



Tuesday, April 21, 2009

11:51:01 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3199

गावाचे नाव कान्हेरी

दिनांक 21/04/2009

दस्तऐवजाचा अनुक्रमांक वदर11 - 03203 - 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: कुसुमबेन जे लखनी - -

नोंदणी फी	:-	14000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (61)	:-	1220.00
<b>एकूण</b>	<b>रु.</b>	<b>15220.00</b>

आपणास हा दस्त अंदाजे 12:05PM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 921344 रु. मोबदला: 1400000 रु.

भरलेले मुद्रांक शुल्क: 70000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि कपोल को ऑ बँक ;

डीडी/धनाकर्ष क्रमांक: 073455; रक्कम: 14000 रु.; दिनांक: 30/03/2009

सह दुय्यम निबंधक बोरीवली क्र.५  
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 21/4/09



Customer's Copy

**THE KAPOL CO-OP. BANK LTD.**  
FRANKING DEPOSIT SLIP

Branch: **BORIVLI**      Date: **30/3/09**  
**153405**

Pay to: Acct. Stamp Duty

Franking Value	Rs. 70000
Service Charges	Rs. 10
<b>TOTAL</b>	Rs. <b>70010</b>

Name of the person for whom stamp duty is impressed

Name & Address of the Stamp duty paying party  
**Kesumbar S. Lakhani**  
**808 Raj Sundhawa**  
**Royal Complex, Sector Road**  
Tel./Mobile No. **Borivli (W).**

DD / Cheque No. \_\_\_\_\_  
Drawn on Bank \_\_\_\_\_

(For Bank's Use only)

Tran ID      A254      Rs. \_\_\_\_\_  
PL-546      Rs. \_\_\_\_\_

Franking St. No. \_\_\_\_\_

Cashier \_\_\_\_\_      Officer \_\_\_\_\_



*सुखराज अशोक हिम*

THIS AGREEMENT made at Mumbai this 4<sup>th</sup> day of April in the Christian Year Two Thousand Nine;

बदर-११/
८२०३ ९
२००९

BETWEEN

**SITARA BUILDERS PVT. LTD.,** a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Gordhan Building No. II, 2<sup>nd</sup> floor, 12-14 Dr. Parekh Street, Mumbai 400 004, hereinafter referred to as "**THE OWNERS**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successor/s and assigns) of One Part;

*सुखराज अशोक हिम*

*[Signature]*

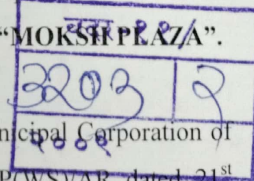
For THE KAPOL CO-OP BANK LTD.  
 Authorised Signatory  
 The Kapol Co-operative Bank Ltd.,  
 Borivli/ Branch, Bhandarkar Bhavan,  
 S.V. Road, Borivli(W),  
 Mumbai-400 092.  
 D-S/STPN/C.R-1061/09-03/2005-008  
 भारत 70059  
 169565  
 SPECIAL MAHARASHTRA  
 MAR 30 2009  
 790 290 590 290 290 290  
**RS 0070000/-PB5498**  
 10:18  
 INDIA STAMP DUTY MAHARASHTRA

AND

**MRS. KUSUMBEN J. LAKHANI** aged 64 years of Mumbai Indian Inhabitant, residing at 808, Raj Sunflower, Royal Complex, Eksar Road, Borivili (West), Mumbai – 400 092, hereinafter referred to as the "**PURCHASERS/S**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors and administrators ) of the Other Part;

**WHEREAS:**

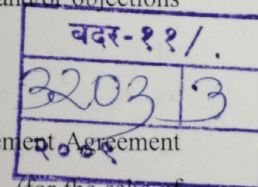
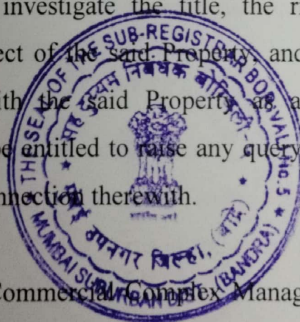
- (a) By virtue of Deed of Conveyance dated 4<sup>th</sup> February 2005 registered with the office of Sub-registrar of Assurances at Mumbai under Serial No. BDR-12/889 of 2005 executed by and between Govindji Thackersey Mulji Bhatia Smarak Griha Trust, therein referred to as "the Vendors" and the Owners herein therein referred to as "the Purchasers"; the Vendors therein sold, transferred conveyed and assigned unto the Owners herein the property more particularly described in the **FIRST SCHEDULE** hereunder written (for the sake of brevity hereinafter referred to as "the said property") and delineated with red colour boundary line on the plan annexed hereto and marked as "**ANNEXURE A**" for the consideration and on the terms and conditions set out therein and further read with Deed of Modification dated 22<sup>nd</sup> November, 2007 registered with the office of Sub-Registrar of Assurances at Mumbai registered under Sr. No. BDR11-10252 of 2007 wherein the trust released all the rights of the hall for consideration and on terms and conditions as set out therein.
- (b) By virtue of the aforesaid Deed of Conveyance dated 4<sup>th</sup> February 2005 and Deed of Modification dated 22<sup>nd</sup> November, 2007 the Owners are now seized and possessed of and otherwise well and sufficiently entitled to the said property.
- (c) The Owners have proposed to construct on the said property more particularly described in the First Schedule hereunder, a new multistoried building consisting of Basement, lower ground floor and two upper stories or more as may be sanctioned/amended/ varied by Municipal Corporation of Greater Mumbai (M.C.G.M.) from time to time and to be known as "**MOKSH PLAZA**".
- (d) The necessary building plans have been sanctioned by Municipal Corporation of Greater Mumbai vide I.O.D. bearing No.CHE/A-3630/BP(W5)/AR dated 21<sup>st</sup> April, 2005 and has also issued Commencement Certificate on 29<sup>th</sup> October, 2005 in respect of the said property more particularly described in the Schedule



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*[Signature]*

hereunder written, a copy whereof is annexed hereto and marked "ANNEXURE B1" and "ANNEXURE B2".

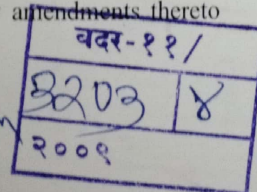
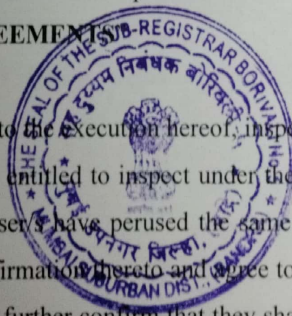
- (e) The Owners have created an equitable Mortgage of the said Property together with the said Commercial Complex being constructed thereon in favour of Bank of Baroda and Bank of India. The Owners have obtained the necessary No Objection / Consent letter dated 12/9/2008 from the Bank of Baroda and No Objection / Consent letter dated 8/8/2008 from the Bank of India in respect of the Premises agreed to be sold hereunder. A copy of the said No Objection / Consent letters dated 12/9/2008 & 8/8/2008 has been annexed hereto and marked as "ANNEXURE C & C-1".
- (f) The Purchaser/s has/have demanded from the Owners and the Owners have given inspection to the Purchaser/s of all the documents of title relating to the said property and the plans, designs and specifications prepared by the Owners' Architects, M/s Neo-Modern Architects and of such other documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (MOFA) (hereinafter referred to as "the said Act") and the rules made thereunder and the Purchaser/s doth hereby confirms the same.
- (g) A copy of certificate of Title issued by M/s. Shah & Sanghavi, Advocates & Solicitors of the Owners and a copy of property card have been annexed hereto and marked "ANNEXURE D" and "ANNEXURE E" respectively.
- (h) The Purchaser/s has/have prior to the execution of this Agreement satisfied himself / herself / themselves about the title of the Owners to the said Property and the said Commercial Complex being constructed thereon, and the Purchaser/s shall not be entitled to further investigate the title, the rights powers and authorities of the Owners in respect of the said Property and the rights of the Owners to develop and deal with the said Property as aforesaid, and the purchaser/s requisitions shall not be entitled to raise any query and/or objections relating thereto or howsoever in connection therewith.
- (i) The Owners have entered into a Commercial Complex Management Agreement with M/s.Rohan Urban Development and Management Pvt. Ltd., (for the sake of brevity and convenience hereinafter referred to as "the Management Company") for the management of the Commercial Complex to be known as "MOKSH PLAZA" being constructed on the said property for the consideration and on the



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terms and conditions set out therein which terms and conditions are binding on the Purchaser/s herein and/or the society that will be formed by the Purchaser/s.

- (j) The Owners have also entered into a Parking Management Agreement with M/s. Washington Properties Pvt. Ltd., for management of all parking spaces in and around the said property more particularly described in the FIRST SCHEDULE hereunder written M/s. Washington Properties Pvt. Ltd. who alone shall be entitled to manage, deal with and dispose off the same in accordance with the terms and conditions set out therein which terms and conditions are binding on the Purchaser/s herein and/or the society that will be formed by the Purchaser/s.
- (k) The Owners have also entered into an Advertising Agreement with M/s. Rohan Renting and Estate Maintenance Pvt. Ltd. The Owners have transferred all rights in respect of advertising inter-alia in the parking area, on the pillars, staircases escalator/s, lift/s, common Toilet Blocks and all other common areas including external facade and elevation of the structure other than specifically permitted/granted to the Purchaser herein exclusive rights to hold promotional and/or advertising events and/or any other events in atrium area on each floor and/or entrance lobby of the ground floor, putting up signage/s, kiosk/s, vending machines and promotions to M/s. Rohan Renting and Estate Maintenance Pvt. Ltd. and they alone shall be entitled to lease/ sub-let/under-let assign the rights emitting thereunder, at their sole discretion and at rates and on the terms and conditions that may be deemed fit and proper by them which terms and conditions shall be binding on the Purchaser/s herein and/or the society that will be formed by the Purchaser/s.
- (l) All the three Agreements mentioned hereinabove namely the commercial Complex Management Agreement, Parking Management Agreement and Advertising Agreement so far as the contexts permits are hereinafter collectively referred to as **"THE SAID AGREEMENTS"**.
- (m) The Purchaser/s herein has prior to the execution hereof, inspected the photocopy of all the documents Purchaser is entitled to inspect under the Law including the said Agreements, and the Purchaser/s have perused the same and hereby accord their irrevocable consent and confirmation hereto and agree to abide by the terms and conditions set out therein and further confirm that they shall not be entitled to challenge and/or question the said Agreements and/or any amendments thereto and/or renewal thereof from time to time.



*[Handwritten signature]*

- (n) The Purchaser/s are aware that the said Agreements are irrevocable by the Owners and/or Purchaser/s and/or Cooperative society of Purchaser/s of the shop in the said Commercial Complex and are binding on the Purchaser/s.
- (o) The Purchaser/s is also aware that the amount payable to M/s.Rohan Urban Development and Management Pvt. Ltd. for management of the Commercial Complex shall be equitably and rateably payable by the Purchaser/s to M/s. Rohan Urban Development and Management Pvt. Ltd. either directly or through Co-operative society of Purchaser/s (as the case may be) which may be formed.
- (p) The Purchaser/s has/have agreed to Purchase from the Owners the shop No. 67, admeasuring carpet area of 87.50 sq. ft. on First floor in the Commercial Complex to be known as "MOKSH PLAZA" constructed on the said property and delineated with red color boundary line on the plan annexed hereto and marked as "ANNEXURE F" (hereinafter for the sake of brevity referred to as the "said premises") and more particularly described in the **SECOND SCHEDULE** hereunder written on ownership basis for a total lumpsum consideration of Rs.14,00,000/- (Rupees Fourteen Lacs only) to be paid by the Purchaser/s to the owner in the manner set out in the annexed hereto and marked as "ANNEXURE G".
- (q) Under section 4 of the said Act, the Owners are required to execute a Written Agreement for sale of said premises to the Purchaser/s, being in fact these presents, and also to register said agreement under the Indian Registration Act, 1908.
- (r) The parties hereto are therefore desirous of recording the terms and conditions as agreed between themselves, in the manner hereinafter mentioned.
- (s) PAN of the parties hereto are as under:-  
**M/S. SITARA BUILDERS PVT. LTD. - ABCS4975L (OWNERS)**  
**MRS. KUSUMBEN J. LAKHANI - ABOPL3546H (PURCHASER)**



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

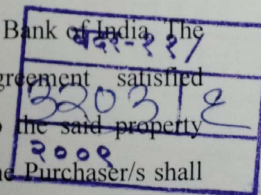
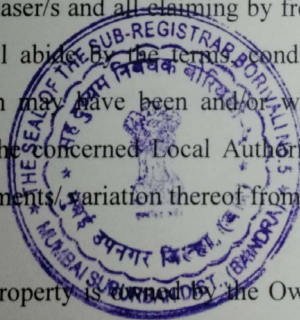
Handwritten signature: \*सुसुमन ज. लखानी\*

Handwritten date: 22/03/14

Handwritten year: २००९

Stamp: बदर-११/

1. Its is agreed and recorded by and between the parties hereto that the recitals recited herein and the Annexures annexed hereto shall be treated as forming an integral part of this Agreement as if the same are set out herein and are binding on the parties hereto.
2. The Owners have constructed a Commercial Complex known as "**MOKSH PLAZA**" consisting of basement, lower ground, ground floor and two upper stories or more on the said property more particularly described in the First Schedule hereunder.
3. The Purchaser/s hereby agree to Purchase from the Owners, and the Owners hereby agree to sell to the Purchaser/s the shop No.67 admeasuring carpet area of 87.50 sq. ft. on First floor in the Commercial Complex to be known as "**MOKSH PLAZA**" more particularly described in the Second Schedule hereunder written and delineated with red colour boundary line on the plan annexed hereto and marked as "**ANNEXURE F**", on ownership basis for a total lumpsum consideration of Rs.14,00,000/- (Rupees Fourteen Lacs only) to be paid by the Purchaser/s to the Owner/s, in the manner set out in the schedule, annexed hereto and marked as "**ANNEXURE G**" (Time being the essence of the contract for payment of each installment).
4. The Purchaser/s doth hereby agree, confirm and record that the said agreements are valid, binding and subsisting on the Purchaser/s and all claiming by from through under or in trust of the Purchaser/s shall abide by, observe, perform and comply with all the terms, conditions, covenants, stipulations, and restrictions mentioned in said Agreements.
5. Agreed and recorded that the Purchaser/s and all claiming by from through under or in trust of the Purchaser/s shall abide by the terms, conditions, covenants, stipulations, and restrictions which may have been and/or which hereafter be imposed by M. C. G. M. and/or the concerned Local Authority at the time of sanctioning the plans and/or amendments, variation thereof from time to time.
6. The Owners declare that the said property is owned by the Owners and that the title to the said property is free of encumbrances subject to the equitable mortgage created on the said property in favour of Bank of Baroda and Bank of India. The Purchaser/s has/have, prior to execution of this Agreement satisfied himself/herself /themselves about the title of the Owners to the said property described in the FIRST SCHEDULE hereunder written and the Purchaser/s shall



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not be entitled to investigate the title of the Owners and/or raise any requisitions and/or objections hereafter.

7. The Owners shall give possession of the said premises to the Purchaser/s on or before 31<sup>st</sup> day of December 2009, after the owners have obtained Occupation Certificate in respect of the said premises. If the Owners fail or neglect to give possession of the said premises to the Purchaser/s on account of reasons beyond their control and/or of their agents as per the provisions of section 8 of the said Act, by the aforesaid date or the date or dates prescribed in section 8 of the said Act, then the Owners shall be liable on demand to refund to the Purchaser/s the amounts already received by them in receipt of the said premises with simple interest at (9%) Nine per cent, per annum from the date the Owners received the sum till the date the amounts and interest thereon is repaid. **PROVIDED** that by mutual consent it is agreed that dispute; whether the stipulations specified in section 8 of the said act have been satisfied or not will be referred to the Competent Authority.

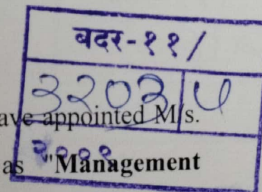
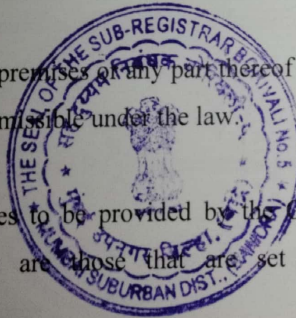
**PROVIDED FURTHER** that the Owners shall be entitled to reasonable extension of time for giving delivery of said premises on the aforesaid date if the completion of building in which the Said premises is to be situated is delayed on account of -

- (i) non-availability of steel, cement, other building material, water or electricity supply ;
- (ii) war, civil commotion or act of God;
- (iii) any notice, order, rule notification of the Government and/or other public or competent authority;

AND

- (iv) For any reasons beyond the Control of the Owners;

8. The Purchaser/s shall use the said premises or any part thereof or permit the same to be used only for purposes as permissible under the law.
9. The fixtures, fittings and amenities to be provided by the Owners in the said building and the said premises are those that are set out in **"THIRD SCHEDULE"** hereto.
10. The Owners have informed the Purchaser/s that the Owners have appointed M/s. Rohan Urban Development and Management Pvt. Ltd. as **"Management Company"** inter- alia to maintain upkeep, undertake such repairs, renovations



X *(Handwritten signature)*

*(Handwritten signature)*

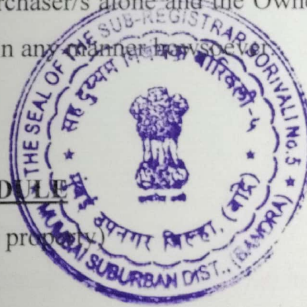


and/or membership and other papers and documents necessary for the formation and the registration of the Society or Limited Company and for becoming a member, including the bye-laws of the proposed Society.

32. It is agreed by and between the parties hereto that Service Tax payable under Service Tax Act, 1994 shall be the sole and exclusive Liability of the Purchaser/s to the exclusion of the Promoters herein. It is agreed by and between the parties hereto that the Purchaser/s shall simultaneously with the payment of every installments also issue a Banker's Cheque in favour of the Promoters towards the Service Tax at the prevalent rate at the relevant time and the Promoters shall make arrangement of payment thereof in accordance to the law. In the event of Higher Service Tax being attracted and/or payable the same shall also be borne and paid by the Purchaser/s without recourse to the Promoters herein. It is clarified that separate cheque given for the payment of service Tax is not and do not **form** part of the consideration but is on more payment to be effected by the by the part purchaser/s to the Promoter towards the payment of Service Tax, requires to paid under the law.
33. The parties hereto shall present this Agreement at the proper Registration Office for registration within the time limit prescribed by the Registration Act, 1908, and the parties will attend such office and admit execution thereof.
34. The stamp duty and registration charges and all costs charges and expenses payable on this Agreement and/or any incidental document executed in pursuance hereto shall be borne and paid by the Purchaser/s alone and the Owners shall not be responsible and/or liable for the same in any manner whatsoever.

**FIRST SCHEDULE**

(Description of the property)



ALL that piece or parcel of land bearing C.T.S. No. 114, 114/1 to 11 of Village Canary bearing final Plot No. 67 of T.P.S. III, Borivali (West) admeasuring 3716. 40 sq. Metres equivalent to 4444.81 Sq. yards together with structures standing thereon and bounded as under :

On or towards the North : Jambli Galli  
On or towards the East : Swami Vivekananda Road

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8203/29
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- On or towards the West : Property bearing Final Plot No.68 of T.P.S. III, Borivali (W.)
- On or towards the south : Property bearing Final Plot No.65 & 66 of T.P.S. III, Borivali (W.)

### SECOND SCHEDULE

(Description of the shop sold)

Shop/Unit No. 67 on First floor admeasuring 87.50 sq. ft. Carpet Area of the commercial building known as "MOKSH PLAZA" bearing C.T.S. No.114/114/1 to 11, F.P. No. 67, T.P.S. III at S.V. Road, Kanneri Village, Borivali (W), Mumbai – 400 092.

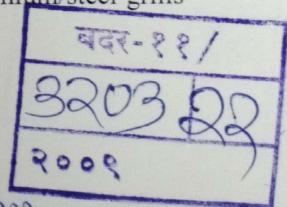
### THIRD SCHEDULE

#### A. AMINITIES TO BE PROVIDED IN THE SAID PREMISES.

1. Raw Power upto one point shall be provided as incomer(s) with Switch & Meter for the said premises Infrastructure provision for Television Cable point in the said Premises.
2. Infrastructure provision for Television Cable point in the said Premises.
3. Infrastructural work for telephone, which minimum five pair cable lines shall be provided.
4. Tapping points shall be provided for carrying out sprinkler networking in the said Premises (Internal sprinkler work to be carried out by the Purchaser).
5. Common area to have sprinkler and Fire detection system.

#### B. COMMON AMINITIES

1. All common area flooring shall be of Granite.
2. The main staircase from the ground to the second floor shall be clad in granite on dado and steps.
3. External façade from ground to second floor shall be predominantly in transparent glass and Aluminium Composite panels, parts in stucco and paint finish. From the third floor upwards the façade will be predominantly RCC/aluminium/steel grills and louvers, parts in stucco and paint finish.



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- 4. Fire alarm detectors system, smoke detector and sprinklers system.
- 5. Imported designed Elevators.
- 6. Highly integrated security system.

**SIGNED AND DELIVERED**

the withinamed **OWNERS**

**SITARA BUILDERS PVT. LTD.**

in the presence of .....

- 1. Biramane
- 2. Snsr.

) **For SITARA BUILDERS PVT. LTD.**

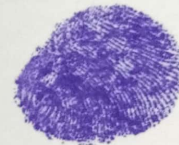
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)

)

*[Handwritten Signature]*

**DIRECTOR**



**SIGNED AND DELIVERED**

the withinamed **PURCHASER/S**

**MRS. KUSUMBEN J. LAKHANI**

in the presence of .....

- 1. Biramane

- 2. Snsr.

) *[Handwritten Signature]*

)



RE. No. 114/1 dated 11.02.2005  
Dr. Dadasaheb Ambedkar  
BRIHANMUMBAI MAHANAGARPALIKA

Ann! B-2

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

NO. CHE/ A-3630 /BPMW/AR

29 OCT 2005

COMMENCEMENT CERTIFICATE

To STARA BUILDERS PVT. LTD.

Sir,

With reference to your application No. 2516 dated 11.02.2005 for Development Permission and grant of Commencement Certificate under Sector 45 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Proposed Commercial Building C.T.S. No. 114, 114/1 to 11, F.R. No. 67, at premises at Street TPS-III, S.V. Road, Village Kanheri Plot No. \_\_\_\_\_ situated at Borivli (West) Ward R/Central

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. 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 one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. 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 346 of the Maharashtra Regional and Town Planning Act 1966

This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:  
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.  
Any of the conditions subject to which the same is granted or the provisions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.  
The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every person deriving title through or under him or such person shall be deemed to have carried out the development work in contravention of section 346 of the Maharashtra Regional and Town Planning Act 1966.  
The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.



The Municipal Commissioner has appointed Shri S.P. Repal as an Assistant Engineer to exercise his power and functions of the planning Authority under section 346 of the said Act.

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2203/38  
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CERTIFIED TRUE COPY

*Sd/-*  
**KRANTI SIDRUK**  
Advocate High Court

*(Signature)*  
Asst. Engineer, Building Proposal (West Sub)  
P/A R/Wards  
FOR  
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

FIRST FLOOR



PROPOSED MOKSH PLAZA AT BORIVALI  
S.V.ROAD

Shop No 67 on 1st Floor

S . V . ROAD

JAMBULI GALLI

F 3

Handwritten notes in blue ink: 2003.88, 2003.88, 2003.88

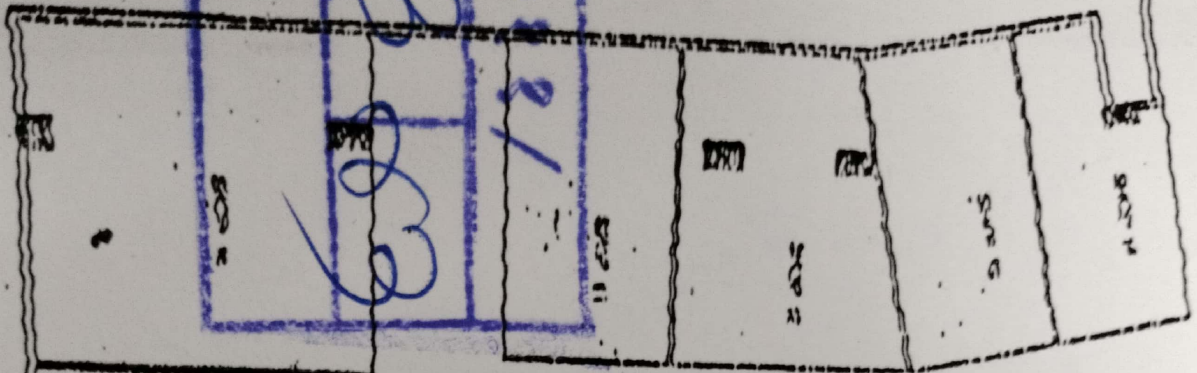
DESIGN ARCHITECT VIVEK BHOLE  
NEO MODERN ARCHITECTS & ENGINEERS  
PLOT NO. 11, SANGHVI MARG, BORIVALI (W), MUMBAI - 400 071

31 Jul, 2006

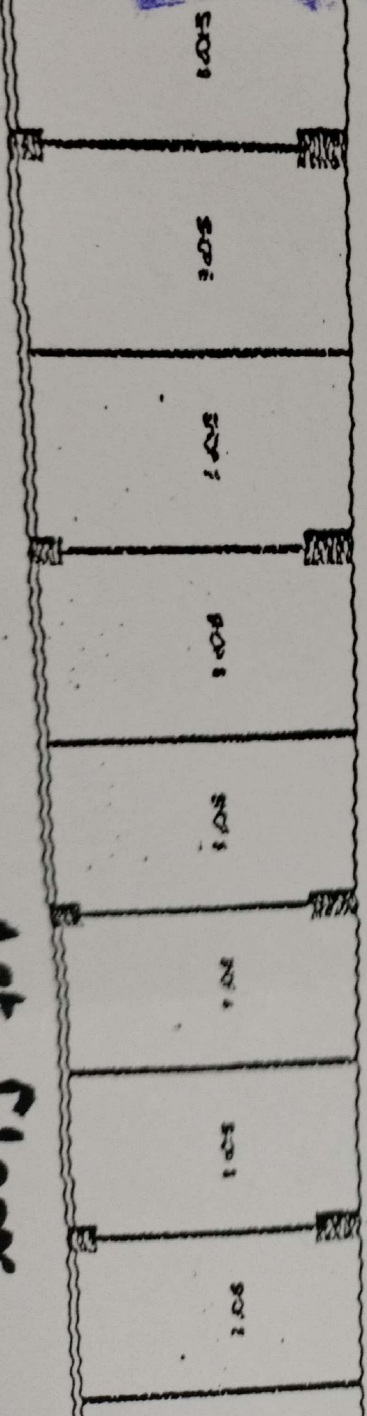
Architectural drawing of the first floor plan.

SHOP NO 67 ON 1st Floor

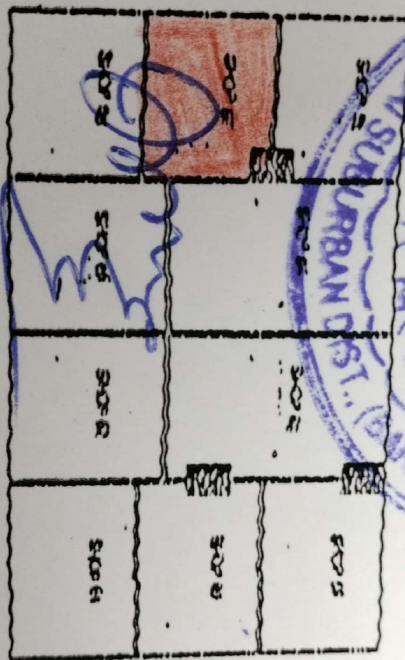
RO



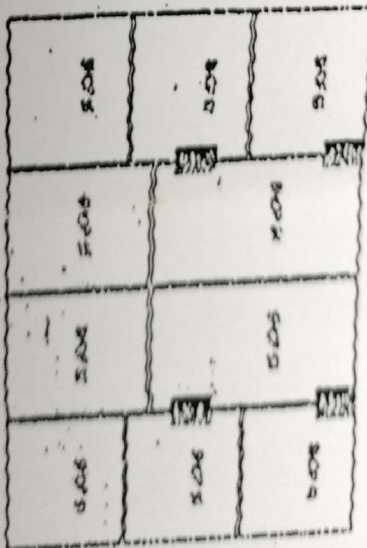
8'-0" WIDE PASSAGE



8'-0" WIDE PASSAGE



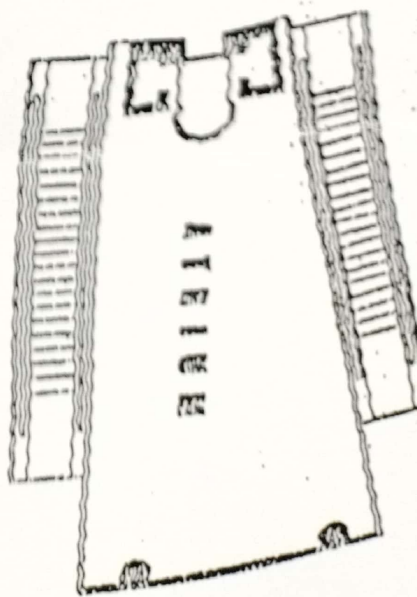
8'-0" WIDE PASSAGE

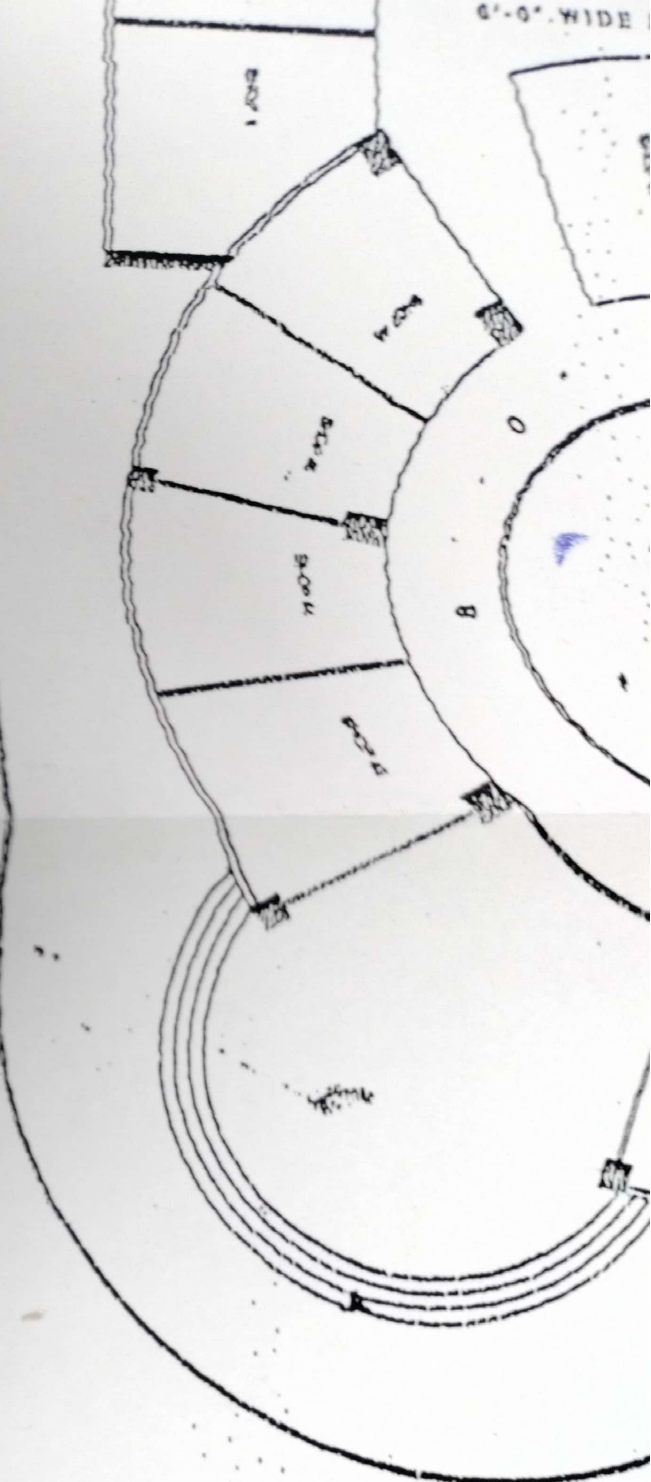


8'-0" WIDE PASSAGE



8'-0" WIDE PASSAGE



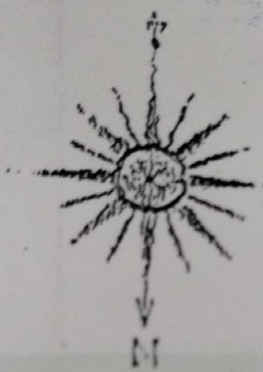


A D

Final plan 27th May 2006 final sale plan (31.07.06).dwg

31 Jul, 2006

ALI



DESIGN ARCHITECT  
**VIVEK BHOLE**  
 NEO MODERN  
 ARCHITECTS - ENGINEERS  
 INTERIOR DESIGNERS

C - 131, SAJ TOWERS, SODAKWALA LANE, BORIVALI (W)  
 PH - 5 890 68 11, 5 890 68 10, 2 881 22 46

2203.88  
 2009

## ANNEXURE G

The full and Final Consideration to be paid as under:

1. Received Money Rs. 14,00,000/- vide following cheques :

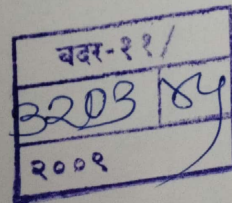
<u>Ch. No.</u>	<u>Date</u>	<u>Amount (Rs.)</u>	<u>Drawn On</u>
376768	21.11.2005	1,00,000/-	The Kapol Co-op. Bank Ltd., Borivali (W), Mumbai - 92
492498	5.5.2007	1,00,000/-	The Kapol Co-op. Bank Ltd., Borivali (W), Mumbai - 92
527783	10.8.2007	6,00,000/-	The Kapol Co-op. Bank Ltd., Borivali (W), Mumbai - 92
597218	16.3.2009	6,00,000/-	The Kapol Co-op. Bank Ltd., Borivali (W), Mumbai - 92

**Total Amount** :

**Rs. 14,00,000/-**

**FOR SITARA BUILDERS PVT. LTD.**

  
**DIRECTOR**







दुय्यम निबंधकः  
सह दु.नि.का-बोरीवली 5

दस्त गोषवारा भाग-1

वदर11  
दस्त क्र 3203/2009

मांक : 3203/2009

प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

कुसुमबेन जे लखनी - -  
घर/प्लॉट नं. -  
शिरस्ता: -  
पतीचे नाव: 101, राज सुनफ्लॉवर रॉयल कॉम्प  
र रोड बोरीवली मुं  
रत नं. -  
वसाहत: -  
गाव:-  
का: -

पक्षकाराचा प्रकार

लिहून घेणार  
वय 64  
सही

छायाचित्र

अंगठ्याचा टसा

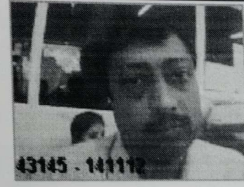


*कुसुमबेन जे लखनी*

सितारा बिल्डर्स प्रा लि चे संचालक जितेन्द्र एन  
यांच्या तर्फे मुखत्यार अतुल बी गांधी - -  
घर/प्लॉट नं. -  
शिरस्ता: -  
पतीचे नाव: 02/2 रा मजला , गोर्धन बिल्डींग , डी  
ख स्ट्रीट

लिहून देणार  
वय 40  
सही

*Atul B. Gandhi*



वदर-११/  
3203/2009  
2009



57



दस्त गोषवारा भाग - 2

वदर11
दस्त क्रमांक (3203/2009)

दस्त क्र. [वदर11-3203-2009] चा गोषवारा  
बाजार मुल्य :921344 मोबदला 1400000 भरलेले मुद्रांक शुल्क : 70000

दस्त हजर केल्याचा दिनांक :21/04/2009 11:46 AM  
निष्पादनाचा दिनांक : 04/04/2009  
दस्त हजर करणा-याची सही :

पावती क्र.:3199 दिनांक:21/04/2009  
पावतीचे वर्णन  
नाव: कुसुमबेन जे लखनी - -

14000 :नोंदणी फी  
1220 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

15220: एकूण

*[Signature]*

दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 5

दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/04/2009 11:46 AM  
शिकका क्र. 2 ची वेळ : (फी) 21/04/2009 11:51 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 21/04/2009 11:51 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 21/04/2009 11:52 AM

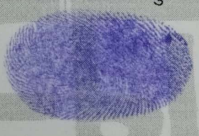
दस्त नोंद केल्याचा दिनांक : 21/04/2009 11:52 AM

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

1) किशोर बाईत - - ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: -

*Kishore Baite*

ईमारतीचे नाव: 11,122 हिरा भुवन राजाराम मोहन रॉय रोड प्रार्थना समजा मुं  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



2) हसमत ठाकुरदास रचवाणी - - ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: -

ईमारतीचे नाव: 1605 , कॅट गार्डन बोरीवली मुं 92  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



*[Signature]*



वदर-११/
3203 E9
२००९

प्रमाणित करण्यात येते की, या  
दस्तामध्ये एकूण...E9...पाने आहेत.

*[Signature]*

सह दुय्यम निबंधक, बोरीवली क्र. ५  
मुंबई उपनगर जिल्हा.

*[Signature]*  
दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 5



वदर-११/3203 /२००९  
पानांक क्रमांक ९, क्रमांक.....वदर  
नादना. 21 APR 2009  
दिनांक :  
सह दुय्यम निबंधक, बोरीवली क्र. ५  
मुंबई उपनगर जिल्हा.

85  
379

Village Kanneri  
C.G.S. NO 1149 114 toll.  
F.P. NO 67 TPST

@@  
DATED THIS 4<sup>th</sup> DAY OF Apr. 2009  
@@

Rate 94,400/-  
NIL  
94,400/-

M/S. SITARA BUILDERS PVT. LTD

....OWNERS

Area 87.50 sq feet carpet

AND

MRS. KUSUMBEN J. LAKHANI,

.....PURCHASER/S

Area 9.76 x 94,400/-

9,21,344/-

9,21,500/- m.v.  
14,00,000/- consideration  
70,000/- S.D.  
14,000/- R.F.

AGREEMENT

M/S. SHAH & SANGHAVI  
Advocates Solicitors and Notary  
11<sup>th</sup> Floor, Mittal Court, A Wing  
Nariman Point, Mumbai 400021  
H:\common\corrected agr on 8th oct - moskh plaza.doc  
SBPL/MP/CJ/MK/KS/N/033/17.3.2009