

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai this August day of 3rd in the Christian year Two Thousand Nine.

BETWEEN

M/S. MAA BUILDERS, a sole Proprietary concern of MR. DHANISH JITENDRA SHAH, carrying on business as Builders and Developers, having its office at Maa Encore, 1ST Floor, Vora House, Daulat Nagar Road No.8, Borivali (East), Mumbai 400 066, hereinafter called and referred to as "THE PROMOTORS" [which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors and administrators] of the ONE PART :

AND
1] RAJYAGOR RATILAL - Age - 65 &
2] JIVARAJ. Age - _____, Indian Inhabitant/s of Mumbai Residing at 401, Maa Encore, Daulat Nagar Road No.8, Borivali (East), Mumbai - 400 066., hereinafter called and referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his /her /their respective heirs, executors, administrators and permitted assigns) of the OTHER PART,

WHEREAS :



Friday, December 18, 2009

12:12:03 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 10980

पावाचे नाव एक्सर

दिनांक 18/12/2009

दस्तऐवजाचा अनुक्रमांक

वदर 10965 2009

दस्ता ऐवजाचा प्रकार

दुक दुरुस्ती



सादर करणाराचे नाव: रतिलाल जिवराज राजगोर

नोंदणी फी

: - 100.00

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

: - 180.00

संशोधन (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (9)

एकूण रु. 380.00

आपणास हा दस्त अंदाजे 12:26PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम निबंधक

बा. दुय्यम निबंधक

बाजार मुल्य: 0 रु.

मोबदला: 0 रु.

संबंध उपनगर देवदा.

भरलेले मुद्रांक शुल्क: 100 रु.

DELIVERED

R. J. Rajyagor

AHARASHTRA

C-1-PB5536

NOV 16:44

17 2009

Receipt No. **113066** Date **17/12/09**
 Name and Address of Stamp duty Payee

Rajlal. Jivraj. Rajyagar
Daulatnagar Borivli (E)
 Tel. / Mobile No. :

Documents Name: **Rectification**

Franching Value	Service Charges	Total Amount
No. of Doc. 1	No. of Doc. 1	
X Rs. 100	X Rs. 10	
Rs. 100	Rs. 10	Rs. 110

Rupees in words > **One Hundred and Ten**

Cash P.O. D.D. **1000**
 P.O. / D.D. No. **1000**
 Counter / Branch Name **PANDEY**
 Rs. **1000**

CASH RECEIVED
DEPOSITED
 Purchaser Signature _____
 Received Rs. _____
 Franking Sr. No. _____
 Scroll No. _____
 BCB / 1000/Bharat vs ABE/07/0707



KASTURI S. AMIN
 AUTHORIZED SIGNATORY

DEED OF RECTIFICATION

THIS DEED OF RECTIFICATION is made on this the **18th** day of **DECEMBER**, 2009, BETWEEN: MR. DHANISH JITENDRA SHAH, adult, Indian Inhabitant, residing at Flat No. 8, 3rd floor, Babulnath View Building, 7 Babulnath Road, Mumbai-400 007, hereinafter called the "OWNER" (which expression shall unless it be repugnant to the context or the meaning thereof, be deemed to mean and his heirs, and legal representatives) of the One Part:

AND

R. S. Rajyagar

D.L.

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

भारत 49923
 106922
 R.000001001-PB5536
 16:44
 SPECIAL REGISTER
 DEC 17 2009
 INDIA STAMP DUTY MAHARASHTRA

बदर-२
१०६९४ १९
२००९

MR. RATILAL JIVRAJ RAJYAGOR, adult, Indian Inhabitant, residing at Flat No. 401, 4th floor, Maa Encore, Daulatnagar Road No.8, Borivali (East), Mumbai-66, hereinafter called the "TENANT" (which expression shall unless it be repugnant to the context or the meaning thereof, be deemed to mean and his heirs, executors, administrators, and assigns) of the Other Part.

WHEREAS by an Agreement For Permanent Accommodation dated, 27th day of July, 2007, duly registered in the office of Joint Sub-Registrar Borivali-1, at Serial No.BDR-2-5180-2007, dated 27/07/2007 in lieu of the Tenanted Premises of the Tenant the Owner agreed to provide free of cost to the Tenant the Flat on the 3rd floor, admeasuring 380 sq. ft., carpet area in the proposed new building to be constructed on the plot of land being Plot No. 107 of Daulatnagar, bearing City Survey No. 2601 situated at village Eksar, in the Registration Sub-District of Bandra, District Mumbai Suburban, hereinafter referred to as the "said property"; (the above said Agreement For Permanent Accommodation dated, 27th day of July, 2007, is hereinafter called the PRINCIPAL DEED).

AND WHEREAS subsequently in due course to time, the Owner constructed the building known as "MAA ENCORE" and allotted to the Tenant the Flat No. 401, 4th floor, constructed on the plot of land being Plot No. 107 of Daulatnagar, bearing City Survey No. 2601 situated at village Eksar, in the Registration Sub-District of Bandra, District Mumbai Suburban;

AND WHEREAS due to human error, inaccuracies and inadvertent crept in the Annexure of Document Part-I, which requires rectification in the manner hereinafter appearing.

NOW THIS DEED WITNESSETH that the said Principal Deed shall be rectified and corrected in the following manner, namely

- (a) That in the Annexure Part-I, and in the Annexure Part-2 of the PRINCIPAL DEED the name of the Tenant appears as "RAJIV RATILAL J." the same be deleted and in place and instead "RATILAL JIVRAJ RAJYAGOR" be inserted.

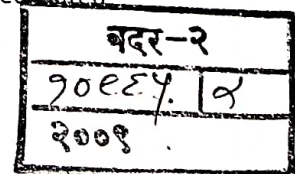
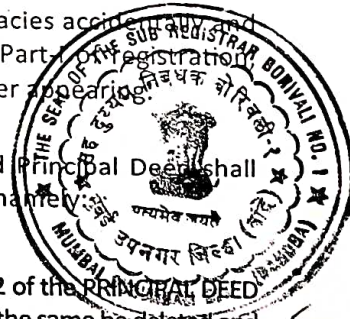
That as rectified and modified as aforesaid the Principal Deed dated 27th day of July, 2007, shall remain in full force and effect.

The Schedule

ALL THAT piece and parcel of land or ground being Plot No. 107 of Daulatnagar, bearing City Survey No. 2601 situated at village Eksar, in the Registration Sub-District of Bandra, District Mumbai Suburban admeasuring 500 sq. yards i.e. 417.90 Sq. Mtrs., (as per Property Register Card the area is 431.2 sq. mtrs.) or thereabout with building standing thereon known as Vora House comprised of ground and four upper floors, Municipal No. 239, and bounded as follows:

R. J. Rajyagor

DS



On or towards the north : by Plot of No. 109 of
the estate known as
Daulat Nagar.
On or towards the south : by Plot of No. 105 of
the said estate.
On or towards the East : by Plot of No. 144 of
the said estate.
On or towards the West : by Road No. 8 of
the estate.

IN WITNESS WHEREOF the Parties hereto have hereunto set and
subscribed their respective hand and signature on the day and year first
hereinbefore written.

SIGNED SEALED AND DELIVERED by)
the Within named the "OWNER")
MR. DHANISH JITENDRA SHAH)
in the presence of)







SIGNED SEALED AND DELIVERED by)
the Within named the "TENANT")
MR. RATILAL JIVRAJ RAJYAGOR)
in the presence of)







① 
② 

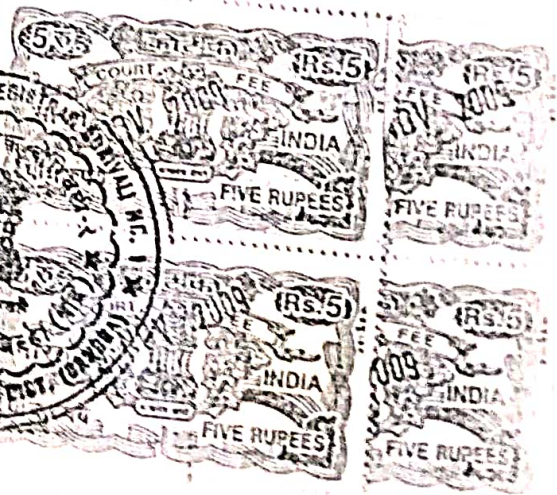
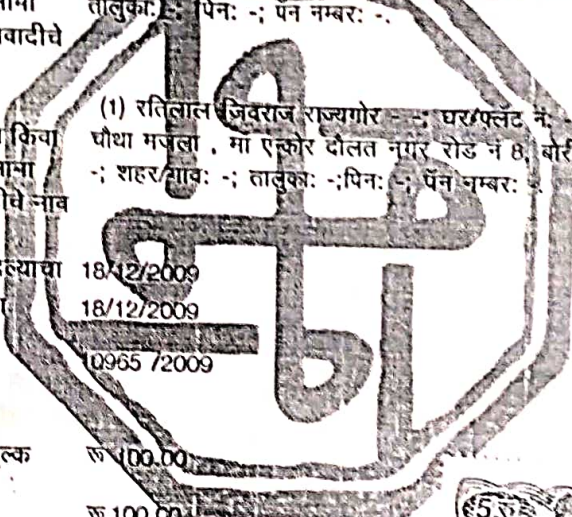


बदर-२
१०६४१३
२००९



गावाचे नाव : एवसार

- | | |
|--|--|
| (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप धुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत घट्टाकार आकारणी देतो की घट्टेदार ते नमूद करावे) मोबदला रु. 0.00
वा.भा. रु. 0.00 | |
| (2) भू-मापन, फोटोहिरसा व धरकमांक (असल्यास) | (1) वर्णन: मुळ दस्त क्रमांक बदर 2/5180/07 दि 27.7.07 या करारनामा दस्तामध्ये लिहून घेणार राजीव रतिलाल जे ऐवजी रतिलाल जिवराज राज्यगोर अशी दुरुस्ती केलेली आहे |
| (3) क्षेत्रफळ | (1) |
| (4) आकारणी किंवा जुडी देण्यात असेल 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) घनिश, जितेंद्र शाह -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: 8 तिसरा मजला, बाबुलनाथ व्यु वि नं 7, बाबुलनाथ रोड, मुं 7; ईमारत नं. -; पेट/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) रतिलाल जिवराज राज्यगोर -; घर/प्लॉट नं. -; गल्ली/रस्ता: -; ईमारतीचे नाव: 401 चौथा मजला, मा एकोर पोलत नगर रोड नं 8, बोरीवली पू मुं 66; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -. |
| (7) दिनांक करून दिल्याचा | 18/12/2009 |
| (8) नोंदणीचा | 18/12/2009 |
| (9) अनुक्रमांक, खंड व पृष्ठ | 10965/2009 |
| (10) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु 100.00 |
| (11) बाजारभावाप्रमाणे नोंदणी | रु 100.00 |
| (12) शेरा | |



राजीव रतिलाल
जिवराज राज्यगोर