



Saturday, September 05, 2009

1:45:23 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8254

मावाचे नाव बांद्रा

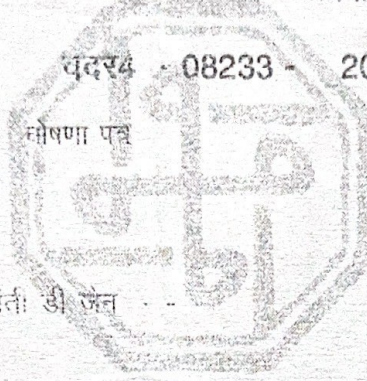
दिनांक 05/09/2009

दस्तावेजाचा अनुक्रमांक

वदर 08233 - 2009

दस्तऐवजाचा प्रकार

ग्रीषणा पत्र



सादर करणाऱ्याचे नाव: लाजवती डी जेन

नोंदणी फी

30000.00

नवकल (अ. 11(1)), घुसकावाची नवकल (अ. 11(2)),

500.00

रकम (अ. 11(2)) व जागाचिन्ना (अ. 11(2)) एकत्रित फी (अ. 11(2))

एकूण

रु.

30500.00

आपणस हा दस्त अंदाजे 2:00PM ह्या वेळेस मिळेल

बाजार मूल्य: 1 रु.

सोबदला: 0 रु.

भरलेले घुसका शुल्क: 100 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सेन्ट्रल बँक ;

डीडी/घनाकर्ष क्रमांक: 73077; रक्कम. 30000 रु.; दिनांक: 11/08/2009

दुय्यम निबंधक

अंधेरी 2 (अंधेरी)

सह. दुय्यम निबंधक अंधेरी-२,

धुंधई उपनगर जिरहा.

**BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)**  
**Franking Deposit Slip**  
 Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/02/05/1708 - 11/05

Date: 25/8/09 (Customer Copy)  
 Deposit Br: Santacruz, Mumbai-400 054  
 Pay to: Bombay Mercantile Co-operative Bank Ltd  
 A/c: Stamp Duty  
 Franking Value Rs. 10/-  
 Service Charges Fr. 10/-  
 Total Rs. 20/-  
 Name of Stamp Duty-paying party: MRS. LAJVANTI DEVILAL JAIN  
 DD / Cheque No. — Cash —  
 Drawn on Bank & Branch: —  
 Tran ID: 25 AUG 2009  
 RECEIVED  
 CASH  
 25 AUG 2009  
 BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. SANTACRUZ BRANCH  
 RECEIVED  
 25 AUG 2009  
 CASH  
 25 AUG 2009  
 BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. SANTACRUZ BRANCH

25-8/09  
 233 | 9  
 2009

For BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.  
 AUTHORIZED SIGNATORY  
 SANTACRUZ BRANCH

**DEED OF DECLARATION**

*Lajvanti Jain*

THIS DEED OF DECLARATION made at Mumbai by this 25<sup>th</sup> day of August 2009 by, (1) MRS. LAJVANTI DEVILAL JAIN and (2) MR. DEVILAL N. JAIN both are Indian Inhabitants of Mumbai, presently residing at Flat No. 201, on 2<sup>nd</sup> floor, in the said building of the said society known as "The Santacruz Kanta Terrace Co. operative Housing Society Ltd", Phirozsha Road, Santacruz (West), Mumbai 400054. Hereinafter referred to as the "PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns).

We, declare that by an Agreement dated 1<sup>st</sup> Day of May, 2002, VENDOR SMT. MR. SAVJI SUNDERJI VAGHELA, hereby agreed to release right, title and interest of the premises therein in favour of "PURCHASERS" (More particularly described in Schedule annexed hereto therein).

We, further state and declare that we have paid a sum of Rs. 19, 51, 000/- (Rupees Nineteen Lakhs Fifty One Thousand only) towards full and final consideration.

We further states and declare that after paying the said consideration of the sum of Rs. 19, 51, 000/- (Rupees Nineteen Lakhs Fifty One Thousand only) paid to the said VENDOR being the full purchase price, thereof she has handed over the possession of the said premises forever in favour of "PURCHASERS"

*Lajvanti Jain* *Dr. J. S. ...*

Bombay Mercantile Co-operative Bank Ltd. Santacruz Branch, Plot No. 207, TFS, IV, S.V. Road Santacruz (W), Mumbai-400 054.  
 D-5/STP(V)/C.R.1056/02/05/1708-11/05

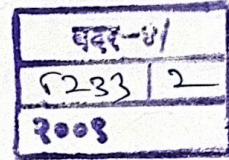
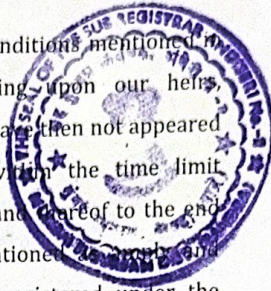
RUPEES ONE HUNDRED ONLY

भारत 50173  
 184014  
 SPECIAL ADHESIVE  
 AUG 25 2009  
 12:16  
 Rs. 0000100/- PB5447  
 INDIA  
 STAMP DUTY  
 MAHARASHTRA

**NOW THEREFORE THIS INDENTURE WITNESSETH** that in pursuance of the said an Agreement, We do hereby declare that the said an Agreement dated 1<sup>st</sup> Day of May, 2002 was executed by us (the said VENDOR and us) and the said Agreement is annexed hereto as "ANNEXURE A" is now duly stamped & certified by the Collector of stamps Andheri under Article 25 (d) of the Schedule I of The Bombay Stamp Act 1958 **Vide Case No. Adj COA/AY/11690/08** dated 19/05/09.

We do hereby declare that all the terms and conditions mentioned in the said Agreement are in all respect are binding upon our heirs, administrators and assigns. The said VENDOR and We have then not appeared before the sub-registrar of assurance at Bandra within the time limit presented in the said Agreement for the Registration and the same shall take abolition effect in all respect therein mentioned and shall be effectually so if the said agreement has been duly registered under the provisions of the Indian Registration Act, 1908.

We are making this Deed of Declaration of our own free will and knowing fully well that the statements contained hereinabove are true to our own knowledge.



**THE SCHEDULE ABOVE REFERRED TO**

Flat No. 201, on 2<sup>nd</sup> floor, admeasuring about 860 sq. ft. built up area in the said building of the society known as "The Santacruz Kanta Terrace Co.op. Housing Society Ltd", situated at Plot bearing final Plot No. 35/36 of TPS I, bearing CTS No. H/176, H/177, & H.178 of Village Bandra-H, Phirozsha Road, Santacruz (West), Mumbai 400054.

Signed and confirmed by the "PURCHASERS" )

SIGNED AND DELIVERED by the within named)

(1) MRS. LAJVANTI DEVILAL JAIN )

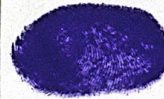
(2) MR. DEVILAL N. JAIN )

In the presence of )

Witness:

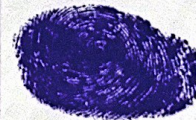
1.

2.



Lajvanti Jain

Devilal N. Jain



THE SANTACRUZ KANTA TERRACE CO-OP. HOUSING SOCIETY LTD.

Phirozshah Road, Santacruz West

CO-OPERATIVE HOUSING

~~BOMBAY-400054~~  
SOCIETY LIMITED

(Registered under M. C. S. Act. 1960)

1

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

Member's Register No. 1 Share Certificate No. 1

THIS IS TO CERTIFY that Shri/Smt. SAVJI SUNDERTI VAGHELA

Santacruz is the Registered Holder of Shares [ five ] from No. one  
Two hundred and fifty only. [ Rs 250/- ]

in THE Santacruz KANTA TERRACE CO-OPERATIVE HOUSING SOCIETY LTD

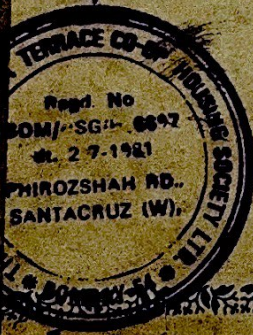
subject to the Bye-laws of the said Society and that upon each of  
Shares the sum of Rupees Twenty five <sup>Fifty</sup> only. D.R. Joshi has been paid.

GIVEN under the Common Seal of the said Society at Santacruz this Thirtieth  
of April 1982.

Shri D.R. Joshi - D.R. Joshi Chairman

Shri K. L. Joy - [Signature] Hon. Secretary

Shri S. K. Jain - [Signature] Member of the Committee



P. T. O.

**THE SANTACRUZ KANTA TERRACE CO-OP. HOUSING SOCIETY LTD**

Phirozsha Road, Santacruz (West), BOMBAY-400 054.

Regd. No. BOM/HSG/H-6697, Dt. 2-7-1961 Plot bearing  
C. T. S. No. H-176, H-177, H-178 T.P. S. I, Santacruz.)

Ref. \_\_\_\_\_

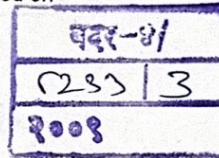
Date 06/10/07



Dated:

**TO WHOMSOEVER IT MAY CONCERN**

This is to certify that Shri / Smt./M/s. Lajvanti Jain Flat  
No. 201 in the Society is of 860 sq. ft. built up area. The Building  
consists of Ground plus 5 Floors. The Building was constructed on  
or about 1961.



For \_\_\_\_\_ Co-op.  
Hsg. Soc. Ltd.

For The Santacruz Kanta Terrace CHS Ltd.

गणेशजी शिंदे

G. S. Khanna  
Secretary

**HON. SECRETARY**

**TRUE COPY**

Archi  
**ADV. ARCHANA S. GIRI**  
High Court Advocate  
**RAHA REALTORS PVT. LTD.**  
9, Anju Shopping Centre,  
1st Floor, Tilal Road,  
Santacruz (W),  
Mumbai-400 054.

x Lajvanti Jain

D. A. Jain

# THE SANTACRUZ KANTA TERRACE CO-OP. HOUSING SOCIETY LTD

Phirozsha Road, Santacruz (West), BOMBAY-400 054.

Regd. No. BOM/HSG/H-6697, Dt. 2-7-1981 Plot bearing  
C. T. S. No. H-176, H-177 H-178 T.P. S. I. Santacruz.)

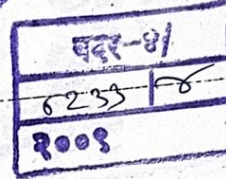
Ref. \_\_\_\_\_

Date 06/10/08

THE COLLECTOR OF STAMPS  
MMRDA BUILDING, 1<sup>ST</sup> FLOOR,  
BANDRA KURLA COMPLEX,  
BANDRA (EAST)  
MUMBAI: 400 051



CERTIFICATE



This is to Certify that Mr / Smt / M/s.

Lajvanti Devital Jain is

the bonafide member of our Society and has purchased the said  
Premises no. 201 from Savaji Sanderji Vaghela vide  
agreement dated 1<sup>st</sup> May 2002.

This Certificate is issued only for availing the benefit of Amnesty  
Scheme 2008.

For The Santacruz Kanta Terrace CHS Ltd.

Amteshi M. S.  
Chairman

P. S. Khanna  
Treasurer / Secretary

Secretary / Chairman

TRUE COPY

Arvi  
ADV. ARCHANA S. GIRI  
High Court Advocate  
RAHA REALTORS PVT. LTD.  
9, Anju Shopping Centre,  
1st Floor, Tilak Road,  
Santacruz (W),  
Mumbai-400 054.

D. A. Jain

बृहसुब्ई, महानगर पालिका  
कर निर्धारण व कर संकलन खाते.  
मालमत्ता करार्थे देयक तथा पावती  
अधिदान केल्यावर ही पावती मिळेल

|                  |   |
|------------------|---|
| अधिदानाचा दिनांक | कोणत्याविभागात भरले नोंदिस शुल्कादेशिका शुल्क |
|------------------|---|

|                 |   |                   |          |                              |
|-----------------|---|-------------------|----------|------------------------------|
| लेखा क्रमांक    | मालमत्ता करवध                             | कालखंड            | तारीख    | प्रति स्वाक्षरी              |
| HW-13-0634-00-4 | 1982-83                                   | 01.10.82-31.03.83 | 01/10/82 | या तारखेला पूर्वीची थकबाकी * |
| विभाग क्रमांक   | मार्ग क्रमांक, मागाचे नाव, मालमतेचे वर्णन | करदात्याची नावे   |          | NOT SHOWN                    |

HW-3746-1  
L BHATUADEKAR  
6 PHIROZSHA STREET, 9 CRUZ W HOUSE  
BHALCHANDRA GOPA

|                     |               |                     |                      |                       |              |
|---------------------|---------------|---------------------|----------------------|-----------------------|--------------|
| दिनांक पासून पर्यंत | करपात्र मूल्य | करमाफी दिलेले मूल्य | निवासी करपात्र मूल्य | अनिवासी करपात्र मूल्य | देयक क्रमांक |
| 01.10.82-31.03.83   | 35175         | 27655               | 7520                 | 208284                |              |

|                          |                       |                      |                         |  |                        |                            |                                 |              |
|--------------------------|-----------------------|----------------------|-------------------------|--|------------------------|----------------------------|---------------------------------|--------------|
| सर्वसाधारण कर दर/रकम रु. | पाणी पट्टी दर/रकम रु. | जल लाभ कर दर/रकम रु. | मलनिःसारण कर दर/रकम रु. | मलनिःसारण कर मलनिःसारण लाभ कर दर/रकम रु. | शिक्षण उपकर दर/रकम रु. | रा.शि.कर निवासी दर/रकम रु. | रा.शि.कर निवासी उपकर दर/रकम रु. | एवढे रकम रु. |
| 25.50%<br>4485           | 5.00%<br>879          | 4.00%<br>704         | 3.00%<br>528            | 5.00%<br>879                             | 6.00%<br>830           | 12.00%<br>1251             | 3.00%<br>113                    | 8869         |

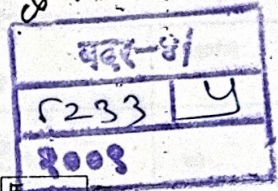
\* थक बाकी नध्ये चुकभूल असल्यास त्याबाबत विभागीय सहाय्यक करनिर्धारक व कर संकलनाला लिहावे.

|                         |                             |                   |
|-------------------------|-----------------------------|-------------------|
| प्रथम करनिर्धारण दिनांक | या कालखंडासाठी भरलेली रक्कम | आताभरावपाची रक्कम |
| PRIOR TO 61-62          | 8969                        | 8969              |

ज. सवलतीमुळे ७/१० जाकारणी व. सवलतीमुळे ८/१० जाकारणी क. करधर्तिसहाय्ये ४/५ जाकारण याच कालखंडाची पूर्वीची देयके रद्द समजण्यात यावीत. सुवनेसाठी कृपया मागे पाहावे.

TRUE COPY

ADV. ARCHANA S. GIRI  
High Court Advocate  
RAHA REALTORS PVT. LTD.  
9, Anju Shopping Centre,  
1st Floor, Tilak Road,  
Santacruz (W),  
Mumbai-400 054.



TRUE COPY

मालमत्ता पत्रक

7

जिल्हा - मुंबई उपनगर जिल्हा

शासनाचा विभाग - मालमत्ता

तयार केलेला मालमत्ता पत्रक

एच वॉर्ड

प्लॉट नंबर

प्लॉट नंबर

क्षेत्र

धारणी-धर

चौकी

चौकी

[Sq. Yds. २१३]

चौकी

२७८-१

C

[Asset. included in]

[H/१७८ upto ३१-७-७९]

रुपये ७६२-२०

दि. २-२-७९ ते ३१-७-८६.



पुस्तक क्रमांक १९४८

Bhalchandra Gopal Bhatwadekar.

(Sale deed dated. २-५-२३ for Rs. ४९१३/-)

२३३ / E

२००९

| क्रमांक  | विवरण  | लॉट क्रमांक | मूळ धारक (धो) मुंबई (च) विभागात (च) | साक्ष्यांकन                                     |
|----------|--|-------------|-------------------------------------|---|
| १०६/१९६९ | धा.स.च्या १९५६ च्या वनन यापेचे नसपत्रालगत प.रा.स.च्या १९५८ अंमलबनावणी नसपत्रानुसार ब.धा.स.च्या गाण संकेची नसपत्रानुसार क्षेत्र व्याप्त रावे रूपंतर केले.   |             |                                     | धो- १९६९-१२-२९ ००.००.०० वि.विनिपून. (८) कुलाबा. |
| १०७/१९८२ | या उपविभागीय अधिकारी मुंबई उपनगर मुंबई यांचे कडील अफदेश क्र. डि.एन.एन/एन.एन.डी.४६८ दि.२४-६-१९८२ वरून बिन रती सादा रुपये ७६८-२० मुदता दि.२-२-७९ ते ३१-७-८६. |             |                                     | धो- १९८२-०७-२८ ००.००.०० न.सु.म.क्र. ३५३५        |



वेळापत्रक -

खरो प्रत

मुंबई उपनगर जिल्हा

नकदचा प्रत ५

नॉदी ३

नकद ६०

कागद २

पुर्ण ६२

TRUE COPY

ADV. ARCHANA S. GIRI  
High Court Advocate  
RAHA REALTORS PVT. LTD.  
9, Anju Shopping Centre,  
1st Floor, Tilak Road,  
Santacruz (W),  
Mumbai-400 054.

खरो प्रत

खार असाधन अधिकारी बांदा

(पान नं. - १)



THE SANTACRUZ KANTA TERRACE CO-OP. HOUSING SOCIETY LTD.  
 BOMBAY-400 054  
 CO-OPERATIVE HOUSING SOCIETY LIMITED  
 (Registered under M. C. S. Act. 1960)

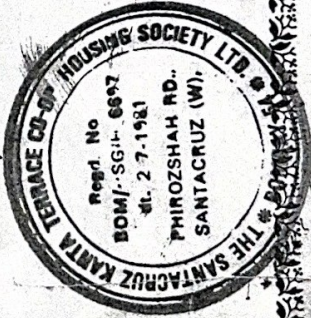
Authorised Share Capital Rs. 1,00,000/- Divided into 2,000 Shares each of Rs. 50/-  
 Member's Register No. 1 Share Certificate No. 1

THIS IS TO CERTIFY that Shri / Smt. SAVJI SUNDERJI VAGHELA

of Santacruz is the Registered Holder of Shares [five] from No. one  
 to five of Rupees Two hundred and fifty only [Rs 250/-]  
 in THE Santacruz KANTA TERRACE CO-OPERATIVE HOUSING SOCIETY LTD.

subject to the Bye-laws of the said Society and that upon each of  
 such Shares the sum of Rupees Twenty five has been paid.

GIVEN under the Common Seal of the said Society at Santacruz this Thirteenth  
 day of April 1982.



Shri D.R. Joshi. — Chairman  
 Shri K. L. Jay — Hon. Secretary  
 Shri S. A. Javeri — Member of the Committee

P. T. O.

TRUE COPY

ADV. ARCHANA S. GIRI  
 High Court Advocate  
 RAHA REALTORS PVT. LTD.  
 9, Anju Shopping Centre,  
 1st Floor, Tilak Road,  
 Santacruz (W),  
 Mumbai-400 054

2009  
 233  
 2/1

2

| Date of Transfer             | Transfer No.   | Share Regr. No. (Old)  | To Whom transferred   | Share Regr. No. (New)                             |
|------------------------------|--|--|---|---|
| 7 <sup>th</sup> January 1984 | No share certificate as the old garage has been handed over to flat NO 201 | was ever issued & transferred from Smt S.S. Vaghela as per agreement of the chairman of the Housing Federation and resolution of the society on 7-1-1984 | Smt S.S. Vaghela since 30-5-1982  |   |
| 14 <sup>th</sup> March 2004  | 18-228/233C<br>8008  | [Circular Stamp]   | Mrs Jayanti Devild<br>For The Santacruz Kanta Terrace C.H.S. Ltd.<br>Chairman | SR. No 17<br>D. C. Mawar & S. Khanna<br>Treasurer |

*D. R. Joshi*  
Chairman  
7-1-1984

*D. C. Mawar*  
Hon. Secretary

*M. Lal Rao*  
Committee Member

18-228/233C  
8008

**TRUE COPY**  
ADV. ARCHANA S. GIRI  
High Court Advocate  
**RAHA REALTORS PVT. LTD.**  
9, Anju Shopping Centre,  
1st Floor, Thak Road,  
Santacruz (W),  
Mumbai - 400 054.

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

BERDE AJAY PANDURANG

PANDURANG BERDE

05/12/1982

Permanent Account Number

AKEPB7254M




15022076



  
Signature

पद-४/१  
२३३ | e  
२००९




  
भारत निवडणुक आयोग  
ELECTION COMMISSION OF INDIA  
ओळखपत्र  
IDENTITY CARD



MT/08/038/123520

**Elector's Name** Jain Meera  
मतदाराचे नाव जैन मीरा  
**Father's/Mother's/Husband's Name** Pannalai  
वडील/आई/पतीचे नाव पन्नलाल  
**Sex** F लिंग स्त्री  
**Age as on 1.1.95** 40  
1.1.95 रोजी वय

  
भारत निवडणुक आयोग  
ELECTION COMMISSION OF INDIA  
ओळखपत्र  
IDENTITY CARD

MT/08/038/123519

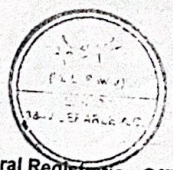
**Elector's Name** Jain Pannalal  
मतदाराचे नाव जैन पन्नलाल  
**Father's/Mother's/Husband's Name** Jodhranj  
वडील/आई/पतीचे नाव जोधराज  
**Sex** M लिंग पुरुष  
**Age as on 1.1.95** 45  
1.1.95 रोजी वय

पद-३

२३३ १०

२००९

**Address** Kanta, F.M.Road, Santacruz (W) Bombay  
पत्ता कांता, एफ.एम.रोड, सांताक्रुझ (प) मुंबई

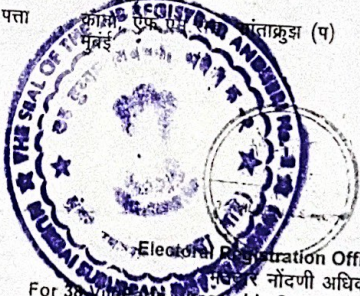


**Electoral Registration Officer**  
मतदार नोंदणी अधिकारी  
For 38-VileParle Assembly Constituency  
38-विले पार्ले विधानसभा मतदारसंघा करिता  
**Place / स्थळ :** VileParle / विले पार्ले  
**Date / दिनांक :** 10.11.1995

This Card may be used as an identity card under different Government schemes.  
हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल

0042/0425

**Address** Kanta, F.M.Road, Santacruz (W) Bombay  
पत्ता कांता, एफ.एम.रोड, सांताक्रुझ (प) मुंबई



**Electoral Registration Officer**  
मतदार नोंदणी अधिकारी  
For 38-VileParle Assembly Constituency  
38-विले पार्ले विधानसभा मतदारसंघा करिता  
**Place / स्थळ :** VileParle / विले पार्ले  
**Date / दिनांक :** 10.11.1995

This Card may be used as an identity card under different Government schemes.  
हे पत्र शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल

0042/0424

(दि नि नमुना क्र) (Fin R. Form No. 1)

CASE NO. :

COUNTER CODE 7

मूळ प्रत  
ORIGINAL COPY

DATE: 22/04/2002

DELIVERED

RECEIPT NO.: 28

(अहस्तातरणीय)  
(NOT TRANSFERABLE)

वे का म (एच) १६८

शासनास केलेल्या प्रदानाची पावती  
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place MUMBAI

DELIVERED

दिनांक/Date 22/04/2002

Received from MRS. LAJVANTI DEVILAL JAIN  
यांच्याकडून/

₹/Rs. 114830.00  
One Lakh Fourteen Thousand Eight Hundred Thirty Only

बदर-४/  
१२३३/१०  
२००९

On account of 102-(II)

mode of Payment: PO NO: 55512 4000250  
SYNDICATE BANK (SYB) SANTA CRUZ (E)  
ADJUSTED ON : 22/04/2002

DELIVERED



(सहा) (Signature)  
(पदनाम/Designation)  
Superintendent of Stamps  
Mumbai

रोखपाल व लेखपाल  
Cashier or Accountant.

DELIVERED

२००९

THANKING YOU,

YOURS FAITHFULLY

( *Signature* ) :

FROM : P. J. Kheria & Co  
(ADDRESS) 8/61 Arundel Nagar  
Scindia road (E) Mumbai

TEL NO. : 6101922

DATE : 22/6/07

TO:  
THE SUPERINTENDENT OF STAMPS,  
GENERAL STAMP OFFICE,  
TOWN HALL, FORT,  
MUMBAI-23.

<sup>(25)</sup>  
CHALAN No. 114830/-  
22.4.07

<sup>(25)</sup>  
ADJUSTED ON 114830/-  
22.4.07

SUB.: PAYMENT OF STAMP DUTY.

DEAR SIR,

WE ENCLOSED HERewith PLEASE FIND D.D./P.O./R.B.I. CHALAN NO. 5555/2  
DATE 22/6/07 OF RS. 114830/- DRAWN ON (bank name) State Bank of India IN  
YOUR FAVOUR AGAINST PAYMENT OF STAMP DUTY. KINDLY STAMPS THE DOCUMENT & RETURN IT AT THE EARLEAST.

KINDLY ISSUE THE RECEIPT IN THE NAME OF (PURCHASER :  
NAME) ms. Kajvanti Devikal, and mr. Devikal



NO. OF DOCUMENT      STAMP DUTY AMT.      TOTAL STAMP DUTY

1) Agreement =

114830/-

|        |
|--------|
| पर-01  |
| 233/90 |
| २००९   |

THANKING YOU,

YOURS FAITHFULLY

( Regd. Mgr ) :

Rs. One Lakh Fourteen Thousands Eight Hundred Thirty Only  
R. 114830/-

GENERAL STAMP OFFICE  
EXTENDED SALES COUNTER  
MMRDA BLDG, BANDRA (E)  
MUMBAI - 400 051  
MAH/GSO/010



Rs. 0114830/-

SPECIAL ADHESIVE  
22.4.2002  
00047  
11223967772  
MAHARASHTRA

विक्री नोंद वहीमधील नोंद (वपासली)  
असता ती वसोवर आढळली  
Date 07-05-09  
सौ. वि. वि. मोर्ये  
प्रधान मुद्रक कार्यालय  
मुंबई.

BY: SUPERINTENDENT OF STAMPS,  
BANDRA.

सहपत्र नोंदण्यात आले नाही.  
Certificate  
Stamp Act, 1958.  
No. Aaj. Co. Pt. AY. 11690108  
Office of the Collector of Stamp  
Date: 17.1.10. 2008  
Received from Shri. L. D. Jain.

14139

MV - 4049000/-  
AV - 1951000/-  
Area - 860 sq.ft.

resident of .....  
Insufficient Stamp duty of Rs. (167840) vide challan No. 79/80 dated 02.10.109 chargeable under article 25(c) of schedule I of Bombay Stamp Act, 1958 Cert. No. under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. 282670 and penalty Rs. (1000) one thousand only under article 25(c) of schedule I have been paid in respect of this instrument. This certificate is subject to the provisions of section 53-A of the Bombay Stamp Act, 1958.

subject to the Provision of section 53-A of the Stamp Act-1958.



AGREEMENT 19/05/09  
Bandra  
Collector of Stamp  
Andheri

THIS AGREEMENT made and entered into at Mumbai on this 1st day of May, 2002 BETWEEN (1) MR. SAVJI SUNDERJI VAGHELA, a Indian Inhabitant, hereinafter referred to as "The Transferor" (which expression shall, unless repugnant to the context or meaning thereof, mean and include his heirs, executors, administrators and assigns) of the ONE PART.

बंदर-४/  
१२३३/१९  
२००९

AND

MRS. LAJVANTI DEVILAL JAIN and MR. DEVILAL N. JAIN, both Indian Inhabitants, hereinafter referred to as "The Transferee" (which expression shall, unless repugnant to the context or meaning thereof, mean and include their heirs, executors, administrators, and assigns) of the OTHER PART.

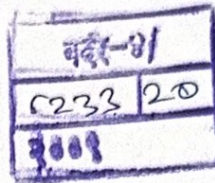


contd..2

Lajvanti Jain

x Lajvanti Jain

D. N. Jain



**WHEREAS :**

1. The Transferor of the One Part is the Owner and is seized & in possession of the said Flat No. 201, 2<sup>nd</sup> Floor in **THE SANTACRUZ KANTA TERRACE CO-OP. HSG. SOCIETY LTD.**, Phiroz Shah Road, Santacruz (West), Mumbai - 400 054, which he had acquired from **SHRI SURESHKUMAR GOBINDRAM TIBREWALA** called the 'Builder' for a valuable consideration vide their Article of Agreement with them dt. 12<sup>th</sup> day of February, 1980.

2. **THE SANTACRUZ KANTA TERRACE CO-OP. HSG. SOCIETY LTD.**, a Co-operative Society Registered under M.C.S. Act, 1960, having its office at Phiroz Shah Road, Santacruz (West), Mumbai - 400 054, (hereinafter referred to as the Said Society) is well seized and possession of or well and sufficiently entitled to the building known as **THE KANTA TERRACE** and the Transferor is a member of the said society and holding Share Certificate No. 1 for five Shares bearing distinctive No. 400 (both inclusive) of Rs. 50/- each issued by the said society (hereinafter referred to as the "said shares") and pursuant to the issue of the said shares certificate, the Transferor is the Owner and is seized and in occupation of Flat No. 201, 2<sup>nd</sup> Floor in the said **THE SANTACRUZ KANTA TERRACE CO-OP. HSG. SOCIETY LTD.**, on Phiroz Shah Road, Santacruz (West), Mumbai - 400 054, admeasuring 860 sq. ft (built-up) (hereinafter referred to as the "The said Flat".)



3. The Transferor is well seized and possessed of the said Flat and said share in terms of the Maharashtra Co-op. Society Act, 1960, the Rules there under and the Bye-laws of the said society and the said flat and the shares are free from all encumbrances, charges, liabilities, adverse claim, rent etc., and Transferor is having absolute subsisting and valid rights, to deal with the said flat and said shares as a member in terms of the Bye-laws of the society.

4. The Transferor has contributed and paid the consideration for said flat and said shares from his own funds and no one else have any share, rights,

*BJ*  
x *Lajvanti Jain*      *Dat. Jain*

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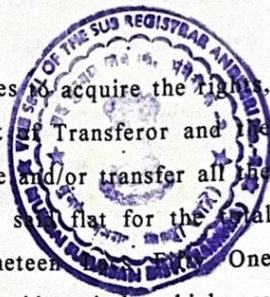


title, interest, claim or demand of whatsoever nature in the said flat and said shares or any hereof, not the Transferor has created any title, interest, claim or demand unto over or upon the said flat or the share of the said society or any part thereof in favour of any person or parties either by way of sale, exchange, mortgage, gifts, trust, inheritance, ~~rent~~ lien etc.

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233 | 29  
2008

The Transferor and the Transferees hereto made the necessary correspondence with the said society in terms of the Bye-laws of the said society to complete the transfer and record the same with the said society along with notice of transfer in writing by the Transferor in terms of Bye-laws of the said society.

6. The parties hereto have agreed that the Transferees to acquire the rights, title and interest in the shares and the said Flat. The Transferor and the Transferor has agreed to relinquish and/or release and/or transfer all the rights, title, interest in the said shares and the said flat for the total consideration of Rs. 19,51,000/- (Rupees Nineteen Lacs Fifty One Thousand Only) and on the basis of the aforesaid recitals which are binding, the parties have thus agreed to this instrument of Transfer on the terms and conditions set out hereinafter.



**NOW THIS INSTRUMENT OF TRANSFER WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY THE PARTIES AS FOLLOWS :-**

1. The Transferor has agreed to relinquish and/or release and/or transfer all the rights, titles and interest in the said shares of the society and the Flat No. 201, 2<sup>nd</sup> Floor, Phiroz Shah Road, Santacruz (West), Mumbai - 400 054, alongwith the Electric Meter and the rights of Transferor in common areas and amenities as granted by the said Society (alongwith all deposit and sinking fund etc.) free from all encumbrances and/or as well as free from all rights, titles, interest, claim or demands unto over and upon the said Flat and Shares or any part thereof to the Transferees for the consideration of Rs. 19,51,000/- (Rupees Nineteen Lacs Fifty One Thousand Only).

SAJ

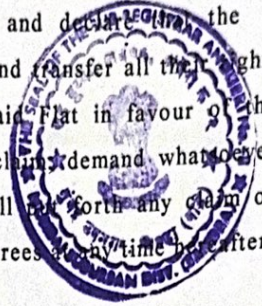
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x Lajvanti Jain

S. Sain.

The Transferees have paid to the Transferor the said consideration of Rs. 19,51,000/- (Rupees Nineteen Lacs Fifty One Thousand Only) as under;

The Transferor doth hereby records, confirm and declare that the Transferor has agreed to surrender, relinquish and transfer all the right, title and interest in the said share and the said Flat in favour of the Transferees and the Transferor shall have no claim or demand whatsoever against the Transferees nor the Transferor shall set forth any claim or demand of whatsoever nature against the Transferees at any time hereafter.




The Transferor will pay and clear off the charges payable to the society by way of Municipal taxes and other dues/outgoings relating to the said Flat upto the date of handing over the possession to the Transferees as per the society bills and hereby agree to keep the Transferees indemnified against any claim that may be made by the said society for the above period at a later date.

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2008

The Transferor doth hereby declare that the said shares and the said Flat transferred to the Transferees are free from all encumbrance of whatsoever nature and the Transferor has full and absolute right to deal with the same including the instrument of the transfer hereto.

5. The Transferor hereby declares and confirms that the said Flat absolutely belong to them and that he has not created any gift, lease, loan, mortgage, charge, lien or encumbrances on the said Flat or the said shares and that these are free from any gift, lease, loan, mortgage, charge, lien, encumbrance/s or attachment of any statutory authorities or otherwise and there is no impediment, restrain, litigation, stay, injunction or any legal proceeding with regard to the said Flat in any court of Law or with the Bombay Municipal Corporation or the society or any other authorities. The Transferor further undertakes to indemnify the Transferees from any such claim by on one at a later date whatsoever.

contd..5

  
x Jayvanti Jain D.N. Jain.

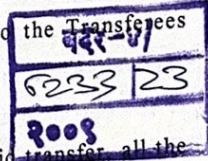
7. The Transferees hereby agrees to pay all the charges payable by way of Municipal taxes and other dues/outgoings relating to the said Flat from the day of taking over the possession of the said Flat and hereby declares and confirms that they will abide be the bye-laws of the society without any reservation whatsoever.

8. The Transferor shall handover and deliver to the Transferees the Share Certificate, original agreement/ Allotment letters and or all other papers and writings relating the said flat.

9. The Transferor hereby agree and undertake to do all the things as required by the said society for recording the Transfer of the said society for recording the Transfer of the said shares and/or the said Flat from the name of the Transferor to the name of the Transferees in the records of the society and Transferor hereby undertakes to do and execute and caused to be done and executed all the necessary documents, the application, the forms and writings that may be necessary for the purpose of the Transferees being recording of the transfer of the said flat/shares to the name of the Transferees as may be required and/or to the safe guard and secure the rights, title and interest of the Transferees in the said shares and the said Flat hereby transferred by the Transferor to the Transferees hereinafter.

10. The Transferor hereby declare that alongwith the aforesaid transfer all the reserve funds, deposits, sinking funds etc., if any, standing to the credit of the Transferor with the said society hereby stands transferred by these presents to the Transferees and the Transferor or any of the person claiming through or anyone else on their behalf have not done any act, deed nor commission whereby the Transferor is prevented from transferring the aforesaid shares and the said Flat etc., and handing over to the Transferees the vacant and peaceful possession of the said Flat.

11. The Transferor doth hereby covenant with the Transferees that the Transferor shall from time to time or their Advocate Attorney, do and execute or caused to be done and executed all such acts, deeds documents,



x Lavanti Jain D. Jain.

letters and things, or forms, if any, whatsoever for more perfectly securing the interest of Transferees in the said flat and the said shares agreed to be transferred and assigned, for the use of the Transferee or shall be reasonably required but at the cost of the transferees.

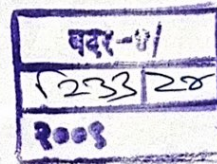
12. It is hereby agreed by and between the parties that the Transferor and the Transferees shall bear and pay all the donations, transfer charges, dues etc. payable to the said society for these presents in equal shares. The stamp duty and registration charges, if any payable for these presents shall be borne and paid by the Transferees alone.



13. The Transferor hereby releases, relinquishes, gives up and surrenders all their rights, titles and interest in the membership of the said society, share certificate and the said flat in favour of the Transferees forever.

14. The Transferor shall hand over peaceful and vacant possession of the said flat to the Transferees on execution of these presents.

15. The Transferor hereby agrees, undertakes and covenants with the Transferees to keep the Transferees and their respective heirs, free and indemnified from all the losses and detriments, occasioned or suffered by the Transferees owing to any claim, demands etc., preferred by any person in the said shares and right, title and interest, claim or demand in the said flat or otherwise.



**SCHEDULE :**

Flat No. 201 on 2<sup>nd</sup> floor admeasuring 860 sq.ft.(bulit-up) area in **THE SANTACRUZ KANTA TERRACE CO-OP. HSG. SOCIETY LTD.**, Phiroz Shah Road, Santacruz (West), Mumbai - 400 054 in Municipal Ward No. H/West, Plot No. 35 and 36 of T.P.S. I, Santacruz, bearing C.T.S. NO. H/176, H/177 and H/178. The following is constructed in 1980.

*[Handwritten mark]*

contd..7

*X Sujvanti Jain* *Santacruz*

IN WITNESS WHEREOF the parties hereto have set their hands and seal on the day and year first hereinabove mentioned.  
SIGNED, SEALED AND DELIVERED by the withinnamed Transferor  
**MR. SAVJI SUNDERJI VAGHELA**  
the presence of.....

)  
)  
)  
)  
)  
)  
)

*Savji Vaghela*



*G. S. Vaghela*  
*ग. स. वाघेला*



SIGNED, SEALED AND DELIVERED by the withinnamed Transferees,  
**MRS. LAJVANTI DEVILAL JAIN**  
**AND MR. DEVILAL N. JAIN,**  
in the presence of .....

)  
)  
)  
)  
)

*Lajvanti Jain*

*Devilal N. Jain*

- 1. *Lajvanti Jain*
- 2. *Devilal N. Jain*



|         |
|---------|
| ५२१-१/  |
| १२३३ २५ |
| २००३    |

RECEIVED of and from the within Named Transferees the entire consideration of Rs. 19,51,000/- (Rupees Nineteen Lacs Fifty One Thousand Only) against Flat No. 201, 2<sup>nd</sup> Floor in **THE SANTACRUZ KANTA TERRACE CO-OP. HSG. SOCIETY LTD.**, Phiroz Shah Road, Santacruz (West), Mumbai - 400 054.

- (i) Rs. 09,50,000/- (Rupees Five Lacs only) by cheque No. 027144 dt 24/2/2002 drawn on Syndicate Bank, Santacruz (E) Branch, Mumbai.
- (ii) Rs. 14,51,000/- (Rupees Fourteen lacs fifty one thousand only) by pay order No. 555547 dt 30/4/2002 drawn on syndicate Bank, Santacruz (E), Branch, Mumbai.

WITNESS :

- 1. *G. S. Vaghela*
- 2. *Lajvanti Jain*

I SAY RECEIVED

TRANSFEROR

