

Purchase Agreement

2



Saturday, January 31, 2009

10:39:15 AM

Original  
नोंदणी 39 म.  
Bogn. 39 M

पावती

पावती क्र. : 956

दिनांक 31/01/2009

गावारे नाव गुळगांव

दस्तऐवजाचा अनुक्रमांक घडर9 - 00957 - 2009

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव:मे. इंटरनेशनल मेडिकल असोसिएशन चे प्रेसिडेंट डॉ. डेव्री कंठतील -

नोंदणी फी :- 3950.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 580.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (29)

एकूण रु. 9530.00

आपणास हा दस्त अंदाजे 10:54AM ह्या वेळेस मिळेल

सह. दुदुय्यमानितंघक अंपेरी-  
अंधेरी 3 (अंधेरी)  
मुंबई उपनगर जिल्हा

दाजार मुल्य: 895000 रु. मोबदला: 315000रु.

भरलेले मुद्रांक शुल्क: 9110 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: एस वी आय, अंधेरी (पू) ;

डीडी/धनाकर्ष क्रमांक: 567731; रक्कम: 8950 रु.; दिनांक: 12/01/2009

*[Handwritten Signature]*

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON..... 21/01/09

**दस्त गोपवारा भाग - 2**

यदर १  
यदरतं क्रमांक (957/2009)

दस्त गोपवारा भाग - 2

दस्त डॉ. [दर-957-2009] या गोपवारा  
भाजार मुला : 895000 गोपदला 315000 भरलेले मुद्रांक गुल्म : 9110

दस्त हुजूर केल्याचा दिनांक : 31/01/2009 10:35 AM  
विषयवार्ताचा दिनांक : 30/12/2008  
दस्त हाजत करणा-याची सही :

*Jo. Mandekar*

दस्ताचा प्रकार : (64) घोषणा पत्र  
शिल्लका क्र. 1 ची वेळ : (सादरीकरण) 31/01/2009 10:35 AM  
शिल्लका क्र. 2 ची वेळ : (सी) 31/01/2009 10:39 AM  
शिल्लका क्र. 3 ची वेळ : (ज्युली) 31/01/2009 10:39 AM  
शिल्लका क्र. 4 ची वेळ : (सिकल) 31/01/2009 10:39 AM

दस्त नॉट केल्याचा दिनांक : 31/01/2009 10:35 AM

वेळीच :  
जेव्हाच इमान असे निवेदीत करतात ही, प्र. इ.पुणे कलेंद्र प्रजा-गान व्यक्तीस: ओळखतात,  
इ.पुणे कलेंद्र घटवित्तात.  
1) मुदल नंबर - - , मरुफॉट नं: 6  
मरुफॉट नं:  
जेव्हाच मुदल जरीया हल्लत  
दस्ता नं:  
नेटवॉट नं:  
दस्ता नं:  
नेटवॉट नं: 30:31  
दस्ता नं: 30:31  
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बदर-१/
९५७ १६
२००९

मु. निघणकार: न. सही. अक्षरी ३ (अक्षरी)



प्रमाणित काणांन चने की, या  
दस्तामथं एकुण १६ पाने खाहेत

मु. निघणकार: न. सही. अक्षरी ३ (अक्षरी)

सह मुख्क निघणकार, अक्षरी. क्र. ३,  
मुख्क उपनगर किल्लरा,



सहपत्र नॉदण्यात आले नाही.

बदर-१/९५७/२००९

मुख्क उपनगर किल्लरा, अक्षरी. क्र. ३,  
मुख्क उपनगर किल्लरा.

दिनांक : 31/1/2009

मुख्क उपनगर किल्लरा, अक्षरी. क्र. ३,  
मुख्क उपनगर किल्लरा.



महाराष्ट्र MAHARASHTRA

General Stamp Office, Mumbai  
L. S. V. No: 694  
27 OCT 2008  
Proper Officer

Shri. M. D. KADAM

दि. २०/१२/२००८ मंगळवार, २० डिसेंबर, २००८  
फो. अर्थ. बँक लि., मंत्रालय, मुंबई ४०० ०९३  
एन. एस. सी. क्रमांक- ६९२  
क्रमांक- ११५ दिनांक- २० DEC 2008  
यादरा शास्त्री, चौड (पुं.) मुंबई.  
सर्वश्री/श्री/श्रीमती Shri Khandathil Medical Association  
यांना न्यायचक्र मुद्रांक रु. \_\_\_\_\_ चा  
विकला.

BR 888283

मुद्रांक विक्रेता

अविनाश मोहनसिंग चव्हाण

DECLARATION

THIS DEED OF DECLARATION is made at Mumbai, this, 20<sup>th</sup> day of December, 2008 by M/S. INTERNATIONAL MEDICAL ASSOCIATION, through its President Dr. Kandathil, adult, Indian Inhabitant, resident of Mumbai and residing at Flat No.A/21, Takshila Building No.2 Co-operative Housing Society Ltd., A-Wing, Mahakali Caves Road, Andheri (East), Mumbai - 400 093, hereinafter referred to as 'DECLARANT'.



*Shri Khandathil*

उत्तर-९/	
९५७	१
२००९	

2 :

That vide Agreement for Sale dated 3rd day of February, 1987, the Vendor Mr. Prakash D. Vakil and Mr. Pranay D. Vakil has sold and transferred and assigned the ownership right and shares of the residential premises, being Flat No.A/21, Takshila Building No.2, Takshila Building No.2 Co-operative Housing Society Ltd., 'A' Wing, Mahakali Caves Road, Andheri (East), Mumbai - 400 093 adm. 895 Sq. Fts. (Built up) bearing CTS No. 506, lying and being in the land at Village Mulgaon, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban to the Purchaser M/s. International Medical Association, the Declarant/Confirming Party herein on the said terms and conditions enumerated in the said Agreement for Sale dated 3rd day of February, 1987.

AND WHEREAS due to bonafide mistake neither the Vendor and or the Purchaser appeared before the Sub-Registrar of Assurances, Mumbai to register the said Agreement for Sale.

AND WHEREAS we the Purchaser/Declarant herein is now desirous to present the said Agreement for Sale to bring the same on record of the Sub-Registrar of Assurances, Mumbai by executing these presents.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said desire and consideration of premises, we do hereby confirm the said Agreement for Sale and declare that the same is still valid and subsisting and the said original Agreement for Sale is annexed herewith as Exhibit 'A'.

In the Declarant/Confirming Party confirm all the terms and conditions mentioned in the said Agreement for Sale in all respect and the said terms and conditions are binding us as well as our legal heirs and also binding on the said Vendor in all respect, as if the Vendor and ourselves had then appeared before the Sub-Registrar of Assurances, Mumbai with the limit and presented the Agreement for registration and admitted execution thereof to the end and intent that the Agreement shall take ad-inlito effect in all respect therein mentioned as comply and effectually as if the said Agreement for Sale has been duly registered under the provisions of Sec. 4 of the Maharashtra Ownership Flats (Regulation of Promotion of Construction, Sale, Management and Transfer) Act, 1963 read with the Indian Registration Act, 1908.



*Handwritten signature*

बदर-९/	
९५७	२
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: 3 :

IN WITNESS WHEREOF, we have set and subscribed our hands and signature on this Deed of Declaration/Deed of Confirmation at Mumbai, on the day and the year mentioned above.

SCHEDULE OF THE PROPERTY

Flat No.A/21, Takshila Building No.2, Takshila Building No.2 Co-operative Housing Society Ltd., 'A' Wing, Mahakali Caves Road, Andheri (East), Mumbai - 400 093 adm. 895 Sq. Fts. (Built up) bearing CTS No. 506, lying and being in the land at Village Mulgaon, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SIGNED AND DELIVERED by )  
Within named 'PURCHASER/ )  
DECLARANT' )  
M/S. INTERNATIONAL MEDICAL )  
ASSOCIATION )  
Through its President )  
DR. DAISY KANDATHIL )  
in the presence of ..... )

*[Handwritten signature]*



WITNESSES:

1) *[Signature]*  
2) *[Signature]*



२५२-९/	
९५७	३
२००९	

BBI  
 दि महाराष्ट्र मंत्रालय ऑन्ड अलार्ड्ड ऑफिसर को- ऑप बॅंक लि.  
 मंत्रालय आगर, मंत्रालय, मुंबई ४०० ०१२.  
 पुस्तक क्र. १००९९२/१००९९२/१००९९२/१००९९२/१००९९२  
 एन. एम. सी. कानॉक २ ४२३  
 पत्रांक १- ११९ ते दिनांक 10 DEC 2008  
 बांदा शारा, बांदा (पूर्व) मुंबई. *International Medical*  
 रावंधी/सी/सीपसी *Aravaj R. Thadani*  
 बांदा न्यायोलग आयालय मुंबई ऑफिस *Dr. Jadhav*  
 र. १००९ घा विक्रला.  
 अविनाश मोहनराव चव्हाण  
 पुराक विक्रेता

Application No: COAIAYI 5627/08

# Abhay Yojana 2008

Enclosure I

Form of Application: Dr. Arvind Khandalkar  
 Name of the Applicant: M/s. Takshila Building  
 Address: Flat no. A/21 Takshila Building, Chh. S. J. A. Market, Colaba, Andheri East, Mumbai 400 023.  
 Date of Application: 29/11/2008

To,  
 The Collector of Stamps Andheri,  
 1<sup>st</sup> floor, MMRDA Bldg.,  
 Bandra (E), Mumbai-400 051.

Sub: -Application under the Government order Revenue & Forest Department No. Mudran. 2007/22/C.R 199/M - 1, dated 7th June 2008

Sir,

I have read the above order; I am making this application as I wish to pay the stamp duty and the penalty as per the said order, for the said purpose. I am furnishing the following information and producing the documents and additional documents as stated below:-

- 1. Type of document : Agreement for sale.
- 2. Date of execution : 3<sup>rd</sup> day of February 1987.
- 3. Document Registration No. and Name of Sub Registrar Office if the Document Registered : 

452-2/
230/7
2008
- 4. Agreed Consideration : 3,15,000/-

- 5. Details of the Property
  - 1. Village/ Area/Ward : Mulgaon (Andheri) K-East
  - 2. S.No/ C. S. No / C.T.S. No : 506/1-12
  - 3. Details of the property in question : Flat no. A/21 Takshila Building, no. 230/7 Chh. S. J. A. Market, Colaba, Andheri East, Mumbai-400 023



Title	Land	Flat	Shop	Office	Terrace	Parking	Open Land	Row House
1	2	3	4	5	6	7	8	9
Area built-up land		895 215	No	No	No	No	No	No

Note: Answer may be given as Yes or No in case of information under column no.3 to 7 stating number of floors and in case it is a multi-storied building whether lift is provided or not.

- 6. Other factors affecting the market Value of the property such as age Of the building, type of construction etc. : 27 years old Building .
- 7. Other information regarding any action taken under Bombay Stamp Act or Abhay Yojana-\_\_\_\_\_ & present status of the case :
- 8. Payable stamp duty as per face value of the Document :
- 9. Stamp Duty paid on the Document. : Rs 31,490/-
- 10. Detail of the person authorized (Along with the documents) : 1) Advocate Shobhana R. Waghmare  
2) Mr. A.R. Muralidharan. Nar

I hereby declare that except for the action mentioned in paragraph 7 above no case as regards the recovery of stamp duty in respect of the document mentioned in Para 1 is pending before the Appellate Authority or any Court of Revenue Authority.

I also declare that above information is true and correct to the best of my knowledge. I am the person responsible for payment of stamp duty.

Yours faithfully

*[Signature]*  
(Signature of the applicant)



List of documents enclosed:

1. Original plus Photo Copy of the Agreement .
2. Photo copy of the Society Share Certificate .
3. ——— Property Card .
4. ——— Occupation Certificate .
5. Power of attorney
6. Affidavit .
7. Original and photo copy of Maintenance Bill of Society
8. Photocopy of ATNL Bill
9. ——— B.E.S. Bill (Electricity) .
10. ——— Ration Card .

बदर-९/	
९५७	५
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# Takshila Building No. 2 Co-operative Housing Society Ltd.

REGN No. DDWWWK (C) / HSG (TC) / 4496 / 09 - 90

A-wing, Ground Floor, Mahakali Caves Road, Andheri (East), Mumbai-400 093.

Our Ref.

Date .....

A-23/2008-09

22.08.2008

## TO WHOMSOEVER IT MAY CONCERN

This is to confirm that M/s. International Medical Association had purchased Flat No.A-21 in Takshila Building No.2 CHS Ltd, from Mr.Prakash D.Vakil and Mr.Pranay D.Vakil by executing Agreement dated 03.02.1987 and since then they are in exclusive occupation and possession of the said flat.

The said flat is admeasuring 895sq.ft. (Built up) and City Survey No. of the Society is C.T.S.No.506 / R.C.T.S.No.506/1-12 of Village Mulgoan, Andheri East. The Building of the Society was constructed in the Year 1981.

This letter is issued for the purpose of the Member to pay the deficit Stamp Duty and Registration under Amnesty Scheme 2008, on request by the Member.



TRUE COPY *[Signature]*

Felix Konnoth  
Hon. Secretary



*[Signature]*  
L. P. DUBEY (Advocate)  
Special Executive Officer (SEO)  
Govt. of Maharashtra S.R.L. No. 1916  
0059 Shri SAI C.H.S.L.  
CSR Complex (Mhala) Ekta Nagar  
Malad (W), Mumbai 400 072

बदर-९/	
९५७	९
२००९	



THE TAKSHILA BUILDING NO.2 CO-OPERATIVE HOUSING  
SOCIETY LIMITED

(Registered under M.C.S. Act 1960) (Registration No. \_\_\_\_\_ and Date \_\_\_\_\_)  
BOM/ (W-KE)/HSG/ (TC)/4496/1989-1990 DATED 24-10-1989

No. 35

Authorised Share Capital Rs. 4,00,000 Divided into 8000 Shares each of Rs. 50/- only  
Member's Register No. 35

THIS IS TO CERTIFY that ~~xxxxxxx~~ M/S. INTERNATIONAL MEDICAL ASSOCIATION

of ANDHERI (EAST) is the Registered Holder of [ TEN ] Shares from No. 171

to 180 of Rs. 500 [ FIVE HUNDRED ONLY ]

in THE TAKSHILA BUILDING NO.2 CO-OPERATIVE HOUSING SOCIETY LTD.

ANDHERI (EAST) 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 ANDHERI (EAST) this 24th  
day OCTOBER 1989

TRUE COPY



Chairman

Hon. Secretary

Member of the Committee

P. T. O.

10-25	10-25
976	6

*S. P. D. P. V. (28/10/89)*  
Special Executive Officer (SEO)  
of Maharashtra S.R.L. No. 1914  
CSA Company (Wholesale) Eka Nagar,  
Mumbai - 400 022



*Attested by K.M.*

NO. 15,00,000

GL 11-16270

बृहन्महानगरपालिका

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. CS/8383/BSII/AK of

27 NOV 1981

कार्यवाही क्रमांक ७७७७

To  
Shri. Hemchandra Dhruv, Architect,  
Rajkoju Chambers, 12th Floor,  
Nariman Point, Fort, Bombay 400 001.

Subj:- Occupation Certificate for building No.2, S.No.53,  
54-55 and 56(pt.) of Mulgaon Village Mahakal Ganes  
Road, Andheri(East).  
Occupation Except flat No.A, 12, A34. and B-11.  
Ref:- Your letter No. --- of ---

Sir

With reference to the above, I have to inform you that there is no objection to your client occupying the premises as shown except flat No. A, 12, A34, & B-11 by you in the completion plans submitted by you after obtaining water connection and subject to following conditions which should be complied with within six months from the date of receipt hereof.

- 1:- That the Certificate for section 270-A of the Bombay Municipal Corporation Act for adequate water supply should be obtained from Hydraulic Engineer.
- 2:- All the conditions as set approved under No. CS/823/BSII/LCKEN will be complied with by the applicant.
- 3:- 1.2 Mt. paving around the building will be completed and open spaces levelled properly within 15 days.
- 4:- Trees will be planted within 60 days.
- 5:- The flats marked in red colour viz. A/12, A34 & B-11 which are reserved for Municipal Employees will not be occupied.

Please also note that if any of the user mentioned in the approved plans are found changed without prior permission from Municipal Corporation, this Occupation Certificate granted to you will be treated as cancelled and all the water connection granted to you will be taken back.

Yours faithfully,



*[Signature]*

Assistant Engineer Building Proposals (Western Sub.)  
M.C.B.

Asd/21.11.81.

TRUE COPY

वदर-४/
<i>[Signature]</i>
२००८

वदर-४/
<i>[Signature]</i>
२००८



L. P. DUREX (Advocate)  
Special Executive Officer (SEO)  
Govt. of Maharashtra SRI No. 1914  
00519 Shil SAI C.H.S.L.  
CSR Complex (Mhada) Ekt. Nagar  
Ekt. Nagar (W), Mumbai - 400 057

Page 2 of 2

THE STATE OF CALIFORNIA

2002

2002

2002/50/70

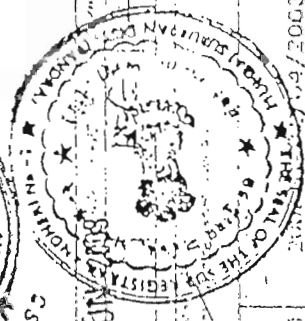
THE STATE OF CALIFORNIA

REGISTRATION NO.	REGISTRATION DATE	REGISTRATION TYPE	REGISTRATION FEE	REGISTRATION STATUS	REGISTRATION EXPIRES
2002/50/70	02/20/02	REGISTRATION	5000.00	ACTIVE	02/20/07
2002/50/70	02/20/02	REGISTRATION	5000.00	ACTIVE	02/20/07

REGISTRATION NO. 2002/50/70  
 REGISTRATION DATE 02/20/02  
 REGISTRATION TYPE REGISTRATION  
 REGISTRATION FEE 5000.00  
 REGISTRATION STATUS ACTIVE  
 REGISTRATION EXPIRES 02/20/07

TRUE COPY

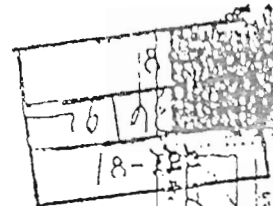
REGISTRATION NO.	REGISTRATION DATE	REGISTRATION TYPE	REGISTRATION FEE	REGISTRATION STATUS	REGISTRATION EXPIRES
2002/50/70	02/20/02	REGISTRATION	5000.00	ACTIVE	02/20/07



REGISTRAR GENERAL  
 DEPARTMENT OF STATE  
 1500 CALIFORNIA STREET  
 SACRAMENTO, CALIFORNIA 95833

REGISTRAR GENERAL  
 DEPARTMENT OF STATE  
 1500 CALIFORNIA STREET  
 SACRAMENTO, CALIFORNIA 95833

06	050	18-120
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00 00 00

11 38 M

CS R Comptroller (W), Mumbai - 400 007  
 Special Executive Officer (SEO)  
 L. P. DUBEY (Advocate)  
 Special Executive Officer (SEO)  
 No. of M.A. No. 1917  
 305 & 311 Sal C.H.S.L.  
 25/8/08

2008  
 25/08/08  
 25-8-08

2008  
 30/8/08  
 25-8-08



TRUE COPY



*[Handwritten text in Marathi script, including a signature and various administrative markings.]*



*[Handwritten text and administrative markings at the bottom of the page.]*

३.३.  
 दि. २५-७-०८  
 ३.३.  
 दि. २५-७-०८  
 दि. २५-७-०८  
 दि. २५-७-०८

I-३-२५  
 दि. २५-७-०८  
 दि. २५-७-०८  
 दि. २५-७-०८

सत्य-प्रतिलिपि  
 भारत गृहमंत्रालय अधिकांश निलयाल



L. P. DIXEY (Advocate)  
 Special Executive Officer (SEO)  
 Govt. of Maharashtra SRL No. 1918  
 WJS 9 Shri Sai Ch Sl  
 CSR Complex (Mhade) Ekra Nagar  
 Malad (W), Mumbai - 400 088

२३१-४/  
 ३७/१४  
 २००८

बदर-९/  
 ९५५/१२  
 २००९



**Nair Service Society (Andheri, Mumbai.)**

REG. NO. (REG. 244/2007/11111) TRUST - P - 22042 (MUM.)

Mem. No. : 126, LIFE MEMBER  
 Name : A.R.MURALIDHARAN NAIR  
 Address : #6, ABIDA HOUSE  
 MIDC, ROAD NO - 17  
 ANDHERI (W)  
 MUMBAI - 400 052

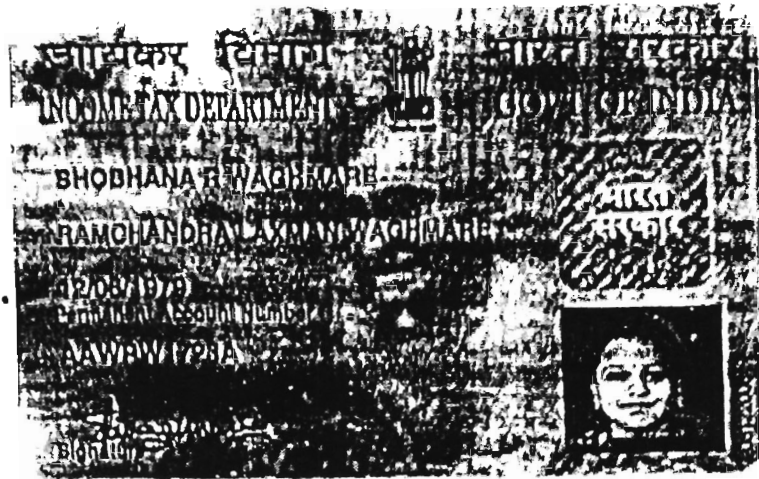


- 01 THE USE OF THIS CARD IS GOVERNED BY THE TERMS AND CONDITIONS OF NAIR SERVICE SOCIETY (ANDHERI)
- 02 THIS CARD IS THE PROPERTY OF NAIR SERVICE SOCIETY (ANDHERI)
- 03 THIS CARD IS NOT TRANSFERABLE
- 04 CHARGE OF RS. 50/- WILL BE LEVIED IF THE CARD IS LOST OR MISPLACED
- 05 THIS CARD IS VALID TILL THE MEMBERSHIP IS IN FORCE

IF FOUND, PLEASE RETURN TO :  
**Nair Service Society (Andheri)**  
 B-3, "VAIBHAV CHS, OPP. IMPORT WAREHOUSE  
 SAHAR PIPE LINE, MUMBAI -400 099  
 TELE : 022 - 2831 29 37

10413/2/2007

बदर-९/	
२५७	९३
२००९	



बदर-९/	
९५७	१४
२००९	

10/39/41 am

31/01/2009

मुख्यम निबंधका

10:39:41 am

अंधेरी 3 (अंधेरी)



दस्त गोषवारा भाग-1

बदर

दस्त क्र 957/2009

दस्ता क्रमांक : 957/2009

दस्ताधा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा
1	भा. गे. इतरगणस गोडकल अतोरिएरण भे धेरिबेट डो. डेन्नी के.बातील पता. घर/फ्लेट नं. ए/21, 2रा मजला, ताशीसा विल्डींग क. 2 को ऑफ ही सोसा सि., ए विंग, महाकाली केव्हा रोड, अंधेरी (पु)	सिद्धू देणार वय 76 सही <i>J. M. ...</i>		
2	नाथ - - - पता: घर/फ्लेट नं. - मल्ली/रस्ता - हंगार/गोषा - इमारत नं. - घर/गोषाहता - शहर/गाव - जालुका - पिन - पैन नम्बर -	सिद्धू देणार वय - सही	उपलब्ध नाही	



बदर-९/  
९५७ ९५  
२००९





दस्त गोपवारा भाग - 2

यदर९

दस्त क्रमांक (९५७/२००९)

दस्त क्र. [यदर९-९५७-२००९] चा गोपवारा  
बाजार मूल्य : ८९५००० गोबदला ३१५००० भरलेले मुद्रांक शुल्क : ९११०

पावती क्र.: ९५७ दिनांक: ३१/०१/२००९  
पावतीचे यर्जन  
नांव: मे. इंटरनॅशनल मेडिकल अरॉगिअरेशन वे  
प्रेसिडेंट डॉ. डेव्री केद्रातील - -

दस्त हजर केल्याचा दिनांक : ३१/०१/२००९ १०:३५ AM  
निष्पादनाचा दिनांक : ३०/१२/२००८  
दस्त हजर करणा-याची सही :

*Jollanda*

८९५० : नोंदणी फी  
५८० : नक्कल (अ. ११(१)), पृष्ठाकनाची नक्कल  
(आ. ११(२)),  
रुजवात (अ. १२) व छायाचित्रण (अ. १३) ->  
एकत्रित फी

९५३०: एकूण

दस्ताचा प्रकार : ६५) घोषणा पत्र  
शिक्का क्र. १ ची देऊ (सादरीकरण) ३१/०१/२००९ १०:३५ AM  
शिक्का क्र. २ ची देऊ (सी) ३१/०१/२००९ १०:३९ AM  
शिक्का क्र. ३ ची देऊ (कुदुली) ३१/०१/२००९ १०:३९ AM  
शिक्का क्र. ४ ची देऊ (ओळख) ३१/०१/२००९ १०:३९ AM

दस्त नोंद केल्याचा दिनांक : ३१/०१/२००९ १०:३९ AM

दु. नियमकांकी सही, अचरी ३ (श्रधरी)

ओळख :  
खालील इत्तम अने निवडित करतात की, ते दस्तारेवज करून देणा-यांना व्यक्तीरा: ओळखतात,  
व त्यांची ओळख पटविताने.  
१) मुरली नगर - - - बट/फ्लेट नं: ६  
मल्ली रस्ता: -  
इंटरनेट माला जवळील इत्तम  
इत्तम नं -  
दंडवत इत्तम -  
रहराज इत्तम  
मुरली -  
दिना ९३  
०. हांमल घडनारे - - - बट/फ्लेट नं: ३०/३१  
मल्ली रस्ता -  
इंटरनेट माला जवळील इत्तम  
इत्तम नं -  
दंडवत इत्तम -  
रहराज इत्तम  
मुरली -  
दिना ९३



बदर-९/	
९५७	९६
२००९	



प्रमाणित कायेंत येने की, या  
दस्तामध्यं एकूण ..... पाने आहेत

दु. नियमकांकी सही,  
अचरी ३ (श्रधरी)

सह दुय्यम नियमक, अचरी क्र ३,  
मुंबई उपनगर जिल्हा.

सहयत्र नोंदण्यात आले नाही.



बदर-९/९५७ /२००९  
पुस्तक क्रमांक १, क्रमांक.....

दिनांक : ३१/१०/०९

सह दुय्यम नियमक, अचरी क्र. ३,  
मुंबई उपनगर जिल्हा.

- १) शासन परिपत्रक क्रमांक २०००/१४/प्र.क्र. २५/प - १ दि. २४/३/२०००.
- २) नो. म. नि. घ मू. नि. पुणे पंथे का क्र. का ३/ शासनक / मुंबईक पामती दुहाती /०६/१९९ दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR,  
BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051

D 202590

INTERNATIONAL MEDICAL ASSOCIATE  
RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

Receipt No. : 103-(III)

MMRDA Counter No. :  
Receipt Date :

Received From :

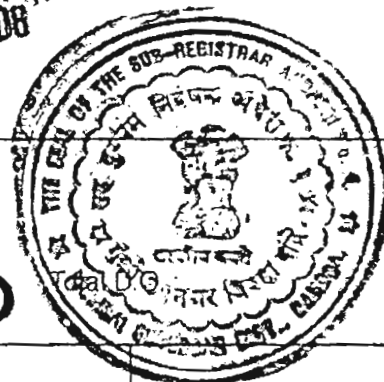
On Account of :

Mode of Payment PO DD/PO/CHQ/567102 Date 22/10/2008 Bank Name & Branch RBI-Challan No. STATE BANK OF INDIA (SBI) Area Code Amount (In Rs.) 9110.00  
Branch Name : ANDHERI (E) (ANE)

**DELIVERED**  
10 DEC 2008  
COA/AY/5627/08

Case No. :

Lot No. :



Sr. No. :	Description of Stamp /	Quantity	Denomination	Amount
		10	Nine Thousand One Hundred Ten	9110.00

बदर-९/	
९५०	१०
२००९	

Rs. :

Rupees :

Cashier / Accountant

Signature / Designation

**Signature**, **MMRDA**

१) भारत परिषद क्रमांक २०००/१४/प्र.क्र. २५/म - १ दि.२४/३/२०००.  
२) नो. म नि व मु. नि. पुणे पांचे का क्र. का. ३/ संगणक / मुद्रांक पायती दुरुस्ती /०६/३९९. दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE. TOWN HALL, FORT, MUMBAI - 400 001.  
Office : COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING 1ST FLOOR,  
BANDRA - KURLA COMPLEX, BANDRA (E) MUMBAI - 400 051 D 20260

RECEIPT FOR PAYMENT TO GOVERNMENT NOT TRANSFERABLE

Receipt No. : Receipt Date :  
Received From : 77 24/10/20

On Account of : INTERNATIONAL MEDICAL ASSOCIATES  
103-(IV) . MMRDA Counter No. : 2

Mode of Payment : DD/PO/CHQ/ RBI-Challan No. Date Bank Name & Branch Area Code Amount (In Rs.)

PO 567101 22/10/2008 0 500.00

Bank Name : STATE BANK OF INDIA (SBI)  
Branch Name : ANDHERI (E) (ANE)

Case No. :  
Lot No. : COA/AY/5627/08 Lot date :

Sr. No. : Description of Stamp / Quantity / Denom / Nationality

बदर-९/	
९५०	९८
२००३	

Rs. : Rupees : Signature  
Cashier / Accountant 500.00 Five Hundred Only

**DELIVERED**  
10 DEC 2008

**DELIVERED**  
10 DEC 2008

**DELIVERED**  
10 DEC 2008



प्र. आ. म. वि. क्र. १८६१ दि. ३१-८-१५

[विषय—मद्य ५६ म.]

ओळखचिन्ह क्रमांक  
ज्ञापन अनुक्रमांक

9  
119

प्रस्तावे क्रमांक	प्रस्तावाची संख्या	प्रत्येक प्रस्तावावरील मूल्य	एकूण रक्कम
१	३	३	४
		४	४
		४	४

*Handwritten signature*

राजकडून समाप्तस लिहिल्या-  
प्रमाणे मुद्रांक शुल्काचे मूल्य  
रुपयत..... रक्कम



*Handwritten signature*

1 31

12/57

*Handwritten signature*

मिळाले.

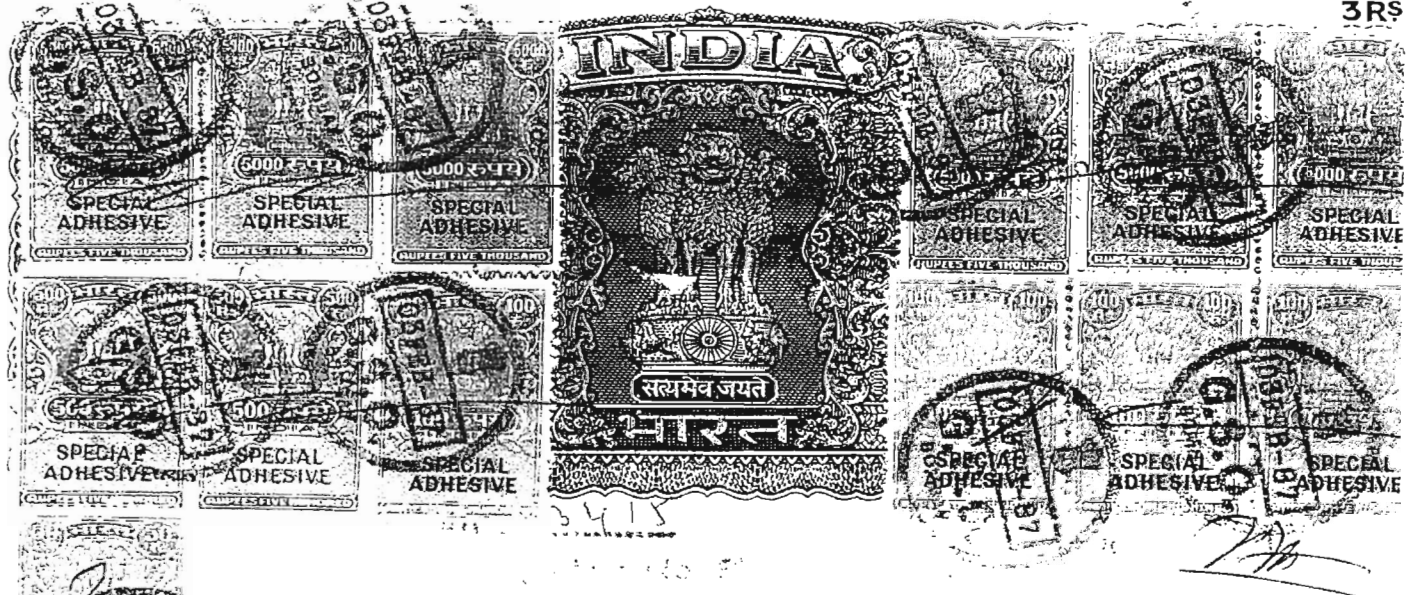
२००२
२५०
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रोखपान

रोतसर मुद्रांकित केलेले  
दस्तऐवज मिळाले.

*Handwritten signature*

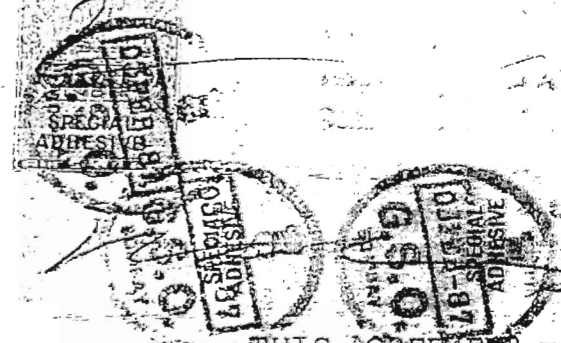
ज्ञापकाची सही



International Trade A.S.  
31

कृपित बहीनाम, पुणे  
संख्या १०००

सहयत्र नोदण्यात आले नाही.



A G R E E M E N T

THIS AGREEMENT made and entered into at BOMBAY this 3rd day February 1987. BETWEEN PRAKASH D. VAKIL AND PRANAY D. VAKIL residing at 3/61, Nanek Nivas, Warden Road, Bombay - 36 Indian Inhabitant hereinafter called - "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include the ~~the~~ executors, administrators and assigns) of the ~~the~~ INTERNATIONAL MEDICAL ASSOCIATION, having its offices at Sreejyothi Road, Kaloor, Cochin 17 hereinafter called the "THE TRANSFEREE" (which expression shall unless it be repugnant to its ~~its~~ executors, administrators and assigns) of the ~~the~~



WHEREAS by an Ownership Agreement dated 25th August, 1981 (hereinafter to referred to as said (Agreement) made between the said transferors and M/S. L... (hereinafter referred to as the said Builder... transferors herein

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.... 2/-

6989

Certificate of the Stamp

Stamp Act, 1958

No. 44/104/15027/108

M.V. 895000/-  
Area - 895/sqft

Office of the Collector of Stamp

Dated 1/12/2008

Received from Shri. Theetis...  
resident of...  
Insufficient Stamp duty of Rs. (11000) NINE thousand one hundred Ten  
vide challan No. 76/77 dated 24.1.10/08  
chargeable under article 25(b) of schedule 1 of Bombay Stamp Act, 1958  
Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of  
Rs. (11000) NINE thousand one hundred Ten  
and penalty Rs. (500) ONE hundred  
under article 25(b) of schedule I have  
been paid in respect of this instrument.

This certificate is subject to the provisions  
of section 53-A of the Bombay Stamp  
Act, 1958.

Place... Baner...

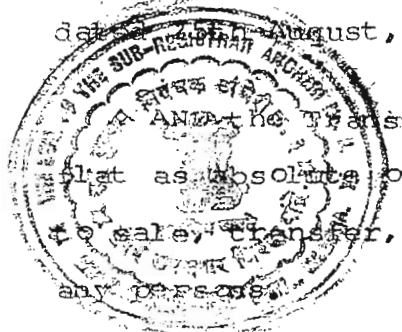
Date... 8/11/08

Collector of Stamp



Subject to the Provision 53-A of the  
Bombay Stamp Act-1958, title and interest in the said  
Agreement dated 25th August, 1981 and flat bearing No.  
A-21 in building NO.2 on 2nd floor in the building known  
as "TAKSHILA" Plot No.53, 54 55, and 56 at (Part) of  
Mulgaon village, Mahakali Caves Road, Andheri(East),  
Bombay - 400 093 (herein briefly the said flat) for a  
price of Rs. 1,43,200/- (Rupees One lakh forty three  
thousand two hundred only) and on terms and conditions  
and stipulations mentioned therein.

AND WHEREAS the transferor has paid the entire  
amount to the Builders as per the above said agreement  
dated 25th August, 1981.



AND the Transferor is in possession of the said  
flat as absolute owner thereof and they are also entitled  
to sale, transfer, assign and lease out the said flat to  
any persons.

AND WHEREAS the Transferors intends to transfer their  
rights, title and interest in the said agreement and in

Handwritten signatures and initials

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.....3/-



5414  
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- 3 -

the said flat to the Transferee which the Transferee agrees to take over a lumpsum price of Rs. 3,15,000/- (Rupees Three lakhs fifteen thousand only) on the terms and conditions mentioned hereinafter.



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



- The Transferee hereby agrees to acquire all the rights title and interest of the Transferors in the said agreement and of said flat No. A-21 of TAKSHILA on 2nd floor, Bldg. No.2 situated on plot No. 53, 54, 55 and 56 at (Part) of Mulgaon village, Mahakali Caves Road, Andheri (East), Bombay - 400 093 (briefly the said flat) for a lumpsum price of Rs. 3,15,000/- (Rupees Three lakhs fifteen thousand only).
- The Transferee in pursuance of the said Agreement and in consideration of Rs. 3,15,000/- (Rupees Three lakhs fifteen thousand only) fully paid by the Transferee to the Transferors

*[Handwritten signatures and initials]*

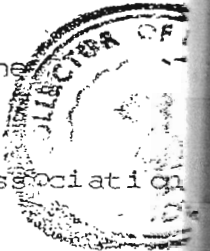
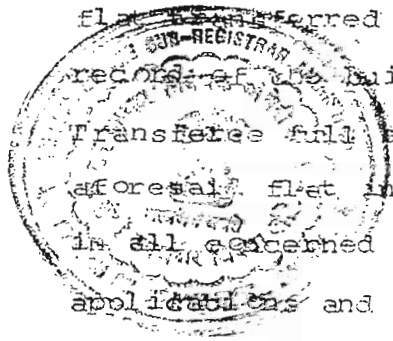
बदर-९/	
६५०	२२
२००९	

....4/-

only on execution of these presents the transferee shall have all his right, title and interest claim or demand in the said flat.

3. The Transferors declare that they are fully entitled to sale transfer and assign the said flat and that the said flat is free from all incumbrances and if any party raises any claim or any interest in the said flat and as a result of Transferee suffers any loss, the Transferors will indemnify the loss so suffered by the Transferee.

4. The Transferors hereby agrees to get the aforesaid flat transferred in the name of the Transferee in the records of the Builders and further agrees to assure the Transferee full absolute and complete transfer of the aforesaid flat in the name of International Medical Association in all concerned records signing the necessary papers, applications and executing any documents that may be necessary for for effecting transfer of the said flat and that the cost of any such agreement or document for the transfer shall be borne equally by the transferor and Transferee.



*Handwritten signature*

बदर-९/	
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- 5 -

5. That the Transferee shall make the payments to the Transferors towards the purchase price of the said flat in full and final settlement in the following manner.

a) Rs. 20,000/- (Rupees Twenty thousand only) by cheque No. 919801 drawn on State Bank of India being earnest money paid on 9.1.87.

b) Rs. 2,95,000/- (Rupees Two lacs Ninety five thousand only) shall be paid by the Transferee to the Transferors, on the day of execution of the Agreement.



6. Transferors hereby declares that they have duly observed and performed all the terms and conditions mentioned in the said agreement dated 25.8.1981 and had paid to the Builders upto the date of execution these presents their contribution of the Municipal Taxes, Water, Electricity, maintenance and other charges and outgoing payable in respect of the said flat to the Builders or Society.

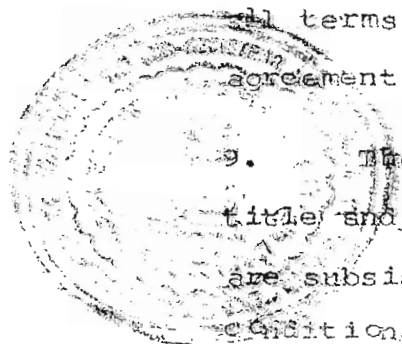
2000	28
2000	6/-

*Handwritten notes and signatures on the left margin, including a circular stamp.*



7. The Transferee after the execution on this Agreement shall be entitled to become a member of Co-operative Society Association, Company, so formed and registered hereinafter with attend and rights there etc.

8. The Transferee hereby agrees to observe and perform all terms and conditions mentioned in the aforesaid agreement made and entered into with the Builders.



9. The Transferors hereby declares that all their rights title and interest in the said Agreement and said flat are subsisting and they have observed all the terms and conditions of the aforesaid with the Builders and they have not done any act, deed or thing by which of their right, in the said flat are affected.

10. The Transferors undertake to handover the said Agreement dated 25th August, 1981 to the Transferee.

*Handwritten signatures and notes in the bottom left corner.*

2009-10	24
2009	

....7/-



बदर-९/	
२५०	२६०
२००९	३ -

- 7 -

11. That Transferee alone shall pay the stamp duty and registration charges of this agreement as well as transfer charges and all other amounts for entering Association's name in their records of the Builder and/or society and registered by the Builder. ).00  
)00  
).00

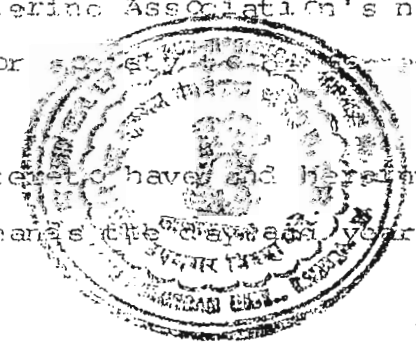
IN WITNESS WHEREOF the parties hereto have and heretofore set and subscribed their respective hands this 25th day of May, 2009 first hereinabove written.

SIGNED SEALED AND DELIVERED  
by the withinnamed TRANSFERORS  
1) SHRI PRAKASH D. VAKIL  
2) SHRI PRANAY D. VAKIL  
in the presence of

H.D. Vakil..... *[Signature]*

SIGNED SEALED AND DELIVERED  
by the withinnamed TRANSFEREE  
INTERNATIONAL MEDICAL ASSOCIATION  
through the hand of DR. DAISY  
KANDATHIL the present President  
of the INTERNATIONAL MEDICAL  
ASSOCIATION, in the presence  
of .....

*[Signature]*



*[Signature]*  
*[Signature]*

*[Signature]*

( DR. DAISY KANDATHIL  
Present President of  
International Medical  
Association. ....

१५.  
M

क अंधेरी-  
द्वि. न.

J-18P

- 8 -

RECEIPT

RECEIVED the day and year hereinabove written  
of and from the withinnamed Transferee a sum of Rs. 3,15,000/-  
(Rupees Three lakhs fifteen thousand only) by cheque No. 912801

drawn on State Bank of India dated 9-1-87

for Rs. 20,000/- and Rs. 2,95,000/- (Rupees Two lakhs

two hundred ninety five thousand only) by Draft drawn on State Bank of India  
No. 902801 (1) State Bank of India  
No. 902801 (2) State Bank of India  
paid by Association

20,000	2-5-87	Rs. 125,000
2,2,87	2-2-87	1,10,000
3-2-87	3-2-87	60,000
		<u>2,95,000.</u>

to us.

वसु-१/	
२५६	२६
२००८	

Rs. 3,15,000 /-

WITNESSES:

1. *[Signature]*
2. *[Signature]*  
Dilip Verma



WE SALEM RECEIVED:

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