



Wednesday, February 14, 2007  
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पावती

पावती क्र. : 1428

दिनांक 14/02/2007

गावाचे नाव परळी

दस्ताऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



यंत्रणे -01407 2007

कारणाने

सादर करणाराचे नाव: दिवेश अश्वतोष तुर्क मुखत्यार मिलेश अश्वतोष

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

:- 560.00

रुजुवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (26)

एकूण रु. 30560.00

आपणारा हा दस्त अंदाजे 2:59PM ह्या वेळेस मिळेल

*(Handwritten signature)*

मुख्य निबंधक  
सह मुख्य निबंधक  
मुंबई शहर क्र. 3

साधार मूल्य: 7739807 रु. मोबदला: 7740000 रु.

भरलेले मुद्रांक शुल्क: 360600 रु.

देयकाचा प्रकार: श्री. अश्वतोष तुर्क

देकचे पत्ता व पत्ता: पंजाब मेमोरियल बँक

श्री. अश्वतोष तुर्क क्रमांक: 573891; रक्कम: 30000 रु.; दिनांक: 08/02/2007



3,69,600/-

**Customer Copy**

Deposit Br. For CMD      Date 8/2/07

Pay to:      ICICI Bank A/c Stamp only

Franking Value	Rs.	3,69,600/-
Service Charges	Rs.	10/-
Total	Rs.	3,69,600/-

Name of Stamp duty paying party:  
**MRS. RITA AGARWAL &  
 MR. DEEPESH AGARWAL**

**Received With Thanks  
 Rs 3,69,600/- Towards  
 Payment of stamp Duty**

DD / Cheque No. 573723  
573878  
 Drawn on Bank **PUNJAB NATIONAL BANK**

ICICI Bank Ltd, Fort (Use only)

Officer **58257.**



TRUE COPY OF ORIGINAL CERTIFIED BY ME

*Z. + S. Monte*

**N. J. D. MONTE**

ADVOCATE & NOTARY

51-A, Chapel Road, Bandra, Mumbai-40

20 FEB 2007

THIS DEED OF TRANSFER made at Mumbai this 8<sup>th</sup> day of R.A. February 2007 BETWEEN MESSRS PRAKALP REALTORS CORPORATION, a partnership firm having its place of business at 5, Prabha Kunj, 24<sup>th</sup> Road, Khar (West), Mumbai 400 052 hereinafter called "the Transferors" (which expression shall unless it be repugnant to the context or meaning thereof mean and include partners for the time being and from time to time of the said firm, the survivor /s of them and the heirs, executors and administrators of the last survivor) of the One Part; AND (1) **MRS.RITA AGARWAL** and (2) **MR. DEEPESH AGARWAL**, both of Mumbai Indian Inhabitants residing at Flat No. 8, 1<sup>st</sup> floor, East & West Court, S. B. Singh Road, Colaba, Mumbai 400 039 hereinafter called "Transferees" (which expression shall, unless it be repugnant to the context

AB Three Lacs Sixty Nine Thousand Eight Hundred and Fifty

ICICI Bank Ltd.  
 30 Mumbai Samachar  
 Ring, Fort/Mumbai-400001  
 D-5/ST/W/C.R. 1011/C/22/22/2006-70

Katech Sarvag  
 Officer  
 ICICI Bank Ltd.  
 Fort

58257  
 132302  
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RE 0369600/-P  
 130 Feb 07 09 30 2007  
 Special Td  
 Adhesion Td  
 FEB 08

*R.A.*



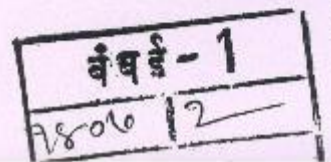
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 9800

or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the Other Part:

WHEREAS the Transferors are the registered member of Worli Tekdi Sahkari Griha Nirman Sanstha Limited, a society incorporated and registered under the Maharashtra Co-operative Societies Act, 1960, under Reg. No.BOM/GS/TC/6672/97-98 having its office at C.S.Nos.7(pt), 46(pt) and 53(pt) Worli Division, Worli, Mumbai - 400 018 (hereinafter called "the said Society") and as such members the Transferors are the registered holders of 5 (five) fully paid up shares of Rs.50/- each bearing Distinctive Nos.31 to 35 (both inclusive) in the said Society issued under Share Certificate No.7 (hereinafter called "the said Shares") and are absolutely entitled to the beneficial right title and interest into and over the residential premises being Flat No.301 admeasuring 987.50 sq. feet or thereabouts (built-up area), on the 3<sup>rd</sup> floor of the building known as "Chandra Sagar" situate at Worli Tekdi Reservoir Road, Worli, Mumbai 400 018 and which building is situate on property bearing Cadastral Survey Nos.7(pt), 46(pt) and 53(pt), Worli Division, and more particularly described in the Schedule hereunder written and delineated in red colour on plan hereto annexed and marked as Annexure "A" (the said Shares and the aforesaid flat are hereinafter collectively referred to as "the said Premises");

AND WHEREAS the Transferors are seized and possessed of and are absolutely entitled to the said Premises;

AND WHEREAS the Transferors have agreed to sell and transfer to the Transferees and the Transferees have agreed to purchase the said

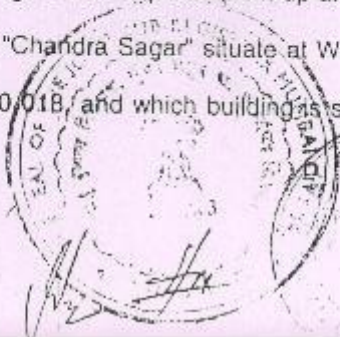


Premises from the Transferors at or for the price of Rs.77,40,000/- (Rupees Seventy seven lacs forty thousand only) and on mutually agreed terms and conditions;

AND WHEREAS the Transferees have agreed to pay to the Transferors the entire sale consideration / purchase price of Rs.77,40,000/- (Rupees Seventy seven lacs forty thousand only) simultaneously against the Transferors executing this Deed of Transfer in favour of the Transferees, which the Transferors have agreed to do in the manner hereinafter appearing;

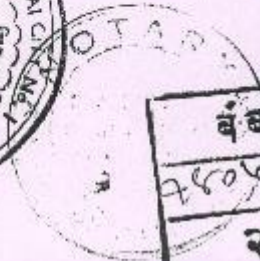
NOW THIS DEED WITNESSETH that in pursuance of the said Premises and in consideration of the sum Rs.77,40,000/- (Rupees Seventy seven lacs forty thousand only) being the entire purchase price paid by the Transferees to the Transferors simultaneously with the execution of these presents (the payment and receipt whereof the Transferors doth hereby admit and acknowledge and of and from the same and every part thereof hereby acquit, release and discharge the Transferees forever), the Transferors doth hereby grant, convey, sell, transfer and assure UNTO the Transferees all the Transferors' shareholding of 5 (five) fully paid up shares of Rs.50/- each of Worli Tekdi Sahkari Griha Nirman Sanstha Limited (hereinafter called "the said Society") bearing Distinctive Nos.31 to 35 (both inclusive) issued under Share Certificate No.7 of the said Society (hereinafter called "the said Shares") together with their beneficial right, title and interest into and over the residential premises being Flat No.301 admeasuring 987.50 sq. feet (built-up area) on the 3rd floor of the building known as "Chandra Sagar" situate at Worli Tekdi Reservoir Road, Worli, Mumbai 400 018, and which building is situate on property bearing

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Cadestral Survey Nos.7(pt), 46(pt) and 53(pt) of Worli Division and more particularly described in the Schedule hereunder written and delineated in red colour on plan hereto annexed and marked as Annexure "A" (the said Shares and the aforesaid flat are hereinafter collectively referred to as "the said Premises") together with all and singular the right, title and benefits as member of the said Society and in the sinking fund and other funds of the said Society TO HAVE AND TO HOLD all and singular the said Premises hereby granted, transferred, conveyed and assured and intended or expressed so to be with every right member and appurtenances unto and to the use and benefit of the Transferees forever SUBJECT to the payment of all the said Society's charges/outgoings including rates, cess, taxes, assessment, dues and duties now chargeable upon the same or hereafter to become payable to the said Society or to the Government or to the Municipal Corporation of Greater Mumbai or any other public body in respect of the said Premises AND the Transferors hereby COVENANT with the Transferees that THEY the Transferors have not done or omitted to do or been party or privy to any act, deed, or thing whereby the Transferors are in any way prevented from granting, transferring, conveying the said Premises hereby granted, transferred and conveyed in favour of the Transferees in the manner aforesaid AND THE Transferees for themselves and their respective heirs, executors, administrators and assigns doth hereby covenant with the Transferors that THEY the Transferees shall hereafter pay the said Society's charges payable for the period hereafter to the said Society and all proportionate Municipal taxes, rates, cess, charges payable in respect of the said Premises hereby transferred and sold or intended so to be and shall also observe and abide by the rules, regulations and bye-laws of the said Society;



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*[Handwritten signatures]*

**NOW THIS DEED FURTHER WITNESSETH** that the Transferors hereby declare that -

- (a) the said Premises are the sole and absolute property of the Transferors and the said Premises are free from all claims, demands, attachments, liens, charges, mortgages and encumbrances;
- (b) the Transferors have good right, full power and absolute authority to sell the said Premises and there is no impediment or restraint or injunction against the Transferors from being able to do so;
- (c) the Transferors are in exclusive occupation and possession of the said Premises;
- (d) there are no outstanding or arrears payable to the said Society in respect of Municipal taxes, the outgoings of the said Society, electricity bills and any other charges in respect of the said Premises;
- (e) the said Premises are free from any litigation or dispute;

**AND THIS DEED FURTHER WITNESSETH** that the Transferors shall do all such further acts, deeds, matters and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Premises in favour of the Transferees as herein contemplated and the Transferors shall ensure that all dues in respect of the said Premises in respect of the period prior to the date hereof are duly paid and cleared.



RA  
[Signature]

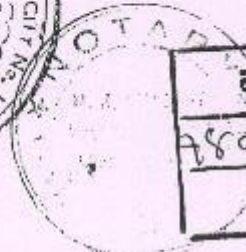
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**NOW THIS DEED FURTHER WITNESSETH** that the Transferors hereby declare that -

- (a) the said Premises are the sole and absolute property of the Transferors and the said Premises are free from all claims, demands, attachments, liens, charges, mortgages and encumbrances;
- (b) the Transferors have good right, full power and absolute authority to sell the said Premises and there is no impediment or restraint or injunction against the Transferors from being able to do so;
- (c) the Transferors are in exclusive occupation and possession of the said Premises;
- (d) there are no outstanding or arrears payable to the said Society in respect of Municipal taxes, the outgoings of the said Society, electricity bills and any other charges in respect of the said Premises;
- (e) the said Premises are free from any litigation or dispute;

**AND THIS DEED FURTHER WITNESSETH** that the Transferors shall do all such further acts, deeds, matters and things and execute all such further writings as may be necessary to give effect to the provisions of these presents and to effect the sale and transfer of the said Premises in favour of the Transferees as herein contemplated and the Transferors shall ensure that all dues in respect of the said Premises in respect of the period prior to the date hereof are duly paid and cleared.

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AND THAT all costs, charges and expenses, if any, incidental to this Deed including stamp duty and registration charges shall be borne and paid by the Transferees alone AND THAT all transfer fees and/or donation and/or contribution to a fund or premium by whatsoever name called, if any, payable to the said Society for the above transfer shall be borne and paid by the Transferors and the Transferees in equal proportion AND THAT the Transferors and the Transferees shall bear and pay their own Solicitors'/Advocates' professional costs and fees.

AND THE Income Tax Permanent Account Numbers of the parties hereto are as under:-

1. Transferors -

**MESSRS PRAKALP REALTORS CORPORATION - AADFP8022A**

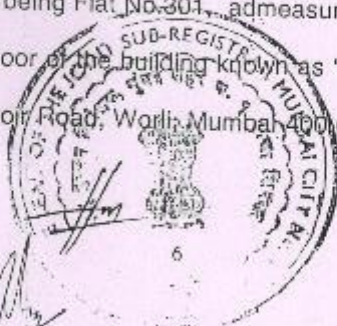
2. Transferees - (1) MRS.RITA AGARWAL - AASPA1198D

(2) MR.DEEPESH AGARWAL - AABPA 5244M

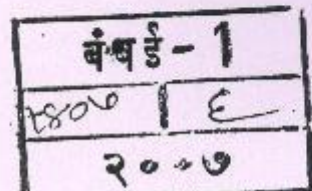
IN WITNESS WHEREOF the Transferors and the Transferees have hereunto set and subscribed their respective hands hereunto the day and year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

Residential Premises being Flat No.301, admeasuring 987.5 sq. feet (built-up area) on the 3<sup>rd</sup> floor of the building known as "Chandra Sagar" situate at Worli Tekdi Reservoir Road, Worli, Mumbai-400 018, situate on property



R.A. 2





bearing Cadastral Survey Nos.7(pt), 46(pt) and 53(pt) of Worli Division.[Building constructed in the year 1997 consisting of still plus six upper storeys and two lifts]

SIGNED AND DELIVERED )  
by the withinnamed Transferees )  
MESSRS PRAKALP REALTORS )  
CORPORATION, )  
By the hand of its partners, )  
(1) Mr.Huseini Mamoowala, and )  
(2) Mr. Kamal Thadani )  
in the presence of )  
Rishiraj Bhatt Advocate )  
Rishiraj )

*Huseini Mamoowala*  
*Kamal Thadani*

SIGNED AND DELIVERED )  
by the withinnamed Transferees )  
(1) MRS.RITA AGARWAL )  
(2) MR. DEEPESH AGARWAL, )  
through his Constituted Attorney )  
Mr. Shailesh Agarwal )  
in the presence of )  
*Prakash* )  
(SHAILESH MAHNET)

*Rita Agarwal.*  
*Agarwal*



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9800 / 6
2009

RECEIVED of and from the withinnamed )  
Transferees the sum of Rs.77,40,000/- (Rupees )  
Seventy seven lacs forty thousand only) being )  
the entire consideration amount payable to us )  
as within mentioned vide Demand Draft Nos. )  
573725 and 573880 respectively dated 25<sup>th</sup> day )  
of January 2007 and 8<sup>th</sup> day of February 2007 )  
both of Punjab National Bank, Nariman Point )  
Branch, Mumbai – 400 021 ) ... Rs.77,40,000/-

WITNESSES

1) *Rishwanath Blath*  
Advocate *Rishwanath*

2) *Rajesh*  
(RAJESH MAHNOT)

We Say Received,

*Huseini Mamoowala*  
(1) Mr. Huseini Mamoowala

*Kamal Thadani*  
(2) Mr. Kamal Thadani

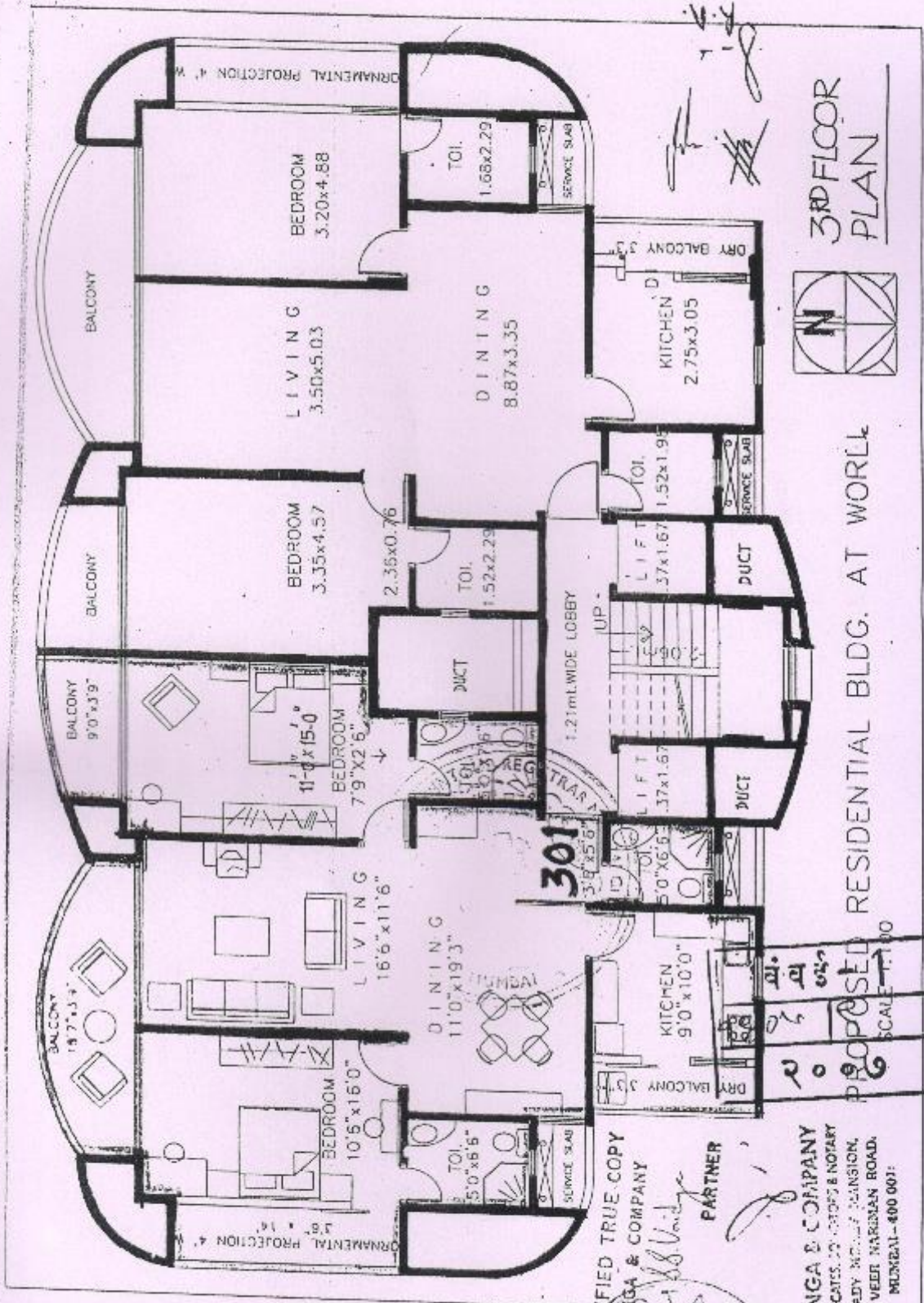
(Partners of Messrs Prakalp  
Realtors Corporation)

Transferees



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7800	2
2007	

L.A. *(Signature)*



3<sup>RD</sup> FLOOR  
PLAN



RESIDENTIAL BLDG. AT WORL

SCALE 1:100

CERTIFIED TRUE COPY  
KANGA & COMPANY

PARTNER

KANGA & COMPANY  
ADVOCATES, ARCHITECTS & NOTARY  
HEADY NAGAR, CHENNAI  
48, VEER NARAYAN ROAD,  
MUMBAI-400 001



*Handwritten initials and date: 18/12/18*

301

302

303

**WORLI TEKDI SAHAKARI GRIHA NIRMAN SANSTHA LIMITED**

101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

To  
Prakalp Realtors Corporation  
MUMBAI

Dear Sir,

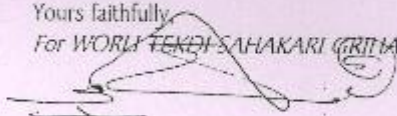
Sub: N.O.C. for sale and transfer of Flat Nos. 301 and 302 both on the 3<sup>rd</sup> floor of the building known as "Chandra Sagar", Worli Tekdi Reservoir Road, Worli, Mumbai - 400 018

We hereby state that the Society has no objection to the sale and transfer of Flat No. 301 by you to Mrs. Rita Agarwal and Mr. Deepesh Agarwal, and Flat No. 302 to Mrs. Rita Agarwal and Mr. Shailesh Agarwal.

We further state that all the society dues in respect of both the flats namely Flat Nos. 301 and 302 have been paid upto date and no arrears are outstanding for both the above said flats.

Thanking you,

Yours faithfully  
For WORLI TEKDI SAHAKARI GRIHA NIRMAN SANSTHA LIMITED



Authorized Signatory



29/11/27



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२००७

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HTMA

## -: नोंदणीचे प्रमाणपत्र :-

नोंदणी क्रमांक : बी ओ एम / इन्फो/जी-एस/एचएलसी/एडीसी / ६६३२२२ २७-२८/२७

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,

वरून टेकडी सहकारी गुडनिर्माण संस्था स्थापित, १२०-सी,

गुडनिर्माण घंगला, डॉ. जे. ए. रोड, वरळी, मुंबई - ४०००१८.

ही संस्था महाराष्ट्र राज्य सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६१ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम १ (१) अन्वये नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये व महाराष्ट्र राज्य सहकारी संस्थांचे नियम, १९६१ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गुडनिर्माण संस्था

संस्था असून उप-वर्गीकरण मांडेकर सहकारी गुडनिर्माण संस्था आहे.

कायमतीत वेद्य

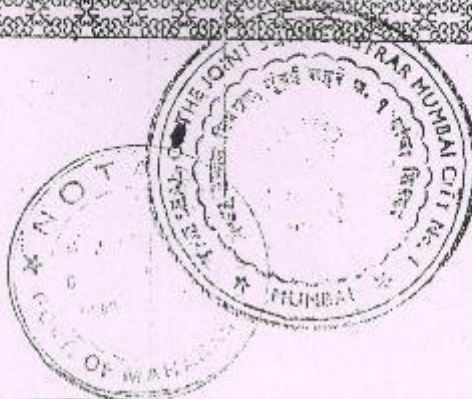


सही [एन.बी. गोरे.]

मुंबई

दिनांक २१ / ३० / १९९ ७

दुदा उप निर्वाहक,  
सहकारी संस्था, जी-दक्षिण विभाग, मुंबई.



बंबई - १  
२००७



Member's Regn. No. 7 / 77 No. of Shares 5

# Share Certificate

CO-OPERATIVE HOUSING SOCIETY LTD.

WORLI TEKDI SAHKARI GRIHA NIRMAN SANSTHA LTD.

(Registered under the Maharashtra Co-operative Societies Act, 1960)

Authorised Share Capital Rs. 1,00,000 : Divided into 100 Shares of Rs. 500 each

Registration No. 507/95 / 14/667/97-98 Date 31/07/1997

This is to certify that Shri/ Smt/ M/s. BAISHNAV CHARRAN PARIJA.

is the Registered Holder of 5 (Five) fully paid up shares of Rs. FIFTY each numbered from 31 to 35 both inclusive, in

WORLI TEKDI SAHKARI GRIHA NIRMAN CO-OPERATIVE HSG. SOCIETY LTD., SANSTHA LTD.  
Subject to the Bye-laws of the said Society

Given under the Common Seal of the said Society on

this 31<sup>st</sup> day of JULY 20 1998

WORLI TEKDI SAHKARI GRIHA NIRMAN SANSTHA LTD.

*[Signature]*  
Authorised

M.C. Member

*[Signature]*  
Secretary

*[Signature]*  
Chairman

P.T.O.



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7800 | 92  
२००७

SEAL

INTRA

5398

3-11

2007

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
1 <sup>st</sup> JAN 2002	3	WITRS/7/97	PRAKALP REALTORS CORPN. <i>[Signature]</i> Authorised M. C. Member. <i>[Signature]</i> Chairman	WITRS/14/02 <i>[Signature]</i> Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary
			Authorised M. C. Member Chairman	Secretary

BACK SIDE OF SHARE CERTIFICATE NO. 7



अंक-1  
 9600/93  
 2000



DMPP-99-83-15,000

AC 21

Certificate of payment

MUNICIPAL CORPORATION OF GREATER BOMBAY

Assessment and Collection Department

Municipal Property Taxes and State Education Cess for 198-198

Ward...CS... Bill No./A/c No. 01-0289-01-01

Name of the Assessee: The Municipal Corporation of  
Brihan Mumbai Nagar, Sewali Talvadi  
Griha Nigman, Sewalia Ltd.

Ward No. 140(1E) Street No. 1401C Locality Sewali Road

Rateable Value Re. 1075110/-

Period: From 01.04.2006 to 30.09.2006  
2006-10

As per Section 177 of the Bombay Municipal Corporation Act, and  
Section 4(a) of the Maharashtra Education (Cess) Act, 1962.

General Tax at 30 per cent.	Rs. 322533
Water Tax at 65 per cent.	Rs. 198845
Water Benefit Tax at 1.25 per cent.	Rs. 38243
Sewerage Tax at 30 per cent.	Rs. 119311
Sewerage Benefit Tax at 5 per cent.	Rs. 209316
Education Cess at 2 per cent.	Rs. 36718
State Edu. Cess at 6 per cent.	Rs. 12358
There is a special street	Rs. 12358
Total amount payable	Rs. 613652 / 00

Rs. Five Lacs  
Six Hundred Fifty

Date of issue of the bill 10th 198

Date of Payment of the bill 30.09.2006

30.09.2006  
13



बि.सं.क-1  
7864/98  
2006

Asst. Assessor and Collector Ward CS



PERMANENT ACCOUNT NUMBER

AADFP8022A



FIRM NAME

PRAKALP REALTORS

प्रमाण/बनने की तिथि (DATE OF INCORPORATION/FORMATION)

30-11-1993

*[Signature]*

जोसेफ सिविल (पब्लिक)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten signatures]*

इस कार्ड के खो / गिरा जाने पर सूचना जारी करने वाले  
प्राधिकारी को सूचित / सापेक्ष कर है  
आपका आयुक्त (कम्प्यूटर सेक्टर),  
सी-13, प्रत्यक्षकार भवन,  
बांद्रा-कुर्ला कॉम्प्लेक्स,  
मुंबई - 400 051.

In case this card is lost/ found, kindly inform/return to  
the issuing authority :  
Commissioner of Income-Tax (Computer Operations),  
C-13, Pratyakshakar Bhavan,  
Bandra-Kurla Complex,  
Mumbai - 400 051.

CERTIFIED TRUE COPY  
KANGA & COMPANY

*[Signature]*  
PARTNER

KANGA & COMPANY  
REGISTRARS & COMPANY  
RENTY AGENT & MASTERS  
60, 10/11, GAUMATI ROAD,  
MUMBAI - 400 091.



बंबई - 1  
9806 / 94  
२००७

*[Handwritten signatures]*  
R.A.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RITA AGARWAL

JASWANT RAI AGARWAL

05/07/1944

Permanent Account Number

AASPA1198D

Rita Agarwal  
Signature



11082006

*Hon. S.*  
*Jas. RA*

CERTIFIED TRUE COPY

KANGA & COMPANY

*S. S. Kanga*

PARTNER



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9801 / 96
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2007  
5399  
5-11-06  
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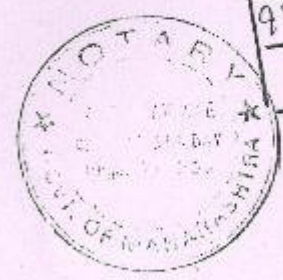
*Handwritten signature*  
*RA*

CERTIFIED TRUE COPY  
KANGA & COMPANY  
*Signature*  
PARTNER

KANGA & COMPANY  
ADVOCATES & NOTARY  
DEADY MONKEY MANSION,  
43, VEER HARSHAN ROAD,  
MUMBAI - 400 001.



वंशई-1	
9806	96
२००७	





MR. DEEPESH AGARWAL.

TO

MR. SHAILESH AGARWAL.

POWER OF ATTORNEY

Dated this      day of January 2007



Messrs Kanga and Company  
Advocates and Solicitors.



### ICICI Bank

Customer Copy

Deposit Br. \_\_\_\_\_ Date: 22/1/07

Pay to : ICICI Bank Ltd, A/C Stamp Duty

Franking Value	Rs.	100/-
Service Charges	Rs.	10/-
Total	Rs.	110/-

Name of Stamp duty paying party :  
**MR. DEEPESH AGARWAL**

RECEIVED WITH THANKS RS. 100/-  
TOWARDS PAYMENT OF  
STAMP DUTY.

DD / Cheque No. \_\_\_\_\_

Drawn on Bank \_\_\_\_\_

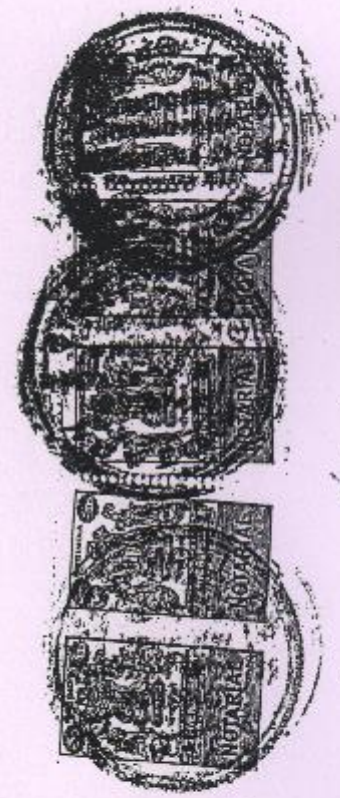
(For Bank's Use only)

Trans  \_\_\_\_\_  
Franking  \_\_\_\_\_

Officer 25152



FRANKING DEPOSIT SLIP



413-1

9800/92

2006

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,  
DEEPESH AGARWAL, of Mumbai Indian Inhabitant residing at Flat No 08, 1<sup>st</sup>  
floor, East & West Court, S. B. Singh Road, Colaba, Mumbai 400 039 SEND  
GREETINGS.

WHEREAS Messrs Prakalp Realtors Corporation (hereinafter referred to as  
"the Transferor") is the registered member of Worli Tekdi Sahkari Gaba  
Nirman Sanstha Limited, a society incorporated and registered under  
Maharashtra Co-operative Societies Act, 1960.

ICICI Bank Ltd.,  
Raja Bahadur Marston, 50,  
Bombay Sahakar Marg,  
Fort, Mumbai - 400 001  
D-5/STPV/C/R/1011/9/2005/  
748 TO 751

Rupayee One Hundred Only

Nandkishore Shinde  
Office No. \_\_\_\_\_

Stamp  
Stamp  
Stamp

शुद्ध 24152  
151582

NO. 208, 1<sup>st</sup> FLOOR, EAST & WEST COURT, S. B. SINGH ROAD, COLABA, MUMBAI - 400 039

INDIA STRAIGHT TO THE POINT

RECEIVED JAN 22 2007



P.A.

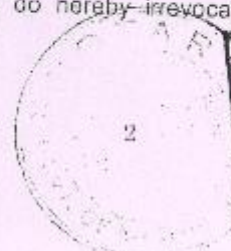
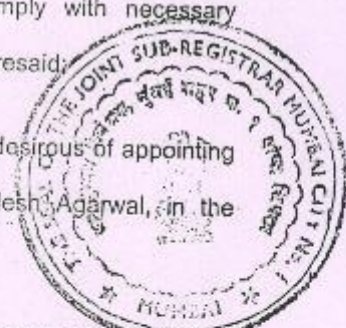
No.BOM/GS/TC/6672/97-98 having its office at C.S.Nos.7(pt), 46(pt) and 53(pt) Worli Division, Worli, Mumbai - 400 018 (hereinafter called "the said Society") and as such members the Transferor is the registered holders of 5 (five) fully paid up shares of Rs.50/- each bearing Distinctive Nos.31 to 35 (both inclusive) in the said Society issued under Share Certificate No.7 (hereinafter called "the said Shares") and is absolutely entitled to the beneficial right title and interest into and over the residential premises being Flat No.301 admeasuring 987.50 sq.ft. or thereabouts on the 3<sup>rd</sup> floor of the building known as "Chandra Sagar" situate at Worli Tekdi Reservoir Road, Worli, Mumbai 400 018 and which building is situate on property bearing Cadestral Survey Nos.7(pt), 46(pt) and 53(pt), Worli Division and more particularly described in the Schedule hereunder writton (the said Shares and the aforesaid flat are hereinafter collectively referred to as "the said Premises");

AND WHEREAS I am desirous of purchasing jointly with my mother Mrs.Rita Agarwal, in equal undivided shares, the said Premises from the Transferor;

AND WHEREAS for certain reasons I have to go outside India and I will not in a position to take necessary steps and comply with necessary formalities in order to purchase the said Premises as aforesaid;

AND WHEREAS for the aforesaid purpose, I am desirous of appointing as my true and lawful attorney, my brother, Mr.Shalesh Agarwal, in the manner hereinafter appearing;

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT,  
I, DEEPESH AGARWAL, do hereby irrevocably nominate, constitute and



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2006/172  
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D.A.



appoint the said MR.SHAILESH AGARWAL (hereinafter called "my Attorney") to be true and lawful attorney for me and on my behalf to do and execute all or any of the following acts, deeds, things or matters hereinafter mentioned in my name:

1. To make application to the said Society, for admitting me as the member of the said Society and to give all necessary information and particulars as may be necessary and required by the said Society. To appear before the Managing Committee and/or office bearers for admitting me as the member of the said Society and to make representations before them as may be necessary and required;

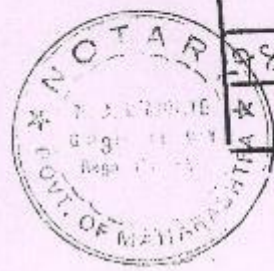
2. To sign all forms including Transfer Forms, papers, writings, affidavits, undertakings, indemnities, declarations and other writings/documents as may be necessary and required by the said Society, for admitting me as the member of the said Society. To have my name recorded in the records of the said Society;

3. To get the Deed of Transfer/ Sale Deed executed by the Transferor and to execute such Deed of Transfer/ Sale Deed, in such manner and for such purchase price/ consideration as my said Attorney may think fit and to pay the purchase price/ consideration to the Transferor and to obtain valid and effective receipt for the same from the Transferor;



4. To take vacant and peaceful possession of the said Premises from the Transferor and to confirm the same in writing;

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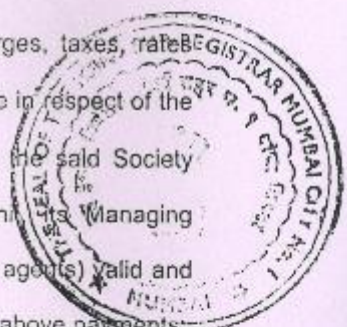
5. To appear before the concerned Registrar/ Sub-Registrar of Assurances and to present and lodge the Deed of Transfer/ Sale Deed and/or any other document/s required which may be necessary, for registration and to admit execution thereof and to complete all registration formalities and to take all steps as may be necessary and to receive the original Deed of Transfer/ Sale Deed and/or any other document/s, as the case may be, after the same is registered. To comply with all requisitions and/or objections if any, in respect of the documents lodged for registration with the Registrar/ Sub-Registrar of Assurances;

6. To make payment of transfer fee, premium and/or contribution to a fund to the Society, if required, and obtain valid and effectual receipt for the same;

7. To effect the transfer of the electricity meter in respect of the said Premises in my name and to execute such documents, forms and papers as may be required in this behalf;

8. To make payments of outgoings, maintenance charges, taxes, rate and contribution/s, if any and other charges from time to time in respect of the said Premises and to demand and secure or obtain from the said Society (which shall include wherever the context shall so admit its Managing Committee, the office bearers, staff members, servants and agents) valid and effective receipts and/or all other evidences in respect of the above payments;

9. To apply for and to take all necessary steps for transfer of the benefits of the amounts including sinking funds and other funds, if any, lying with the said Society in the name of the Transferor to my name;



D.A.



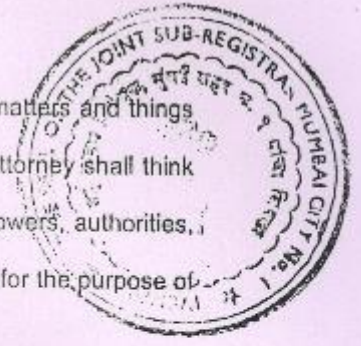
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10. To give co-operation in applying for the no objection / permission, if required, of the Collector of Mumbai, State Government of Maharashtra and other statutory authorities for the purchase of the said Premises and if required, to make payment of premium, transfer fee or other charges for the same;

11. To pay all the charges, expenses and costs including the stamp duty and registration charges, in order to implement the provisions of these presents;

And Generally to do and/or perform all acts, deeds, matters and things and execute all requisite deeds or documents as the said Attorney shall think necessary and/or fit as being ancillary or incidental to the powers, authorities, objects and purposes aforesaid or any of them and required for the purpose of proper and effectual implementation of the premises.



I HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever the said Attorney shall lawfully do, execute or perform or purport to be done, executed or performed in or about in the Premises by virtue of these presents

IN WITNESS WHEREOF, I, DEEPESH AGARWAL, have hereunto set my hand this 23<sup>rd</sup> day of January, 2007.

THE SCHEDULE ABOVE REFERRED TO

Residential Premises being Flat No.301, admeasuring 987.50 sq.ft. on the 3<sup>rd</sup> floor of the building known as "Chandra Sagar" situate at Worli Tekdi Reservoir Road, Worli, Mumbai 400 018, situate on property bearing Cadastral



D.A.

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2007	



Survey Nos.7(pt), 46(pt) and 53(pt) of Worli Division.[Building constructed in the year 2003 consisting of still plus six upper storeys and two lifts]

(Signature, left hand thumb impression & Passport size photograph)

SIGNED AND DELIVERED  
by the withinnamed  
DEEPESH AGARWAL  
in the presence of



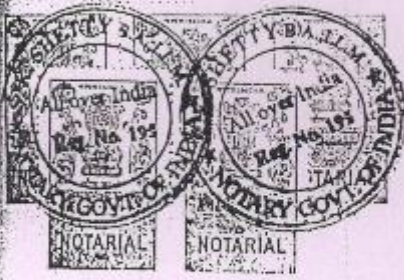
D. Agarwal



Before me

S. K. Shetty

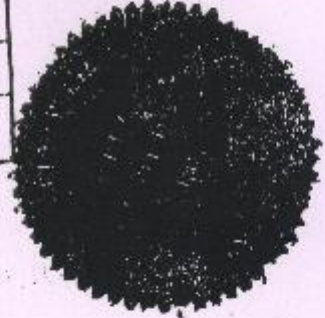
23/01/2007



S. K. SHETTY B.A.,LL.M.  
ADVOCATE  
NOTARY GOVT. OF INDIA  
8, "Prakash" Bessant Street,  
Santacruz (W), Mumbai - 400 054



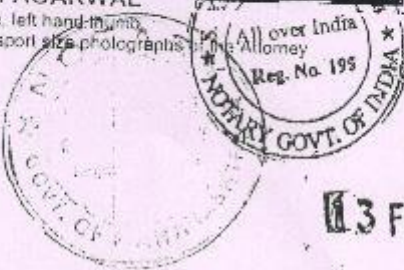
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१४०४/२३  
२००७



Agarwal



MR. SHAILESH AGARWAL  
Specimen Signature, left hand thumb  
impression and passport size photographs



CERTIFIED TRUE COPY  
Ashok M. Pandya

ASHOK M. PANDYA  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
C-4, Diamond Apt., Behind Diamond  
Chennai, L. T. Road, Borivelli (W)  
MUMBAI-400 072

3 FEB 2007

VALUATION

011 86103/2007

पंजी अर्थात CASH ORDER  
अनन्यतराम 18-07-2007  
₹ 20

पंजाब नॅशनल बँक  
punjab national bank  
बँक ऑफ इंडिया, स्ट्रीट नंबर, पुणे (1232)  
Bank of Commerce, Narayan Point, MUMBAI - 400021

रुपये PAY ..... JT. SUB. REGISTRAR MUMBAI CITY I  
को रुपये RUPEES

का मुगताम करे को ONLY  
₹. Rs. \*thirty thousand only\*\*

\*\*30,000.00\*\*  
ब्रांच क्रम संख्या BRANCH SERIAL NO.  
563/2007 FINANCE

पंजी पंजाब नॅशनल बँक  
For Punjab National Bank

*[Signature]*

ऑफिस इमार्केशन के बिना ही  
AUT-OFFISED SIGNATURES WITH GSM NO.

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9800 28  
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₹ 5738911 4000240111



THIS CASH ORDER IS VALID FOR SIX MONTHS ONLY  
पंजाब नॅशनल बँक के ऑफिस के बिना ही  
ऑफिस इमार्केशन के बिना ही

20

## VALUATION

Name **RITA AGARWAL**  
 Add **FLAT NO.301, WORLI TEKDI**

Date **09/02/2007**  
 Estimate Date **09/02/2007**  
 Year **2007**

Tele \_\_\_\_\_ Mobile \_\_\_\_\_ Article **Article 25(d)**

Property	<b>Residential</b>	Div/Village	<b>WORLI</b>	Zone/Sub	<b>13 / 98</b>	C.S/C.T.S	<b>7</b>
Year of Construction	<b>1996</b>	No of Floors	<b>3RD</b>	Project	<b>WORLI TEKDI</b>		

Market Rate	Floor	NFRD	LAREA	Dep - 10 %	Chrg Mkt.Rate	LRate	Value after Dep
<b>93700</b>				<b>9370</b>	<b>84330</b>		

Property	Sq.Ft	Applicable Mkt. Rate	Sq. Mt.	Market Value
Flat	<b>988.00</b>	<b>84330</b>	<b>91.78</b>	<b>7739807</b>
Terrace				
Closed Garage				
Open Garage				
Ground /Upper				
Lower Ground				
Second / Abv				
Basement				
Mezzanine				
<b>Total</b>	<b>988.00</b>			<b>7739807</b>

Mkt Value for Lease Deed

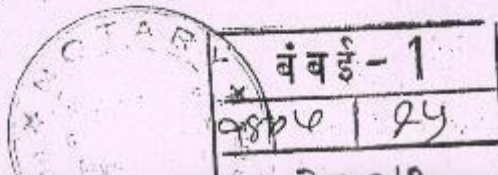
Mkt Value Rounded **7740000** Agreement Value **7740000**

Stamp paid on	Description	Amt	Paid	Bal
Date of Exe	Stamp Duty	<b>369600</b>		<b>369600</b>
Reg paid on	Penalty			
Months	Registration	<b>30000</b>		<b>30000</b>
Doc.NO	Penalty			
	Scanning			
			<b>Total</b>	<b>399600</b>

- |                        |  |
|------------------------|--|
| 1) S.D.in favour of    | <b>ICICI BANK LTD A/C STAMP DUTY<br/>(Bank confirmation letter)</b>                            |
| 2) R.Fees in favour of | <b>JOINT SUB-REGISTRAR OF ASSURANCE, MUMBAI CITY-1(FORT)<br/>(From Nationalised Bank Only)</b> |
| 3) Scanning fees       | <b>Rs/- 20 per page in cash</b>  |

Requirments : 1) Property Card 2) C.C., I.O.D 3) Occupation Certificate 4) B.M.C.Assessment Tax Copy  
 5) PAN CARD Copy of both parties 6) Light Bill or Phone Bill for Depreciation.

DocuSoft



14/02/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बवई

दस्त क्र 1407/2007

2:46:26 pm

मुंबई शहर 1 (फोर्ट)

९६

दस्त क्रमांक : 1407/2007



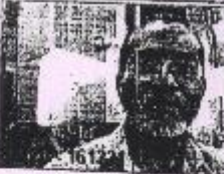

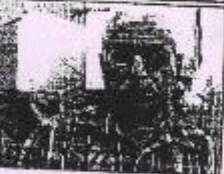

दस्ताया प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव दिवस अप्रकाश तर्फे मुखत्यार सीटेश अप्रकाश पत्ता घर/फ्लॅट नं. 8 ईस्ट व्हॅड वेस्ट कॉर्ट गल्ली/रस्ता: एन वी एन रोड ईमारतीचे नाव - ईमारत नं. - पेट/वसाहत: कुलापा शहर/गाव: मुं तालुका: -</p>	<p>लिहून देणार वय सही</p>	 <p>220 - 161219</p>	
<p>3 नाव नै.प्रकल्प रियल्टर्स कॉर्पोरेशन चे भागिदार हुसेनी मानुषाला पत्ता घर/फ्लॅट नं. - गल्ली/रस्ता: 24 वा रस्ता ईमारतीचे नाव: 0प्रभादुज ईमारत नं. - पेट/वसाहत: - शहर/गाव: मुं तालुका: - पिन:</p>	<p>लिहून देणार वय - सही</p>	 <p>161219</p>	
<p>4 नाव नै.प्रकल्प रियल्टर्स कॉर्पोरेशन चे भागिदार कमल शहाणी पत्ता घर/फ्लॅट नं: वरीलचमाणे गल्ली/रस्ता: - ईमारतीचे नाव - ईमारत नं. - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून देणार वय सही</p>		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2 रीता अप्रकाश





20/02/2007

दुय्यम निबंधक

दस्त गोषवारा भाग-1

धवड्1

1:03:59 pm

मुंबई शहर 1 (फोर्ट)

दस्त क्र 1407/2007

21

दस्त क्रमांक : 1407/2007

दस्ताचा प्रकार : कचारनामा

अनु क. पदाकाराचे नाव व पत्ता

पदाकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

2 नाव: रीटा जयपाल  
 पत्ता: घर/प्लॉट नं: नरीलप्रमाणे  
 मल्ली/पत्ता: -  
 ईमारतीचे नाव: -  
 ईमारत नं: -  
 गेट/मसजिद: -  
 शहर/गाव: -  
 जिल्हा: -  
 पिन: -  
 पिन नंबर: ए ए एच पी ए 1106 डी

विहून घेणार

वय

सही *Rita Agurwal*





दस्त गोधवारा भाग - 2

ववडा

दस्त क्रमांक (1407/2007)

१५

दस्त क्र. (ववडा-1407-2007) चा गोधवारा  
बाजार मुल्य : 7799807 गोबदला 7740000 भरलेले गुद्रांक शुल्क : 368600

पावती क्र.: 1428 दिनांक: 14/02/2007  
पावतीचे वर्णन  
गॉ: दिनेश अग्रवाल रॉफ मुळतथार शीतेश अग्रवाल

दस्त हजर केल्याचा दिनांक : 14/02/2007 02:42 PM

निष्पादनाचा दिनांक : 08/02/2007

दस्त हजर करणा-याची सती :

30000 : नोंदणी फी  
560 : नक्कल (अ. 11(1)), पृढांकनाची नक्कल  
(अ. 11(2)),  
रुजवाचा (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्तावा प्रकार : (25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 14/02/2007 02:42 PM

शिकका क्र. 2 ची वेळ : (फी) 14/02/2007 02:44 PM

30560: एकुण

ओळख :

खालील इमग असे लिखित करतात की, ते दस्तऐवज करारनामा-यांना खयपती शाखेओळखतात.

व त्यांची ओळख पटविलात.

1) फिलीट नोदिल . घर/प्लॉट नं. बी 4

गल्ली/रस्त्या :

ईमारतीचे नाव: श्रीनाथदर्शन

ईमारत नं:

पेट/वसाहत:

शहर/पाण: शेरिवती मुं

तालुका:

दि. 02

2) विकास नगर घर/प्लॉट नं. वरीलप्रमाणे

गल्ली/रस्त्या

ईमारतीचे नाव:

ईमारत नं

पेट/वसाहत:

शहर/पाण

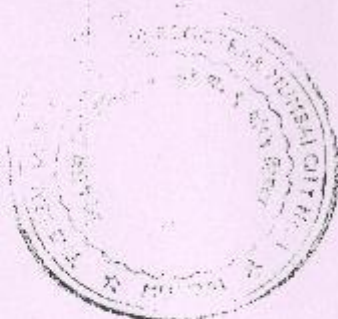
तालुका

दिन



दु. निष्पादनाची सती, मुंबई शहर 1 (फोर्ट)

दु. निष्पादनाची सती  
मुंबई शहर 1 (फोर्ट)







दस्ता गोधवारा भाग - 2

ववड्

दस्ता क्रमांक (1407/2007)

26

दस्ता नं. [1407-1407/2007] वा गोधवारा  
दस्ता क्रमांक 1407/2007 मोकदमा 7740000 भरलेले मुद्रांक शुल्क : 369800

पावती क्र.:1428 दिनांक:14/02/2007  
पावतीचे वर्णन  
नाम: दिनेश अग्रवाल तर्फे मुखत्यार शैलेश अग्रवाल

दस्ता हस्ता केल्याचा दिनांक :14/02/2007 02:42 PM  
निष्पादनाचा दिनांक : 06/02/2007  
दस्ता हस्ता केल्या-याची सही :

30000 : नोंदणी फी  
560 : नक्का (अ. 11(1)), मुद्रांकनाची नक्का  
(अ. 11(2)),  
रुजवात (अ. 12) व चायाविश्रण (अ. 13) ->  
एकत्रित फी

30557: एकुण

दस्ताचा प्रकार :25) करारनामा  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 14/02/2007 02:42 PM  
शिक्का क्र. 2 ची वेळ : (प्री) 14/02/2007 02:44 PM(कार्यवाही पूर्ण)  
शिक्का क्र. 3 ची वेळ : (कबुली) 20/02/2007 01:03 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 20/02/2007 01:03 PM

दस्ता नोंद केल्याचा दिनांक : 20/02/2007 01:04 PM

दु. निबंधकाची सही, मुंबई शहर । (फोट)

ओळख :  
खालील इमम जसे निवेदीत करतात की, ते दस्ताएवज करून देणा-यांना व्यक्तीस ओळखतात  
व त्यांची ओळख पटवितात.  
1) किरीट मोहितल ., घर/फ्लॅट नं: ...  
गल्ली/रस्ता : -  
ईमारतीचे नाम: श्रीनाथदरशन  
ईमारत नं: -  
पेट/कसाहत: -  
शहर/गाव: बोरिवली मुं  
तालुका: -  
पिन: 92  
2) राजेशमोनन ., घर/फ्लॅट नं: वरीलप्रमाण  
गल्ली/रस्ता: -  
ईमारतीचे नाम: -  
ईमारत नं: -  
पेट/कसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -



*Rush*

दु. निबंधकाची सही  
मुंबई शहर । (फोट)



प्रमाणित करण्यात येत की या  
दस्तामागे एकुण ... पाते आहेत  
मुद्रांक शुल्कांक २, ववड्- २००७/२००७  
मोकदमा:  
दिनांक: 20 FEB 2007  
शह. मुखत्यार निबंधक मुंबई शहर-  
भायवली मुद्रांक करणा-यांनी  
निबंधकाची सही प्रमाणित करतात



