



क्रमांक 157
प्रधान रजिस्ट्रार कार्यालय, मुंबई
बांद्रा विस्तारित विक्री कर बांद्रा,
दिनांक

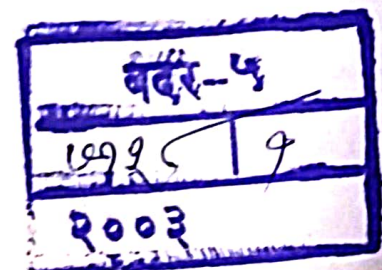
1 SEP 2003

बंदीश/श्री/श्रीमती Bandish P. Shah & others
यांना न्यायेत्वर घुड्रांड
चा विकला.

DEED OF CONFIRMATION

Sub :- Agreement for Sale dated 8th May, 2002 : BETWEEN :
SHRI. PANKAJKUMAR K. MODI (THE VENDOR/TRANSFEROR),
of the One Part : AND : SHRI. BANDISH PANKAJ SHAH &
SHRI. PANKAJ M. SHAH (THE PURCHASERS/TRANSFEREES) in
connection with purchase of Flat No.C/43, on 4th
Floor, in the Building known as "MODINAGAR ADARSH" CO-
OPERATIVE HOUSING SOCIETY LTD., situated at Mathuradas
Road, Kandivali (West), MUMBAI - 400 067, of the
Other Part.

We, SHRI. BANDISH P. SHAH & SHRI. PANKAJ M. SHAH, both
Adults Indian Inhabitants of Mumbai, residing at Flat
No.C/43, 4th Floor, "MODINAGAR ADARSH" CO-OPERATIVE HOUSING



SOCIETY LTD., Mathuradas Road, Kandivali (West), MUMBAI - 400 067, do hereby solemnly declare and say as follows :-

We say that we have entered into an Agreement for Sale dated 8th May, 2002 with SHRI. PANKAJKUMAR K. MODI for purchase of Flat No.C/43, on 4th Floor, in the Building known as "MODINAGAR ADARSH" CO-OPERATIVE HOUSING SOCIETY LTD., situated at Mathuradas Road, Kandivali (West), MUMBAI - 400 067, under the terms, conditions and for the purchase consideration mentioned therein.

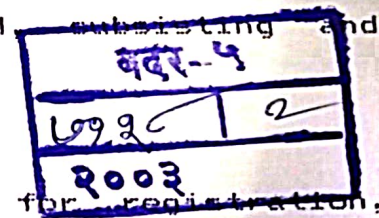
We state, declare and confirm that said Vendor/Transferor put us into quiet, vacant and peaceful possession of the said Flat.

We state, declare and confirm that the said Agreement for Sale dated 8th May, 2002 is still in force and valid and the terms and conditions are binding to me.

We further state and declare that after execution of the said Agreement for Sale dated 8th May, 2002 the same remained to be lodged for registration before the Sub-Registrar of Assurances as provided under the Indian Registration Act, 1908 and admit the execution thereof.

We therefore, state, declare and confirm that the said Agreement for Sale dated 8th May, 2002 between the said VENDOR/TRANSFEROR and myself is valid, subsisting and binding to us.

We, therefore, now desirous to lodge it for registration, admit execution thereof and to ratify and confirm the execution thereof with the office of the Registrar/Sub-



Registrar of Assurances, on the same terms and conditions note out therein and ratify and confirm and agree to abide by the same and every part thereof as if the said Agreement for Sale dated 8th May, 2002 is duly registered under the Registration Act, 1908 and shall take effect in all respect thereto as if the parties thereto have been appeared before the Sub-Registrar of Assurances and admit the execution in time.

We say that the proper stamp duty along with penalty thereon has been paid on the said Agreement for Sale dated 8th May, 2002 on 1.9.2003.

SCHEDULE OF THE PROPERTY

Flat No.C/43, admeasuring 438 sq. fts. Built-up area, on 4th Floor, in the Building known as "MODINAGAR ADARSH" CO-OPERATIVE HOUSING SOCIETY LTD., situated at Mathuradas Road, Kandivali (West), MUMBAI - 400 067, constructed on all that piece or parcels of land bearing C.T.S. No. 1183 of Village Kandivali, Taluka : Borivali, as more particularly described in the said Agreement for Sale dated 8th May, 2002.

Whatever stated hereinabove are true and correct.

SOLEMNLY AFFIRMED AT MUMBAI)
THIS 2nd DAY OF SEPTEMBER, 2003)
in the presence of _____)

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(Signature)
(BANDIJI P. SHAH) (PANKAJ M. SHAH)
WITNESSES/CONFIRMERS.