

# AGREEMENT FOR SALE



# PRAVASI

CO-OP. SOC. LTD. (PROPOSED)

OFF. AAREY ROAD, GOREGAON (E), MUMBAI-63

Handwritten text in red ink on the right margin, oriented vertically. It appears to be a registration or filing number, possibly starting with '211117' and '23343'.

(5)

## DEED OF CONFIRMATION

**THIS DEED OF CONFIRMATION** is made at Mumbai this  
10<sup>th</sup> day of June 2005

**BETWEEN**

**PRAVASI CO-OPERATIVE HOUSING SOCIETY LIMITED**  
**(PROPOSED)** having its address at Off Aarey Road, Goregaon  
(East), Mumbai - 400 063 hereinafter referred to as "**the**  
**First Confirming Party**" (which expression shall unless  
repugnant to the context or meaning thereof shall mean and  
include its successors and assigns) of the **ONE PART**

**AND**

**MR. BHARAT J. PATEL** of Mumbai, Indian Inhabitant having  
his address at 23, Janki Niwas, 59/60, Srinagar Society, M.  
G. Road, Goregaon (W), Mumbai - 400 062 hereinafter  
referred to as "**the Second Confirming Party**" (which  
expression shall unless repugnant to the context or meaning  
thereof be deemed to mean and include his heirs, executors  
administrators and assigns) of the **SECOND PART**

**AND**

**MR. RAHUL GUPTA** of Mumbai, Indian Inhabitant having his  
address at B/302, Rishab, Khadelwal Compound, Evershine  
Nagar, Malad (West), Mumbai - 400 064 hereinafter referred  
to as "**the Third Confirming Party**" (which expression shall  
unless repugnant to the context or meaning thereof be



Sudheer Henriches  
Sudheer O. Henriches  
1001 Bank Ltd.

Rupees One Hundred Only  
I.C.I. Bank Ltd., Krystal Building,  
Water-Field Road, Bandra (West),  
Mumbai-400050.  
D-5/STP/VIC/8/10/1/002004/2/08-11

INDIA  
STAMP DUTY  
MAHARASHTRA  
29849  
168809  
R. 0000100/-PB5148  
15:42  
Special  
Adhesive  
APR 06 2005

(Signature)

Rays  
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deemed to mean and include his heirs, executors, administrators and assigns) of the **THIRD PART**

**WHEREAS:**

- (a) By an Agreement for Sale dated 28th June 2001, (hereinafter referred to as "**the said Agreement for Sale**") made and entered into between the First Confirming Party being the Developer therein, the Second Confirming Party being the Owner/Confirming Party therein and the Third Confirming Party being the Purchaser therein, the First Confirming Party and the Second Confirming Party sold to the Third Confirming Party and the Third Confirming Party purchased from the First Confirming Party and the Second Confirming Party, the premises being Unit No.B-49 admeasuring 750 Sq. ft. Super Built up equivalent to 600 Sq. ft. Built up on the 3<sup>rd</sup> floor in the building known as "Pravasi Industrial Estate" constructed on the property bearing Survey No.3, Hissa No.6, Survey No.2(Part) and 3A, Hissa Nos.8,9 & 12, bearing C.T.S. Nos. 49 (PT), 50(C), 51(C), 54(PT), 58, 59-A(PT), 60/1 of Village Dindoshi Taluka Borivali and more particularly described in the Schedule hereunder written (hereinafter referred to as the "said property") on the terms and conditions contained therein.
- (b) The parties hereto after execution of the said Agreement for Sale have failed to register the said Agreement for Sale under the provisions of Indian Registration Act, 1908 (hereinafter referred to as "the Act").
- (c) As the stamp duty paid on the said Agreement for Sale was insufficient, the Third Confirming Party herein therein called the Purchaser had submitted the said Agreement for Sale to the Stamp Duty Authority under the Amnesty Scheme and the proper stamp duty



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thereon was paid at General Stamp Office, Mumbai. Accordingly, Office of the Collector of Stamps has certified that the proper Stamp Duty have been paid in respect of the said Agreement for Sale by putting the endorsement on the said Agreement for Sale to that effect. Hereto annexed and marked **Annexure "A"** is the said Agreement for Sale dated 28th June 2001.

(d) Now, the parties hereto have agreed to execute this Deed of Confirmation in the manner hereinafter mentioned.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement for Sale dated 28th June 2001, the First Confirming Party, Second Confirming Party and the Third Confirming Party herein do and each of them doth hereby confirm the said hereinbefore recited Agreement for Sale dated 28th June 2001 to the END INTENT AND PURPOSE as if the parties lodged and admitted execution of the same before the sub-registrar of assurances within the time prescribed by the Indian Registration Act and the parties hereto do and each of them doth hereby declare and confirm that the said hereinbefore recited Agreement for Sale dated 28th June 2001 is and shall be operative and binding upon them in the same extent as if the parties had lodged and admitted execution thereof before the sub-registrar of assurances within the time prescribed under the Indian Registration Act and the parties do and each of them doth hereby further declare and confirm that they are not in any manner prevented from lodging and executing these presents in the manner aforesaid.

**IN WITNESS WHEREOF** the parties hereto set and subscribed their respective hands and seals the day and year first hereinabove written.

 *Raj*

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**THE SCHEDULE ABOVE REFERRED TO:**

Premises being Unit No.B-49 admeasuring 750 Sq. ft. Super Built up equivalent to 600 Sq. ft. Built up on the 3<sup>rd</sup> floor in the building known as "Pravasi Industrial Estate" constructed on the property bearing Survey No.3, Hissa No.6, Survey No.2(Part) and 3A, Hissa Nos.8,9 & 12, bearing C.T.S. Nos. 49 (PT), 50(C), 51(C), 54(PT), 58, 59-A(PT), 60/1 of Village Dindoshi Taluka Borivali in the Registration District and Sub District of Mumbai City and Suburban.

**SIGNED SEALED AND DELIVERED** by the ]  
withinnamed "the First Confirming Party" ]  
**PRAVASI CO-OPERATIVE HOUSING** ]  
**SOCIETY LIMITED (PROPOSED)** ]  
Through its Authorised Signatory ]

*[Handwritten Signature]*

in the presence of..... ]

1. *[Handwritten Signature]*

2.

**SIGNED AND DELIVERED** by the ]  
withinnamed "the Second Confirming Party" ]  
**MR. RAHUL GUPTA** ]

*[Handwritten Signature]* RAHUL . K. GUPTA

in the presence of..... ]

1. *[Handwritten Signature]*

2.



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10/06/2005

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

वदर10

दस्त क्र 3179/2005

4:39:27 pm

सह दु.नि.का-बोरीवली 4

दस्त क्रमांक : 3179/2005



दस्ताचा प्रकार : मान्यता पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

<p>1 नाव राहुल गुप्ता - - पत्ता: घर/फ्लॅट नं: बी 302 गल्ली/रस्ता: - ईमारतीचे नाव: रिशब, खंडेलवाल कंपाऊंड, एक्टरशार्डिन नगर ईमारत नं: - पेट/वसाहत: - शहर/गाव: मालाड प तालुका: - पिन: 64 पॅन नम्बर</p>	<p>लिहून घेणार वय 34 सही R A H U L K G U P T A</p>	 3654 - 12230	
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खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

2 प्रवासी को ऑ ही सोसा लि तर्फे ऑथो सिग्नेटरी देवदास वासुदेव - -

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नपेवज करुन देणार तथाकथीत [मान्यता पत्र] दस्तपेवज करुन दिल्याचे कबूल करतात.

1 OF 1

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दस्त गोषवारा भाग - 2

बदर 10

दस्त क्रमांक (3179/2005)

दस्त क्र. [बदर10-3179-2005] चा गोषवारा  
बाजार मुल्य : 1801500 मोबदला 500000 भरलेले मुद्रांक शुल्क : 180150

पावती क्र.: 3190 दिनांक: 10/06/2005

पावतीचे वर्णन

नांव: राहुल गुप्ता - -

दस्त हजर केल्याचा दिनांक : 10/06/2005 04:35 PM

निष्पादनाचा दिनांक : 10/06/2005

दस्त हजर करणा-याची सही :

RAHUL K. GUPTA

18020 : नोंदणी फी

1000 : नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->

एकत्रित फी

19020: एकूण

*[Signature]*

द. निबंधकाची सही बोरिवली-क्र. ४  
सह द. नि. का-बोरिवली-४  
मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार : 25) मान्यता पत्र

शिकका क्र. 1 ची वेळ : (सादरीकरण) 10/06/2005 04:35 PM

शिकका क्र. 2 ची वेळ : (फी) 10/06/2005 04:38 PM

ओळख :

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

1) किरण गुरव- - ,घर/फ्लॅट नं: बी 102

गल्ली/रस्ता: -

ईमारतीचे नाव: कृष्णा पॅलेस

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: कांदीवली

तालुका: -

पिन: -

2) कैलास भोसले- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

*Kiran*

*K. Hosle*

*[Signature]*

द. निबंधकाची सही बोरिवली-क्र. ४  
सह द. नि. का-बोरिवली-४  
मुंबई उपनगर जिल्हा.

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