

Sole Deed

①
Bharu B. Shah

♀
Vinod O. Kainya

Agmt. Dated 07/10/06.

Mixed APTS

Floor No. 42.

1/6/8/10/13

⑦

④



Saturday, October 07, 2006

1:45:41 PM

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पावली

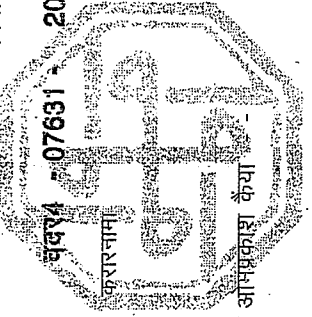
पावली क्र. : 7687

दिनांक 07/10/2006

भावाचे नाव बांद्रा

वंदरा 07691 - 2006

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: विनोद आम्रकाश कैया

नोंदणी फी

30000.00

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

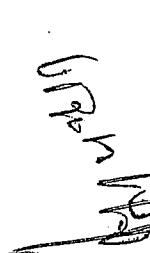
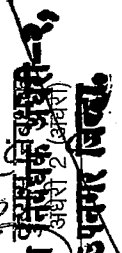
480.00

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

30480.00

एकूण रु.

आपणास हा दस्त अंदाजे 2:00PM ह्या वेळेस मिळेल

सह. दुय्यम  अंधरी 2 (अंधरी)
सह. दुय्यम  अंधरी 2 (अंधरी)

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; रक्कम: 30000 रु.; दिनांक: 28/09/2006

DELIVERED



Saturday, October 07, 2006
1:47:55 PM

Original
नोंदणी 39 म.
Regn. 39 M

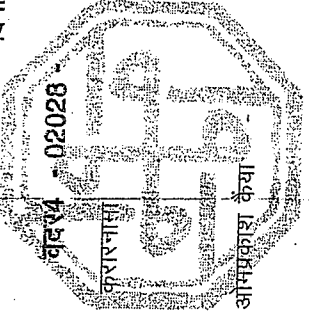
पावती

दस्तावेजाचा अनुक्रमांक वदर4-7631-2006 पावती क्र. : 793

गावाचे नाव बांद्रा

दिनांक 07/10/2006

अर्जाचा अनुक्रमांक



दस्तावेजाचा प्रकार

सादर करणाराचे नाव: विनोद आमिचक्रगण केया

नकला व जापने

: - 10.00

एकूण रु. 10.00

विनोद
सह. दुय्यम निबंधक
विशेष अर्थी-२,
सर्वे उपनगर लि.व्य.



THE COSMOS CO-OPERATIVE BANK LTD., PUNE
FRANKING DEPOSIT SLIP

Customer Copy

Branch : Vile Parle (E) Date 29/01/2013

Pay to :

Franking Value	Rs	<u>2,01,000/-</u>
Service Charges	Rs	<u>0/-</u>
Total		<u>2,01,000/-</u>

Name & Address of Stamp duty paying party

SHRI RAJESH D. SHARDA
Mirvet, A.P. Bldg, Prabhadevi, Mumbai

Tel.No. / Mobile No. 986876

Purpose of Transaction cash for Franking Documents

Amount 2,01,000/-



(For Bank's Use only)

Banking Sr. No. 19161

For The Cosmos Co-op. Bank Ltd., Pune

Authorised Signatc

बदर-81
1983719
२००६

Rs. 2,01,000/-



४४२-४१
१६३९१२
२००६

SALE DEED

Handwritten signature and date: 10/10/06

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: Vinod Omprakash Kainya

Authorised Signatory

The Cosmos Co-operative Bank Ltd. Vile Parle Branch, Mumbai
D-5/STP(V)/C.R.1004/06/200
4/1752-64/04

₹. Two Lakhs one thousand only
86876
119161
Special Adhesive
03 03 2006
10:26
R-0201000/-PB5114
MAHARASHTRA
The 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 4th 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;

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, BANDRA on 07/06/06 under document bearing no. 88-2/88357/06 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 aboverefereed 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 transfer of the said flat into the possession of the Vendor for the full amount of the purchase price and other dues from the Vendor;

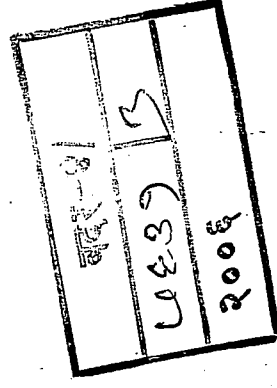
AND WHEREAS said Mr. Mukesh N. Shah had put the Vendor into the possession of the said flat on receipt of full and final consideration of the purchase price and other dues from the Vendor;

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;


B. Shah




B. Shah



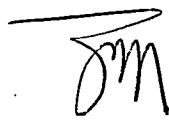
AND WHEREAS Vendor has been duly paying all the outgoings in respect of the said flat and has not committed any act in violation of any bye-laws of the said society;

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. S. K. S. K.

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 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. S. K. S. K.

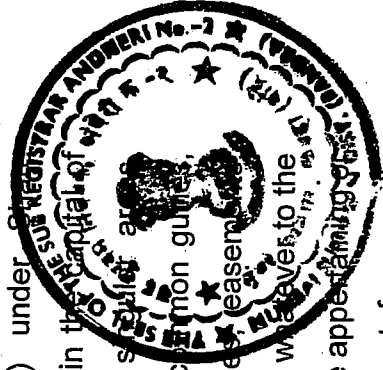

3 B. B. S. K. S. K.

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2006

ANANTHIA SANKAR, MUMBAI-4 Branch for Rs. _____ and
further a Cheque of bearing no. _____, dated _____ drawn on

_____ Branch for Rs. _____

_____ making altogether the total sum of Rs.43,58,000/-
(Rupees Forty Three Lacs Fifty Eight Thousand Only) as full and final
consideration amount (the payment and receipt whereof the Vendor
doth hereby admits and acknowledges and of and from the same and
every part thereof doth forever acquits, release and discharges the
Purchaser), Vendor doth hereby, grant, sell, convey, transfer and
assure unto the Purchaser forever said Flat being Flat bearing No. 42,
admeasuring about 457 sq. ft. carpet area on the 4th 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 together with the
Transferor's said fully paid up shares of the said society bearing
distinctive numbers from 66 to 70(both inclusive) under
Certificate No. 14 and also the proportionate interest in the
the said society and TOGETHER WITH ALL and s_____ are
compounds, fences, drains, ways, paths, passages, _____
water, water courses, plants, lights, liberties, privileges, _____
profits, advantages, rights, members and appurtenance _____
said Flat and every part thereof belonging or in any wise appertaining
with the same or any part thereof now or at any time heretofore usually
held, used, occupied or enjoyed reputed or known as part or members
thereof and to belong or to appurtenance thereto AND ALSO
TOGETHER with all the deeds, documents, writing, vouchers and
other evidence of title relating to the said Flat hereditaments and
premises or any premises or any part thereof AND ALL the estates,
right, title, interest, use, inheritance, property, possession, benefit, claim
and/or demand whatsoever at law and in equity of the Vendor into out
of or upon the said Flat or any part thereof TO HAVE AND TO HOLD
the said Flat hereby granted, conveyed and assured or intended or
expressed so to be with its and every of its rights members and
appurtenances unto and to the use and benefit of the Purchaser forever
AND the Vendor for his heir/s, executors, administrators and assigns
COVENANTS with Purchaser that NOTWITHSTANDING any act, deed,



18-8/
1083019
2009

[Handwritten signature]

thing, whatsoever by the Vendor or by from through under or in trust for him made, done, committed or omitted or knowingly suffered to the contrary IT the Vendor now has good right, full power and absolute authority to grant, convey, transfer, release and assure the said Flat and every part thereof hereby grated, conveyed, transferred, released and assured or intended to be UNTO AND TO THE USE OF THE PURCHASER in the manner aforesaid AND that the Purchaser shall and may at all times hereafter peaceably and quietly enter upon, have, occupy, posses and enjoy the said Flat alongwith the furniture and fixtures lying in and upon the said Flat and receive the rents issues and profits thereof without any suit, eviction, interruption, claim or demand whatsoever of, from or by the Vendor and his legal heir/s, executors, administrators and assigns or any person or persons lawfully or equitably claiming through him AND ALL the estate, right, title, interest, use inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the VENDOR into out of or upon the said Flat or any part thereof TO HAVE AND TO HOLD all and singular the said Flat or any part alongwith the furniture and fixtures lying in and upon the said Flat granted, conveyed and assured and intended to be expressed so to be with him and every of his right, means and appurtenances.



2. The vacant, peaceful and legal possession of the said Flat is handed over by the Vendor to the Purchaser on the date of execution of these presents .
3. The Vendor declares that he has not on or before the date of this agreement transferred, assigned, mortgaged, alienated or otherwise in any other way encumbered, dealt with or otherwise disposed off his right, title, interest in the said Flat or any part thereof in any manner whatsoever.
4. It is hereby declared by the Vendor that the title of the Vendor in respect of the said Flat is clear, marketable and free from any encumbrances and that he has not created any charge or has not contracted to sell or mortgage the said Flat to any person or institution or authority and that no litigation is pending in respect of the said Flat nor any order of attachment or any prohibiting order has been passed by any Court, whereby the Vendor is prevented or restrained from

M.D.
5/11/2008

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selling said Flat as done here and The Vendor shall indemnify and keep indemnified the Purchaser at all times in that behalf. It is hereby declared by the Vendor that the title of the Vendor in respect of the said Flat is clear, marketable and free from any encumbrances.

5. The Vendor do hereby agree and undertake not to sell, transfer, enter into any agreement to sell, transfer, mortgage, assign, alienate or in any other way encumber his right, title, interest in the said Flat and/or to induct any third party in the said Flat from the date of execution of these presents .

6. If so required under the provisions of law, the Vendor shall sign and execute any Agreements, Deeds and/or such other document/s in favour of the Purchaser under Maharashtra Co-Op. Soc. Act. etc. in respect of the said Flat and shall join all the necessary parties to such document/s for effectual transfer of said Flat in the name of the Purchaser. HOWEVER, all costs, charges, duties and expenses including stamp duty, registration charges, Advocate fees concerning such deeds/ documents in addition to those pertaining to this document and the Transfer charges shall be borne and paid by the Purchaser alone.



7. All the taxes, cess, charges, expenses and such other outgoings in respect of the said Flat till the date of handing over the possession of the said Flat to the Purchaser have been paid by the Vendor.

8. All the taxes, cess, charges, expenses and such other outgoings in respect of the said Flat payable from the date of delivery of possession of the said Flat to the Purchaser shall be borne and paid by the Purchaser.

9. The contributions, deposits and money lying with the said society shall endure to the benefits of the Purchaser without the payment of any extra consideration thereof.

10. That, Purchaser shall pay and shall keep on paying all the taxes, water charges, maintenance charges and such other outgoings from the date of receiving the possession of the said Flat and shall not withhold the same for any reason for whatsoever reason.

M. S. Shinde
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1023910
2008

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 favor or whereby the quiet and peaceful enjoyment of the said Flat may be disturbed.



SCHEDULE

DESCRIPTION OF THE FLAT

ALL THAT Flat bearing No. 42, admeasuring about 457 sq. ft. carpet area on the 4th 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 and initials

18-27	7
4839	C
2008	

SIGNED AND DELIVERED

By the withinnamed VENDOR)

MR. BHARAT B. SHAH)

In the presence of)

1. **MR. HARISH DAPHTARY**)

2. **SMT. KALAVATI B. SHAH, SECIAM 01212**

SIGNED AND DELIVERED

By the withinnamed PURCHASER)

MR. VINOD OMPRAKASH KAINYA)

In the presence of)

1. **N. P. DILAKHA**)

2. **SHRI HARISH DAPHTARY**)



RECEIPT

Received from the withinnamed Purchaser a sum of Rs. 43,58,000/- (Rupees Forty Three Lacs Fifty Eight Thousand Only) paid by the Purchaser to the Vendor vide Cheque bearing no. 236854 dated 06/10/2004 drawn on BANK OF BARODA, MUMBAI-400004 and further sum of Rs. /- (Rupees Only) paid by the Purchaser to the Vendor vide Cheque bearing no. dated drawn on making altogether total sum of Rs.43,58,000/- (Rupees Forty Three Lacs Fifty Eight Thousand Only) as full and final consideration amount as contemplated hereinabove.

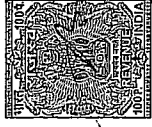
Witnesses:

I Say Received

1. **SHRI HARISH DAPHTARY,**

SECIAM 01212
2. **SMT. KALAVATI B. SHAH.**

Rs.43,58,000/-



VENDOR.

06/10/04
4358000
2004

MINAL APARTMENT

CO-OPERATIVE HOUSING SOCIETY LTD.

(REG. NO. BOM(WHW)/HSG/TC/ 5587 /91-92)

PLOT NO. 34, TFS II, JUHU ROAD, SANTACRUZ (WEST), MUMBAI 400 054.

To whomsoever it may concern

This is to certify that the following details are as per our Society's record
in respect of Flat No. 42 on 4th floor : *belonging to Bharat B. Shah.*

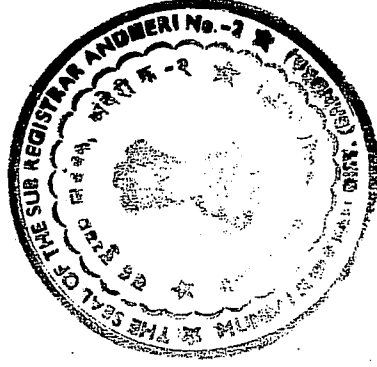
Name of the building : Minal Apartment C. H. S. Ltd.

Area of the Flat : 457 sq.ft. carpet

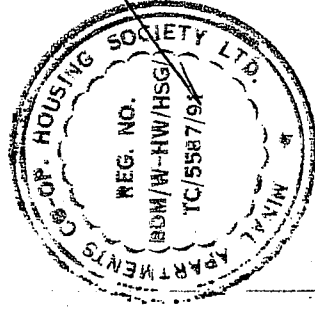
C.T.S. No. : G / 93 - village Bandra

No. of Floors : Stilt + 6(Part) with (One Lift)

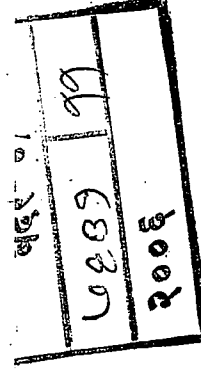
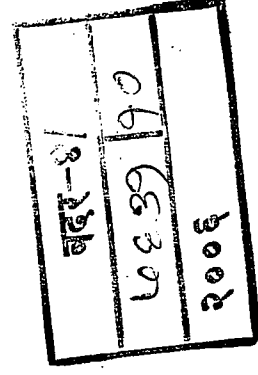
Year of Construction : 1990-91



For MINAL APARTMENT CO-OP. HSG. SOCIETY LTD.



(HON. SECRETARY)



मालमत्ता पत्रक



मालमत्ता पत्रक - न.मू.अ.म.म.म.

जिल्हा - जी वॉर्ड
जिल्हा - जिल्हा नगर
जिल्हा - जिल्हा नगर

[₹. yds. 8000]
चौ.म. /
288.8
- 28.8 /
७४९.५

अस्त. R.L. (9)
रु. पत्र /
७४.५७

[Champabai w/o Chitralal Chitranlal.]
By purchase as per sale deed from Hanuman
Gujjankar Thakur & others for R.L.
8000/- 26-4-88 (R.)

क्र.सं.	संज्ञक	संज्ञक प्रमाण	नविलेखन (ध) पुस्तक (प) दिव्या नार (म)	संज्ञक
०४/०४/१९६८	चंपाबेन मफा ता. २०-२-६४ याचे उद्ये ता. २४-२-६८ प्रो. नारसोती नाँव.	S.I.F.	(14) [१] पत्नीसह छोटसाल रहा. [२] सैन्यासह छोटसाल रहा. [३] पत्नीसह छोटसाल रहा. [४] सैन्यासह छोटसाल रहा. [५] पत्नीसह छोटसाल रहा. [६] सैन्यासह छोटसाल रहा. [७] सैन्यासह छोटसाल रहा.	०४-०६-६८ ०८.०८.०८ न.पु.म.क. २४३.५
०४/०४/१९६८	दिकारेशन ता. २०-२-६४ प्रो. चंपाबेनचे नाँव चंपी.			०४-०६-६८ ०८.०८.०८ न.पु.म.क. २४३.५
०४/०४/१९६८	दिकारेशन ता. २०-४-६७ प्रो. चंपाबेनचे नाँव चंपी.			०४-०६-६८ ०८.०८.०८ न.पु.म.क. २४३.५
०४/०४/१९६८	दिकारेशन ता. २०-६-६६ प्रो. चंपाबेनचे नाँव चंपी.			०४-०६-६८ ०८.०८.०८ न.पु.म.क. २४३.५
०४/०४/१९६८	दिकारेशन ता. २६-७-६७ प्रो. चंपाबेनचे नाँव चंपी.			०४-०६-६८ ०८.०८.०८ न.पु.म.क. २४३.५



बंद - ४ /
७६७७ ११
२००६

मुंबई महानगरपालिका
निर्धारण व संकलन खाते

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

नगरा कोडाक	पालिका संख्या	संगणक	मिती
29-0464-00-8-0000	2006-07	2006 10/20	01/04/2006

आवक, गुटिका कोडाक, इमारतीचा मज/वेग, मी. दि. रकम. क. / कोटि कं. गावाचं मज. गां. क. गावाचं गां.

3807 15 JUHU RD HOUSE

R/RAMESHCHANDRA CHHOTALAL SHAH SHRI SUBHASH CHHOTAL AL SHAH

	दि. 02/08/2006 ते दि. 30/09/2006 दि. 02/08/2006 ते 30/09/2006 मधील रकम	दि. 01/10/2006 ते दि. 31/12/2006 मधील रकम	एकूण रकम
वर्षा गावाचा रु	19910	19910	39820
गावा वेग रु	0	0	0
गाव मज रु	8296	8296	16592
गाव मज रु	0	0	0
गुटिका मज रु	4978	4978	9956
म. न. वा. निर्माण रु	7964	7964	15928
म. न. वा. उभार रु	332	332	664
मज रु	9955	9955	19910
गाव निर्माण रु	3982	3982	7964
गाव मज रु	0	0	0
मज रु	55417	55417	110834
गाव मज रु	0	0	0
एकूण रकम	55417	55417	110834
वर्षा गावाचा रु	55417	55417	110834
गावा वेग रु	0	0	0
गाव मज रु	50	50	100
गाव मज रु	0	0	0
गुटिका मज रु	0	0	0
म. न. वा. निर्माण रु	0	0	0
म. न. वा. उभार रु	0	0	0
मज रु	0	0	0
गाव निर्माण रु	0	0	0
गाव मज रु	0	0	0
एकूण रकम	0	0	0

व अधिक पालिकावती करणा गां पसं.

आत रई रकम मज आरक आं.

व रुक मज आरक वा वरन रंवेरिण निर्माण मजक करिणक व रुकमंजि निर्ण.

रुकम रुकमंजि व रुकमंजि करिणंय मजक रुकमंजि निर्ण मजक रुकमंजि आं.

गा वरुकी मंरुई मारी. वरुकीमारी वेगकी वरुकी मारी.)

नगरा कोडाक HW-29-0464-00-8-0000
एकूण रकम रु 55417

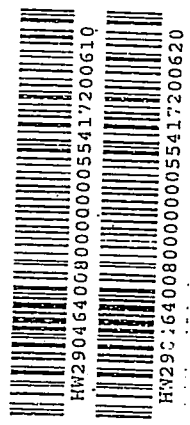
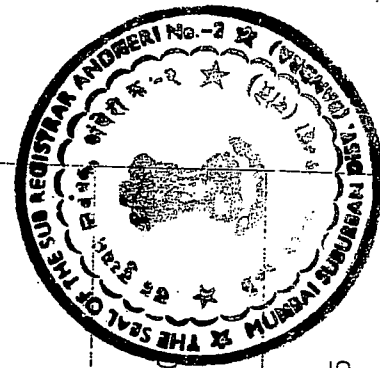
नगरा कोडाक HW-29-0464-00-8-0000
एकूण रकम रु 55417

Prior To 61-62

132735

132735

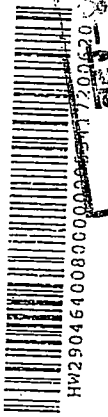
0



"HW" ward, "HW" ward Municipal Office Bldg.,
St. Martins Road, Behind Bandra Police Station,
Bandra (West), Mumbai-400050.

२००६२०

२००६२०



२००६२०

२००६२०

MUNICIPAL CORPORATION OF THE GREATER BOMBAY AREA

(उपनगर) २ : यादव नगर
मध्यवर्ती उपनगर क्षेत्र : वृद्धमुंबई
महानगर पालिकाची कार्यालये
आर. के. गारुडर मार्ग बांदे, 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 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,

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



Ask/8.1.90.

बदर-४/
10809
२००६

बृहन्मुंबई महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

कार्यकारी अभियंता इमारती विभाग -

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

(अ.स.स.) व. १०११ नं. १

महानगरपालिका, मुंबई

महानगरपालिकेची कार्यालय

११८, व. वास्तव शांती चौक, मुंबई

To
M/s. Sapre and Associates,
Dwarka, T. P. S. 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. G/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.

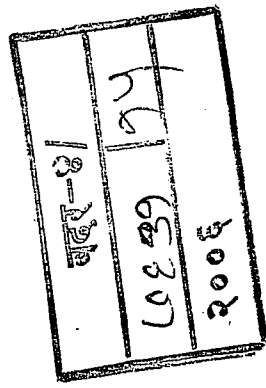
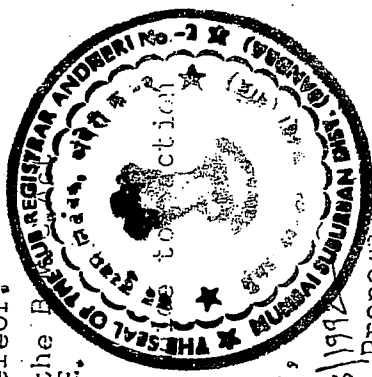
1) That the Cft. under section 270-A of the B. & C. Act for adequate water supply should be obtained from H. E. & X

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

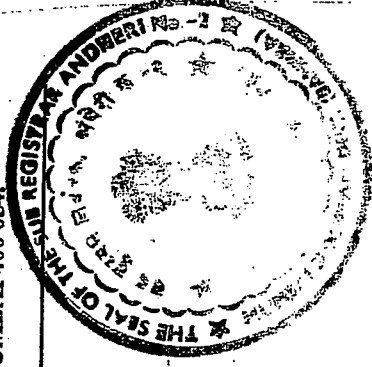
Yours faithfully,

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

Ask/2.5.92.



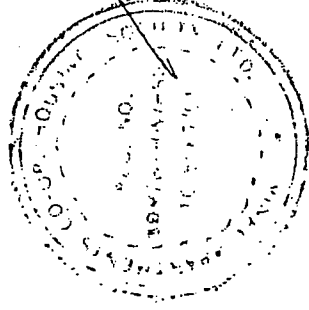
MINAL APARTMENT
CO-OPERATIVE HOUSING SOCIETY LTD.
(REG. NO. BOM(WHW)/HSG/TC/ 5587 / 91-92)
PLOT NO. 34, TFS II, JUHU ROAD, SANTACRUZ (WEST), MUMBAI 400 054.



To whomsoever it may concern

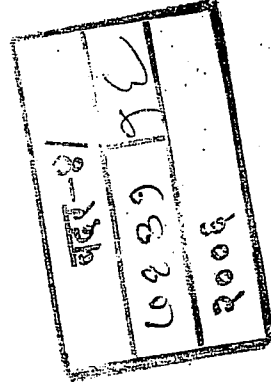
This is to certify that Mrs. Kalavati B. Shah flat No. 41 & Mr. Bharat B. Shah flat No. 42 both are individual members of our society and they have fully paid their Maintenance charges and Property taxes towards their respective flat upto 30th September, 2006. We also confirm that there are no society dues pending against the said flats as on date. The present certificate is issued on the request of Mrs. Kalavati B. Shah & Mr. Bharat B. Shah.

For MINAL APARTMENT CO-OP. HSG. SOCIETY LTD.




(HON. SECRETARY)

21/9/06



MINAL APARTMENT
CO-OPERATIVE HOUSING SOCIETY LTD.
(REG. NO. BOM(WHW)/HSG/TC/5587/91-92)
PLOT NO. 34, TPS II, JUHU ROAD, SANTACRUZ (WEST), MUMBAI 400 054.

27th September, 2006

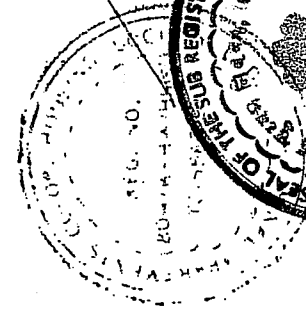
To,
Mrs. Kalavati B. Shah flat No. 41 &
Mr. Bharat B. Shah flat No. 42
Minal Apartment C.H.S. Ltd.,
Santacruz(W), Mumbai-54.

Dear Sir/Madam,

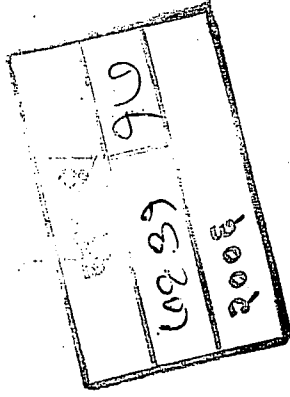
Sub: Issue of NOC for the sale of your respective flats to the intending buyers
in reference to your application dated 14th Sept, 2006.

With reference to the above, I wish to inform you that the Society has no
objection for your proposed sale of respective flat to the intending buyers subject
to fulfilling of all formalities as per MSC Act, Rules and Bye-laws of the
Society.

For MINAL APARTMENT CO-OP. HSG. SOCIETY LTD.



[Handwritten Signature]
(HON. SECRETARY)



स्थायी लेखा संख्या

PERMANENT ACCOUNT NUMBER

AAFPS6440M

नाम / NAME

BHARATBHAI BABULAL SHAH

पिता का नाम / FATHER'S NAME

BABULAL KEVALDAS SHAH

जन्म तिथि / DATE OF BIRTH

11-05-1957

REGISTRAR SIGNATURE

R. B. S. Khan

R. B. S. Khan

सहायक निदेशक (प्रणवर्ति)

DIRECTOR OF INCOME TAX (SYSTEMS)

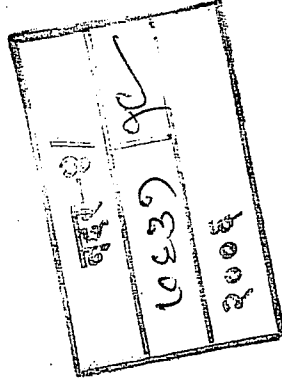


₹ 1043996
2009

इस कार्ड के दो / मिल जाने पर सूचना जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर निदेशक (पहले)
ए. आर. ए. सेंटर, भुवनेश्वर
ई-२, जहंदवाल एक्सटेन्शन
नई दिल्ली - 110 055

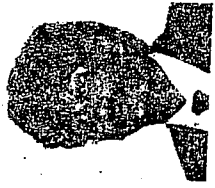
In case this card is lost/found, kindly inform/return to
the issuing authority :

Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055



बंदरा केंद्र (बंदरा)

PERMANENT ACCOUNT NUMBER
AGLPK1448D



नाम /NAME
VINOD OMPRAKASH KAINYA

पिता का नाम /FATHER'S NAME
OMPRAKASH KAINYA

जन्म तिथि /DATE OF BIRTH
08-10-1969

हस्ताक्षर /SIGNATURE

10/10/71

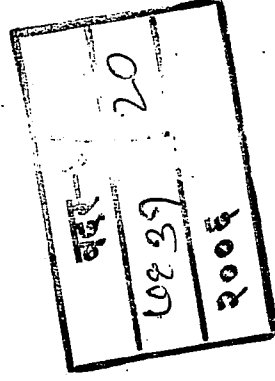
आयकर अधिकारी (कंप्यूटर केंद्र)
Commissioner of Income-tax(Computer Operations)



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केंद्र),
सी-13, प्रत्यक्षकर भवन,
बंदरा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/round, kindly inform/return to
the issuing authority :

Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.



THE MINAL ABARTMENTS CO-OPERATIVE HOUSING
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. 557/91) and Date 6-9-91)

14

Unpaid Share Capital Rs. 12 Lakhs Divided into 2400 Shares each of Rs. 50/- only

Member's Register No. 14

THIS IS TO CERTIFY that SHRI Smt. Mrs. Nilu Manchanda D/o Mr.

ARSHIKUMAR MANCHANDA 16.9.48

Bombay is the Registered Holder of [5] Shares from No. 66

of Rs. 25000 [Two hundred & 615 only]

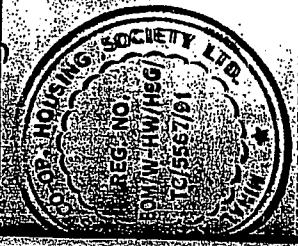
THE MINAL ABARTMENTS CO-OPERATIVE HOUSING SOCIETY LTD.

BOMBAY subject to the Bye-laws of the said Society and that upon each of

the Shares the sum of Rupees Fifty has been paid

GIVEN under the Common Seal of the said Society at Bombay this 18TH

of May 1994.




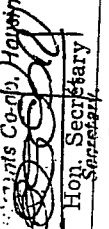

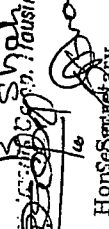
Amr Kejriwal Chairman
[Signature] Hon. Secretary
Bijli Ghak. Member of the Committee

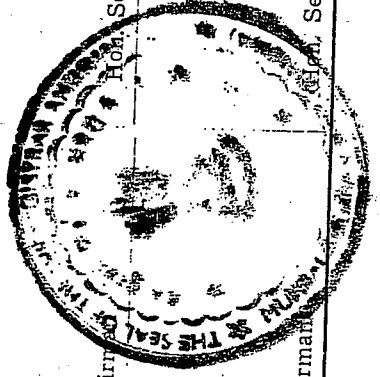
P. T. O.



10839/29
2008

Memorandum of the Transfers of the within mentioned Shares

Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Register at which name of the transferee is recorded
1	18/5/94 	M ^r . Mukesh N. Shah For Mittal Associates (Pvt.) Housing Soc. Ltd. Hon. Secretary  Biflidiha TREASURER	3	5 Committee Member
2	18/5/94 28/7/06 	M ^r . Bhozot For Mittal Associates (Pvt.) Housing Soc. Ltd. Chairman  Hon. Secretary Biflidiha TREASURER	4	5 Committee Member
3		Hon. Secretary		Committee Member
4		Hon. Secretary		Committee Member
5		Hon. Secretary		Committee Member



18/5/94
28/7/06



07/10/2006

दुस्यम निबंधकः

अधेशी 2 (अधेशी)

दस्त गोषवारा भाग-1

वदर4

दस्त क्र 7631/2006

23/08

दस्त क्रमांक : 7631/2006

दस्तावा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: विनाय आमप्रकाश कैया

पत्ता: घर/फ्लॅट नं: हिरक, 1 ला मजला, इला, विलेपार्ले प, मुं 56

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन नम्बर

लिहून देणार

वय 37

सही

Deviya



नाम: भरत बी शाह

पत्ता: घर/फ्लॅट नं: फ्लॅट नं. 42, 4 था मजला, मिनल अपार्टमेंट को ऑ हो सो लि., फ्लॅट नं. 34, टी पी एस 2, जुहू रोड, सांताक्रुझ प, मुं 54

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

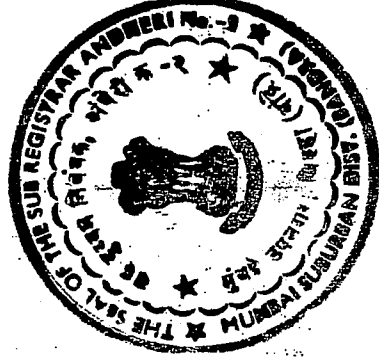
पिन नम्बर

लिहून देणार

वय 49

सही

B. S. Shah



दस्तावेज करून देणार तथाकथील [करारनामा] दस्तावेज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर 4

दस्त क्रमांक (7631/2006)

Handwritten signature

दस्त क्र. [वदर 4-7631-2006] चा गोषवारा

बाजार मूल्य : 960369 मोबदला 435800 भरलेले मुद्रांक शुल्क : 201000

पावती क्र.: 7687 दिनांक: 07/10/2006

पावतीचे वर्णन

नाव: विनोद ओमप्रकाश कैया - -

दस्त हजर केल्याचा दिनांक : 07/10/2006 01:42 PM

निष्ठादनाचा दिनांक : 07/10/2006

दस्त हजर करणा-याची सही :

Handwritten signature

दस्ताचा प्रकार : 26) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/10/2006 01:42 PM

शिकका क्र. 2 ची वेळ : (फ्री) 07/10/2006 01:45 PM

शिकका क्र. 3 ची वेळ : (कडुली) 07/10/2006 01:46 PM

शिकका क्र. 4 ची वेळ : (ओळख) 07/10/2006 01:46 PM

दस्त नोंद केल्याचा दिनांक : 07/10/2006 01:46 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते स्वस्वपूज करून वेणा-याचा व्यक्तीचा ओळखतात, व त्याची ओळख पटवितात.

1) निकेश बोलकीया - - , घर/फ्लॅट नं: मिनाल, अंधेरी प

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

2) कलावती शाह - - , घर/फ्लॅट नं: वरीलप्रमाण

गल्ली/रस्ता: -

ईमारतीचे नाव: -

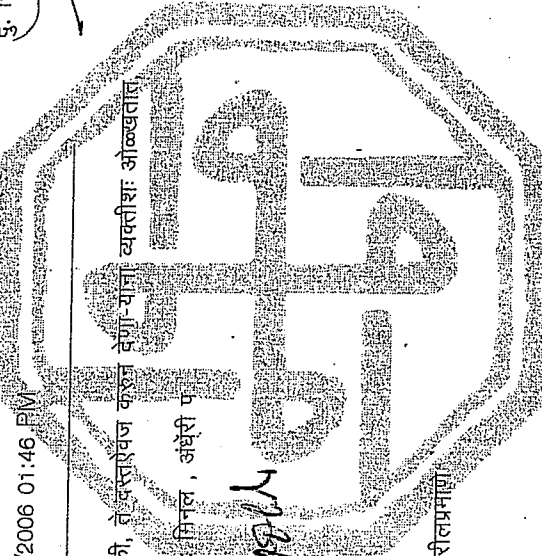
ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

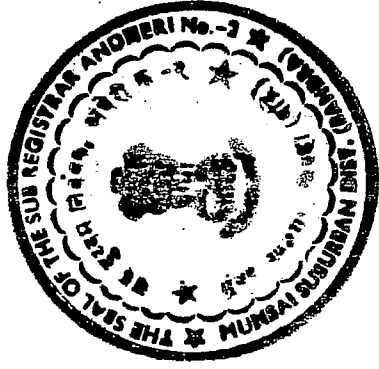
पिन: -



मान्यते करणेत येते की, या वस्तामध्ये एवढ्या रकमेत... पैसे आहेत.

Handwritten signature
ड. निबंधकाची सही
अंधेरी 2 (अंधेरी)

Handwritten signature
ड. निबंधकाची सही
अंधेरी 2 (अंधेरी)



वदर - 8 / 0 8 9 / 2006

पुस्तक क्र. मां. १, क्रमांक वर

नोंदला.

दिनांक: ०७/१०/०६

Handwritten signature

ड. निबंधकाची सही, अंधेरी क्र. २
अंधेरी २ (अंधेरी)



दस्ताक्रमांक व मर्ष: 7631/2006

Saturday, October 07, 2006

1:47:28 PM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव: बांद्रा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या

बाबतीत पट्टाकार आकारणी देतो

की पट्टेदार ते नमूद करायचे) मोबदला रु. 4,358,000.00
बा.भा. रु. 3,960,369.00

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

(1) सिटिएस क्र.: 93 वर्गनः विभागाचे नाव - बांद्रा - जी (अंधेरी), उपविभागाचे नाव - 26/158 - भूभाग: उत्तरेस गावाची सीमा, पूर्वेस एस.व्ही.रोड, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस गावाची सीमा. सदर मिळकत सि.टी.एस. नंबर - 93 मध्ये आहे. -----फ्लॉट नं. 42, 4 था मजला ,मिनल अपार्टमेंट को ऑ हौ सो लि., फायनल प्लॉट नं. 34, टी पी एस 2, जुहू रोड, सांताक्रुझ प, मुं 54-----स्टील्ट +6, बांधकाम वर्ष:1990-91
(1)बांधीव मिळकतीचे क्षेत्रफळ 50.97 चौ.मी. आहे.

(3)क्षेत्रफळ

(4) आकारणी किंवा जुळी देण्यात असलेले तेंव्हा

(1)-

(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता

(1) भारता बी शाह - ; घर/प्लॉट नं. फ्लॉट नं. 42, 4 था मजला, मिनल अपार्टमेंट को ऑ हौ 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: -; पॅन नम्बर: AAFPS644OM

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) विनोद ओमप्रकाश कॅया - घर/प्लॉट नं: हिरक, 1 ला मजला, इर्लो, विलेपार्ले प * मुं 56; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: ADELPK1448D.

(7) दिनांक करून दिल्याचा

07/10/2006

(8) नोंदणीचा

07/10/2006

(9) अनुक्रमांक, खंड व पृष्ठ

7631/2006

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क

रु 200500.00

(11) बाजारभावाप्रमाणे नोंदणी

रु 300000.00

(12) धोर



खरी त्रप
द. दुय्यम निबंधक अंधेरी-२
धर्षी इत्तार विभा.



मी...क्ष...
बांना खाते ता...10/10/2006...
मजलीगुमार नक्कल दिली
दि. 07/10/2006
मह दुय्यम निबंधक, अंधेरी-२

FLAT

FLAT No. 42 (on 4TH FLOOR)

VILLAGE : G / 93 - BANDRA.

C.T.S. No. : G / 93

AREA OF FLAT : 457 Sq. Ft. CARPET AREA ^{MAX} 39,60,500/-
548 Sq. Ft. BUILT-UP AREA
50.97 Sq. Mtrs. (G.M.S.) ✓

BUILDING : Still + 06 FLOORS
S.D. 200,500/-
R.F. 30,500/-

CONSIDERATION : Rs. 43,58,000/-

YEAR OF CONSTRUCTION : 1990-91.

DEPRECIATION : 20%

ZONE : 26/158

RATE PER SQ. MTRS. : Rs. 77,700/-

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