

08/07/2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 6780/2013

नोदणी :

Regn:63m

गावाचे नाव : 1) विलेपार्ले

- (1) विलेखाचा प्रकार अँग्रीमेंट टू सेल
 (2) मोबदला 13500000
 (3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) 13547000

- (4) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)

1) पालिकेचे नाव: मुंबई मनपाइतर वर्णन : सदनिका नं: कार्यालय 302, माळा नं: 3, इमारतीचे नाव: प्रतिक अवेनुए कोम प्रेम को सो ली , रोड : विले पार्ले पूर्वे , इतर माहिती: सदनिका नं: 302, माळा नं: 3, इमारतीचे नाव: प्रतिक अवेनुए कोम प्रेम को सो ली , रोड नं: विले पार्ले पूर्वे ((C.T.S. Number : 1321 ;))

- (5) क्षेत्रफळ

1) 73.66 चौ.मीटर

- (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.

1): नाव:-रमनलाल नशिंदास विश्राम वय:-65; पत्ता:-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: प्रईम अवेनुए को हो सो ली , ब्लॉक नं: -, रोड नं: एस वी रोड , महाराष्ट्र, मुम्बई. पिन कोड:-400056 पॅन नं:-AEMPV8219A

2): नाव:-मेहल रमनलाल विश्राम तर्फे मुखत्यार रमनलाल विश्राम वय:-39; पत्ता:-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: प्रईम अवेनुए को हो सो ली , ब्लॉक नं: -, रोड नं: एस वी रोड , . . पिन कोड:-400056 पॅन नं:-AEMPV8218B

- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता

1): नाव:-गिरीश गणेश साठे वय:-44; पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: मयुर कॉलोनी , ब्लॉक नं: कोथरूड , रोड नं: कर्वे रोड , . . पिन कोड:-411038 पॅन नं:- ANJPS9632G

- (9) दस्तऐवज करून दिल्याचा दिनांक 26/06/2013

- (10) दस्त नोंदणी केल्याचा दिनांक 27/06/2013

- (11) अनुक्रमांक, खंड व पृष्ठ 6780/2013

- (12) बाजारभावाप्रमाणे मुद्रांक शुल्क 677400

- (13) बाजारभावाप्रमाणे नोंदणी शुल्क 30000

- (14) शेर

सह. दुय्यम निबंधक अंधेरी-१,
मुंबई उपनगर जिल्हा.



सही मत

सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा.

मुल्यांकनासाठी विचारणीय तपशील:-

मुद्रांक शुल्क आकारनामा निवडणेचा अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

दांना त्यांचे ता. 1/10/2013 नवकल अर्ज क्र.

च्या अर्जांनुसार नवकल विली.

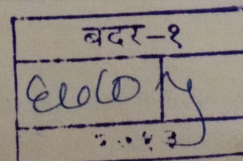
दिनांक 1/10/2013 पार्वती क्र. 233/93

सह दुय्यम निबंधक अंधेरी-१,

iSarita v1.0

Other Part.

WHEREAS





Thursday, June 27, 2013
11:49 AM

पावती

Original/Duplicate

नोंदणी क्र. :39म

Regn.:39M

क: सह दु.नि. अंधेरी 1

: 6780/2013

पावती क्र.: 3672 दिनांक: 27/06/2013

गावाचे नाव: विलेपार्ले

दस्तऐवजाचा अनुक्रमांक: वदर1-6780-2013

दस्तऐवजाचा प्रकार: अॅग्रीमेंट हू सेल

सादर करणाऱ्याचे नाव: गिरीश गणेश साठे

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 116

एकूण:

रु. 32320.00

आपणाम मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 12:08 PM ह्या वेळेस मिळेल

दुय्यम निबंधक, अंधेरी-1

बाजार मूल्य: रु.13547000/-

मोबदला: रु.13500000/-

भरलेले मुद्रांक शुल्क : रु. 677400/-

- 1) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 028323 दिनांक: 25/06/2013
बँकेचे नाव व पत्ता: ICICI Bank
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 2320/-

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 27/06/2013.....

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





1 July, 2013

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 6780/2013

नोदणी 63

Regn. 63m

गावाचे नाव : विलेपार्ले

- | | |
|---|---|
| (1) विलेखाचा प्रकार | अँग्रीमेंट टू मेल |
| (2) मोबदला | रु.13,500,000/- |
| (3) बाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | रु.13,547,000/- |
| (4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास) | 1321, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: कार्यालय 302, माळा नं: 3, इमारतीचे नाव: प्रतिक अवेनुए कोम प्रेम को सो ली , रोड : विले पार्ले पूर्वे , इतर माहिती: सदनिका नं: 302, माळा नं: 3, इमारतीचे नाव: प्रतिक अवेनुए कोम प्रेम को सो ली , रोड नं: विले पार्ले पूर्वे
73.66 चौ.मीटर |
| (5) क्षेत्रफळ | |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |
| (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता. | 1) नाव:- रमनलाल नर्शिदाम विश्राम ;वय: 65;
पत्ता :-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: प्रईम अवेनुए को हो सो ली , ब्लॉक नं: -, रोड नं: एम वी रोड , मुम्बई.
पिन कोड:- 400056
पॅन नंबर: AEMPV8219A
2) नाव:- मेहूल रमनलाल विश्राम तर्फे: मुखत्यार रमनलाल विश्राम ;वय: 39;
पत्ता :-प्लॉट नं: 402, माळा नं: 4, इमारतीचे नाव: प्रईम अवेनुए को हो सो ली , ब्लॉक नं: -, रोड नं: एम वी रोड , पिन कोड:- 400056
पॅन नंबर: AEMPV8218B |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता | 1)नाव:- गिरीश गणेश साठे ; वय:44;
पत्ता:-प्लॉट नं: 102, माळा नं: 1, इमारतीचे नाव: मयुर कॉलोनी , ब्लॉक नं: कोथरूड , रोड नं: कर्वे रोड , ... ;
पिन कोड:- 411038;
पॅन नं:- ANJPS9632G; |
| (9) दस्तऐवज करून दिल्याचा दिनांक | 26/06/2013 |
| (10) दस्त नोंदणी केल्याचा दिनांक | 27/06/2013 |
| (11) अनुक्रमांक,खंड व पृष्ठ | 6780/2013 |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क | रु.677,400/- |
| (13) बाजारभावाप्रमाणे नोंदणी शुल्क | रु.30,000/- |
| (14) शेर | |

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.





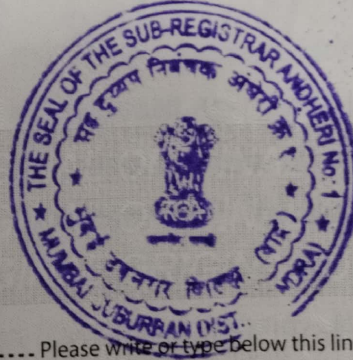
सत्यमेव जयते

INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by Sudhanshu Shekhar
Stock Holding Corporation of India Ltd.
Location : Vile Parle
Signature :
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH20868888992187L
 Certificate Issued Date : 26-Jun-2013 11:15 AM
 Account Reference : SHCIL (FI)/ mhshcil01/ VILE PARLE/ MH-MSU
 Unique Doc. Reference : SUBIN-MHMHSHCIL0121866776275072L
 Purchased by : GIRISH GANESH SATHE
 Description of Document : Article 25(b)to(d) Conveyance
 Property Description : OFFICE PREMISES NO.302,3RD FLR,PRATIK AVENUE
 COMMERCIAL PREMISES CO.OP SOC. LTD,VILEPARLE-E,MUM-55
 Consideration Price (Rs.) : 1,35,00,000
 (One Crore Thirty Five Lakh only)
 First Party : RAMANLAL NARSHIDAS VISRAM AND OTHERS
 Second Party : GIRISH GANESH SATHE
 Stamp Duty Paid By : GIRISH GANESH SATHE
 Stamp Duty Amount(Rs.) : 6,77,400
 (Six Lakh Seventy Seven Thousand Four Hundred only)



बदर-१
६०६३
२०१३

Please write or type below this line.

ZK 0001323604

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilstamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AGREEMENT OF SALE

THIS AGREEMENT OF SALE made at Mumbai this 26th day of JUNE 2013 between (1) **MR.RAMANLAL NARSHIDAS VISRAM**, Adult, Indian inhabitant of Mumbai having address at Flat No.A-402, 4th Floor, Prime Avenue CHS LTD., S.V.Road, Opp. Pawan Hans, Vile Parle West, Mumbai 400 056 (PAN NO.: **AEMPV8219A**) and (2) **MR.MAHUL RAMANLAL VISRAM**, through his Constituted Attorney, **MR RAMANLAL N VISRAM**, an Adult, Indian inhabitant of Mumbai having address at Flat No.A-402, 4th Floor, Prime Avenue CHS LTD., S.V.Road, Opp. Pawan Hans, Vile Parle West, Mumbai 400 056 (PAN NO.: **AEMPV8218B**) hereinafter referred to as "the **Vendors**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include their heirs, executors, administrators and assigns) of the One Part

AND

MR.GIRISH GANESH SATHE , Adult, Indian inhabitant having address at 102, Shreyas, 2nd Floor, Mayur Colony, Karve Road, Kothrud, Pune, 411038 (Pan NO.ANJPS9632G) hereinafter referred to as "**the Purchaser**" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include his heirs, executors, administrators and assigns) of Other Part.

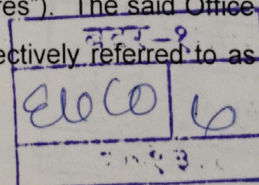
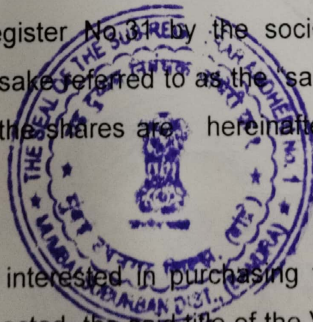
WHEREAS

बदर-१
Geology
२०१३

A. By an Agreement for Sale dated 19th June, 2006 made by and between Rajen Vasantbhai Dhruv proprietor of AGNEL ENTERPRISE of Mumbai Indian inhabitant having address at 501, Hema Sujal CHS LTD., S.V.Road, Santacruz West, Mumbai 400 054 therein referred to as the 'DEVELOPER' sold, transferred and conveyed to the purchaser therein i.e. (1) **MR.RAMANLAL NARSHIDAS VISRAM AND MR.MAHUL RAMANLAL VISRAM**, both having address at having address at Flat No.A-402, 4th Floor, Prime Avenue CHS LTD., S.V.Road, Opp. Pawan Hans, Vile Parle West, Mumbai 400 056 Office Premises No.302, 3rd Floor in building known as Pratik Avenue having an area admeasuring 660.55 square feet carpet area equivalent to 73.66 sq. mtrs built up area for consideration. The said Office Premises was constructed by the developers which is a commercial building comprising of basement plus ground plus 5 floors on plot bearing CTS No.1321 of Village Vileparle F.P. No.134 TPS II of Vile Parle, situated at Jn. Of Nehru Road and M.G.Road, Vile Parle east, in the Registration District and Sub-District Mumbai City and Mumbai Suburban. (hereinafter for brevity sake is referred to as Office Premises No.302) The said agreement with the developer by the vendors herein has been duly stamped and registered with the sub-registrar of assurances, bandra under Serial No.5625/2006 on 3rd July 2006. The Vendors have paid the full consideration and taken possession of the said Office Premises from the developers.

B. The Developers have formed and registered a cooperative society under the name of PRATIK AVENUE COMMERCIAL PREMISES CO-OPERATIVE SOCIETY LIMITED and registered under the provisions of the MCS Act 1960 under Regn. No.MUM/WK-E/GNL/O/1501/2007 Dated 03.05.2007. The Purchasers were allotted 5 shares of Rs.250/- each under Share Certificate No.527, Member's Register No.314 by the society on 12th October 2010. (hereinafter for brevity sake referred to as the "said shares"). The said Office Premise No.302 and the shares are hereinafter collectively referred to as **"the said premises"**;

C. The Purchaser is interested in purchasing the said premises from the Vendors and have inspected the said title of the Vendors herein and has fully satisfied himself and has agreed to purchase the said Office Premises No.302, 3rd Floor in building known as Pratik Avenue Commercial Premises Cooperatiave Society Limited having an area admeasuring 660.55 square feet carpet area equivalent to 73.66 sq. mtrs built up area along with the 5 shares issued in respect of the said premises by the society .The said Office Premises was constructed by the developers which is a commercial building comprising of basement plus ground plus 5 floors on plot bearing CTS



No.1321 of Village Vileparle F.P. No.134 TPS II of Vile Parle, situated at Jn. Of Nehru Road and M.G.Road, Vile Parle east, in the Registration District and Sub-District Mumbai City and Mumbai Suburban. more particularly described in the Schedule herein written and its rights, title and interest therein at a consideration of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only). on an "as is where is" basis and the Purchaser has agreed to purchase the said premises from the Vendors;

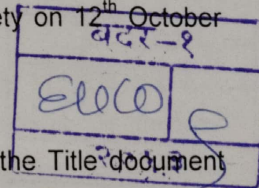
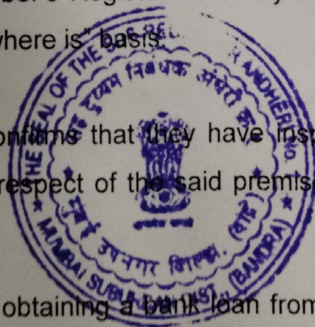
D. The parties are desirous of recording the terms and conditions agreed between themselves in respect of the transfer of the said premises.

NOW THEREFORE THIS AGREEMENT WITNESSETH AND THE PARTIES HERETO MUTUALLY AGREE AS FOLLOWS:

1. That in consideration of a sum of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) to be paid by the Purchaser to the Vendors in the following manner, the Vendors hereby agrees to transfer, sell and assign to the Purchaser, all its right, title and interest in the said premises namely Office Premises No.302, 3rd Floor in building known as Pratik Avenue Commercial Premises Cooperatiave Society Limited having an area admeasuring 660.55 square feet carpet area equivalent to 73.66 sq. mtrs built up area along with the 5 shares issued in respect of the said premises by the society . The said Office Premises was constructed by the developers which is a commercial building comprising of basement plus ground plus 5 floors on plot bearing CTS No.1321 of Village Vileparle F.P. No.134 TPS II of Vile Parle, situated at Jn. Of Nehru Road and M.G.Road, Vile Parle east, in the Registration District and Sub-District Mumbai City and Mumbai Suburban. and together with 5 shares of the face value of Rs. 250/- under Share Certificate No.527, Member's Register No.31 by the society on 12th October 2010 each on an "as is where is" basis.

2. The Purchaser confirms that they have inspected the Title document held by the Vendors in respect of the said premises and have accepted the same.

3. The purchaser is obtaining a bank loan from Bank/Financial Institution for a sum of Rs.1,05,00,000/- (Rupees One Crore Five Lakhs Only) which shall be directly paid by the bank/financial institution to the Vendors herein on getting the agreement duly stamped and registered. In the event the purchaser is unable to obtain the bank loan he will make alternative arrangements and make the payment to the Vendors on the stipulated date



- iv) On receipt of the full consideration from the purchaser the Vendors shall, whenever required to do so from time to time and at all times hereafter, execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers including Deed of Assignment for perfecting the title of the purchaser. The Vendors will make themselves available whenever called upon by the purchaser to register the Deed of Assignment on payment of full consideration and for more perfectly securing, assuring and effectually transferring the said premises along with any interest accrued by the vendors in the said premises from the developers/society unto and to the use of the Purchaser forever and also when called upon by the said Society or to the various authorities of the Government or to the Bombay Municipal Corporation.
- v) that the Vendors shall indemnify and keep indemnified the Purchaser from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the execution of these presents and until the date of execution of the Sale Deed or the date of handing over the vacant possession of the said premises, whichever is later.

6. After the transfer and sale of the said premises as aforesaid, the Purchaser shall hold the said premises absolutely without any let, interference, claim or demand whatsoever by the Vendors and shall use and enjoy the same forever subject, however, to the rules, regulations and bye-laws of the said Society.

7. The Vendors hereby covenants with the Purchaser that on payment by the Purchaser of the full consideration of Rs. 1,35,00,000/- (Rupees One Crore Thirty Five Lakhs Only) as aforesaid :-

- (a) all amounts standing to the credit of the Vendors in the books of the said Society in respect of the said premises towards deposit, sinking fund, electricity deposit and other amounts to which the Vendors is entitled to in respect of its being the member of the said Society shall be transferred in the name of the Purchaser.

(b) the Vendors shall from time to time and at all times hereafter at the request of the Purchaser and at the cost of the Purchaser, do and execute or cause to be done or executed all such further and other acts, deeds, things, conveyance and assurances in law whatsoever for the better and more perfectly assuring the said premises unto and to the use of the Purchaser.

8. All the outgoing and rates and taxes in respect of the said premises shall be borne and paid by the Vendors upto the date of completion of the sale and the same shall be borne and paid by the Purchaser thereafter.

9. The Vendors declares that:

a. No notice has been received by the Vendors in respect of the said premises from any Statutory Bodies and/or Authorities nor has the Vendors received any notice for acquisition and requisition of the said premises or requiring anything to be done or omitted to be done; and

b. All rates and taxes in respect of the said premises has been duly paid upto the date of this Agreement.

10. The Purchaser and Vendor shall pay and bear the transfer charges equally i.e. 50/50, if any, payable to the said Society.

11. It is expressly agreed by and between the parties hereto that if any Statutory Authority levies any charges on the sale of the said premises, they shall be borne and paid by the Purchaser only. Responsibility to obtain clearance of such Authority, if required, for completion of the sale shall be that of the Purchaser.

12. The stamp duty, registration charges, transfer fees and other incidental expenses of and incidental to this Agreement and the sale in pursuance thereof and the Deed of Conveyance and other Deeds and documents to be executed in respect thereof, shall be borne and paid by the Purchaser alone.

13. The Purchaser hereby declares and warrants that the consideration payable hereunder by the Purchaser to the Vendors is not acquired by them directly or indirectly out of any proceeds or monies in contravention of the provisions of the Prevention of Money Laundering Act, 2002 and in the event of the Vendors suffering any losses or damages arising out of any alleged violation by the Purchaser of the said provisions, the Purchaser shall



Handwritten signature and date '20/05/20' in a box.

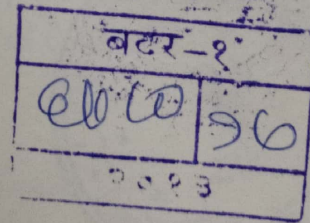
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indemnify and keep the Vendors harmless and indemnified against all such losses, damages and expenses.

14. Each Party shall bear and pay their respective Advocates' and Solicitors' fees.

SCHEDULE

Being Office Premises No.302, 3rd Floor in building known as Pratik Avenue Commercial Premises Cooperatiave Society Limited having an area admeasuring 660.55 square feet carpet area equivalent to 73.66 sq. mtrs built up area along with the 5 shares issues in respect of the said premises by the society. The said Office Premises was constructed by the developers which is a commercial building comprising of basement plus ground plus 5 floors on plot bearing CTS No.1321 of Village Vileparle F.P. No.134 TPS II of Vile Parle, situated at Jn. Of Nehru Road and M.G.Road, Vile Parle east, in the Registration District and Sub-District Mumbai City and Mumbai Suburban. and together with 5 shares of the face value of Rs. 250/- under Share Certificate No.527, Member's Register No.31.Full occupation certificate has been issued by the BMC on 24/5/2011.



IN WITNESS WHEREOF the parties have hereunto subscribed their respective hands the day, month and year first hereinabove written.

SIGNED AND DELIVERED by)

1. MR. RAMANLAL NARSHIDAS VISRAM



Left hand thumb impression

2. MR. MAHUL RAMANLAL VISRAM,

through his Constituted Attorney,)

MR. RAMANLAL N VISRAM)

the within named)

Vendors in the presence of)

1. Ashwin M. Marchant)

2. Mansi A. Merchant)

Signature

SIGNED AND DELIVERED by

the within named Purchaser

MR GIRISH GANESH SATHE

in the presence of)



Left hand thumb impression

Signature

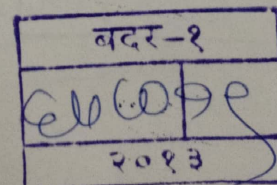
1. Ashwin M. Marchant)

2. Trypti R. Ghodke)

RECEIVED on the day, month and year 2013 hereinabove written from the within named Purchaser a sum of Rs 30,00,000/- (Rupees Thirty Lakhs Only) as under

Sr. No.	Cheque No/ RTGS No.	Dated	Amount	Drawn On
1.	189127	06.02.2013	Rs. 1,00,000/-	The Cosmos Co-op. Bank Ltd.
2.	51321314633	30.04.2013	Rs. 20,00,000/-	ICICI Bank
3.	CO58H13177000 232	26.06.2013	Rs. 9,00,000/-	The Cosmos Co-op. Bank Ltd.
		Total	Rs. 30,00,000/-	

We Say Received,



(RAMANLAL N. VISRAM)

(MAHUL R. VISRAM)
Through his CA
Ramanlal N. Visram

PRATIK AVENUE

COMMERCIAL PREMISES CO-OP. SOC. LTD.

Plot No. 134, CTS No. 1321,
Corner of M.C. Road & Nehru Road,
Opp. Shiv Sager Restaurant,
Vile Parle (E) Mumbai - 400 057

Date : _____

TO,
MR. RAMANLAL N. VISRAM
Office No. 302, 3rd Floor,
Pratik Avenue, Nehru Road,
Vile Parle (East), Mumbai 400057.

Date: 20.6.2013

SUB : N.O.C. (No Objection certificate) for Transfer of office No.302, 3rd Floor Pratik Avenue, Nehru Road, Vile Parle(East), Mumbai 400057

Dear Sir,

With reference to above we inform you that we have no objection in you transferring aforesaid office no.302, 3rd Floor, Pratik Avenue, Nehru Road, Vile Parle (East), Mumbai 400057 to Mr. Girish Ganesh Sathe subject to your payment of all Societies dues and completing all transfer formalities by the Purchaser. We further certify and confirm that the aforesaid Office No.302, 3rd Floor is not mortgaged and no charge or lien is created in favor of Mr. Girish Ganesh Sathe. We further certify that as on today there are no outstanding dues payable by you to society.

We further certify and confirm that the Carpet area Office No.302, 3rd Floor is 660.55 sq.ft. and society is Ground +5 storey and is constructed in the year 2005 - 2006 with 2 lifts facility. The structure of the Society Building is standing on the Plot Land Bearing CTS No. 1321, Village-Vile Parle (East) Taluka - Andheri, district - Mumbai Suburban and in Municipal Ward.

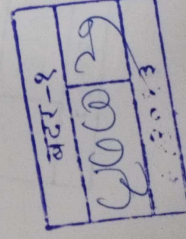
Kindly take the aforesaid on your record.

Thanking You,

Yours truly,
For Pratik Avenue Comm. Premises Co-op Soc Ltd.



(Signature)
(Secretary / Chairman)



MUNICIPAL CORPORATION OF GREATER MUMBAI

No: CE/6264/WS/AK

FULL OCCUPATION CERTIFICATE

24 MAY 2011

To
Shri Dinesh Desai,
601, Hema, Plot No.43,
Sajul CHS Ltd., TPS IV,
Cottage Lane, S.V. Road,
Santacruz (W), Mumbai-400 054.

Ex. Engineer Bldg. Proposal (W.S.
H and K Wards
Municipal Office, R. K. Patkar Marg,
Bandra (West), Mumbai - 400 050

EE
RECEIVED
By.....

Sir,

The full development work of commercial building comprising of basement + ground + 1st to 4th (pt) + 5th (pt) upper floors on plot bearing CTS No.321 of village Vileparle, F.P. No.134 TPS II of Vileparle, situated at Jn. of Nehru Road & M.G. Road, Vileparle (East), Mumbai is completed under the supervision of Shri. Kinner Nayak, Licensed Architect, License No. CA/90/13298 may be occupied on the following condition:-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of certified completion plan is attached herewith.

Yours faithfully,

[Signature]
Executive Engineer

(Bldg. Proposals) W.S.[K Ward]

[Handwritten notes and signatures]
23/5/11
SGBD
W.S.(S)
23/5/11
SGBD
W.S.

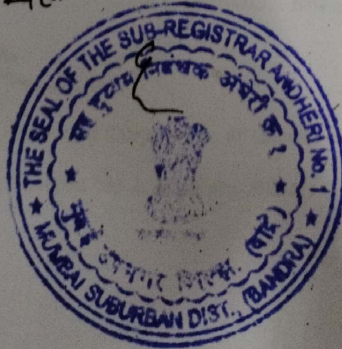
- Copy to: 1) Architect, Shri. Kinner Nayak
2) E.E.D.P.
3) E.E.[V]W.S.
5) A.H.S. [K/East] Ward,
7) Asstt. Commissioner [K/E] Ward

- 4) Dy.A.& C.(S)
6) A.E.W.W.[K/E] Ward,
8) Asstt. Eng.(Survey) H & K Ward

For information please.

[Handwritten notes]
E.E.B.P. K
Sir,
entries have been taken
@ Page No. 300-310
Plan Register of
K. Ward
27/5/11
SGBD
W.S.(S)

[Signature]
E.E.B.P.(W.S.) K Ward.



बदर-१
[Signature]
2011

Office of the Additional Collector & C.A.

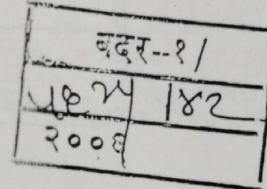
ULC., Brihanmumbai,

5th floor, Administrative Building Mumbai Suburban Dist., Govt. Colony, Bandra (East), Mumbai 400051

No. C/ULC/D III/22/ 6055

Date: 01/05/2002

To
M/s Nagpurwala Trust,
C/o Shri Dinesh S. Desai,
601, Hema, Sujal Co.op.Hsg. Soc.Ltd.
Cottage Lane, S.V.Road,
Santaacruz (W), Mumbai 400054



Sub : Redevelopment permission u/s.22 of the ULC Act 1976, for
the property bearing CTS No. 1321,1321/1to16.F.P. No.134.
T.P.S.II of Village Ville Parle Taluka Andheri in MSD.

NOC for further CC above plinth level

Ref: 1.This office LOI of even number dated 9/9/1996
2.Your No.NIL dated 11-5-2002

Gentleman,

Redevelopment permission u/s.22 of the ULC Act, 1976 for the above referred property was granted by this office vide LOI of even number dated 9/9/96. As per condition No.13 of the LOI, you are required to obtain clearance from this office by producing tenants agreements for further CC above plinth level. Accordingly, you have requested for the same.

At the time of LOI, you had submitted an Indemnity Bond in which it was stated that the old structures were tenants occupied. You have also now submitted the tenants agreement whose names given in the list of tenants which was submitted at the time of LOI. The Municipal Corporation of Greater Mumbai has also issued CC upto plinth level vide their letter No. CE/6264/WYS/AK dated 31.1.2002.

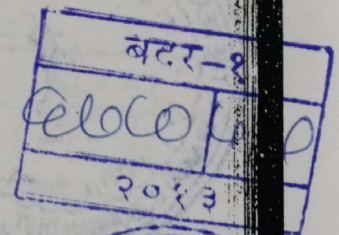
Considering the above facts, therefore, there would be no objection to continue the work above plinth level.

All other terms and conditions of the said Letter of Intent shall remain unchanged.

Yours faithfully,

(S.R.Hajare)

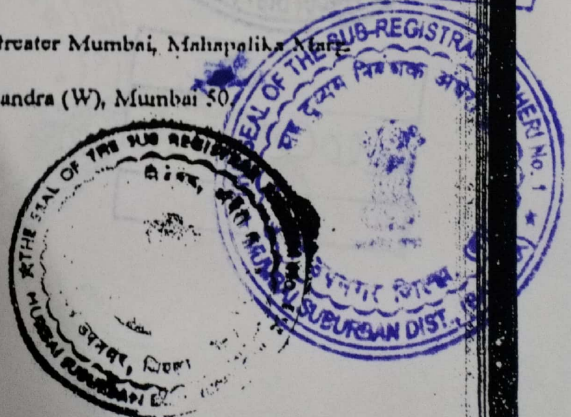
Additional Collector & C.A.
ULC., Brihanmumbai.



Copy f.w.cs to

1. The Dy.City Engineer (DP) Municipal Corporation of Greater Mumbai, Mahapalika, Fort, Mumbai 400001
2. Ex.Engineer (B.P), Western Suburbs, "H & K" Ward, Bandra (W), Mumbai 50.

NRB/31/05/02



बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

बदर-१/
उद्योग BE
२००६

Office of the
Chief Engineer
Development Plan
4th flr, Extn. Bldg,
Mahapalika Marg, Fort,
Mumbai - 400 001.

No. : CHE/DP/2967/TPS/K,

Date : 9/4/2006

Shamsher A. Khan,
c/o. M/s. Markand Gandhi & Co.,
2nd flr, Bhagyodaya Building,
79, Nagindas Master Road,
Fort, Mumbai-400 023.

Sub : Town Planning remarks on O.P. No.260-A,
F.P. No.134 of Town Planning Scheme-Vile
Parle No. II (1st Variation) (Final).

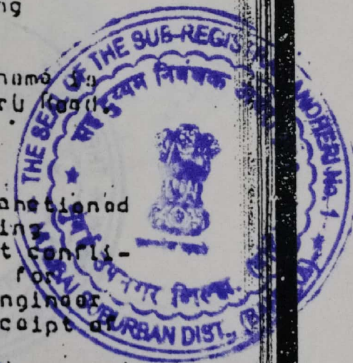
Sir,

Ref : Your letter dt.9.3.2001.

Remarks in respect of the above plot with reference to Town
Planning Scheme - Vile Parle No. II (1st Variation) (Final), sanctioned
by the State Government and came into force from 10.12.1973, are
as under :

1. The scheme under reference is under IIInd variation for incor-
porating Development Control Regulations and provisions of
the sanctioned revised Development Plan of K/East Ward.
2. Area of F.P. No.134 is 1460 sq. yards.
(Area of F.P. No.134 is One Thousand Four Hundred Sixty sq.
yards only).
3. The name of the owner as per Town Planning Scheme being
Smt. Siloo K. Nagpurwala.
4. User of F.P. No.134 permitted as per Town Planning Scheme is
residential with shopping fronting M. G. Road and Mohru Road.
5. Final Plot is not affected by Town Planning Road.
6. The development of the plot will be governed by the sanctioned
Town Planning Scheme Building Regulations and prevailing
Development Control Regulations, provided these are not conflict-
ing with Town Planning Scheme Building Regulations, for which
detailed remarks will be offered to Executive Engineer
(Building Proposals) (Western Suburban) M&K Wards, on receipt of
proposal for scrutiny before approval.

7. The plot owner should be asked to pay the net demand of
Rs.9580/- (Rs. Nine Thousand Five Hundred Eighty) along with
interest from the date of sanctioning the scheme in the concerned ward.



बदर-१
२००६

- 8.) Premium to be paid Rs.45 per running foot of the shopping frontage as per Scheme Reg. No.4(B)(1).
9. Shopping user to be restricted to a depth of 40ft only and shop user on entire ground floor is not permitted in the scheme area.
10. You are requested to submit a separate application to Assistant Engineer (Development Plan) for development plan remarks.

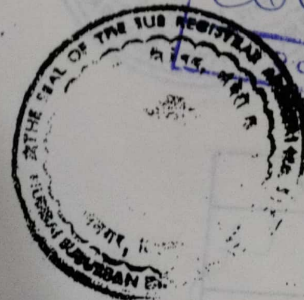
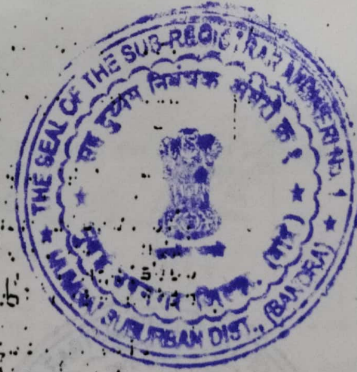
वदर-१/
180
२००६

Yours faithfully,

Acc : Plan, Form-8.

Assistant Engineer
(Town Planning)
(Variation)

vgd/742001/
ot.

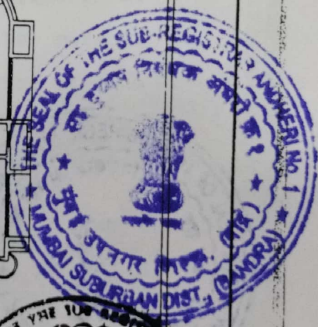


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बदर-१/
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 २००६

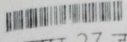


FOR AGNEL ENTERPRISE
 PROPRIETOR



SECOND & THIRD FLOOR PLAN
 OFFICE NO. 302 ON FLOOR 3rd

Handwritten signature and a rectangular stamp with the number '302' and other illegible markings.



गुरुवार, 27 जून 2013 11:50 म.पू.

दस्त गोषवारा भाग-1

बदर 1

दस्त क्रमांक: 6780/2013

दस्त क्रमांक: बदर 1 /6780/2013

बाजार मूल्य: रु. 1,35,47,000/- मोबदला: रु. 1,35,00,000/-

भरलेले मुद्रांक शुल्क: रु.6,77,400/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयात

पावती:8672

पावती दिनांक: 27/06/2013

अ. क्र. 6780 वर दि.27-06-2013

सादरकरणाराचे नाव: गिरीश गणेश साठे

रोजी 11:49 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2320.00

पृष्ठांची संख्या: 116

एकूण: 32320.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, अंधेरी-1

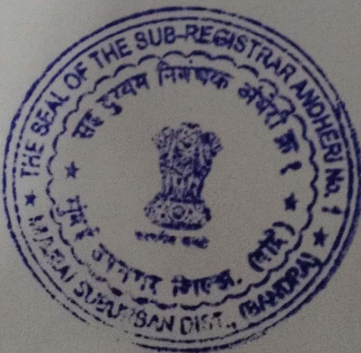
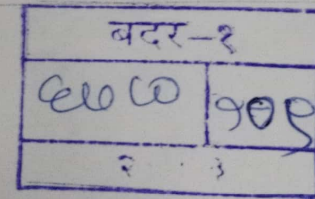
दुय्यम निबंधक, अंधेरी-1

दस्ताचा प्रकार: अॅग्रीमेंट टू सेल

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 27 / 06 / 2013 11 : 48 : 05 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 27 / 06 / 2013 11 : 48 : 47 AM ची वेळ: (फी)



प्रमाणित करणेत येते की, या

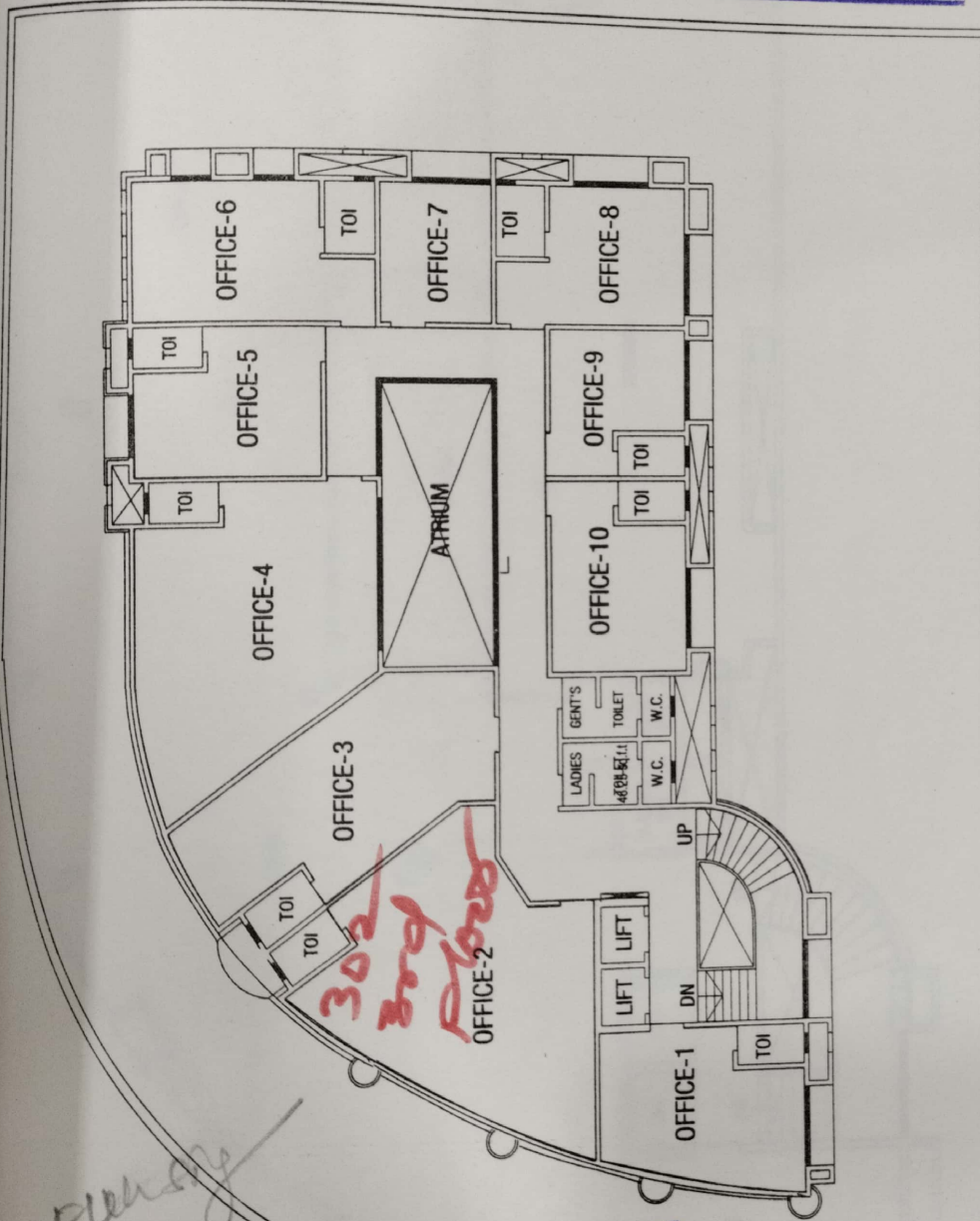
दस्तामध्ये एकूण..... ११० पाने आहेत

पुस्तक क्र. १/बदर-१/क्रमांक..... ६०६० २०१३

वर नोंदला दिनांक : 27 JUN 2013

सह. दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा

बदर-१/
 ५६२/१५०
 २००६



Plan

[Handwritten signatures]

FOR AGNEL ENTERPRISE
 PROPRIETOR



SECOND & THIRD FLOOR PLAN
 OFFICE NO. 302 ON FLOOR 303

Certificate No. 527

Member's Register No. 31

PRATIK AVENUE COMMERCIAL PREMISES

CO-OPERATIVE SOCIETY LIMITED

(REGN. NO. : MUM / WK-E / GNL / O / 1501 / 2007 DT - 3.5.2007)

PLOT NO. 134, CTS NO. 1321, VILE PARLE (E.), MUMBAI - 400 057.

AUTHORISED SHARE CAPITAL RS. 1,00,000/- DIVIDED INTO 2000 SHARES OF Rs. 50/- EACH

SHARE CERTIFICATE

This Is To Certify that Mr. / Mrs. MR. RAMANLAL NARSHIDAS VISRAM /
MAHUL RAMANLAL VISRAM

of OFFICE NO. 302
is / are the Registered holder Of **Five** fully paid-up shares numbered 131 to
135 (both inclusive) of Rs. Fifty each of this Society

Rs. 250/-

Rathinam Vora
Hon. Secretary

Given under the common seal of
**PRATIK AVENUE COMMERCIAL PREMISES
CO - OPERATIVE SOCIETY LIMITED**

This 12th day of OCTOBER 2000
[Signature] Chairman
[Signature] Committee Member

NOTE : NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF CERTIFICATE

