



Wednesday, August 11, 2010

12:44:48 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

# पावती

पावती क्र. : 8198

दिनांक 11/08/2010

गावाचे नाव पी.एस.पहाडीगोरेगांव

दस्तऐवजाचा अनुक्रमांक वदर10 - 08193 - 2010

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव:रामक्रिष्ण नथुमल अगरवाल

नोंदणी फी	:-	24000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)	:-	440.00
<b>एकूण</b> <b>रु.</b>		<b>24440.00</b>

आपणास हा दस्त अंदाजे 12:59PM ह्या वेळेस मिळेल

**DELIVERED**

*(Signature)*  
दुय्यम निबंधक  
सह दु.नि.का-बोरीवली 4

बाजार मुल्य: 2368380 रु.      मोबदला: 2400000रु.  
 भरलेले मुद्रांक शुल्क: 120000 रु.  
 देयकाचा प्रकार :डीडी/घनाकर्षाद्वारे;  
 बँकेचे नाव व पत्ता: बँक ऑफ महाराष्ट्र ;  
 डीडी/घनाकर्ष क्रमांक: 129781; रक्कम: 24000 रु.; दिनांक: 05/08/2010

सह. दुय्यम निबंधक बोरीवली-क्र. ४  
मुंबई उपनगर जिल्हा.

**DELIVERED**

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ग  
जिल्हा  
मुख्य मूल्य विभाग  
सहाय्य विभाग  
मिळकतीचा क्रमांक  
भागी क्षेत्राचे नाव  
मिळकतीचे वर्गीकरण

2010

दिनांक 8/11/2010

मुंबई (उपनगर)

- 57-पहाडी-गोरेगाव पश्चिम ( बोरीवली )

- 57/267-भुभाग :उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाईन,  
दक्षिणेस गावाची सीमा व पश्चिमेस स्वामी विवेकानंद रोड.

सि.टी.एस. नंबर -- 832

मुंबई(उपनगर)

बांधीव

बाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मूल्यदर

सुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
32,300	60,000	77,600	95,200	60,000

मिळकतीचे क्षेत्र	56.39	चौरस मीटर	वांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उदवाहन सावधा	आहे
मिळकतीचे घय	21 to 30	(Rule 5)	मजला	2

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* घसारा टक्केवारी (Rule 5 or 6)

= 60,000.00 \* 70.00 /100

= 42,000.00

A) मुख्य मिळकतीचे मूल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर \* मिळकतीचे क्षेत्र \* मजला निहाय घट/वाढ (Rule 19 or 20)

= 42,000.00 \* 56.39 \* 100.00 /100

= 2,368,380.00

मित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + सुल्या जमिनीवरील वाहन तळाचे मूल्य + वंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती श्रोवतीच्या खल्या जागेचे मूल्य

= A + B + C + D + E + F + G + H

= 2,368,380.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00

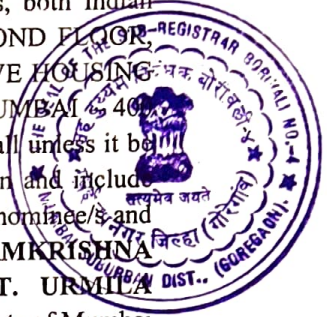
= 2,368,380.00

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## AGREEMENT FOR SALE

**THIS AGREEMENT FOR SALE** is made and executed at Mumbai this **4th (FOURTH) DAY OF AUGUST IN THE YEAR 2010 (TWO THOUSAND TEN)**, BETWEEN (1) **SMT. SHILPA SANDEEP BERDE** aged 37 years and (2) **SHRI SANDEEP VISHWANATH BERDE** aged 36 years, both Indian Inhabitants of Mumbai presently occupying **FLAT NO. 1, SECOND FLOOR, BUILDING NO. 4 OF NEW RAJENDRA PARK CO-OPERATIVE HOUSING SOCIETY LTD., STATION ROAD, GOREGAON (WEST), MUMBAI-400062**, hereinafter called "**THE VENDORS**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include their legal heirs, executors, legal representatives, administrators, nominee/s and / or assigns) of the **ONE PART**, AND (1) **SHRI RAMKRISHNA NATHOOMAL AGRAWAL** aged 67 years and (2) **SMT. URMILA RAMKRISHNA AGRAWAL** aged 62 years also Indian Inhabitants of Mumbai presently residing at **J-6/15, JALMANGAL DEEP CO-OPERATIVE HOUSING SOCIETY LIMITED, BANGUR NAGAR, GOREGAON (WEST), MUMBAI-400104**, hereinafter called the "**THE PURCHASERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their legal heirs, executors, legal representatives, administrators, nominee/s and /or assigns) of the **OTHER PART**.



*Kasturi S. Amin*  
**KASTURI S. AMIN**  
 AUTHORIZED SIGNATORY

The Bharat Co-Operative Bank  
 (Mumbai) Ltd., Goregaon Branch,  
 "Shivgiri", Plot No. 11,  
 Samant Estate, Goregaon(East),  
 Mumbai-400 063.  
 D-SISTP(V)/C.R.1063/02/06/148-151

**WHEREAS**

- 1) By an Indenture of Lease dated 24<sup>th</sup> March, 1949 and registered in the office of the Sub-Registrar of Assurances at Bombay on 23<sup>rd</sup> May, 1949 under serial No. 1104 of Book No.1 and made between Nanabhoy Byramjee Jeejeebhoy of the One Part and Jainendra Prasad Bagpati, Uttamchand Jain, Madanlal Jain, Ramnarayan Gupta and Omprakash Goel, trading in the name and style of "New Property and Housing Co." in Bombay of the Other Part, the said Nanabhoy did demise unto the party of the Other Part the land, hereditaments and premises more particularly described in the Schedule thereunder written to hold the same unto the said party of the Other Part for a term of 99 years renewable as therein provided at the rent and upon the terms, conditions and covenants contained therein.

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*Shilpa*  
*Berde*  
*R. Agrawal*  
 1  
*Urmila Agrawal*

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 INDIA STAMP DUTY MAHARASHTRA  
 SPECIAL ADHESIVE AUG 04 2010

- 2) In the events that happened Byramjee Jeejeebhoy (Private) Limited became Lessors.
- 3) By an Indenture of Assignment dated 6<sup>th</sup> February 1959 registered in the office of the Sub-Registrar of Assurances at Bombay on 20<sup>th</sup> May 1959 under Serial No. 1011 of Book No.1 and made between the said Jainendra Prasad Bagpati, Uttamchand Jain, Madanlal Jain, Ramnarayan Gupta and Omprakash Goel trading in the name and style of "New Property and Housing Co." in Bombay the Assignors and Smt. Sushila Harshdrai Choksi, Smt. Jasumati Arvindlal Choksi, Smt. Sharmishta Rajnikant Choksi and Shri Janardan Gordhanji Trivedi, trading in the name and style of "Messers Choksi Properties" Assignees of the Other Part, assigned the said land hereditaments and premises more particularly described in the Schedule thereunder written with all buildings and structures standing or erected thereon.
- 4) By an Agreement for Assignment dated 22<sup>nd</sup> August 1962, Popatlal Prabhudas & Sons have agreed to purchase from Smt. Sushila Harshdrai Choksi, Smt. Jasumati Arvindlal Choksi, Smt. Sharmishta Rajnikant Choksi and Shri Janardan Gordhanji Trivedi, trading in the name and style of "Messers. Choksi Properties" the Assignors a piece of land admeasuring about 1 Acre and 36 Gunthas, situated at Goregaon, bearing Survey No. 100 Hissa No. 2 Part, Survey No. 101 Hissa No.3 Part and Survey No. 102 Hissa No. 1 of Mouje Pahadi Pot Tukdi and Taluka Borivli Tukdi, Bombay Suburban District and Sub-District Bandra and M/s. Popatlal Prabhudas & Sons are in possession of the said land.
- 5) The said Byramjee Jeejeebhoy (Private) Limited have by a document of Licence and consent to the assignment and transfer by way of sale.
- 6) By a Deed of Assignment dated 31<sup>st</sup> day of July 1963 and registered in the office of the Sub-registrar of Assurances at Bombay on 28<sup>th</sup> August, 1963 under serial No. 2342 and made between Smt. Sushila Rajnikant Choksi, Smt. Jasumati Arvindlal Choksi, Smt. Sharmishta Rajnikant Choksi, and Janardan Gordhanji Trivedi, trading in the name and style of "Messers Choksi Properties" of the One Part and M/s. Popatlal Prabhudas & Sons a partnership firm of the Other Part, assigned the said lands, hereditaments and premises together with all structures standing thereon.
- 7) (a) M/s. Popatlal Prabhudas & Sons have constructed several buildings on this plot.



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 Sushila

(b) By an Agreement dated 4<sup>th</sup> July, 1975 the said Popatlal Prabhudas & Sons granted to M/s. Five Star Builders permission to build a building in accordance with the plan and specifications duly approved and/or sanctioned by the Bombay Municipal Corporation on terms and conditions contained therein, where under the M/s. Five Star Builders have been granted the right to construct the said building on an area of about 80' x 30' = 2400 sq.ft. and also have been granted the right to sell of flats/shops/garages in the said proposed building to the flat/shop buyer and appropriate the sale proceeds realizable and recoverable from the said flat/shop buyers.

8) By and under Agreement for Sale Dated 21<sup>st</sup> JUNE in the year ONE THOUSAND NINE HUNDRED & SEVENTY SIX entered between M/s. FIVE STARS BUILDERS, a Partnership Firm registered under the provisions of the Indian Partnership Act, 1932, and having its office at Mumbai, referred as "THE SELLERS" therein and (1) SHRI NAND SHAWKATRAI PANJWANI AND (2) LATE SHRI SHAWKATRAI PARMANAND PANJWANI, referred to as "THE BUYER" therein, and the said M/s. FIVE STARS BUILDERS agreed to sell to "THE BUYER" therein and that "THE BUYER" therein agreed to purchase from them a Flat being FLAT NO. 1, SECOND FLOOR, BUILDING NO. 4, in: NEW RAJENDRA PARK CO-OP. HOUSING SOCIETY LIMITED, STATION ROAD, GOREGAON (WEST), MUMBAI-400 062. at the price and on the terms and conditions mentioned therein.



9) WHEREAS "THE BUYER" therein had paid the entire purchase price of the said flat to the said M/s. FIVE STARS BUILDERS as per the Agreement recited herein before.

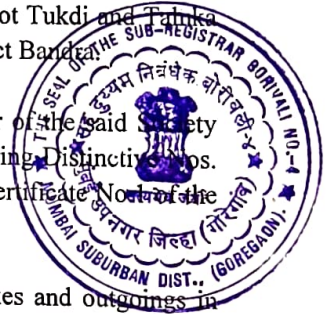
10) SHRI SHAWKATRAI PARMANAND PANJWANI died on 26<sup>th</sup> November, 1995 leaving behind his only son SHRI NAND S. PANJWANI the only surviving legal heir. By a General Body meeting of members held on 26<sup>th</sup> February, 1999 the SAID SOCIETY transferred the said shares in the name of VENDOR therein.

11) WHEREAS SHRI NAND S. PANJWANI was absolute exclusive owner of, and seized and possessed of or well sufficiently entitled to use and occupy the SAID FLAT in the SAID SOCIETY by the Inheritance after the death of his father without any consideration.

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*Shukla*  
*Sen*  
*Dul*  
Kumita

- 12) WHEREAS By and under Agreement for Sale Dated 10<sup>th</sup> DAY OF MARCH in the year TWO THOUSAND THREE entered between SHRI NAND SHAWKATRAI PANJWANI, referred to as "THE VENDOR" therein and **THE VENDORS** herein referred to as "THE PURCHASERS" therein and SHRI NAND SHAWKATRAI PANJWANI agreed to sell to **THE VENDORS** herein and **THE VENDORS** herein agreed to purchase from him a Flat being FLAT NO. 1, SECOND FLOOR, BUILDING NO. 4, in NEW RAJENDRA PARK CO-OP. HOUSING SOCIETY LIMITED, STATION ROAD, GOREGAON (WEST), MUMBAI-400 062. at the price and on the terms and conditions mentioned therein.
- 13) WHEREAS **THE VENDORS** herein were absolute exclusive owner of, and seized and possessed of or well sufficiently entitled to use and occupy the FLAT NO. 1, SECOND FLOOR, BUILDING NO. 4, in NEW RAJENDRA PARK CO-OP. HOUSING SOCIETY LIMITED, STATION ROAD, GOREGAON (WEST), MUMBAI-400 062 admeasuring 607 Sq. ft (built-up area) on Ownership Basis, (hereinafter called the "SAID FLAT") in the Society namely NEW RAJENDRA PARK CO. - OPERATIVE HOUSING SOCIETY LIMITED, bearing Registration No. BOM/WP/HSG/TC/5436/1990-91, dated 18.02.1991 and hereinafter referred to as "THE SAID SOCIETY" on the Plot of land bearing CTS No. 832, bearing Survey No. 100 Hissa No. 2 Part, Survey No. 101 Hissa No.3 Part and Survey No.102 Hissa No. 1 of Mouje Pahadi Pot Tukdi and Pahnka Borivli Tukdi Bombay Suburban District and Sub-District Bandra
- 14) WHEREAS **THE VENDORS** herein were the member of the said Society holding 5 shares of the face value of Rs.50/- each, bearing Distinctive Nos. from 1 to 5 (both inclusive) and represented by Share Certificate No. of the SAID SOCIETY.
- 15) WHEREAS **THE VENDORS** herein have paid all taxes and outgoings in respect of the SAID FLAT and **THE VENDORS** herein were holding the SAID FLAT as Owners/Members thereof.
- 15) AND WHEREAS **THE PURCHASERS** being desirous of getting transferred the Shares referred to above and incidental thereto getting possession and occupation of the SAID FLAT having approached **THE VENDORS** to take up the transfer of the said Shares held by **THE VENDORS** in the SAID SOCIETY and as incidental thereto to take up the relinquishment by **THE VENDORS** of their rights of the occupation, possession and enjoyment of the SAID FLAT in favour of **THE PURCHASERS** on ownership basis for a total consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) which the VENDOR has agreed to do upon the terms and conditions mutually agreed upon between the parties hereto and recorded in writing hereinafter.

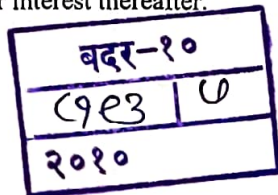


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Shilpa  
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 Umika

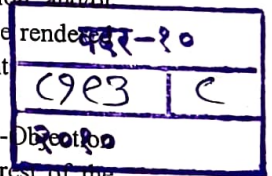
**NOW THIS AGREEMENT WITNESSETH AND IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:**

1. **THE VENDORS** hereby agree to sell all their rights, title, interest and benefits whatever they had at present in their said Ownership FLAT, NO. 1, SECOND FLOOR, OF NEW RAJENDRA PARK CO-OPERATIVE HOUSING SOCIETY LTD., STATION ROAD, GOREGAON (WEST), MUMBAI - 400 062, on the Plot of land bearing CTS No. 832, bearing Survey No. 100 Hissa No. 2 Part, Survey No. 101 Hissa No.3 Part and Survey No.102 Hissa No. 1 of Mouje Pahadi Pot Tukdi and Taluka Borivli Tukdi Bombay Suburban District and Sub-District Bandra., admeasuring 607 sq. ft. (built-up area) equivalent to 56.39 sq. mtrs. (built-up area) with marketable title along with the Shares bearing Distinctive Nos. 1 to 5 (both inclusive) allotted under Share Certificate No.1 in favour of the **PURCHASERS** for a total consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) and shall on or before completion of the transaction get the said share transferred in the name of **THE PURCHASERS**.
2. The said consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) will be paid by the **PURCHASERS** to the **VENDORS** as follows; that is to say
  - (a) Rs. 3,00,000/- (Rupees Three Lakhs Only) being the earliest money and /or part consideration at the time of execution of this agreement (the payment and receipt whereof the **VENDORS** herein doth hereunder admit and acknowledge).
  - (b) Balance consideration of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only) will be paid in three equal installments of Rs.7,00,000/- each on or before 15<sup>th</sup> October, 2010 and after making payment of third/final installment of Rs.7,00,000/- the **VENDORS** shall handover the vacant and peaceful possession of the said premises to the **PURCHASERS** on or before 15<sup>th</sup> October, 2010.
3. The **VENDORS** have agreed to sell the said premises along with its ownership rights, shares, title and interest and handover to the **PURCHASERS** the physical vacant and peaceful possession of the said premises along with all original documents, title deeds, share certificates, etc., upon making of all payment of the consideration of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) in manner mentioned in the clause No.2 herein above. It is further agreed that the **PURCHASERS** will be absolute owner of the said premises on payment of total consideration hereby agreed upon and the **VENDORS** and/or their heirs, executors, administrators, assigns shall not claim any right, title or interest thereafter.



*Shri  
Bharat  
Datta  
Armed*

4. The **VENDORS** hereby agreed to acquit, release, and discharge the **PURCHASERS** for ever on this behalf of their consideration and every part thereof upon receiving amount of Rs. 24,00,000/- (Rupees Twenty Four Lakhs Only) being full and final amount of the consideration for the sale of all their liberties, privileges and advantages appurtenant thereto and all the estate, possession, right, title, interest, entitlement, benefits, claim and/or demands whatsoever in the said premises and shares of the said society.
5. The **VENDORS** doth hereby declare and covenant with the **PURCHASERS** that the said premises is free from encumbrances of any nature whatsoever and that the **VENDORS** has full right, title and interest in the said Premises and has full right and authority to assign and transfer their entire interest in the said Society including the said Premises and the said shares to the **PURCHASERS**.
6. The **VENDORS** has represented to the **PURCHASERS**:-
- That the **VENDORS** has paid all the dues and outgoings in respect of the said Premises up-to-date.
  - That the said Premises is free from all encumbrances.
  - That the said Premises belongs to the **VENDORS** absolutely and that no other person or persons have any right, title or interest whatsoever therein by way of sale, gift, exchange, inheritance, lease, lien, or otherwise in the said Shares / said Premises.
  - That notwithstanding herein contained, any act, deed, matter, or thing of whatsoever nature done by the **VENDORS** or any person or Persons lawfully or equitably claiming by from through or in trust for them, the **VENDORS** have themselves full right, power and absolute authority to sell or transfer to the **PURCHASERS** the said premises and their right, title and interest in the Society and that the **VENDORS** have not done or committed or omitted to do any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said premises by the **VENDORS** may be rendered illegal and or unauthorized for any reason or on any account.
  - That the **VENDORS** shall obtain the necessary No-Objection Certificate from the Society for transfer, sale of the interest of the **VENDORS** in the said Society, as well as the right, title, and interest of the **VENDORS** in the said Premises as herein contained to the **PURCHASERS** and also to the admission of the **PURCHASERS** to the membership of the said Society in place and instead of the **VENDORS** when the sale herein is completed by delivering the vacant and peaceful possession of the said premises to the **PURCHASERS**



Shri  
Smt  
Dil  
Kumar



- f) That on payment of full purchase price herein reserved, the **PURCHASERS** shall be entitled to the vacant and peaceful possession of the said premises.
7. The **VENDORS** doth hereby agree to sign and execute any deed or writing as well as all other Papers and documents as may be required by the **PURCHASERS** for transferring the said Premises and the said shares to the name of the **PURCHASERS** in pursuance of this Agreement.
8. The **VENDORS** doth hereby covenant, that the **PURCHASERS** shall after receiving possession of the said premises from the **VENDORS**, henceforth quietly and peacefully possess, use, occupy and enjoy the said premises without any let, hindrance, denial, demand, interference, or eviction by the **VENDORS** or any person or persons lawfully or equitably claiming through, under or in trust for the **VENDORS**.
9. The **VENDORS** further undertake to execute any other documents including Power of Attorney that may be required to be executed to effectuate the transfer of the said shares and all the rights and benefits attached and/or accruing from the said shares envisaged herein and to do all things, deeds, acts necessary in this behalf.
10. The **VENDORS** shall keep indemnified the **PURCHASERS** and assigns or successors from or against all actions, suits and proceedings and all claims, demands, charge, fines, penalties, expenses outstanding or other liabilities of whatsoever nature made against or suffered by or brought about against the **PURCHASERS** or their successors by reason or virtue of any act, deed, omission or non-observance by the **VENDORS** or any of the terms, conditions, agreements, covenants and provisions on which they hold the said shares and as incidental thereto the said premises and of any rules, regulations and by-laws of the said Society in force upto the period of transfer of the said shares in the name of the **PURCHASERS**.
11. That the **VENDORS** declare that their Membership of the Society is subsisting and is in full force and has not been terminated.
12. The **VENDORS** agrees that on execution of these presents the **VENDORS** shall give notice to the said Society as required under Rule 25 of the Maharashtra Co-Operative Societies Rules sending along with the application for membership of the **PURCHASERS** along with their membership fee with their consent letter.



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*Shukla*  
*Bank*  
*Amika*

13. It is agreed between the **VENDORS** and the **PURCHASERS** that both shall execute the requisite Transfer Form under which the **VENDORS** shall transfer to the **PURCHASERS** the said fully paid-up shares and the said premises.
14. The **VENDORS** agrees that they shall deliver to the **PURCHASERS** the said Transfer Form along with the relevant share certificate in order to enable **PURCHASERS** to lodge the same with Society for transfer in their name.
15. The **VENDORS** further agrees that they shall take effective steps for the transfer of the sinking fund and other deposits to the credit of **VENDORS** lying with the said Society and shall render all assistance to transfer in the name of the **PURCHASERS** in the records of the said Society.
16. The **PURCHASERS** shall bear and pay the outgoings and all the expenses in respect of the said premises with effect from the date of completion of the sale herein and the **VENDORS** shall pay and clear all the dues of the said premises prior to the said date and/or upto the date of handing over vacant and peaceful possession of the said premises to the **PURCHASERS**.
17. The **PURCHASERS** shall observe and perform and carry out all the Rules, Regulations and bye-laws of the said society.
18. The **PURCHASERS** doth hereby covenant with the **VENDORS** that they shall always abide by the Rules, Regulations and bye-laws of the said Society and shall pay the municipal taxes and maintenance charges in respect of the said Premises from the day the **VENDORS** delivers possession of the said Premises to the **PURCHASERS**. It is specifically agreed by and between the parties that till the said premises is transferred in the name of the **PURCHASERS**, the **PURCHASERS** shall not be liable to pay any maintenance charges in respect of the said Premises to the said Society and the same shall be borne by the **VENDORS**.
19. It is agreed between the **VENDORS** and the **PURCHASERS** that the total transfer fee/transfer premium/donation payable to the said Society for transfer of the said premises/said shares of the said Society in the name of the **PURCHASERS** shall be shared equally between the **PURCHASERS** and the **VENDORS**.



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*Shikhar*  
*Shikhar*  
 Dnd,  
 Umrinik

20. It is agreed between the **VENDORS** and the **PURCHASERS** that the expenses for stamp duty on these presents or on final sale deed/transfer deed and registration charges in respect of this transfer shall be borne and paid by the **PURCHASERS** alone and the **VENDORS** shall not be liable to pay the same or any part thereof. However, the stamp duty or duties in respect of all previous transfers in respect of the said Premises shall be the responsibility of the **VENDORS**.
21. The **VENDORS** shall, on request of **PURCHASERS**, present themselves at the office of the Sub-registrar of Assurance, Mumbai and admit execution of this agreement. The **VENDORS** further agreed to obtain Income Tax Clearance Certificate Under Section 230 of the Income Tax Act, 1961, if required.
22. The **VENDORS** doth hereby undertake to handover all the documents including share certificate, receipt, paper concerning the said Premises to the **PURCHASERS** against the receipt of the balance consideration of Rs. 21,00,000/- (Rupees Twenty One Lakhs Only).
23. The **VENDORS** doth hereby undertake to do and to execute all acts, deeds, matters and things as are or may be necessary, proper or expedient for the purpose of fully and effectually transferring the said Premises and the said Shares of the said Society to and in favour of the **PURCHASERS** in the record of the said Society to enable the **PURCHASERS** to have and to hold the said Premises and the said Shares absolutely.

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



**THE SCHEUDLE OF THE PROPERTY**

ALL THOSE pieces and parcel of the land or ground of the plot bearing City Survey No. 832, 833 and 839 wherein the area of the said Society admeasuring 2400 sq. ft, bearing Survey No. 100 Hissa No. 2 Part, Survey No. 101 Hissa No.3 Part and Survey No.102 Hissa No. 1 of Mouje Pahadi Pot Tukdi and Taluka Borivli Tukdi Bombay Suburban District and Sub-District Bandra., and bounded as follows that is to say that:

- ON OR TOWARDS THE NORTH BY: Jai Rajendra Park-3 C.H.S.Ltd.  
 ON OR TOWARDS THE SOUTH BY: Station Road, Municipal School and Municipal Hospital.  
 ON OR TOWARDS THE EAST BY: Rolex Shopping Centre and Wood Factory of M/s. Ganesh Timber Mart.  
 ON OR TOWARDS THE WEST BY: Nalanda Shopping Centre.

बदर-१०	
८९९३	१९९
२०१०	

*Shukla*  
*[Signature]*  
 9  
*[Signature]*  
 Ummiker

**SCHEDULE OF SUBJECT FLAT/PREMISES**

Premise No.: : 1  
Floor: : Second  
Area: : 607 sq ft. equivalent to 56.39 sq. mtrs. (built-up area)  
Name of Society: : "NEW RAJENDRA PARK CO-OP HSG. SOC. LTD."  
Market Value: : Municipal Ward Zone: P/South  
Ground plus Four storied Building without lift construction in the Year 1976.  
(Xerox copy of Latest BMC Property Tax Bill is enclosed herewith)

SIGNED SEALED & DELIVERED by the  
withinnamed VENDORS )  
1. SMT. SHILPA SANDEEP BERDE )  
2. SHRI SANDEEP VISHWANATH BERDE )  
In the presence of ..... )

*Shilpa Berde*  
*Sanjeev Berde*



SIGNED SEALED & DELIVERED by the  
withinnamed PURCHASERS )  
1. SHRI RAMKRISHNA NATHOOMAL AGRAWAL )  
2. SMT. URMILA RAMKRISHNA AGRAWAL )  
In the presence of ..... )

*Ramkrishna Agrawal*  
*Urmila Agrawal*



बदर-१०  
८९८३/१२  
२०१०

**RECEIPT**

RECEIVED from the withinnamed "PURCHASERS" (1) SHRI RAMKRISHNA NATHOOMAL AGRAWAL and (2) SMT. URMILA RAMKRISHNA AGRAWAL a sum of Rs. 3,00,000/- (Rupees Three Lakhs Only) by Cheque No. 658690 dated 04/08/2010 drawn on Indian Overseas Bank, Goregaon (West) Branch being the Earnest Money And/Or Part Payment against the sale of Flat No. 1, Second Floor, Building No. 4, In New Rajendra Park Co-Op. Housing Society Limited, Station Road, Goregaon (West), Mumbai-400062 as mentioned herein above in the Agreement for Sale dated 4<sup>th</sup> August 2010.

**WE SAY RECEIVED**

**WITNESSES:**

1. 

1. SMT. SHILPA SANDEEP BERDE



2. 

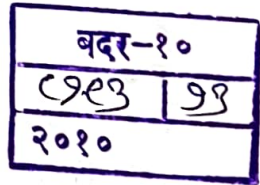
2. SHRI SANDEEP VISHWANATH BERDE



**VENDORS**



(This Receipt is valid subject to realization of Cheque)



RULED CARD (10)

32	8000-00	(15)	25 930-15-7-000 1150 2324720 मि
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संज्ञा: 8000

व्यक्ति: श्री. ज्योतिभाय स्वामिनो सम्पत्ति

संज्ञा: महुदाय डाई जन्म

1150 2324720

99003 90



AD77NDJD.00

महाराष्ट्र राज्य सरकार

मुंबई उपनगर जिल्हा

गोरेगाव



For: New Register...

Chairman

वदर-१०

९९३ १४

२०१०



स 24100 नकल अज कलाक 2.९६

माराख 23170 नकल अज कलाक ६.५५

करीब 39100 नकल अज कलाक २.५

करीब ४३

करभार

सत्य प्रतिलिपी

सत्य प्रतिलिपी

2010

मुंबई उपनगर जिल्हा गोरेगाव

THE NEW RAJENDRA PARK CO-OPERATIVE HOUSING SOCIETY LIMITED  
 (Registered under M.C.S. Act, 1960) (Registration No. BPM/WP/HSN/TC/S436/90-91 dt. 18.2.1991 and Date 18.2.1991)

No. 1

Authorised Share Capital Rs. 100000/- Divided into 2000 Shares each of Rs. 50/- only  
 Member's Register No. 1

THIS IS TO CERTIFY that Shri/Smt. : NAND SHANKATRAI PANJWANI  
AND Shri. SHANKATRAI P. PANJWANI  
 of BOMBAY is the Registered Holder of ( FIVE ) Shares from No. 1 (ONE)  
 to 5 (FIVE) of Rs. 250/- ( RS. TWO HUNDRED FIFTY ONLY )  
 in THE NEW RAJENDRA PARK CO-OPERATIVE HOUSING SOCIETY LTD.  
STATION ROAD, GOREGAON(W), BOMBAY-400 062 subject to the Bye-laws of the said Society and  
 that upon each of such Shares the sum of Rupees Fifty has been paid.

Given under the Common Seal of the said Society at BOMBAY this 17  
 day of DECEMBER 1991



Ajay Sahni  
 Chairman

[Signature]  
 Hon. Secretary



[Signature]  
 Hon. Treasurer  
 or M. C. Member

[P.T.O.]

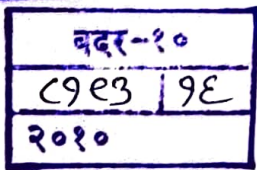
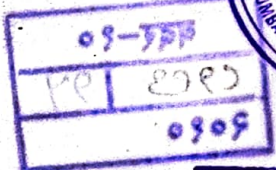
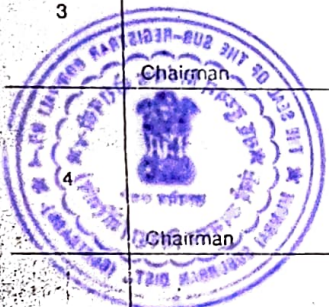
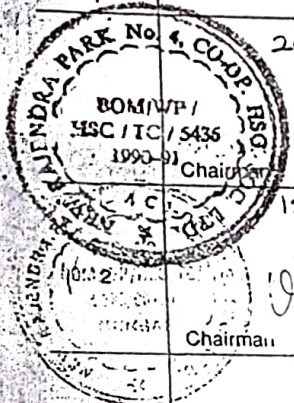


बदर-१०  
 ८९८३ १९४  
 २०१०

०९-३३५  
 ३९१ ८९८३  
 ०९०९

**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 Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the Transfer is recorded
1	2	3	4	5
	26-2-99 <i>Vijayshakti</i> Chairman	SHRI NANO SHANKARJI PANJWANI <i>[Signature]</i> Hon. Secretary	1	31  Committee Mem
	12-4-2003 <i>Vijayshakti</i> Chairman	MRS. SHILPA SANDEEP BIRROA & SANDEEP VISHWANATH BIRROA. <i>[Signature]</i> Hon. Secretary	:	32  Committee Mem
3	Chairman	Hon. Secretary		Committee Mem
4	Chairman	Hon. Secretary		Committee Mem
5	Chairman	Hon. Secretary		Committee Mem





**NEW RAJENDRA PARK CO-OP. HOUSING SOCIETY LTD.**

**Reg. No. BOM/WP/HSG/TC/5436/90-91 ✓**

**BUILDING NO. 4, STATION ROAD, GOREGAON [WEST], MUMBAI - 400 062.**

Date : 5th August, 2010

**TO WHOMSOEVER IT MAY CONCERN**

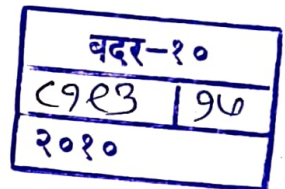
THIS IS TO CERTIFY that **SMT. SHILPA SANDEEP BERDE and SHRI SANDEEP VISHWANATH BERDE** are the bonafide members of society and owner in respect of Flat No. 1, admeasuring 607 sq.ft. (built-up) area = 56.39 sq.mt on the Second Floor in the society building known as "New Rajendra Park-4 C.H.S.Ltd." Station Road, Goregaon (West), Mumbai 400 062, bearing C.T.S.No. 832, Survey No. 100 of Mouje Pahadi Pot Tukdi and Taluka Borivali Tukdi of Bombay Suburban District and Suburban District Bandra.

The Building No.4 was constructed and completed by M/s. Five Star Builders in the year 1976. The said building is ground plus four storeys. There are no amenities like lift, car parking .

The Society has no objection of SMT. SHILPA SANDEEP BERDE and SHRI SANDEEP VISHWANATH BERDE selling the said flat.

Yours faithfully,  
For **NEW RAJENDRA PARK CO-OP. HSG. SOC. LTD.**

  
**Mr. POPAT B. RAMBHIA**  
**HON. SECRETARY.**



# बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.

संकेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देयक

क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहाय्यक करनिर्धारक व संकलक
00235337	PS1610800180000	-	2009-2010	
व पत्ता : PROPERTY DEVELOPMENT C/O SECY, RAJENDRA PARK BLDG, NO 4 RDGOREGAON WEST,				'P/South' Ward, Municipal School Building, Mithanagar, Goregaon (W), Mumbai 400 062

सद्विक्रम क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र./ प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे :  
 198EA HOUSE WITH SHOP., MUMBAI

PROPERTY DEVELOPMENT & HOU SING CO,

प्रथम करनिर्धारण दिनांक	01-10-1975	थकबाकी ३१-०३-२००९ या तारखेस	34100
एकूण करपात्र मूल्य रु.	34685	नोटीस शुल्क	100
करमाफी दिलेले मूल्य रु.	0	जप्ती शुल्क	0
निवासी करपात्र मूल्य रु.	16985	महापालिका दंड	3042
अनिवासी करपात्र मूल्य रु.	17700	शासकीय दंड	184
अन्य काही करपात्र मूल्य रु.	0	एकूण दंड	3226
एकूण वार्षिक देय कर	34100	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.	

MOBIL04940754	देयक क्र.			200920BIL04940755
09 to 30-SEP-09	कर / Tax	निवासी / अनिवासी / NR	%	01-OCT-09 to 31-MAR-10
5203	सर्वसाधारण कर / General Tax		30	5203
0	पाणीपट्टी / Water Tax	निवासी / R	65	0
0		अनिवासी / NR	130	0
1062	जललाभकर / Water Benefit Tax	निवासी / R	12.5	1062
2213		अनिवासी / NR	25	2213
0	मलनिःसारण कर / Sewerage Tax	निवासी / R	39	0
0		अनिवासी / NR		0
637	मलनिःसारण लाभ कर / Sewerage Benefit Tax	निवासी / R		637
1328		अनिवासी / NR		1328
2081	म.न.प्र. शिक्षण उपकर / Mun. Education Cess	निवासी / R		2081
510	राज्य शिक्षण उपकर / State Education Cess	निवासी / R		510
1062		अनिवासी / NR	12	1062
266	रोजगार हमी उपकर / Employment Guarantee Cess		3	266
86	वृक्ष उपकर / Tree Cess		0.5	86
2602	पथकर / Street Tax		15	2602
17050	देयक रक्कम			17050
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.			0
17050	निव्वळ देय असलेली रक्कम रु.			17050
01-06-2009	देय दिनांक			16-10-2009



महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.  
 कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमतेचा  
 क्रमांक नमूद करणे अनिवार्य राहिल  
 मरजू पुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.

वदर १०  
 ८९३ १८  
 २०१०

भि. सं. उंबरजे

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SANDEEP VISHWANATH BERDE

VISHWANATH VITHOBA BERDE

04/02/1974  
Permanent Account Number

AFAPB1695K

*[Signature]*  
Signature



05/12/2008



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPR3292G



नाम /NAME  
SHILPA DAMJI RAMBHIA

पिता का नाम /FATHER'S NAME  
DAMJI BHANJI RAMBHIA

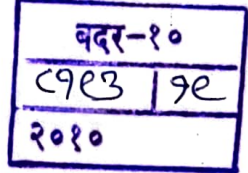
जन्म तिथि /DATE OF BIRTH  
04-03-1973

हस्ताक्षर /SIGNATURE

*[Signature]*

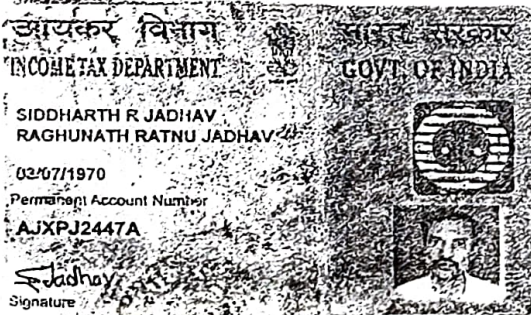
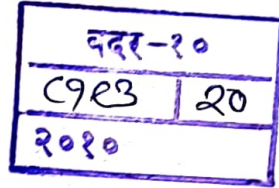
आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





3 तात्या टोपे नगर भारे रोड  
गौरेगाव (प)



3 तात्या टोपे नगर भारे रोड  
गौरेगाव (प)

08/2010  
4:35 pm

दुय्यम निबंधकः  
सह दु.नि.का-बोरीवली 4




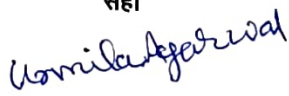








दस्त गोषवारा भाग-1

वदर10

दस्त क्र 8193/2010

29

क्रमांक : 8193/2010  
कारणनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा उसा
नाव: रामक्रिष्ण नथुमल अगरवाल - - पत्ता: घर/फ्लॅट नं: जे-6/15, जलमंगल दीप को ऑ हौ सोसा लि, बांगुर नगर, गोरेगांव प मुं 104 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: -	लिहून घेणार वय 67 सही 		
नाव: उर्मिला रामक्रिष्ण अगरवाल - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 62 सही 		
नाव: शिल्पा संदीप बेर्डे - - पत्ता: घर/फ्लॅट नं: 1, 2 रा मजला, बी नं 4, न्यु राजेंद्र पार्क को ऑ हौ सोसा लि, स्टेशन रोड, गोरेगांव प मुं 62 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: -	लिहून देणार वय 37 सही 		
नाव: संदीप विश्वनाथ बेर्डे - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 36 सही 		



दस्त गोषवारा भाग - 2

वदर10
दस्त क्रमांक (8193/2010)
22

दस्त क्र. [वदर10-8193-2010] चा गोषवारा  
बाजार मुल्य :2368380 मोबदला 2400000 भरलेले मुद्रांक शुल्क : 120000

दस्त हजर केल्याचा दिनांक :11/08/2010 12:40 PM  
निष्पादनाचा दिनांक : 04/08/2010  
दस्त हजर करणा-याची सही :

*R. Agrawal*

पावती क्र.:8198 दिनांक:11/08/2010  
पावतीचे वर्णन  
नांव: रामक्रिष्ण नथुमल अगरवाल - -

24000 :नोंदणी फी  
440 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

24440: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 11/08/2010 12:40 PM  
शिकका क्र. 2 ची वेळ : (फ्री) 11/08/2010 12:44 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 11/08/2010 12:46 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 11/08/2010 12:46 PM

दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 4

दस्त नोंद केल्याचा दिनांक : 11/08/2010 12:46 PM

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

1) राकेश कांबळे - - ,घर/प्लॉट नं: 3,तात्या टोपे नगर, आरे रोड,गोरेगाव प मु

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*Rambh*



2) श्रीधर जाधव - - ,घर/प्लॉट नं: वरीलप्रमाणे

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -

*S. Jadhav*



प्रमाणित करणे येणे की, या  
दस्तामध्ये एकूण ... 22 ... पाने आहेत.

सह दुय्यम निबंधक, बोरीवली त. ४,  
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 4

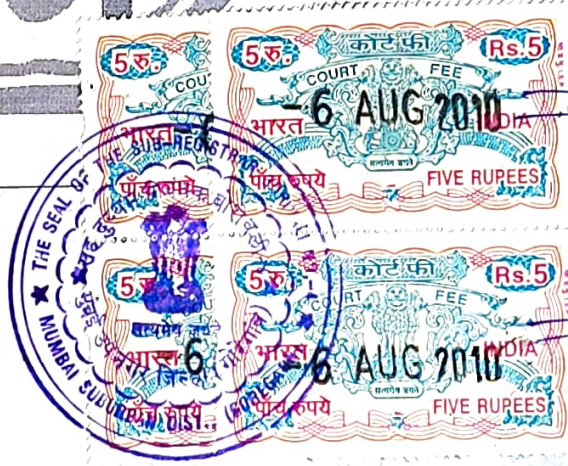


बदर-१०/८९३ /२०१०  
पुस्तक क्रमांक १. क्रमांक .....वर  
नोंदला 99/0C/2090  
दिनांक :

सह दुय्यम निबंधक, बोरीवली-क ४,  
मुंबई उपनगर जिल्हा.

गावाचे नाव : पी.एस.पहाडीगोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,400,000.00  
बा.भा. रु. 2,368,380.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 832/833/839 वर्णन: सदनिका क्रं 1, 2 रा मजला, बी नं 4, न्यु राजेंद्र पार्क को ऑ हौ सोसा लि, स्टेशन रोड, गोरेगांव प मुं 62
- (3) क्षेत्रफळ (1) 56.39 चौ मी बि.अप
- (4) आकारणी किंवा जुडी देण्यात आसेल 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) शिल्पा संदीप बेर्डे - - - घर/फ्लॅट नं: 1, 2 रा मजला, बी नं 4, न्यु राजेंद्र पार्क को ऑ हौ सोसा लि, स्टेशन रोड, गोरेगांव प मुं 62; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) संदीप विश्वनाथ बेर्डे - - - घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रामक्रिष्ण नथुमल अगरवाल - - - घर/फ्लॅट नं: जे-6/15, जलमंगल दीप को ऑ हौ सोसा लि, बांगुर नगर, गोरेगांव प मुं 104; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.  
(2) उर्मिला रामक्रिष्ण अगरवाल - - - घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
- (7) दिनांक करून दिल्याचा 04/08/2010
- (8) नोंदणीचा 11/08/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 8193 /2010
- (10) बाजारभावप्रमाणे मुद्रांक शुल्क रु 120000.00
- (11) बाजारभावप्रमाणे नोंदणी रु 24000.00
- (12) शोरा



खरी प्रत

सह दुय्यम निबंधक, वं.रं.वली-४,  
दुय्यम उपनगर जिबहा.

**DATED THIS 04TH (FOUR) DAY OF AUGUST, 2010.**

**BETWEEN**

1. **SMT. SHILPA SANDEEP BERDE**
2. **SHRI SANDEEP VISHWANATH BERDE**

**.... VENDORS**

**AND**

1. **SHRI RAMKRISHNA NATHOOMAL AGARWAL**
2. **SMT. URMILA RAMKRISHNA AGARWAL**

**.... PURCHASERS**

**AGREEMENT FOR SALE**

**Of FLAT NO. 1, ON SECOND FLOOR, IN BLDG NO. 4, RAJENDRA PARK  
CO. - OP. SOCIETY LIMITED, STATION ROAD, GOREGAON (WEST),  
MUMBAI: 400 062.**