



Thursday, June 06, 2013
4:56 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 6651 दिनांक: 06/06/2013

गावाचे नाव: तुंगवा

दस्तऐवजाचा अनुक्रमांक: करल4-5872-2013

दस्तऐवजाचा प्रकार: सेल डीड

सादर करणाऱ्याचे नाव: मेसर्स. नियती वेंचर प्रा लि तर्फे संचालक मोहित पी शर्मा

नोंदणी फी रु. 19700.00

दस्त हाताळणी फी रु. 840.00

पृष्ठांची संख्या: 42

DELIVERED

एकूण: रु. 20540.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 5:16 PM ह्या वेळेस मिळेल.

KRL4

बाजार मूल्य: रु. 1968000/-

मोबदला: रु. 1700000/-

भरलेले मुद्रांक शुल्क: रु. 98500/-

सह दुय्यम निबंधक कुर्ली

मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 19700/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 021587 दिनांक: 27/05/2013

बँकेचे नाव व पत्ता: Axis Bank

2) देयकाचा प्रकार: By Cash रक्कम: रु. 840/-

DELIVERED

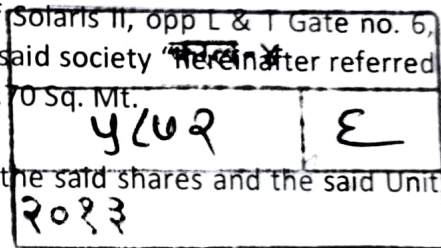
धनाशाधनाच्या आधन रकम

JK
monia

AGREEMENT

This Agreement made and entered at Bombay this 28th day of May 2013 between Mrs. **Snehalata Sharma** of Bombay, Indian inhabitant presently residing at **Santivan 2A raheja Township, Malad (E) Mumbai 400 097.** having its Regd. Office at **Unit No. 31, 24 Apurva Estate, Makwana Road, Andheri Kurla Road, Marol Naka, Andheri (E), Mumbai- 400 059** referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include his, legal representatives, executors, administrators and assigns) of the **ONE PART; AND M/s Niyati Venture Pvt. Ltd.** through its director **Mr. Mohit P. Kaushik** hereinafter referred to as the "**PURCHASER**" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its heirs, legal representatives; executors, administrators and assigns) of the **OTHER PART;**

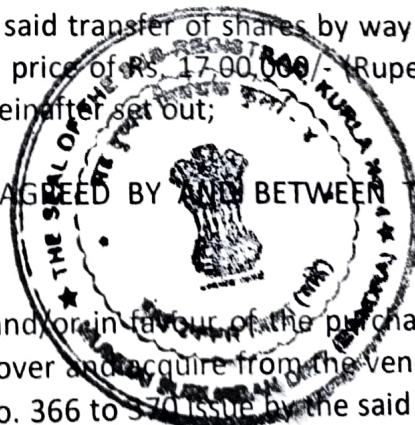
Whereas the vendor has represented to the purchaser that the vendor is a member of solaris no.2 premises co-operative society ltd. And having its regd. Office at its 46-48 Saki Vihar Road, Opp. L & T Gate No. 6, Saki Naka, Bombay 400 072. Under the Maharashtra Co-operative Societies Act, 1960 bearing Regd. No. BOM/W-KE/GNL (0) 676/1994-95 Dt. 06.04.1994 hereinafter referred to as the "Said Society" and is a holder of five shares no. 366 to 370 (hereinafter referred to as "The Said Shares") and as such the Vendor is entitled to own, occupy, possess and enjoy the gale no. 124 in the building of Solaris II, opp L & T Gate no. 6, Saki Vihar Road, Andheri (E), Mumbai 400 072. Owned by the said society hereinafter referred to as "the said Unit"). The BUILT-UP area of the said Unit is 26.70 Sq. Mt.



AND WHEREAS the Vendor is well and sufficiently entitled to the said shares and the said Unit of the said society ;

AND WHEREAS the Vendor has to pay back huge outstanding debts to various parties, is desirous of selling and transferring the said shares and the said Unit to the purchaser and the purchaser is also desirous of purchasing from the Vendor, the said shares and the said Unit no. 124 on the first floor in the society which is incidental to the said transfer of shares by way of acquiring the said shares for the consideration of a lumpsum price of Rs. 17,00,000/- (Rupees Seventeen Lakhs Only) and upon the terms and conditions hereinafter set out;

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :-

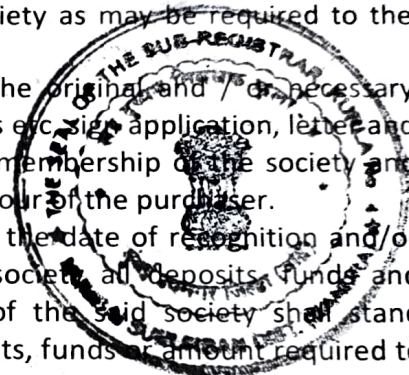


1. The vendor does hereby agree to sell and assign to and/or in favour of the purchaser and the purchaser do hereby agree to purchase, take over and acquire from the vendor the said five shares of the face value of Rs.50/- each no. 366 to 370 issue by the said co-operative society in favour of the vendor and incidental to sell of the said shares the vendor shall sell and assign to the purchaser absolutely and free from encumbrances fixed his right to own, occupy, possess the Unit no. 124, alongwith furniture of the said co-operative society together with all and singular his benefit, right, title, interest, claim and demands unto and upon the same and also together with the rights of possession,

- occupation and enjoyment of the said Unit at or for the price of Rs. 17,00,000/- and deposit if any made by the vendor with the said co-operative society, to be paid by the purchaser to the Vendor as under, that is to say Rs 17,00,000/- (Rupees Seventeen Lakhs Only). The sale and transfer possession of the said Unit to the purchaser for the payment made of the entire amount of Rs. 17,00,000/- in favour of the Vendor via Cheque No. 006732 dt. 10.01.2013 of Axis Bank.
2. The Vendor shall on execution of this agreement hand over all the original share certificates evidencing the holder of said shares yet to be allotted to the purchaser alongwith the necessary transfer forms and other letters, writings and documents required to be submitted to the said society duly signed by him for being lodged with the said society for effecting the necessary transfer.
 3. The Vendor hereby declares that he has full right and absolute authority to transfer and assign the said allotted shares and the said Unit No. 124 on the First Floor in the building of the said society to the name of the purchaser and that the vendor has not dealt with, disposed of or created any third party rights, mortgage, charge, lien tenancy, licence and encumbrances of any nature whatsoever in and over the said Unit no. 124 or any part thereof and has not transferred, assigned or agreed to let, sublet, transfer or assign the said Unit or the said shares hereby agreed to be sold to any other person or persons and that nobody except the vendor has any share, right, title or interest in and over the said shares yet to be allotted Unit no. 124 of the building of the said society and the vendor declares that he alone has right of possession of the said shares with Unit in the said society.
 4. The Vendor hereby declares that he has paid in full, all the dues and liabilities including all monthly outgoings such as Municipal tax, water and other charges and society dues in respect of the said Unit upto the execution of these presents and there is nothing due and outstanding by him in respect of the aforesaid Unit to the society or to any one else and agrees to clear and pay all the dues of the said society and/or in respect of the said Unit till the date of handing over the said Unit unto the purchaser against the full and final payment of the above consideration by the purchaser to the vendor in the manner aforesaid. The vendor shall indemnify and keep indemnified the purchaser against all demands, claims that may be made by the said society or any other person or persons claiming for the said Unit and shares hereby agreed to be sold.
 5. The vendor hereby declares that he has observed and performed all his obligations under the rules and regulations and bye laws of the said society and that no action has been taken against him or his predecessor in title by the society nor has any notice been served upon him or his predecessors in title for non-compliance of any objection and/or non-observance or non-performance of any rules, regulations and/or bye-laws of the said society.
 6. The purchasers agree to become the member of the said society and to abide by rules and regulations and bye laws of the said society, The purchaser agrees and undertake to pay the maintenance and other charges, if any, to the said society after the Unit is transferred in the name of the purchaser and further agree to pay to the said society every month without default all the demands and maintenance bills received in the name of the said vendor until such time the application of membership of the purchaser

is duly accepted and the share certificates is duly issued and/or endorsed in the name of the purchaser and transfer is effected in the society's registers and records. It is further mutually agreed by and between the parties that the donation and/or contribution charges for the welfare of the society if any fixed shall be borne by the vendor and the purchaser equally.

7. The vendor shall on receipt of the total amount of consideration as provided in clause in above put the purchaser in quiet peaceful and vacant possession of the said Unit.
8. The vendor hereby undertakes and agrees to sign and execute such other documents, forms, papers, vouchers, writings, declaration, etc., that may be reasonably required by the purchaser and the said society or other authorities as, and when necessary in favour of the purchaser and/or their nominees or nominee for effectual transferring and/or vesting the said shares yet to be allotted in favour of the purchaser and taking possession of the said Unit and transferring the same in the name of the purchasers and for the purpose of becoming the member of the said society at the cost, charges and expenses of the purchaser herein and further agrees to sign and forms and/or writings for transferring the electricity meter and/or any other statutory fixtures in the name of the purchaser and undertakes to procure consent, approval or no objection if any required of all or any person, authorities, court or society as may be required to the aforesaid purpose.
9. The vendor undertakes and agrees in hand even all the original and / or necessary document of the said share of Unit and other certificates etc. sign application, letter and or correspondence to the effect necessary transfer of membership of the society and the Unit and also the electricity meter as aforesaid in favour of the purchaser.
10. It is agreed by and between the parties hereto that on the date of recognition and/or admission of the purchaser as member of the said society all deposits, funds and amount lying in the credit of the vendor in books of the said society shall stand transferred in the name of the purchaser and any deposits, funds or amount required to be held by the society as per the rules and bye laws to be held by the society on behalf of the purchaser.



SCHEDULE OF PROPERTY

करल-४	
५८०२	८
२०१३	

EAST - PASSAGE

WEST - TERRACE

NOth - SOCIETY LAND (BELOW)

SOUTH - UNIT NO.122 (DEFT HOLDINGS PVT.LTD.)

UNIT NO-124, 1 ST FLOOR, SOLAR EAST II, PREMISES C. S. LIMITED 46/48, S. V. ROAD, POWAI, ANDHERI EAST, MUMBAI-400 072.

YEAR OF CONSTRUCTION 1992, C.T.S. NO-98, 100/1, 101/1, AND 101 VILLAGE- TUNGVE.

AMBESURING AREA 26.70 SQ.MT BUILT UPGROUND + 4.

L 4624 [1AA] S4 BA Tungva Village Saki Vihar Rd
R.C.C Building No: 2 AS Service Industry Mumbai

Sushil Kumar

Mohit

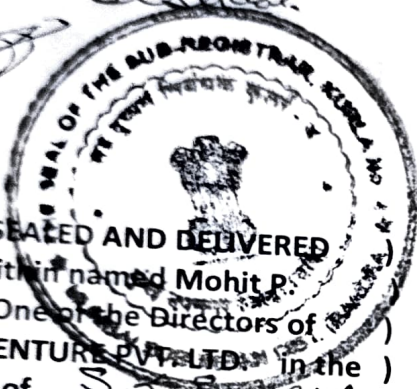
IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands hereto have the day month and year first hereinabove written.

SIGNED SEALED AND DELIVERED)
By the within named Mrs. ^{Shelata} Shenalata)
in the Presence of S. S. SHARMA)

Shelata Sharma

Mohit
2)

[Signature]



SIGNED SEALED AND DELIVERED)
By the within named Mohit P.)
Kaushik One of the Directors of)
NIYATI VENTURE PVT. LTD. in the)
1) Presence of S. S. SHARMA)

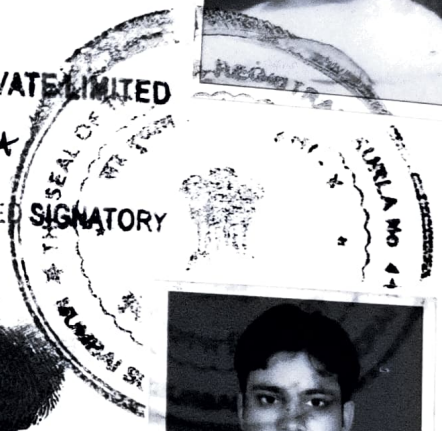
For NIYATI VENTURE PRIVATE LIMITED
Mohit
DIRECTOR / AUTHORIZED SIGNATORY

S. S. Sharma

2)

[Signature]

करल-४	
५८०२	९
२०११	



LETTER OF POSSESSION

Received POSSESSION OF Vacant Unit No. 124, Solaris, Bldg No. 2, situated on the first floor of the Universal Industrial Estate, Opp. L & T Gate no. 6, Saki Vihar Road, Bombay 400 072, in terms of this agreement from the Transferors herein.

Dated this 28th day of May 2013.

I CONFIRM THE ABOVE

Snehalata Shrivastava

SNEHALATA

For NIYATI VENTURE PRIVATE LIMITED

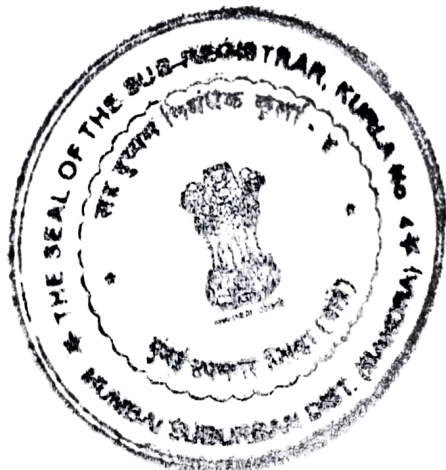
We say received

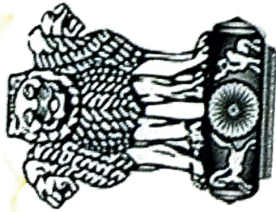
For NIYATI VENTURE PVT. LTD.

DIRECTOR / AUTHORISED SIGNATORY

Director *Mohit*

करल-४	
५८७२	१०
२०१३	





सत्यमेव जयते

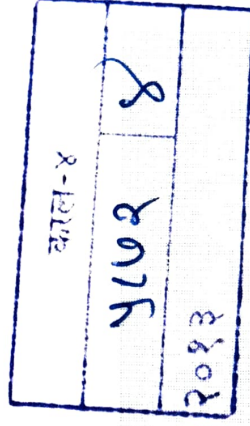
INDIA NON JUDICIAL Government of Maharashtra

e-Stamp

Issued by :
Stock Holding Corporation of India Ltd.
Location : DADAR
Signature : *Sudha*
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH19725636983166L
Certificate Issued Date : 28-May-2013 01:32 PM
Account Reference : SHCIL (F)/ mhshcii01/ DADAR/ MH-MUM
Unique Doc. Reference : SUBIN-MHMHSHCIL0120690991087793L
Purchased by : MS NIYATI VENTURE PVT LTD
Description of Document : Article 25(b)to(d) Conveyance
Property Description : UNIT NO.124 1ST FLR SOLARIS II PREMISES C.S.LTD 46/48
S.V.ROAD POWAI ANDHERI (E) MUMBAI - 400 072
Consideration Price (Rs.) : 17,00,000
(Seventeen Lakh only)
First Party : MRS SNEHALATA SHARMA
Second Party : MS NIYATI VENTURE PVT LTD
Stamp Duty Paid By : MS NIYATI VENTURE PVT LTD
Stamp Duty Amount(Rs.) : 98,500

(Ninety Eight Thousand Five Hundred only)



..... Please write or type below this line.

Snehalata Sharma

