

S. Ghadi

SALE DEED

TRANSFEROR

(30)

MS. AMI MEHTA

AND

Pan
Thanda

TRANSFEREES

29 SMT. SHARDA GAJESH BADSEWAL

(30)

SHRI. GAJESH MOHANLAL BADSEWAL

(18) u/a

PREMISES

Flat No. A-803, area admeasuring 260 sq. ft. Carpet, in the 'A' Wing, on the 8th Floor, in the Building No. 4 known as "Tulip" of New Tulip Co-operative Housing Society Ltd., situated at Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101

SMITA R. GHADI

Advocate & Legal Advisors

Stamp Duty, Registration, Adjudication of Documents, Society Opinion,
Formation and Conveyance

Shop No. 43/EMP-70/Phase4, Evershine Millennium Paradise, Thakur Village,
Kandivali (E), Mumbai - 400 101.

Cell No. 9967519204

Email: smita.ghadi@gmail.com



Friday, February 18, 2011

12:12:38 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1463

गावाचे नाव पोयसर

दिनांक 18/02/2011

दस्तऐवजाचा अनुक्रमांक

वदर 5 - 01463 - 2011

दस्ता ऐवजाचा प्रकार

करारनामा
करारनामा

सादर करणाराचे नाव: शारदा गजेश बडसेवाल

नोंदणी फी

: - 30000.00

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

: - 400.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (20)

एकूण रु. 30400.00

आपणास हा दस्त अंदाजे 12:27PM ह्या वेळेस मिळेल

दुय्यम निबंधक
बोरीवली 2 (कांदिवली)

बाजार मुल्य: 2885700 रु.

मोबदला: 3529000 रु. **दुय्यम निबंधक बोरीवली-२,**

भरलेले मुद्रांक शुल्क: 159050 रु.

मुंबई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडौदा;

डीडी/धनाकर्ष क्रमांक: 093866; रक्कम: 30000 रु.; दिनांक: 27/01/2011

REGISTERED ORIGINAL DOCUMENT
DELEVERIED ON 18/2/11



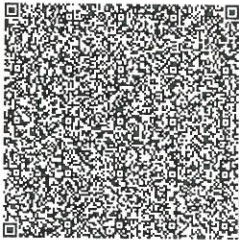
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by: Vandana
 Digitizing Corporation of India Ltd.
 Location: Borivali
 Signature: [Signature]
 Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH01786655082660J
Certificate Issued Date : 28-Jan-2011 04:36 PM
Account Reference : SHCIL (FI)/ mhshcil01/ BORIVALI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0101903016712412J
Purchased by : SMT SHARDA GAJESH BADSEWAL
Description of Document : Article 25(b)to(d) Conveyance
Property Description : FLAT NO.803,A-WING,NEW TULIP CHSL,260 SQ FT CARPET,VALLEY OF FLOWERS,THAKUR VILLAGE
Consideration Price (Rs.) : 35,29,000
 (Thirty Five Lakh Twenty Nine Thousand only)
First Party : MS AMI MEHTA
Second Party : SMT SHARDA GAJESH BADSEWAL
Stamp Duty Paid By : SMT SHARDA GAJESH BADSEWAL
Stamp Duty Amount(Rs.) : 1,59,050
 (One Lakh Fifty Nine Thousand And Fifty only)



ORIGINAL ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL ORIGINAL
ORIGINAL ORIGINAL ORIGINAL ORIGINAL

Please write or type below this line.....

SALE Deed

SHARDA GAJESH BADSEWAL -

AMI MEHTA

Shardha



बदर - ५/
२०११

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SALE DEED

THIS **SALE DEED** made and entered into at Mumbai this day 18th of
FEB 2011;

BETWEEN

MS. AMI MEHTA, an adult, Indian Inhabitant of Mumbai, residing at Flat No. A-803, New Tulip CHS Ltd., Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101, hereinafter referred to as "**THE VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators, legal representatives and permitted assigns) of the **ONE PART**;

AND

1) SMT. SHARDA GAJESH BADSEWAL AND 2) SHRI. GAJESH MOHANLAL BADSEWAL, both adults, Indian Inhabitants of Mumbai, residing at Flat No. C-801, New Tulip CHS Ltd., Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101, 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 respective heirs, executors, administrators, legal representatives and permitted assigns) of the **OTHER PART**;

बदर-५/	
१८६३	३
२०११	


AM

Shri

AM

WHEREAS: -

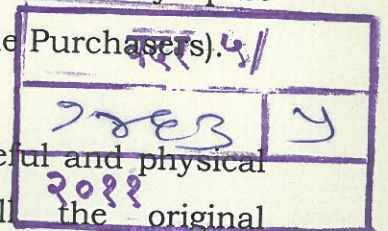
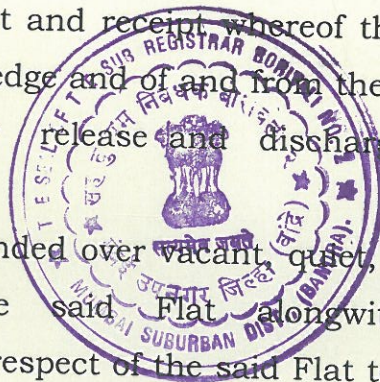
- a) Vide an Articles of Agreement dated 18th April 2006, made and executed by and between **M/S. GUNDECHA BUILDERS**, therein referred to as **"THE BUILDERS"** of the One Part, and **MS. AMI MEHTA**, therein referred to as **"THE PURCHASERS"** of the Other Part, the Builders therein agreed to sell and sold to the Purchaser therein the residential premises on ownership basis being Flat No. A-803, area admeasuring 260 sq. ft. carpet, in the 'A' Wing on the 8th Floor, in the Building No. 4 known as "Tulip", situated at Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101 (hereinafter referred to as **"the said Flat"**) and more particularly described in the Schedule hereunder written, for the consideration and on the terms and conditions stated therein.
- b. The aforesaid Articles of Agreement dated 18th April 2006 has been duly stamped and registered with the Office of Sub Registrar of Assurance at Mumbai under Registration serial no. BDR5/03409/2006 dated 25.04.2006.
- c. Upon the formation of New Tulip Co-operative Housing Society Limited; a Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under Registration No. MUM/WR/HSG/TC/13472/06-07 dated 24.07.2006 (hereinafter referred to as **"the said Society"**) the said Ms. Ami Mehta became the registered member of the said Society and the said society issued its 5 fully paid up shares of Rs.50/- each aggregating to Rs.250/- bearing distinctive Nos. 151 to 155 (both inclusive) comprised in the Share Certificate No. 31 (hereinafter referred to as **"the said Shares"**). The said Share Certificate is still valid and subsisting and not forfeited by the said Society or any concerned Authority.
- d. By virtue of the aforesaid facts, the Vendor herein is absolutely possessed of and seized of and otherwise well and sufficiently entitled to the said Flat and has every right to sell and transfer the said Flat.

AM Shri 

- e. The Purchasers are desirous of acquiring rights of the said Flat along with all deposits and contributions made by the Vendor with various concerned local authorities including Reliance Energy/Mahanagar Gas, for the beneficial enjoyment and occupation of the said Flat for the consideration and on the terms and conditions hereinafter appearing.
- f. The Vendor has obtained No Objection Certificate and no dues pending certificate from the said Society for the purpose of transfer of the said Shares and said Flat to and in favour of the Purchasers.
- g. The Vendor has agreed to sell by way of transfer, the said Flat along with the right to the said Shares in respect of the said Flat together with all the deposits made in the said Society and made to other authorities/bodies for a total consideration of **Rs.35,29,000/- (Rupees Thirty Five Lacs Twenty Nine Thousand Only)** and the parties hereto have agreed upon the various terms and conditions and are desirous of reducing them into writing.

NOW THESE PRESENTS WITNESSETH AND THE PARTIES HERETO HEREBY AGREE AND UNDERTAKE AS FOLLOWS:

- 1) a) In pursuance of the consideration of the sum of **Rs.35,29,000/- (Rupees Thirty Five Lacs Twenty Nine Thousand Only)** paid by the Purchasers to the Vendor, on or before execution of these presents being the full purchase price/consideration as more particularly described in the receipt hereto (the payment and receipt whereof the Vendor does hereby admit and acknowledge and of and from the same and every part thereof do forever release and discharge the Purchasers).
- b) The Vendor has handed over vacant, quiet, peaceful and physical possession of the said Flat along with all the original documents/title in respect of the said Flat to the Purchasers prior to registration of this presents.

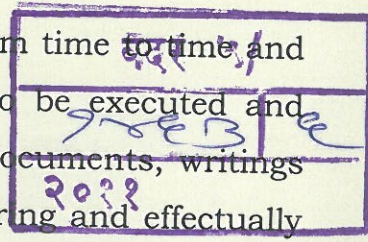
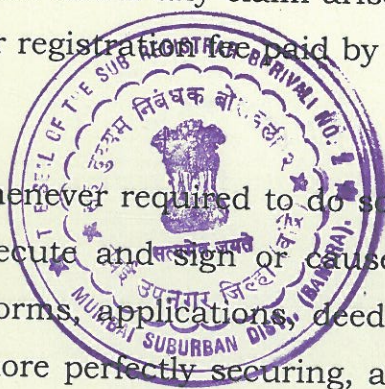



AM

She!

2) **THE VENDOR DOES HEREBY COVENANT WITH THE PURCHASERS AS FOLLOWS:**

- a) That the Vendor is entitled to the beneficial interest in and upon the said Flat and hereby agreed to transfer and sell and no other person/s has/have any share, right, title, interest, claim or demand of any nature whatsoever in and upon the said Flat and the Vendor has good right, full power and absolute Authority to transfer and sell the same to the Purchasers.
- b) That the Vendor has not created any charge or encumbrance of whatsoever nature subject to what is stated earlier on the said Flat nor is the subject matter of any litigation or stay order nor is the subject matter of any attachment whatsoever (whether before or after judgment) or any prohibitory order under any law and the Vendor have not created any tenancy or leave and licence or any right whatsoever in favour of any one in respect of the said Flat.
- c) The Vendor undertakes to indemnify and keep indemnified the Purchasers against any loss, costs, charges and expenses the Purchasers may incur or suffer on account of any claim being made and established by any person or persons or institute found interested in the said Flat and further undertake to bear all costs, charges and duties that the Purchasers may suffer or incur on account of defending such claim in respect of the said Flat and or any part thereof.
- d) The Vendor further indemnifies the Purchasers against any stamp duty, penalty, registration fees payable with respect to the said Flat prior to the execution of these presents and if any claim arise in future with respect to the stamp duty and/or registration fee paid by the Vendor, the Vendor shall bear the same.
- e) That the Vendor shall whenever required to do so from time to time and at all time hereafter, execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said Flat and unto and to the use of the Purchasers forever.

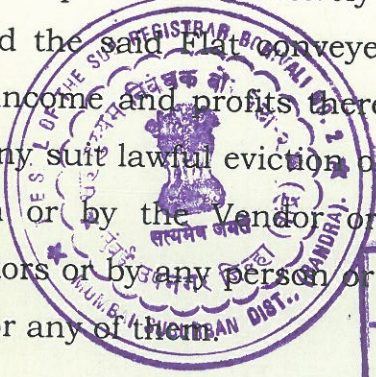


AM Shri 


- f) The Vendor shall be liable to pay property taxes, outgoings, maintenance charges and other statutory expenses payable in respect of the said Flat till handing over the vacant and peaceful physical possession of the said Flat to the Purchasers.
- g) That the Purchasers, upon possession of the said Flat, shall be entitled to peacefully hold, possess, occupy and enjoy the said Flat without any claim or demand whatsoever from the Vendor or any person or any persons lawfully or equitably claiming by, from, under or in trust for the Vendor.
- h) The Vendor shall give full co-operation to the Purchasers to get the approval of the said Society for transfer of the said Flat and in the name of the Purchasers and the admission of the Purchasers as members of the said Society.

3. **THE PURCHASERS HEREBY COVENANT WITH THE VENDOR AS FOLLOWS:**

- i) From and after the date of taking over possession of the said Flat, the Purchasers shall regularly pay to the said Society their contribution of all taxes and outgoings including electricity and Mahanagar gas charges payable in respect of the said Flat.
- ii) On being admitted as members of the said Society to duly observe, perform and abide by the rules, regulations and bye-laws of the said Society from time to time in force.
4. The Purchasers may from time to time and at all the times hereafter peaceably and quietly enter upon and exclusively occupy or possess and enjoy the said Shares and the said Flat conveyed to their as aforesaid with the appurtenances, income and profits thereof if any for their own use and benefit without any suit lawful eviction or interruption, claim or demand whatsoever from or by the Vendor or her respective heirs, executors and administrators or by any person or persons claiming or to claim from or in trust for or any of them.
5. The Purchasers shall hold the said Shares and the said Flat hereby conveyed freely, clearly and absolutely exonerated and forever released and discharged or otherwise by the Vendor and well and sufficiently



9883	U
2022	

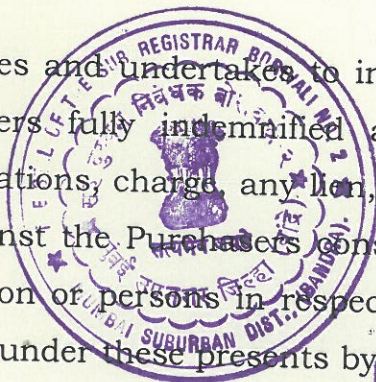
AM Shu: 

saved, defended kept harmless and indemnified of, from or against all former and other estates, title, charges or encumbrances whatsoever made occasioned or suffered by the Purchasers or by any other person or persons by, from, under, or in trust for her.

6. The Vendor has assured the Purchasers that the said Shares and the said Flat has not been mortgaged and is free from all types of encumbrances and claim.
7. The Contribution towards the transfer charges payable to the said Society shall be borne and paid by the Vendor and Purchasers in equal proportion.
8. The stamp duty, registration charges, Advocate Charges in respect of this Sale Deed shall be borne and paid by the Purchasers alone.
9. The Vendor undertakes to sign such further documents, if any, required to transfer the said Shares and the said Flat to the name of the Purchasers in the records of the said Society till the day the said Shares and the said Flat are fully transferred in the name of the Purchasers.
10. The Purchasers shall not be called upon by the Vendor to make additional payment of any other sum of money other than that has been expressively agreed upon in these presents.
11. The Vendor will be responsible for clearing the liability outgoings i.e. maintenance, taxes dues, electricity bills, and/or any other dues with the said Society with respect of the said Flat till the date of handing over the possession of the said Flat to the Purchasers, further Vendor undertakes to clear the bills, if the bills are received at any later date.
12. The Vendor hereby agrees and undertakes to indemnify the Purchasers and keep the Purchasers fully indemnified against claim, demand, liabilities, expenses, litigations, charge, any lien, proceedings, damage or loss that may arise against the Purchasers consequent upon any claim being made by any person or persons in respect of said Flat or arising out of the transfer made under these presents by the Vendor including in respect of the said Flat.

AM

Shu!



बदर -५/	
१४६३	८
२०११	

13. This Sale Deed has been executed in Mumbai as the property is situated in Mumbai and the payments are made in Mumbai hence it is subject to Mumbai Jurisdiction only.

THE SCHEDULE ABOVE REFERRED TO

Flat No. A-803, area admeasuring 260 sq. ft. Carpet, in the 'A' Wing, on the 8th Floor, in the Building No. 4 known as "Tulip" of New Tulip Co-operative Housing Society Ltd., situated at Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101, on the land bearing C.T.S. No. 809 of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

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

SIGNED AND DELIVERED

By the withinnamed Vendor

MS. AMI MEHTA

P.A.No.ARLPM4928M

In the presence of:

1. *Jickhema*
2. *A*



SIGNED AND DELIVERED

By the withinnamed Purchasers

SMT. SHARDA GAJESH BADSEWAL

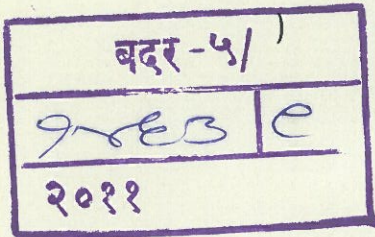
P.A.No.AILPB7630C

SHRI. GAJESH MOHANLAL BADSEWAL

P.A.N.o.AFRPB5479E

In the presence of:

1. *Jickhema*
2. *A*



RECEIPT

RECEIVED from withinnamed Purchasers a sum of **Rs.35,29,000/- (Rupees Thirty Five Lacs Twenty Nine Thousand Only)**, as and by way of full and final Consideration towards the Purchase of Flat No. A-803, area admeasuring 260 sq. ft. Carpet, in the 'A' Wing, on the 8th Floor, in the Building No. 4 known as "Tulip" of New Tulip Co-operative Housing Society Ltd., situated at Valley of Flowers, Thakur Village, Kandivali (East), Mumbai - 400 101, on the land bearing C.T.S. No. 809 of Village Poisar, Taluka Borivali, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban in the following manner:

CHEQUE / Tx. NO.	DATE	DRAWN ON	AMOUNT
870090	16.12.10	BOB, Thakur Village Branch	Rs.2,00,000/-
519143	26.01.11	BOB, Thakur Village Branch	Rs.2,50,000/-
BARBH110 38704582	7/02/11	BOB, Thakur Village	Rs.12,79,000/-
BARBH110 46805538	15/02/11	BOB, Thakur Village	Rs 18,00,000/-
TOTAL			Rs.35,29,000/-



Rs.35,29,000/-

I say received

Anshika

MS. AMI MEHTA

बंदर-५/	
१४६३	१०
२०११	

WITNESS:

1. *[Signature]*

2.

मालमत्ता पत्रक

विभाग/योजे -- पोईसर नालुका/न.भू.या.का. -- न.भू.अ.गोरेगांव जिल्हा -- मुंबई उपनगर जिल्हा
 नगर घुमावत क्रमांक क्षेत्र धारणाधवार शासनाला दिलेल्या आधिकार्याच्या हद्दीत माफकतऱ्या तपशील आणि त्याच्या फेर तपसणीची नियत वेळ
 ८०९/अ/१/११ ३६८१०.२ नाही



सुविधाधवार

हक्काचा मुळ धारक

पट्टेदार

इतर गार

शेरे

दिनांक	ध्यावहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (धा)	साक्षात्कृत
२३/११/२०००	भा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र सी घन्या ७ अ/ एम/एन/ए/पो.वि. एस आर ३३४९ दि. २/११/९९ चे आदेशान्वये न. भू. क्र ८०९/अ/१/१२ची नविन मिळकत पोत्रक्या ठघडली व ३६८१०.२ चौ. मि. क्षेत्र दाखल केले व धारक सदरी शेती व इतर हक्क दाखल केला		धा शेती इतर हक्क पो. एच	के रकार क्र. ८७० प्रमाणे सही - २३/११/२००० न. भू. अ. गोरेगांव सही XXX
२/१२/२००१	हक्कील शुद्धिपत्रक क्र न. भू. पोईसर/यो. र. न. २९२/२०००/२००१ दि. १२/०२/२००१ नुसार दि. २३/११/२००० चो नोंदीतील प्रमाणे जिल्हाधिकारी पासून आदेशान्वये पयाल हस्तदोष/नगरधक करलेने त्या ऐवजी खालील प्रमाणे वाची कडे "भा. जिल्हाधिकारी मुंबई उपनगर जिल्हा यांचे कडील क्र सी/काया-७ अ/एकरी वगण/पो. वि. एस आर ३३४९ दि. २/११/९९ चो आदेशान्वये व हक्कील क्र. न. भू. पोईसर/ न. भू. क्र ८०९/२८ ८९० मो. र. न. २९२/२००० दि. २३/११/२००० आदेशान्वये ८९० मो र. न. २९२/२००० दि. २३/११/२००० आदेशान्वये			के रकार क्र. ८७८ प्रमाणे सही - ०२/१२/२००१ न. भू. अ. गोरेगांव सही XXX



न. भू. अ. गोरेगांव मुंबई उपनगर जिल्हा

वर्क प्रमाणे
 धरि आलेल्या वा २४१७५८
 नंबर प्रमाणे वा १७५१३०२
 क्षेत्र २५५०

बदर-५/
 १४६३११
 २०११



२०११
 (गोरेगांव)

बदर-५/
 १४७८ ४८०
 २००६

AM

Shri

(Handwritten signature)

11/12/04

U

BRIHANMUMBAI MAHANAGARPALIKA
NO. CHE/A-2064/BP(WS)/AR

11 5 DEC 2004

Office of the
Ex. Engr. Bldg. Prop. (W/S) P. J. R. Wad
Dr. Babasaheb Ambedkar Market Bldg.
Kandivalli (West), Mumbai-400 022

Shri K.E. Vaid,
C.A. to Owner.

Subject : Permission to occupy the completed building No. 4 on Plot No. II, CTS No. 809/A of village Poisar at Kandivalli (East).

Reference : Your Arch's letter u/no.B/1851, dated 18.10.2004.

The development work of Residential building No. 4 comprising of wing 'A', 'C' & 'D' - Stilt + 8 upper floors and Wing 'B' - Ground (pt) + Stilt (pt) + 8 upper floors on plot bearing C.T.S. No. 809, 812, 823, 824, 809/A, 809-A/1/11 to 13, 809-A/1/15 to 18 of Village Poisar at Kandivalli (East) completed under the supervision of Shri H.A. Mehta, Licenced Architect having Lic. No. M/53, Shri Vikram Mehta, Licenced Structural Engineer, having Licence No. STR/M/83 and Lic. Site Supervisor, Shri B.S. Vora, having Licence No. V/23/SS-I, may be occupied on the following conditions.

1. That the certificates U/s 270A of B.M.C. Act shall be obtained from A.E.W.W.R/South and a certified copy of the same shall be submitted to this office.
2. That the Co-op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B.C.C. whichever is earlier.
3. That all the deposit shall be claimed within 6 years from the date of payment or within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of plan duly signed is returned herewith in token of approval.

Yours faithfully,



11 5 DEC 2004

- Copy to :
1. Architect, Shri H.A. Mehta.
 2. Asstt. Commissioner, R/South
 3. E.E.V.
 4. Dy. A.&C. (W.S.) Bandra
 5. A.E.W.W.R/South.
 6. A.H.S. (R-III),
 7. City Survey Office.

-sdL

Ex. Engr. Bldg. Proposal
(Western Suburbs) R 3 Wards

बंदर-4/

2011

For information please.

AM
Shri [Signature]

[Signature]
Ex. Engr. Bldg. Proposals
(Western Suburbs) R 3 Wards.
15/12/04

1



* नोंदणीचे प्रमाणपत्र *

नोंदणी क्रमांक: रजमुएम/रज्लुआर/एचएसजी/टीसी/१३५७२/०९/०५/सन २००६

या प्रमाणपत्राद्वारे प्रमाणित करण्यात येत आहे की,
श्री लुसिम को-ऑपरेटिव्ह हॉटिंग सोसायटी लिमिटेड

वर्ष नं. ७७ [पार्ट], ३५, ३६, ३७, तोटोस्ट नं. ८०६[अ], ८१० ते ८२१

ठाडुर व्हिलेज, कोंदिवली [पूर्व], मुंबई - ४०० १०१.

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम १९६० नधील
(सन १९६१ चा महाराष्ट्र अधिनियम क्र. २४) कलम ९(१) अन्वये
नोंदविण्यात आलेली आहे. उपरिनिर्दिष्ट संस्थाच्या कलम १२(१) अन्वये
५ महाराष्ट्र सहकारी संस्थांचे नियम क्रमांक १०(१)

अन्वये संस्थेचे वर्ग 'अ' मध्ये प्रमाणित असून,

संस्था 'ब' वर्ग/



संस्था 'ब' वर्ग/ १३ २०११



बाबतची नोंद

तही

[पो. रज. अहिर]

हुद्दा

उप निर्देशक
सहकारी संस्था 'अ' विभाग - मुंबई

दिनांक

दिनांक २४ ०७ /२००६

AM Shu!



Tulip

New Tulip Co-op Housing Society Ltd

[Reg. No. MUM / WR / HSG / TC /13472 /06 /07 Dated 24-07-2006
Valley of Flowers, Thakur Village, Kandivali (East), Mumbai 400 101
Email: tulipchsl@gmail.com

NT/2010-11

mobile no 9324171484

Ref. 168/A/804/Jan/2010-11

Date: 20.01.2011

TO WHOMSOEVER IT MAY CONCERN

This is to certify that **Ms. Ami Mehta** is a bonafide member of our Society and staying at flat no **A/803**. She has paid all the Maintenance dues of the Society up to 31st January - 2011.

Society has **no objection** for the member to sell the said flat to **Smt. Sharda Gajesh Badsewal**, subject to the submission of all laid down documents along with laid down fees as per Bye-law & letter of clearance of lien from bank, if any.

For new Tulip CHS Ltd.

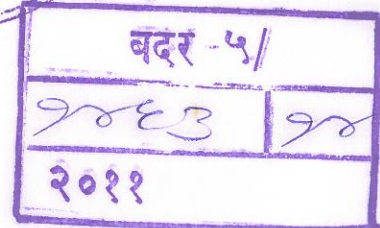
S.P. Mehra

Hon. Secretary.



AM

Shru



Share Certificate No.: 31 Member's Regn. No.: 31 No. Of Shares: 5

SHARE CERTIFICATE

(Authorised Share Capital : Rs. 1,00,000/- divided into 2,000 Share of Rs. 50/ each)

New Tulip

CO-OPERATIVE HOUSING SOCIETY LTD.

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

Reg. No.: MUM / WR / HSG / TC / 13472 / 06 / 07 / 2006

This is to certify that Shri / Smt. / M/s. Anni Meshra

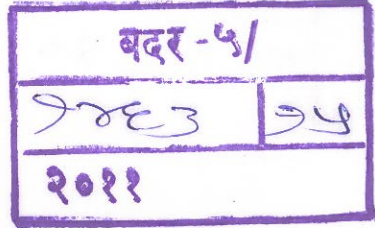
is the Registered Holder of 5 fully paid up Shares of Rupees Fifty each numbered from 151 To 155 (both inclusive), in NEW TULIP CO-OPERATIVE HOUSING SOCIETY LTD., Subject to the Bye-Laws of the said Society

Given under the common Seal of the said Society on this 12 Day of June 2009

M. J. Shah
Authorised
M. C. Member

[Signature]
Secretary
Chairman

P.T.O.



AM

Shree

[Handwritten signature]

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AMI PRAFUL MEHTA
PRAFUL MANSUKHLAL MEHTA

03/06/1978
Permanent Account Number
ARLPM4928M

Ameha
Signature

29112007

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SHARDA G BADSEWAL
BANWARILAL SEDURAM DAYAMA

11/08/1981
Permanent Account Number
AILPB7630C

Shardada!
Signature



बदर-५/
१४६३ १६
२०११

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

GAJESH M BADSEWAL
M J BADSEWAL

10/04/1980
Permanent Account Number
AFRPB5479E

[Signature]
Signature

आयकर विभाग
 INCOME TAX DEPARTMENT

भारत सरकार
 GOVT OF INDIA

SUBHASH BHUVAD
 GOPAL VITTAL BHUVAD

30/03/1982
 Permanent Account Number
 APQPBB8720F

Signature




बदर-५/	
१४३	१७
२०११	



THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No. MH02 20100071395
Valid Till : 04-04-2015 (NT)

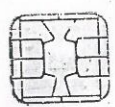
DOI : 05-04-2010



FORM 7
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA

COV DOI
LMV 05-04-2010
MCWG 05-04-2010



DOB : 08-05-1948 BG :

Name : SANTOSH KHEMANI
S/Div of HARI PRASHAD KHEMANI
Add : A-701/702, NEW TULIP CHS LTD., GUNDECHAS VAILEY
OF FLOWERS THAKUR VILL., KANDIVALI (E),
MUMBAI 400101
PIN :
Signature & ID of Issuing Authority: MH02 2010311

Signature/Thumb
Impression of Holder



बदर - ५/
७४६३ ९८
२०११



18/02/2011

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर5

12:14:17 pm

बोरीवली 2 (कांदिवली)

दस्त क्र 1463/2011

9e

दस्त क्रमांक : 1463/2011

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	नाव: शारदा गजेश बडसेवाल - - पत्ता: घर/फ्लॅट नं: सी/801, तुलीप ऑफ न्यु तुलीप को ऑप हौ सो लि, व्हॅली ऑफ फ्लॉवर्स, ठाकुर विलेज, कांदिवली पु मुं 101 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -	लिहून घेणार वय 29 सही	<i>Shardale</i>		
2	नाव: गजेश मोहनलाल बडसेवाल - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AFRPB5479E	लिहून घेणार वय 30 सही			
3	नाव: अमी मेहता - - पत्ता: घर/फ्लॅट नं: ए/803, ए विंग, आठवा मजला, बिल्डिंग नं-4, तुलीप ऑफ न्यु तुलीप को ऑप हौ सो लि, व्हॅली ऑफ फ्लॉवर्स, ठाकुर विलेज, कांदिवली पु मुं 101 गल्ली/रस्ता: - ईमारतीचे	लिहून घेणार वय 30 सही	<i>Amehta</i>		





दस्त गोषवारा भाग - 2

वदर5

दस्त क्रमांक (1463/2011)

20

दस्त क्र. [वदर5-1463-2011] चा गोषवारा
बाजार मुल्य :2885700 मोबदला 3529000 भरलेले मुद्रांक शुल्क : 159050

पावती क्र.:1463 दिनांक:18/02/2011
पावतीचे वर्णन
नांव: शारदा गजेश बडसेवाल - -

दस्त हजर केल्याचा दिनांक :18/02/2011 12:07 PM
निष्पादनाचा-दिनांक : 18/02/2011
दस्त हजर करणा-याची सही :

Shardela

30000 :नोंदणी फी
400 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30400: एकूण

दस्ताचा प्रकार :25) करारनामा
दस्त अनुच्छेद प्रकार: करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 18/02/2011 12:07 PM
शिकका क्र. 2 ची वेळ : (फी) 18/02/2011 12:12 PM
शिकका क्र. 3 ची वेळ : (कबुली) 18/02/2011 12:13 PM
शिकका क्र. 4 ची वेळ : (ओळख) 18/02/2011 12:14 PM

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

दस्त नोंद केल्याचा दिनांक : 18/02/2011 12:14 PM

ओळख :

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

1) सुभाष भुवड- - ,घर/प्लॉट नं: सिध्दी विनायक सोसा, कांदिवली पु मुं 101

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) संतोष खेमानी- - ,घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

B

J. K. Kher



[Signature]

दु. निबंधकाची सही
बोरीवली 2 (कांदिवली)

प्रमाणित करणेत येते की, या
दस्तामध्ये एकूण 20 पार्शे आहेत.

सह दुय्यम निबंधक बोरीवली क. २,
मुंबई उपनगर जिल्हा.

वदर-५/१४६३/२०११

पुस्तक क्रमांक १, क्रमांक वर
नोंदला. 18 FEB 2011,
दिनांक :

सह दुय्यम निबंधक बोरीवली क. २
मुंबई उपनगर जिल्हा.





दस्तक्रमांक व वर्ष: 1463/2011

Friday, February 18, 2011

12:14:30 PM

दुय्यम निबंधक: बोरीवली 2 (कांदिवली)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पोयसर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या करारनामा
बाबतीत पट्टाकार आकारणी देतो करारनामा
की पट्टेदार ते नमूद करावे) मोबदला रू. 3,529,000.00
बा.भा. रू. 2,885,700.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 809 वर्णन: सदनिका क्र ए/803, ए विंग, आठवा मजला, बिल्डिंग नं-4, तुलीप ऑफ न्यु तुलीप को ऑप हौ सो लि, व्हॅली ऑफ फ्लॉवर्स, ठाकुर विलेज, कांदिवली पु मुं 101
- (3) क्षेत्रफळ (1) 28.99 चौ मी बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) अमी मेहता - -; घर/फ्लॉट नं: ए/803, ए विंग, आठवा मजला, बिल्डिंग नं-4, तुलीप ऑफ न्यु तुलीप को ऑप हौ सो लि, व्हॅली ऑफ फ्लॉवर्स, ठाकुर विलेज, कांदिवली पु मुं 101; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ARLPM4928M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) शारदा गजेश बडसेवाल - -; घर/फ्लॉट नं: सी/801, तुलीप ऑफ न्यु तुलीप को ऑप हौ सो लि, व्हॅली ऑफ फ्लॉवर्स, ठाकुर विलेज, कांदिवली पु मुं 101; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AILPB7630C.
(2) गजेश मोहनलाल बडसेवाल - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AFRPB5479E.
- (7) दिनांक करून दिल्याचा 18/02/2011
- (8) नोंदणीचा 18/02/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 1463 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 159050.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा



साह. दुय्यम निबंधक, बोरीवली क्र. २
मुंबई उपनगर जिल्हा.