

Dinesh Family Tour - 1

Flgt No. 107



Monday, July 17, 2006

3:23:28 PM

Original

नोंदणी 39 म.

Regn 39 M

पावती

पावती क्र. : 5948

दिनांक 17/07/2006

गावाचे नाव मालाड

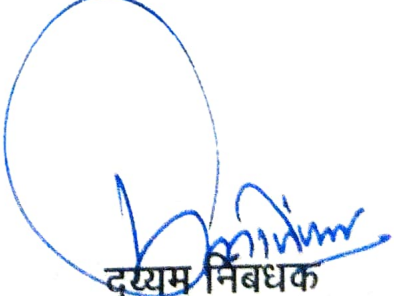
दस्तऐवजाचा अनुक्रमांक वदर5 - 05933 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: दिनेश शर्मा (एच यु एफ चे कर्ता) - -

नोंदणी फी	: -	23000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	: -	300.00
एकूण	रु.	23300.00

आपणास हा दस्त अंदाजे 3:38PM ह्या वेळेस मिळेल


दुय्यम निबंधक
 बोरीवली 2 (कांदिवली)

बाजार मुल्य: 1749240 रु. मोबदला: 2300000रु.

भरलेले मुद्रांक शुल्क: 98750 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ बडौदा ;

डीडी/धनाकर्ष क्रमांक: 673338; रक्कम: 23000 रु.; दिनांक: 03/07/2006

**सह दुय्यम निबंधक बोरीवली-२,
मुंबई उपनगर जिल्हा.**

FRANKING DEPOSIT SLIP

Customer Name: MP DINESH SHARMA

Account No: 81585

Branch: Malad East

City: Mumbai

State: MH

Country: INDIA

DD - Cheque No: CASH

Drawn on Bank: ICICI Bank Ltd.

Bank's (Use only): 81585

Transaction Officer: [Signature]

Stamp: ICICI Bank Ltd. Mumbai

Stamp: RECEIVED BY THE BANK

AGREEMENT

[Handwritten signature]

THIS INDENTURE made at Mumbai, this 29th day of April in the Christian year Two Thousand and Six BETWEEN MR. RAMSEVAK BUDHAI CHAURASIA aged 67 years of Mumbai residing at K. Raheja Township, Flat No.101, Shantivan - 2, Off. Western Express Highway, Malad (East), Mumbai - 400 097 herein after referred to as the Vendor (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part; and DINESH SHARMA(HUF) by its Karta MR DINESH SHARMA, aged 49 years of Mumbai residing at Shantivan - 2A, Flat No.102, K. Raheja Township, Off. Western Express Highway, Malad (East), Mumbai - 400 097 herein after referred to as the Purchasers (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the Other Part;

Kaustabh Sant
Officer
ICICI Bank Ltd.

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INDIA
81585
168416
APR 29 2006
17:23
R-00987504-P85299

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Stamp: 29-4/2006

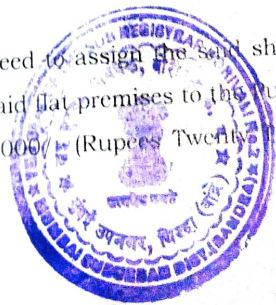
AND WHEREAS By an Agreement dated 26th day of October 1987, Unique Estates Development Company Limited, therein referred to as the "builders" sold a flat being Flat No 101, admeasuring area 608 sq. ft carpet or thereabouts, consisting of two bed room hall kitchen on the first floor of Shantivan - 2 owned by Shantivan - 2 Co-operative Housing Society Limited, situate at K. Raheja Township, Off Western Express Highway, Malad (E), Mumbai - 400 097 and bearing CTS No 581 of Village Malad (E), Taluka Borivali within the registration District and Sub-district of Mumbai City and Mumbai Suburban described in the Schedule hereunder written and hereinafter referred to as the said flat premises to MR. RAMSEVAK BUDHAI CHAURASIA for the consideration and on the terms and conditions described therein the agreement dated 26th day of October 1987.

WHEREAS the Vendor is the member of Shantivan - 2 Co-operative Housing Society Ltd., having its registration No.BOM/WP/HSG/(TC) /4016 of 1988-89 under the Maharashtra Co-operative Housing Society Act, 1960, hereinafter referred to as the said society;

AND WHEREAS the Vendor is well and sufficiently seized and possessed of and entitled to the flat bearing No.101, admeasuring area 608 sq. ft. carpet or thereabouts, consisting of two bed room hall kitchen on the first floor of Shantivan - 2 owned by Shantivan - 2 Co-operative Housing Society Limited situated at K. Raheja Township, Off Western Express Highway, Malad (East), Mumbai - 400 097.

AND WHEREAS the Vendor holds five fully paid up shares of Rs.50/- each (Rupees Fifty Only) bearing Nos.431 to 435 (both inclusive) entered into the Share Certificate No.82 standing in the name of the Vendor in the books of the Society, herein after referred to as the said shares;

AND WHEREAS the Vendor has agreed to assign the said shares of the said society and his interest in the said flat premises to the purchaser for the total consideration of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only)



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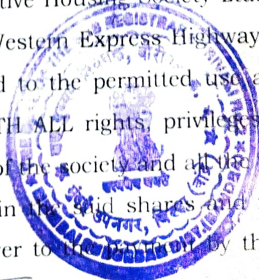
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AND WHEREAS the Vendor has fully paid all outgoing to the said society upto 31st March 2006 and with the request of the Purchaser and with the consent of the society the Vendor is transferring his entire rights, title and interest into and over the beneficial right to use and occupy the said flat premises subject to the full payment of the above said consideration amount;

AND WHEREAS the Purchaser confirms that he will use the said flat premises for residential purpose and that he will regularly pay to the said society his contribution towards taxes, electricity, maintenance charges etc. as per the society resolution in effect at present or as may be decided by the society from time to time, payable in respect of the said flat premises;

NOW THIS PRESENT WITNESSETH AS FOLLOWS:-

1. The recitals hereinabove shall form integral part hereof as if the same are incorporated specifically herein by way of assurance from the Vendor to the Purchaser.
2. In pursuant of the said agreement and in consideration of sum of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) paid by the Purchaser to the Vendor on or before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and from the same doth hereby acquit and release the Purchaser forever) the Vendor for himself and his heirs, executors, administrator doth hereby grant, convey and transfer unto the Purchaser all his beneficial right, title and interest into and upon the said flat premises bearing Flat No.101 on the first floor in Shantivan - 2 owned by Shantivan - 2 Co-operative Housing Society Ltd. situated at K. Raheja Township, Off Western Express Highway, Malad (East), Mumbai - 400 097 and to the permitted use and occupation thereof TOGETHER WITH ALL rights, privileges whatsoever of the Vendor as member of the society and all the rights, title and interest of the Vendor in the said shares and in the said flat premises subject however to the conditions imposed by the Purchaser of



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all taxes and outgoings and other charges now or hereafter payable to the society or any other body

Now Vendor doth hereby covenant with the Purchaser that

- a. The Vendor has applied to the Managing Committee of the said society for granting NOC for the transfer of the said flat premises and of the said shares held by the Vendor in the said society to the Purchaser.
- b. The said flat premises as well as the said shares are absolutely free from any charges, mortgage, hypothecation or lien and the Vendor is absolutely at liberty to hold and dispose of the same accordingly to his own will and wishes.
- c. The Vendor has neither entered into any agreement with any person as party to sell, assign, lease, license, gift and/or transfer the said flat premises or any part thereof nor has the Vendor in any manner whatsoever dealt with his right, title and interest in the said shares of the said society nor has the Vendor created any charge, lien, encumber, mortgage etc. in respect thereof;
- d. Neither the said shares nor the said flat premises or either of them are/is the subject matter of any litigation nor the same or any of them are/is attached in execution of any decree nor has the Vendor created any tenancy or any other right whatsoever in favour of any one in respect of the said shares and the said flat premises or any part thereof;
- e. There is no impediment or restraint or injunction or other reason whatsoever against Vendor in respect of the said shares and the said flat premises whereby he is prevented from selling and transferring the said shares and the said flat premises in favour of the Purchaser.

4. The Vendors states that all amount standing to the credit of the Vendor in the books of the said society, either towards deposit, sinking fund, dividend or any other amount, shall be transferred to the Purchaser and the Vendor hereinafter shall not have any right, title, interest or claim of any kind or nature



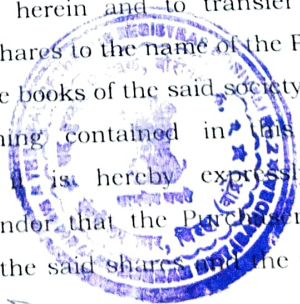
3/10/14



whatsoever subject to the full payment of the consideration amount as stated herein above.

5. The taxes and all outgoings in respect of the said flat premises are paid by the Vendor till 31st March 2006 and thereafter will be paid by the Purchaser and the Vendor agrees to pay or reimburse the Purchaser in respect of any demand against the charges, mortgage, hypothecation and/or lien, if any, claimed or raised or that may be claimed or raised by the society or any other authorities in respect of any period prior to the date these presents;
6. The Purchaser shall abide by the rules of the said society and other regulations and keep the vendor indemnified in respect thereof till the time the Purchaser is admitted as the member of the said society.
7. On the execution of these presents the Vendor shall hand over to the Purchaser the possession of the said flat premises or any other subsequent date till the Vendor receives full payment of the consideration amount from the Purchaser as stated herein above.
8. The Vendor shall execute and deliver necessary transfer forms and other documents and writing for the said transfer of the said society's membership and the shares of the said society as are required by the Purchaser for more perfectly securing, assuring and effectively transferring the said flat premises and the said shares to the Purchaser forever.
9. The Vendor shall hand over to the Purchaser all documents of title and share certificate on payment of full and final consideration.
10. The Vendor and the Purchaser will execute necessary documents as and when required for giving proper effect to what has been agreed herein and to transfer the said flat premises and the said shares to the name of the Purchaser from that of the Vendor in the books of the said society.
11. Notwithstanding anything contained in this Indenture or otherwise howsoever is hereby expressly agreed and undertaken by the Vendor that the Purchaser has agreed to purchase and acquire the said shares and the flat premises on

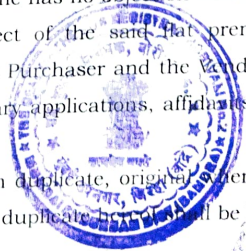
300.15.2006/11



2006-4/
YES 14
2006

the basis of covenants and obligation made by the Vendor and therefore, the Purchaser shall not be deemed to assume in any manner responsibility or a liability whatsoever either to the Vendor or to any person, firm, company, body corporate or any other authority claiming through or against the Vendor or otherwise howsoever and the Vendor shall hold and keep the Purchaser free and harmless from and against all actions, claims, demands, suits, damages, loss and liabilities of whatsoever nature which may at any time directly or indirectly arise out of the transaction herein contained and against any loss, damages, costs, charges and expenses which the Purchaser may now or at any time hereinafter pay, incur, suffer or sustain in connection with or as a result of all the foregoing and that the indemnity aforesaid shall be without any limitation of pecuniary nature of otherwise whatsoever.

12. Transfer fees/donation or contribution, if any, payable to the society for the transfer of the said shares from the Vendors name to the name of the Purchaser shall be paid by the Purchaser and seller equally.
13. The stamp duty and other registration charges or fees, if any, for and in respect of this Indenture shall be borne by the Purchaser alone.
14. The parties hereto agrees that in the event of the Purchaser lodging this agreement for registration, the Vendor shall attend the office of the Registrar of Assurances at Mumbai and admit his respective execution.
15. The Vendor hereby agree that he has no objection whatsoever if the electricity meter in respect of the said flat premises is transferred in the name of the Purchaser and the Vendor shall assign and execute all necessary applications, affidavits, etc in this behalf.
16. This agreement is engrossed in duplicate, original thereof will be kept by the Purchaser while duplicate shall be kept by the Vendor.



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६६२-५/
५९३३ ६

SCHEDULE REFERRED TO ABOVE

Handwritten notes:
2A ✓
2C ✓
2B ✓
2D ✓
2E ✓
2F ✓
2G ✓
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All that Flat No.101, admeasuring area 608 sq. ft. carpet or thereabouts, consisting of two bed room hall kitchen on the first floor of Shantivan owned by Shantivan Co operative Housing Society Limited, situate at K. Raheja Township, Off Western Express Highway, Malad (E), Mumbai - 400 097 and bearing CTS No.581 of Village Malad (E), Taluka Borivali within the registration District and Sub district of Mumbai City and Mumbai Suburban . The Building comprise of ground plus 7 floors with lift facility and the Building is constructed in 1988-89;

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their respective signatures the day and the year hereinabove written.

SIGNED, SEALED AND DELIVERED
By the withinnamed VENDOR
MR. RAMSEVAK BUDHAI CHAURASIA
PANNO : ADDPC2601D

Handwritten signature of Mr. Ramsevak Budhai Chaurasia

- In the presence of
1. *N. L. Budhai*
 2. *Bhatia*

SIGNED, SEALED AND DELIVERED
By the withinnamed PURCHASER
DINESH SHARMA (HUF)
Through its Karta
MR. DINESH SHARMA

Handwritten signature of Dinesh Sharma

PAN NO. ABIPS9306 E

- In the presence of
1. *M. L. Budhai*
 2. *Bhatia*



RECEIPT

Received from the withinnamed Purchaser, **DINESH SHARMA (HUF)** by way a sum of Rs.23,00,000/- (Rupees Twenty Three Lakhs Only) by way of full and final consideration towards the sale of the Flat No.101, admeasuring area 608 sq. ft. carpet or thereabouts, consisting of two bed room hall kitchen on the first floor of Shantivan - 2 owned by Shantivan - 2 Co-operative Housing Society Limited, situate at K. Raheja Township, Off Western Express Highway, Malad (E), Mumbai - 400 097 and bearing CTS No.581 of Village Malad (E), Taluka Borivali within the registration District and Sub- district of Mumbai City and Mumbai Suburban by the following pay orders:

1. Pay order No.052466 dated 28-04-2006 drawn on Bank of Rajathan Limited, Mumbai Service Branch for Rs. 12,00,000/ (Rupees twelve lakh only).
2. Pay order No. 673314 dated 28-04-2006 drawn on Bank of Baroda, International Business Branch for Rs. 11,00,000/ (Rupees Eleven lakh only).

Rs.23,00,000/-
I SAY RECEIVED

MR. RAMSEVAK BUDHAI CHAURASIA

MR. RAMSEVAK BUDHAI CHAURASIA

Witness:

1. *N. L. Bhatia*
2. *Bhatia*



६२७-५/
५९३३ ७

मान्यमानेन्या रजिस्ट्रार कार्यालय उत्तरा



क्र. मां. १५३३/१०
 क्र. मां. नं. १०३३/१०
 क्षेत्र नं. १०३३/१०
 पत्ता नं. १०३३/१०
 वि. नं. १०३३/१०
 वि. नं. १०३३/१०

१. मां. धारण करणान्याने नाम :
 एक बला धारण करणान्याने नाम (जोरियत तामाग सामला तोरियत)
 तामाग :
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 तामाग तामाग :

क्र. मां.	व्यवहार	व्यालूम नंबर	नवीन धारण करणान्याने नाम (धा.), पंटेवार (प.), भयवा, इतर बोजा अद्यपारा (इ.)	वासीदारकल सदी
१२	१०३३/१० वर्षा न्याने वर्षा न्याने १०३३/१० वर्षा न्याने १०३३/१० वर्षा न्याने			१०३३/१० १०३३/१० १०३३/१० १०३३/१० १०३३/१०
१२	१०३३/१० वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने		(१) १) वर्षा न्याने वर्षा न्याने २) वर्षा न्याने वर्षा न्याने ३) वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने	१०३३/१० १०३३/१० १०३३/१० १०३३/१०
१२	१०३३/१० वर्षा न्याने वर्षा न्याने वर्षा न्याने		(२) वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने वर्षा न्याने	१०३३/१० १०३३/१० १०३३/१०



१०३३/१०
 १०३३/१०

REGISTERED BY THE REGISTRAR
 REGISTRATION NO. 1/2002-3/03/1
 7711 (19/2) PL
 REAL ESTATE
 17/7/03-02-2
 1987
 1987

Shantivan-2

Co-operative Housing Society Ltd.

DATE:- 3/5/2006.

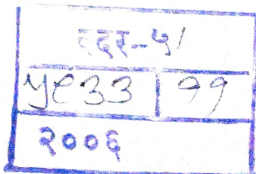
TO WHOMSOEVER IT MAY CONCERN.

THIS IS TO CERTIFY THAT, THE FLAT NO. 101/A ON 1ST FLOOR MEASURING 608 SQ.FT CARPET IN THE BUILDING SHANTIVAN - 2. CO-OP. HOUSING SOCIETY LTD. K. RAHEJA TOWNSHIP MALAD EAST MUMBAI. - 400097. SAID BUILDING IS CONSTRUCTED IN THE YEAR 1987-88. THE A WING, OF THE BUILDING, CONSISTING OF GROUND SEVEN UPPER FLOOR WITH ONE LIFT FACILITY.

FOR SHANTIVAN.2.CHS.LTD.
SHANTIVAN-2 CO-OP. HSG.SOCIETY LTD.

HON SECRETARY.

Secretary



दस्त गोषवारा भाग - 2

वदरु5

वदरु5

RECEIPT NO.: 0229694

BRIHANMUMBAI MAHANAGARPALIKA P/NORTH WARD

Assessor and Collector

Bill Period : 200520

Receipt Number : PN/ANC/05/024189

SAC No : 230713822

Name : SECY SHANTIVAN NO 2

Address : CO OP HSG SOC LTD

RAHEJA TOWN SHIP

KHOT DONGRI MALAD EAST MUMBAI 400097

Window Ref. No. : PN/1/00022
Date : February 01, 2006

Total Tax:	Rs.	142308.00
Warrant Fee:	Rs.	0.00
Government Penalty:	Rs.	0.00

Notice Dues:	Rs.	0.00
Municipal Penalty:	Rs.	0.00
Total Amount Due:	Rs.	142308.00
Amount Paid:	Rs.	142308.00
Amount Balance:	Rs.	0.00

In Words : RUPEES ONE LAC FORTY-TWO THOUSAND THREE HUNDRED EIGHT ONLY

Bank : new india co op Cheque no. : 860152 Date: January 30, 2006 Cheque Amount : Rs. 142308.00

For Office Use
1/295/1/2/2006/10:35:59 AM

Remark1

Remark2



Received By
Cash Receiving Clerk

Received Subject to Realisation.

RECEIPT NO.: 0229694

07/2006
:25:38 pm

दुय्यम निबंधकः
बोरीवली 2 (कांदिवली)

क्रमांक : 5933/2006

स्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

नाव: दिनेश शमो (एच यु एफ चे कर्तो) - -
पत्ता: घर/फ्लॅट नं: -

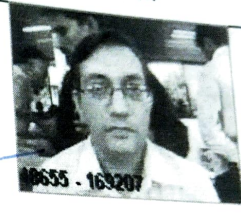
गल्ली/रस्ता: -
ईमारतीचे नाव: 102,1 ला मजला शांतिवन 2 ए के
रहेजा टाऊनशिप मालाड मुं 97
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुक

पक्षकाराचा प्रकार

लिहून घेणार
वय 49
सही

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छायाचित्र



अंगठ्याचा ठसा



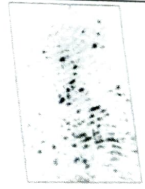
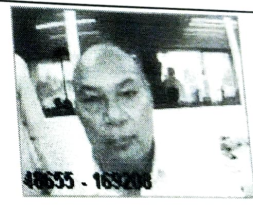
नाव: रामसेवक बी चौरसीया - -
पत्ता: घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नाव: 101,1 ला मजला , शांतिवन 2 वेस्टर्न
एक्सप्रेस हायवे मालाड मुं 97
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
फि

लिहून देणार

वय 75
सही

(Handwritten signature)



दस्त गोषवारा भाग - 2

वदरु

दस्त गोषवारा भाग-1

वदरु

दस्त क्र 5933/2006

वदर-५/
५९३३/०७
२००६



दस्त गोषवारा भाग - 2

वदर 5

दस्त क्रमांक (5933/2006)

दस्त क्र. [वदर 5-5933-2006] चा गोषवारा
बाजार मुल्य : 1749240 मोबदला 2300000 भरलेले मुद्रांक शुल्क : 98750

दस्त हजर केल्याचा दिनांक : 17/07/2006 03:17 PM
निष्पादनाचा दिनांक : 29/04/2006
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : (25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 17/07/2006 03:17 PM
शिक्का क्र. 2 ची वेळ : (फी) 17/07/2006 03:23 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 17/07/2006 03:25 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 17/07/2006 03:25 PM

दस्त नोंद केल्याचा दिनांक : 17/07/2006 03:25 PM

पावती क्र. : 5948 दिनांक : 17/07/2006
पावतीचे वर्णन
नाव : दिनेश शर्मा (एच यू एफ चे कर्ता)

23000 : नोंदणी फी
300 : नककल (अ. 11(1)), पृष्ठांकनाची नककल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

23300: एकूण

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) अमित शिंदे - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: बी 102 कृष्णा पॅलेस कांदिवली मुं 101

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

2) विवेक कदम - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: वरीलप्रमाणे

ईमारतीचे नाव: -

ईमारत नं.: -

पेट/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही
बोरीवली 2 (कांदिवली)

वदर-५'	
५९३३	१५
२००६	

व्यापित करणेने येते की, या
दस्ताच्या एकूण १५ पाने आहेत.

दु. निबंधक नि. बोरीवली-२
मुंबई जिल्हा.

वदर-५/५९३३/२००६