

Duplicate S/C issued in lieu of
laminated cert no - 64.

CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED

117, Cuffe Parade, Colaba, MUMBAI - 400 005.
(Regn. No. BQM/HSG/5227 of 1977)

No. **224**

Authorised Share Capital Rs. 12,00,000/- Divided into 24,000 shares of Rs. 50/- each
member's Register No. 224 Share Certificate No. 224

THIS IS TO CERTIFY that Shri / Smt. / Messrs. VIMALA K. DATWANI

of SEA LORD APARTMENTS Building A / Flat No. 4 Floor 13th is
the Registered Holder of 5 (Five) Shares Numbered 316 to 320 of
Rupees Fifty (each) in CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED
subject to the Bye-laws of the said Society and that a sum of Rupees Fifty only
has been paid up upon each of the said Shares.

GIVEN under the Common Seal of the Said Society at Mumbai
this 1st day of JULY 1979.

- sd- R.S. Agarwal Chairman

- sd- _____ Hon. Secretary

- sd- V.N. Lakhi Hon. Treasurer

Memorandum of the transfers of the within mentioned Shares

| Transfer No. | Share Regd. No. (Old) | To whom transferred | Share Regd. No. (New) | Signature Chairman / Secretary |
|--------------|-----------------------|---|-----------------------|------------------------------------|
| 2 | 64 | Mrs Rama Rani Behl & Mrs Pawan Kapoor | 64 | -sd- (Chairman) |
| 51 | 64 | Smt. Rama Rani Behl Smt. Shashi Mehra | 340 | -sd- (Hon. Secretary) |
| 4 | 64 | Witness ✓ MR. P. A. RELAL BEHL Smt. Shashi Mehra (Duplicate issue) | 1194 Witness ✓ | Witness ✓ HON. SECRETARY |
| | 64 | Smt. Shashi Mehra | 190 | Witness ✓ HON. SECRETARY |

Cuffe Parade Sea Lord Co-operative Housing Society Ltd.

(Reg. No. BOM/HSG/5227 of 15-10-77)

Appartments, 117, Cuffe Parade, Mumbai - 400 005. • Tel. No. 022 - 2218 5202 • E-mail : sealordchs@gmail.com

Ref: SL/24/17-18

Date: 1st May, 2017

To,
Mrs. Shashi Mehra,
Flat No: A/134,
Cuffe Parade Sea Lord CHS Ltd,
Mumbai - 400 005

Subject: Lien noting on flat no. A/134

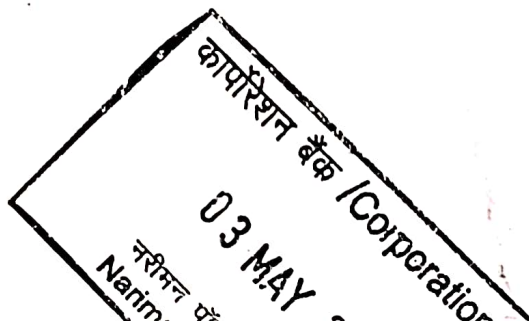
Dear Madam,

We received a letter from Corporation Bank, Nariman Point Branch, Mumbai dated 24/03/2017 for lien noting on your flat. The society requires a letter from you to mark lien noting on your flat 134/A, so that it can be taken in the next monthly meeting of Managing Committee as it has differed in April Managing Committee meeting.

Thanking you,



Pruthesh Shah
(Hon. Secretary)



MWAM 30156002
Stamp Act, 1958.

G.R.N. MH004219392201576m

Office of the
Collector of Stamps

Case No. Adj. 1001845/2015 / certified 1059715

Date 11/12/2015

Received from Shri Smt. Shashi Raisaheb Mehra
residing at... Mumbai...
stamp duty of Rs. (17355)... to seventeen thousand three hundred
Eighty five only
vide challan No. 1366, Dated... 15/10/2015
Certified under Section 32(1) (b) of the None
Bombay Stamp Act, 1958 that the full duty
of Rs. 6022000
with which this instrument is chargeable has
been paid vide article No. 34
of schedule.

Stamp duty of Rs 58815/- paid
on gift deed certified on date
8/11/2001 vide adjudication no
no AD573911/2001 has been
deducted in this document

This certificate is subject to the provision
of section 53-A of Bombay Stamp Act, 1958.

Place: Mumbai

Date: 16-10-15

Collector of Stamps
Mumbai



[Signature]
Collector of Stamps
Mumbai

मुजिनि याककून प्राप्त झालेला एसएमएस व दि
पुढील पत्रासोबत प्राप्त झालेल्या दरजारी खातरपत्रा कोरण्यास
बोली असून ते बरोबर असल्याचे आढळून आले आहे

[Signature]
दि. 23/12/15

3363127
दि. 23/12/15

सही
सह कुयन निश्चल
मुंबई शहर क्र. 1

DEED OF CONFIRMATION



THIS DEED OF CONFIRMATION made at Mumbai this 23 day

DEC 2015 BETWEEN SMT. RAJVEEN KAPOOR, age 66 years,

Indian Inhabitant, residing at 54, Jor Baug, MUMBAI, hereinafter called

"THE DONOR" (Which expression shall unless repugnant to the context or
meaning thereof be deemed to include her heirs, executors and administrators)

OF THE ONE PART;

AND

| | |
|---------|------|
| बबई - १ | |
| 92204 | e/pe |

SMT. SHASHI RAISAHEB MEHRA, age 68 years, Indian Inhabitant,

residing at 134, Sea Lord A, Cuffe Parade, Mumbai - 400 005, hereinafter

called "THE DONEE" (Which expression shall unless repugnant to the

context or meaning thereof be deemed to include her heirs, executors and

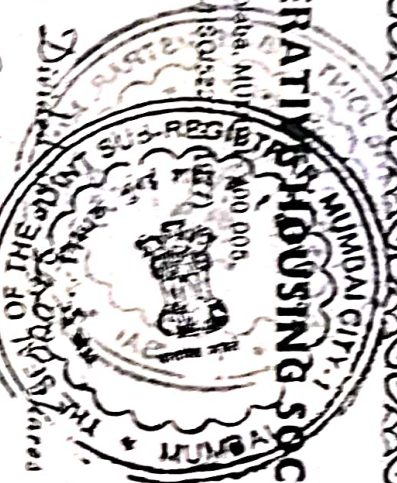
administrators) OF THE OTHER PART;

[Signature]
[Signature]

Handwritten cert no - 614.

CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED

117, Cuffe Parade, Colaba, ALL INDIA
(Regn. No. BOM 150452)



| | | | |
|-----|------|------|------|
| 407 | 50/2 | 50/2 | 50/2 |
| 408 | 50/2 | 50/2 | 50/2 |
| 409 | 50/2 | 50/2 | 50/2 |
| 410 | 50/2 | 50/2 | 50/2 |

No. 224

Authorized Share Capital Rs. 12,00,000/-

members Register No. 224

Share Certificate No. 224

THIS IS TO CERTIFY that Shri/Smt./Messrs. VINDLA K. DATTAJI

of SEA LORD APARTMENTS Building A / B Flat No. 4 Flr 13th

is the Registered Holder of 5 (Five) Shares Numbered 316 to 320

of Rs. 50/- each in CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED

subject to the Bye-laws of the said Society and that a sum of Rs. 250/- only

has been paid up in respect of the said Shares.

GIVEN under the Common

Seal of the Said Society at Mumbai

this 1st day of July 1979.

-sd- R.S Agarwal Chairman

-sd- V-N Lakshmi Hon. Secretary

-sd- V-N Lakshmi Hon. Treasurer

4

THE SCHEDULE ABOVE REFERRED TO:

50% undivided right, title and shares in Flat bearing No. 134 admeasuring 1632 sq. ft. built up area on the 13th Floor of the building known as "SEA LORD A" belonging to Cuffe Parade Sea Lord Co-operative Housing Society Ltd., situate lying and being at Plot No. 117 bearing C. S. No. 636, Block V Back Bay Reclamation, Cuffe Parade, Colaba, Mumbai - 400 005 alongwith 5 fully paid up shares bearing Distinctive Nos. 316 to 320 under Share Certificate No. 224.

IN WITNESS WHEREOF the parties hereto have executed these documents on the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE

Withinnamed DONOR

SMT. PARVEEN KAPOOR



Parveen Kapoor



SIGNED AND DELIVERED BY THE

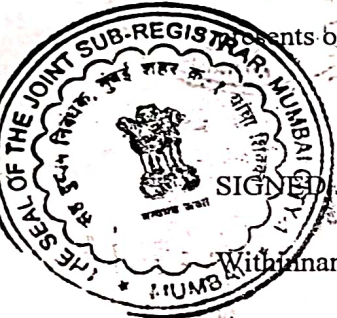
Withinnamed DONEE

SMT. SHASHI RAISAHEB MEHRA

In the presence of

1. *[Signature]*

2. *[Signature]*

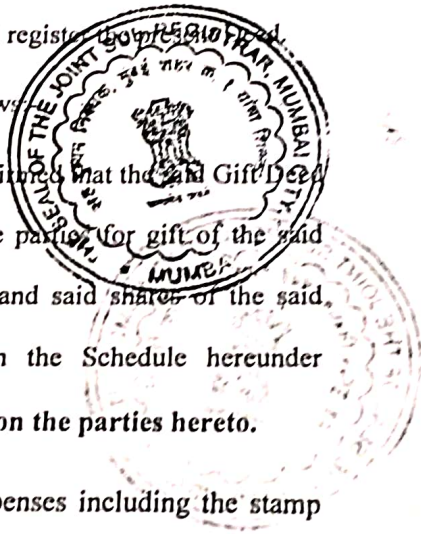


| | |
|---------|--|
| बवई - १ | |
| 92/22 | |
| १०२६ | |

Hundred and Fifteen Only), but the said Gift Deed dated 08/10/2001 was not lodged for registration before Sub Registrar of Assurance Mumbai under provision of the Indian Registration Act, 1908. The Original Gift Deed dated 08/10/2001 and Stamp Duty payment receipt dated 02/11/2001 are annexed herewith as Annexure - "A" & "B".

(e) The parties have now mutually decided to confirm the said Gift Deed by this Deed of Confirmation and register the same.

NOW THIS DEED WITNESSETH as follows



1. It is agreed, recorded, declared and confirmed that the said Gift Deed dated 08/10/2001 executed between the parties for gift of the said 50% undivided shares of the said flat and said shares of the said society more particularly described in the Schedule hereunder written is valid, subsisting and binding on the parties hereto.

2. All out of pocket costs, charges and expenses including the stamp duty and registration charges of and incidental to this deed shall be borne and paid by the DONEE. The DONOR shall co-operate with the DONEE to have the present deed registered as required in law and to attend before the Sub-Registrar's to admit the execution of this Deed.

9 - 10/10/07

| | |
|---------|-------|
| बबई - २ | |
| १३२४५ | ११/२२ |
| १०२५ | |

[Handwritten signatures]





बुधमुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

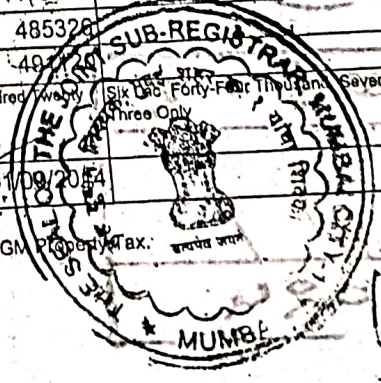
मालमत्ता कर देयक

घर वर देयक बुधमुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

| | | | |
|---|------------------------------|---|---------------------------|
| लेखा क्रमांक AX0105510010000 | मालमत्ता करवर्ष 2014-2015 | देयक क्रमांक 201410BIL03364349 201420BIL03364350 | देयक दिनांक 03/06/2014 |
| मुख्य कार्यालय नाव व पत्ता : To, The Secretary SEA LORD Cuffe Parade Colaba - Bay - 400005 | | प्रेषक - राज. क. व सं. / विभाग : Assistant Assessor & Collector, Assessment & Collection Department, "A" Ward Municipal Office, 1st floor, Room No.12, 134E, Shahid Bhagal Singh Road, Mumbai 400031. | |
| मालमत्ता क्रमांक, प्रदर्शिका क्रमांक, हप्त्यातील देयक / विंग, सी.टी.एस. क्र. / फ्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. GOVT OF MAHARASHTRA LESSEE MOO NLAND CONSTRUCTION CO A-225(45A) /157_C CUFFE PARADE HOUSE WITH OFFICE BUILD ING SEA LORD A & B BLOCKS | | | |
| प्रथम कार्यालय दिनांक : 15/11/1971 | जलजोडणी क्रमांक : | एकूण भोडवली मूल्य : ₹ 3676178480 | |
| अक्षरी Three Hundred Sixty-Seven Crore Sixty-One Lac Seventy-Eight Thousand Four Hundred Eighty-Only | | | |
| A. अतिरिक्त अधिदायाची रक्कम + अतिरिक्त अधिदानवरील व्याज : ₹ 153663 | | B. TDS : ₹ 0 | |
| देयक तयार करितेवळी ११/०४/२०१० या तारखेपर्यंतची थकबाकी ₹ 16503402 | | ०१/०४/२०१० या तारखे नंतरची थकबाकी ₹ 0 | |
| देयक कालावधी : 01/04/2014 ते 31/03/2015 | | | |

| कराचे नाव : | 01/04/2014 ते 30/09/2014 | 01/10/2014 ते 31/03/2015 | (सर्व रक्कम रुपयान्वये) |
|---|---|--|-------------------------|
| सर्वसाधारण कर | 202999 | 202999 | 0 |
| अल्ल कर | 0 | 0 | 127363 |
| अल्ललाभकर | 127363 | 0 | 0 |
| मल्लनिःसारण कर | 0 | 0 | 79325 |
| मल्लनिःसारण लाभ कर | 79325 | 79325 | 75643 |
| म.न.च. शिक्षण उपकर | 75643 | 75643 | 60870 |
| राज्य शिक्षण उपकर | 60870 | 60870 | 764 |
| रोजगार हणी उपकर | 764 | 764 | 3699 |
| मृध उपकर | 3699 | 3699 | 9120 |
| पथकर | 9120 | 9120 | 0 |
| कालम १.५२ अ नुसार दहाची रक्कम | 0 | 0 | 0 |
| परमाल्यावरील व्याजाची मगुली | 644783 | 644783 | 644783 |
| एकूण देयक रक्कम | 0 | 0 | 0 |
| अली बर्ड योजनेनुसार साधाची रक्कम | 153663 | 153663 | 644783 |
| अली बर्ड-च्या साधार्यातिरिक्त सग्यायोजित केलेली रक्कम | 491120 | 491120 | 0 |
| भरावयाची निव्वळ रक्कम | 0 | 0 | 0 |
| प्रतिदानाची निव्वळ रक्कम | 479531 | 479531 | 621605 |
| * १०.०६.२०१४ पर्यंत भरावयाची निव्वळ रक्कम | 485328 | 485328 | 627400 |
| * ११.०७.२०१४ पर्यंत भरावयाची निव्वळ रक्कम | 491120 | 491120 | 644783 |
| * ११.०७.२०१४ नंतर भरावयाची निव्वळ रक्कम | 0 | 0 | 0 |
| अक्षरी रुपये | Four Lac Ninety-One Thousand One Hundred Only | Six Lac Forty-Four Thousand Three Only | Seven Hundred Eighty |
| अंतिम देय दिनांक | 01/09/2014 | 31/12/2014 | |

9300/90



रमेश बा. आरटे
करनिर्धारक व संकलक (म)

"To make payment through NEFT:
IFSC - SBINOCOLLEC, Beneficiary A/C No:- BMCPOAX0105510010000 , Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

* अली बर्ड इन्स्टेन्ट्ळ स्कीम योजनेच्या माहितीसाठी मागे पाहावे.
" सूचना :- घर वर देयक ही १० वर्षांपेक्षा जुनी असल्याने, मुंबई महानगरपालिका अधिनियम, १८८८ च्या कलम १५१ (ब) अन्वये आवश्यक असल्याप्रमाणे, यथेकाम्य फिरता प्रमाणपत्र (Sanctioned Stability Certificate) विक्रित कार्यालयीन संबंधित अभियांत्रिकी सहायक आयुक्तोंकडे सादर करावयात आहे."



It is Certified
to be true copy
D. K. MISHRA

12 A

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AADPM0985F

नाम / NAME
SHASHI RAISAHEB MEHRA

पिता का नाम / FATHER'S NAME
PAIRALAL UTTAMCHAND BEHL

जन्म तिथि / DATE OF BIRTH
15-05-1946

हस्ताक्षर / SIGNATURE
Shashi Mehra

आयकर निदेशक (प्रणालि)
DIRECTOR OF INCOME TAX (SYSTEMS)

Shashi Mehra

स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AAPPK5156J

नाम / NAME
PARVEENRANI PARMOD KAPOOR

पिता का नाम / FATHER'S NAME
PIARELAL UTTAMCHAND BEHL

जन्म तिथि / DATE OF BIRTH
08-05-1948

हस्ताक्षर / SIGNATURE
Parveen Kapoor

आयकर निदेशक (प्रणालि)
Commissioner of Income-tax (Computer Operations)

Parveen Kapoor

बवई - १

93200 90/22

२०१५

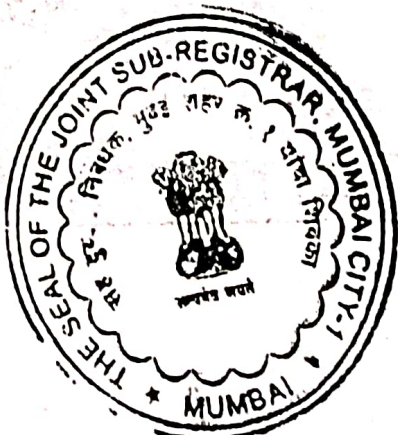
It is Certified to be true copy

19/08/15
D. K. MISHRA

Advocate High Court
309 3rd Floor, Traffic Lite,
Near Bank of Baroda, M. G. Road,
Ghatkopar (W), Mumbai - 400 086

३५५

११०५



दिनांक 23 दिसंबर 2015 10:52 म.पू.

दस्त गोपवारा भाग-1

बबई
दस्त क्रमांक: 13275/2015

दस्त क्रमांक बबई /13275/2015

हजर मुल्य: रु. 3,01,56,000/- मोबदला: रु. 00/-

भरलेले मुद्रांक शुल्क: रु.6,03,100/-

डु. नि. सह डु. नि. बबई यांचे कार्यालयात
ड. क्र. 13275 वर दि.23-12-2015
वेळी 10:47 म.पू. वा. हजर केला.

पावती:15881 पावती दिनांक: 23/12/2015
सादरकरपाराचे नाव: शशी रायसाहेब मेहरा

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 520.00
पृथांची संख्या: 26

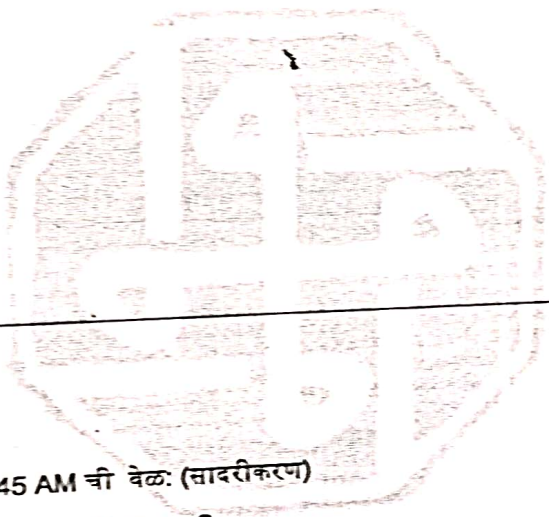
Shashi Mehra

एकुण: 30520.00

दस्त हजर करणाऱ्याची सही:

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1



दस्ताचा प्रकार: बबईसपत्र

मुद्रांक शुल्क: within family

शिफ्टा क्रं. 1 23 / 12 / 2015 10 : 47 : 45 AM ची वेळ: (सादरीकरण)

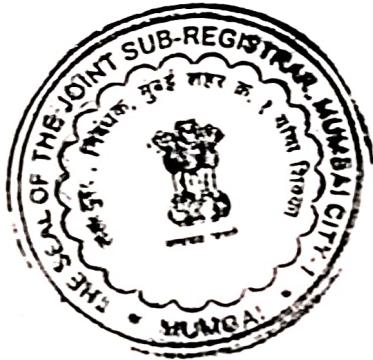
शिफ्टा क्रं. 2 23 / 12 / 2015 10 : 48 : 59 AM ची वेळ: (फी)

प्रतिज्ञापत्र

मदर दस्तलेख हा नदमी कायदा 1906 अंतर्गत असलेल्या कर्तृवैयुक्त्याचे नोंदणीत
काढत येताना आहे. दस्तलेख मोगी मारुत विचारता येतो, सादीदार व
सोदा काढताच्या कायदाकायदा 1906 कायदा अन्वये दस्तलेख कायदा, वैधता
कायदांवर बबईसपत्र दस्त निघारक व कर्तृवैयुक्त्याचे मपूनेणे जबाबदार राहतील.

Pavan Keshu
लिहून देणारे:

Shashi Mehra
लिहून घेणारे:



2015 10 56:52 AM

दस्त गोपवारा भाग-2

दस्तावेज क्रमांक: 13275/2015

दस्तावेज क्रमांक: 13275/2015

पत्रकाराचे नाव व पत्ता
नाव: परवीन - कपुर
पत्ता: प्लॉट नं: मदनिका नं 54, माळा नं: -, इमारतीचे
नाव: जोर बाग, प्लॉक नं: न्यू दिल्ली, रोड नं: -, दिल्ली,
मंडळ दिल्ली.
पिन नंबर: AAFP5156J

पत्रकाराचा प्रकार
लिहून देणार
वय :-66
स्वाक्षरी:-
Pawan kpur



2 नाव: श्री गयमाहेत्र मेहरा
पत्ता: प्लॉट नं: मदनिका नं 134, माळा नं: -, इमारतीचे
नाव: सी लॉर्ड ए, प्लॉक नं: कफ परेड मुंबई, रोड नं: -,
महागाट, मुम्बई.
पिन नंबर: AADPM0985F

लिहून घेणार
वय :-68
स्वाक्षरी:-
Shashi Mehra



वर्गीय दस्तावेज करून देणार तथाकथित वक्षीमपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ: 23 / 12 / 2015 10 : 50 : 51 AM

श्रीलंका:-
जालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र. 1 पत्रकाराचे नाव व पत्ता
नाव:- आर एम मेहरा
वय: 71
पत्ता: 124 सी लॉर्ड ए कफ परेड मुंबई
पिन कोड: 400098

स्वाक्षरी
Ar. M. Mehra



2 नाव: रवि सी कदम
वय: 26
पत्ता: 309 3 रा माळा ट्राफिक लाईट विल्डींग घाटकोपर मुं
पिन कोड: 400086

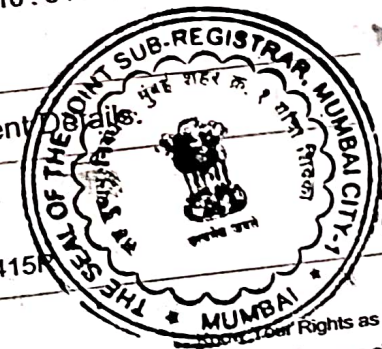
स्वाक्षरी
Ravi S. Kadam

शिकका क्र.4 ची वेळ: 23 / 12 / 2015 10 : 53 : 53 AM

शिक्का क्र.5 ची वेळ: 23 / 12 / 2015 10 : 54 : 09 AM नोंदणी पुस्तक 1 मध्ये

प्रमाणित करणेत येते की ख
दस्तावेज एकूण.....पाने आहेत.
पुस्तक क्रमांक १. बंध-१७.३२.११.११
अन्वये नोंदणी
दिनांक : 23 DEC 2015

सद. दुष्कर्म निबंधक मुंबई शहर.



Sr. 1 Epayment Number
MH004764065201415F

Defacement Number
0003468083201516

13275/2015

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CHALLAN

MTR Form Number-6

GRN MH 00 7537907 201516M BARCODE [Barcode] Date 23/02/2016-17:22:35 Form ID 34

Department Inspector General Of Registration Payer Details

Type of Payment Stamp Duty TAX ID (If Any)

Office Name BOM2_JT SUB REGISTRA MUMBAI CITY 2 Full Name SHASHI RAISAHEB MEHRA

Location MUMBAI Flat/Block no, FLAT NO 134 13 TH FLOOR SEA LORD A CUFF

Year 2015-2016 One Time Premises/Bldg PARADE SEA LORD CHS LTD

Account Head Details Amount In Rs. Road/Street CS NO 636 CUFF PARADE

0030045501 Stamp Duty 500.00 Area/Locality COLABA MUMBAI

0030063301 Registration Fee 30000.00 Town/City/District

PIN 4 0 0 0 0 5

REMARKS SecondPartyName=PIARELAL BEHL-

(If Any) Make payment at any branch of

STATE BANK OF INDIA Before 01/03/2016

Total amount in words Thirty Thousand Five Hundred Rupees Only

Payment Details STATE BANK OF INDIA FOR USE IN RECEIVING BANK

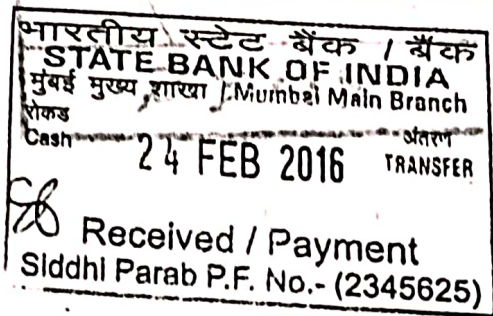
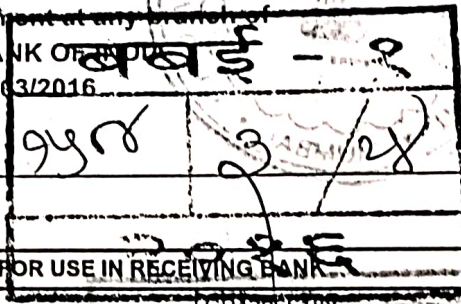
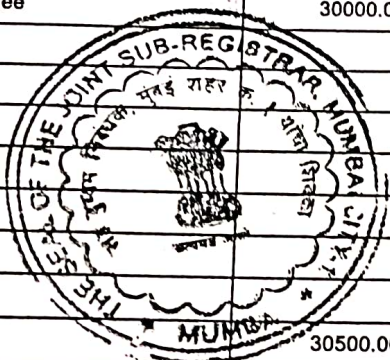
Cheque-DD Details Bank CIN REF No. CP42966188

Cheque/DD No. Date

Name of Bank Bank-Branch STATE BANK OF INDIA

Name of Branch Scroll No. ,Date

File No. : Not Available





Thursday, February 25, 2016
12:47 PM

पावती

Original/Duplicate
नोंदणी क्र. :39म
Regn.:39M

पावती क्र.: 2052 दिनांक: 25/02/2016

गावाचे नाव: कुलाबा र्
दस्तऐवजाचा अनुक्रमांक: बबई-1-1584-2016
दस्तऐवजाचा प्रकार : बक्षीसपत्र
सादर करणाऱ्याचे नाव: शशी रायसाहेब मेहरा

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 480.00
पृष्ठांची संख्या: 24

एकूण: रु. 30480.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
1:06 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

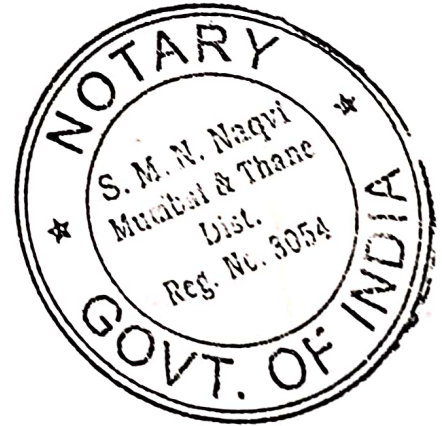
बाजार मुल्य: रु.54828705 /-
भरलेले मुद्रांक शुल्क : रु. 500/-

मोबदला: रु.0/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH007537907201516M दिनांक: 25/02/2016
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रक्कम: रु 480/-

DELIVERED
ON 9/3/16



AGREEMENT FOR SALE
SEA-LORD APARTMENTS A

Plot No. 119, Block V, Backbay Reclamation,
Cuffe Parade Road,
BOMBAY-1.

FLAT/BANK-PREMISES NO. 4 ON 13th FLOOR
GARAGE/ART GALLERY

AGREEMENT FOR SALE
SEA-LORD APARTMENTS A

Plot No. 119, Block V, Backbay Reclamation,
Cuffe Parade Road,
BOMBAY-1.

~~FLAT/BANK PREMISES~~
~~GARAGE/ART GALLERY~~ NO. 4 ON 13th FLOOR



AGREEMENT FOR SALE

THIS AGREEMENT made at Bombay this 3RD day of DEC 1973 Between Moonland Construction Co. Pvt. Ltd., a Company registered under the Companies Act, 1956, in the State of Maharashtra and having its registered office at Hind Rajasthan Chambers, 6, Oak Lane, Bombay-1, hereinafter called the Party of the First Part (which expression shall mean and include its successors and assigns) of the One Part and SHRI

SHRIMATI/KUMARI VINLA K. DATWANI

Inhabitants of Bombay hereinafter called the Party of the Second Part (which expression shall unless it be repugnant to the context of meaning thereof mean and include his/her/their legal heirs, executors, administrators and assigns) of the Other Part.

WHEREAS the Party of the First Part, hereinafter called the Builders have acquired from the Collector of Bombay Plot No. 119 measuring 4387.45 sq. metres in Block V of Backbay Reclamation, Bombay, on lease of Rs. 8,84,071/- per year calculated at the rate of 6-1/2% P.A. on the value of the land at Rs. 3100/- per sq. metre.

WHEREAS the Party of the First Part are constructing/have constructed building 'SEA LORD APARTMENTS' A/B on the said plot consisting of ground and 15 upper floors in accordance with the plans submitted to and approved by the Municipal Corporation of Greater Bombay and want to sell the said flats/garages/art galleries in the buildings.

WHEREAS the Party of the Second Part has demanded from the Party of the First Part and Party of the First Part has given inspection of the Building plans and specifications to the Party of the Second Part.

2

WHEREAS the Party of the First Part is entering into separate agreements with several other persons and parties in respect of Flats/Garages in the said building. The agreements being in the form identical with this agreement mutatis and mutandis.

WHEREAS the Party of the Second Part has agreed to purchase Flat/Garage/~~Art Gallery~~ No. 4.....admeasuring 1632 sq. ft. built up area on the 13th floor of the said building known as "SEA LORD APARTMENTS" A/A, to be constructed on aforesaid plot of land hereinafter mentioned.

NOW THESE PRESENTS WITNESSETH AND IT IS HEREBY AGREED by and between the parties hereto as follows:—

1. The Builders are constructing the building/buildings on the piece or parcel of land described in the first schedule hereunder written in accordance with the plans and specifications which have been kept at their Registered Office for inspection and which the Party of the Second Part has seen and approved. The Party of the Second Part hereby authorises the party of the First Part to make such variations and modifications therein which they consider necessary and desirable here after or as may be required to be done by the Government, Bombay Municipal Corporation or any other local Authorities.

WHEREAS the Party of the First Part declares that the said plot is leasehold for yearly rent of Rs. 8,84,071/- and that the same shall be shared and paid by all the purchasers of flats/garages/art galleries etc. proportionately on area basis and in accordance with the terms & conditions of the Government of Maharashtra.

2. The Party of the Second Part have, prior to the execution of this Agreement satisfied themselves about the title of the said Plot and he/she/they shall not be entitled further to investigate the title of the Builders and no requisitions or objections shall be raised on any matter relating thereto. A copy of the Certificate on title issued by Shri P. B. Dave, Advocate is hereto annexed and marked Exhibit "A".

3. The Party of the Second Part doth agree to purchase the Flat/Garage/~~Art Gallery~~ No. 4.....admeasuring 1632 Sq. ft. built up area on.....13th floor of the said Building known as SEA-LORD APARTMENTS A/B shown on the plan seen and approved by the party of the

Second Part for the total sum of Rs. 754401 = (Rupees Seventy five thousands four hundred forty only)

in consideration of which the Party of the Second Part will also have an undivided impartable share in said pieces or parcels of land described in the schedule hereunder written (hereinafter referred to as the "said property") which shall bear the same proportion as the amount paid by the Party of the Second Part bears to the total amount received by the Party of the First Part for the price of Flats/Garages/Art Galley in the said building.

5. The Party of the First Part agrees to hand over the possession of the said flat/garage to the Party of the Second Part on or before the 31st December 1973, subject however to the availability of cement, steel or other building materials and subject to any act of God such as earthquake, floods or any other natural calamity and of enemy, war or any other cause beyond the control of the Builders or as a result of any notice, order, rule from the Government Agency and/or any other public or competent authority.

6. Garage in this Agreement shall mean open or covered car parking place.

7. The Party of the Second Part shall take possession of the said flat/garage on the receipt by the Party of the First Part of the completion certificate of the building from the local authorities and shall forthwith pay all amounts then due under this Agreement to the Party of the First Part and upon the delivery of such possession, the Party of the Second Part shall be entitled to the use and occupation of the flat/garage/Bank Premises/Art Gallery without any further claim as to any item of work or possession etc. against the Builders.

8. Nothing contained in these presents shall be construed to confer upon the Party of the Second Part right, title or interest of any kind whatsoever in, to or over the said leasehold land or building or any part thereof. Such conferment to take place only upon the execution of the Conveyance in favour of the Limited Company or Co-operative Housing Society or an incorporated body to be formed by the Party of the Second Part of different flats in the said Building as hereafter stated.

9. The Party of the Second Part shall have no claim save and except in respect of the particular flat/garage/Bank Premises/Art Gallery hereby agreed to be acquired i.e. all open spaces, parking places, lobbies, staircases, lifts, etc. will remain to be the property of the Builders until the whole property is transferred to the proposed Limited Company or Co-operative Housing Society as hereinafter mentioned but subject to the right of the Builders as mentioned in Clause 10 herein. It is expressly agreed that any conveyance or assignment which may be executed by the Builders provides that all unsold flats and garages shall continue to vest in the Builders till the said flats/garages are sold by the Builders.

10. The Party of the First Part shall have a right, until the execution of the Conveyance in favour of the proposed Limited Company or Co-operative Housing Society, to make additions, raise storeys or put up additional structures which shall be the sole property of the Party of the First Part who will be entitled to dispose them off in any way they choose and the Party of the Second Part consents to the same subject to the contract to the contrary.

11. PROVIDED the Party of the First Part do not in any way affect or prejudice the right hereby granted in favour of the Party of the Second Part, the Party of the First Part shall be at liberty to sell, assign or otherwise deal with or dispose of their right, title and interest in all the said Agreements for sale and in the said land, hereditaments and premises and the Building constructed and hereinafter to be constructed thereon.

12. The Party of the Second Part doth hereby covenant with the Party of the First Part to pay the above instalments on the due dates time

Duplicate S/C issued in lieu of
laminated cert no - 64.

CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED

117, Cuffe Parade, Colaba, MUMBAI - 400 002.
(Regd. No. BOWA480/1227 of 1977)

No. 224

Authorized Share Capital Rs. 12,00,000/-. Divided into 24,000 shares of Rs. 50/- each
member's Register No. 224 Share Certificate No. 224

THIS IS TO CERTIFY that Shri/Smt./Messrs. VIMALA K. DATWANI

of SEA LORD APARTMENTS Building A / Flat No. 4 Floor 13th is
the Registered Holder of 5 (Five) Shares Numbered 316 to 320 of
Rupees Fifty (each) in CUFFE PARADE SEA LORD CO-OPERATIVE HOUSING SOCIETY LIMITED
subject to the Bye-laws of the said Society and that a sum of Rupees Fifty only
has been paid up upon each of the said Shares.

GIVEN under the Common Seal of the Said Society at Mumbai
this 1st day of JULY 1979.

- sd- R.S. Agarwal Chairman

- sd- _____ Hon. Secretary

- sd- V.N. Lakhi Hon. Treasurer

Memorandum of the transfers of the within mentioned Shares

| Transfer No. | Share Regd. No. (Old) | To whom transferred | Share Regd. No. (New) | Signature Chairman / Secretary |
|--------------|-----------------------|---|-----------------------|--------------------------------|
| 12 | 64 | Mrs Rama Rani Behl & Mrs Purni Kapoor | 64 | -sd- (Chairman) |
| 151 | 64 | Smt. Rama Rani Behl Smt. Shashi Mehra | 340 | -sd- (Hon. Secretary) |
| 194 | 64 | Purni L MR. P. A. RELAL BEHL Smt. Shashi Mehra (Duplicate issue) | 194 Purni L | Purni L MON. SECRETARY |
| 270 | 64 | Smt. Shashi Mehra | 190 | Purni L "HON. SECRETARY" |

1

MWAM 30156000
Stamp Act, 1958.

Case No. Adj. 1845/2015 / cash in 1059715

Office of the
Collector of Stamps
Case No. Adj. 1845/2015 / cash in 1059715
Date 16.10.15

Received from Smt. Shashi Raisaheb Mehra

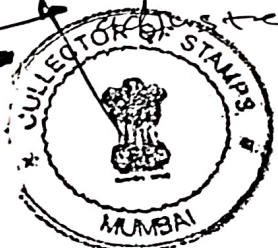
residing at...
stamp duty of Rs. (17335) ...
Eighty Five Rupees
vide challan No. 1366, Dated...
Certified under Section 32(I) (b) of the
Bombay Stamp Act, 1958 that the full duty
of Rs. 60320.00
with which this instrument is chargeable has
been paid vide article No. 34
of schedule.

seventeen thousand three hundred
Stamp duty of Rs 58815/-
on gift deed certified on date
8/11/2001 vide adjudication no
ADJ 3911/2001 has been
paid as stated in this document

This certificate is subject to the provision
of section 53-A of Bombay Stamp Act, 1958

Place: Mumbai
Date: 16.10.15

Collector of Stamps
Mumbai



Collector of Stamps
Mumbai

विनि यान्कून प्राप्त झालेला एसएमएस व दि
पत्रासहित प्राप्त झालेल्या दरदारी खातरपत्रा करण्यात
ये असून ते बरोबर असल्याचे आढळून आले आहे

DEED OF CONFIRMATION

सही
सह कुय्यम निबंधक
मुंबई शहर क्र. 1



THIS DEED OF CONFIRMATION made at Mumbai this 23 day

DEC 2015 BETWEEN SMT. PARVEEN KAPOOR, age 66 years,

Indian Inhabitant, residing at 54, Jor Baug, New Mumbai, hereinafter called

"THE DONOR" (Which expression shall unless repugnant to the context or
meaning thereof be deemed to include her heirs, executors and administrators)

OF THE ONE PART;

AND

SMT. SHASHI RAISAHEB MEHRA, age 68 years, Indian Inhabitant,

residing at 134, Sea Lord A, Cuffe Parade, Mumbai - 400 005, hereinafter

called "THE DONEE" (Which expression shall unless repugnant to the

context or meaning thereof be deemed to include her heirs, executors and

administrators) OF THE OTHER PART;

| | |
|----------|----|
| बबई - १ | |
| १३२४५ | २३ |
| १६/१०/१५ | |

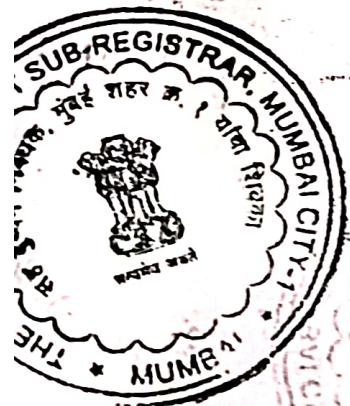
S.M.

WHEREAS:-

(a) The DONOR is co-owner having 50% right, title and shares in Flat bearing No. 134 admeasuring 1632 sq. ft. built up area on the 13th Floor of the building known as "SEA LORD A" belonging to Cuffe Parade Sea Lord Co-operative Housing Society Ltd., situate lying and being at Plot No. 117 bearing C. S. No. 636, Block V Back Bay Reclamation, Cuffe Parade, Colaba, Mumbai - 400 005, (hereinafter referred to as "the said Flat").

(b) The DONOR is also registered co-member of Cuffe Parade Sea Lord Co-operative Housing Society Ltd., a registered co-operative housing society registered under provision of Maharashtra Co-operative Societies Act, 1960 under registration No. BOM/HSG/5227 of 1977, (hereinafter referred to as "the said Society") holding 50% undivided shares of 5 fully paid up shares bearing Distinctive Nos. 316 to 320 issued by the said Society (hereinafter referred to as "the said Shares") and bearing Certificate No. 224.

(c) By a Gift Deed dated 08/10/2001, (hereinafter referred to as the "Said Gift") the DONOR had gifted her undivided 50% right, title and interest of the said flat and said shares of the said society to the DONEE without any monetary consideration, as the DONOR and the DONEE are the real sisters, and therefore due to natural love and affection the DONOR had gifted here undivided 50% rights, title and interest of the said flat and said shares to the DONEE.



बर्क - २
96/22
२०२५