



Wednesday, July 16, 2008

5:31:25 PM

Original

नोंदणी 39 म.

Regn. 39 M

# पावती

पावती क्र. : 6222

दिनांक 16/07/2008

गावाचे नाव बोरीवली


दस्तऐवजाचा अनुक्रमांक वदर6 - 06220 - 2008

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: अश्विनकुमार जीवराज शाह -

नोंदणी फी	: -	7200.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	: -	600.00
<b>एकूण</b>	<b>रु.</b>	<b>7800.00</b>

आपणास हा दस्त अंदाजे 5:46PM ह्या वेळेस मिळेल

  
**सह दुय्यम निबंधक बोरीवली-३.**  
 दुय्यम निबंधक  
 मुंबई उपनगर जिल्हा (मं)

बाजार मुल्य: 690000 रु. मोबदला: 300000 रु.

भरलेले मुद्रांक शुल्क: 25500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे.

बँकेचे नाव व पत्ता: विजया बँक, सर्विस बँच मु;

डीडी/घनाकर्ष क्रमांक: 876242; रक्कम: 7200 रु., दिनांक: 04/07/2008

Customer's Copy	
<b>THE KAPOL CO-OP. BANK LTD.</b> FRANKING DEPOSIT SLIP	
Branch <b>BORIVALI</b>	Date <b>4/7/08</b>
Pay to : Acct. Stamp Duty <b>482872</b>	
Franking Value	Rs 100
Service Charges	Rs. 10
TOTAL	Rs 110
Name & Address of the Stamp duty paying party <b>ASHWINKUMAR J SHAM</b> <b>2/301, VAIBHAV CO-OP</b> <b>82 - Jambhi gully</b> <b>Borivali</b>	
Tel./Mobile No.	<b>9867092327</b>
Desc. of the Document	
DD/Cheque No.:	
Drawn on Bank :	
(For Bank's Use only)	
Tran ID	A254 Rs.
	PL-546 Rs.
Franking St. No.	
Cashier	Officer



### DECLARATION

THIS DECLARATION made and entered into at Mumbai on this 4<sup>th</sup> day of July, 2008 by **ASHWINKUMAR JEEVRAJ SHAH**, Adult, Indian Inhabitant, residing at Flat No. 301, on the 3<sup>rd</sup> Floor of "C" wing, Laxmi Vaibhav Co-Operative Housing Society Ltd., formerly known as Vaibhav Building, situated at Jambly Gully, Factory Lane, Borivali (West), Mumbai 400 092, hereinafter called and referred to as "the PURCHASER/ CONFIRMING PARTY" which expression shall mean and include his heirs, executors, administrators and assigns), the Party of this Deed of confirmation.

बदर-६	
E220	9
२००८	

*Ashah*

**For THE KAPOL CO-OP. BANK LTD.**  
 The Kapol Co-operative Bank Ltd.  
 Borivali Branch, Bhagdarakar Bhavan,  
 S V Road, 400 092  
 Authorised Signatory  
 D-5/STP/V/C.R. 1061/09/05/2005-2008

97145  
 191563  
**Rs. 0000100/- PB5498**  
 11:11  
 SPECIAL MAHARASHTRA  
 ADHESIVE  
 JUL 04 2008  
 INDIA STAMP DUTY MAHARASHTRA

Whereas by virtue of an agreement of sale dated 14<sup>th</sup> day of August, 1990 entered between SESHMAL DHARAMCHANDJI of Mumbai, therein called "the Vendor" of the One Part and ASHWINKUMAR JEEVRAJ SHAH & JEEVRAJ CHHAGMALJI SHAH, therein called "the Purchasers" of the Other Part, latter had purchased and acquired the Flat i.e. Flat No. 301, on the 3<sup>rd</sup> Floor of "C" wing, Laxmi Vaibhav Co-Operative Housing Society Ltd., formerly known as Vaibhav Building, situated at Jambly Gully, Factory Lane, Borivali (West), Mumbai 400 092 (hereinafter called and referred to as "the said Flat Premises") for a consideration of Rs.3,00,000/- (Rupees Three Lakhs only) towards the said Flat more particularly described in the schedule hereunder.

AND WHEREAS, the said Jeevraj Chhgmaji Shah died intestate on 22<sup>nd</sup> September, 1992 at Gujarat leaving behind him, the Executant herein and his other legal heirs as the surviving legal heirs and other legal heirs have given separate NOC for the registration of the above said Agreement.

And whereas the party hereto above named have failed to appear before the sub-Registrar of Assurance, Mumbai, which the time limits granted for the purpose of registration of documents as per provision of section 4 of the Maharashtra Flats ownership Act and regulations of protections, construction sale and management Act 1963 read with the Indian Registration Act, 1908.



बदर-६	
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*AJ Shah*

And whereas the purchaser hereinabove have put the said Agreement for adjudication Certificate U/s 4 of the Bombay Stamp Act, 1956 No. NAB / UW-2/1762 / 98 / 3291 receipt No. 105 dt. 17.8.99

And whereas the purchaser hereinabove by this Deed of confirmation confirm the said agreement dated 14<sup>th</sup> August, 1990 which is annexed hereto.

NOW THIS DEED WITNESSETH AS UNDER:-

1. That I have failed to appear before the sub-Registrar of assurance Mumbai to register / execute the above said Agreement in times. Therefore today by this Declaration the confirming party / confirm this agreement for sale on the terms and conditions mentioned in the agreement for sale.
2. That we will appear before the sub-Registrar of Assurance, Mumbai with this Declaration to register the said agreement as it has been executed today and presented the same for registration as per registration of documents Act, within time limit of the said for the purpose of registration to confirm the registration of this Deed.
3. The contents of the above said agreement is true and correct and the contents of the above said agreement is binding upon me.
4. I undertake to indemnify and always keep indemnified the Joint - Sub-Registrar of Assurance, Mumbai against any losses, damages,



बंदरा-६	
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*Alshah*

demands, risk, litigations arising out of the registration / execution of the above said agreement for sale on the strength of this Declaration.

IN WITNESS WHEREOF the party hereto above named have set and subscribed their respective hands, the day, month and year hereinabove written.

**SCHEDULE OF THE PROPERTYREFERRED ABOVE.**

All that pieces and Parcel of Flat No. 301, on the 3<sup>rd</sup> Floor of "C" wing, Laxmi Vaibhav Co-Operative Housing Society Ltd., formerly known as Vaibhav Building, situated at Jambly Gully, Factory Lane, Borivali (West), Mumbai 400 092 admeasuring about 575 Sq.ft. carpet, on plot of land bearing C.T.S. No. 727 of Village – Borivali, Taluka - Borivali, in the registration district and sub-district of Mumbai – Mumbai suburban District. The building constructed in the year 1985, consisting Ground plus 7 upper floors with lift.

SIGNED SEALED AND DELIVERED )

By the withinnamed )

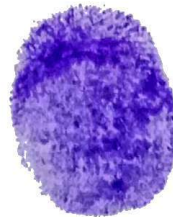
**ASHWINKUMAR JEEVRAJ SHAH** )

IN THE PRESENCE OF ..... )

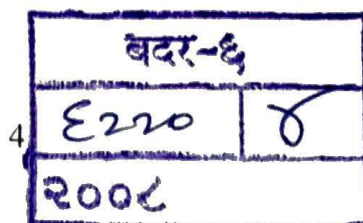
*Ashah*

WITNESSES:-

1.



2.



16/07/2008

5:32:04 pm

दुय्यम निबंधकः

बोरीवली 3 (बोरीवली)

दस्त गोषवारा भाग-1

बदर6

दस्त क्र 6220/2008

दस्त क्रमांक : 6220/2008

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: अश्विनकुमार जीवराज शाह -  
पत्ता: घर/फ्लॅट नं: 301 सी  
गल्ली/रस्ता: जांबळी गल्ली  
ईमारतीचे नाव: लक्ष्मी वैभव सोसा, वैभव विल्डींग  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: बोरीवली प मु  
तालुका

लिहून घेणार

वय 43

सही

Ashah



2 नाव: - - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून देणार

वय -

सही

उपलब्ध नाही

उपलब्ध नाही

बदर-६  
E220 Y  
2008



दस्त क्र. [वदर6-6220-2008] चा गोषवारा  
बाजार मुल्य :690000 मोबदला 300000 भरलेले मुद्रांक शुल्क : 25500

पावती क्र.:6222 दिनांक 16/07/2008  
पावतीचे वर्णन  
नांव: अश्विनकुमार जीवराज शाह - -

दस्त हजर केल्याचा दिनांक :16/07/2008 05:26 PM  
निष्पादनाचा दिनांक : 04/07/2008  
दस्त हजर करणा-याची सही :

7200 :नोदणी फी  
600 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(आ. 11(2)).  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

*Ashah*

दस्ताचा प्रकार :64) घोषणा पत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 16/07/2008 05:26 PM  
शिक्का क्र. 2 ची वेळ : (फी) 16/07/2008 05:31 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 16/07/2008 05:31 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 16/07/2008 05:31 PM

7800: एकूण

*Pawar*

दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

दस्त नोद केल्याचा दिनांक : 16/07/2008 05:31 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) भावीन राटोड- - ,घर/फ्लॅट नं: 8

गल्ली/रस्ता: -

ईमारतीचे नाव: कोलमकर चाळ

ईमारत नं: -

पेठ/वसाहत: राजडा नगर

शहर/गाव:बोरीवली पु मुं

तालुका: -

पिन: 66

2) ओघड चोसला- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

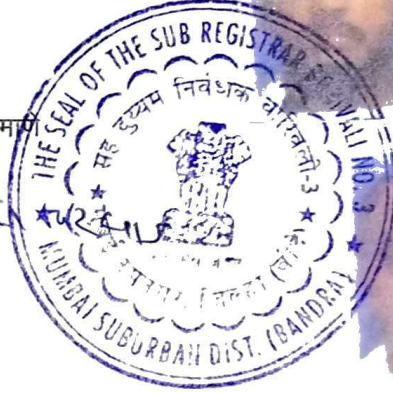
पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

*Ashah*



सहपत्र नोंदण्यात आले नाही.

प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण ...?.....घाने आहेत.

*Pawar*

सह दुय्यम निबंधक बोरीवली क्र ३,  
मुंबई उपनगर जिल्हा.

वदर-६/E220/2008

पुस्तक क्रमांक १, क्रमांक ..... वर  
नोंदना: 16 JUL 2008  
दिनांक:

*Pawar*

सह दुय्यम निबंधक, बोरीवली क्र ३,  
मुंबई उपनगर जिल्हा.



*Pawar*

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)

The Kapol Co-op. Bank Ltd.  
 For The Kapol Co-operative Bank Ltd.  
 Branch, Bhandarkar Bhavan  
 S. V Road, Borivli (W)  
 Mumbai-400 092  
 Authorised Signatory  
 D-5/STP/1061/09/05 2005-2008

भारत 66401  
 122568  
 FEB 20 2008  
 15 48  
 R. 0000100/- PB5498  
 INDIA STAMP DUTY MAHARASHTRA

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch BORIVALI	Date: 20/2/08
Pay to: Acct. Stamp Duty	64574
Franking Value	Rs. 100/-
Service Charges	Rs. 10/-
TOTAL	Rs. 110/-
Name & Address of the Stamp duty paying party	
Mr. Ashwinkumar Jeevraj Shah & Others. C/301 Vaibhav Laxmi Co-op. Hsg. Society CH. Ltd. Jambli Gally, Factory Lane, (Borivli), Mumbai - 400 092	
Tel./Mobile No.	28958400
Desc. of the Document	Affidavit
DD/Cheque No.:	cash
Drawn on Bank:	Cash
(For Bank's Use only)	
Tran ID	A254 Rs.
Franking Sr. No.	PL-546 Rs.
Cashier	Officer



We, (1) MR. ASHWINKUMAR JEEVRAJ SHAH (2) MRS. GANGABEN JEEVRAJ SHAH (3) MR. NARENDRAKUMAR JEEVRAJ SHAH AND (4) MRS. CHANDRIKA RAMESHBHAI SHAH (5) Mrs. Manjulaben Kantilal mehta and (6) Sushilaben Surendraji Shah all, residing at Mumbai, Indian inhabitants, on solemn affirmation to state as under :

1. That MR. JEEVRAJ CHHAGMALJI SHAH who was a member of The Flat No. C/301 Vaibhav Laxmi Co-op. Hsg Society Limited, Jambli Gally, Factory Lane, Borivli (West), Mumbai - 400 092, jointly alongwith MR. ASHWINKUMAR JEEVRAJ SHAH and holding five shares of Rs. 50/- each and the Flat No. C/301 in the Society's building died on 22/09/1992 without making a nomination as required under Rule 25 of the M.C.S. Act, 1960.

बदर-६  
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 2008

चंद्रिका रमेशभाई  
 Chandrika Rameshbhai

\* Manjula K. Mehta  
 \* S.S. Jain.



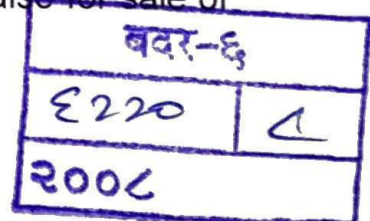
2. The said MR. JEEVRAJ CHHAGMALJI SHAH has left behind the following heirs -

1. Mr. Ashwinkumar Jeevraj Shah ..... Son
2. Mrs. Gangaben Jeevraj Shah ..... Wife
3. Mr. Narendrakumar Jeevraj Shah ..... Son
4. Mrs. Manjulaben Kantilal Mehta ..... Daughter
5. Mrs. Sushilaben Surendrabhai Jain ..... Daughter
6. Mrs. Chandrika Rameshbhai Shah ..... Daughter

It has been decided amongst ourselves that Mr. Ashwinkumar Jeevraj Shah being a joint member in respect of the said Flat shall make an application for deletion of the membership of the deceased member in the records of the Society and for transfer of Shares and Interest of the deceased member in the Capital/property of the Society in his sole name.

We have no objection to Mr. Ashwinkumar Jeevraj Shah making an application for deletion of name of the said Mr. Jeevraj Chhagmalji Shah and transmission of the shares and flat in his sole name.

We hereby relinquish our right, title and interest in respect of the said flat in favour of the said Mr. Ashwinkumar Jeevraj Shah and further give our consent to the said Mr. Ashwinkumar Jeevraj Shah to deal with the flat as he deems fit and proper and also for sale of the flat to any prospective buyer



4. We are aware that relying upon our aforesaid statements, the said Co-operative Society will be transferring the said Flat

चंद्रिका रमेशभाई  
Chandrika R. Shah

\* Manjula K. Mehta

S.S. Jain.

alongwith the Share Certificate from the name of the deceased member Mr. Jeevraj Chhagmalji Shah to the sole name of Mr Ashwinkumar Jeevraj Shah .

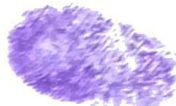
Solemnly affirmed at Mumbai

Dated this 21 day of May 2008.



Deponents  
Mr. Ashwinkumar Jeevraj Shah

*Ashah*



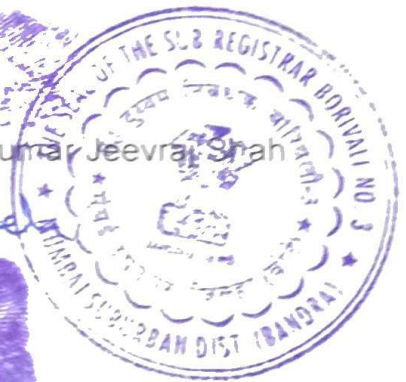
Mrs. Gangaben Jeevraj Shah

*गंगुबा जय जयराज*



Mr. Narendrakumar Jeevraj Shah

*N. Shah*



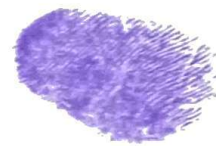
Mrs. Chandrika Rameshbhai Shah

*Chandrika R. Shah*



BEFORE ME

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2008	



Mrs. Manjulaben Kantilal Mehta

*Manjula K. Mehta*



Mrs. Sushilaben Surendrabhai Jain

*S. S. Jain.*

15 JUL 2008

Witnessed by me in Mumbai  
*mm*  
ASHOK M. PANDYA  
ADVOCATE & SOLICITOR, COURT OF INDIA  
C-4, Diamond P. Bldg. 2nd Diamond  
Cinema, L. T. Road, Borivali - 4  
MUMBAI-400 072

AKASH G. RAMTEKAR  
ADVOCATE HIGH COURT  
Prabhu Aashish Bldg. Flat No. 307  
Old M H P Colony, Gorai Road  
Borivali (E) Mumbai-400 092



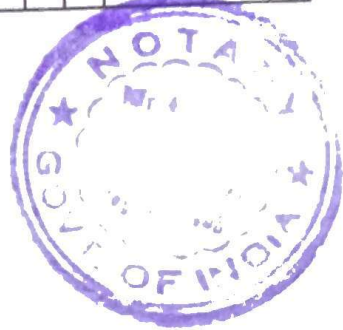
For The Kapol Co op Bank Ltd.  
 Special Co-operative Bank, Ltd.  
 Borivli Branch, Borivli (West), Mumbai - 400 092  
 Authorised Signatory  
 D-5571711 R 10610905 2005-2008

भारत 66390  
 170562  
 SPECIAL ASSISTIVE MAHARASHTRA  
 FEB 20 2008  
 15.48  
 R. 0000200/- PB5498  
 INDIA STAMP DUTY MAHARASHTRA



Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch BORIVLI	Date: 20/2/08
Pay to: Acct. Stamp Duty	64373
Frinking Value	Rs. 200/-
Service Charges	Rs. 10/-
TOTAL	Rs. 210/-
Name & Address of the Stamp duty paying party	
Mr. Ashwinkumar J. Shah	
C/301 Vaibhav Laxmi Co-op. Hsg. Society Limited, Jambli Gally, Factory Lane, Borivli (W), Mum - 92.	
Tel/Mobile No.	28958400
Desc. of the Document Indemnity Bond	
DD/Cheque No.:	Cash
Drawn on Bank:	Cash
(For Bank's Use only)	
Tran ID	A254 Rs.
Frinking Sr. No.	PL-546 Rs.
Cashier	Officer

NOTARIAL  
 NOTARIAL  
 NOTARIAL  
 NOTARIAL  
 NOTARIAL



**INDEMNITY BOND**

MR. ASHWINKUMAR JEEVRAJ SHAH of Mumbai, adult, Indian inhabitant residing at Flat No. C/301 Vaibhav Laxmi Co-op. Hsg Society Limited, Jambli Gally, Factory Lane, Borivli (West), Mumbai - 400 092 state as under

MR. JEEVRAJ CHHAGMALJI SHAH residing at Flat No. C/301 Vaibhav Laxmi Co-op. Hsg Society Limited, Jambli Gally, Factory Lane, Borivli (West), Mumbai - 400 092. who was the member of the said Society, died on 22/09/1992



बदर-६९  
 ६२२० ९०  
 २००८

The said MR. JEEVRAJ CHHAGMALJI SHAH had not made any nomination as provided under Rule 25 of the Maharashtra Co-operative Societies Rules, 1961

चंद्रिका र. शाह  
 Chandrika R. Shah  
 Ashah

\* Manjula K. Mehda  
 S.S. Jain.  
 Mehda

The said MR JEEVRAJ CHHAGMALJI SHAH was jointly holding with me the share certificate No \_\_\_\_\_ for five fully paid up shares of Rupees Fifty each, bearing distinctive numbers from \_\_\_\_\_ to \_\_\_\_\_ both inclusive

The said MR JEEVRAJ CHHAGMALJI SHAH was jointly holding with me the Flat No C/301, 3<sup>rd</sup> floor, in the building of the society, known as Vaibhav Laxmi Co-op. Hsg. Soc. Ltd., situated at Jambli Gally, Factory Lane, Borivli (West), Mumbai - 400 092.

The said MR. JEEVRAJ CHHAGMALJI SHAH left behind the following heirs

- (i) Mr. Ashwinkumar Jeevraj Shah ..... Son
- (ii) Mrs. Gangaben Jeevraj Shah ..... Wife
- (iii) Mr. Narendrakumar Jeevraj Shah ..... Son
- (iv) Mrs. Manjulaben Kantilal Mehta ..... Daughter
- (v) Mrs. Sushilaben Surendrabhai Jain ..... Daughter
- (vi) Mrs. Chandrika Rameshbhai Shah ..... Daughter

According to the bye-law No.35 of the bye-laws of the society, all the above heirs have jointly made an affidavit, undertaken to make an application to the society for transfer of the said shares and the interest of the said deceased member in the said flat to the name of MR. ASHWINKUMAR JEEVRAJ SHAH.

Accordingly an application has been made to the said society for transfer of the said shares and the interest of the deceased member in the said flat to MR. ASHWINKUMAR JEEVRAJ SHAH

ASHWINKUMAR JEEVRAJ SHAH



बदर-६	
E220	99
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I hereby indemnify and keep indemnified and harmless the said society and its office-bearers against any claim, demand, suit or other legal proceedings by any other heir/heirs, either lawfully and/or equitably through the said deceased MR.

JEEVRAJ CHHAGMALJI SHAH

चंद्रिका रमेशभाई  
Chandrika R. Shah

Ashah

x Manjula K. Mehta  
S.S. Jain.

Ashah

I further declare and undertake to bear all expenses, costs, charges in respect of any such claim, demand, suit and/or legal proceedings which may be filed by any other heir/heirs either lawfully and/or equitably claiming through the said deceased member of the society.

I am conscious of the fact that the society will admit me as the sole member and thereby delete the name of the said deceased member of the society on the basis of this indemnity and undertaking.

*Ashok*  
MR. ASHWINKUMAR JEEVRAJ SHAH

Place: Mumbai

Date: 21/05/2008

Witnesses



(1) Name Kamlesh S. Bhugatt

Signature of the Witness KS Bhugatt

Address C/304 Vaibhav Bldg.

Jambhigalli, Fruity Lane Borivali (W) - 92

(2) Name ATUL J. KOTHAAR

Signature of the Witness [Signature]

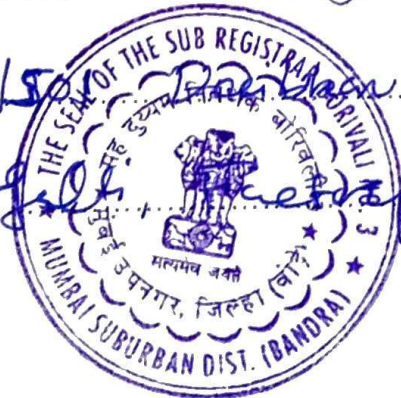
Address C/150/1 Borivali Bldg.

Jambhigalli Fruity Lane Borivali (W)

Place :

Date :

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E220	92
2006	



Attested by me in Mumbai

[Signature]  
ASHOK M. PANDYA

ADVOCATE & NOTARY (GOVT. OF INDIA)  
Diamond Apt. Behind Diamond  
Cinema, L. T. Road, Borivali (W)  
MUMBAI-400 092.

KASH G. RAMTEKAR  
THE HIGH COURT

Aashish Bldg. Flat No. 302,  
M H B Colony, Gorai Road,  
Mumbai 400 092.

[Signature]  
Sundhika R. Shah

[Signature]  
Manjula K. Menhe

16 JUL 2008

## મરણનું પ્રમાણપત્ર

(બન્ને અને મરણ નોંધણી અધિનિયમ, ૧૯૬૯ની કલમ ૧૨/૧૭ મુજબ)

7002
કુ-૨૨૭૭

ગુજરાત સરકાર

બહેર આરોગ્ય ખાતું નમ્બર ક્રમાંક : ૧૦

આથી પ્રમાણપત્ર આપવામાં આવે છે કે નીચેની માહિતી મરણના મૂળ રેકર્ડમાંથી હોવામાં આવી છે જે ગુજરાત રાજ્યના પાલકાનું જિલ્લાના પાલકા તાલુકાના પાલકા ગામ/શહેર આટેના રજિસ્ટરમાં છે.

૧. નામ : જીવરાજભાઈ	૨. ભતિ :- (પુ/સ્ત્રી) પુ
૩. મરણની તારીખ :- ૨૨-૬-૨૦૦૬	૪. નોંધણી ક્રમાંક :- ૨૫
૫. મરણ સ્થળ :- પિંચ-૨૦ ૨૫૦૦	૬. નોંધણીની તારીખ :- ૨૬-૬-૨૦૦૬
૭. પિતાનું નામ :- જીવરાજભાઈ	૮. માતાનું નામ :-
૯. પતિનું નામ :-	૧૦. મરનારનું સરનામું : જીવરાજભાઈ ૨૫૦૦

નોંધ : મરણના દાખલામાં મરણના કારણ સંબંધી રજિસ્ટરમાં દાખલ કર્યા પ્રમાણેની વિગત બહેરમાં પ્રગટ કરી શકાશે નહીં. કલમ-૧૭ (૧) બા

તારીખ ૩૦/૬/૦૬

સહાયક નિબંધક વૉરિસ્ટ્રી-૩  
મુંબઈ સબુરબન ડિસ્ટ્રિક્ટ (બાંદ્રા)  
વા. પાર્ટી, (જિલ્લાનિવાસી)



બદર-૬
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FROM:- SHRI. ASHWINKUMAR JEEVRAJ SHAH  
 SHRI. JIVRAJ CHHAGMALJI SHAH  
 Flat No.301, on 3rd.floor, C-w1  
 Vaibhav C-Building in the LAXM.  
 Vaibhavaibhav Co.Op.Hsg.Societ  
 Ltd.,Jamli Galli, Borivli(West  
 Mumbai-400092.

TO,  
 The Collector of Stamps &  
 Superintendent of Stamps,  
 Mumbai-400023.

DATE:- 31-3-1999

Stamp duty  
 No. 2/ Case No - 1762/98  
 Date - 31-3-99  
 Receiver's Signature

Sub:- REGULARISATION OF DOCUMENT.  
 \*\*\*\*\*

I/We, herewith produce the zerox copy of the original Agreement and Original Agreement also for the purpose of regularisation of Document, after payment deficated stamp-duty & penalty of Rs.300/- as per AMNESTY SCHEME.

Please regularise the document and do the needful.

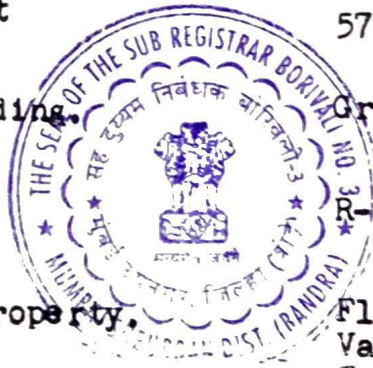
Thanking You,

Yours Faithfully,

*(Handwritten signature)*

THE DETAILS OF MY FLAT ARE AS UNDER :-

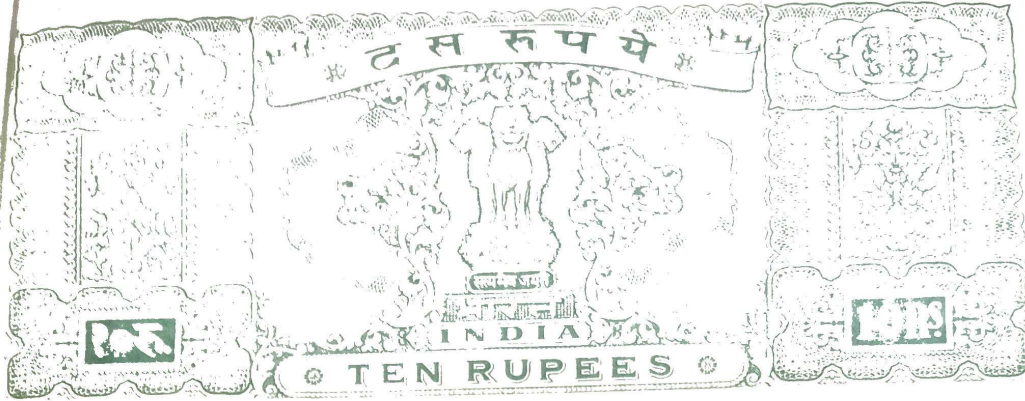
- |                                 |   |
|---------------------------------|---|
| 1. Date of Execution.           | 14th day of August. 1990  |
| 2. Year of Construction.        | 1985.   |
| 3. Built-up area of Flat        | 575 sq.ft. Carpet area.   |
| 4. No. of floor of Building.    | Ground Plus 7 upper floors.   |
| 5. Municipal Ward No.           | R-ward.   |
| 6. Details Address of Property. | Flat No.301 on 3rd.floor,<br>Vaibhav C-Bldg.Jamli Galli,<br>Factory Lane, Borivli(West) |
| 7. Mode of purchase of Flat.    | Residential use only.   |
| 8. Amenities Provided, if any.  | as usual.   |



\* Agreement Value Rs. 3,00,000/- (Rupees Three Lakhs Only)

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20  
10 AUG 1990  
सहपत्र नोंदण्यात आले नाही.



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E220 7E
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Ashah  
श. १२०८/१०/९०

ARTICLES OF AGREEMENT made at Bombay  
 this 14<sup>th</sup> day of August 1990 (Christian  
 Year One Thousand Nine Hundred and Ninety) Between  
 SESHMAL DHARAMCHANDJI, of Bombay, Indian Inhabitant,  
 hereinafter called "the Vendor" (which expression  
 shall unless it be repugnant to the context or  
 meaning thereof be deemed to mean and include  
 his heirs, executors and administrators) of the One  
 Part And (1) ASHWINKUMAR JEEVRAJ SHAH and (2)  
 JEEVRAJ CHHAGMALJI SHAH, both of Bombay, Indian  
 Inhabitants, hereinafter called "the Purchasers"  
 (which expression shall unless it be repugnant to

Ashah  
श. १२०८/१०/९०

Ashah



RECEIVED FROM  
 Duty Stamp  
 CERTIFIED under Sec 41 of the Bombay Stamp Act 1958 that the proper stamp duty has been paid in respect of the instrument.  
 Stamp  
 Collector

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the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the Other Part :

**WHEREAS :**

(1) By virtue of an Agreement dated 8th day of December, 1985, made between M/s. Gautam Builders as the 'Party of the First Part' therein and the Vendor herein as the 'Party of the Second Part' therein, the said M/s. Gautam Builders sold unto the Vendor herein a Flat bearing No. 301, on the 3rd floor of

*Ashah*  
 3/4/85

*Ashah*

'C' wing, Vaibhav Building, situate at Zambly Gully, Factory Lane, Borivli (West), Bombay, on the terms and conditions therein contained;

(ii) In view of the Vendor herein having complied with the terms and conditions contained in the Agreement dated 8th December, 1985 and having paid the entire purchase consideration therein mentioned, the said M/s. Gautam Builders have put the Vendors herein in possession of the said Flat being Flat No. 501, Vaibhav 'C';  
301

*Afshah*  
*of 42108 & 011114*  
*Afshah*

(iii) In the premises that have happened the Vendors has become seized and possessed of or otherwise well and sufficiently entitled to the Flat bearing No. 301, on the 3rd Floor of the building known as Vaibhav "C", situate at Zambly Gully, Factory Lane, Borivli (West), Bombay 400 092;

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*Afshah*  
*of 42108 & 011114*

(iv) At the request of the Purchasers, the Vendor herein have agreed to sell, transfer and assign the benefit of the Agreement dated 8th December, 1985, made between M/s. Gautam Builders and the Vendor and to transfer all his right, title and interest in



*Afshah*

respect of the said Flat No. 301 on the 3rd floor of the said Vaibhav Building "C" to the Purchasers for a consideration of Rs.3,00,000/- (Rupees three lakhs only) and on the terms and conditions as set out here-

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in after,	१६
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NOW THIS AGREEMENT WITNESSETH as follows :

1. The Vendor hereby declares that by virtue of the Agreement for Sale Dated 8th December, 1985, the Vendor is well and sufficiently seized and possessed of or otherwise well and sufficiently entitled to the said Flat No. 301 of Vaibhav Building "C" situated at Zambly Gully, Factory Lane, Borivli, Bombay 400 092 and is entitled to sell, transfer and assign the said flat along with the benefit of the Said Agreement dated 8th December, 1985.

2. The Vendor agrees to sell, transfer and assign unto the Purchasers, all his right, title and interest in the said Flat No. 301, on the 3rd floor of Vaibhav Building "C" admeasuring approximately 745 Square feet built-up area to the Purchasers for a consideration of Rs.3,00,000/- (Rupees three lakhs only) to be paid by the Purchasers to (the Vendor in the manner hereinafter contained.



*Ashah*  
*Ashah*  
12/11/86

5.

(a) Rs.1,00,000/- (Rupees One lakh only)

on or before the execution of these presents (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the said amount of clause 2 (a) and forever release and discharge the Purchasers therefrom forever);

(b) a sum of Rs.2,00,000/- (Rupees Two lakhs only) on the completion of the Transaction in all respects.

3. The Vendors hereby declares that the said Flat No. 301 on the 3rd Floor of the said Vaibhav Building "C" held by the Vendor is free from all encumbrances and there are no outstandings in respect of the said premises by way of maintenance, outgoing, taxes, water charges, cesses, or any other dues. The Vendor further declares that the Agreement dated 8th December, 1985, made between the Vendor and M/s. Gautam Builders is valid and subsisting and the Vendor has not created any mortgage, charge, lien or any other encumbrances in respect of the said Flat No. 301 of the said Vaibhav Building "C" situated at Zambhary Gully, Factory Line, Borivli (W), Bombay - 400 092 nor has the Vendor entered into any agreement for sale or any other agreement of any nature whatsoever nor are there any suits or



A. Shah  
Mumbai

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litigations pending in any Court of law in respect of the said Flat No. 301, held by the Vendor prior to the execution of these presents.

*Afshah*  
*S. Ashah*  
*3/4/19/20/1986*

4. The Vendor has represented that the management of the said building is yet with the Builders and the said M/s. Gautam Builders have so far not formed a Cooperative Housing Society of Flat Holders on account whereof the said entire property covered under the Agreement dated 8th December, 1985, has not been conveyed and transferred unto the Association or Society of Flat Holders to be formed. In view thereof, the Purchasers undertake to subscribe to the membership of the said society as and when formed and to abide by the rules, regulations and bye-laws of the said Society and regularly pay all such society charges, as and when levied from time to time in respect of the said Flat No.301 on the 3rd floor of Vaibhav Building "C". The Purchaser also agrees to pending ~~fixations~~ formation of the Society and tran-

*Afshah*  
*S. Ashah*  
*3/4/19/20/1986*

sfer of the said entire property thereto, to pay his proportionate share of the outgoings as may be levied by the Builders who are presently managing the said property.



5. It is agreed between the parties hereto that on or before completion of this transaction, the Vendor

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7.

shall at his own costs and expenses get the necessary permission from the said M/s. Gautam Builders for the sale and transfer of the said Flat No.301 unto the Purchasers.

6. It is agreed that after completion of the transaction in all respects and delivery of possession of the said Flat which is to be made on completion of transfer and simultaneously with the entire payments, the Purchasers shall become liable to pay all the outgoings as may be levied in respect of the said Flat No. 301, Vaibhav Building "C", Zambly Gully, Factory Lane, Borivli, Bombay 400 092.

7. It is agreed that the Stamp Duty and Registration Charges and other expenses, if any, for this Agreement shall be borne and paid by the ~~Vendor and the Purchasers equally.~~ <sup>alone</sup>

*Ashish*  
*ASHISH*  
*4209 87111*

IN WITNESS WHEREOF the parties hereto have

hereunto set and subscribed their respective hands and signatures on the day and the year first herein-  
-above written

SIGNED, SEALED AND DELIVERED  
by the ~~with named~~ Vendor



SESHMAL DHARAMCHANDJI, in the )

presence of..... )

*Seshmal Dharamchand*  
*Seshmal Dharamchand*  
*Seshmal Dharamchand*

४२-६	
E 220	22
2006	

SIGNED.....

SIGNED STATED AND DELIVERED )  
 by the withinnamed Purchasers )  
 1. ASHWINKUMAR JEEVRAJ SHAH )  
 and (2) JEEVRAJ CHHAGMALJI )  
 SHAH, in the presence )  
 of..... )

Ajshah.

०१५१२९८१५१५५

RECEIVED of and from the withinnamed )  
 Purchasers, the sum of Rs. 1,00,000/- (Rupees )  
 One lakh only) as provided in Clause 2 (a) )  
 hereinabove, being the earnest money or )  
 deposit to be by them paid to me as within- )  
 -mentioned by Cheque No. 213094 - 50000/- → 9/8/90  
 213095 - 50000/- → 13/8/90  
 dated drawn on  
 Central Bank, <sup>of India, Null Bazar</sup> ~~Gulabnada~~ Branch, Bombay. ) Rs. 1,00,000/-

**WITNESSES:**

*[Handwritten signature]*

I SAY RECEIVED.

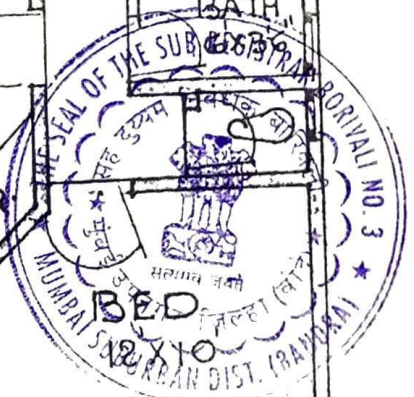
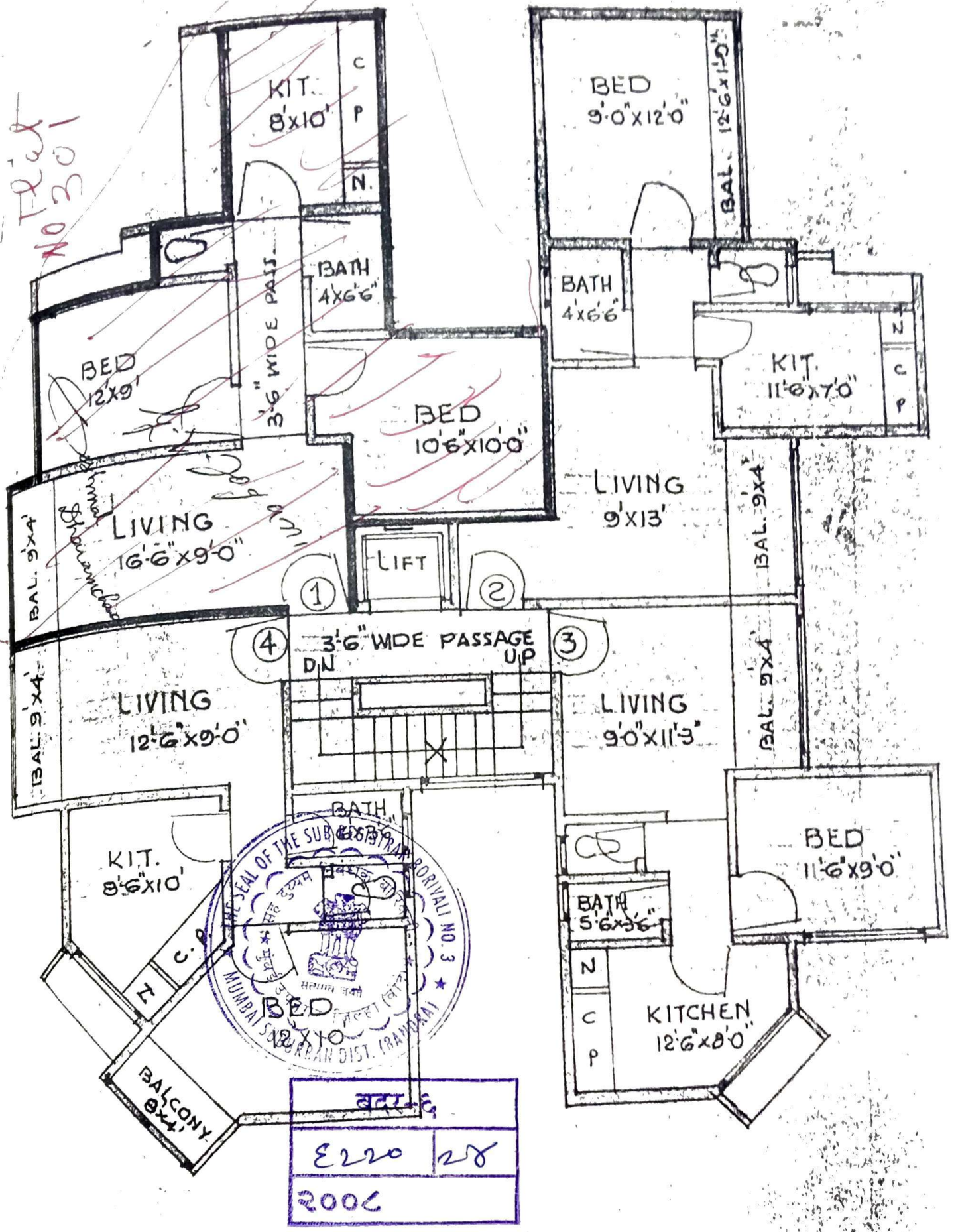
*[Handwritten signature]*

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VENDOR.

FL 2  
NO 301



बदल  
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२००८

TYPICAL FLOOR PLAN



# LAXMI VAIBHAV CO-OP. HOUSING SOCIETY LTD.

Regd. No. Bom (W-R) HSG (TC) 8632 Dt. 26-10-93

Jambli Galli, Factory Lane, Borivli (West), Bombay 400 092.

Date 3/7/2008

## TO WHOM IT MAY CONCERN

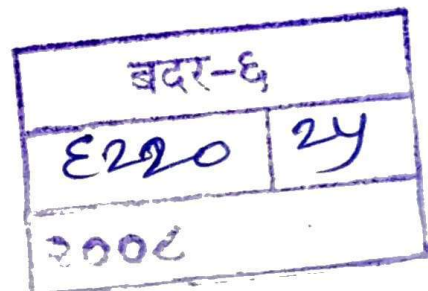
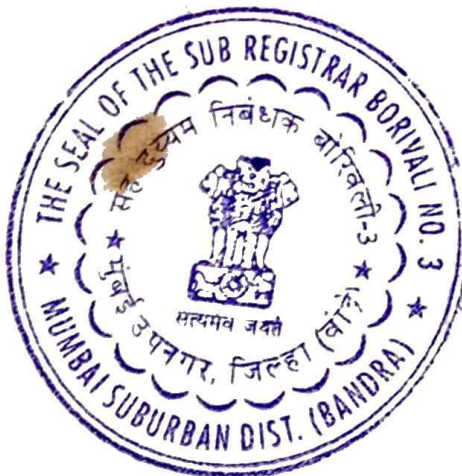
This is to certify that **ASHWINKUMAR JEEVRAJ SHAH**, Adult. Indian Inhabitant, residing at Flat No. 301, on the 3<sup>rd</sup> Floor of "C" wing, Laxmi Vaibhav Co-Operative Housing Society Ltd., formerly known as Vaibhav Building, situated at Jambly Gully, Factory Lane, Borivali (West), Mumbai 400 092 is the bonafide member of our society, and he is in use, occupation and possession of the above said flat No. 301 and paying the monthly maintenance charges from time to time. The area of the said flat is 575 Sq.ft. carpet, on the plot of land bearing C.T.S. No. 727 of Village - Borivali. The Building consutructed in the year 1985. The building consisting Ground Plus 7 upper floors.

Place : Mumbai

Dated : 2/7/2008

For Laxmi-Vaibhav Co-op Hsg, Soc, Ltd.,

*Rajendra J. Daware*  
Secretary/Chairman Treasurer







### મરણનું પ્રમાણપત્ર

(બંધન અને મરણ નોંધણી અધિનિયમ, ૧૯૬૯ની ક્ષય ૧૨/૧૭ મુજબ)

ગુજરાત સરકાર

બહેર આરોગ્ય ખાતું નમ્બર ક્રમાંક : ૧૦

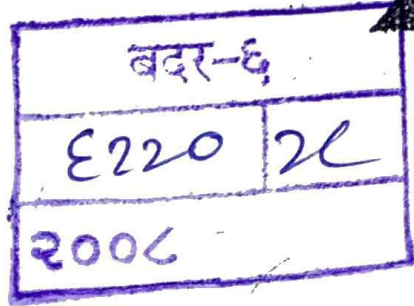
આથી પ્રમાણપત્ર આપવામાં આવે છે કે નીચેની માહિતી મરણના મૂળ રેકર્ડમાંથી લેવામાં આવી છે જે ગુજરાત રાજ્યના પાલકાણુ જિલ્લાના પાલકાણુ તાલુકાના આલવા ગામ/શહેર આટેના રજિસ્ટરમાં છે.

૧. નામ : જીવરાજભાઈ	૨. જાતિ :- (પુ/સ્ત્રી) પુ
૩. મરણની તારીખ :- ૨૨-૬-૨૦૦૬	૪. નોંધણી ક્રમાંક :- ૨૪
૫. મરણ સ્થળ :- પરીખ-૨૧ આલવા	૬. નોંધણીની તારીખ :- ૨૬-૬-૨૦૦૬
૭. પિતાનું નામ :- જીવરાજભાઈ	૮. માતાનું નામ :-
૯. પતિનું નામ :-	૧૦. મરણનું સરનામું :- જીવરાજભાઈ આલવા

નોંધ :- મરણના દાખલામાં મરણના કારણ સંબંધી રજિસ્ટરમાં દાખલ કર્યા પ્રમાણેની વિગત બહેરમાં પ્રગટ કરી શકાશે નહીં. કલમ-૧૭ (૧) બા

તારીખ ૩૦/૬/૦૬

વહીવટી કચેરી  
મુખ્ય અધિકારી, આરોગ્ય સંસ્થા  
ગામ પંચાયત, આલવા  
વા. પારડી, (જિલ્લા મથક આલવા)



# LAXMI-VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.

Jambli Galli, Factory Lane, Borivli (W), Mumbai - 400 092.

Regn. No.: Bom(W-R)HSG/TC 8632 Dt. 26-10-93

Flat No. 301

Date 31-08-2009

Serial No. **011**

## SHARE CERTIFICATE

[Authorised Share Capital of Rs. 1,00,000/- (Rupees One Lac) divided into 2000 Shares each of Rs. 50/- only]

Member's Register No. 011

THIS IS TO CERTIFY that Shri / Smt. / M/s. Ashwinkumar Teeraj Shah & Shri Teeraj C. Shah is/are the Registered Holder/s of Five (5) fully paid up shares of Rs. 50/- each bearing Distinctive Nos. from 051 to 055 both inclusive in **LAXMI-VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.**, Jambli Galli, Factory Lane, Borivli (W), Mumbai - 92, subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society on this 31ST day of AUGUST 2009.

**Rs. 250/-**

Ashah



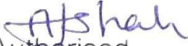

Chairman

Ashah

Hon. Secretary

Member of the Mg. Committee

## MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of Transfer	Transfer No.	Regn. No. of Transferor	To Whom Transferred	Regn. No. of Transferee
31-08-09	11	11	Ashwin Kumar Jeoraj Shah  Authorised M. C. Member	29  Secretary
22-09-16	29	29	Ashwin Kumar Jeoraj Shah. Pawan Ashwin Kumar Shah  Authorised M. C. Member	49  Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary
			Authorised M. C. Member	Chairman Secretary

