



Saturday, October 07, 2006

1:45:41 PM

पावती

Final  
इपी 39 म.  
97. 39 50

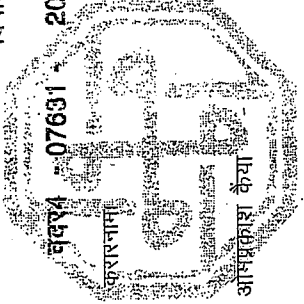
पावती क्र. : 7687

दिनांक 07/10/2006

भावाचे नाव बांद्रा

दस्तावेजाचा अनुक्रमांक

दस्तावेजाचा प्रकार



सादर करणाऱ्याचे नाव: विनोद आनंदकराशे कॅशा

नोंदणी फी

30000.00

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

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)

480.00

एकूण

रु. 30480.00

आपणास हा दस्त अंदाजे 2:00PM ह्या वेळेस मिळेल

सद. दुय्यम ~~सुप्रसिद्ध अखिबर,~~  
अक्षा 2 (अक्षर)

बाजार मुल्य: 3960369 रु. मोबदला: 4358000रु.

भरलेले मुद्रांक शुल्क: 201000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बरोडा;

डीडी/धनाकर्ष क्रमांक: 236806; रकम: 30000 रु.; दिनांक: 28/09/2006

बंद उपायार लिब्द.

**DELIVERED**

UBI, Veena Chambers

SAMB

Veena Chambers

Santacruz property

Mukesh Sir

Rs. 2,01,000/-



44-81  
VE39 | 2  
२००६

**SALE DEED**

*Handwritten signature and date: 20/10/06*

THIS DEED OF SALE made at Mumbai on this 07TH day of OCTOBER, in the Christian Year Two Thousand Six Between **BETWEEN MR. BHARAT B. SHAH**, age 49 years, Indian Inhabitant, residing at Flat No. 42, Minal Apartment Co-op. Hsg. Society Ltd., Juhu Road, Santacruz(W), Mumbai-400 054, hereinafter referred to as 'VENDOR' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heir/s, executors, administrators and permitted assigns) of the ONE PART.

AND

**MR. VINOD OMPRAKASH KAINYA**, age 37 years, Indian Inhabitant residing at 'HIRAK', 1st Floor, IRLA, VILE PARLE (WEST), MUMBAI - 400 056 hereinafter referred to as 'PURCHASER' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heir/s, executors, administrators and permitted assigns) of the OTHER PART.

*Handwritten signature of Vinod Ompakash Kainya*

Authorised Signatory

for Two Lakhs One Thousand Only  
The Cosmos Co-operative Bank Ltd. Vile Parle Branch, Mumbai  
D-5/STP(V)/C.R. 1004/06/200 4/1762-64/04  
भारत 88876 Special Adhesive महाराष्ट्र 118161 03 03 2006  
10:26  
R.02010001-PE5114



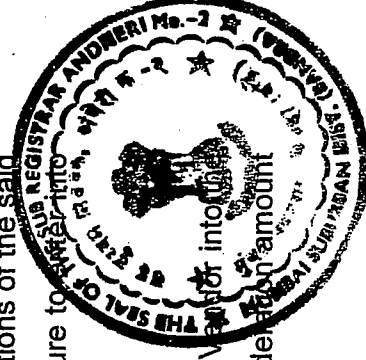
MAHARASHTRA  
Cosmos Co-op Bank Ltd.

**WHEREAS** the Vendor is seized and possessed of and otherwise well and sufficiently entitled to the Flat bearing No. 42, admeasuring about 457 sq. ft. carpet area on the 4<sup>th</sup> floor in the 'Minal Apartments Co-op. Hsg. Society Ltd.', situated at Juhu Road, Santacruz(W), Mumbai and constructed on the land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing C.T.S. No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai (which flat is hereinafter referred to as 'The Said Flat') and which is more particularly described in the Schedule hereunder written;

*M. B. Shah*  
B. Shah

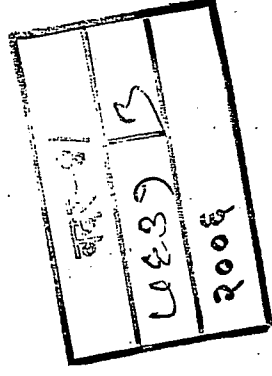
**AND WHEREAS** the Vendor had purchased the said flat from Mr. Mukesh N. Shah vide an Agreement for Sale dated 31.03.1993 which is registered with the office of the Sub-Registrar of Assurances, ~~Andhera~~ W/10/06 under document bearing no. BA-2/8357/06 by execution of a Deed of Declaration dated 07-10-2006;

**AND WHEREAS** the Vendor has fully paid and satisfied all dues/ payment/ consideration to said Mr. Mukesh N. Shah in respect of the said flat under the aboverferred agreement and he has not been guilty of breach or of non-compliance with any of the terms or conditions of the said agreement and there is no impediment of whatsoever nature to the Vendor for intromission into the said flat and the amount of the said dues/ payment/ consideration has been fully paid and satisfied by the Vendor;



**AND WHEREAS** said Mr. Mukesh N. Shah had put the said flat in the possession of the said flat on receipt of full and final consideration and other dues from the Vendor;

**AND WHEREAS** the Vendor has been duly admitted as the member of the 'Minal Apartments Co-operative Housing Society Ltd.' (hereinafter referred to as 'said society') in place of outgoing member Mr. Mukesh N. Shah and the said Flat No. 42 and five shares of the society of Rs.50/- each bearing distinctive numbers from 66 to 70(both inclusive) under Share Certificate No. 14 have been transferred in the name of the Vendor by the society;



*M. B. Shah*  
B. Shah


**AND WHEREAS** Vendor has been duly paying all the outgoings in respect of the said flat and has not committed any act in violation of any bye-laws of the said society;

**AND WHEREAS** the Vendor is intending to dispose off the said flat and as such he is no more interested in retaining the membership of the said society and in consequence thereof the said flat;

**AND WHEREAS** the Purchaser being in need of the said flat, he has decided to purchase the said flat;

**AND WHEREAS** both the Vendor and the Purchaser have approached the said society for admitting the Purchaser as members of the said society and to give its sanction/consent to such transfer;

**AND WHEREAS** the said 'Minal Apartments Co-op. Housing Society Ltd.' has given its consent to the admission of the Purchaser as the Incoming Member of the said society in place of the Vendor as the Outgoing Member, which consent is given in the form of No objection certificate dated 21/09/2006 annexed hereto;

  
B. B. Shankar

**AND WHEREAS** after negotiations between the parties, the Vendor has agreed to sell to the Purchaser and the Purchaser has agreed to acquire and purchase from the Vendor the right to occupy and title, interest in the said flat together with the Vendor's said fully shares of the said society and also the proportionate interest of the said society at and for the total price or consideration of Rs.43,58,000/- (Rupees Forty Three Lacs Fifty Eight Thousand) upon the terms and conditions mutually agreed upon by and between the parties hereto as set out hereinbelow;




NOW THIS INDENTURE WITNESSETH AS UNDER:

1. In consideration of sum of Rs. 43,58,000/- (Rupees Forty Three Lakhs

FIFTY EIGHT THOUSAND - Only) paid by the Purchaser to the Vendor prior to the date of execution of these presents vide Cheque bearing no. 236854, dated 06/10/2006 drawn on BANK OF BARODA,

  
B. B. Shankar

  
3. 10.5.06

4358000/-
4358000
2006

11. That the Vendor have delivered to the Purchaser all the documents, deeds, permissions, N.O.C., etc., which are available with the Vendor in respect of the said Flat.

12. The Vendor do hereby agrees, admits and declares that from the date of execution these presents, the Vendor shall have no right, title or interest and/or claim of whatsoever nature in the said Flat or any part thereof and the Purchaser shall be entitled to possess, occupy and enjoy the said Flat as the absolute owner thereof without any interruption from the Vendor or any other person/s and the Purchaser shall have all the prospective and easementary rights hereto before enjoyed by the Vendor in the capacity as the owner of the said Flat .

13. The Vendor doth hereby agrees, admits and declares that he has full right and absolute authority to enter into this deed and that he has not done or performed or caused or suffered to be done or performed any act, deed, matter or thing whatsoever whereby he may be prevented from entering into this deed and/or transferring the said Flat as done hereby, or whereby the Purchaser may be obstructed, prevented, hindered in enjoying the right conferred upon or transferred in his favour or whereby the quiet and peaceful enjoyment of the said Flat is disturbed.



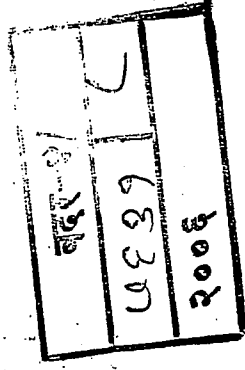
#### SCHEDULE

#### DESCRIPTION OF THE FLAT

ALL THAT Flat bearing No. 42, admeasuring about 457 sq. ft. carpet area on the 4<sup>th</sup> floor in the 'Minal Apartments Co-op. Hsg. Society Ltd.', situated at Juhu Road, Santacruz(W), Mumbai and constructed on the land bearing Final Plot No. 34 of Santacruz Town Planning Scheme II and bearing C.T.S. No. G-93 of Bandra, Taluka Andheri, Mumbai Suburban District, within the limits of Municipal Corporation of Greater Mumbai.

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

*[Handwritten signature]*  
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7  
B





सालभत्ता पत्रक

जन्मकाल/न.पू.मा.मा. - न.पू.अ.बा.बा.

जिल्हा - मुंबई उपनगर जिल्हा

जन्मदिनांक - ०५/०४/१९६८  
वय - ३५ वर्षे

धर्म - हिंदू

पात्रता स्थिति - पारितोषिक

आयकर विवरण - आयकर विवरण प्रमाणपत्र (आयकर विवरण)

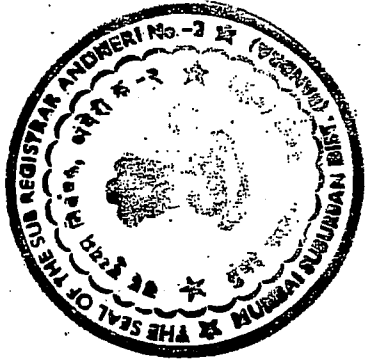
विवरण -

क्र.सं.	वर्ष	विवरण	सं. कमाई	वर्षावकाश (घं.)	सालभत्ता
०५/०४/१९६८	०५/०४/१९६८	विद्यार्थी तालिका-२४-२-६८ प्रारंभिक शिक्षण			
०५/०४/१९६८	०५/०४/१९६८	विद्यार्थी तालिका-१५-६९ प्रारंभिक शिक्षण			
१४/०६/१९६९		मा.सं.जु.१९६९ आ.सं.न.पू.मा.मा. व न.पू.अ.बा.बा. यांच्या वतीने आयकर विवरण व न.पू.मा.मा. व न.पू.अ.बा.बा. यांच्या वतीने आयकर विवरण			
१९/१२/१९६८		मौ.सं.१९६८/८८ व न.पू.मा.मा. व न.पू.अ.बा.बा. यांच्या वतीने आयकर विवरण व न.पू.मा.मा. व न.पू.अ.बा.बा. यांच्या वतीने आयकर विवरण			

जन्मकाल - न.पू.अ.बा.बा.  
मुंबई उपनगर जिल्हा

वर्षावकाश -  
- (एकूट वर्षे) ४ वर्षे  
- (एकूट दिवस) १० दिवस  
- (एकूट रात्रि) १० रात्रि  
- (एकूट रात्रि) १० रात्रि  
- (एकूट रात्रि) १० रात्रि  
- (एकूट रात्रि) १० रात्रि

वर्षावकाश -  
- (एकूट वर्षे) ४ वर्षे  
- (एकूट दिवस) १० दिवस  
- (एकूट रात्रि) १० रात्रि  
- (एकूट रात्रि) १० रात्रि  
- (एकूट रात्रि) १० रात्रि



वर्षावकाश - ४  
दिवस - १०  
रात्रि - १०

मुंबई महानगरपालिका  
निर्धारण व संकलन खाते

MINAL APARTMENT COOP  
HOUSING SOCIETY LTD  
PLOT NO 34 TPS II  
JUHU ROAD  
SANTACRUZ WEST  
MUMBAI 400054

संज्ञा संख्या	निर्धारण वर्ष	समाप्त	दिनांक
HW-29-0464-00-8-0000	2006-07	2006 10/20	01/04/2006

3307 15 JUHU RD HOUSE

RI RAMESHCHANDRA CHHOTALAL SHAH SHRI SUBHASH CHHOTAL AL SHAH

विवरण	प्र. 01/08/2008 ते प्र. 30/08/2008 प्र. 01/08/2008 ते 31/08/2008	प्र. 01/09/2008 ते प्र. 31/08/2009 प्र. 01/09/2008 ते 31/08/2009
प्रारंभिक मूल्य	19910	19910
व्याज	0	0
मूल्य वाढ	8296	8296
व्याज वाढ	0	0
संपूर्ण मूल्य	4978	4978
प्र. 1. वा. निवारा	7964	7964
व्याज	332	332
संपूर्ण मूल्य	9955	9955
प्र. 1. वा. निवारा	3982	3982
व्याज	0	0
संपूर्ण मूल्य	55417	55417
प्र. 1. वा. निवारा	0	0
व्याज	55417	55417
संपूर्ण मूल्य	55417	55417
प्र. 1. वा. निवारा	55417	55417
व्याज	50	50
संपूर्ण मूल्य	0	0
प्र. 1. वा. निवारा	0	0
व्याज	0	0
संपूर्ण मूल्य	0	0

₹ 200000

₹ 200000

इ अंतिम माहितीसाठी कृपया यापुढे

संपर्क घ्यावा.

संपर्क क्रमांक: 2904640080000

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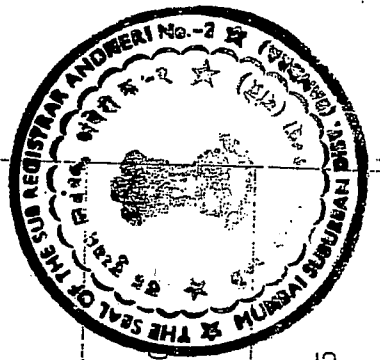
संपर्क क्रमांक: 2904640080000

संपर्क क्रमांक: 2904640080000

संपर्क क्रमांक: 2904640080000

संपर्क क्रमांक: 2904640080000

संपर्क क्रमांक: 2904640080000



प्राचीन मूल्य	132735
व्याज	0
संपूर्ण मूल्य	132735

HW290464008000000055417200610

HW290464008000000055417200620

HW290464008000000055417200630

₹ 200000

₹ 200000

HW-29-0464-00-8-0000  
55417

HW-29-0464-00-8-0000  
55417

HW290464008000000055417200620

HW290464008000000055417200610

10839 93



MUNICIPAL CORPORATION OF THE GREATER BOMBAY MUNICIPALITY  
(उपनगरे) र : यंके र : लिये

मध्यवर्ती उपनगरपालिका: बुद्धबुधवर्

महानगर पालिकी कार्यालय

आर. के. पाठकर मार्ग वांके, मुंबई ४००

No. CE/8594/BSII/AH of 8 JAN 1990

To  
M/s. Sapre and Associates, Architects,  
1 Subodh Girru,  
Tagore Road, Santacruz (West),  
Bombay 400054.

Sub.:- Occupation Certificate for the building on  
F.P.No.34, T.P.S.II, Juhu Road, Santacruz(W).

Sir,

Ref.:- Your letter No.Nil of 3-10-89.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within three months from the date of receipt hereof.

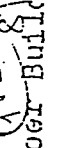
1) That the Cft. under section 270-A of the B.M.C. Act for adequate water supply, should be obtained from H.E.

2) That the Society shall be registered within three months.

3) That the requirements of E.E.T.&C.'s letter under No.ChE/10159/Rds.SWD of 17-8-88 shall be complied with.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from the Municipal Corporation this occupation certificate granted to your client will be treated as cancelled and steps will be taken to cut off the water connection granted to your client.

Yours faithfully,

  
Assistant Engineer Building  
(W.S.) H. Wward.



Ask/8.1.90.

बदर-४/
७६७७
२००६

# बृहन्मुंबई महानगरपालिका

## MUNICIPAL CORPORATION OF GREATER BOMBAY

कार्यकारी अधिकारी महाराष्ट्र शासन -

No. CE/8594/BSII/AH of 2 MAY 1992

(आवक) क्र. १५५३/१९९२

महानगर-मुंबई, महाराष्ट्र

महानगर-मुंबई, महाराष्ट्र

आ. क्र. १५५३/१९९२

To  
M/s. Sapre and Associates,  
Dwarka, Teerth Road, Santacruz (West),  
Bombay 400 054.

Sub. :- Occupation Certificate for addition of part 5th floor and one room at 6th xms floor level over the existing building on plot bearing C.T.S.No. 6/93, F.P.No. 34, T.P.S.III, Santacruz (West).

Sir,

Ref.:- Your letter No. Nil of 2-9-1991.

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within three(3) months from the date of receipt hereof.

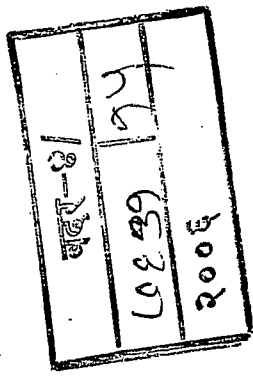
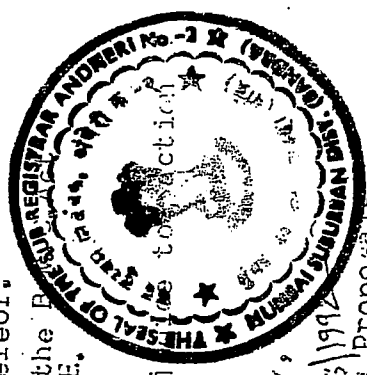
1) That the Cft. under section 270-A of the B.M.C. Act for adequate water supply should be obtained from H.E.

This permission is granted without prejudice under section 353-A/471 of B.M.C. Act.

Yours faithfully,

*(Signature)* 15/5/1992  
Executive Engineer Building Proposars  
(W.S.) H.&K/West Wards.

Ask/2.5.92.





दस्तावेजांक व वर्ष: 7631/2006

Saturday, October 07, 2006

1:47:29 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.b.

**सूची क्र. दौन INDEX NO. II**

गावाचे नाव : बांद्रा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा

व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करावे) मोबदला रु. 4,358,000.00

वा.भा. रु. 3,960,369.00

(2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास)

(1) सिटिएस क्र.: 93 वर्णन: विभागाचे नाव - बांद्रा - जी (अंधेरी), उपविभागाचे नाव - 26/158 - भूभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पहिलेस गावाची सीमा. सदास मिळकत सि.टी.एस. नंबर - 93 मध्ये आहे. -----प्लॉट नं. 42, 4 था मजला ,मिनल अपार्टमेंट को ऑ हो सो लि .,फायनल प्लॉट नं. 34 , टी पी एस 2 , जुहू रोड , सांताक्रुझ प , मुं 54-----स्टील्ट +6 , बांधकाम वर्ष1990-91

(3)क्षेत्रफळ

(1)बांधीव मिळकतीचे क्षेत्रफळ 50.97 चौ.मी. आहे.

(4) आकारणी किंवा जुडी देण्यात

असेल तेव्हा

(1)-

(5) दस्तऐवज करून देण्या-या

पक्षकाराचे व संपूर्ण पत्ता नाव किंवा

दिवानी न्यायालयाचा हुकुमनामा,

किंवा आदेश असल्यास, प्रतिवादीचे

नाव व संपूर्ण पत्ता

(6) दस्तऐवज करून घेण्या-या

पक्षकाराचे नाव व संपूर्ण पत्ता किंवा

दिवानी न्यायालयाचा हुकुमनामा

किंवा आदेश असल्यास, वादीचे नाव

व संपूर्ण पत्ता

(7) दिनांक

करून दिल्याचा

नोंदणीचा

(8) अनुक्रमांक, खंड व पृष्ठ

(9) बाजारभावप्रमाणे मुद्रांक शुल्क

(10) बाजारभावप्रमाणे नोंदणी

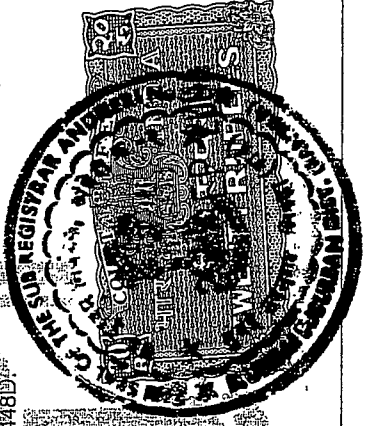
(11) असेल तेव्हा

(12) घेरा

(1) भरतेशी शाह - ; घर/प्लॉट नं. प्लॉट नं. 42, 4 था मजला , मिनल अपार्टमेंट को ऑ हो सो लि ., प्लॉट नं 34, टी पी एस 2 , जुहू रोड , सांताक्रुझ प , मुं 54; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पैन नम्बर: AAFPS6340M

(1) विनाई ओमप्रकाश कथा - घर/प्लॉट नं. हिरक , 1 ला मजला , इर्ला , विलेपार्ले प 4 मुं 56; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पैन नम्बर: AGLEPK448D.

(1) विनाई ओमप्रकाश कथा - घर/प्लॉट नं. हिरक , 1 ला मजला , इर्ला , विलेपार्ले प 4 मुं 56; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं. - ; पेट/वसाहत: - ; शहर/गाव: - ; तालुका: - ; पिन: - ; पैन नम्बर: AGLEPK448D.



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नी...  
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दि. 07/10/2006  
मह. दुय्यम निबंधक. अंधेरी-२