

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/CCRA/DIST/003



STAMP DUTY

Rs. ≈ 0008480

281986

महाराष्ट्र
SPECIAL ADHESIVE

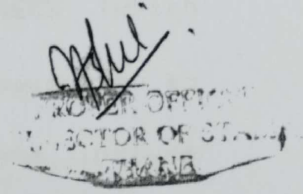
15.12.2000

00040

MAHARASHTRA

111516602017

Rs Eight thousand four hundred only



बदर-3
802/9/92
2000

AGREEMENT FOR SALE

V. श्रीमधुनिशी

THIS AGREEMENT is made and entered into at Mumbai on this 16th day of December, 2000 BETWEEN SMT. SHRI.V. ARUL THANKAM, a Hindu, adult, Indian Inhabitant, hereinafter called **SELLER/TRANSFEROR** (which expression shall unless it is repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **FIRST PART** and **SMT. SEJAL DHARMESH SHAH AND MR. DHARMESH NAVALCHAND SHAH**, both Hindus, Adults, Indian Inhabitants of Mumbai, residing at

V. श्रीमधुनिशी¹

Sejal-D. Shah

Dharmesh N. Shah



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105/106, Mahavir Apartment, Sarvodaya Parshwanath Nagar, Nahur Road, Mulund (West), Mumbai - 400 080, hereinafter called the **PURCHASERS/TRANSFEREES** (which expression and term shall unless it is repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **SECOND PART**.

WHEREAS the Transferor is seized and possessed of and otherwise well and sufficiently entitled to 371 sq. ft. Super Built-up area of Flat bearing No.202 on the 2nd Floor of the building known as "**MAHAVIR APARTMENT**" (hereinafter for the sake of brevity referred to as "**THE SAID PREMISES**") situate at Sarvodaya Parshwanath Nagar, Nahur, Mulund (West), Mumbai - 400 080 and belonging to **MAHAVIR CO-OPERATIVE HOUSING SOCIETY LIMITED**, bearing No. BOM/WT/HSB/TC/8493/96-97 dated 25.9.1996 under the Maharashtra Co-operative Societies Act 1960, (hereinafter for the sake of brevity referred to as "**SAID SOCIETY**").

AND WHEREAS the Transferor is duly shown in the records of the Society as the holder of Shares of Rs.250/- (5 shares of Rs.50/- each) being member's Certificate No.6 and shares bearing Nos. 0026 to 0030 of the said society (hereinafter for the brevity's sake

V. J. Shinde 2

Sejal D. Shinde

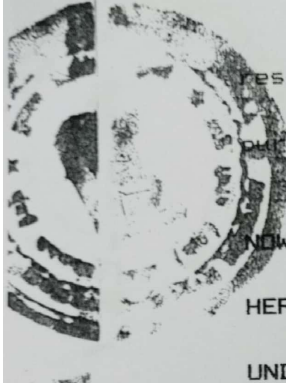


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referred to as the "SAID SHARES") and being a member
and shareholders and in occupation of the Said
Premises.

AND WHEREAS the Transferor desires to sell,
assign, Transferor and convey his said premises.

AND WHEREAS the Transferees are in need of a
residential premises and they expressed their desire to
purchase and acquire the said premises.



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

1. That the Transferor shall sell and the Transferees shall purchase and acquire from the Transferor the said premises together with all the right, and privileges of flat owner in respect of the said flat and together with all the rights and benefits of the shares, land value etc. at or for lumpsum price of Rs.4,91,000/- (Rupees Four Lacs Ninety One Thousand only).
2. That the Transferees shall pay to the Transferor the total consideration price of the said premises for a sum of Rs.4,91,000/- (Rupees Four Lacs Ninety One Thousand only).

V. H. Bhatnagar 3

Sejal D. Sheth

Dharmesh N. Sheth

बदर-१३
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a. If Transferees fail to pay the said amount of Rs.4,91,000/- (Rupees Four lacs Ninety One Thousand only) on or before 30.12.2000 then they will be liable to pay with 2% interest per month for delay payment to the Transferor.

b. The Transferor has agreed to handover quite, vacant and peaceful possession of the said flat to the Transferees against payment upto 30th December, 2000.

3. That the Transferor do hereby covenant with and indemnify that the Transferees shall henceforth quietly and peacefully possess, occupy and enjoy the said premises without any let, hindrance, denial, suit, claim, demand, interruption or eviction lawfully or equitably claiming through under or in trust for the Transferor.

4. That the Transferor shall be liable for his share of taxes, outgoings and society's charges in respect of the said premises due or accrued upto 30th December, 2000 and the same shall thereafter viz, from 1st January 2001, be payable by the Transferees.

V. S. Bhatnagar 4

Sejal-D. Sheth

Dharmesh

बदर-३
year 1992
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5. That the Transferees has heirs, successors and assigns shall be entitled to have and hold the possession, occupation and use of the said premises and the said share forever without any claim, charge, right, interest, demand or lien of the Transferor subject to payment by the Transferees of all taxes, assessments, charges, duties or calls which may now be made by the society, Govt. revenue or local authorities due from the 1st January 2001 in respect of the said premises.

6. That the Transferees do hereby covenant with the Transferor that they will also become a member of the said society and shall abide by the rules and regulations and the bye-laws of the Said Society on admission as a member thereof and that the Transferees further agree and undertake to pay, perform and discharge all calls, demands, contributions, duties and obligations which the said society may lawfully and reasonably hereinafter make in respect of the said premises on the TRANSFEREES as a member of the Said Society.

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V. श्रीधरजी ५००
Sajid-D. Sheikh
Dharmesh n. Shah

44-72
Year | EPR
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7. That the Transferor hereby state and declare that he has not done any act or deed or commissions or commissions which may come in their way in transferring and assigning the aforesaid premises and the said shares to the Transferees and that they have good right, title and interest to transfer and assign the same as aforesaid.

8. That the Transferor shall sign all the applications for transfer of the shares, electric deposits and other deposits, if any, and admission of the Transferees as a member of the society and transfer form as required by the bye-laws of the said society and shall deliver the share certificate and incidental membership right unto and to the same of the Transferees.

9. That the Transferor and the Transferees agree to bear the Transfer Fees that will be levied by the society for the purpose of transferring the said premises in favour of the Transferees, in equal proportion i.e. 50% by each party.

10. That the Transferor shall handover to the Transferees original share certificate in respect of the said premises on execution of this agreement.

V. H. D. ⁶

Sejal D. Sheth

Pharmaceuticals Ltd



बदर--/३
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11. The Stamp Duty, if applicable under the new amended Bombay Stamp Act for this premises shall be borne and paid by the Transferees only and they will also bear the cost of the Registration charges.

12. That this agreement is to be treated as agreement for specific performance and either party has right to approach the Court of Law for specific performance of this agreement.

13. After the receipt of full and final payment the Transferor shall deliver to the Transferees original agreement and all receipt documents, papers, vouchers and certificates pertaining to the said premises and receipts for share money.

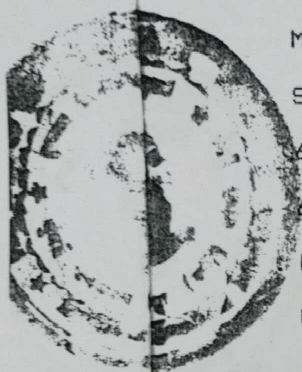
14. The said premises and the said shares are not affected by any lispendens or Insolvency proceedings or any prohibitory orders from Income Tax Department or any other taxation authority restraining the Transfer.

V. श्रीमंथन ७
Sejal D. Sheth
Shree R. Sheth

बदर-३
 Year २०००
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THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO

Flat bearing No.202 admeasuring about 371 sq.ft. Super Built-up area on the 2nd Floor of the Building known as Mahavir Apartments, Constructed in the year 1985 consisting of ground plus Six Floors situated on piece and parcel of free land hold situate and lying at Sarvodaya Parshwanath Nagar, Nahur Village, Mulund (W), Mumbai - 400 080, being Paradi No. 1 and 6 and City Survey Nos. 644/1, 2, 3, 647, 647/1 to 2, 648, 648/1, 649, 650, 651, 652, 653, 654, 654/1 to 3, 655, 655/1, 656, 657, 658/1, 4, 5, 6, 11, Taluka Kurla, District Mumbai, Sub-District Mumbai within the limits of "T" Ward and coming under T/3 M.V. Zone.



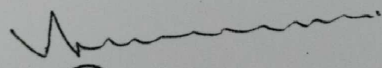
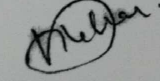
IN WITNESS WHEREOF the parties hereto set have hereunto set and subscribed their respective hands and seals the day and the year first hereinabove written.

SIGNED, SEALED AND DELIVERED)

by the withinnamed "TRANSFEROR")

MRS V. ARUL THANKAM)

in the presence of)

1. 
2. 

V. श्रीमती अरुल थंकम

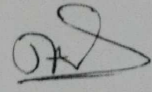
SIGNED, SEALED AND DELIVERED)

by the withinnamed "TRANSFEREES")

SMT. SEJAL DHARMESH SHAH AND)

MR. DHARMESH NAVALCHAND SHAH)

in the presence of)

1. Rajendra. N. Shel
2. Jayant F Joshi 

Sejal. D. Shah
 Dharmesh N. Shah

V. श्रीमती अरुल थंकम
 Sejal. D. Shah
 Dharmesh N. Shah

बदर-३
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RECEIPT

RECEIVED from SMT. SEJAL DHARMESH SHAH AND MR. DHARMESH NAVALCHAND SHAH the sum of Rs.4,91,000/- (Rupees Four Lacs Ninety One Thousand only) details of which are given below :

CH. NO.	DATE	NAME OF THE BANK	AMOUNT
694211	14.12.2000	Mandvi Co-op.Bank Ltd. Mulund SP Nagar Br.	3,00,000/-
703976	14.12.2000	--- do ---	1,91,000/-
Total Rs.			4,91,000/-

being the full and final payment of Flat No.202, Mahavir Apartment, 2nd Floor, Sarvodaya Parshwanath Nagar, Nahur, Mulund (W), Mumbai - 400 080.

I SAY RECEIVED
Rs. 4,91,000/-



WITNESS :

1.

2.

V. श्रीरामकृष्ण

(SHRI. V.ARUL THANKAM)
TRANSFEROR

V. श्रीरामकृष्ण ९

Sejal-D. Shah

Dharmesh N. Shah



941-31-2000 ... वाढीट भवने पी मिंगली

MAHAVIR MULUND CO-OPERATIVE HSG. SOC. LTD.

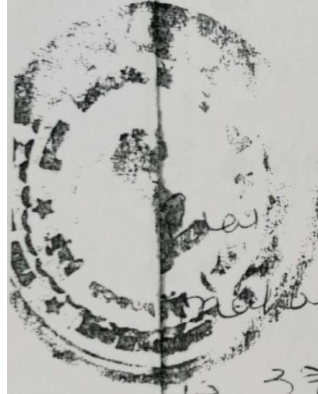
(Reg. No. BOM/WT/HSG/TC/8493 Dt. 25-9-1996)

Mahavir Apartments, S.P. Nagar, Nahur Road, Mulund (W), Mumbai - 400 080

No.

बदर-३
४९०२/१००२
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Date 16-12-2000



This is to certify that area
No 202 on the second floor of
Mahavir Mulund co-op Housing Society Ltd
is 371 square feet Super Built up and
that the year of construction of the
Building is 1985.
This for the purpose of paying stamp
Duty and registration

FOR MAHAVIR MULUND CO-OPERATIVE HSG. SOC. LTD.,

[Signature]
CHAIRMAN

[Signature]
SECRETARY

अनुक्रम नंबर ४५१-३/४६०२१०००
 सन् २००० ये दिने महीनातील
 २९ तारखेस ११ व १२
 बाजाराचे दम्यात सह दुय्यम निबंधक,
 कुर्ला (चिचूर) कार्यालयात हाजर केला.

वाढीत प्रमाणे पी मिळाली
 व. देणे
 बोनस की:- ४६१०
 फोटो की:- ६०
 इतर की:-
 " ४६०१

Dharmeen N. Shul
 बदर-१३
 ४६०२ ११ १२
 २०००

सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

७) श्री की, आरुण थंकर वन ५५ वर्षे वृद्धीपति
 २०२ मधील आपाईकेट सर्वोदय पार्श्वगाथ
 काद, मुळुंड (प) शु. को.

८) श्री धर्मेश नवलचंद शाह वन २६ वर्षे व्यापार
 २०१ १०५, १०६ मधील आपाईकेट सर्वोदय
 पार्श्वगाथ काद, मुळुंड (प) शु. को.

.....
 प्रमाणित २१/६/२००० परतवेळ
 मजबूत दिव्याचे उद्दल उपस्थान

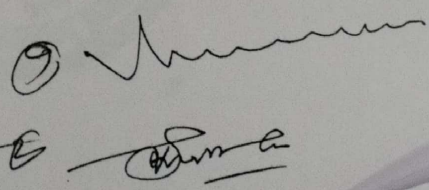
७) व. अ. १०१११०००

Dharmeen N. Shul

९) श्री की सुप्रभाकर वन ३५ वर्षे व्यापार
 २०३ विभाग आपाईकेट सर्वोदय पार्श्वगाथ
 काद, मुळुंड (प) शु. को.

१०) श्री एस. विठ्ठलराव वन ५३ वर्षे व्यापार
 व. की-४/१६ वेरान्नी पार्क विभाग. काद.
 मुळुंड (प) शु. को.

हे दोघे वरील दस्तऐवज करून
 देणाऱ्यास ओळखत असल्याचे सांगतात
 व त्याची ओळख देतात.



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 २४/२०००

सह. दुय्यम निबंधक, कुर्ला
 मुंबई उपनगर जिल्हा

कमि-सेजल धर्मेश शाह- २५ वर्ष - २६ महीने
 २१-१०५ (१०६) महीने अपाई. सयोग नगा
 मुद्रा (५) मु- ६०

..... दस्तावेज करून देना
 तपाकथित (संशोधन) दस्तऐवज
 करून दिल्याचे कबुल करतात।

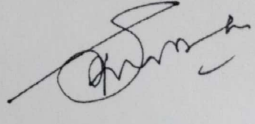
← Sejal. D. Shah

४८०२/१२/१२
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① श्री- २२१ विश्वनाथन - व्यापा
 २१- ४१९ वेदाजी पार्क की. मा. मा. मा.
 मुद्रा (५) मु- ६०

② श्री- २१२ शाह - व्यापा
 २१- १०५ (१०६) महीने अपाई. सयोग नगा
 मुद्रा (५) मु- ६०

हे दोघे वरील दस्तऐवज करून
 देणान्यास घेतले असल्याचे सांगतात
 व त्याची ओळख देतात.

① 

② RNS

२५/१२/२००९ सह. दुग्धम निबंधक, कुली
 मुंबई उपनगर जिल्हा

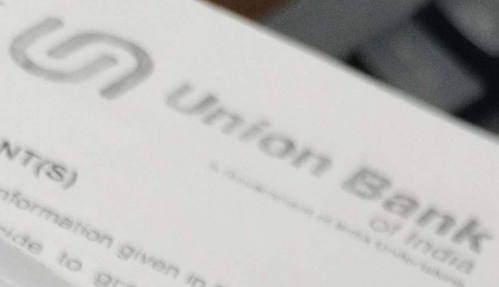


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 मुद्रा करमाक १ करमाक २
 नोंदना.

दिनांक २६/३/२००९

सह दुग्धम निबंधक कुली
 मुंबई उपनगर जिल्हा

यूनियन बैंक
एनएचएल
UNION BANK OF INDIA



DECLARATION BY APPLICANT(S)

The particulars and information given in the application form or true, correct and they shall form the basis of any loan Union Bank of India has granted to me/us. I/we confirm that I/we have no insolvency proceedings against me/us. I/we have read the brochure and further confirm that I/we have agreed to pay a monthly instalment comprising principal and interest is

961928000/

Dharmesh

Dhairya D'Shah