

Housing Society Limited", C.S. No. 709 of Mazgaon Division, Situated at 34/B and 34/C, Mumbai - 400 027. (which is more particularly described in the schedule hereunder written) hereinafter referred to as the "TRANSFERORS" (which expression shall mean and include their legal heirs, executors, administrators and assigns) of the ONE PART:

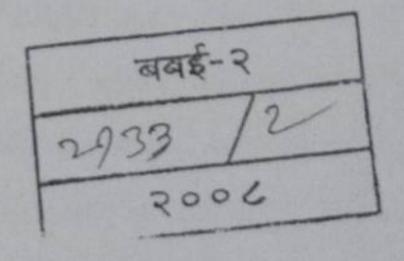
AND

MR. DIPAK RAGHU SATHE, aged about 35 years, Indian Inhabitant, residing at 139, First Floor, New Bawan Chawl, First Floor, Albert Road, Kalachouki, Mumbai - 400 033 hereinafter referred to as the "TRANSFEREE" (which expression shall mean and include their legal heirs, executors, administrators and assigns) of the OTHER PART:

WHEREAS:

The "TRANSFERORS" are the member of "Vishwa Mangal Co-operative Housing Society Limited", C.S. No. 709 of Mazgaon Division, Situated at 34/B and 34/C, Wani Chawl, Mumbai - 400 027(which is more particularly described in the schedule hereunder written), a Housing Society registered under No. BOM/WR/HSG/(TC)/400 OF 83-84 dated _____ under the Maharashtra Co-operative Societies Act, 1960, (hereinafter referred to as "THE

SAID SOCIETY")



AND WHEREAS the TRANSFERORS hold, use and occupy in the said society a residential Flat No. 6, on the South Floor, in the Society known as "Vishwa Mangal Co-operative Housing Society Limited", C.S. No. 709 of Mazgaon Division, Situated at 34/B and 34/C, Wani Chawl, Mumbai -400 027, the Flat admeasuring 347 Sq. Ft. Carpet Area of adjoining Terrace (which is more particularly described in the schedule hereunder written) (hereinafter referred to as "THE SAID & Ambane FLAT"). AND WHEREAS the TRANSFERORS agree to sell and transfer and the TRANSFEREE agrees to purchase all rights, title and interest in the said flat and the said flat and the shares for the consideration and on the terms and conditions herein under mentioned and agreed upon between the TRANSFERORS and the TRANSFEREE 1. The TRANSFERORS shall sell and Transfer to oc the TRANSFEREE and the TRANSFE shall purchase and acquire from TRANSFERORS the rights, title and the the TRANSFERORS in the said Flat and th said shares in all deposits and funda adapting to the credit to the TRANSFERORS Books of the Society, for total consideration of Rs.35,00,000/- (RupeesThirty fine. Lakhson)7

Shibarish Ship	2. The TRANSFEREE has already paid to the TRANSFERORS a sum of Rs/- (Rupees/- (Rupees/- only) part Payment by Cash/Cheque drawn on The TRANSFEREE has agreed to pay to the TRANSFERORS balance amount in the foliowing manner:- a. Rs/- on or before b. Rs/- on or before c. Rs/- on or before
Andrews it	 The Transfer of the said Fiat will be completed on or before the day of
	5. On obtaining such consent of the said Society the TRANSFERORS shall deliver possession of the said Flat TRANSFEREE against payment of the said balance amount of Rs. TRANSFEREE to the TRANSFERORS and
	shall also execute transfer form of he said five 4

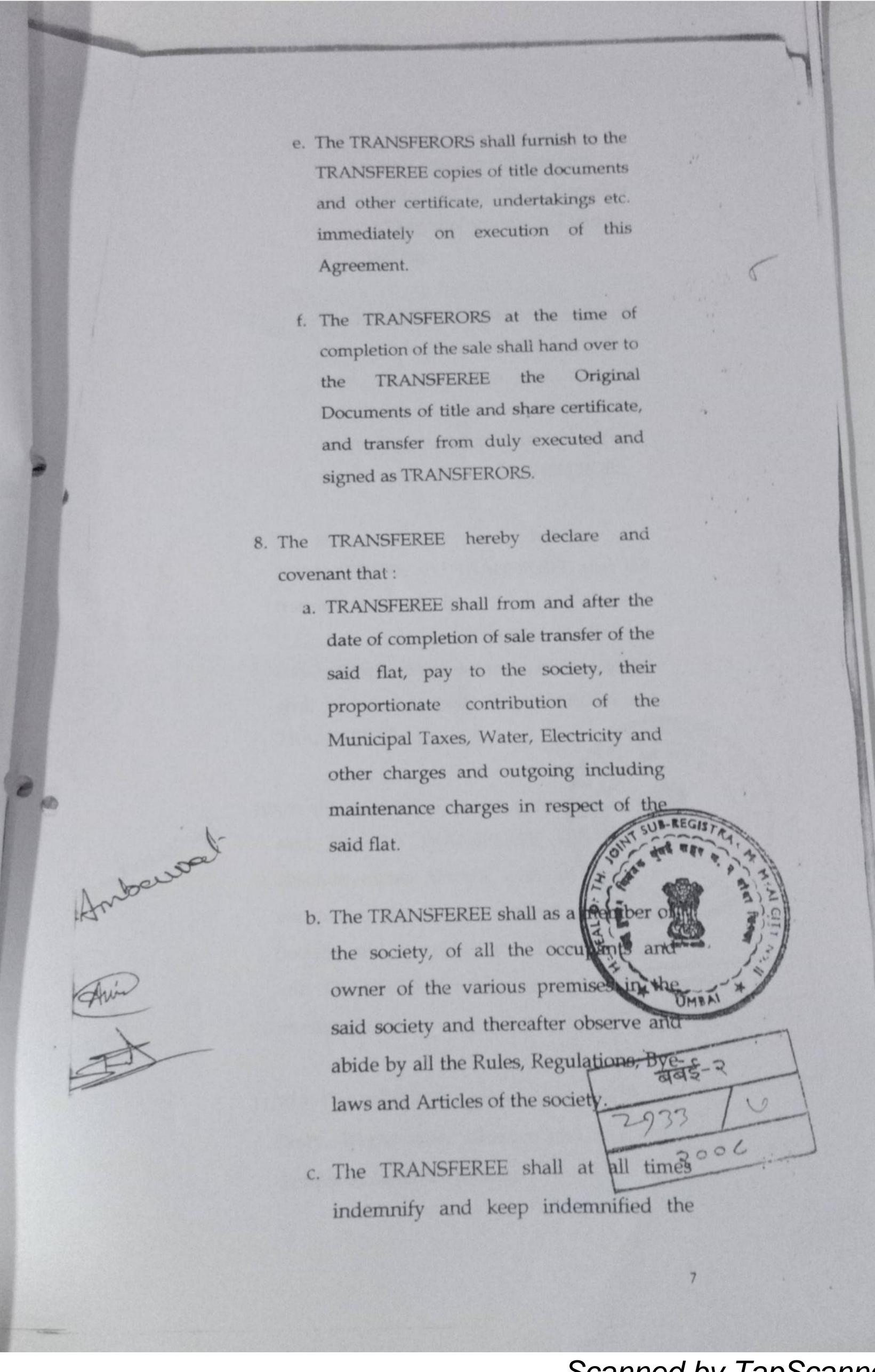
	shares bearing Nos to held in the
	society and represented by Share Certificate
	No dated
	as and by way of completion of the sale.
.0-	6. The TRANSFEREE hereby declare that, he is
Mouson	availing loan from a Housing Financial
1 gm	Institution / Bank for the balance
(A)	consideration Amount payable towards the
	said Flat for which the TRANSFERORS have
1	agreed for the said agreement and the
9/	TRANSFERORS shall cooperate with the
	TRANSFEREE, in every respect hereof.
	7. The TRANSFERORS hereby state and declare
	that:
	a. The said flat had been acquired and in
	vacant exclusive use, possession and
	occupation by the TRANSFERORS from
	M/s. Manik Developers (hereinafter
	referred to as "THE SAID BUILDER")
6	on payment of full consideration was REGISTA
الموس	terms of the Agreement execute on 500
500	July, 2005 between the TRANFERORS
"De	
	and the said builder and registred with
	the Sub Registrar of Mumbai (hydrogy)
Kun	under Receipt No. 6983 on 22th WUMAN
	2005 (hereinafter referred wests THE
30	AGREEMENT").
	7006
	b. The said flat is the property of the
	TRANSFERORS and they are the
	absolute owners of the said flat and
	5

have every right to sell, assign and transfer and dispose off the said flat and the said society and all the rights, title, interest under the said Agreement.

c. The TRANSFERORS agree to indemnify and keep indemnified the TRANSFEREE from and against all claims and demands accruing or that may accrue whatsoever hereinafter including any society dues/Municipal Taxes and Water charges, Electricity Charges or any arrears thereof, in respect of the said flat and the said shares in connection with any matter relating to the period prior to the sale and transfer of the said flat and the said shares.

d. The TRANSFERORS also agree to get the said flat transferred in the name of the TRANSFEREE in the records of the said society TRANSFERORS hereby agree and undertakes to sign the sold share transfer from and all parties (said which the H documents TRANSFEREE require in future and do all other acts., deeds, matter and tripes they may be necessary to complete this transaction of sale in favour of the TRANSFEREE and perfect tile to the said share/flat in the said society. 293 3006

Andrews .



TRANSFERORS from and against all claims and demands whatsoever in respect of the said flat due in respect of matter arising after the sale and transfer of the said flat.

d. The TRANSFEREE agree to pay all such outgoings inclusive of taxes and other dues on and from the date of completion of sale and transfer and taking the possession of the said flat and hereby indemnify the TRANSFERORS.

9.	It	is	agreed	1 1	оу	and	betwe	en	the
	TRA	NSF	ERORS	s an	d TF	RANSF	EREE	that	the
	trans	fer	fees	of	Rs.		/	-(Ruj	pees
)	payal	ole to	the	said
	socie	ty fo	r effec	ting	the t	ransfe	r of the	said	l flat
	shall	be	borne	by	both	TRAN	NSFER	ORS	and
	TRAI	NSF	EREE					1	SUB-

James de Mary

1

10.On the delivery of vacant possession of the said Flat the TRANSFEREE with be the absolute owner thereof with all saids of occupation thereto as member of the said occupation.

Society and thereafter the TRANSFERORS and TRANSFERORS have no right, title organical interest therein.

11.The TRANSFEREE agrees to bear the Stamp

Duty, Registration Charges and any other
incidental expenses thereto.

2006

12. The TRANSFERORS hereby affirm, confirm, stated and declare that they are the Rightful, Legal and Absolute Owners of the property herein and that the property herein is free from all or any encumbrances of whatsoever and TRANSFEREE herein shall nature hereafter enjoy peaceful possession thereof without any obstruction or hindrance or claim or demand from the TRANSFERORS or any person/s acting whether directly or indirectly from, by, through under, on behalf of the TRANSFERORS, under a Will/Inheritance, alienation, mortgage, pledge, gift, family settlement, surrender, easement, tenancy, lease, license, guarantee, security or surety or whatever named called, whatever whenever.

the TRANSFERORS will hand over to the TRANSFEREE (i) the Certificate of Chares together with the share transfer form the the Agreement for purchase of Flat between the TRANSFERORS and all the other documents relating to the Flat if any control in the possession of the TRANSFERORS.

in the possession of the TRANSFERORS.

14.If the TRANSFERORS commit default

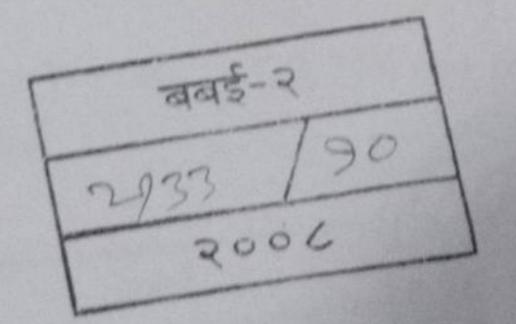
completing the transfer, the TRANSFEREE will be entitled to cancel this Agreement by giving fifteen days' prior notice and in that event the TRANSFERORS will be liable to refund the amount of earnest money with

this Agreement till payment. If the TRANSFEREE makes default in completion of this Agreement the TRANSFEREORS will be entitled to cancel this Agreement by giving fifteen days' prior notice and in that event the TRANSFEREE will forfeit the earnest money. This is without prejudice to the right of any party to file a suit for specific performance of this contract and / or for further damages, if any.

15.The Agreement shall be subjected to the Jurisdiction of Courts in Mumbai and Arbitration in accordance with the Indian Arbitration Act of the time being in force.

Durange.





SCHEDULE OF THE PROERTY

All that Flat No. 6, on the Sixth Floor, in the Society known as "Vishwa Mangal Cooperative Housing Society Limited", C.S. no. 709 of Mazgaon Division, situated at 34-B and 34-C Wani Chawl, Mumbai - 400 027, situated on all that piece and parcel of land of foras tenure together with the building standing thereon situate lying being at Sussex Road in Greater Bombay within the Registration Sub -District and District Bombay City and containing by Surburban, Bombay meters or Sq. 531.7 admeasurement thereabouts and registered in the Books of the Collector of Land Revenue under Cadestral Survey No. 709 of Mazgaon Division and in the Books of the Assessor and Collector of Municipal rates and Taxes under E-Ward Nos. 7460 and 7461 (1), Street No. 34-B, 34-C and bounded as follows i.e.

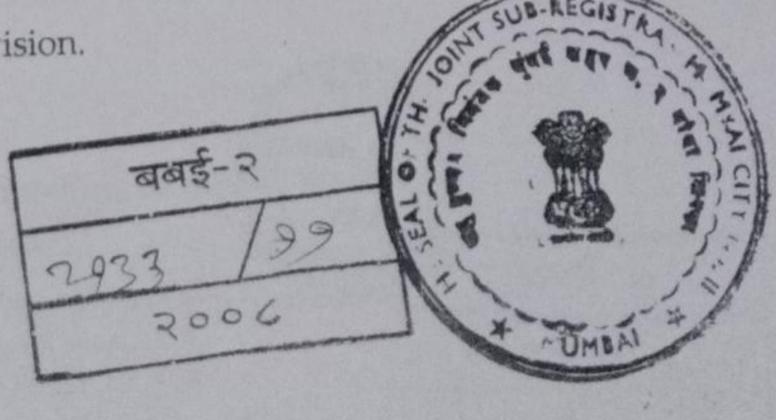
on or towards the North by : C.S. No. 707

on or towards the South by : C.S. No. 710-

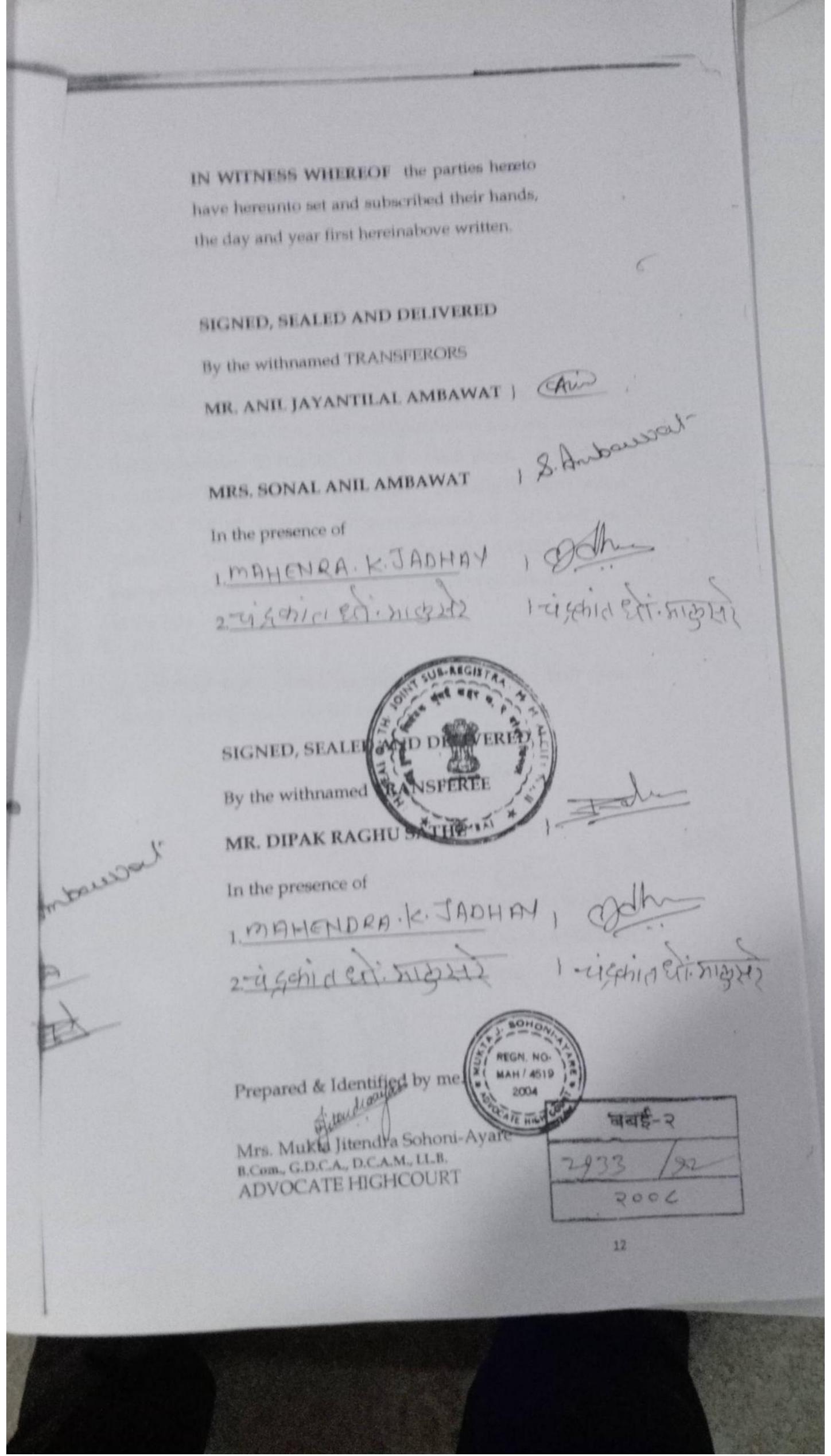
on or towards the East by : C.S. No. 711

on or towards the West by : C.S. No. 694 of

Mazgaon Division.



11



Scanned by TapScanner

que .		
1 hato.		
Date.	-	

To Mr. DIPAK RAGHU SATHE

LETTER OF POSSESSION

I/We MR. ANIL J. AMBAWAT & MRS. SONAL A. AMBAWAT hereby declare that I/we have sell/transferred my/our ownership rights/possession of Flat No. 6, on the Sixth Floor, in the Society known as "Vishwa Mangal Co-operative Housing Society Limited", C.S. No. 709 of Mazgaon Division, Situated at 34/B and 34/C, Mumbai - 400 027, to Mr. DIPAK RAGHU SATHE through a Agreement for Resale made and duly registered on dated ______ at the Sub-Registrar Office, Mumbai.

I/we further declare that I/we have received full and final value of agreed consideration as on the date of registration.

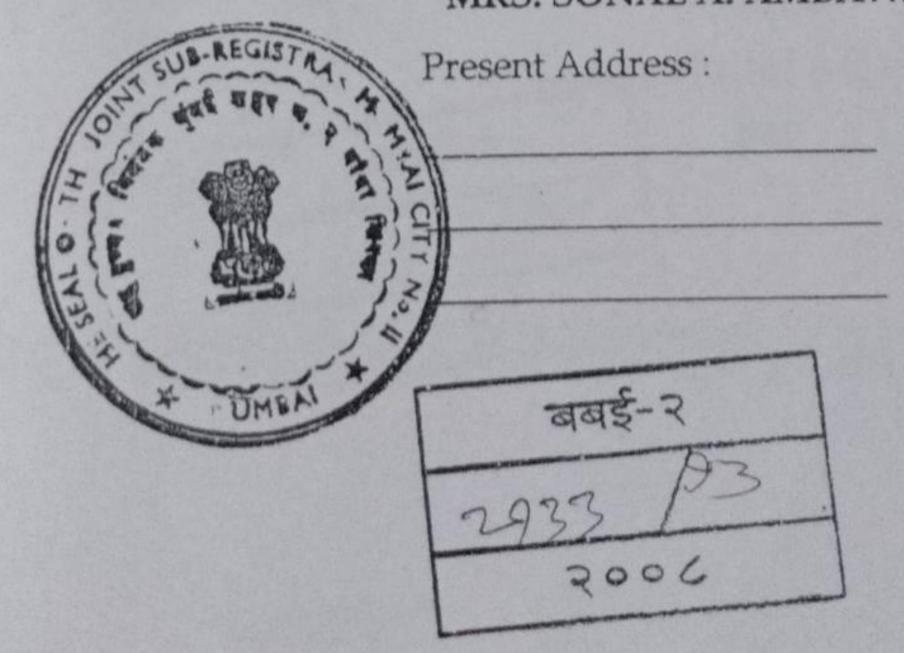
Thanking You,
Yours Faithfully

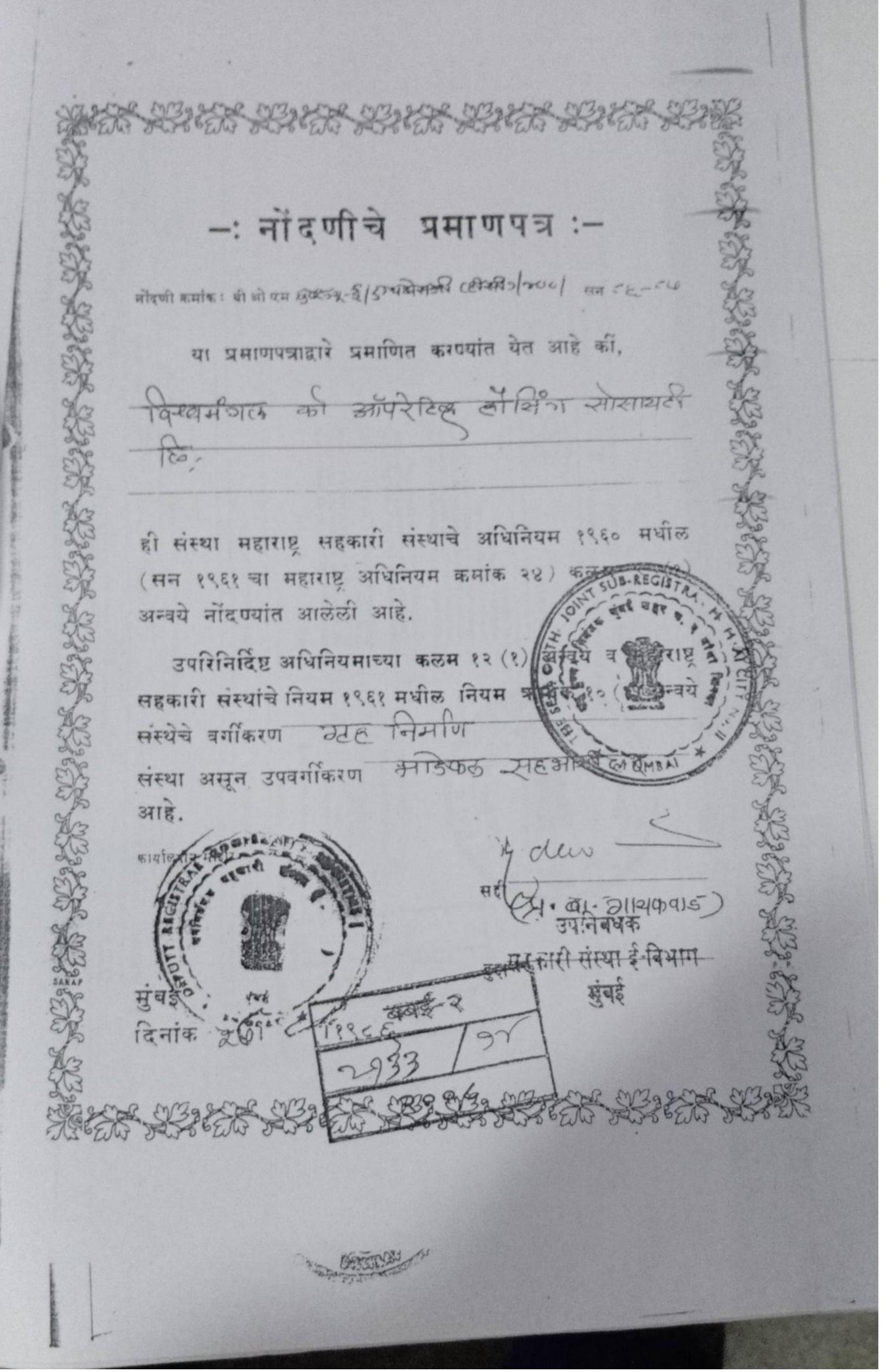
Transferor

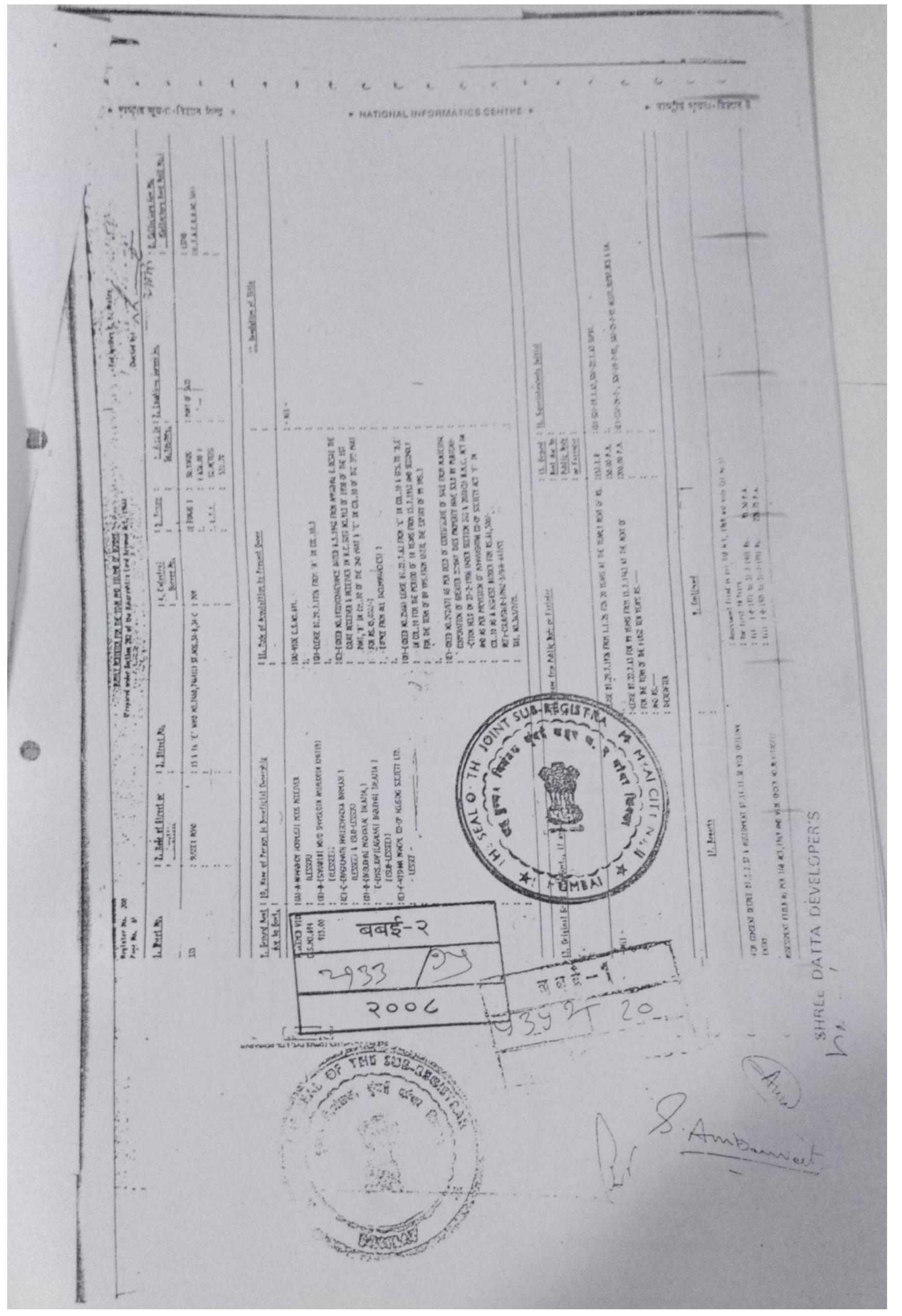
Aui

8 Amboursel.

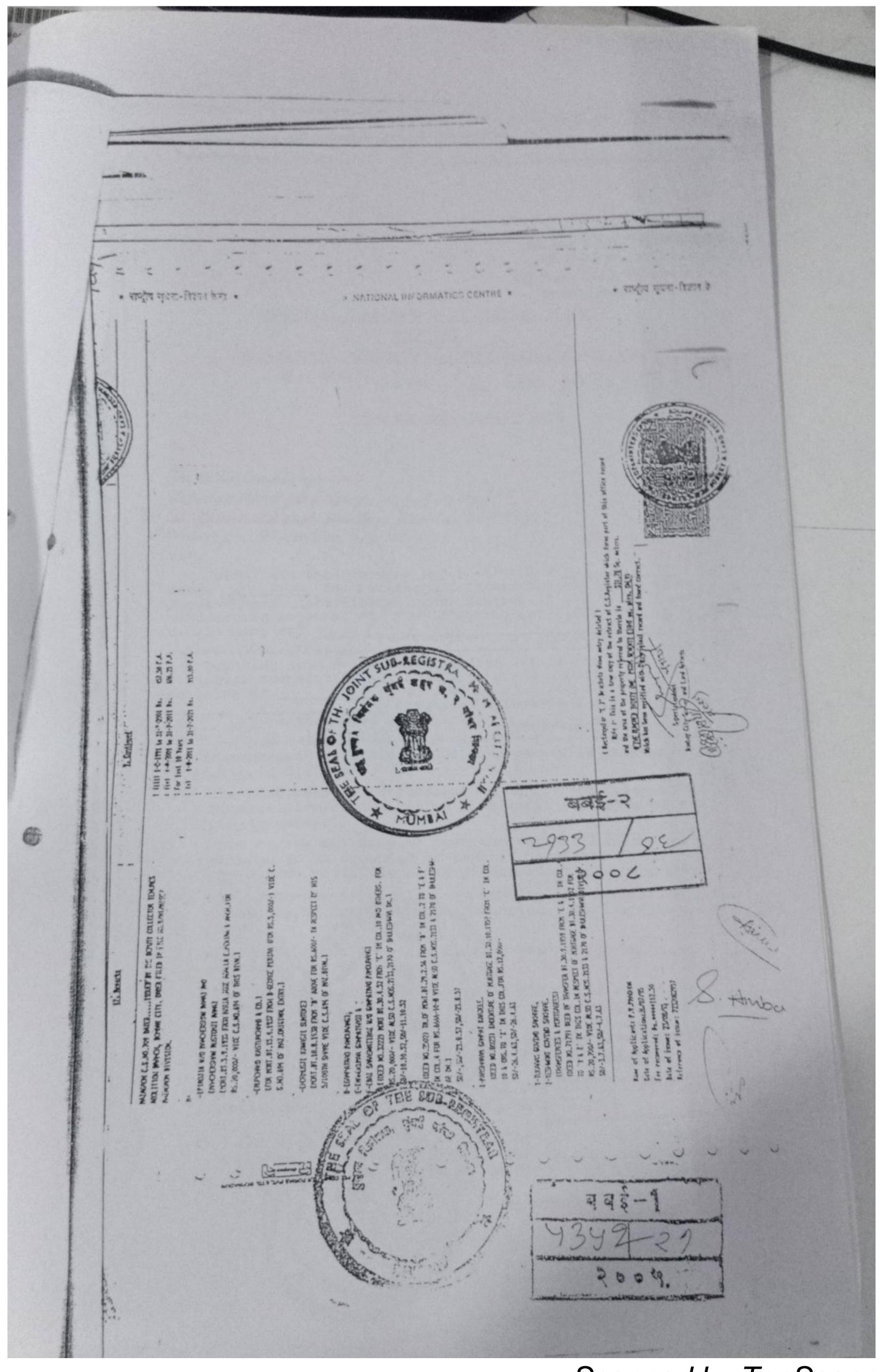
(MR. ANIL J. AMBAWAT & MRS. SONAL A. AMBAWAT)





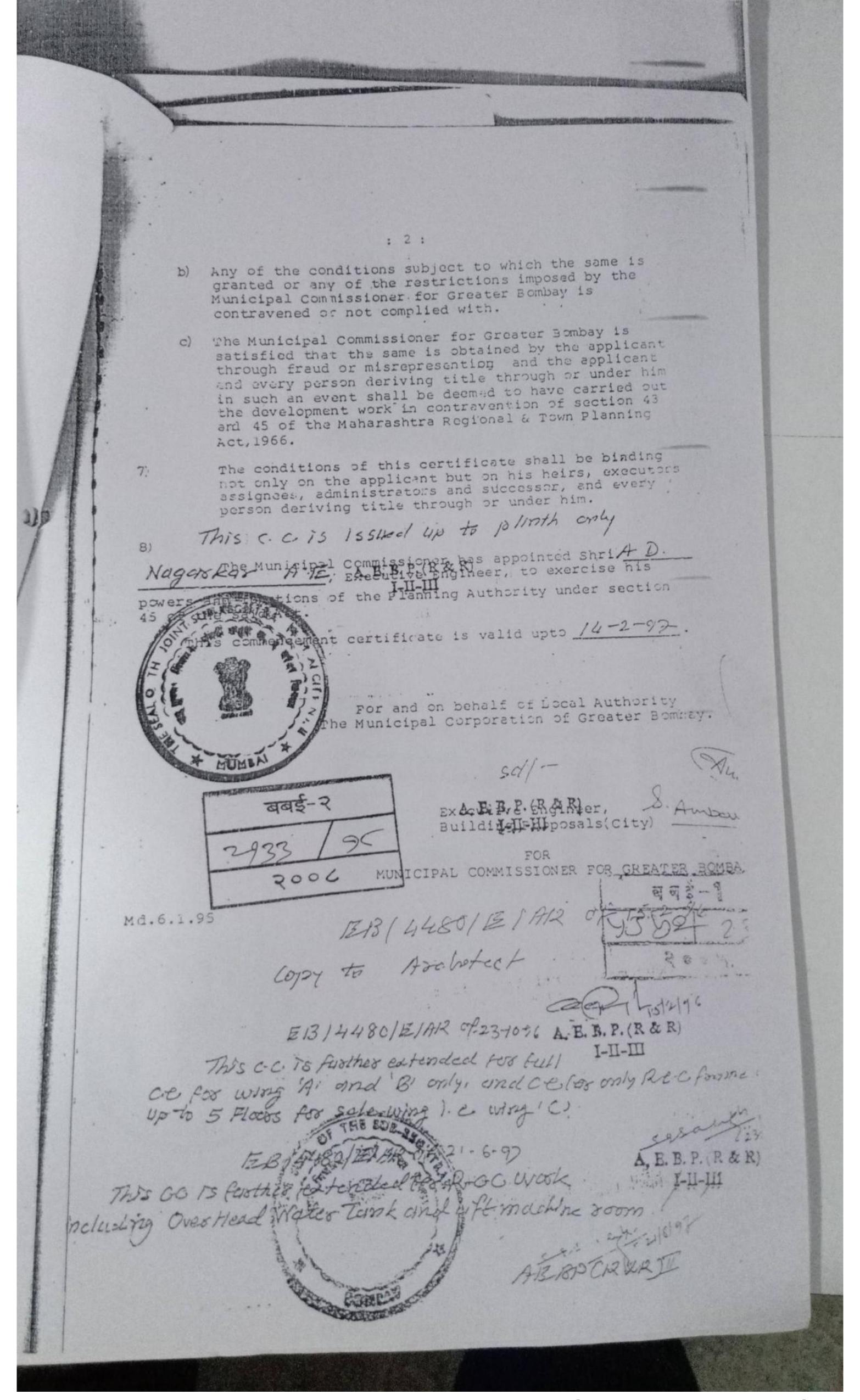


Scanned by TapScanner

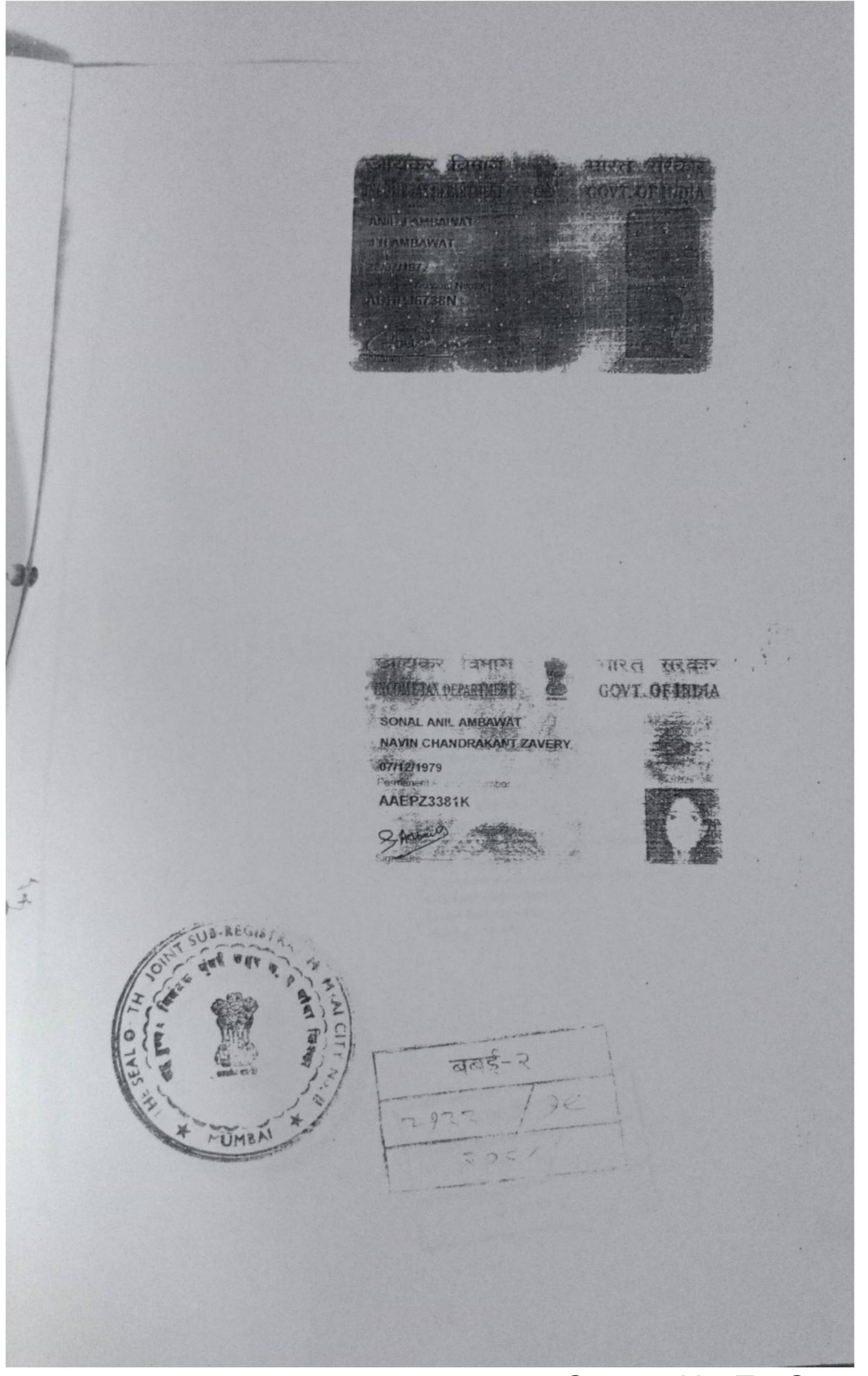


Scanned by TapScanner

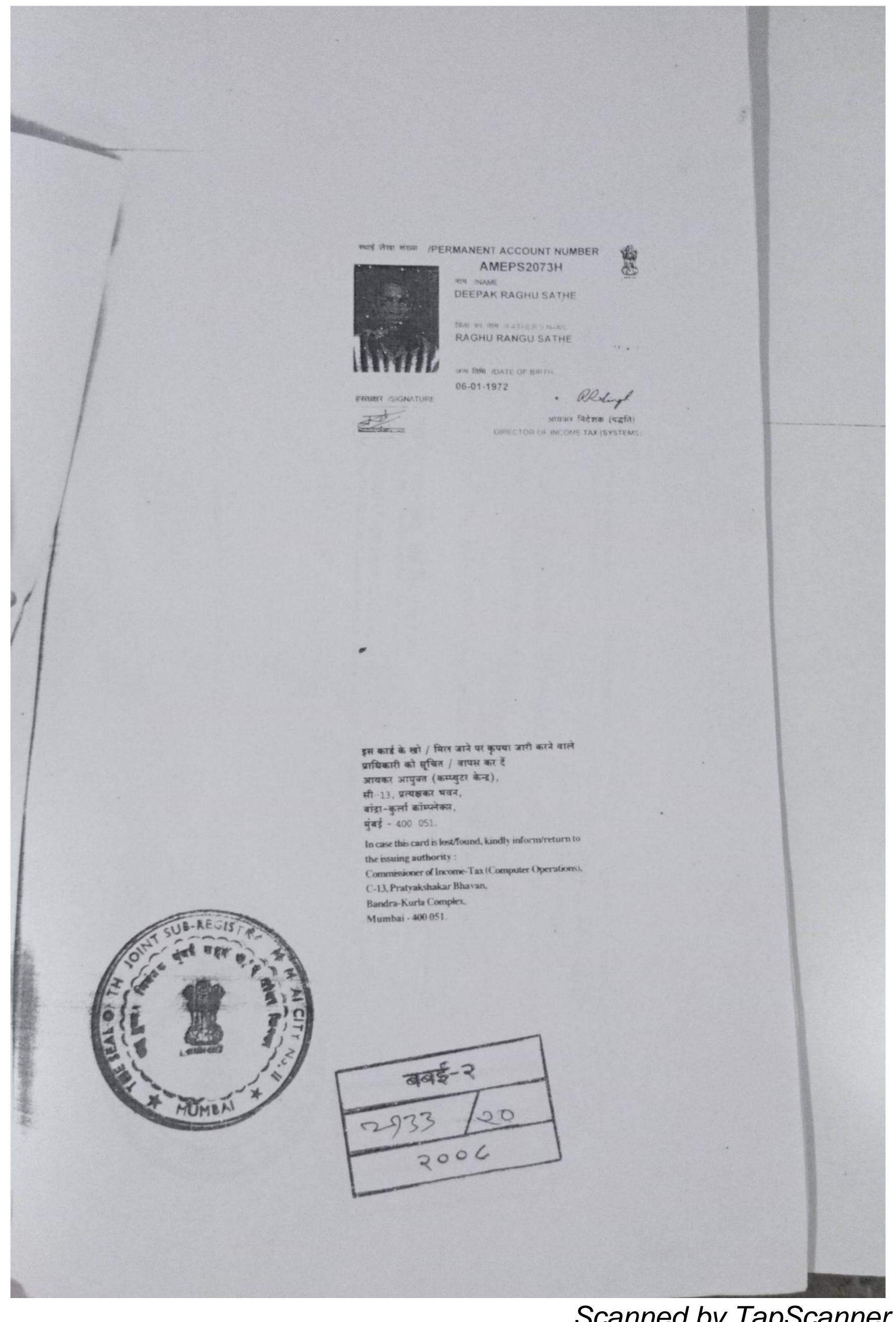
Ex Bay, B.dg, Proponica-City, "B" Ward Humeipal Wifford 225 Moor. 10-UK, Batimudin Marg Dyenka, Bunkay-400 90% MUNICIPAL CORPORATION OF GREATER BOMBAY FORM 'A' MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 NO. EEBPC/4480 / E /12 07-15/2/96 COMMENCEMENT CERTIFICATE TO Wishwallanghel Const Hisg. Socialy Ltd.
34 LB. Wans. Chawl Duday Kondoleo In asg.
Remiseus. - In umbas 400007 with reference to your application No.
dated 1-2-76 for Development Permission and grant of
Commencement Certificate under section 45 and 69 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development for para restevelopment of paraty beauty and building permission under section 346 of the Bombay -Municipal Corporation Act, 1888, to erect a building in on plot No./C.S.NO./C.T.S.NO. -Building No. Division/Village/Town Planning /Scheme situated at Road/Stieet 79027005 Dinsing the commencement certificate/Building permit is granted on the following conditions: -The land vacated in consequence of the endoresement of the setback line/road widening line shall form part of the public street. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted. 3) The commencement certificate/development permission shall remain valid for mredicar commencing from the date of its issue. 12. Anni This permis of aces not characle you to develop land - which 4) does not vet This comme cement conficate of renewable every year 5) but such a tended political shift be in no case exceed three years : provided inther the such danse shall not bar any subsequent topy cation for fresh permission under seculon 44 of the Markashtra Regional & Town Planate Apt, 1966. This certificate is muras to be revoked by the Municipal 6) Commissioner for Gleater Bombay, if - 2977 The destelopment Work in respect of which operaission is granted whole coertificate is not corried out the is not in accordance with the sanctioned plans.

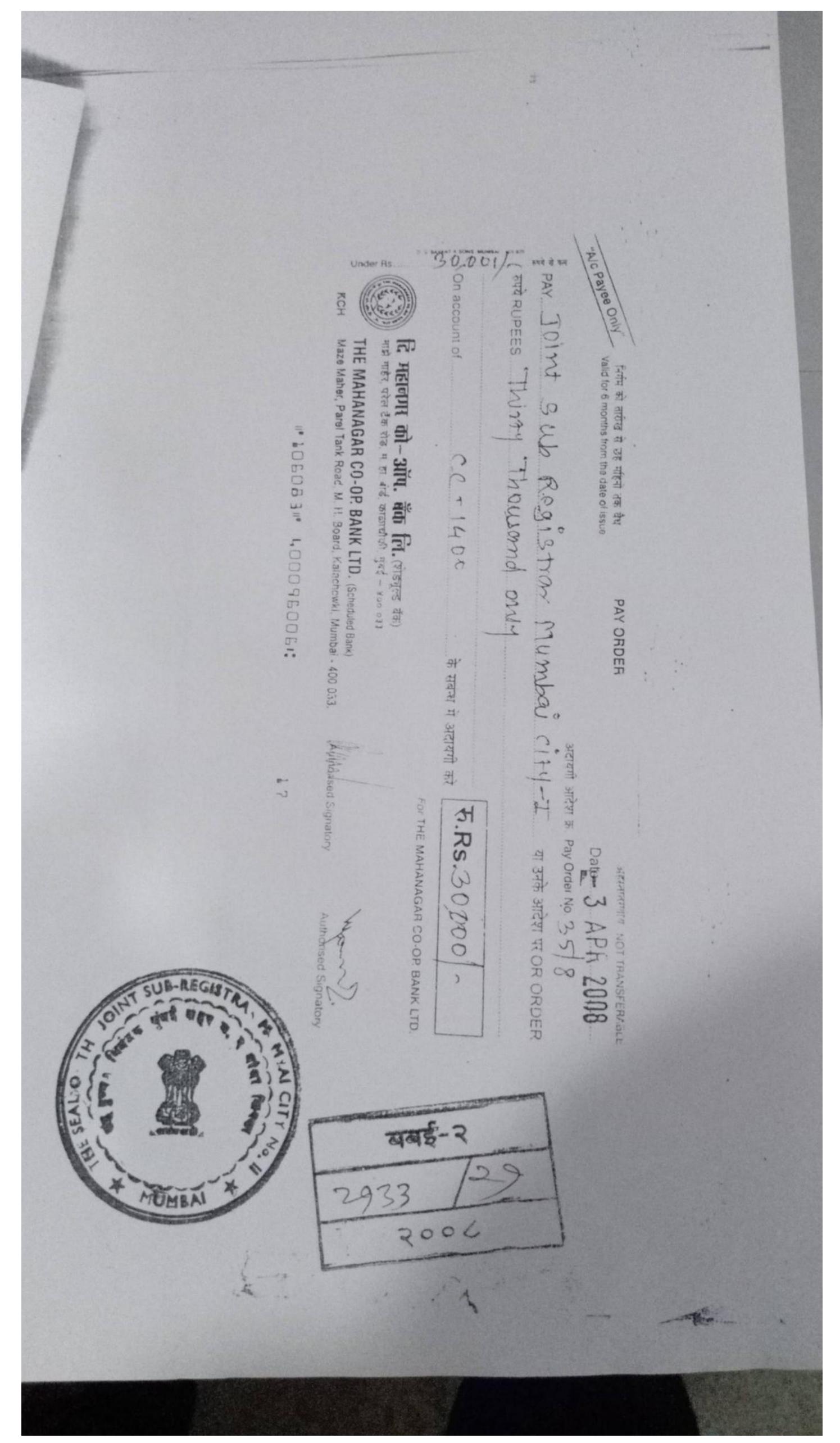


Scanned by TapScanner

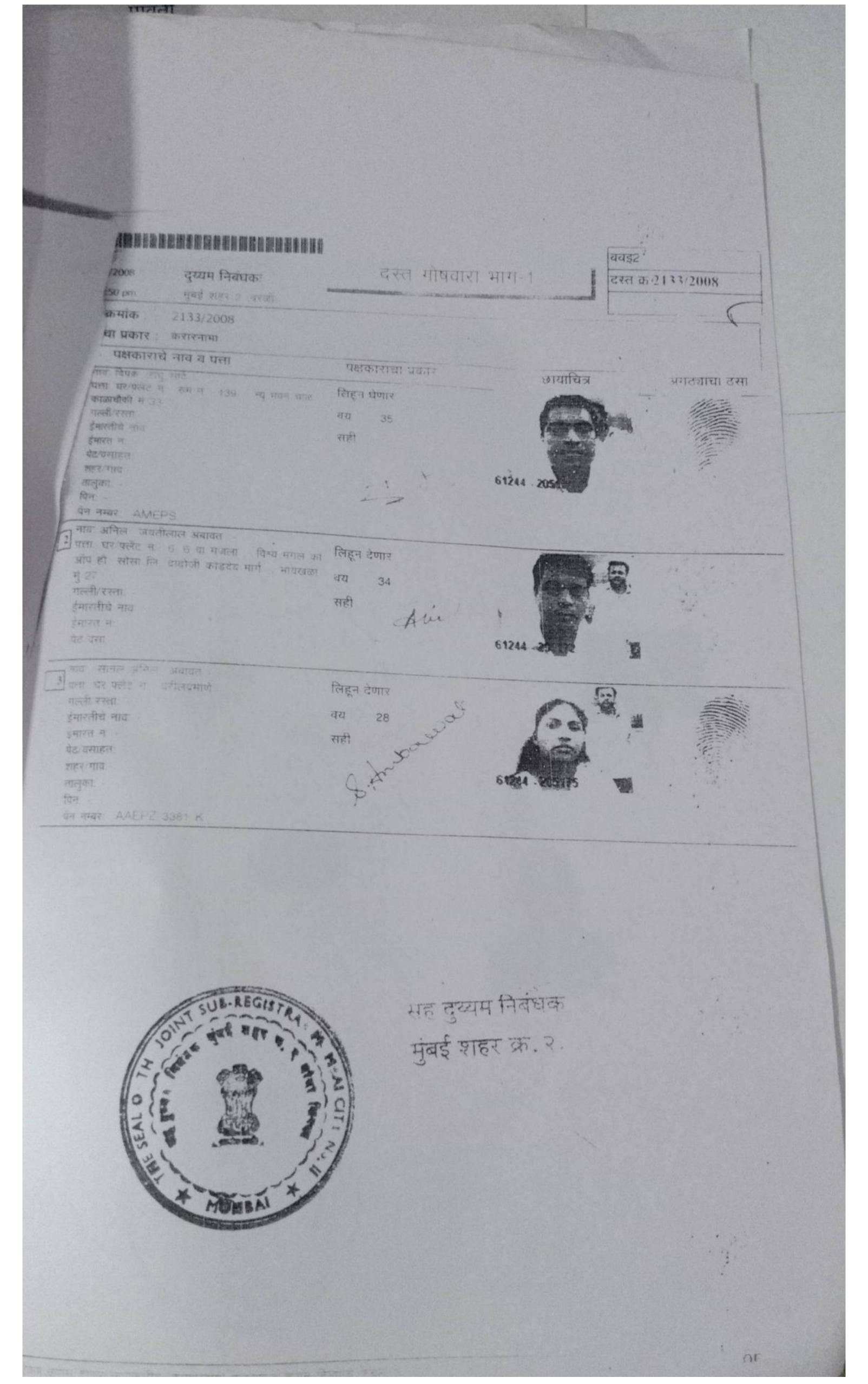


Scanned by TapScanner

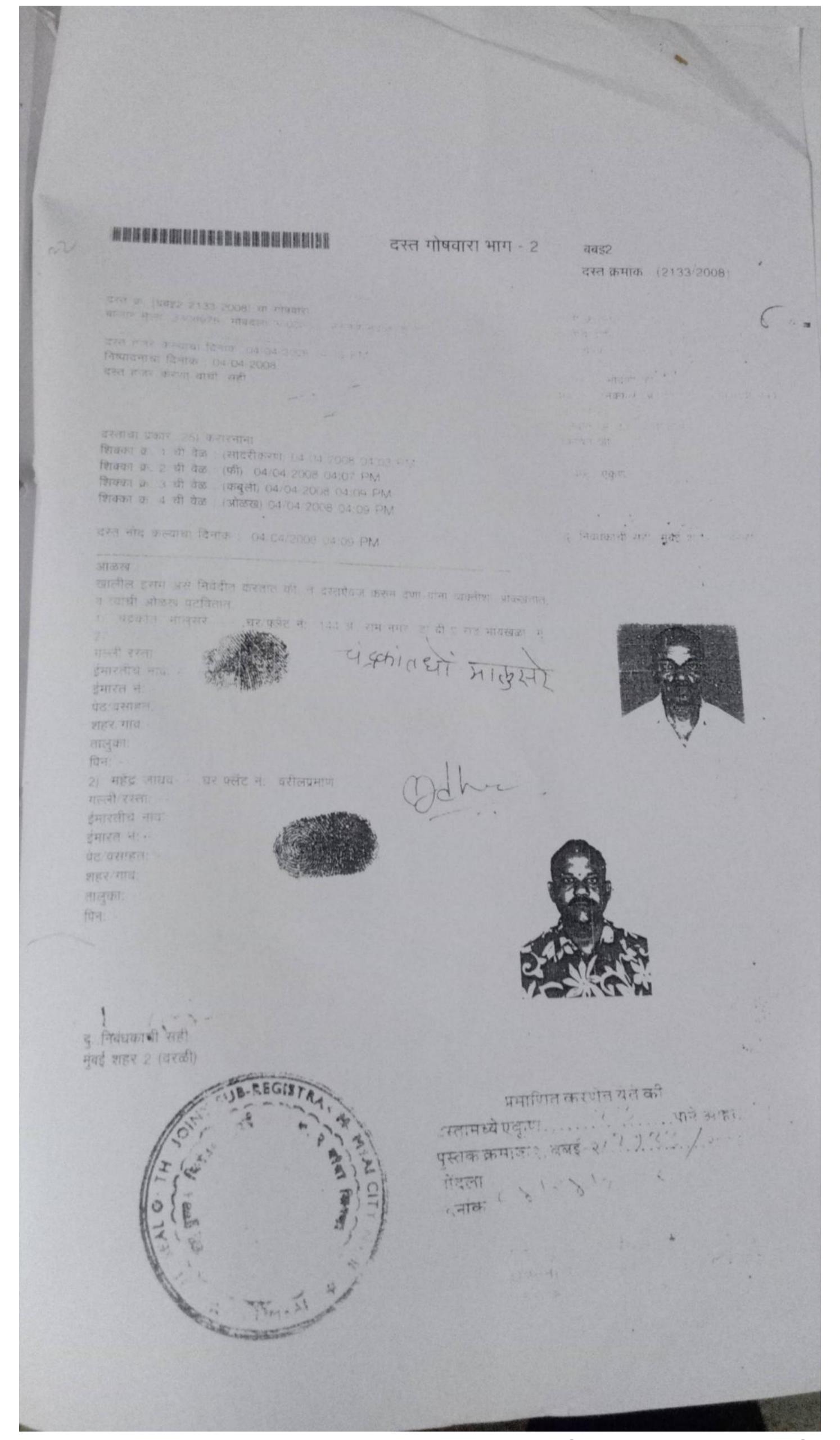




Scanned by TapScanner



Scanned by TapScanner



Scanned by TapScanner