

Ramesh Purnachand Sh
Mr. Kote Ramesh Shah
+
Vijay R. Southalio



Tuesday, April 17, 2007

6:03:06 PM

Original

नोंदणी ३९ म.

Regn. ३९ M

पावती

पावती क्र. : 3350

दिनांक 17/04/2007

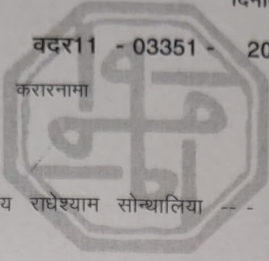
गावाचे नाव कांदिवली

दस्तऐवजाचा अनुक्रमांक

वदर11 - 03351 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा



सादर करणाराचे नाव: विजय राधेश्याम सोन्थालिया

नोंदणी फी :- 15100.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15) :- 300.00

एकूण रु. 15400.00

आपणास हा दस्त अंदाजे 6:17PM ह्या वेळेस मिळेल

दुष्यम निंबधक
सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 1507500 रु. मोबदला: 1400000 रु.
भरलेले मुद्रांक शुल्क: 58000 रु.
देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: विजया बँक मु 67;
डीडी/धनाकर्ष क्रमांक: 961049; रक्कम: 15100 रु.; दिनांक: 16/04/2007

मह. दुष्यम निंबधक बोरीवली क्र. ५
मुंबई उपनगर जिल्हा.

MBAI this 17
D SHAH, aged
ian Inhabitants
PANCHSHEEL
Mumbai - 400

The Gujarat Building Co-operative
Bank Ltd Broom Apt Building No. 8,
Dahanukar wadi, Sector 4, Panchsheel
Enclave, Kandivalli (M).
Mumbai-400067.
D-5/ST/VI/C.R. 102/20/105/2006-211

067, hereinafter called "THE VENDORS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the ONE PART; AND ; MR. VIJAY RADHESHYAM SONTHALIA aged 41 years, Indian Inhabitant of Mumbai, having address at Yogeshwar Complex, Bldg.B, Khariwad, Nani Daman (Daman), hereinafter called "THE PURCHASER" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the OTHER PART.

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SPECIAL ADHESIVE
APR 16 2007
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INDIA
STAMP DUTY
MAHARASHTRA
RAJESH M. DESAI
(Authorised Signatory)

K.R.S.

पॉलिसेस ऑफिस-होमवॉर
पॉलिसेस P/1154/57/04/105

Documents Delivered
The Central Bombay Co-op. Bank Ltd.
(Scheduled Bank)
शुद्धीक शुल्क / Stamp Duty रु / Rs. 58000/-
दिनांक/Date 16/4/07
सेवा साधणी शुल्क / रु.
Service Charges / Ru.
10/-

Documents Delivered
 भारतीय रिज़र्व बैंक
 The Reserve Bank of India
 (Scheduled Bank)

पार्टी कॉपी
 भारतीय रिज़र्व बैंक को ऑप. बैंक दि.
 दिनांक/Date 16/4/07

मुद्रांक शुल्क / Stamp Duty ₹ / Rs. 58000/-
 सेवा शुल्क / Service Charges ₹ / Rs. 10/-
 मुद्रांक / Total Amount ₹ / Rs. 58010/-

मुद्रांक / Amount in Words Fifty thousand Five hundred and ten only

पेमेंट पार्टी / Payer Name of the Party
 विजय क. स. सोन्थालिया
 Yojeshwar Complex
 Bldg. B, Khariwad, Nani Daman

पेमेंट / Pan No. 6AWRS 9801
 पता / Address & Tel. No.
 Yojeshwar Complex
 Khariwad, Nani Daman

काउंटरपार्टी / Name of counter party
 रमेश पुनामचंद शाह
 Ramesh Punamchand Shah
 KOKILA & S. SHEN
 काउंटरपार्टी वरिष्ठा कारण / Purpose of transaction
 Agreement for Sale

नाम / Name of the Drawee Bank & Branch

डी.डी. / डी.डी. के अंतर्गत बैंक नं.
 P.O. / Cheque No./if any

चेक / Cash
 अधिकृत हस्ताक्षरकर्ता / Authorised Signatory
 मुद्रांक को देने के समय / This counterfoil has to be presented at the time of delivery of stamp document on next working day



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at **MUMBAI** this 17th day of **APRIL, 2007** : BETWEEN: **MR. RAMESH PUNAMCHAND SHAH**, aged 57 years & **MRS. KOKILA RAMESH SHAH**, aged 53 years, Indian Inhabitants of Mumbai, residing at Flat No.P-102, 1st Floor, P.Q.R. Tower of "PANCHSHEEL GARDENS", Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, hereinafter called "**THE VENDORS**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns) of the **ONE PART**; AND ; **MR. VIJAY RADHESHYAM SONTALIA** aged 41 years, Indian Inhabitant of Mumbai, having address at Yogeshwar Complex, Bldg.B, Khariwad, Nani Daman (Daman), hereinafter called "**THE PURCHASER**" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include his heirs, executors, administrators and assigns) of the **OTHER PART**;

(Handwritten: All Party Agreement)
 The Reserve Bank of India Co-operative Bank Ltd. Blooom App. Building No. 8, Dahanukar wadi, Sector 4, Panchsheel Enclave, Kandivali (W), Mumbai-400067
 D-5-STP(V)/C.R. 10224/07/105/2008-211
 भारतीय रिज़र्व बैंक
 SPECIAL ADHESIVE
 APR 16 2007
 महाराष्ट्र
 Rs. 0058000/-P85222
 13:15
 RAJESH M. DESAI
 (Authorised Signatory)

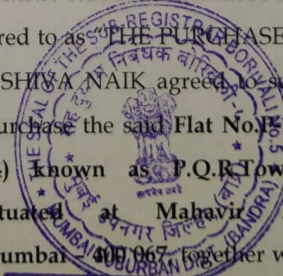
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 3349/9
 2006

(Handwritten initials: R.S., B, K.R.S.)

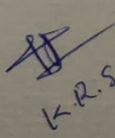
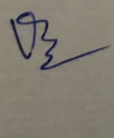
WHEREAS "THE VENDORS" have represented to "THE PURCHASER" as follows:

a. By an AGREEMENT FOR SALE dated **24th September, 2005** made and entered **BETWEEN** : M/S. PANCHSHEEL DEVELOPERS a Partnership Firm registered under provisions of Partnership Act, 1932 and having its office at Conwood House, Yashodham, Gen. A. K. Vaidya Marg, Goregoan (East), Mumbai - 400 063, therein referred to as "THE DEVELOPERS" of the One Part ; (1) Anthony Winin Pereira (since deceased) & 3 others, therein referred to as "THE OWNERS" of the Second Part; AND ; MRS. MEENA SHIVA NAIK, therein referred to as "THE PURCHASER" of the Third Part; the said "DEVELOPERS" & "OWNERS" sold and MRS. MEENA SHIVA NAIK purchased the Flat No.P-102 on 1st Floor in the Building (No.4) known as P.Q.R.Tower of "PANCHSHEEL GARDENS" situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, together with all rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforementioned AGREEMENT FOR SALE dated **24th September, 2005** (hereinafter for the sake of convenience referred to as "the said Agreement") was duly stamped and registered with the Sub-Registrar of Assurances, Borivali No.1, M. S. D., under Document Serial No.BDR2-05792-2005, Receipt No.5799 dated 11.10.2005.

b. By an another AGREEMENT FOR SALE dated **21st December, 2006** made and entered **BETWEEN** : the said MRS. MEENA SHIVA NAIK therein referred to as "THE VENDOR" of the One Part ; AND ; MR. RAMESH PUNAMCHAND SHAH & MRS. KOKILA RAMESH SHAH- "THE VENDORS" herein therein referred to as "THE PURCHASERS" of the Second Part; said MRS. MEENA SHIVA NAIK agreed to sell and "THE VENDORS" herein agreed to purchase the said Flat No. P-102 on 1st Floor in the Building (No.4) known as P.Q.R.Tower of "PANCHSHEEL GARDENS" situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067 together with all

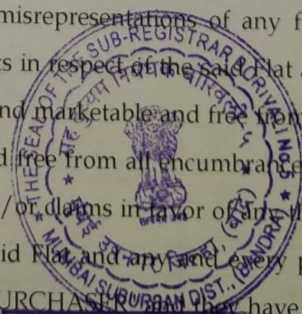


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rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforementioned AGREEMENT FOR SALE dated 21st December, 2006 (hereinafter for the sake of convenience referred to as "the said Agreement") was duly stamped and registered with the Sub-Registrar of Assurances, Borivali No.3, M. S. D., under Document Serial No.BDR6-09414-2006, Receipt No.9418 dated 21.12.2006.

- c. That by virtue of the above purchase "THE VENDORS" became the joint, absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to ownership Premises being Flat No.P-102 on 1st Floor in the Building known as P.Q.R. TOWERS of "PANCHSHEEL GARDENS", situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067 on what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").
- d. That the said Agreement for Sale dated 24th September, 2005 & 21st December, 2006 are valid and the same is not terminated and/or determined and "THE VENDORS" herein have observed the terms and conditions and covenants of the said Agreement for Sale and have made full payment in pursuant of the said Agreement to the Developers/Builders.
- e. That "THE VENDORS" have from time to time and at all times since after entering into the said Agreement observed the terms and conditions of the said Agreement, and they have themselves good right, full power and absolute authority to sell and dispose off the said Flat and they have truly, faithfully and honestly disclosed all the facts to "THE PURCHASER" without suppressing or misrepresentations of any facts from "THE PURCHASER" and their rights in respect of the said Flat and the said Agreement are absolutely clear and marketable and free from all encumbrances and reasonable doubts and free from all encumbrances at law in and equity right, title, interest and/or claims in favor of any third party/parties whosoever in respect of said Flat and any and every part thereof which affects the right of "THE PURCHASER". They have not



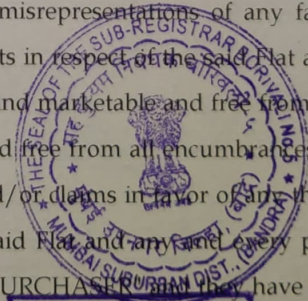
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rights, title, interests, benefits etc. and on the terms and conditions and for the consideration mentioned therein. The aforementioned AGREEMENT FOR SALE dated 21st December, 2006 (hereinafter for the sake of convenience referred to as "the said Agreement") was duly stamped and registered with the Sub-Registrar of Assurances, Borivali No.3, M. S. D., under Document Serial No.BDR6-09414-2006, Receipt No.9418 dated 21.12.2006.

- c. That by virtue of the above purchase "THE VENDORS" became the joint, absolute and exclusive owners, fully seized, possessed of and well and sufficiently entitled to ownership Premises being Flat No.P-102 on 1st Floor in the Building known as P.Q.R. TOWERS of "PANCHSHEEL GARDENS", situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067 on what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").
- d. That the said Agreement for Sale dated 24th September, 2005 & 21st December, 2006 are valid and the same is not terminated and/or determined and "THE VENDORS" herein have observed the terms and conditions and covenants of the said Agreement for Sale and have made full payment in pursuant of the said Agreement to the Developers/Builders.
- e. That "THE VENDORS" have from time to time and at all times since after entering into the said Agreement observed the terms and conditions of the said Agreement, and they have themselves good right, full power and absolute authority to sell and dispose off the said Flat and they have truly, faithfully and honestly disclosed all the facts to "THE PURCHASER" without suppressing or misrepresentations of any facts from "THE PURCHASER" and their rights in respect of the said Flat and the said Agreement are absolutely clear and marketable and free from all encumbrances and reasonable doubts and free from all encumbrances at law in and equity right, title, interest and/or claims in favor of any third party/parties whatsoever in respect of said Flat and any part thereof which affects the right of "THE PURCHASER".



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received or agreed to receive any consideration from any third party whosoever either in cash or in kind, created or agreed to create any third party rights and/or inducted or agreed to induct any third party claim, use and/or possession of the said Flat.

AND WHEREAS upon the strength of the aforesaid representations made by "THE VENDORS" to "THE PURCHASER" and "THE PURCHASER" believing the same to be true and correct, honest and bonafide the parties had entered into an oral negotiation and pursuant to the said negotiations "THE VENDORS" herein have agreed to sell to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire from the said "THE VENDORS" the said Flat with all rights, titles, interests, benefits and with clear and marketable title, free from all encumbrances for the lump sum price or consideration amount of **Rs.14,00,000/- (RUPEES FORTEEN LAKHS ONLY)** subject to "THE VENDORS" putting "THE PURCHASER" in possession and/or getting the name of "THE PURCHASER" recorded in the records of THE DEVELOPERS to which "THE VENDORS" have agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

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

1. "THE VENDORS" have agreed to sell, transfer and assign to "THE PURCHASER" and "THE PURCHASER" has agreed to purchase and acquire the said Flat bearing No.P-102 on 1st Floor in the Tower consisting of P, Q & R Wings of "PANCHSHEEL GARDENS" situated at Mahavir Nagar, Dahanukarwadi, Kandiyali (West), Mumbai - 400 067, together with all rights, titles, interests, benefits of and under the said Agreement dated 24th September, 2005 & Agreement for Sale dated 21st December, 2006 etc., at the lump sum price or consideration amount of **Rs.14,00,000/- (RUPEES FORTEEN LAKHS ONLY)**

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[Handwritten signature]

2. "THE VENDORS" doth hereby admit and acknowledge to have received from "THE PURCHASER" the sum of **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** on or before execution of this Agreement, being the part consideration amount for the sale of the said Flat, as per the particulars mentioned in the receipt appearing hereunder.

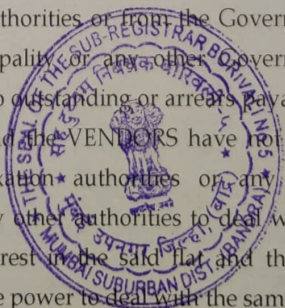
3. "THE PURCHASER" agrees and undertakes to pay to "THE VENDORS" the sum of **Rs.9,00,000/- (RUPEES NINE LAKHS ONLY)** on or before 22/04/ 2007 being the balance full and final consideration amount and against receiving the vacant and peaceful possession of the said flat.


4. "THE VENDORS" shall hand over to "THE PURCHASER" the vacant and peaceful possession of the said Flat immediately on completion of the present sale transaction.

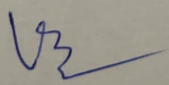
5. The VENDORS hereby covenant with THE PURCHASER as follows:-

i. That THE VENDORS are the joint and absolute owners of said Flat and no other person(s) has/have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said flat, either by way of sale, charges, lien, gift, trust, lease, easement or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the PURCHASER.

ii. That THE VENDORS have not created any charge or encumbrance of whatsoever nature in respect of the said Flat and that the said Flat is not subject matter of any litigation nor are the same or any of them attached in execution, any tenancy or leave and licence or any right in favor of anyone in respect of the said Flat and the same is not attached either before or after judgement at the instance of Income Tax authorities, the Custom Authorities, FERA authorities, SAFEMA authorities or from the Government of Maharashtra, Local Municipality or any other Government Body or person and there are no outstanding or arrears payable to the Income Tax Authorities and the VENDORS have not given any undertakings to the taxation authorities or any other Government Authorities or any other authorities to deal with or dispose of right, title and interest in the said flat and that the VENDORS has full and absolute power to deal with the same.

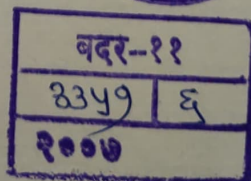
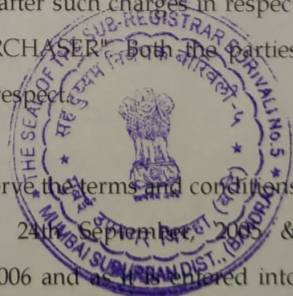


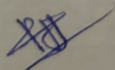

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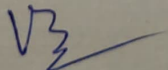


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- iii. That THE VENDORS have paid up-to-date their contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by them in respect of the said Flat and that the said Agreement for Sale dated 24th September, 2005 & Agreement for Sale dated 21st December, 2006 is valid and subsisting and not terminated, revoked or cancelled that they have not received notice or any other order restraining them from transferring the said Flat.
- iv. That THE VENDORS shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, complaints, defenses in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto to the use of the PURCHASER for ever, at the entire cost of the PURCHASER including Stamp Duty and Registration Charges if any.
5. "THE PURCHASER" is entitled to become a member of the proposed Society/Condominium Society/Pvt. Ltd. Co. formed by the Flat/Shop Owners of the said Building No.4 of "PANCHSHEEL GARDENS" (as the case may be) and shall abide by the rules and regulations thereof.
6. "THE VENDORS" agree and undertake to get the said flat transferred in the names of "THE PURCHASER" in records of "the said Developers" and the transfer charges payable (if any) in this respect shall be borne and paid by both the parties in equal proportion.
7. "THE VENDORS" shall pay the outgoings and maintenance like Municipal Taxes, water charges, etc. pertaining to the said Flat till the date of possession of the said Flat and thereafter such charges in respect of the said Flat will be paid by "THE PURCHASER". Both the parties agree to keep indemnified each other in this respect.
8. "THE PURCHASER" agrees to obey and observe the terms and conditions stipulated in the said Agreement dated 24th September, 2005 & Agreement for Sale dated 21st December, 2006 and as it is entered into this Agreement.



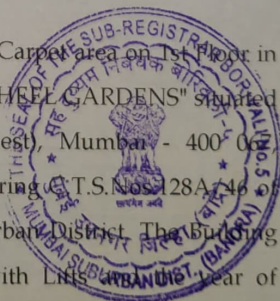

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9. "THE VENDORS" shall indemnify and keep indemnified "THE PURCHASER" against all claims, loss, damage, etc. caused or which may be caused to THE PURCHASER due any previous liability created by the VENDORS prior to the date of execution of this Agreement in respect of the said Flat.
10. "THE VENDORS" shall hand over to "THE PURCHASER" all the Original papers and documents including the said Agreement dated 24th September, 2005 & Agreement dated 21st December, 2006 pertaining to the said Flat on completion of transaction of sale.
11. "THE VENDORS" hereby declare that there is/are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat or any part thereof. "THE VENDORS" further declare that no attachment has been levied on the said Flat.
12. "THE PURCHASER" shall pay the necessary stamp duty, registration fee, etc. as leviable by the concerned Government authority on this Agreement. "THE VENDORS" further agree and undertake to co-operate with "THE PURCHASER" for completing the registration formalities.
13. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats Act, 1963 and the Maharashtra Ownership Flat Rules 1964 or any other provisions of law applicable thereto.

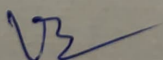
PROPERTY SCHEDULE

Flat No.P-102, admeasuring 43.31 sq.mtrs. (466 sq.ft.) Carpet area on 1st floor in the Tower consisting of P, Q & R Wings, of "PANCHSHEEL GARDENS" situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 066 constructed on all that pieces and parcel of land bearing C.T.S.No.128A/46 of Village Kandivali, Taluka Borivali, in Mumbai Suburban District. The Building consists of Stilt plus 14 (fourteen) upper Floors with Lift. Year of construction is 200__.



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

SIGNED AND DELIVERED by the)

within named THE VENDORS)

MR. RAMESH PUNAMCHAND SHAH &)

MRS. KOKILA RAMESH SHAH)

in the presence of *Navin*)

..... *Trivedi*)

[Signature]
Kokila R. Shah

SIGNED AND DELIVERED by the)

within named THE PURCHASER)

MR. VIJAY R. SONTHALIA)

in the presence of *[Signature]*)

..... *Shashi Mishra*)

[Signature]



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RECEIPT

RECEIVED with thanks on the day, month and the year hereinabove written, from MR. VIJAY RADHESHYAM SONTHALIA, the sum of **Rs.5,00,000/- (RUPEES FIVE LAKHS ONLY)** as per the details mentioned being the part consideration amount for the sale of the said Flat No.P-102 on 1st Floor in the building known as P, Q, R Tower of "PANCHSHEEL GARDENS" situated at Mahavir Nagar, Dahanukarwadi, Kandivali (West), Mumbai - 400 067.

AMOUNT	CHEQUE NO.	DATED	DRAWN ON
Rs.5,00,000/-	719053	10.04.2007	State Bank of India Andheri Br., Mumbai.

Rs.5,00,000/- TOTAL (RUPEES FIVE LAKHS ONLY)

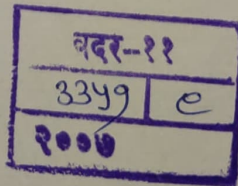
WE SAY RECEIVED



(MR. RAMESH PUNAMCHAND SHAH) (MRS. KOKILA RAMESH SHAH)
THE VENDORS

WITNESSES:

1. Sign.: *Navin Trivedi*
Name & Address: *Navin Trivedi
4, Panchsheel
Nagar, Kandivali
Mumbai*
2. Sign.: *Rabindra*
Name & Address:



7 SEP 2007

COMMENCEMENT CERTIFICATE

Wood Agencies Pvt. Ltd.
 A.W. Pereira & Others.

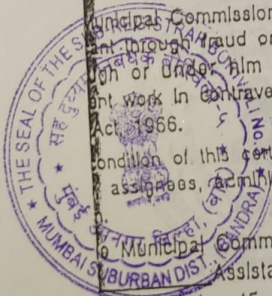
In reference to your application No. 1645 dated 6.2.2001 for
 Permission and grant of Commencement Certificate under section 45 & 69 of the
 Maharashtra Regional and Town Planning Act 1966, to carry out development and building
 under section 34B of the Bombay Municipal Corporation Act 1908 to erect a
 the development work of Proposed building on Sector No.12
 128A/46, 46/1, 128A/47, 47/1, 128A/49, 49/1, 128A/50 and 128A/5

Plot Street -
 Kandivali Plot No. Ward R South.
 Kandivali (West)

Commencement Certificate/Building Permit is granted on the following conditions:
 and vacated in consequence of the endorsement of the setback line/road widening line
 part of the public street.
 No new building or part thereof shall be occupied or allowed to be occupied or used
 to be used by any person until occupancy permission has been granted.
 Commencement Certificate/Development permission shall remain valid for one year
 from the date of its issue.
 Permission does not entitle you to develop land which does not vest in you.
 Commencement Certificate is renewable every year but such extended period shall be
 to exceed three years provided further that such lapse shall not bar any subsequent
 for fresh permission under section 44 of the Maharashtra Regional & Town Planning
 Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if:
 development work in respect of which permission is granted under this certificate is not
 or the use thereof is not accordance with the sanctioned plans.
 the conditions subject to which the same is granted or any of the restrictions
 by the Municipal Commissioner for Greater Mumbai is contravened or not complied

Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by
 through fraud or misrepresentation and the application and every person deriving
 or through him in such an event shall be deemed to have carried out the
 work in contravention of section 43 or 45 of the Maharashtra Regional and Town
 Act 1966.

condition of this certificate shall be binding not only on the applicant but on his heirs,
 assigns, administrators and successors and every person deriving title through or
 Municipal Commissioner has appointed Assistant Engineer to exercise his powers and functions of the Planning
 under section 45 of the said Act.



वदर-२२
 3349 90
 २००६



Top of Basement Slab + Stilt slab
 For and on behalf of Local Authority
 Brihanmumbai Mahanagarpalika

Ass. Engineer, Building Proposal (West. Sub.)
 XXXX 'R' Wards
 FOR
 MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

वदर-६
 ०११४ १२
 २००६

वदर-३
 ५०६२ ३५
 २००६

Mshukle 7/19/02

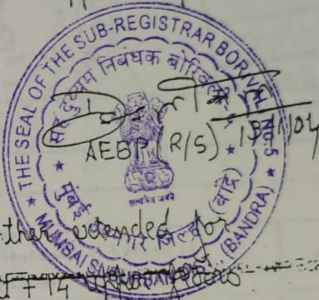
ded for entire work i.e Basement + 2 upper floors of wings A, B and C as per approved plans dtd 9/5/2001

17 OCT 2003

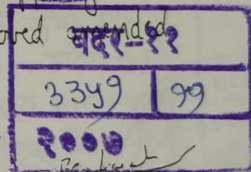
[Signature]
A. E. B. P (R/S)
10.03

C.C. is now valid and further extended for entire work i.e Basement + still + 7 upper floors Wings A, B and C only as per approved plans dtd 24-12-2003.

13 JAN 2004

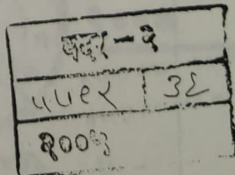
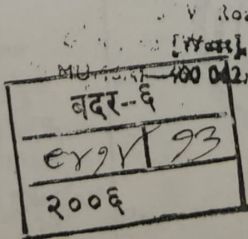


This C.C. is now valid and further extended for entire work i.e basement + still + 14 upper floors of Wings P, Q & R only as per approved plans dated 03-08-2004.



16 AUG 2004

A.E.B.P (R/S)



ANNEXURE IV

APP. NO. 1

EXTRACT FROM THE PROPERTY REGISTERED CARD

CITY SURVEY काँदिवली TALUKA : BORNALI

Dist. BOMBAY
SUBURBAN
DIST

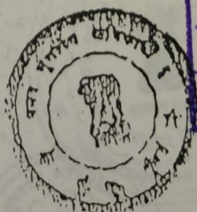
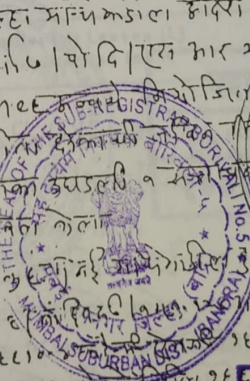
City Survey	Area Sq. Mtrs.	Tenure	Particulars of assessment for rent paid to Government and when due for revision
92C अ/वे	[9440-4] 7440-4	शेत	
Assignment			
Holder In Origin of the title (as far as traced)			
Class			



बदर-६
६९९४/९९
२००६

Other Encumbrances
Other Remarks

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrance (%)	Attestation
२६	पोस्ट-विभागाचे गुंडे	गा ११३३ ६६ मुंबई को.चा दि ६१६६६ हादरा	माजिस्ट्रेट कार्यालय मुंबई उपनगर जिल्हा माॅफे मंडाल हादरा कुशी कायदा पोस्टाच्या भाग २५५ ११३३ उपनगर विभाग कराच हादराचे नोंद पत्रिका ६१६६६ व ६१६६६ हादराचे नोंद	
६	गा नगर मूलांन दि-दाराची-आदरा मन्नामे ११३३ हेका दाखला हेकाच नोंद व गुमाणा पत्र	गा ११३३ ६६ मुंबई को.चा दि ६१६६६ हादरा	माजिस्ट्रेट कार्यालय मुंबई उपनगर जिल्हा माॅफे मंडाल हादरा कुशी कायदा पोस्टाच्या भाग २५५ ११३३ उपनगर विभाग कराच हादराचे नोंद पत्रिका ६१६६६ व ६१६६६ हादराचे नोंद	



बदर-११
३३५९
२००६

बदर-३
५९६६-३०
२००६

ANNEXURE IV

APP. NO.:

TRACT FROM THE PROPERTY REGISTERED CARD

EXTRACT FROM THE PROPERTY REGISTERED CARD

TALUKA : BORIVALI

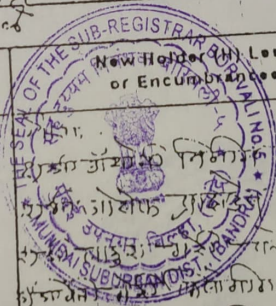
Dist. MUMBAI
SUBURBAN
DIST.

Area Sq. Mtrs.	Tenure	Particulars of accession: for rent paid to Government and when due for revision
32-2	C	
7	7	



Encumbrances

Transaction	Vol. No.	New Holder (or Encumbrancee) (L)	Allotment
...	बदर-११ 3349 93 २००७
...	बदर-६ २००६



सदर...
२००६

17/04/2007

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर11

दस्त क्र 3351/2007

6:04:38 pm

सह दु.नि.का-बोरीवली 5

दस्त क्रमांक : 3351/2007

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: विजय राघेश्याम सोन्धालिया --
पत्ता: घर/फ्लॅट नं: योगेश्वर कॉम्प बि नं बी खरीवाडी
नानी दमन आज मुंबईत
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालु

लिहून घेणार

वय 41

सही



2 नाव: रमेश पुनमचंद शाह --
पत्ता: घर/फ्लॅट नं: सदनिका नं पी -102, 1 ला
माळा पी क्यू आर टॉवर पंचशिल गार्डन महावीर नगर
कांदीवली प मु 67
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: ---

लिहून देणार

वय 57

सही



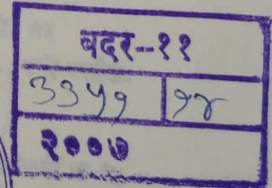
3 नाव: कोकीला रमेश शाह --
पत्ता: घर/फ्लॅट नं: - वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: --
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:-
तालुका: -
पिन: -
पॅन नम्बर: AOMPS6495R

लिहून देणार

वय 53

सही

Kokila R. Shel.



दस्तऐवज करून देणार तथाकथित [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर 11

दस्त क्रमांक (3351/2007)

दस्त क्र. [वदर11-3351-2007] चा गोषवारा
बाजार मुल्य : 1507500 मोबदला 1400000 भरलेले मुद्रांक शुल्क : 58000

पावती क्र.: 3350 दिनांक: 17/04/2007
पावतीचे वर्णन
नाव: विजय राधेश्याम सोन्यालिया --

दस्त हजर केल्याचा दिनांक : 17/04/2007 05:58 PM
निष्पादनाचा दिनांक : 17/04/2007
दस्त हजर करणा-याची सही :

15100 : नोंदणी फी
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

15400: एकूण

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

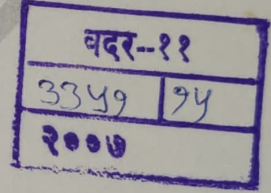
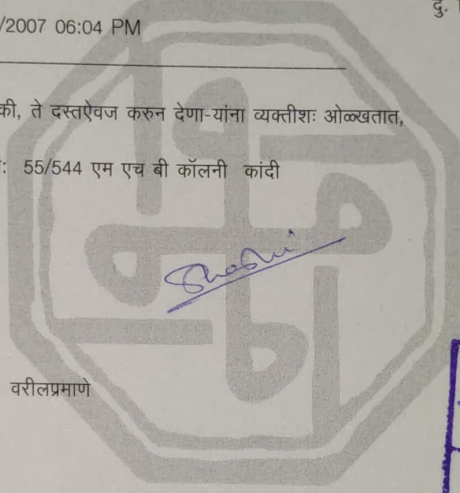
दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/04/2007 05:58 PM
शिकका क्र. 2 ची वेळ : (फी) 17/04/2007 06:03 PM
शिकका क्र. 3 ची वेळ : (कबुली) 17/04/2007 06:04 PM
शिकका क्र. 4 ची वेळ : (ओळख) 17/04/2007 06:04 PM

दस्त नोंद केल्याचा दिनांक : 17/04/2007 06:04 PM

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

1) शशीकुमार मिश्रा - - , घर/फ्लॅट नं: 55/544 एम एच बी कॉलनी कांदी
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: --
शहर/गाव:-
तालुका: -
पिन: -

2) विनोद शुक्ला - - , घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: --
पेठ/वसाहत: -
शहर/गाव:--
तालुका: -
पिन: -



VShukla

प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण १५ पाने आहेत.

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

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



वदर-११/३३५९ /२००७

दस्त क्रमांक १, क्रमांक.....वर

दिनांक : 17 APR 2007

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

6.14

098980 22 334

MUMBAI, DATED THIS _____ DAY OF APRIL, 2007.

MR. RAMESH PUNAMCHAND SHAH &

MRS. KOKILA RAMESH SHAH

.....THE VENDORS.

AND

✓ MR. VIJAY RADHESHYAM SONTHALIA

.....THE PURCHASER.

AGREEMENT FOR SALE

THE LEGAL SOLUTIONZ

55/544, M.H.B.Colony, Mahavir Nagar,

Dahanukarwadi, Kandivali (West),

Mumbai - 400 067. Tel.: 2860 9392.
