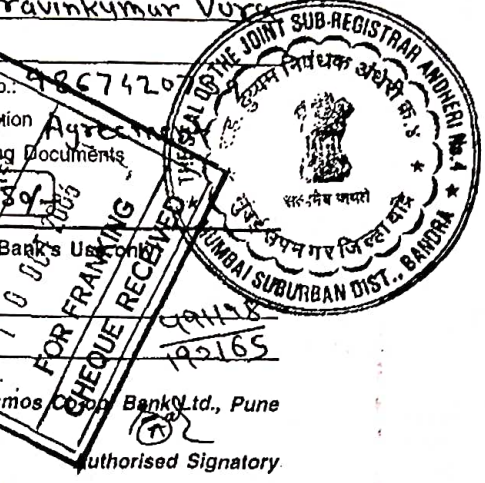
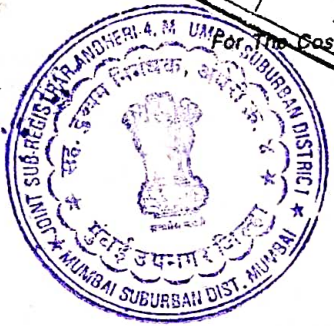


Branch: Vileparle Date: 29/11/06  
Pay to: cosmos 10/10/06

Franking Value	Rs.	4,38,750
Service Charges	Rs.	00
Total	Rs.	4,38,750

Name & Address of Stamp duty paying party  
Sanjay. Pravinkumar Vora

Tel.No. / Mobile No. 9867420  
Purpose of Transaction Agreement  
in cash for Franking Documents  
Rs. 4,38,750/-  
(For Bank's Use only)  
Trans ID 99118  
Franking Sr. No. 192165



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

बदर-१५/  
७०३१९  
२००६

**AGREEMENT**

This AGREEMENT made at Mumbai, this 02nd. day of November, 2006, BETWEEN : MR. MAHESH KUMAR JIWRAJKA, adult, Indian Inhabitant, hereafter referred to as THE PARTY OF THE FIRST PART (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the ONE PART AND MR. SANJAY PRAVINKUMAR VORA, adult, Indian Inhabitant, hereafter referred to as THE PARTY OF THE SECOND PART (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of THE OTHER PART.

WHEREAS SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED is the Lessee of the Government of Maharashtra in respect of land bearing No. 514, admeasuring 1055.09 sq. meters, situate, lying and being at Luhu, Bal...

Sanjay Vora

[Signature]

Authorised Signatory

The Cosmos Co-op Bank Ltd

STAMP DUTY MAHARASHTRA

04387501-25112

12:14

Rs. 4,38,750/-  
D-S:STPT/C.R.1004/05/200  
4:1752-64/04  
MUMBAI SUBURBAN DISTRICT  
MUMBAI  
10/10/06

Sahani Marg, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Sub-Urban and within K-W Ward of Municipal Corporation of Greater Mumbai, more particularly described in the First Schedule hereunder written (hereinafter referred to as the "Said Property")

AND WHEREAS in the capacity of Lessee of the Government, the said SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED had constructed a building known as SEA STAR on the said property.

AND WHEREAS the party of the First Part is a registered member of the said SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED and incidental thereto, the said SEA -- STAR CO-OPERATIVE HOUSING SOCIETY LIMITED had allotted a Flat No. 302, admeasuring 900 sq. feet (Carpet) on the third floor of the said building known as SEA STAR, more particularly described in the Second Schedule hereunder written, (hereinafter referred to as the "Said Flat") owned by the said Society and the said Society has also allotted ten shares of Rs. 50/- each, bearing distinctive shares No. 51 to 60 (both inclusive) vide Certificate No. 6 to the Party of the First Part.

AND WHEREAS the party of the First Part with the consent the said Society has agreed to transfer the said flat and incidental thereto the shares held by him in the said Society to the Party of the Second Part and the Party of the Second Part has agreed to acquire all the right, title and interest of the Party of the First Part in respect of the said flat including the shares held by him in the said Society, at the price and on the terms and conditions mutually agreed upon by and between the parties hereto as hereafter appearing.

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

1. The Party of the First Part shall transfer the said flat with Flat No. 302 admeasuring 900 sq. feet (Carpet) on the third floor of the said building known as SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED, more particularly described in the Second Schedule hereunder written, including the shares held by him in the said Society and the Party of the Second Part shall acquire the said flat and the shares held by the Party of the First Part in the said Society and incidental thereto, the right to use, enjoy and occupy the said Flat, together with its benefit, right, title, interest and claim of the Party of the First Part into and upon the said Flat, together with all the rights of possession, use, occupation and enjoyment thereof and all fixtures, fittings, lights and other amenities provided in the said Flat at or for the total consideration of Rs. 91,00,000/- (Rupees Ninety One Lacs Only) and the same shall be paid by the Party of the Second Part to the Party of the First Part in the manner mentioned herein below

- a. Rs. 41,00,000/- (Rupees Forty One Lacs Only) in the following manner (i) Rs. 20,00,000/- cheque No.006593 dated 19-6-06

*Tanjay Vora*

*19/6/06*

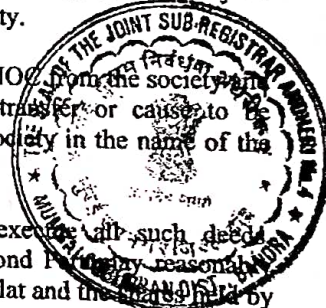
बदर-१५/	
1023	2
२००६	



drawn on Central Bank of India, Mira Road (E) Branch (ii) Rs. 1,00,000/- Pay Order No. 2239 dated 22-6-06 drawn on Central Bank of India, Mira Road (E) Branch in favour of "The Collector, BSD" on behalf of the Party of the First Part (iii) Rs. 10,00,000/- cheque No. 008481 dated 28/7/06 drawn on Central Bank of India, Mira Road (E) Branch and (iv) Rs. 10,00,000/- cheque No. 008869 dated 9/10/06 drawn on Central Bank of India, Mira Road (E) Branch already paid before execution of this agreement, (the payment and receipt whereof the PARTY OF THE FIRST PART hereby admit and acknowledge and of and from the same and each part thereof do hereby acquit, release and discharge the PARTY OF THE SECOND PART forever)

b. Rs.50,00,000/-(Rupees Fifty Lacs Only) on or before 30-11-06.

2. Simultaneously to payment of the last installment, the Party of the First Part shall deliver the quiet, vacant and peaceful possession of the said flat to the Party of the Second Part herein and thereafter, the Party of the Second Part shall be entitled to use and occupy the said flat in his own rights as the bonafide transferee of the said flat.
3. The Party of the First Part hereby represent that the title of the said flat is clear, marketable and same is free from all encumbrances.
4. The Party of the First Part hereby represent that there are no outstanding dues including Maintenance Charges, Municipal Tax, etc. in respect of the said flat.
5. The Party of the Second Part hereby agrees and undertakes to abide by all the Rules and Bye-laws adopted by the said Society.
6. The Party of the First Part has already taken the NOC from the society. The Party of the First Part hereby agree to transfer or cause to be transferred the shares held by him in the said Society in the name of the Second Part.
7. The Party of the First Part shall sign and execute all such deeds, documents and writing as the Party of the Second Part may reasonably require for the purpose of transferring the said Flat and the shares held by him in the said Society, in favour of the Party of the Second Part herein.
8. The Party of the First Part hereby represent that he has absolute right and/or authority to transfer the said flat and also to transfer the shares held by him in the said society. It is further placed on record by the Party of the First Part that he has obtained necessary permission from the Government of Maharashtra to sell the said flat and has made the necessary payment to the Office of Collector as required by law.



*Faujdar*

*12/10*

बदर-१५/
६०२३   ३
२००६

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

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

All that piece or parcel of land bearing C.T.S. No. 514, admeasuring 1055.09 sq. meters, situate, lying and being at Juhu, Balraj Sahani Marg, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Sub-Urban and within K-W Ward of Bombay Municipal Corporation.

**THE SECOND SCHEDULE ABOVE REFERRED TO :**

Flat No. 302, admeasuring 900 sq. feet (Carpet) on the third floor of the said building known as SEA STAR, Society known as SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED standing on land bearing C.T.S. No. 514, admeasuring 1055.09 sq. meters, situate, lying and being at Juhu, Balraj Sahani Marg, Taluka Andheri, in the Registration District and Sub-District of Mumbai City and Mumbai Sub-Urban and within K-W Ward of Bombay Municipal Corporation.

**SIGNED SEALED AND DELIVERD**

By the withinnamed

THE PARTY OF THE FIRST PART

MR MAHESH KUMAR JIWRAJKA

In the presence of .....

1. KHANWAN S. JADHAV

2. 



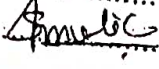
**SIGNED SEALED AND DELIVERD**

By the withinnamed

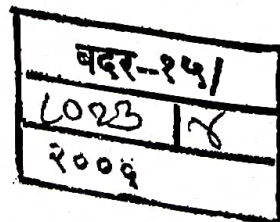
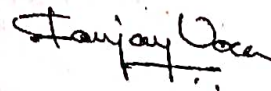
THE PARTY OF THE SECOND PART

SHRI SANJAY PRAVINKUMAR VORA

In the presence of .....

1. 

2. ....

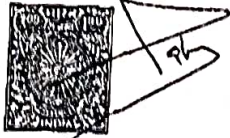


**RECEIPT**

RECEIVED of and from the withnamed THE PARTY OF THE SECOND PART a sum of Rs. 41,00,000/- (Rupees Forty One Lacs Only) in the following manner (i) Rs. 20,00,000/- cheque No. 06593 dated 19-6-06 drawn on Central Bank of India, Mira Road (E) Branch (ii) Rs. 1,00,000/- Pay Order No. 2239 dated 22-6-06 drawn on Central Bank of India, Mira Road (E) Branch in favour of "The Collector, BSD" on behalf of the Party of the First Part (iii) Rs. 10,00,000/- cheque No. 008481 dated 28/9/06 drawn on Central Bank of India, Mira Road (E) Branch and (iv) Rs. 10,00,000/- cheque No. 008869 dated 9/10/06 drawn on Central Bank of India, Mira Road (E) Branch being the part payment of consideration price to be paid by him to me under these presents.

**Rs. 41,00,000/-**

I SAY RECEIVED



**MR. MAHESH KUMAR JIWRAJKA**

(Party of the First Part)

WITNESS :

1.....

2.....

बदर-१५/
८०२३/५
२००६



घदर-१/  
23<sup>00</sup> 195  
२००३

श्री मूर्ति म अकाउंटिंग  
प्लॉट नं. १०५

KW260592019 01/10/2002-31/03/2003 W 9842(2) S M

MRS JOYCE SANKARANI (IAS)  
SEA STAR CO OP HSG SO  
NEAR HOLIDAY INN HOTEL  
JLR#J MUMBAI 400049

पं. क्र.	विकास क्षेत्र	प्लॉट नं.	प्लॉट क्षेत्र
214072	KW-26-0592-01-C	200220	65183

K/W WARD, UNV. N.Y. SIN. PALIYAN  
NO. ANDHENI (W-21) MUMBAI SR.

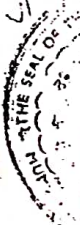


7 NOV 2002

01/10/2002  
01/10/2002  
SEA STAR CO OP HSG SOC. I, II

प्लॉट नं.	प्लॉट क्षेत्र	प्लॉट क्षेत्र	प्लॉट क्षेत्र
214072	0	0	214072

सिद्धि  
१५/११/०२



सिद्धि  
१५/११/०२

65183

65183 25/04/2004

घदर-१५/  
२००३



# SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED

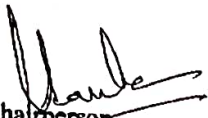
Reg. No. Bom. / K-West / HSG (TC) / 745 D: 23-7-1984  
CST No. 514, Balraj Sahani Marg, Juhu, Bombay - 400 049.

Date: 29-9-06.

TO WHOMSOEVER IT MAY CONCERN

This is to state that Flat No. 302 on the 3<sup>rd</sup> floor of Sea Star Coop Hsg. Soc. Ltd. situated at Balraj Sahani Marg, Opp Hotel Holiday Inn, Juhu, Vile Parle (W), Mumbai 400 049 on plot of land bearing CTS No. 514, Village Juhu admeasuring 900 sq. ft Carpet area belongs to Mr. Mahesh Kumar Jiwrajka.

The building is a Ground plus six storied building with lift and was constructed in the year 1989.

  
Chairperson  
Mrs. Joyce Shankaran  
Sea Star Coop Hsg. Soc. Ltd.



बदर-१५/	
८०२३	८
२००६	



कर्मचारी अभियंता हयारली (वर्तमान प्रमाण) पुणे शहराचे पांढरे पाणी पुरवठा खात्याच्या अधिकाऱ्यांच्या स्वाक्षरीतून येऊन येईल याबाबतची सूचना देण्यात येते. २००६

MIRIAMMUMBAI MAHANAGARPALIKA  
No. CE/1697/18/AK of

2 JAN 1989

Shurad Kannekar, architect,  
Pouch Candy House,  
68, Bhulabhai Desai Road,  
MUMBAI-400036.

Sub:- Occupation certificate for the bldg.  
plot bearing CTS.No.514, Juhu Royal  
Turner Road, Juhu.

Sir,

Ref:- Your letter dated 10.12.88.

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 3 months from the date of receipt hereof.

That the certificate under sec.270A of the B.M.C.Act for adequate water supply should be obtained from Hydraulic Engineer.

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 mark out off the water connection granted to your client.

Yours faithfully,

Asstt. Engineer Bldg. Proposals  
(Western Subs) 'K' Ward.

2 JAN 1989

Copy forwarded for information to the owner:-  
Sea Star Co-Op.Hsg.Soc.Ltd.,  
C/O.Architect.

A.B.B.P.(W.S.)(K)



बदर-१५/	
६०३	८
२००६	

पुणे नगरपालिका महानगरपालिका  
(पुणे नगर) नगरपालिका वरिष्ठ नगरपालिका  
नगरपालिका महानगरपालिका  
नगरपालिका महानगरपालिका  
नगरपालिका महानगरपालिका

MUMBAI MAHANAGARPALIKA  
No. CE/1697/MS/AK of

2 JAN 1989

Sharad Karmwar, architect,  
Bouch Candy House,  
68, Bhulabhai Desai Road,  
MUMBAI-400026.

Sub:- Occupation certificate for the bldg.  
plot bearing CTS.No.514, Juhu Royal  
Turner Road, Juhu.

Sir,

Ref:- Your letter dated 10.12.88.

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 3 months from the date of receipt hereof.

1:- That the certificate under sec.270A of the B.M.C.Act for adequate water supply should be obtained from Hydraulic Engineer.

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 disconnect off the water connection granted to your client.

Yours faithfully,

Asstt. Engineer Bldg. Proposals  
(Western Subs) 'K' Ward.

2 JAN 1989

Copy forwarded for information to the owner:-  
Sea Star Co-Op.Hsg.Soc.Ltd.,  
C/O.Architect.

A.E.B.P.(W.S.)(K)



बदर-२५/
१०२३   १०
२००६

# जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचे कार्यालय

प्रशासकीय इमारत, १० वां भजला, सरकारी वसाहत, धांडा (पू) मुंबई-५१  
Ph. 6556799, 6550111 Fax: 6556805 email address: collrmsd@yahoo.com

क्र. :- री/कापो-३डी/एल-४९५  
दिनांक :- ३०/६/२००६

प्रति,

श्री एम. के. जियराजका,  
मंडळ गॅलॅरी, सेंट्रल एम्पॉवर्ड कमिटी,  
गेट क्र. ३१, तळमजला, जवाहरलाल नेहरू स्टेडियम,  
श्रीवा रोड, नवी दिल्ली-११० ००३

विषय :- जमीन : मुंबई उपनगर जिल्हा  
मोजे जूह, ता. अंधेरी न.भू.क्र., ५१४ वेधील सी स्टार  
सहकारी गृहनिर्माण संस्थेतील सदनिका विक्री/हस्तांतर  
करण्यांस ना हरकत पत्र मिळणेबाबत.

महोदय,

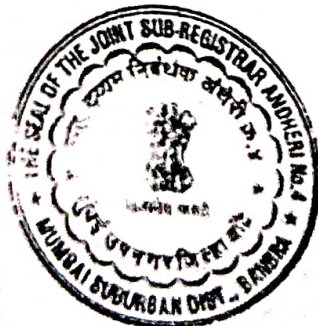
संदर्भ :- आपले पत्र दिनांक ६/६/२००६.

उपरोक्त विषयाचे संदर्भातील आपले दिनांक ६/६/२००६ चे पत्र पहावे. आपले संदर्भाधीन पत्रावरून असे दिसते की, आपण सी स्टार सहकारी गृहनिर्माण संस्थेतील आपली सदनिका क्र.३०२ विक्री/हस्तांतर करण्यांस आपण इच्छुक आहात. त्वाराती शासन, महसूल व रत विभागाच्या निर्णय दिनांक १७/७/१९९९ च्या धोरणातील जोडपत्र 'ब' मधील शर्त क्र.९ (घ) मधील तरतुदीनुसार प्रती चौ.फूटास रु.१००/- या दराने सदनिका क्षेत्र १००० चौ.फूट रु. १,००,०००/- (रुपये एक लाख फक्त) एवढी हमनामा फी भरण्याची अटीवर व खालील अटी व शर्तीवर सदनिका हस्तांतर करणेस आपणांस ना हरकत पत्र देण्यांत येत आहे.

अटी/शर्ती :-

१. जेदा सदस्यास सदनिका हस्तांतर केली जाईल ती शासनाच्या दिनांक १७/७/१९९९ च्या शोकाानुसार सदस्यास पात्र ठरला पाहिजे.
२. शासन, निर्णय दिनांक १७/७/१९९९ नुसार सदनिका क्षेत्र १००० चौ.फूटाकरिता प्रती रु. १००/- प्र.चौ.फूट या दराने रु. १,००,०००/- चा डिमांड ड्राफ्ट Collector, M.S.D. यांचे नांव फाट्या करवाल्यास आगाऊ जमा केला आहे

NOC-495 nrs



Page 1 of 2

बंदर-१५/	
१०२३	१०
२००६	



Share (N)

8

बदर-१/  
२००३

Address:

OFFICE OF THE  
TALATHI  
JULI

NOTICE FOR PAYMENT OF LAND REVENUE UNDER SECTION 168 M.L.R.C. 1966

Hook No.

Sea Star Society

No.:  
Tahsil Andhera  
Village Juli  
Khata No. 07-4

You are hereby informed that an amount of Rs. 54611.200 of Land Revenue (N.A. Assessment & other Dues) for the year 2002-2003 below is due from you. You are requested to pay the same. In the event the above amount is not being paid as above, the same will be liable to be covered by coercive measures, together with a penalty of 25 paise per cent of amount in default, subject to minimum of rupee one. N.A. rate has been levied subject to revision of N.A. rate w.e.f. 1.8.1991. You will be liable to pay the difference of N.A.A. after the effect of revised rates w.e.f. 1.8.1991.

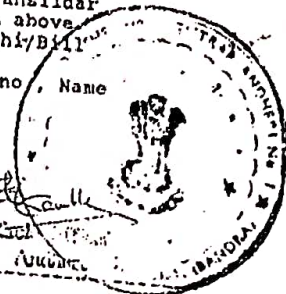
Land Revenue  
N.A. Assessment  
Increased Land Revenue  
House Rent  
Miscellaneous

Rs. 54611.200

Total: 54611.200



The amount may be paid by crossed cheque in favour of Tahsildar or by post along with this notice at the address given above. The amount may be paid in person to the concerned Talathi/Bill Collector/Tahsildar. In case, the amount is sent by post please write Khata no. and Village on the reverse of the cheque.



12/4/2002  
Seal of office  
Tahsildar

RECEIPT

I have received a cheque bearing No. 219646 dated 4/12/2002 payable to the order of the Talathi/Bill Collector for Rs. (54611.200) in words Five thousand four hundred and sixty one and 20 paise only. Taluka Juli. Khata No. 07-4 of Village Juli.

12/12/2002  
Tahsildar  
1704

Talathi/Bill Collector  
BILL COLLECTOR  
JULI/ISMALIA

बदर-१५/  
२००३

02/11/2006





दुर्यम निबंधक

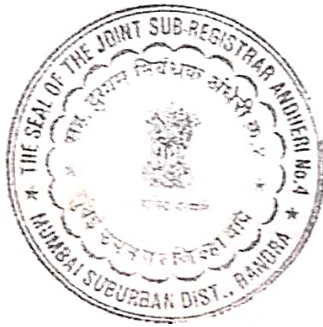
12:00:12 pm

सद. दु. नि. का-जधेरी 4

दस्ता क्रमांक : 8023/2006

दस्ताचा प्रकार : करारनामा

अनुक्रम	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्सा
<input checked="" type="checkbox"/>	<p>नाव सत्यजि गोडगुणकर बारा - पत्ता धर प्लॉट नं. 302, सी स्टार, बलराज सहानी महाराष्ट्र जिल्हा कोटा हसनारतीचे गाव - हसनारत नं. - पेठ पत्तावत - शहर/गाव - जिल्हा - दिस - पिन नंबर -</p>	<p>लिहून घेणार वय 35 सही <i>Fauzay Coor</i></p>		
<input checked="" type="checkbox"/>	<p>नाव मोहनी कुमार खिलराजका - पत्ता धर प्लॉट नं. 302, 3 सी स्टार, बलराज सहानी बारा, जुहू पु महाराष्ट्र हसनारतीचे गाव - हसनारत नं. - पेठ पत्तावत - शहर/गाव - जिल्हा - दिस - पिन नंबर -</p>	<p>लिहून घेणार वय 51 सही <i>Mohani</i></p>		



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दस्ता क्रमांक 8023/2006

दस्ताचा प्रकार करारनामा

लिहून घेणार तथाकथित [करारनामा] दस्तापत्र करून दिल्याचे कबूल करतात.