

702

Flat
New 702

old

AG/DOR

KASHYAP SHAH

FLAT 702

Mangal Milan

S' Cruz (w).

21

KASHYAP SHAN

FOOT PATH

10/10/10

(10/10/10)



Tuesday, November 25, 2003

12:59:53 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 8235

गावाचे नाव बांद्रा

दिनांक 25/11/2003

दस्तऐवजाचा अनुक्रमांक

वर्दर 1 - 08200 - 2003

दस्ता ऐवजाचा प्रकार

घुफ दुरुस्ती पत्र



सादर करणाराचे नाव: कश्यप लालभाई शाह प्रा.प्र. कश्मिता कार्पो.तर्फे - -

नोंदणी फी $\frac{2}{18} - 24 \frac{19}{3}$:- 11340.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 640.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)

एकूण रु. 11980.00

आपणास हा दस्ता बांद्रा येथे 14PM ह्या वेळेस मिळेल

DELIVERED

दुय्यम भिवधक

अंधेरी 1 (बांद्रा)

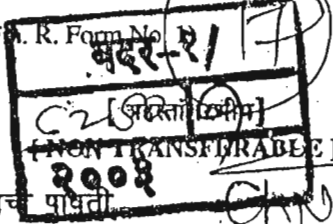
बाजार मुल्य: 1133632 रु. मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 46800 रु.

(वि. नि. नमुना क्र. १) (F.R. Form No. १/१७)

धर्मतर. ११३ मर्द.
Gen 113 me.

मूळ प्रत
ORIGINAL COPY



शासनास केलेल्या प्रदानाचा पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place..... दिनांक/Date.....

Received from.....

रु./Rs..... (रुपये/Rupess.....)

on account of.....



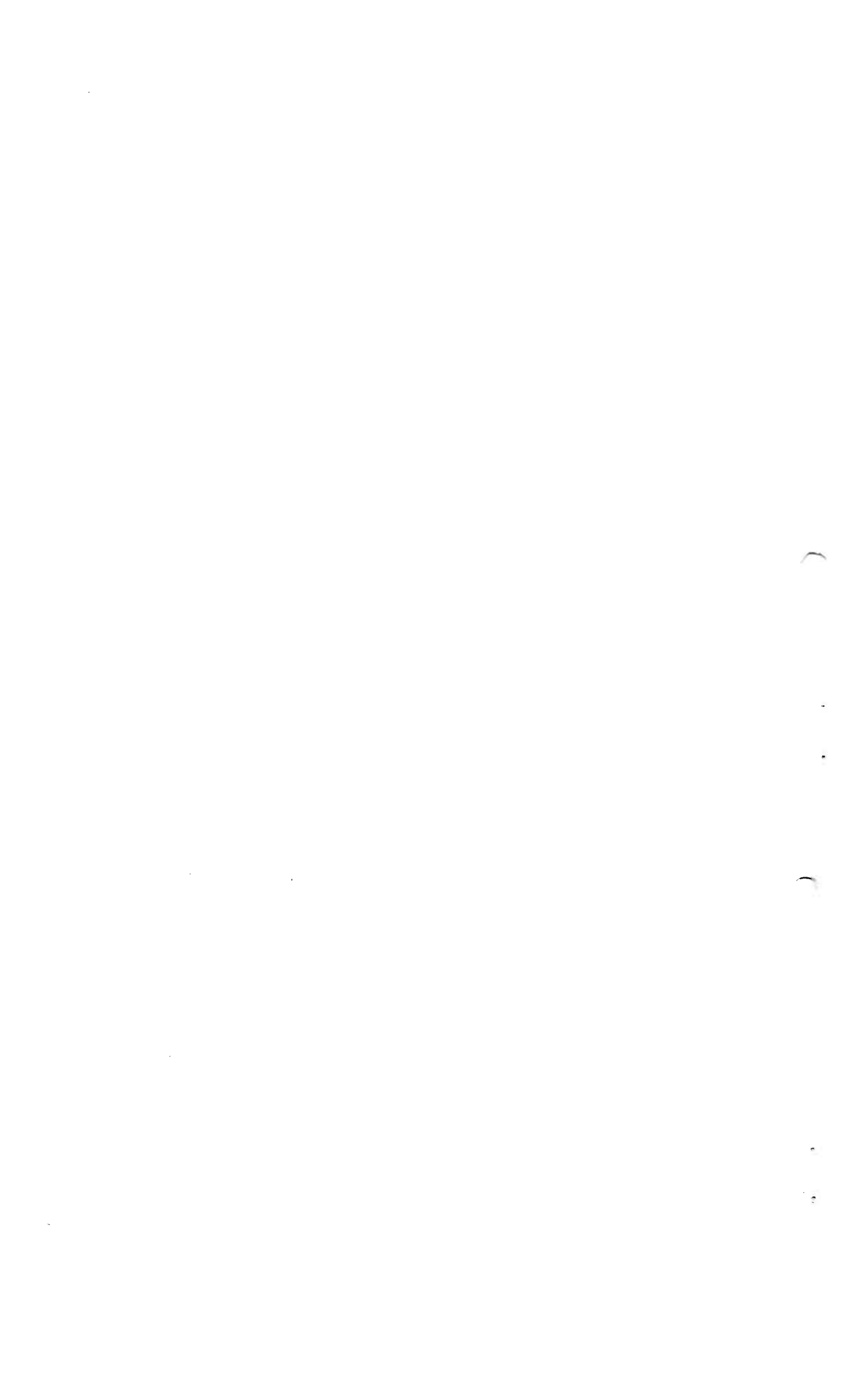
रोखपाल या लेखापाल
Cashier or Accountant.

(सही/Signature)
Prop. (पदनाम/Designation)
Sub-Registrar & Designation
Mumbai - 23.



9743680
C 200 2
२००३



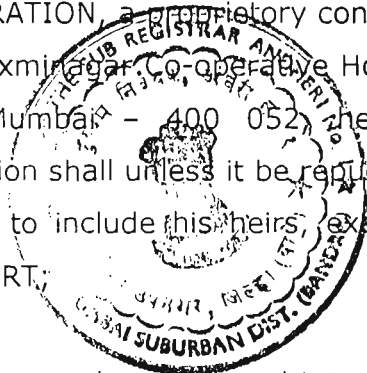


बदल-१/
२००३

DEED OF RECTIFICATION

U.D.

THIS DEED OF RECTIFICATION is made and entered into at Mumbai this 26th day of NOVEMBER 2003 BETWEEN (1) FALGUNI MALKANI, (2) ANAND A. SHAH, (3) ANKOOR A. SHAH AND (4) ARVIND C. SHAH through their Constituted Attorney MRS. UMA PRADIP DEY, Indian Inhabitant residing at 1, Salmona Ville, North Avenue, Santacruz (West), Mumbai - 400 054, hereinafter called "THE TRANSFERORS" (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 M/S. KASHMITA CORPORATION, a proprietary concern having address at "Kukul Kunj", Plot No.180, Laxminagar Co-operative Housing Society Limited, 11th Road, Khar (West), Mumbai - 400 052, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his heirs, executors, administrators and assigns) of the OTHER PART;

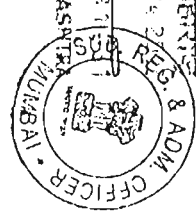


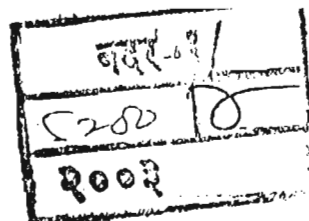
WHEREAS the parties hereto have entered into an Agreement for Sale dated 8th May, 2002 in respect of Flat No.702 on 7th floor in the building known as "Mangal Milan" in the Mangal Milan Co-operative Housing Society Ltd. Situate lying and being at Santacruz (West), Mumbai - 400 054, Village Bandra, Taluka Andheri bearing C.T.S.No.H-261 and duly registered under Index II being Document No.02467-2002 Dated : 08.05.2002 & Receipt No.1635 Dated: 08.05.2002.

U.D. P. Dey

CRIS Formy smp processed - shift - hurried only

SPP Registrar, Administrative Office, Mumbai - 23
 SC. KADAM
 25.6.3 SPECIAL OFFICER & ADM OFFICER
 103583 NOV 24 2003
 REGISTRATION DEPARTMENT
 MUMBAI





: 2 :

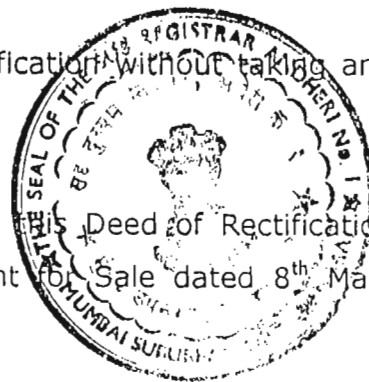
AND WHEREAS the abovesaid Agreement for Sale dated 8th May, 2002 has been lodged for registration before the Jt. Sub-Registrar, Bandra under Serial No.2467 of 2002 and the same is duly stamped and indexed

AND WHEREAS while transferring the said Flat by the Society, the Society has pointed out vide its letter dated 10th June, 2002 that the area of the Flat mentioned in the Schedule in page No.8 of the said Agreement for Sale dated 8th May, 2002 is as 27.3 Sq.mtrs. (built-up) which is wrong and incorrect AND WHEREAS the correct area of the said flat is 505 sq.ft. equivalent to 46.93 sq.mtrs. (Built-up)

AND WHEREAS the parties hereto now rectified and confirmed the said mistake in the said Agreement for Sale dated 8th May, 2002.

NOW THIS INDENTURE WITNESSETH THAT

1. The parties hereto rectify and confirm the area of the said flat as 46.93 sq.mtrs. equivalent to 505 sq.ft. (built-up) instead of 27.3 sq.mtrs. as mentioned in the said Agreement for Sale dated 8th May, 2002 which is wrong and incorrect.
2. The parties entered into this Deed of Rectification without taking any monetary consideration from either side.
3. The parties hereto agree and confirm that this Deed of Rectification should read along with the said Agreement for Sale dated 8th May, 2002.



 Ulma P. Desai



IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands on the day and year mentioned hereinabove.

SIGNED SEALED AND DELIVERED)
By the withinnamed "TRANSFERORS")
1. FALGUNI MALKANI)
2. ANAND A. SHAH)
3. ANKOOR A. SHAH)
4. ARVIND C. SHAH)
through their Constituted Attorney)
MRS. UMA PRADIP DEY)
in the presence of :)

Uma P. Dey

Uma Pradip Dey C.A. to
Falguni Malkani,
Anand A. Shah,
Ankoor A. Shah and
Arvind C. Shah

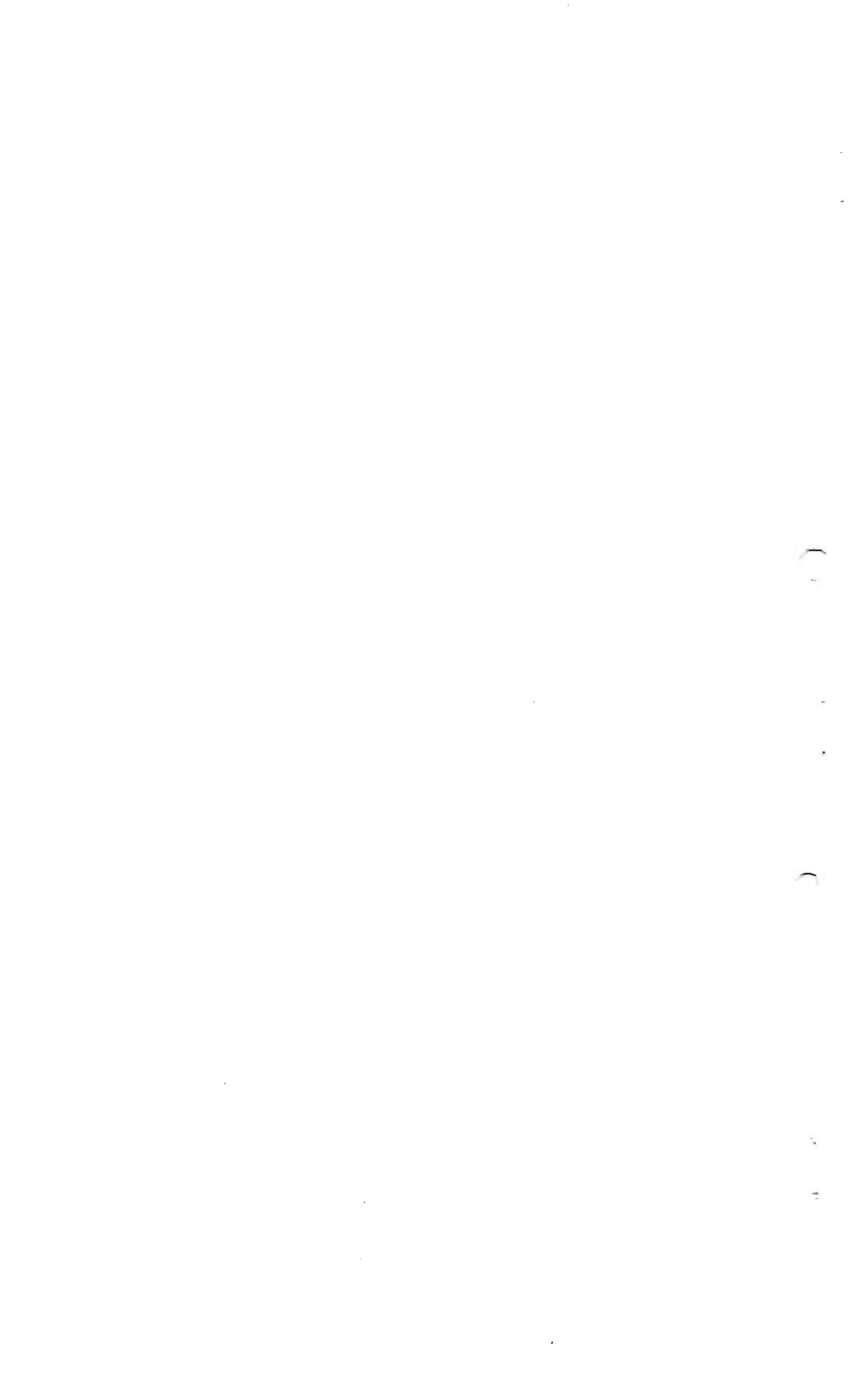
- 1. *[Signature]*
- 2. *[Signature]*

SIGNED SEALED AND DELIVERED)
By the withinnamed "TRANSFeree")
M/S. KASHMITA CORPORATION)
through its Proprietor)
MR. KASHYAP LALBHAI SHAH)
in the presence of :)

KASHMITA CORPORATION
[Signature]
PROPRIETOR

- 1. *[Signature]*
- 2. *[Signature]*





KS 702 11/11/2002 11/11/2002 seven hundred fifty only

OFFICE OF THE
JOINT SUB-REGISTRAR
KURLA - MUMBAI
MAH/CCRA/05/2000

भारत 13536 SPECIAL ADHESIVE
MAHARASHTRA 175193 MAY 08 2002
R.0070750 PB 0128
INDIA STATE DUTY MAHARASHTRA

चक्र-२/ ६२०० ३
२००२

Prmdel
8151m

DEPUTY SUPER OFFICER
OFFICE OF THE JOINT SUB-REGISTRAR
KURLA (CHENBUR).

702



AGREEMENT FOR SALE

चक्र-२/
२००० १/१२
२००२

THIS AGREEMENT FOR SALE made and entered into at Mumbai this 8th day of May Two Thousand Two BETWEEN 1) FALGUNI MALKANI, 2) ANAND A. SHAH 3) ANKOOR A. SHAH & 4) ARVIND C. SHAH through their Constituted Attorney MRS. UMA PRADIP DEY Indian Inhabitants residing at 1, Salmona Ville, North Avenue, Santacruz (West), Mumbai-400 054 hereinafter called "THE TRANSFERORS" (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 M/s. KASHMITA CORPORATION a proprietary concern having address at "Kukul Kunj", Plot No. 180, LAXMINAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED, 11th Road, Khar (West), Mumbai-400 052, hereinafter called "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors, administrators, executors and assigns) of the OTHER PART;



Uma P. Dey

Kashyap Shah

UMA PRADIP DEY C.A. to

- 1) FALGUNI MALKANI
- 2) ANAND A. SHAH
- 3) ANKOOR A. SHAH
- 4) ARVIND C. SHAH

KASHMITA CORPORATION
Prop. Kashyap Shah



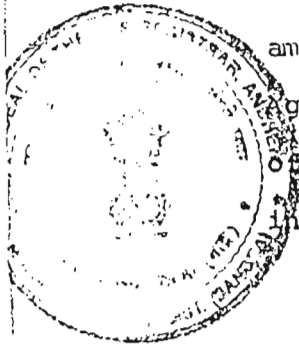
बदर-१/
2520010

बदर-१/
2520010
२००२

WHEREAS as per Agreement between MRS. DAMAYANTI ARVIND SHAH and the Transferors 1) FALGUNI MALKANI 2) ANAND A. SHAH, 3) ANKOOR A. SHAH & 4) ARVIND C. SHAH being the Transferors purchased 5 shares of Rs.50/- each bearing distinctive Nos. from 66 to 70 represented by Share Certificate No. 14 of "MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LIMITED" and Flat No. 702 on the 7th Floor of the building known as "Mangal Milan" situated at 17 Sharatchandra Chatterjee Road, Santacruz (West), Mumbai-400 054 on various terms and conditions mentioned therein (hereinafter referred to as the said shares and the said flat).

AND WHEREAS the Transferors on paying the full amount or amounts required to be paid under the said agreement has put the Transferors in vacant possession of the said Flat and the Transferors continued to be in use, occupation and possession of the said flat.

AND WHEREAS the Transferors herein are entitled to the benefit of the said Agreement and the said 5 Shares of Rs.50/- each bearing distinctive Nos. 66 to 70 (both inclusive) represented by Share Certificate No. 14 of the Mangal Milan Co-operative Housing Society Limited (hereinafter referred to as "the said Shares") and as such members are entitled to use, occupation and possession of the said Flat No. 702 on the 7th floor of the said building known as "Mangal Milan" of the said society (hereinafter referred to as "the said flat") and also to the sinking fund deposits, reserves etc.


Uma P. Deo
UMA PRADIP DEY C.A. to

1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH

Kashyap Shah
KASHMITA
CORPORATION
Prop. Kashyap Shah



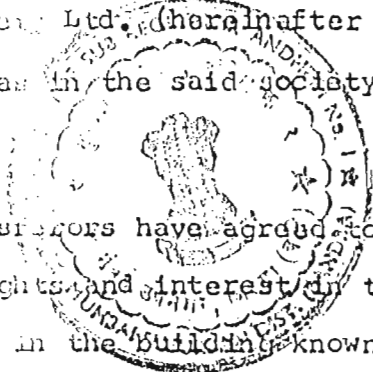
2002/13/22
2002

AND WHEREAS the Transferors are absolutely seized and possessed of and otherwise well and sufficiently entitled to the said shares and the said flat.

बदल-१/
2002
2003

AND WHEREAS the Transferors have agreed to transfer to the Transferee and the Transferee has agreed to acquire from the Transferors the said shares together with the right, title and interest of the Transferors to hold use and occupy the said flat for the lumpsum price and upon the terms and conditions hereinafter mentioned.

AND WHEREAS the flat purchasers have formed themselves into a Co-operative society by the name of MANGAL MILAN CO-OPERATIVE HOUSING SOCIETY LTD. under the provisions of the Maharashtra Co-operative Act, 1960 under No. BOM/HSG/6650 of 1981 and the TRANSFERORS herein became a member of the Society is in use, possession and occupation of the said Flat No. 702 on the 7th Floor in the building known as Mangal Milan Co-operative Housing Society Ltd. (hereinafter for brevity sake referred to as the said society and the said flat).



AND WHEREAS the Transferors have agreed to sell and transfer all their rights and interest in the said Flat No. 702 on 7th floor in the building known as "Mangal Milan" of the said society known as Mangal Milan Co-operative Housing Society Ltd. and all benefits as members of the said society and their proportionate interest in the Sinking Fund and other assets of the

Uma P. Deo

UMA PRADIP DEY C.A. to

- 1) FALGUNI MALKANI 2) ANAND A. SHAH
- 3) ANKOOR A. SHAH 4) ARVIND C. SHAH

Kashyap Shah

KASHMIRA CORPORATION
Prop. Kashyap Shah



| |
|----------|
| बदर-१/ |
| 25/11/22 |
| ३००३ |

said society and also society shares, whenever these will be issued by the society in favour of the Transferee at or for the lumpsum price of Rs.12,00,000/- (Rupees twelve lacs only) on the terms and conditions set out hereinafter.

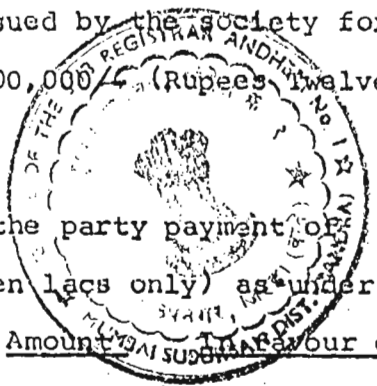
| |
|---------|
| ३००३-१/ |
| ६२०० |

IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES AND THIS INDENTURE WITNESSETH AS FOLLOWS :

1. The Transferors agree to sell, transfer and assign to the Transferee and the Transferee agrees to purchase and acquire all the right, title and interest of the Transferors in the said Flat No. 702 on 7th floor in the Building "Mangal Milan" of the society known as MANGAL MILAN CO-OP. HOUSING SOCIETY LTD. and all the benefits of the membership of the said society including the Transferors' proportionate interest in the Sinking Fund and other assets of the said society (hereinafter collectively referred to as "the said premises") free from all encumbrances of any nature whatsoever and also the society shares whenever these may be issued by the society for a lumpsum price of Rs.12,00,000/- (Rupees twelve lacs only).



2. The Transferee has paid the party payment of Rs.7,00,000/- (Rupees seven lacs only) as under :



| <u>Cheque No.</u> | <u>Dated</u> | <u>Amount</u> | <u>In favour of</u> |
|-------------------|--------------|---------------|---------------------|
| 347925 | 2.5.2002 | 1,75,000/- | Falguni Malkani |
| 347926 | 2.5.2002 | 1,75,000/- | Anand A. Shah |
| 347927 | 2.5.2002 | 1,75,000/- | Ankoor A. Shah |
| 347928 | 2.5.2002 | 1,75,000/- | Arvind C. Shah |

Uma P. Dey

[Signature]

UMA PRADIP DEY C.A. to
 1) FALGUNI MALKANI 2) ANAND A. SHAH
 3) ANKOOR A. SHAH 4) ARVIND C. SHAH

KASHMITA CORPORATION
 Prop. Kashyap Shah

| |
|---------------|
| वदर-१/ |
| २०६० / ५ / २२ |
| २००२ |

All the above cheques drawn on Standard Chartered Grindlays Bank Ltd., Santacruz (West) Branch.

The balance amount of Rs.5,00,000/- (Rupees five lacs only) will be paid by the Transferee on or before 7.5.2002.

| |
|---------|
| वदर-१/ |
| २००० १० |
| २००२ |

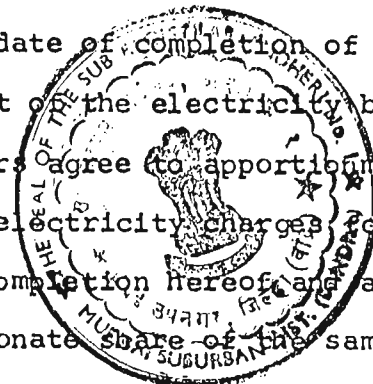
3. On payment of the full consideration amount of Rs.12,00,000/- (Rupees twelve lacs only) the Transferors shall put the Transferee in vacant and peaceful possession of the said premises. The Transferee shall be entitled to get the shares transferred to its name in the records of the society together with the transfer of the said premises in the society's records in the Transferee's favour.

4. The Transferors have paid all outstanding dues and arrears of maintenance charters and outgoing payable to the society upto the date of completion of the transaction. The Transferors have also paid the electricity bill for electricity consumed in the premises upto date of completion of the transaction on receipt of the electricity bills. If need the Transferors agree to apportionment of the outgoing and electricity charges for the period prior to the completion hereof and agrees to pay their proportionate share of the same.

5. The Transferors agree to obtain the consent of the society to transfer the said shares and the said premises in favour of the Transferee.

UMA PRADIP DEY C.A. to
1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH

KASHMITA
CORPORATION
Prop. Kashyap Shah





बंदर-१/
२५५०/१५८२
२००२

6. The Transferors hereby covenant with the Transferee as follows :

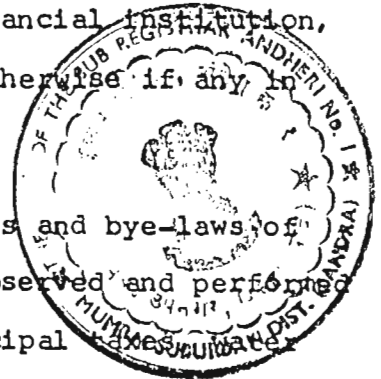
बंदर-१/
८२०
२००३

(i) that no other person or persons other than the Transferors have any right, title or interest property claim or demand of any nature whatsoever into or upon the said premises either by way of sale, charge, lien, gift, trust, lease, easement or otherwise howsoever and the Transferors have got full right, full power and absolute authority to sell and transfer the said shares and the premises to the Transferee.

(ii) that the said flat is not the subject matter of any suit, litigations or any other proceedings affecting the title of the Transferors directly or indirectly in respect of the said flat.



(iii) that they shall be exclusively liable to pay and satisfy any loan and or financial assistance obtained by them from any financial institution, Govt. body, person etc. or otherwise if any in respect of the said flat.



(iv) that the rules and regulations and bye-laws of the said society have been observed and performed and all contribution of Municipal taxes, electricity and maintenance and other charges and outgoings payable in respect of the said premises shall be paid by the Transferors upto the date of completion of this transaction.

Uma Pradip De

Kashyap Shah

UMA PRADIP DEY C.A. to
1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH
KASHMITA CORPORATION
Prop: Kashyap Shah



| | |
|--------|-------|
| वदर-१/ | |
| 25044 | 10/22 |
| २००२ | |

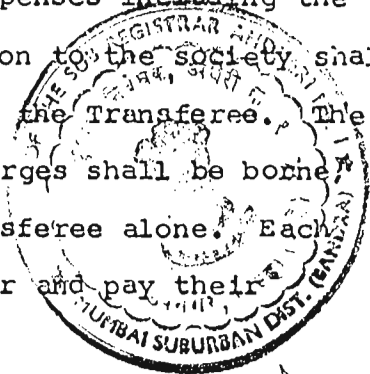
7. The Transferee hereby covenant with the Transferors as follows:

(i) that the Transferee shall regularly pay to the society its proportionate contribution of the Municipal taxes, water, electricity, maintenance and other charges and outgoings payable in respect thereof from the date of completion of the transaction.

(ii) that the Transferee shall observe and perform and abide by all the rules and regulations and bye laws of the said society from time to time in force.

8. All relevant papers, deeds, documents, writings and instruments such as Agreement evidencing the Transferors' right, title and interest in the said shares and the said premises have been delivered by the Transferors to the Transferee on the completion of the transaction.

9. All costs, charges and expenses including the transfer fees, voluntary donation to the society shall be borne by the Transferors and the Transferee. The stamp duty and registration charges shall be borne and paid and discharged by the Transferee alone. Each of the parties hereto shall bear and pay their respective advocate's fees.



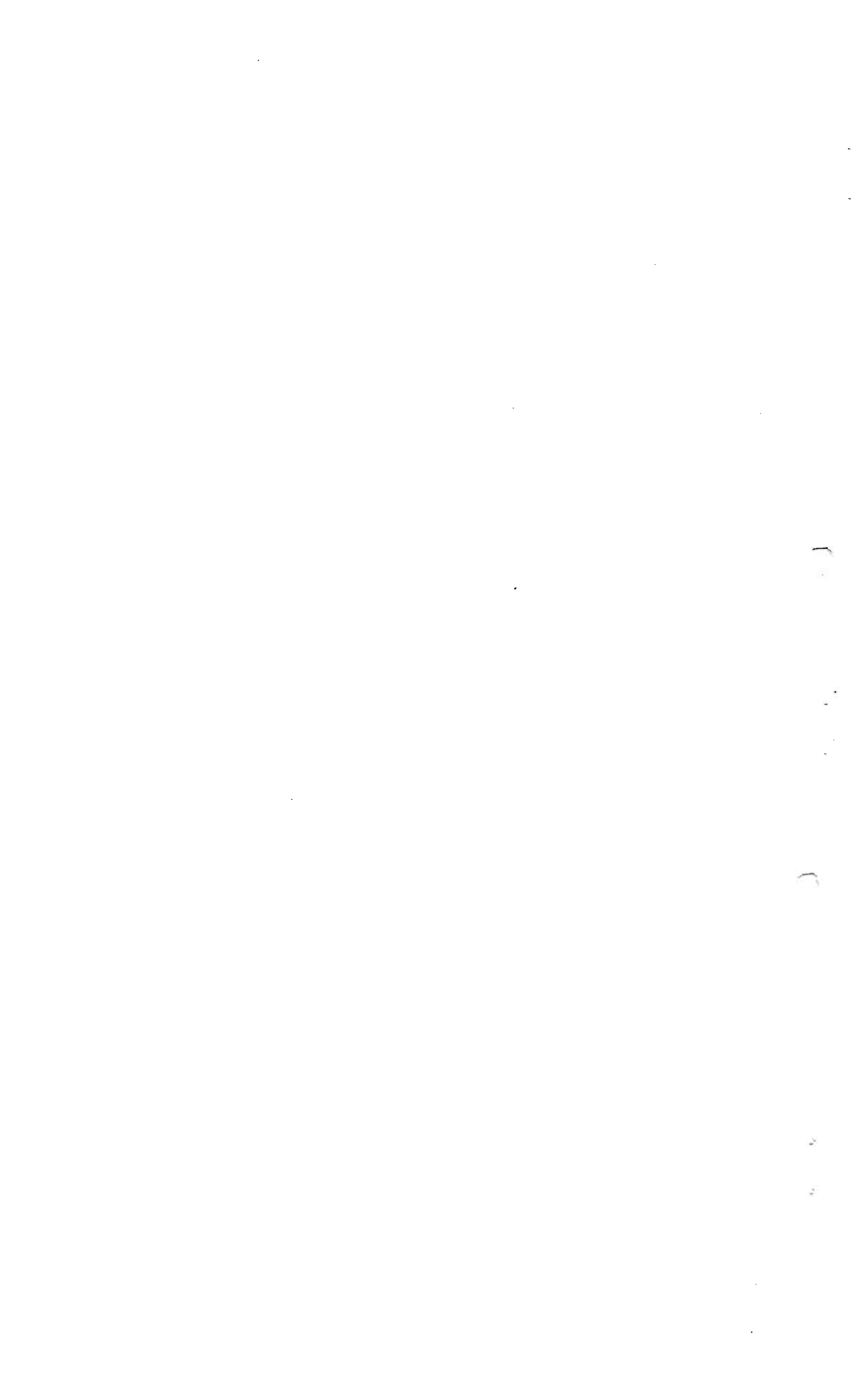
Uma P. Deo

Kashyap Shah

UMA PRADIP DEY C.A. to

1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH

KASHMITA CORPORATION
Prop: Kashyap Shah



| |
|---------------|
| बंदर-१/ |
| २००२ ६ २२ |
| २००२ |

: 8 :

IN WITNESS WHEREOF the parties hereto have here-
unto and to the duplicate hereof set and subscribed
their respective hands the day and year first hereinabove
written.

| |
|--------------|
| बंदर-१/ |
| २००२ ९ ३ |
| २००२ |

THE SCHEDULE ABOVE REFERRED TO

ALL THAT residential Flat No. 702 on 7th floor
admeasuring 27.3 sq. mtrs. built-up of the building
known as 'Mangal Milan' in the Mangal Milan Co-
operative Housing Society Ltd. situate at 17 Sharat-
chandra Chatterjee Road, Santacruz (West), Mumbai-
400 054. The year of construction of the building
is 1979. The CTS No. is H-261.Bandra.

SIGNED SEALED AND DELIVERED)

by the withinnamed 'TRANSFERORS')

FALGUNI MALKANI -)

ANAND A. SHAH)

ANKOOR A. SHAH)

ARVIND C. SHAH)

through their Constituted)

Attorney MRS. UMA PRADIP DEY)

Uma P. Dey

Uma Pradip Dey
C.A. to
Falguni Malkani
Anand A. Shah,
Ankoor A. Shah &
Arvind C. Shah

in the presence of :

1.

2.

[Handwritten signatures]



Uma P. Dey

UMA PRADIP DEY C.A. to

- 1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH

[Handwritten signature]

KASHMITA
CORPORATION

Prop: Kashyap Shah

घदर-१/
२०१०/१२
२००२

SIGNED SEALED AND DELIVERED)
by the withinnamed 'TRANSFEEEE')
M/s. KASHMITA CORPORATION)
through its Proprietor)
MR. KASHYAP LALBHAI SHAH)
in the presence of :

[Handwritten Signature]

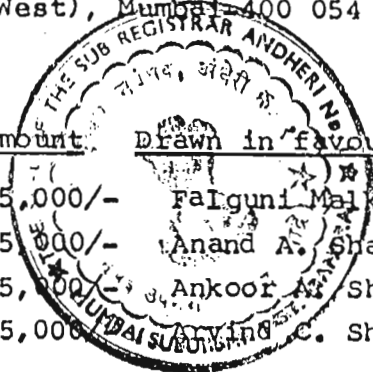
२०१०/१२
२००२

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

RECEIPT


RECEIVED a sum of Rs.7,00,000/- (Rupees seven lacs only) as part payment from M/s. KASHMITA CORPORATION against the sale of Flat No. 702 on 7th floor in the building known as 'Mangal Milan' in the Mangal Milan Co-op. Housing Society Ltd., situate at 17 Sharatchandra Chatterjee Road, Santacruz (West), Mumbai-400 054 by cheques as under :

| <u>Cheque No.</u> | <u>Dated</u> | <u>Amount</u> | <u>Drawn in favour of</u> |
|-------------------|--------------|---------------|---------------------------|
| 347925 | 2.5.2002 | 1,75,000/- | Falguni Malkani |
| 347926 | 2.5.2002 | 1,75,000/- | Anand A. Shah |
| 347927 | 2.5.2002 | 1,75,000/- | Ankoor A. Shah |
| 347928 | 2.5.2002 | 1,75,000/- | Arvind C. Shah |



THE CHEQUES ARE SUBJECT TO REALISATION.

I SAY RECEIVED Rs.7,00,000/-

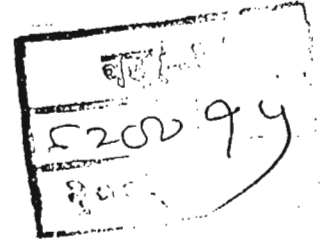
[Handwritten Signature] 

MRS. UMA PRADIP DEY C.A. to:

- 1) FALGUNI MALKANI
- 2) ANAND A. SHAH
- 3) ANKOOR A. SHAH
- 4) ARVIND C. SHAH







RECEIPT

Received with thanks a sum of Rs. 5,00,000/- (Rupees Five Lacs Only) as a Full & Final Payment from M/S. KASHMITA CORPORATION towards the sale of Flat No. 702 on 7th floor in the building known as Mangal Milan Co-op. Housing Society Ltd., situated at 17 Sharatchandra Chatterjee Road, Santacruz (West), Mumbai – 400 054 vide Agreement for Sale Dated : 02.05.2002. Details of payment are as under :-

| <u>ChequeNo.</u> | <u>Dated</u> | <u>Amount</u> | <u>In favour of</u> |
|------------------|--------------|---------------|---------------------|
| 347929 | 07.05.02 | 1,25,000/- | Falguni Malkani |
| 347930 | 07.05.02 | 1,25,000/- | Anand A. Shah |
| 347931 | 07.05.02 | 1,25,000/- | Ankoor A. Shah |
| 347932 | 07.05.02 | 1,25,000/- | Arvind C. Shah |

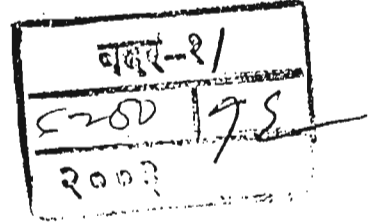
CHEQUES SUBJECT TO REALISATION



Uma Pradip Deo


MRS. UMA PRADIP DEY C.A. of
1) FALGUNI MALKANI
2) ANAND A. SHAH
3) ANKOOR A. SHAH
4) ARVIND C. SHAH

POSSESSION LETTER



From : FALGUNI MALKANI
ANAND A. SHAH
ANKOOR A. SHAH
ARVIND C. SHAH
Flat No.702, 7th floor,
Mangal Milan Co.op. Hsg.Soc.Ltd.,
17 Sharatchandra Chatterjee Road,
East Avenue, Santacruz (West),
Mumbai - 400 054.

Date : _____

To,
M/S. KASHMITA CORPORATION
"Kukul Kunj", Plot No.180,
Laxminagar CHS Ltd., 11th Road,
Khar (W), Mumbai - 400 052

Sub : Handing over possession of Flat No. 702 on 7th floor in Mangal Milan Co.op. Housing Society Ltd., situated at 17 Sharatchandra Chatterjee Road, East Avenue, Santacruz (W), Mumbai - 400 054

=====

Dear Sir,

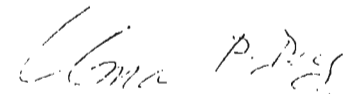
We, the undersigned 1) FALGUNI MALKANI, 2) ANAND A. SHAH, 3) ANKOOR A. SHAH, 4) ARVIND C. SHAH through our Constituted Attorney MRS. UMA PRADIP DEY state that we have transferred our above Flat to M/S. KASHMITA CORPORATION and have since received full payment towards the transfer of above flat and shares of society.

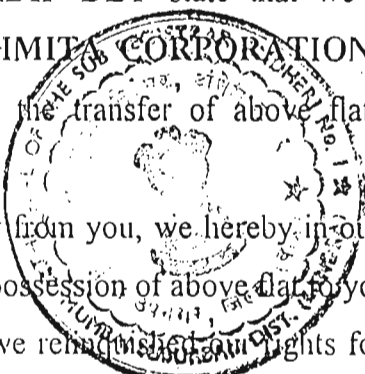
Since, we have received full payment from you, we hereby in our full consciousness and awareness handover the possession of above flat to you.

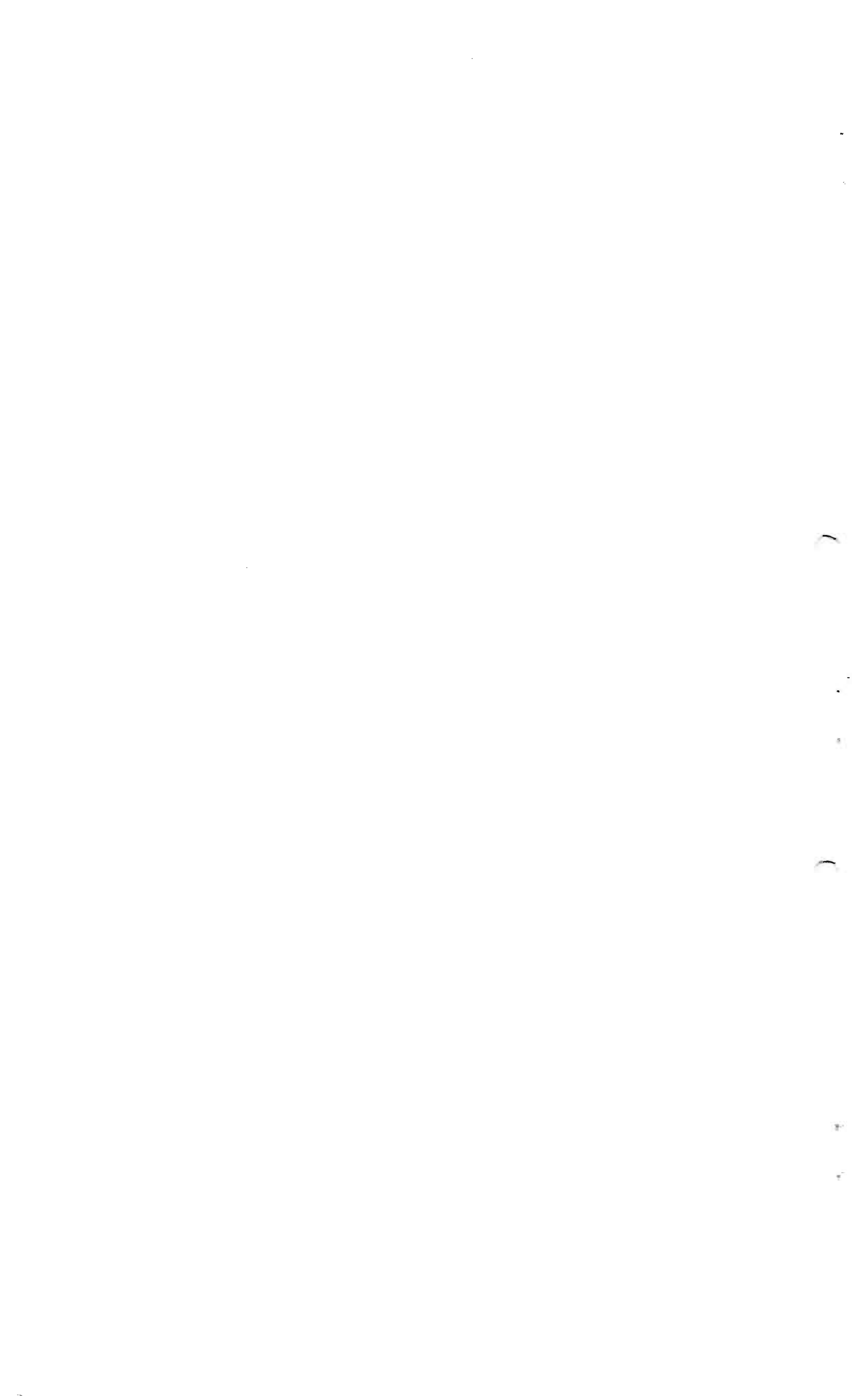
We further say, that from this date, we relinquish all our rights for the above flat and handover possession of the same, and you are at liberty to use and/or to sell, transfer, sublet at your will as you may wish within the rules and regulations of the society and we will have no objection or rights for the said flat.

(Given vacant & peaceful
possession Of the above
mentioned flat)

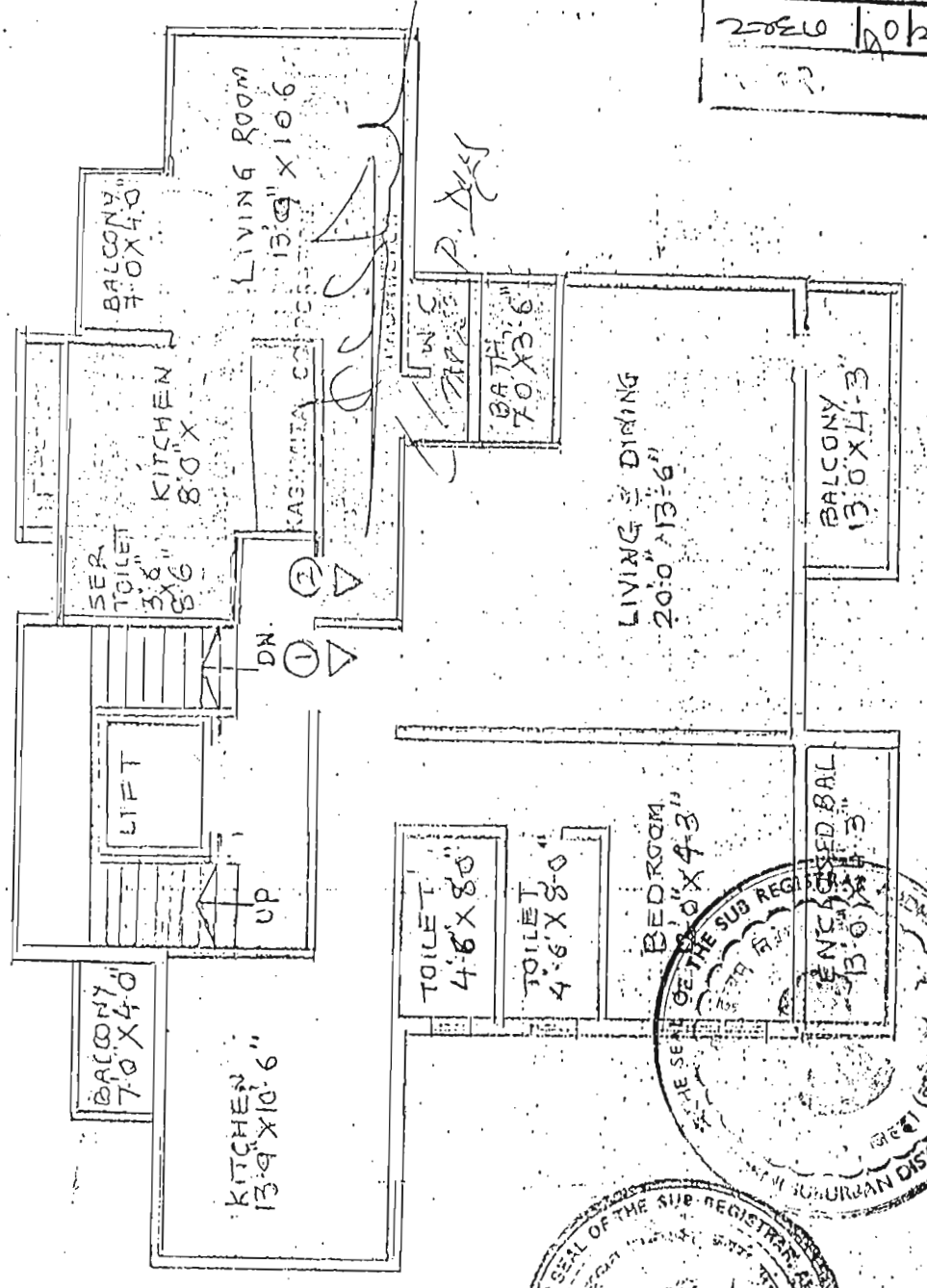
(Received vacant & peaceful
possession Of the above
mentioned flat)


UMA PRADIP DEY C.A. to
1) FALGUNI MALKANI 2) ANAND A. SHAH
3) ANKOOR A. SHAH 4) ARVIND C. SHAH


KASHMITA CORPORATION
PROPRIETOR
KASHMITA
CORPORATION
Prop : Kashyap Shah



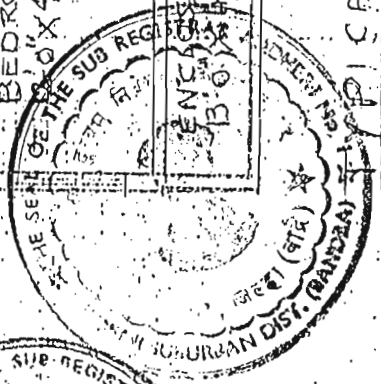
PLAN SHOWING EXISTING FLOOR PLAN FOR
 MANGAL MILAN CO-OP HSG SOCIETY BANDRA



| | | |
|--------|-------|------|
| वदर-१/ | २०२६० | १०७२ |
| | | |

| | |
|-------|------|
| २०२६० | १०७२ |
| २०२६० | १०७२ |

TYPICAL FLOOR PLAN
 NO. OF TENEMENT - 2 NOS PER FLOOR



मालमत्ता पत्रक

बांद्रा एच वॉर्ड

तालुका/न. भु. मा. का. -- न. भू. अ. बांद्रा

जिल्हा मुंबई उपनगर जिल्हा



| व्यवहार | खंड क्रमांक | न. भू. अ. घाफ (प) क्विच प्रो. (भा) | साक्षात्कन |
|---|--|------------------------------------|--|
| उपविभागीय अधि. मुंबई उप. आदेश क्र. DLN/LND- ८९५३/११/८२ नें बिनगती आकार ११४.०० मुदत १/८/७९ पासून. | | २००१८ | ०१/०२/१९८४ न. भू. अ. क्र. ३ मु. उ. मु. |
| दि. ११-९-९२ चा अर्ज, सहा. अभियंता (मेटे- नन्सा) एच/प. विभाग यांचे कडोल दुरु री रस्ताहदी प्रस्ताव क्र. डब्ल्यू. ओ. एच/ ३२५४५/एईएम. दि. ३-३-९४ अन्वये रस्ताकडे वगं झाले- की क्षेत्रची नविन मिळवली प्रिक्का उपडून त्याच रस्त्याकडे वगं न. क्र. ए. १२६१व रस्ताकडे वगं क्षेत्रातून कमी केले. | जि. नि. भू. अ. तथा न. भू. अ. ५ क्र ३ यांचा दिनांक १८-५-९२ चा आदेश. | वदर-१/ २००१८/११/२२ २००२ | १/०५/१९९४ जि. नि. भू. अ. तथा न. भू. अ. क्र ३ मु. |

खरी नक्कल -

धर्ज क्रमांक ४३५
 धर्ज घाफ क्रमांक ११०३/०२
 नक्कल दिव्याची तारीख १९/०१/०२
 नक्कल दिव्यार ३३३३
 रावती क्रमांक ४००४३२०
 एकूण घाव तंत्या ९.१५१
 नक्कल शुल्क १६०-००
 कागद शुल्क ६-००
 एकूण शुल्क १६६-००
 भनामत
 एकूण १६६-००



सत्य - प्रतिक्रिपी.

(Signature)
 माधुसूदन भू. अ. बांद्रा
 उपनगर जिल्हा मुंबई

भालमत्ता पत्रक

पत्र/मोजे -- वांद्रा एच वॉर्ड

तालुका/न.भु.मा.का. -- न.भू.अ.वांद्रा

जिल्हा --



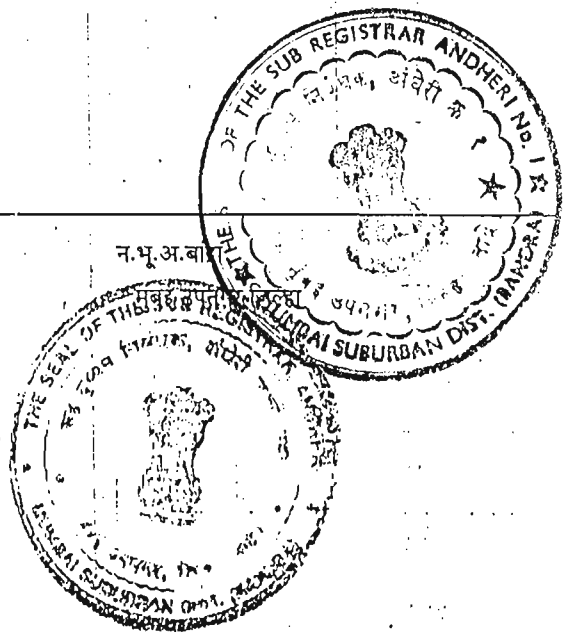
| | | | |
|------------|----------------|------------|--|
| प्राप्त | क्षेत्र | धारणाधिकार | शारदाला दिलेल्या भायगाणीचा किंवा तपशील आणि त्याचा पर्याय |
| २२१४ | चौ.मी. ७७.९ | F | |
| धारणाधिकार | ----- | | |
| मूळ धारक | ----- | | |
| ना | ----- | | |
| ना | ----- | | |
| ना | ----- | | |

८२०
२००३
वदर-३/
२००२

| व्यवहार | खंड क्रमांक | नविन धारक (धा) पट्टेदार (प) किंवा भार (भा) | साक्षात्करण |
|---|---|---|--|
| दि.११-९-९२ चा अर्ज, सहा. अभियंता (मॅटे-नन्स) यांचे कडील रस्ताकडी प्रस्ताव क्र. डब्ल्यू.ओ.एच/डब्ल्यू/३१५४५/एचएम. दि. २३-३-९४ अन्वये रस्त्याकड वग झालेल्या क्षेत्राची स्वतंत्र मिळफत पत्रिका उघडून त्यावर क्षेत्र सत्ताप्रकार व धारकाचे नांव दाखल केले. | S.I.F. जि.नि.भू.अ. तथा न.भू.अ. क्र.३ यांचा दि.१८-५-९४ चा आदेश. | (धा) मुंबई महानगर पालिका (रस्ता). | १८/०५/१९९४ जिनिभूअ तथा नभुअक्र ३मुं. |

पत्र करपासाठी - खरी नक्कल -

४३५
क्रमांक
आरंभिक साहित्य ११/०१/०२
अंतिम साहित्य ११/०१/०२
रजिस्ट्रार
भावतो क्रमांक ४००६३२०
रक्षण शब्द संख्या २०११
नकल मूल्य ६०/-
मगद मूल्य २०/-
मूळ मूल्य ५२/-
प्रमाणित
५२ ००



सत्य - प्रतिलिपी.
अ.व.व.व.
अधिकांक भूमि आरंभिक व घई
उपनगर जिल्हा मुंबई

1/3-1985
23876
2002

1/3-1985
23876
2002

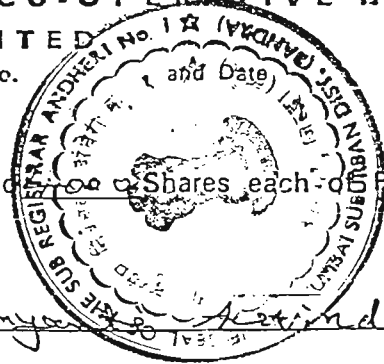
THE Mangal Nilkan CO-OPERATIVE HOUSING SOCIETY LIMITED

(Registered under M. C. S. Act, 1960) (Registration No. _____ and Date _____)

No. 14

Authorised Share Capital Rs. 2,00,000 Divided into 4000 Shares each of Rs. 50/- only

Member's Register No. 13



THIS IS TO CERTIFY that Shri/Smt. Damyan Arvind Shah

of Bombay is the Registered Holder of Shares [5] from No. 66

to 70 of Rupees two hundred & fifty only [250/-]

in THE Mangal Nilkan CO-OPERATIVE HOUSING SOCIETY LTD.

Santa Cruz (W) Bombay subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 31st day of August 1985.



[Signature]

Chairman

[Signature]

Hon. Secretary

P. H. Shah

Member of the Committee

P. T. O.



Memorandum of the transfers of the within mentioned shares

| Date of Transfer | Transfer No. | Share Regr. No. (Old) | To Whom transferred | Share Regr. No. (New) |
|------------------|--------------|-----------------------|--|-----------------------|
| 16-4-2002 | 1 | 14 | FALGUNI MALKANI ANAND. A. SHAH. ANKOOR. A. SHAH. ARVIND. C. SHAH. For Mungla Milan Co-op. Hsg. Soc. Ltd <i>(Signature)</i> Chairman/Treasurer/Secretary (ARUN ASHAR) (SUDHIR) | |

16-4-2002
25030
2002

16-4-2002
640029



Chairman

Hon. Secretary

Committee Member

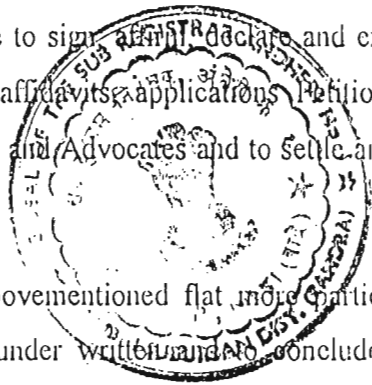
✓

| |
|------------|
| बंदर-२/ |
| २०२० १५/२२ |
| २००२ |

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that We do hereby nominate, constitute and appoint MRS. UMA PRADIP DEY residing at 1, Salmona Ville, North Avenue, Santacruz (West), Mumbai - 400 054 to be our true and lawful attorney for the purpose hereinafter expressed that is to say :

| |
|------------------|
| for the purpose! |
| २००२ २३ |
| २००२ |

1. To ask, demand, sue for, recover and receive of and from all persons and bodies politic or corporate, liable to pay, transfer and deliver the same respectively all sums of money, stock, funds, interest, dividends, debts, dues, compensation, goods, effects and things now owing or payable or belonging to us jointly or severally or which shall at any time hereafter be owing on belonging to us jointly or severally by virtue of any security or upon any balance of account or otherwise howsoever, and on payment, transfer or delivery thereof or of any part thereof respectively to give, sign and execute, receipts, dividend warrants, releases, reconveyances and other discharges for the same respectively and on non-payment, non-transfer or non-delivery thereof or any part thereof respectively to commence carry on and prosecute any action suit or other proceedings whatsoever for recovering and compelling payment, transfer or delivery thereof respectively and for that purpose to sign affidavits and execute all plaints, written statements, affidavits, applications, Petition and Appeals and to engage Solicitors and Advocates and to settle and pay their fees.
2. To negotiate for sale of the abovementioned flat more particularly described in the Schedule hereunder written and to conclude such agreement and sign the agreement for sale of the said flat.
3. To get the Flat No.702, situate at Mangal Milan Co-operative Housing Society Limited, 17 Sharatchandra Chatterjee Road,



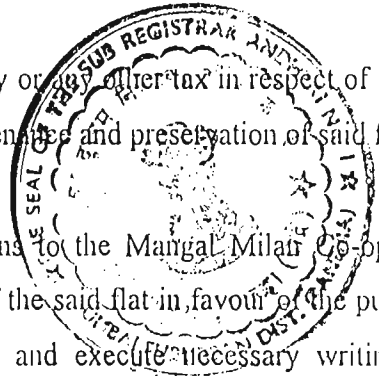


बदर-१/
२०६० ६/०/२२
२००२

Santacruz (West), Mumbai - 400 054 (hereinafter referred to as the said flat) standing in the name of Late Smt. Damayanti Arvind Shah and which flat has been nominated in our favour of all four of us, transferred in our name and thereafter to sale or transfer the said flat for such price and to collect the money on any terms and conditions as our said attorney think fit.

बदर-१/
२००२

4. On selling the said flat to receive the sale price and to sign and execute conveyance Registration and other documents and assurances in favour of the intending purchasers or their nominee or nominees as the case may be and do all other acts, deeds, matters and things in relation thereto.
5. To appear before the Sub-Registrar of Assurances or any other competent authority and lodge the document of Conveyance/Sale Deed for registration and to admit execution of the said deed as our said Attorney shall find necessary.
6. To appear before the Society, Talati, Mamlatdar, Collector, Municipal Corporation or any other authority in connection with the said flat and to sign application for the transfer of the said flat.
7. To pay municipal tax, duty levy or other tax in respect of the said flat and to do all acts for maintenance and preservation of said flat.
8. To make necessary applications to the Mangal Milan Co-operative Housing Society for transfer of the said flat in favour of the purchaser and for said purpose to sign and execute necessary writings and Applications and to all other things and deeds as may be necessary for the said purpose.



| |
|------------|
| वदर-१/ |
| २४६७ १९/२२ |
| २००२ |

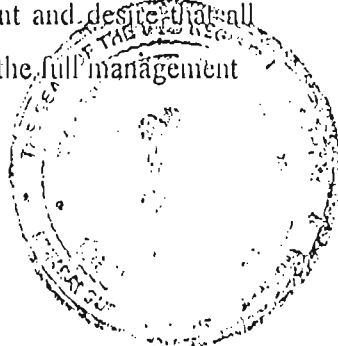
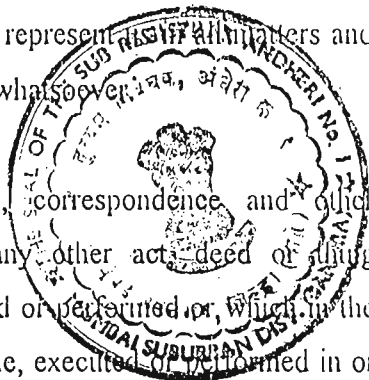
9. To open accounts in any bank or banks as our said attorney shall think fit and to operate upon the same or any other account opened by us and on our behalf and in our name sign and endorse all cheques, hundies, drafts, slips, bills of exchange, receipts and other negotiable instruments and to receive payments in respect of the same, accept and receive money orders and telegraphic transfer of moneys in our name and such account may be opened in our name alone or jointly with others with power to either or survivor to operate such account and for the said purpose to pledge, mortgage or charge any of our movable properties and for the said purpose to execute the necessary deeds, the documents or transfer deeds or forms.

| |
|---------|
| वदर-३/ |
| २७०० २५ |
| २००२ |

10. To appear before any Judicial or other official for us and represent us in all matters before any income tax officer or officers, Assistant Commissioner or Commissioners relating to our assessment or any other assessment in which we may be interested or concerned and to file returns, certificates, applications or petitions for reference and to consent to any arrangement or settlement therein.

11. To appear on our behalf before any official or authority Revenue, Municipal Judicial or otherwise and to represent us in all matters and proceedings before them of any nature whatsoever.

AND GENERALLY to sign all letters, correspondence and other documents and to execute and perform any other act, deed or thing whatsoever which ought to be done, executed or performed, or which in the opinion of our said Attorney ought to be done, executed or performed in or about our concerns and engagements of every nature and kind whatsoever as fully and effectually to all intents and purposes as we ourselves could do if we were present and did the same it being our intent and desire that all matters and things respecting the same shall be under the full management



and directions of our said Attorney And all and whatsoever our said Attorney shall do or cause to be done in or about the said flat WE DO HEREBY for ourselves, our heirs, executors and administrators agree, allow, ratify and confirm.

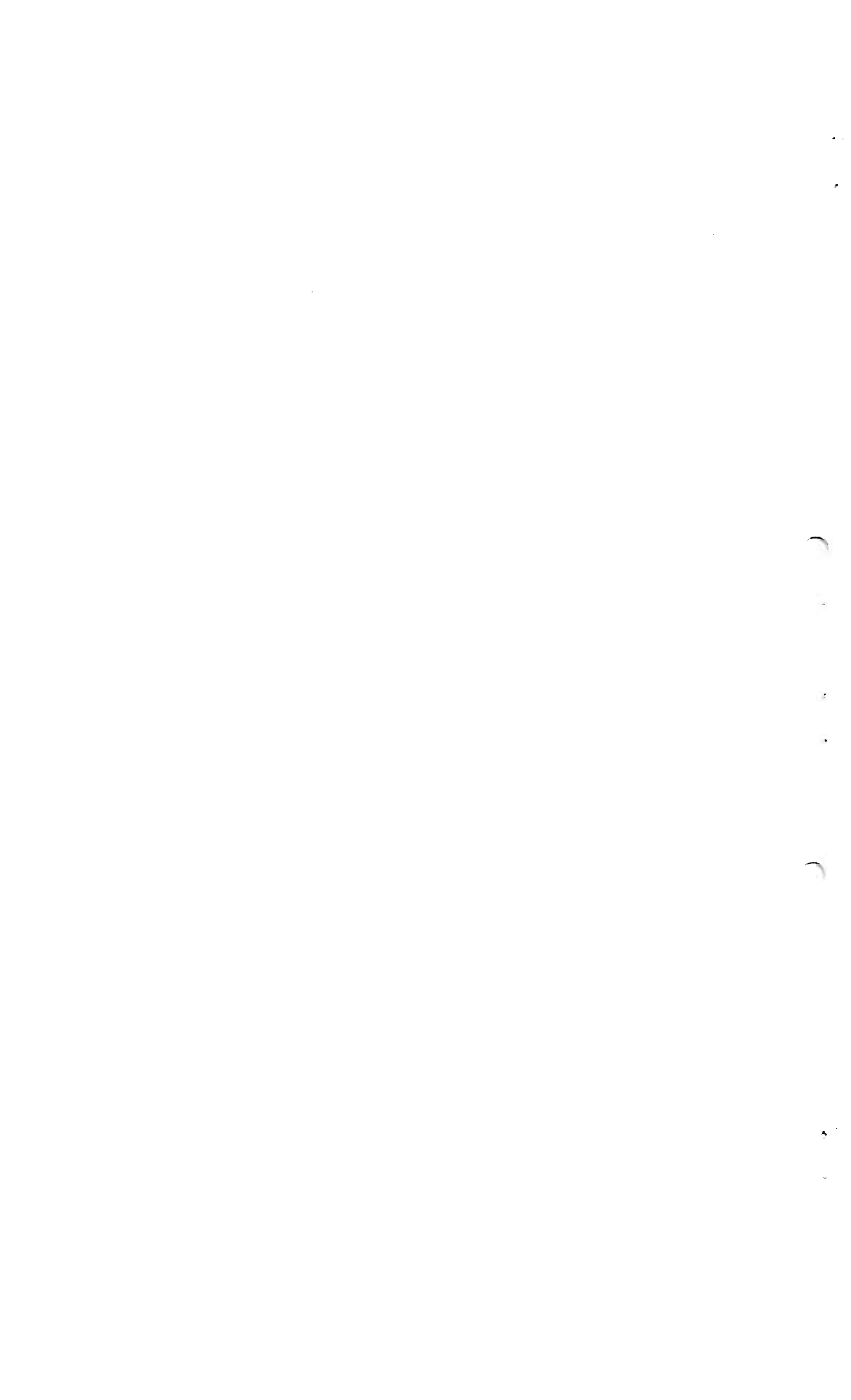
| |
|-------------|
| बदर-१/ |
| २०८६० १५/२२ |
| २००२ |

THE SCHEDULE ABOVE REFERRED TO

Flat No.702 on the 7th floor of Mangal Milan Co-operative Housing Society Limited, 17 Sharatchandra Chatterjee Road, Santaacruz (West), Mumbai - 400 054.

| |
|---------|
| बदर-१/ |
| C200/2E |
| २००२ |





IN WITNESS WHEREOF We the said 1) FALGUNI MALKANI, 2) ANAND SHAH, 3) ANKOOR SHAH, 4) ARVIND SHAH have herunto set and subscribed our respective hands.

बदल-२/
२००२/२०
२००३

बदल-२/
२-०२-०३
२००३

Falguni Malkani

SIGNED & DELIVERED by)
the withinnamed :) Address : _____
FALGUNI MALKANI, in the)
presence of.....)

Mary P. Rogan 4-24-02

MARY P. ROGAN
Notary Public of New Jersey
My Commission Expires Sept. 20, 2004

बदल-२/
२००२/२०
२००३

SIGNED & DELIVERED by)
the withinnamed :) Address : _____
ANAND SHAH, in the)
presence of.....)

Anand Shah

Address : _____

Nicole Markle
NICOLE MARKLE
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires Mar. 20, 2003

SIGNED & DELIVERED by)
the withinnamed :) Address : _____
ANKOOR SHAH, in the)
presence of.....)

Ankoor Shah

Address : _____

Ankoor Shah

Notary Public, Middlesex County, New Jersey
My Commission Expires December 22, 2004



SIGNED & DELIVERED by)
the withinnamed :) Address : _____
ARVIND SHAH, in the)
presence of.....)

Arvind Shah

Address : _____

Arvind Shah

Notary Public, Middlesex County, New Jersey
My Commission Expires December 22, 2004



Uma P. Desai



2002

दस्त गोषवारा भाग-1

वदर-१/
२००६/२५

१९ pm

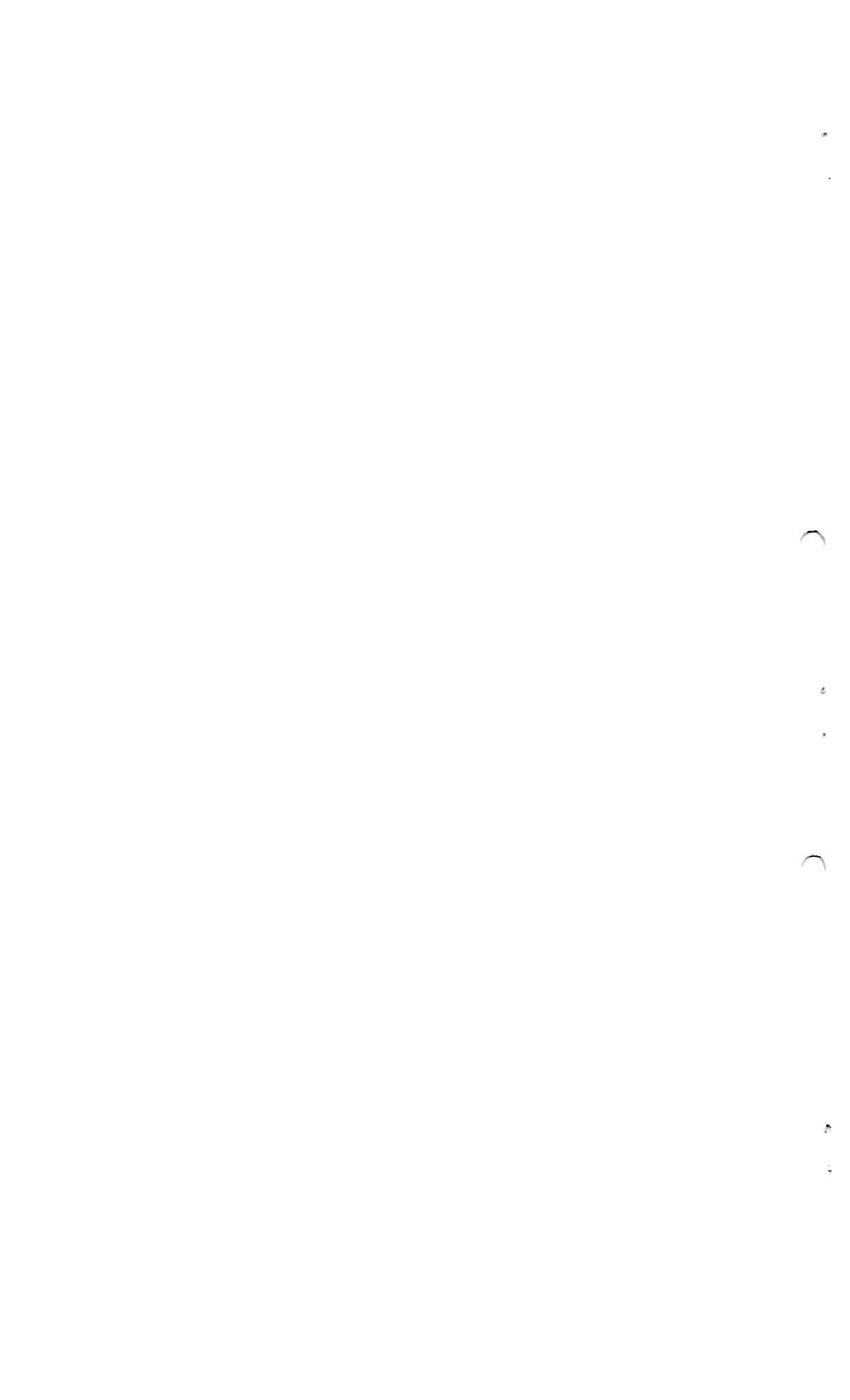
क्रमांक : 2467/2002

प्रकार : Agreement

| पक्षकाराचे नाव | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|---|-------------------|-----------|---------------|
| कल्याण लालभाई शहा कार्मिका कॉरपोरेशन तर्फे प्रोप | Executant | | |
| 189 कृष्ण कुल 1 वा रस्ता शार मु 52 वय 52 सही | | | |
| रमा डे मुखत्यार फाल्गुनी भलकानी, आनंद शहा , धरुत शहा, अरविंद शहा तर्फे | Executor | | |
| 1 सालमाना विला चौथे एवढेचू सांताक्रुझ मु 54 वय 52सही | | | |

वदर--१/
२००६/२५/२२
२००२





दस्त गोषवारा भाग - 2

क्र. 2467 2002 वा गोषवारा
पर मुला : 1383000 मंजूरता : 1200000 भरलेले मुद्रांक शुल्क : 70750

हा हजर केल्याचा दिनांक : 08/05/2002 01:21 PM
वादनाचा दिनांक : 08/05/2002

वाचा प्रकार : 25) करारनामा
क्र. 1 ची वेळ : (सादरीकरण) 08/05/2002 01:21 PM
क्र. 2 ची वेळ : (फी) 08/05/2002 01:25 PM
क्र. 3 ची वेळ : (कसुती) 08/05/2002 01:25 PM
क्र. 4 ची वेळ : (आंळख) 08/05/2002 01:26 PM

मंजूर केल्याचा दिनांक : 08/05/2002 01:26 PM

एवज करुन देणार तथाकथीत | करारनामा | दस्ताएवज करुन दिल्याचे कवूत करतात.

दस्ता :
मीत उत्तम असो निगदीत करतात की, ले दस्ताएवज करुन देणा-मांना व्यक्तीशः ओळखतात, व
ही ओळख पटवित्तात.
एव एव पारख, वांद्रा पू मु 51
वाई मुद्रांतीगार, करीतप्रमाणे

निबंधकाची सही
तो 1 (वांद्रा)

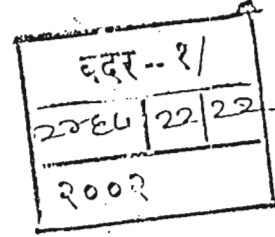
Choklebar

पावती क्र.: 1635 दिनांक: 08/05/2002
पावतीचे वर्णन
नांव: कश्यप लालगाई शाह काशिता गोंयगोरशन
तर्फे प्रोप

14000 : नोंदणी फी
480 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

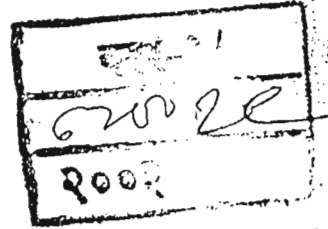
14480: एकूण

दु. निबंधकाची राही, अंधेरी 1 (वांद्रा)



दस्ता क्र. 2002/22/22
दुस्तक क्रमांक १ क्रमांक घर
मावडा.
दिनांक ८/५/०२

श. दुर्धम निबंधक अंधेरी
दस्ता क्रमांक १ क्रमांक घर








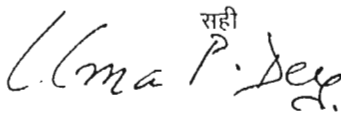




वदर1
दस्ता क्र 8200/2003

25/11/2003 दुय्यम निबंधकः
1:01:48 pm अंधेरी 1 (वांद्रा)

दस्त गोषवारा भाग-1

दस्त क्रमांक : 8200/2003
दस्ताचा प्रकार : चुक दुरुस्ती पत्र

| अनु क्र. | पक्षकाराचे नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगठ्याचा ठसा |
|----------|--|--|--|---|
| 1 | <p>नामः कश्यप लालभाई शाह प्राप्ता. कश्मिता का. तर्फे - पत्ता: घर/फ्लॅट नं: कुकुलकुंज गल्ली/रस्ता: - ईमारतीचे नावः लक्ष्मीनारायण को.ऑप ही. सो. ईमारत नं: - पेट/वसाहत: - शहर/गावः खार ताल</p> | <p>लिहून घेणार वय 53 सही</p>  |  |  |
| 2 | <p>नामः उमा प्रदिप डे मुखत्यार फाल्गुनी मलकानी, आनंदगाह, अंकुर शाह, अरविंद शाह तर्फे पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नावः सालमोना व्हिला ईमारत नं: - पेट/वसाहत: - शहर/गावः र</p> | <p>लिहून घेणार वय 53 सही</p>  |  |  |

वदर--१/
५२०० ३०
२००३







दस्त गोषवारा भाग - 2

बदर 1

दस्त क्रमांक (8200/2003)

दस्त क्र. [बदर 1-8200-2003] या गोषवारा
वाजार मुख्य : 1133632 मांघदला 1 भरलेले मुद्रांक शुल्क : 46800

पावती क्र.: 8235 दिनांक: 25/11/2003

पावतीचे वर्णन

नांव: कश्यप लालभाई शाह प्रो.प्र. कश्मिता
कार्पा. तर्फे - -

दस्त हजर केल्याचा दिनांक : 25/11/2003 12:56 PM

निष्पादनाचा दिनांक : 25/11/2003

दस्त हजर करणा-याची सही :

11340 : नोंदणी फी

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

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

11980: एकूण

दस्ताचा प्रकार : 65) चुक दुरुरती पत्र

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/11/2003 12:56 PM

शिक्का क्र. 2 ची वेळ : (फी) 25/11/2003 01:01 PM

शिक्का क्र. 3 ची वेळ : (कबुली) 25/11/2003 01:01 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 25/11/2003 01:01 PM

दस्त नोंद केल्याचा दिनांक : 25/11/2003 01:01 PM

दु. निबंधकाची सही अंधेरी 1 (बांद्रा)

ओळख :

खालील इरम असे निवेदीत करतात की, ते दस्त एवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) नगिन- मेहता , घर/फ्लॅट नं. -

गल्ली/रस्ता: व्ही पी रोड

इमारतीचे नाव: -

इमारत नं. -

पेठ/वसाहत: -

शहर/गाव: सांताक्रुझ

तालुका: -

पिन: 54

2) राजेश- मेहता , घर/फ्लॅट नं. वरीलप्रमाणे

गल्ली/रस्ता: -

इमारतीचे नाव: -

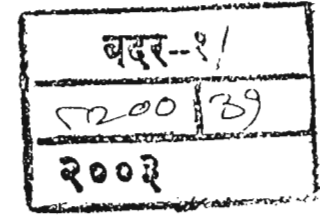
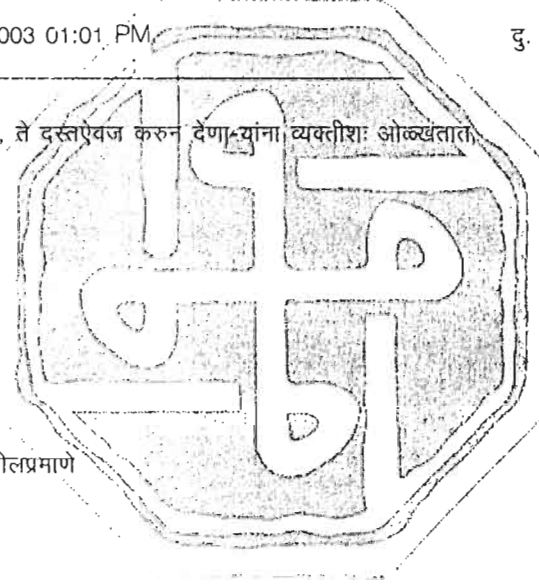
इमारत नं. -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -



दु. निबंधकाची सही
अंधेरी 1 (बांद्रा)

प्रमाणित करणेत येते की, या
दस्तामज्जे एकूण.....३९...पाने आहेत.

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



बदर-१/८२००/२००३.

पुस्तक क्रमांक १, क्रमांक घर

गोषवारा.

दिनांक २५/११/०३

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





दुय्यम निबंधक: अंधेरी 1 (वांद्रा)

दस्तावेजक्रमांक व वर्ष: 8200/2003

Tuesday, November 25, 2003

1:02:09 PM

सूची क्र. दोन INDEX NO. II

नोंदणी क्र. म.

Regn. 63 m.e

गावाचे नाव : वांद्रा

- (1) विलेखाचा प्रकार, गोवदल्याचे स्वरूप चुक दुरुस्ती पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 1.00
बा.भा. रु. 1,133,632.00
- (2) भू-मापन. पोटहिस्सा व घरक्रमांक (असल्यास) (1) रिटिअर क्र.: 261 वर्णन: विभागाचे नाव - बांद्रा - एच (अंधेरी), उपविभागाचे नाव - 27/160 - भुभाग: उत्तरेस गावाची सीमा, पूर्वेस रेल्वे, दक्षिणेस रामकृष्ण मिशन मार्ग व पश्चिमेस एस.बी.रोड सदनिका क्र. 702, 7 वा मजला, मंगल मिलन.
- (3) क्षेत्रफळ (1)वांधीव गिळकतीचे क्षेत्रफळ 19.63 चौ.मी. आहे.
- (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) उमा- प्रदिप - डे मुखत्यार पंगुनी मलकानी, आनंदशाह, अंकुर शाह, अरविंद शाह तर्फे ; घर/प्लॉट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: सालमोना व्हिला ; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: सातक्रुझ ; तालुका: -; पिन: 54.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) कश्यप लालमोई शाह प्रोप्रा. कश्मिती कारपो.तर्फे - -; घर/प्लॉट नं: कुकुलकुंज ; गल्ली/रस्ता: -; ईमारतीचे नाव: लक्ष्मीनारायण को.ऑप ही. सो.; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: खार ; तालुका: -; पिन: 52.
- (7) दिनांक करून दिल्याचा 25/11/2003
- (8) नोंदणीचा 25/11/2003
- (9) अनुक्रमांक, खंड व पृष्ठ 8200 /2003
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 46790.00
- (11) बाजारभावाप्रमाणे नोंदणी शुल्क रु 11340.00
- (12) शंरा



खरी प्रत

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

