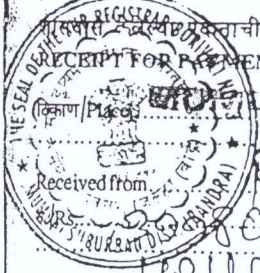


120

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

PO 080013



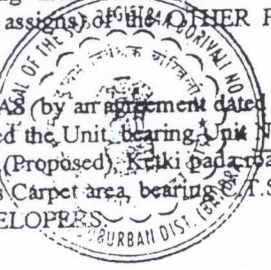
RECEIPT FOR PAYMENT TO GOVERNMENT
दिनांक/Date: 13/8/09
Received from: Roshan Sethia
(रुपये/Rupess): thirty nine
on account of: House hold misc. for
Cashed at: वदर-३
2008
Sub-Regd. (सदनाम/Designation) Mumbai - 23.

रोखपाल या लेखापाल
Cashier or Accountant.

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 13 day of August 2004 BETWEEN M/S. DIPAK MANUFACTURING COMPANY, a partnership concern registered under the Indian Partnership Act, 1932 having its registered office at Gala no-2, Kothari terrace, Subhash lane, Malad (East), Mumbai-400 097 hereinafter called as "THE TRANSFEROR/ VENDOR (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their successors and assigns) of the ONE PART and MR. ROSHAN SETHIA an adult, Indian Inhabitant of Mumbai residing at 601, Madhukunj, Sayani road, Prabhadevi, Mumbai - 25, hereinafter called as "THE TRANSFEREE /PURCHASER (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include their respective heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS (by an agreement dated 10th day of April, 1999, the party of the first part have purchased the Unit bearing Unit No. 120, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc. (Proposed), Kivki Pada road, Dahisar (East), Mumbai-400 068, admeasuring about 41.64 sq.mts Carpet area, bearing A.S No - 2971 & 2972 of Village Dahisar from M/S. DIAMOND DEVELOPERS



वदर-३
२००८

Partnership firm House hold misc. for household expenses

51

Sub-Regd. Office



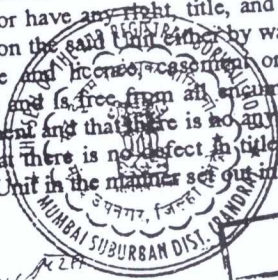
AND WHEREAS the Vendor have paid the stamp duty and became lawful owner in respect of the aforesaid Unit, bearing Unit No. 120, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc.(Proposed), Ketki pada road, Dahisar (East), Mumbai-400 068, admeasuring about 41.64 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar, hereinafter referred to as "THE SAID UNIT", "THE SAID BUILDING" AND WHEREAS the said Building have been constructed in the year 1999 and the said Building having Ground plus 4 floors and a lift.

AND WHEREAS the Vendor/Transferor is thus fully possessed and seized of on what is known as OWNERSHIP BASIS the said Unit of the said building, AND WHEREAS the Purchaser have agreed to purchase and acquire all rights, title and interest, of the said Unit and the shares thereof issued by the society, and as incidental to the sale thereof the right to use, enjoy, and occupy the said Unit.

AND WHEREAS the Vendor/Transferor have agreed to sell and transfer their rights, title, and interest in respect of the said Unit And the purchaser have agreed to acquire the said Unit with the notice of the said agreement and after taking inspection thereof and being fully conversant with the several terms and conditions contained therein on the following terms and conditions.

NOW THIS AGREEMENT WITNESSETH AS UNDER

1. That the Vendor have agreed to sell, transfer, assign and the transferee hereby agree to acquire and purchase the said Unit, bearing Unit No. 120, 'A' Wing, First Floor, Diamond Industrial Estate Co-op. Soc.(Proposed), Ketki pada road, Dahisar (East), Mumbai- 400 068, admeasuring about 41.64 sq.mts Carpet area, bearing C.T.S No - 2971 & 2972 of Village Dahisar, for the total consideration of Rs.4,41,000/- (Rupees Four Lakhs Forty One Thousand only)
2. It is hereby agreed by and between the parties that the Purchaser/Transferee have paid a sum of Rs. 60000/- (Rupees fifty thousand only), by Cheque No. 630041 dated 13/8/08, drawn on Bank of India, Bullion Exchange Branch, being part payment of sale consideration and the Vendor/Transferor have acknowledged the receipt of the same. The Balance amount of sale consideration will be paid on or after execution of the agreement.
3. The Vendor/Transferor declares that the firm is the absolute owner of the said Unit and no other person or persons has or have any right, title, and interest, claim or demand of any nature whatsoever into or upon the said Unit either by way of sale, mortgage, charge, lien, gift, trust, inheritance, leave and license, easement or otherwise any tax liabilities in respect of the said premises and is free from all encumbrances claims, liens, attachment either before or after judgement and that there is no any adverse claim from any person or any local authorities and that there is no defect in title and that they are entitled to sell, transfer and assign the said Unit in the manner set out in these presents.



बदर-६
९३६१३
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IN THE WITNESSES WHEREOF both the parties hereto have hereunto set and subscribed their respective hands and seals on the day and year as mentioned herein above.

SIGNED SEALED AND DELIVERED BY

The within named VENDOR/TRANSFEROR
1. M/S. DIPAK MANUFACTURING COMPANY
In the presence of

}
For Dipak Manufacturing Co.
} *ntm*
} Partner
} *[Signature]*

SIGNED SEALED AND DELIVERED BY

The within name the PURCHASER
1. MR. ROSHAN SETHIA
In the presence of

}
} *[Signature]*
} *[Signature]*

RECEIPT

RECEIVED a sum of Rs. 50000 /-(Rupees fifty thousand only.) by cheque as part payment }
of sale consideration from the party of the Second part as }
stated herein above. }

WITNESSES.

- 1.
- 2.

[Signature]

WE SAY RECEIVED,
FOR M/S. DIPAK MFG. CO.

ntm
(PARTNER)



वदर-६
९३८१५
२००४

This I.O.D. is granted in accordance with the provisions of the Maharashtra Regional and Town Planning Act, 1966 (Central Regulation No. 17 of 1966)

BRIHMAN MUMBAI MAHANAGARPALIKA

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
NO. CHE/ 9216 /BP (WS)/AP/AR

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1966) to Shri Waikund V. Shah & Co. to Shri D.K. Verma & Others, Legal heirs of V.M. Vedant

APPLICANT, to the development work of Ind. Bldg. No. 1 at premises at Street No. _____ Survey No. _____ Hissa No. _____ CTS No. 2971, 2972, 2975 of Village Dahisar

situated at Kothli pada Road, East of Western Exp. Highway, Dahisar (E) on the following conditions viz.:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri N. S. KHAN Executive Engineer to exercise his powers and functions of the Planning Authority under sec. 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This commencement certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, transferees and successors and every person deriving title through or under him.
5. This C.C. is valid for _____

CERTIFIED TRUE COPY
Vijay Kulkarni

VJ
AK
3.7.
Kondh...



बंदर-६
२००८

... subject
to the provisions of Urban Land
(Control and Regulation) Act, 1961

Office of the
I.A. Prop. III: Prop. (W) P & R, Ward
Dr. Babasaheb Ambedkar Market Bldg,
Kandivali (West), Mumbai-400067.

BRIHMAN MUMBAI MAHANAGARPALIKA

CERTIFIED TRUE COPY

FORM "A"

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966

NO. CHE/ 9217 /BP (WS)/AR/AR - 8 MAR 1973

COMMENCEMENT CERTIFICATE

Vijay Amalia
Architect
VIJAY N. ... D.S.
ARCHITECTS & SURVEYORS
6, 7, Sahyog Bldg: S V Road,
Kandivli (W), Bombay-400067.

Permission is hereby granted under section 45 of the Maharashtra
Regional and Town Planning Act (Maharashtra Act No. XXXVII of 1961) to
Shri V. Shan, C.A. To Shri D.K. Vedant & Others, Legal Heirs,
of K.N. Vedant, of Industrial Bldg. No.2 APPLICANT, to the development work

at premises at Street No. --- Survey No. 101/11, 109/5, 109/6
Hissa No. --- CTS No. 2971, 2972, 2975

of Village Dahisar
situated at Ketki Pada Road, East of Western Express Highway,
on the following conditions viz.: Dahisar (E)

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if (a) the Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner for Greater Bombay is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966, the Municipal Commissioner has appointed Shri H.S. KHAN Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This commencement certificate is renewable every year but such renewal shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

4. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

वदर-६
२००४

upto Plinth level only
For the Registrar, Office of Local Authority
The Municipal Corporation of Greater Bombay
पत्रिका कार्यालय
FOR
MUNICIPAL COMMISSIONER FOR GREATER BOMBAY
MUMBAI SUBURBAN DIST. (BANDRA)

APP. NO. : *107*

EXTRACT FROM THE PROPERTY REGISTERED CARD

CITY SURVEY *2302* TALUKA : BORIVALI

Dist. BOMBAY
SUBURBAN
DIST

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
<i>2302</i>	<i>3522</i>	<i>C</i>	<i>...</i>
CERTIFIED TRUE COPY			
Essement Holder in Origin of the title so far as traced Lease Other Encumbrances Other Remarks			

Vijay
 Architect
 VIJAY R. CHANDAS GORADIA
 ARCHITECTS - SURVEYERS
 A 2 Sadayga Bldg. S.V. Road,
 Bandra (W), Bombay-400 057.

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>
<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>
<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>	<i>...</i>

वदर-६
 ८९३८/१०
 २००४



APP. NO. :

EXTRACT FROM THE PROPERTY REGISTERED CARD

CITY SURVEY

TALUKA : BORIVALI

DIST. BOMBAY
SUBURBAN
DIST

City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
2992			

Easement

Holder in
Origin of the
title so far
as traced

Lease

Other Encumbrances

Other Remarks



Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation

बदर-६
९३८/९२
२०२३



विवरण
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यदि
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यदि
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दस्तावेज
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का
विवरण
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सकता
है।

CERTIFIED
BY
SUB REGISTRAR
BORIVALI



Wednesday, August 18, 2004

6:22:47 PM

नोंदणीपूर्व गोषवारा

(1) विलेखाचा प्रकार	करदारनामा	रक्कम
(2) मोवदला		रु. 441,000.00
(3) बाजारभाव (माडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)		रु. 799,500.00
(4) बाजारभावाप्रमाणे मुद्रांक शुल्क		रु. 39980.00
(5) बाजारभावाप्रमाणे नोंदणी फी		रु. 7995.00
(6) दस्त निष्पादित केल्याचा		13/08/2004

- (7) पृष्ठांची संख्या 17
 (8) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)
 (9) मालमत्तेचे इतर वर्णन

(1) सिटिएस क्र.: 2971/2972

(1) वर्णन: युनिट क्र 120, पहीला मजला, ए विंग, डायमंड इंडस्ट्रीअज इस्टेट सोसा क्षेत्र नं. 41.64 ची मि जापेट

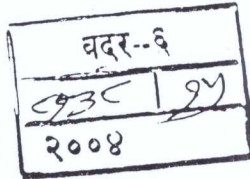
- (10) क्षेत्रफल
 (11) आकारणी केल्या जुडी देण्यात असले तेंव्हा
 (12) 'दस्तऐवज करून देण्या-या पक्षकाराचे नाव केल्या दिवाणी न्यायालयाचा हुकुमनामा केल्या आदेश असल्यास, प्रतिवादीचे नाव व पत्ता
 (13) 'दस्तऐवज करून देण्या-या पक्षकाराचे नाव केल्या दिवाणी न्यायालयाचा हुकुमनामा केल्या आदेश असल्यास, वादीचे नाव व पत्ता

(1)
(1)

(1) मे दिपक मॅन्यूफेक्चरींग के तर्फे मफतलाल डी पटेल - :- घर/फ्लॅट नं. :- 10 मालमत्ते करून इमारतीचे नाव: 2 कोठारी टॅरेस; इमारत नं. :- पेट/वसाहत: :- शहर/गाव: :- मा. नं. :- 41.64 ची मि जापेट पिन: 97; पॅन नमबर: :-

(1) रोशन संधिया - :- घर/फ्लॅट नं. :- गल.री/रस्ता: सयानी रोड; इमारतीचे नाव: मधुवर्मा इमारत नं. :- पेट/वसाहत: :- शहर/गाव: प्रभादेवी; ता.नुका: :- पिन: 29; पॅन नमबर: :-

पूर्व नोंदणी गोषवा-यामध्ये इनपुट फॉर्म प्रमाणे अचूक डाटा एंट्री करण्यात आली आहे.



पूर्व नोंदणी गोषवारा तपासून पक्षकाराची त्रुटी बरोबर आहे/त्याच्यात नमूद केलेले बदल/दुरुस्त्या कराव्यात.

(पक्षकाराची स्वाक्षरी)

(डाटा एंट्री ऑपरेटरची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इनपुट फॉर्म प्रमाणे आहे व याचा मेल मूळ दस्ताशी देण्यात आला आहे. पक्षकाराने नमूद केलेले 'बदल/दुरुस्त्या' याचा समावेश करण्यात आला आहे.

(दुय्यम निवधकाची स्वाक्षरी)





18/08/2004

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

बदर-6

दस्त क्र 8138/2004

6:24:59 pm

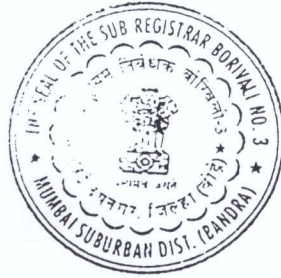
यांरीवली 3 (यांरीवली)

दस्त क्रमांक : 8138/2004

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	नाव रोशन सोढिया - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: सयानी रोड ईमारतीचे नाव: मधुकुज ईमारत नं: - पेट/यसाहत: - शहर/गाव: प्रभादेवी तालुका: - पिन: 25 पेन नम्वर: -	लिहून घेणार वय सही		
2	नाव म रिपक मॅन्गुफेचरीम क तर्फे मफतलाल की पटेल पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: 2 कोटारी टॉरेस ईमारत नं: - पेट/यसाहत: - शहर/गाव: मालाड पू तालुका: - पिन: 97 पेन	लिहून घेणार वय 45 सही		

बदर-६
९३८१६
२००४



दस्तावेज क्रमांक (8138/2004)

दस्तावेज क्रमांक (8138/2004)

दस्तावेज क्रमांक (8138/2004)

दस्तावेज क्र. [बटर-6-8138-2004] चा गोपबारा
बाजार मूल्य : 799500 मोबदला 441000 भरलेले मुद्रांक शुल्क : 39980

पावती क्र. 8216 दिनांक 18/08/2004
पावतीचे वर्णन
नाव: रोशन सेंटिया

दस्तावेज केल्याचा दिनांक : 18/08/2004 05:20 PM
निष्पादनाचा दिनांक : 13/08/2004
दस्तावेज करणा-याची सही : *[Signature]*

8000 : नांदणी फी
340 : नक्कल (अ. 11(1)), पुढाक्याची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) च्या
एकत्रित फी

दस्तावेजाचा प्रकार : (25) करारनामा
शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 18/08/2004 05:20 PM
शिक्षका क्र. 2 ची वेळ : (फी) 18/08/2004 05:24 PM
शिक्षका क्र. 3 ची वेळ : (कयुली) 18/08/2004 05:24 PM
शिक्षका क्र. 4 ची वेळ : (भोंबळे) 18/08/2004 05:24 PM

8340: एकूण
[Signature]
दु. निबंधकाची सही, कार्यालय, बंदरा

दस्तावेज नोंद केल्याचा दिनांक : 18/08/2004 06:24 PM

आळख :
खालील इसम असे निवेदीत करतात की, ते दस्तावेज करून देणा-यांना व्यक्तीस ओळखतात,
व त्यांची ओळख पटवितात.

- घंपक- पटेल, घर/फ्लॅट नं. :
गल्ली/रस्ता :
ईमारतीचे नाव: मातृकुपा
ईमारत नं. :
पेट/वसाहत :
शहर/गाव:-
तालुका: मालाड
पिन: -
- रामजीभाई- पटेल, घर/फ्लॅट नं. : वरीलप्रमाणे
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं. :
पेट/वसाहत :
शहर/गाव:-
तालुका: -
पिन: -

[Handwritten mark]

बदर--६
C93C VU
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2: 89m

स्थापित करणेत येते का, या
बाबतचे सूचना घ्याव्यात. पाने बारीक.

सह. मुख्य निबंधक बोरोवली-६,
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
वॉरीवली 3 (वॉरीवली)



बदर-६/C93C/२००४
पुस्तक क्र.मांक १ क्रमांक बदर
मोबिला. SECTION
दिनांक: *[Signature]*

सह. मुख्य निबंधक, बोरोवली-६
मुंबई उपनगर जिल्हा.



Wednesday, August 18, 2004
6:24:17 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

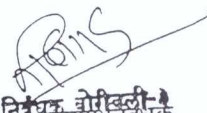
पावती क्र. : 8216
दिनांक 18/08/2004

गावाचे नाव दहिसर
दस्तऐवजाचा अनुक्रमांक वदर6 - 08138 - 2004
दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: रोशन सेठिया - -

नोंदणी फी	-	8000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)	-	340.00
एकूण	रु.	8340.00

आपणास हा दस्त अंदाजे 6:39PM ह्या वेळेस मिळेल


मह दुय्यम निबंधक वरीवली
दुय्यम निबंधक
सेवई उपनगर, वरीवली (पोरीवली)

बाजार मुल्य: 799500 रु. मोददला: 441000रु.
भरलेले मुद्रांक शुल्क: 39980 रु.
देयकाचा प्रकार : डीडी/धनाकर्पाद्वारे:
बँकेचे नाव व पत्ता: बँक आफ इंडिया मु-02:
डीडी/धनाकर्पा क्रमांक: 080028; रक्कम: 8000 रु.; दिनांक: 12/08/2004



परराजभावांक व क्रम: 8138/2004

Version: August 18, 2004
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सूची क्र. नोंद INDEX NO II

गावाचे नाव : दहिसर

दुय्यम दिवंगक: बोरीवली 3 (बोरीवली)

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला: रु. 441,000.00
वा.भा. रु. 799,500.00
- (2) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 2971/2972 वर्णन: युनिट क्र 120, पहीला मजला, ए विंग, डायमंड इंडस्ट्रीअज इस्टेट सोसा क्षेत्र - 41.64 चौ मि कापेट
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मे दिपक मॅन्युफॅक्चरींग कं तर्फे मफतलाल डी पटेल - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; ईमारतीचे नाव: 2 कोठारी टेरेस; ईमारत नं: ; पेट/वसाहत: ; शहर/गाव: ; तालुका: ; पिन: 97; पॅन नम्बर: ;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रोशन सेठिया - ; घर/फ्लॅट नं: ; गल्ली/रस्ता: ; कथनी रोड; ईमारतीचे नाव: ; पेट/वसाहत: ; शहर/गाव: ; प्रमादेवी; तालुका: ; पिन: 25; पॅन नम्बर: ;
- (7) दिनांक करून दिल्याचा 13/08/2004
- (8) नोंदणीचा 18/08/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 8138 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 39980.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 8000.00
- (12) शेर