

Office No - 23

SALE DEED

Mumbai - Lamington Road.

THIS INDENTURE made at Bombay this 29th day of JANUARY, 2003 BETWEEN **Shri Lachmandas V. Java**, an Indian inhabitant, presently residing at 2/14, Navjivan Society, Lamington Road, Mumbai 400 008 (hereinafter referred to and called as the Transferor/Vendor/ Assignor (and which expression shall unless it be repugnant to the context and meaning thereof mean and include his legal heirs, representatives, executors, administrators and assigns) of the ONE PART, and **Shrimati Ameeta Ashok Chavan and Shri Ashok Shankarrao Chavan**, both of whom are Indian inhabitants, presently residing at Shivaji Nagar, Nanded, Maharashtra PIN 431 602, (hereinafter referred to and called as the 'Transferees/ Assignees/ Purchasers' (and which expression shall unless it be repugnant to the context and meaning thereof mean and include their legal heirs, executors, representatives, administrators and assigns) of the OTHER PART:

WHEREAS:

a) The Vendor/Transferor/Assignor is the lawful owner of Office No: 23-R, admeasuring 147.50 sq.ft. on 12th Floor of Navjivan Commercial Premises Co-operative Society Ltd. (erstwhile Building No.3 of Navjivan Co-operative Housing Society Limited), Dr.D.Bhadkamkar Marg (Lamington Road), Mumbai-400 008. C.S.No. 1/255 Trade Division

b) The Vendor/Transferor is fully entitled to the said office and is otherwise seized and possessed of the same as the Owner thereof and is lawfully entitled to transfer and sell the said office No 23-R, on 12th Floor of Navjivan Commercial Premise Co-operative Society Ltd., Dr. D. Bhadkamka Marg, (Lamington Road, Mumbai-400 008, to the Transferees/Assignees.

Sub Registrar & Administrative Officer
Mumbai 23.
Proper Officer.

Office of the
Administrative
Officer
Mumbai
MAH. CCSA/1982
S. C. KADAM

1109 SPECIAL REGISTER
102683 ADM. JAN 28 2003
R. 0061000 / PD 103
STAMP DUTY MAHARASHTRA

L.V. Java

Ameeta

Navjivan



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2003



c) The Vendor/Transferor vide this sale deed, has agreed to transfer, assign and convey unto the Purchasers/Assignees/Transferees all the right, title and interest, in the said shares, ownership rights and all other rights, interest of the Vendor/Transferor in the said Office No.: 23-R, on 12th Floor of Navjivan Commercial Premises Society Ltd., Dr. D. Bhadkamkar Marg (Lamington Road), Mumbai-400 008 absolutely.

NOW THIS INDENTURE WITNESSETH AS UNDER:

1. The total price for the said Office No.: 23-R, on 12th Floor of Navjivan Commercial Premises Co-operative Society Ltd., Dr.D.Bhadkamkar Marg (Lamington Road), Mumbai-400 008, is fixed at Rs.500,000/- (Rupees Five lacs only), inclusive of furniture & fixture thereon, alongwith 5 equity shares of Rs. ~~50~~/- each of the said society.

2. That the consideration of the sum of Rs.500,000/- (Rupees Five lacs only) being full and final consideration for the said office premises and the said shares, paid by the Transferees to the Vendor/Transferor vide Pay Order No. 778800 dated 29 JAN 2003 drawn on State Bank of India Bank Napier Sea Road Branch.

3. That the Vendor/Transferor doth hereby give possession of the above said office No.: 23-R, on 12th Floor of Navjivan Commercial Premises Co-operative Society Ltd., Dr.D.Bhadkamkar Marg (Lamington Road), Mumbai-400 008, to the Transferees/Assignees/ Purchasers this day that the Vendor/Transferor doth hereby sell, assign transfer and convey absolutely and forever to the Transferees all rights, title and interest in the said shares and all his other interests, of the Vendor/Transferor in the said Office No.: 23-R, on the 12th Floor, together with all his rights, interest, privileges held, enjoyed or appurtenant thereto and reputed or known so to be.

4. That Vendor/Transferor hereby declares that the said shares and all the rights, title and interest etc. of the Vendor/Transferor in the said office No.: 23-R, on the 12th Floor hereunder are conveyed and everything appurtenant thereto, assigned and conveyed to the Transferees is free from all encumbrances of whatsoever nature, and undertakes that he, the vendor, shall at all the times save harmless and keep the Transferees indemnified against all proceedings, costs, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that behalf. The Transferor has assured and hereby assures the Transferees, that no other person, body or organisation has any right, title or interest in the said office No.: 23-R, on the 12th Floor. The Transferor further declares that he has neither mortgaged nor alienated nor created any encumbrance or lien on the said office No.: 23-R on 12th Floor and the said shares in any manner whatsoever.



h. Y. Jeeva

Directo

Recd

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5. The Vendor/Transferor/hereby undertakes:-

(i) To obtain from the Society the transfer of the shares, and his entire interest in the said office No.: 23-R on the 12th Floor with every thing appurtenant thereto, to the exclusive name of the Transferees and to sign and execute such forms and documents in order to give full effect to these covenants as may be necessary.

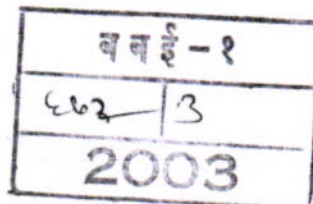
(ii) To sign and execute such forms, as may be necessary, to obtain permission from the B.E.S.T., to have the electric meters in respect of the said Office No.: 23-R on the 12th Floor transferred and assigned in the exclusive name of the Transferees.

6. The Transfer charges, if any, payable to the Society, will be paid/borne by the Purchasers/Assignees only.

7. The Transferor declares that he has paid all taxes, rates, water charges, electricity charges, society service charges and other outgoings if any in respect of the said Office No.: 23-R on the 12th Floor due till the execution of this deed of Assignment and all such charges thereafter shall be payable by the Transferees.

8. The Transferor agrees and declares that he will have no right, title and interest, of whatsoever nature, in the said Office No.:23-R on the 12th Floor from the date of execution of this deed and Transferees will be the sole and absolute joint owners of the said Office No.: 23-R on the 12th Floor and the said shares and the Transferees shall have the right to have and hold the same and enjoy the fruits and benefits thereof as owner thereof free from all interruption and interferences from the Transferor or from any other person or persons claiming through or under him and the transfer in favour of the Transferees/Purchasers/Assignees shall be complete in all respects without any further act, deed or writing in that behalf.

9. The Transferor/Vendor further undertakes and agrees that till such time as the said rights, in the said Office No.:23-R on 12th Floor and the said shares thereof are transferred to, and vested in the said Transferees in the books and records of the said society and all other concerned authorities, the said Transferor/Vendor shall be deemed to hold, carry the said rights, in the books, records of the said society and other concerned authorities, as trustee/agent of the said Transferees/Purchasers, and shall deal with the said rights only in accordance with the instructions, directions of the said Transferees.



IN WITNESS WHEREOF the parties hereto have herein and to a duplicate hereof have set and subscribed their respective hands in the manner hereinafter mentioned the day and year first hereinabove written.

Signed and Delivered by the
within named the Transferor/
Assignor Shri Lachmandas V. Java

:
: *L.V. Java*
:

In the presence of
Name:

Occupation:

Address:

Bharsa

① *Say Deval*
11/10, 8th floor, Navy House, *Chowpatty*
Mumbai 400007

② *M.C.N. NAIK* 911 Navy House 3, BRT-8 *Chowpatty*
Signed and Delivered by the

within named the Transferees/Assignees:
Shrimati Ameeta Ashok Chavan

and

Shri Ashok Shankarrao Chavan

:
: *Ameeta*
:
: *Ashok*

In the presence of

Name: Mr. Abhay V. Aholkar

Occupation: Chartered Accountant

Address: 15/2, Chowpatty, Chaurba

Morvi Lane, Chowpatty,
Mumbai 400007

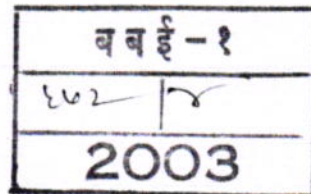
Aholkar

2. Mr. Satish Sawant.

Sawant Road, 2A/13

Dahisar (W)

Sawant





29/01/2003

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

ववड्1

दस्त क्र 672/2003

6:45:38 pm

मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 672/2003

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

अंगठ्याचा ठसा

1 नाव: लछमनदास व्ही जावा
पत्ता: घर/फ्लॅट नं: 2/24
गल्ली/रस्ता:
ईमारतीचे नाव: नवजीवन सो.
ईमारत नं.:
पेट/वसाहत:
शहर/गाव: मुंबई
तालुका:
पिन: 8

लिहून देणार

वय 78

सही



उपलब्ध नाही

2 नाव: अमिता अशोक चव्हाण
पत्ता: घर/फ्लॅट नं: शिवाजी नगर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत: नांदेड
शहर/गाव:
तालुका:
पिन: 431 602

लिहून घेणार

वय 44

सही



उपलब्ध नाही

3 नाव: अशोक शंकरराव चव्हाण
पत्ता: घर/फ्लॅट नं: शिवाजी नगर
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत: नांदेड
शहर/गाव:
तालुका:
पिन: 431 602

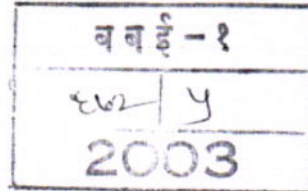
लिहून घेणार

वय 44

सही



उपलब्ध नाही





दस्त गोषवारा भाग - 2

बबई 1

दस्त क्रमांक (672/2003)

दस्त क्र. [बबई-672-2003] चा गोषवारा
बाजार मुल्य : 610000 मोबदला 50000 भरलेले मुद्रांक शुल्क : 61000

पावती क्र.:682 दिनांक:29/01/2003
पावतीचे वर्णन
नांव: अमिता अशोक चव्हाण

दस्त हजर केल्याचा दिनांक :29/01/2003 06:36 PM
निष्पादनाचा दिनांक : 29/01/2003
दस्त हजर करणा-याची सही :

6100 : नोंदणी फी
120 : नक्कल (अ. 11(1)), पृष्ठांकनाची
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) करारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 29/01/2003 06:36 PM
शिक्षा क्र. 2 ची वेळ : (फी) 29/01/2003 06:40 PM

6220: एकूण

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

दु. निबंधकाची सही, मुंबई शहर 1 (फोर्ट)

1) अमय. अरोळकर ,घर/फ्लॅट नं. :

गल्ली/रस्ता: .

ईमारतीचे नाव: नवजीवन हौ सो

ईमारत नं. :

पेट/वसाहत: ..

शहर/गाव: मुंबई

तालुका: .

पिन: .

2) सतिश. सावंत ,घर/फ्लॅट नं: 2 ए 13

गल्ली/रस्ता: सावंत मार्ग

ईमारतीचे नाव: .

ईमारत नं: .

पेट/वसाहत: दहिसर वेस्ट

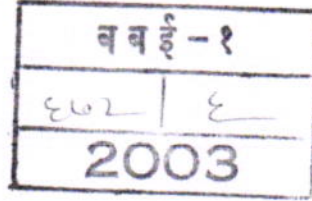
शहर/गाव: मुंबई

तालुका: .

पिन: .

Amalka

Lawal



*सदर दस्ताची नोंदणी
रजिस्ट्रीने पूर्ण झाल्यामुळे*

*प्रमाणित करणेत दिले की
दस्ताची दुरुव... ६... पावे आहेत*

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)

*सह दुय्यम निबंधक
मुंबई शहर क्र. १.*

*सह दुय्यम निबंधक
मुंबई शहर क्र. १.*

दुय्यम क्रमांक १

क्रमांक दस्त

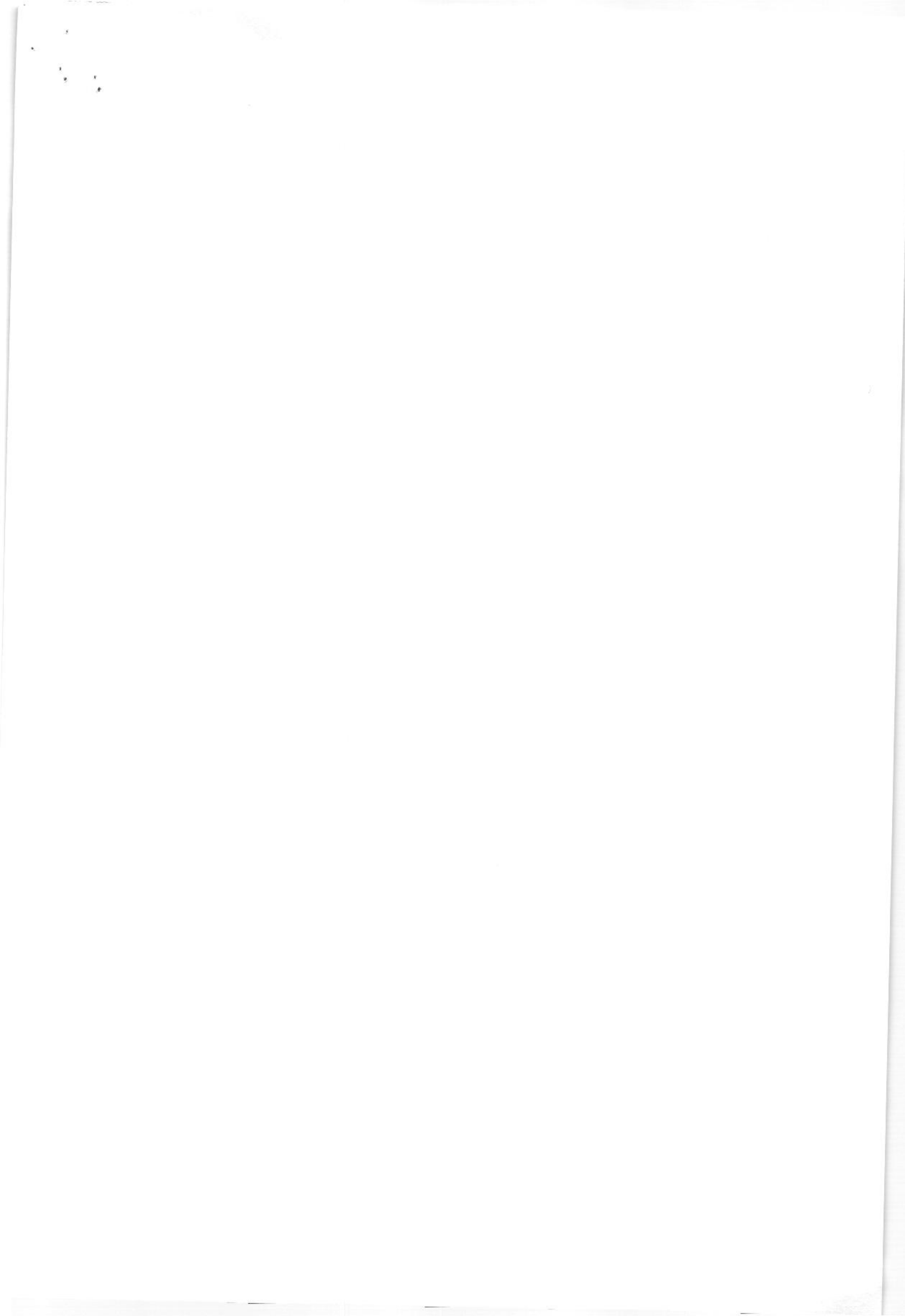
नोंदळा.

तादीळ:

२९/१/०३

*अपिलाची दुय्यम निबंधकाचेरीज
निबंधकाचे सर्व अधिकार अललेला
सह दुय्यम निबंधक
मुंबई शहर क्र. १.*





SCANNING CH
30/9/03
2253
S
2019-2020
20/9/2003

Dated This ___ day of ___ 2003

BETWEEN

Shri Lachmandas V. Java
VENDOR/TRANSFEROR/ASSIGNOR

A N D

Shrimati Ameeta Ashok Chavan
& Shri Ashok Shankarrao Chavan
PURCHASERS/TRANSFEREES/ASSIGNEES

SALE DEED
OF
OFFICE NO. 23R
ON 12th FLOOR
NAVJIVAN COMMERCIAL
PREMISES CO-OPERATIVE
SOCIETY LIMITED
MUMBAI - 400 008

Certificate No. 311

Shares 5(FIVE)

THE NAVJIVAN COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD.

(Registered under the Maharashtra Co-op. Societies Act. of 1961)

Regd. No. BOM / WD / GNL / O / 368 / 95-96

CERTIFICATE OF SHARES

000

This is to Certify that MR. LACHHMANDAS V. JAVA

is / are Registered

Holder/s of 5(FIVE) Shares of Rupees

Fifty each numbered 1521 to 1525

inclusive in **The Navjivan Commercial Premises Co-operative Society Ltd.**

subject to the bye-laws of the Society and that there has been paid in respect of each of such Shares the sum of Rupees Fifty only.

Given under the Common Seal of the Society
this 10TH day of OCTOBER 2002
For & on behalf of

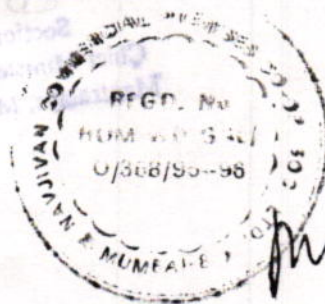
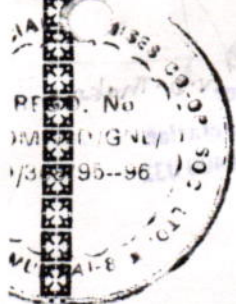
THE NAVJIVAN COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LTD.

[Signature]

Chairman.

[Signature]

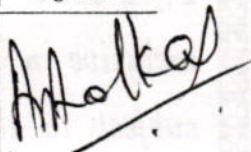
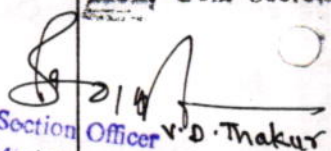
Jr Secretary.



[Signature]

Section Officer *V.D. Thekar*
Chief Minister's Secretariat
Mantralays, Mumbai 400 032

MEMORANDUM OF TRANSFER

Date of Transfer	Transfer No.	To whom transferred	Ledger Folio	Transfer Clerk's Initials	Secretary's Signature
26-02-2003	273	MRS. AMEETA ASHOK CHAVAN & MR. ASHOK SHANKARRAO CHAVAN	343	Nemali 26-02-03	 Hon. Gen. Secretary  Section Officer V.D. Thakur Chief Minister's Secretariat Mantralays, Mumbai 400 032

NOTE :- No transfer of the shares will be registered unless accompanied by this Certificate.