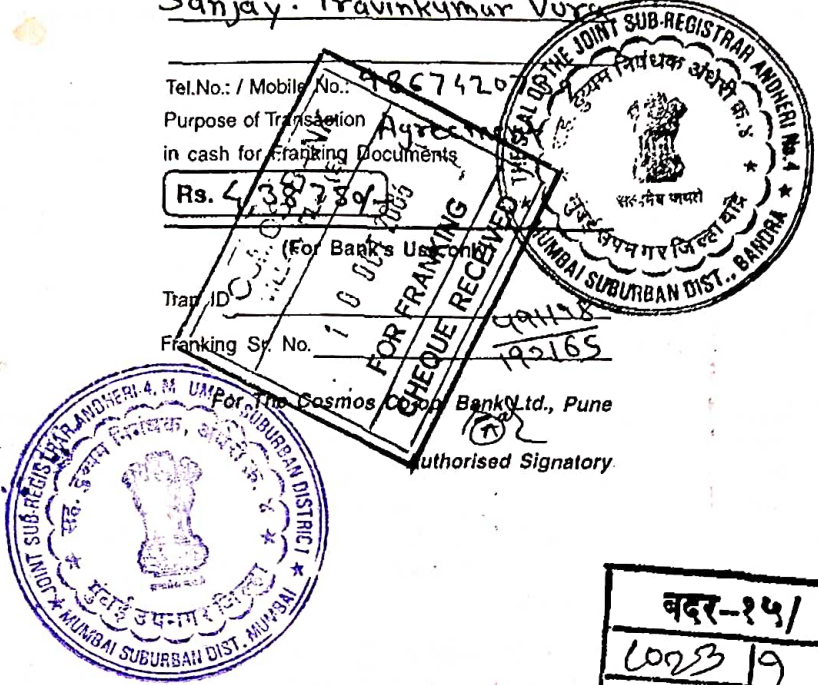


Branch: Vileparle Date: 29/11/06
Pay to: Cosmos 10/10/06

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

Name & Address of Stamp duty paying party
Sanjay Pravin Kumar 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/
००३१
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 Vahu, 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 DIST. 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

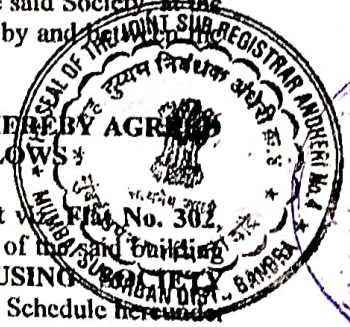
1. The Party of the First Part shall transfer the said flat with an area admeasuring 900 sq. feet (Carpet) on the third floor of the said building known as SEA STAR CO-OPERATIVE HOUSING SOCIETY LIMITED, more particularly described in the Second Schedule hereunder written, including the shares held by 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

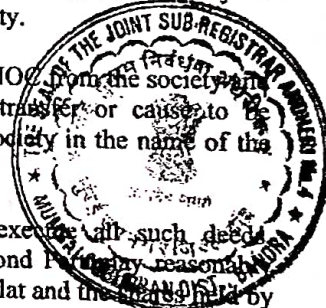
बदर-१५/	
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drawn on Central Bank of India, Mira Road (E) Branch (ii) Rs. 1,00,000/- Pay Order No. 2239 dated 22-6-06 drawn on Central Bank of India, Mira Road (E) Branch in favour of "The Collector, BSD" on behalf of the Party of the First Part (iii) 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
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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

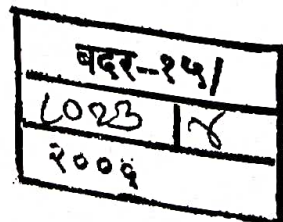
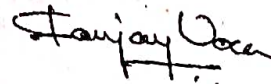
THE PARTY OF THE SECOND PART

SHRI SANJAY PRAVINKUMAR VORA

In the presence of

1.

2.

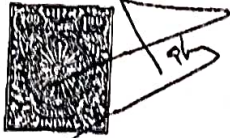


RECEIPT

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



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 3rd 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 अधीन येणारे क्षेत्रात
महानगरपालिका वृत्त प्रमाणित
महानगरपालिका वृत्त प्रमाणित
महानगरपालिका वृत्त प्रमाणित

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

2 JAN 1989

Shurad Kannaewar, architect,
Pouch Candy House,
68, Bhulabhai Desai Road,
MUMBAI-400026.

Sub:- Occupation certificate for the bldg.
plot bearing CTF.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.E.B.P.(W.S.)(K)



बदर-१५/	
६०३	९
२००६	

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

MUMBAI MUNICIPAL CORPORATION
No. CE/1697/MS/AK of

2 JAN 1989

Shri. K. K. Kanwar, 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.

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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,
मंडार कॉन्क्रीटरी, सेंट्रल एम्पॉवर्ड कमिटी,
गेट क्र. ३१, तळमजला, जवाहरलाल नेहरू स्टेडियम,
श्रीवा रोड, नवी दिल्ली-११० ००३

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

महोदय,

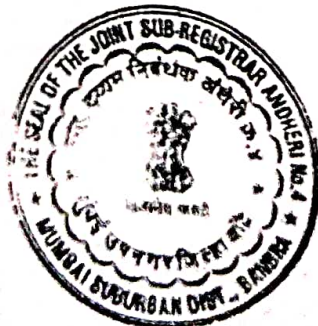
संदर्भ :- आपले पत्र दिनांक ६/६/२००६.

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 वन 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 शिर्षकाबाबत 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 फाट्यावर घाल्यास आगाऊ जमा केला आहे

NOC-495 nrs



बंदर-१५/	
१०२३	१०
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