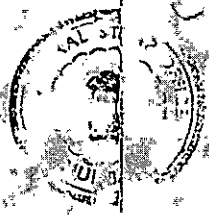


4520992
(33) Receipt No. 411 Date 15/2/1952/5/19/52
No. 245/1910/13753 ODI No. 245195/16631
GENERAL STAMP OFFICE, PUNJAB
DI-21-2-92
Dinesh S. Desai 21/2/52

RECEIVED From
Date/Rupces 294250/- Two Lacs Ninety
Four thousand Seven hundred Fifty
CERTIFICATE
Act. 1958, that Rs. 294250/-
Two Lacs Ninety Four thousand Seven
hundred Fifty
has been paid in respect of the instrument.
002 of (2) 21/2/52

COLLECTOR



op
Sh
th
be
to
12
Ca
At
st
t
a
s
a
O

WHEREAS the Vendors are registered members of the Sujal Co-operative Housing Society Limited (hereinafter referred to as "the said Society") and are the absolute owners of 5 (Five) Shares of the face value of Rs.50/- (Rupees Fifty Only) each of the aggregate value of Rs. 250/- (Rupees Two Hundred Fifty only) bearing distinctive numbers 56 to 60 (both inclusive) hereinafter referred to as "the said shares" under Share Certificate No. 12 dated 07/02/90 issued by the said Society and the Share Certificate stands in the names of the Vendors:

AND WHEREAS as such members the Vendors have been absolutely seized possessed of and otherwise well and sufficiently entitled to flat no. 602 measuring 325 sq. feet carpet area or thereabouts on the 6th floor & Garage on Ground Floor as the "the said premises" in the building named and known as "Hema", Situated at Cottage Lane, S. V. Road, Santacruz (W), Bombay - 400 054.

AND WHEREAS the Vendors had by an Agreement dated 27/07/94 agreed to sell, transfer and assign to the Purchasers and the Purchasers had agreed to purchase from the Vendors the said 5 shares held by them in said Society and as incidental thereto to sell, transfer and assign all the beneficial right, title and interest of the Vendors in the said premises together with the right of use and occupancy thereof at or for the price of Rs. 34,72,111/- (Rupees Thirty Four Lakhs Seventy Two Thousand One Hundred And Eleven Only) subject to the "No Objection Certificate" of the Appropriate Authority under Chapter XX C of the Income-Tax Act, 1961;

AND WHEREAS the NOC, bearing No. 15570/94-95 dated 23/09/1994 has

* *Anand*

* H. M. Shah

2

* *S. S. S. S.*

* V. D. S. S.

been received.

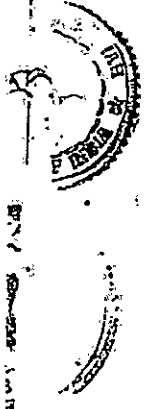
AND WHEREAS the full payment of the price has been made;

Handwritten:
AND WHEREAS the said
possession has been handed over on
15th Oct. 1994

AND WHEREAS the said and the said possession of the said premises has been handed over on 15th Oct. 1994;

AND WHEREAS the parties have agreed to record the terms and conditions of this Deed in writing.

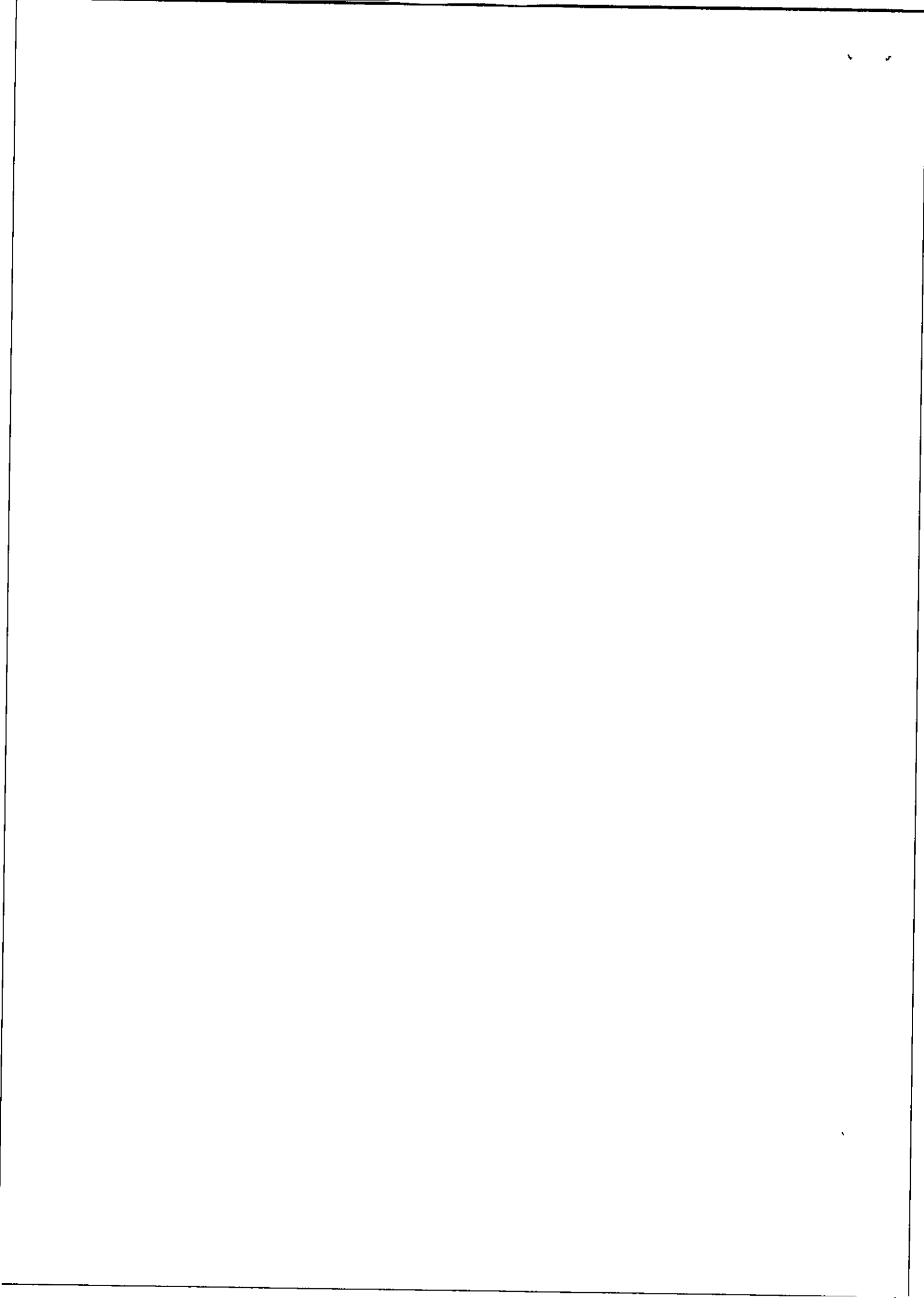
NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-



1. The Vendors hereby sells, transfers and assigns, and the purchasers hereby purchases and acquires the said 5 Shares bearing No. 56 to 60 and the said Flat No. 602 on the 6th Floor & a Garage on Ground Floor in the building known as "Hema", situated at S. V. Road, Santacruz (W), Bombay - 400 054 at or for the price Rs. 34,72,111/- (Rupees Thirty Four Lakhs Seventy Two Thousand One Hundred And Eleven Only).
2. The Vendors have applied to get the purchasers admitted and enrolled as members of the said Sujal Co-operative Housing Society Ltd., and as owners of the flat in the records of the Society and has executed in favour of the purchasers such documents for enrolment as may be required by the purchasers for vesting the flat in the name of the purchasers.
3. The Vendors have handed over possession of the said premises to the purchasers, and have received the full price in accordance with this Deed.

x *Mudra*
x H. H. Shah

x *[Signature]*
x U. D. Desai



4. The purchasers has paid to the Vendors Rs. 34,72,111/- (Rupees Thirty Four Lakhs Seventy Two Thousand One Hundred And Eleven Only) in full consideration of the sale of shares and premises.

5. The Vendors hereby covenant with the purchasers as follows

i) that the Vendors are the sole and absolute owners of the said shares and the said premises and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said premises, either by way of sale, charges, lien, gift, trust, lease, easement or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the purchasers.

ii) that the Vendors have not created any charge or encumbrance of whatsoever nature in respect of the said premises, more or the said shares and the said premises, subject matter of any litigation nor are the same or any of them attached in execution any tenancy or leave and licence or any right in favour of anyone in respect of the said premises;

iii) that the Vendors have duly observed and performed the rules and regulation and bye-laws of the said Society and have paid upto date their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by them in respect of the said premises.

Moolal

V. D. D. D.

H. H. Shah

V. D. D. D.

said premises.

8. The transfer fees, of the said Society for the transfer of the said shares and the said premises in favour of the purchasers have been borne by the purchasers only.

9. Stamp Duty registration charges if any payable on this agreement shall be borne by the purchasers alone.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands, the day and year first herein above written.

SIGNED AND DELIVERED by the
within named purchasers.

(1) SHRI DINESH SHANTILAL DESAI *[Signature]*

(2) SMT. URMILA DINESH DESAI *[Signature]*

in the presence of *[Signature]*

SIGNED AND DELIVERED by the
within named Vendors.

(1) SHRI MAHENDRA S. SHAH *[Signature]*

(2) SMT. BEMANGI MAHENDRA SHAH *[Signature]*

In the presence of *[Signature]*
(G. R. Ashi)

RECEIVED with thanks from the purchasers

with named a sum of Rs. 34,72,111 / - Rupees
Thirty Four Lakhs Seventy Two Thousand One
Hundred And Eleven Only.) and as by way of
full and final consideration for the premises
herein contained.

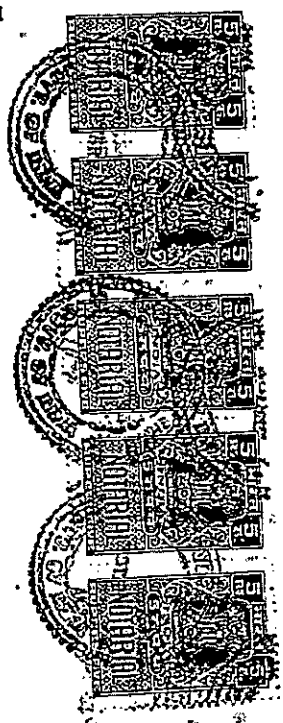
WE SAY RECEIVED :

- (1) SHRI MAHENDRA S. SHAH *D. D. Shah*
- (2) SMT. HEMANGI MAHENDRA SHAH *H. H. Shah*

WITNESS : *Cs. R. Jashi*

TRUE COPY
D. D. Shah
H. H. Shah
20/10/97
Advocate & Notary
(State of India)
Ground Floor,
83, R. S. Supte Marg,
Picket Road,
Mumbai-400 002.

D602.DED
COMP. 1



Handwritten scribbles and marks at the top of the page.

Handwritten marks and symbols on the left side of the page.

Handwritten marks and symbols on the left side of the page.

Handwritten marks and symbols on the left side of the page.

Handwritten marks and symbols on the left side of the page.