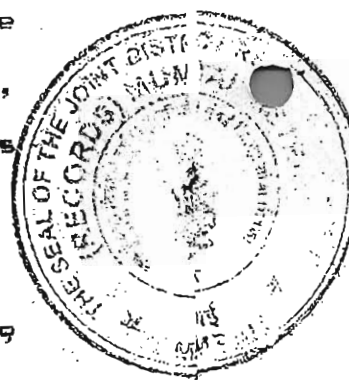
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Rs.2,88,60,000/- (Rupees Two Crores Eighty Eight Lakhs Sixty Thousand only).

(D) As per the Agreement for Sale executed between the Vendors and the purchaser on 7th day of October, 1999, the Vendors have agreed to sell, transfer and assign to the Purchaser and the purchaser has agreed to purchase from the Vendors all the beneficial rights, title and interest of the Vendors in the said Shares and the said Premises together with the right of use and occupancy thereof at or for a total consideration of Rs.2,88,60,000/- (Rupees Two Crores Eighty-Eight Lakhs Sixty Thousand only).

(E) The Appropriate Authority under the provisions of Section 269 UL(3) of the Income Tax Act, 1961 have conveyed their No Objection to the transaction by their letter bearing No.Appropriate Authority/MUM/21487/1999-2000 dated 1st November, 1999. A copy of this letter is annexed to this Indenture.



(F) The Purchaser has on 5th day of November, 1999 paid to the Vendors a sum of Rs.28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand only) as and by way of earnest money.

(G) The Purchaser has now requested the Vendors to execute the Conveyance in respect thereof.

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NOW THIS INDENTURE WITNESSETH that in pursuance of the said agreement and in consideration of the sum of Rs.28,60,000/- (Rupees Twenty Eight Lakhs Sixty Thousand only) paid on or about the <sup>5th</sup> day of November, 1999 as earnest monies as hereinabove recited and of the further sum of Rs.2,60,00,000/- (Rupees Two Crores Sixty Lakhs only) paid by the Purchaser to the Vendors on or before the execution of these presents, making together the sum of Rs.2,88,60,000/- (Rupees Two Crores Eighty Eight Lakhs Sixty Thousand only) being the full consideration money agreed to be paid as aforesaid the payment and receipts of the said aggregate amount of Rs.2,88,60,000/- (Rupees Two Crores Eighty Eight Lakhs Sixty Thousand only) the Vendors doth hereby admit and acknowledge and of and from the same and every part thereof the Vendors doth hereby acquit, release and discharge the Purchaser for ever the Vendors for themselves and their successors and administrators DO HEREBY grant, convey and transfer unto the Purchaser all its right, title and interest into and upon the said Shares and all funds (including sinking fund) standing to their names in the records of the said Society and in the said Premises in the said Society and to the unrestricted use and occupation thereof TOGETHER with all the rights and privileges whatsoever of the Vendors as members of the said Society and all the right, title and interest of the Vendors in the said Shares and in the said Premises SUBJECT HOWEVER to the payment by the Purchaser of all taxes and outgoings and other charges now or hereafter payable to the said Society or any other body AND the

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Vendors do hereby covenant with the Purchaser that they have full right, power and absolute authority to transfer their right, title and interest in the said Shares and the said Premises in favour of the Purchaser in the manner aforesaid AND that the Vendors hereby declare that the said Shares and the said Premises are free from all encumbrances and they are the absolute owners and no other person or persons or corporation or entity has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Shares and the said Premises whether by way of sale, exchange, charge, gift, mortgage, trust, maintenance, inheritance, possession, lease, lien, license, easement or otherwise whatsoever and that they have observed the bye-laws of the said Society. AND that the Vendors have not created any charge or encumbrances of whatsoever nature on the said Shares and the said Premises AND the Vendors also declare that the said Shares and said Premises are not subject matter of any litigation nor are the same or any of them attached in the execution of any decree nor has the Vendors created any tenancy or leave and licence or any right in favour of any one in respect of the said Premises. AND that the Vendors have paid all the taxes, assessment dues, deposits and proportionate share of the outgoing payable to the said Society in respect of the said Premises upto the date hereto AND that the said Premises and the said Shares are not in any way affected by any insolvency, attachment before or after judgement or by any prohibitory order from any Income-tax, Sales-tax, Central Excise Customs



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or any other department or Government authority AND that the Vendors have not done any act, deed, matter or thing whereby or by reason whereof the transfer or allotment of the said Shares and the said Premises is likely to be cancelled and/or forfeited AND that the Vendors shall whenever required to do from time to time and at all times hereafter at the cost of the Purchaser execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing and effectually transferring the said Shares and the said Premises unto the use of the Purchaser AND that the Vendors shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc. in respect of the said Shares and the said Premises claimed or falling due prior to the execution of these presents.

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

THE SCHEDULE ABOVE REFERRED TO:

1. Flat No. 4-B admeasuring 2600 Square Feet chargeable area on the 4th Floor and three car parking places (1 under the Stilt and 2 open) in the Building known as Setl Minar situate at 16-A Dr. Gopalrao Deshmukh Marg (Peddar Road), Mumbai 400 026 in the Registration District and Sub-District of Bombay City



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 १०००  
 C.S. No. 752 (Part) of Malabar Cumbala Hill Division.

2. Share Nos. 51 to 55 (both inclusive) under Certificate No. 00011 dated 10th day of March, 1987 issued by the Sett Minar Co-operative Housing Society Limited.

SIGNED AND DELIVERED by the )  
 within named "Vendors" )  
 (1) KALPANA CHATURVEDI )  
 (2) ANUPAMA CHATURVEDI )  
 (3) SUNITA CHATURVEDI and )  
 (4) SAMIR CHATURVEDI )  
 all in the presence of ... )

*Kalpna D. Chaturvedi*  
*Anupama*  
*Sunita Chaturvedi*  
*Samir*

*Satish Ranade*

SIGNED AND DELIVERED by the )  
 within named "Purchaser" )  
 VIDESH SANCHAR NIGAM LIMITED )  
 through the hands of its )  
 Company Secretary Mr. Satish )  
 Ranade in the presence of... )

*Satish Ranade*

*Satish Ranade*

RECEIVED from the )  
 Purchaser abovenamed a sum of )  
 Rs. 28,60,000/- (Rupees Twenty )  
 Eight Lakhs Sixty Thousand )  
 only) on the 5th day of )  
 November, 1999 and a sum of )  
 Rs. 2,60,00,000/- (Rupees Two )  
 Crores Sixty Lakhs only) on )

*SK*  
*2/11/99*  
*SK*  
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- 7 -

or any other department or Government authority AND that the Vendors have not done any act, deed, matter or thing whereby or by reason whereof the transfer or allotment of the said Shares and the said Premises is likely to be cancelled and/or forfeited AND that the Vendors shall whenever required to do from time to time and at all times hereafter at the cost of the Purchaser execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing and effectually transferring the said Shares and the said Premises unto the use of the Purchaser AND that the Vendors shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc. in respect of the said Shares and the said Premises claimed or falling due prior to the execution of these presents.

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C.S. No. 752 (Part) of Malabar Cumbala Hill Division.

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 within named "Vendors" )  
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 (2) ANUPAMA CHATURVEDI )  
 (3) SUNITA CHATURVEDI and )  
 (4) SAMIR CHATURVEDI )  
 all in the presence of ... )

*Kalpna D. Chaturvedi*  
*Anupama*  
*Sunita Chaturvedi*  
*Samir*

*Satish Ranade*

SIGNED AND DELIVERED by the )  
 within named "Purchaser" )  
 VIDESH SANCHAR NIGAM LIMITED )  
 through the hands of its )  
 Company Secretary Mr. Satish )  
 Ranade in the presence of... )

*Satish Ranade*

*Satish Ranade*

RECEIVED from the )  
 Purchaser abovenamed a sum of )  
 Rs.28,60,000/- (Rupees Twenty )  
 Eight Lakhs Sixty Thousand )  
 only) on the 5th day of )  
 November, 1999 and a sum of )  
 Rs.2,60,00,000/- (Rupees Two )  
 Crores Sixty Lakhs only) on )

*Satish Ranade*



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*AT ER*

the 5<sup>th</sup> day of November, 1999)  
together making the sum of )  
Rs. 2,88,60,000/- (Rupees Two )  
Crores Eighty Eight Lakhs )  
Sixty Thousand only) being the )  
full consideration amount )  
payable by the Purchaser to )  
the Vendors. )

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WE SAY RECEIVED

WITNESS:

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*Kalpna P. Chaturvedi*  
(1) KALPANA CHATURVEDI,

*Anupama Chaturvedi*  
(2) ANUPAMA CHATURVEDI,

*Sunita Chaturvedi*  
(3) SUNITA CHATURVEDI

*Bamir Chaturvedi*  
(4) BAMIR CHATURVEDI

VENDORS



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No. A. A. / 21487/ MUM/Certs/1999-2000

Office of the  
Appropriate Authority  
(I. T. Deptt.), A-Wing,  
3rd Floor, Mittal Court,  
Nariman Point, Mumbai - 400 021.

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Dated - 1 NOV 1999

Proceedings No. ... Appropriate Authority/MUM/ 21487/1999-2000

Name(s) of Transferor(s) ... Kalpana Chaturvedi & Ors.,  
4B, Sett Minar,  
16A, Gopalrao Deshmukh Marg. (Peddar Road),  
Mumbai - 400 026.

Name(s) of Transferee(s) ... ✓ Videesh Sanchar Nigam Limited,  
Videsh Sanchar Bhavan,  
M.G. Road, Fort,  
Mumbai - 400 001.

Description & Location of  
Immovable property ... Flat No.4B admg. 2600 sq.ft. on the 4th  
floor and three car parking places (one  
under the stilt and ~~two open~~ two open)  
in the building known as Sett Minar  
situate at 16A, Gopalrao Deshmukh Marg  
(Peddar Road), Mumbai - 400 026.

Apparent consideration ... Rs.2,88,60,000/- (Rupees two crores eighty  
eight lakhs sixty thousand only).

Date of Agreement ... 7th October, 1999.

Date of Certificate ... 1 NOV 1999

### CERTIFICATE UNDER SECTION 269 UL(3) THE I.T. ACT. 1961.

Whereas a Statement in Form 37-I in respect of the transfer of the immovable property described above and duly signed by/on behalf of the Transferor(s) and by/on behalf of the Transferee(s) was furnished to the Appropriate Authority on 11.10.1999.

And whereas the apparent consideration set forth in the said Form 37-I and in the agreement dated 7.10.1999 for the transfer of the said property is Rs. 2,88,60,000/-

And whereas the Appropriate Authority has not made an order u/s. 269 UD(1) for the purchase by the Central Government of the said property.

Now, therefore the Appropriate Authority hereby certify that it has no objection to the transfer of the said property ~~as mentioned in the said Form 37-I~~ by the said transferor to the said transferee for an apparent consideration of Rs. 2,88,60,000/-.

This no objection certificate is issued without prejudice to any Income Tax proceedings pending or contemplated under any other provision of the Income Tax Act, 1961.

Sd/-  
( A.K. SAXENA )  
Chief Engineer

Sd/-  
( PREMA M VASAN )  
Commissioner of  
Income Tax.

Sd/-  
( N.K. JAIN )  
Commissioner of  
Income Tax.

MEMBERS, APPROPRIATE AUTHORITY, MUMBAI.

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Authorised to Issue on behalf of Appropriate Authority



(M. C. PANDIT)  
Deputy Commissioner of Income-Tax  
Appropriate Authority, Mumbai

Copy to :

1. Transferor(s)
- ✓ 2. Transferee(s)
3. Guard-file
4. The DI (Inv.) Survey Unit-I Mumbai under CIB Code No. 201.
5. The Sub-Registrar, old custom, Mumbai.

PE/2-96/10,000

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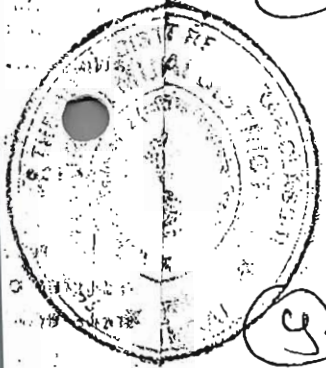
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 कंपनी के प्रमुख  
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- 1) मिसस. कल्पना चतुर्वेदी  
 वय 49 वर्ष गृहिणी
- 2) मिसस - अंजुपमा चतुर्वेदी  
 वय 28 वर्ष गृहिणी
- 3) मिसस - सुनीता चतुर्वेदी  
 वय 30 वर्ष गृहिणी
- 4) श्री. समीर चतुर्वेदी  
 वय 21 वर्ष व्यावसायिक - व्यापार  
 सविनय, 4 नंबर, सोठिगार, 98 अडि. गोपाळराव शास्त्री  
 मजुर मुंबई 400002
- 5) श्री. सतीश राठोड  
 वय 35 वर्ष जाकारा 4/94/अपी एम सहाय  
 राठोड रोड, मुंबई (5) मुंबई 400009



व्यक्तिगत  
 व्यवसायिक  
 अन्य विवरणों के साथ

- 1) Kulkarni D. P. ...
- 2) Anant...
- 3) Sunil...
- 4) Shanad
- 5) Anant...







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Dated THIS DAY OF NOVEMBER 1999

BETWEEN

- (1) KALPANA CHATURVEDI,
- (2) ANUPAMA CHATURVEDI,
- (3) SUNITA CHATURVEDI
- (4) SAMIR CHATURVEDI. ... VENDOR

AND

VIDESH SANCHAR NIGAM LTD.. PURCHASER

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CONVEYANCE

CS 752 M & Co

Handwritten signature

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Handwritten signature and date 20/11/99

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DIT

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20150

Messrs. MULLA & MULLA  
&  
CRAIGIE BLUNT & CAROE

Advocates & Solicitors

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