

Meenu Shivu Naik

&

Ramesh P. Shah

Kokila R. Shah

48100 -



Thursday, December 21, 2006

6:09:10 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

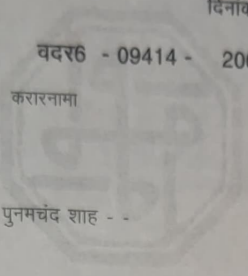
पावती क्र. : 9418

दिनांक 21/12/2006

गावाचे नाव कादिवली

दस्तऐवजाचा अनुक्रमांक वदर6 - 09414 - 2006

दस्ता ऐवजाचा प्रकार करारनामा



सादर करणाराचे नाव: रमेश पुनमचंद शाह - -

नोंदणी फी	: -	13100.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)	: -	300.00
एकूण	रु.	13400.00

आपणास हा दस्त अंदाजे 6:23PM ह्या वेळेस मिळेल

[Signature]
दुय्यम निबंधक
 बोरीवली 3 (बोरीवली)

बाजार मुल्य: 1309694 रु. मोबदला: 1170000 रु.
 भरलेले मुद्रांक शुल्क: 48100 रु.
 देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
 बँकेचे नाव व पत्ता: विजया बँक, सर्विस ब्रँच मुं;
 डीडी/घनाकर्ष क्रमांक: 135741; रक्कम: 13100 रु.; दिनांक: 19/12/2006

[Signature]
दुय्यम निबंधक बोरीवली - 3
 मुंबई उपनगर जिल्हा

MUMBAI this 21-12-2006

A NAIK, aged 40

o.P-102, 1st Floor,

, Dahanukarwadi,

VENDOR" (which

expression shall unless it be repugnant to the context or the meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the ONE PART; AND ; MR. RAMESH PUNAMCHAND SHAH aged 57 years, & MRS. KOKILA RAMESH SHAH aged 53 years, Indian Inhabitants of Mumbai, residing at C-701, Vasant Sadhana, Mahavir Nagar, Kandivali (West), Mumbai - 400 067, hereinafter called "THE PURCHASERS" (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 OTHER PART;

[Signature]
 The Greater Bombay Co-operative Bank Ltd. Bhoomi Apt. Building No. 8, Dahanukar wadi, Sector 4, Panchsheel Enclave, Kandivali (W), Mumbai-400067,
 D-5/STP(W)/C.R.-1024/01/05/208-211

भारत 72883
 121136
 R.00481001-PS5222
 12-37
 SPECIAL ADHESIVE
 DEC 19 2006
 महाराष्ट्र
 RAJESH M. DESAI
 (Authorised Signatory)
 STAMP DUTY MAHARASHTRA

K.R.S.
[Signature]
 मीना

वदर-6
 09414
 2006

48100 -

KANDIVLI (W) BR.

ग्राहकची प्रत / Party Copy
The Greater Bombay Co-op. Bank Ltd.
(Scheduled Bank)

शाखा/Br: _____
दि ग्रेटर बॉम्बे को ऑप. बँक लि.
दिनांक/Date 19/12/2006

मुद्रांक शुल्क / Stamp Duty रु / Rs. 48100/-
सेवा आकारणी शुल्क / रु.

Service Charges I.R.s. _____
No. of Documents _____
एकूण / Total Amount रु / Rs., 48110

अहरी रूपये / Amount in Words Forty
Eight Thousand one
Handled In Rupees only

मुद्रांक शुल्क प्रणय्याचे नाव / Name of stamp duty
Paying party Ramesh P. Shah

पॅन नं. / Pan No. 983337483
पत्ता / Address & Tel. No. C. P. Vasant
Sadhana Mahavir Nagar
Kandivali W7 Mumbai 67

संश्लेषण पत्रकारचे नाव / Name of counter party
Mrs. Meena Shiva Naik

व्यवहाराच्या उद्देशाचे कारण / Purpose of
transaction Agreement for
Sale

पत्ता / शे अँडर ज्या बँकचा खात्यात आहे त्या बँकेचे नाव व शाखा /
Name of the Drawee Bank & Branch

की.डी. ये अँडर / बँक नं. _____
D.D. P.O. _____
Cheque No. (if any) _____

रोखपाळ / Cashier _____
अधिकृत/अधिकृत सही
Authorised Signatory
मुद्रांक केवळ प्रस्तावित प्रेषणाने देताना ही पत्रवृत्ती
आपणे आवश्यक आहे. This counterfoil has to
be presented at the time of delivery of stamps.
Subject to delivery of stamp, document on
next working day



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE made and entered into at MUMBAI this 21-12-2006 day of DECEMBER, 2006 : BETWEEN: MRS. MEENA SHIVA NAIK, aged 40 years, an 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 VENDOR" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the ONE PART; AND ; MR. RAMESH PUNAMCHAND SHAH aged 57 years, & MRS. KOKILA RAMESH SHAH aged 53 years, Indian Inhabitants of Mumbai, residing at C-701, Vasant Sadhana, Mahavir Nagar, Kandivali (West), Mumbai - 400 067, hereinafter called "THE PURCHASERS" (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 OTHER PART;

K.R.S.

K.R.S.

मीना

बदर-६
२००६

The Greater Bombay Co-operative Bank Ltd Bhoomi Apt Building No. 8, Dahanukar Wadi, Sector 4, Panchsheel Enclave, Kandivali (W), Mumbai-400067.
D-5/STP(V)/C.R. 1024/0105/208-211

भारत 72883
121136
R. 00481001-PB5222
STAMP DUTY
RAJESH M. DESAI
(Authorised Signatory)
MUMBAI
12:37
DEC 19 2006

for Family Enquiry: Huvurandonehahadadon 7) 9114034/1206

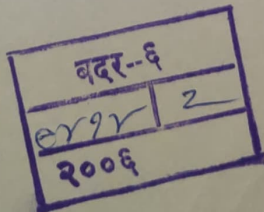
WHEREAS "THE VENDOR" has represented to "THE PURCHASERS" as follows:

- 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 - THE VENDOR herein, therein referred to as "THE PURCHASERS" of the Third Part; the said "DEVELOPERS" & "OWNERS" sold, and the said "VENDOR" 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. That by virtue of the above purchase "THE VENDOR" became the sole, absolute and exclusive owner, 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").

1/10/05

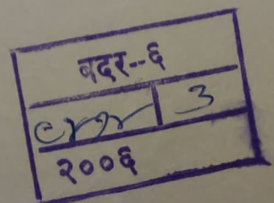
K.R.S.





- c. That the said Agreement for Sale dated 24th September, 2005 is valid and the same is not terminated and/or determined and "THE VENDOR" 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.
- d. That "THE VENDOR" has 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 she has herself good right, full power and absolute authority to sell and dispose off the said Flat and she has truly, faithfully and honestly disclosed all the facts to "THE PURCHASERS" without suppressing or misrepresentations of any facts from "THE PURCHASERS" and she rights in respect of the said Flat and the said Agreement is 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 PURCHASERS" and she has not 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 VENDOR" to "THE PURCHASERS" and "THE PURCHASERS" 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 VENDOR" herein has agreed to sell to "THE PURCHASERS" and "THE PURCHASERS" have agreed to purchase and acquire from the said "THE VENDOR" 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.11,70,000/- (RUPEES ELEVEN LAKHS SEVENTY THOUSAND ONLY)



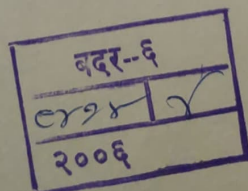
subject to "THE VENDOR" putting "THE PURCHASERS" in possession and/or getting the names of "THE PURCHASERS" recorded in the records of THE DEVELOPERS to which "THE VENDOR" has agreed to do so and upon certain other terms and conditions hereinafter appearing mutually agreed by and between the parties to these presents.

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

1. "THE VENDOR" have agreed to sell, transfer and assign to "THE PURCHASERS" and "THE PURCHASERS" have 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, Kandivali (West), Mumbai - 400 067, together with all rights, titles, interests, benefits of and under the said Agreement dated 24th September, 2005 etc., at the lump sum price or consideration amount of Rs.11,70,000/- (RUPEES ELEVEN LAKHS SEVENTY THOUSAND ONLY).

²/_{14/01}
K.R.S.
~~PH~~
2. "THE VENDOR" doth hereby admit and acknowledge to have received from "THE PURCHASERS" the sum of Rs. 20,00,000/- (RUPEES Two lac only 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.

²/_{14/01}
K.R.S.
~~PH~~
3. "THE PURCHASERS" agree and undertake to pay to "THE VENDOR" the sim of Rs. 9,70,000/- (RUPEES Nine lac Seventy thousand ONLY) on or before 15th February being the balance full and final consideration amount and against receiving the vacant and peaceful possession of the said flat.

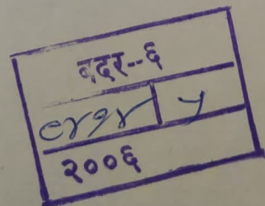


4. "THE VENDOR" shall hand over to "THE PURCHASERS" the vacant and peaceful possession of the said Flat immediately on completion of the present sale transaction.
5. The VENDOR hereby covenants with THE PURCHASERS as follows:-
- i. That THE VENDOR is the joint and absolute owner of said Flat and no other 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, (except the lien/charge of the said bank), gift, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the PURCHASERS.
 - ii. That THE VENDOR has 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 VENDOR has 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 VENDOR has full and absolute power to deal with the same.
 - iii. That THE VENDOR has paid up-to-date her contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by her in respect of the said Flat and that the said Agreement for Sale dated 24th September, 2005 is valid and subsisting and not terminated, revoked or cancelled that she has not received notice or any other order restraining her from transferring the said Flat.

7
1/10/11

K.R.S.

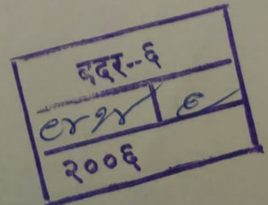




- iv. That THE VENDOR shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letter, forms, applications, deeds, documents, writings and papers, affidavits, complaints, defenses in legal proceedings if any, for more perfectly securing and assuring and effectually transferring the said Flat unto to the use of the PURCHASERS for ever, at the entire cost of the PURCHASERS including Stamp Duty and Registration Charges if any.
5. "THE PURCHASERS" are entitled to become the members 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 VENDOR" agrees and undertakes to get the said flat transferred in the names of "THE PURCHASERS" 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 VENDOR" 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 PURCHASERS". Both the parties agree to keep indemnified each other in this respect.
8. "THE PURCHASERS" agree to obey and observe the terms and conditions stipulated in the said Agreement dated 24th September, 2005 and as it is entered into this Agreement.
9. "THE VENDOR" shall indemnify and keep indemnified "THE PURCHASERS" against all claims, loss, damage, etc. caused or which may be caused to THE PURCHASERS due any previous liability created

Moti

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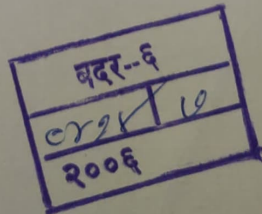


by the VENDOR prior to the date of execution of this Agreement in respect of the said Flat.

10. "THE VENDOR" shall hand over to "THE PURCHASERS" all the Original papers and documents including the said Agreement dated 24th September, 2005 pertaining to the said Flat on completion of transaction of sale.
11. "THE VENDOR" hereby declares that there is/are no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining her from handing over and/or transferring the said Flat or any part thereof. "THE VENDOR" further declares that no attachment has been levied on the said Flat.
12. "THE PURCHASERS" shall pay the necessary stamp duty, registration fee, etc. as leviable by the concerned Government authority on this Agreement. "THE VENDOR" further agrees and undertakes to cooperate with "THE PURCHASERS" 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 - 400 067, constructed on all that pieces and parcel of land bearing C.T.S.Nos.128A/46 of Village Kandivali, Taluka Borivali, in Mumbai Suburban District. The Building consists of Stilt plus 14 (fourteen) upper Floors with Lifts and the year of construction is 200__.



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 VENDOR)

MRS. MEENA SHIVA NAIK)

मिना शिवा नाईक

in the presence of)

.....)

SIGNED AND DELIVERED by the)

within named THE PURCHASERS)

MR. RAMESH P. SHAH &)

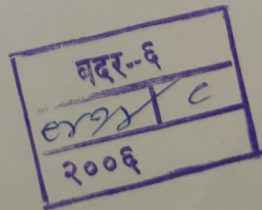
R. P. Shah

MRS. KOKILA RAMESH SHAH)

Kokila R. Shah

in the presence of)

.....)



RECEIPT

RECEIVED with thanks on the day, month and the year hereinabove written, from MR. RAMESH PUNAMCHAND SHAH & MRS. KOKILA RAMESH SHAH, the sum of Rs. 200000/- (RUPEES Two Lacs ONLY) on or before execution of this Agreement, 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
200000/- 306493 21-12-06 Mandavi Co-op. Bank Ltd.

Rs. 200000/- TOTAL (RUPEES Two Lacs ONLY)

I SAY RECEIVED



(MRS. MEENA SHIVA NAIK)
THE VENDOR

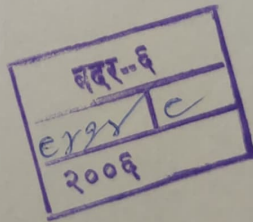
WITNESSES:

1. Sign. :

Name & Address :

2. Sign :

Name & Address :



ANNEXURE IV

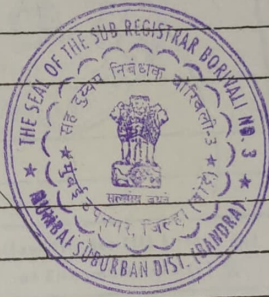
APP. NO.:

EXTRACT FROM THE PROPERTY REGISTERED CARD

TALUKA : BORIVALI

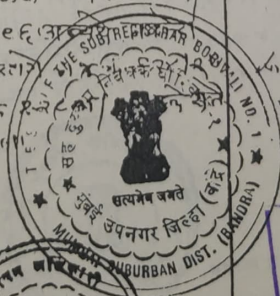
Dist. MUMBAI
SUBURBAN
DIST.

Area Sq. Mtrs.	Tenure	Particulars of accessment for rent paid to Government and when due for revision
22-2 7	C 7	



Encumbrances

Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrancee (e) %	Attestation
...
...



बदर-६
२००६

सदर मुद्रा...
नगर मुद्रा...
...

7 SEP 2002

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 346 of the Bombay Municipal Corporation Act 1888 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/51

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

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
 until it is 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 plan.

or 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
 and through fraud or misrepresentation and the application and every person deriving
 right or under him in such an event shall be deemed to have carried out the
 development work in contravention of section 43 or 45 of the Maharashtra Regional and Town
 Act, 1966.

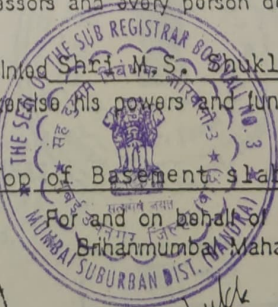
Condition of this certificate shall be binding not only on the applicant but on his heirs,
 assignees, administrators and successors and every person deriving title through or
 from him.

The Municipal Commissioner has appointed Shri M.S. Shukla.

Assistant Engineer to exercise his powers and functions of the Planning
 under section 45 of the said Act.

This C.C. is restricted for work upto Top of Basement slab + Stilt slab level

For and on behalf of Local Authority only
 Brihanmumbai Mahanagarpalika



M. Shukla 7/9/02

Ass. Engineer, Building Proposal (West. Sub.)
 XXX 'R' Wards
 FOR

MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

बदर-६
 07/08/02
 2006

बदर-६
 4062 39
 2006

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

7 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
dated 24-12-2003.

13 JAN 2004 *Signature*
AEBP (R/S) 13/1/04

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 amended
plans dated 03-08-2004.

16 AUG 2004

Signature
AEBP (R/S)



MUMBAI 400 042
बदर-६
१९९३
२००६

बदर-६
५९९३ ३६
२००६

12/2006
10:56 pm

दुय्यम निबंधक:
बोरीवली 3 (बोरीवली)

दस्त गोषवारा भाग-1

वदर6

दस्त क्र 9414/2006

दस्त क्रमांक : 9414/2006

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार


छायाचित्र

अंगठ्याचा दसा

1 नाव: रमेश पुनमचंद शाह - -
पत्ता: घर/फ्लॅट नं. सी 701
गल्ली/रस्ता: -
ईमारतीचे नाव: वसंत साधना
ईमारत नं.: -
पेट/वसाहत: महावीर नगर
शहर/गाव:कांदिवली प मु
तालुका: -
पिन: 67
पॅन नम्बर: A

लिहून घेणार

वय 57

सही 



2 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 घेणार

वय 53

सही

Kokila R. Shah



3 नाव: मिना शिवा नाईक - -
पत्ता: घर/फ्लॅट नं: पी 102
गल्ली/रस्ता: -
ईमारतीचे नाव: पंचशील गार्डन पी कुय आर टॉवर
ईमारत नं.: -
पेट/वसाहत: महावीर नगर
शहर/गाव:कांदिवली प मु
तालुका: -
पिन

लिहून देणार

वय 40

सही

मिना शिवा नाईक



वदर-6

er 98 / 77

२००६



12/2006
10:56 pm

दुय्यम निबंधक:
बोरीवली 3 (बोरीवली)








दस्त गोषवारा भाग-1

वदर6

दस्त क्र 9414/2006

दस्त क्रमांक : 9414/2006

दस्ताचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टप्सा
नाव: रमेश पुनमचंद शाह - - पत्ता: घर/फ्लॅट नं: सी 701 गल्ली/रस्ता: - ईमारतीचे नाव: वसंत साधना ईमारत नं: - पेट/वसाहत: महावीर नगर शहर/गाव: कांदिवली प मुं तालुका: - पिन: 67 पॅन नम्बर: A	लिहून घेणार वय 57 सही 	 1117 - 163725	
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 घेणार वय 53 सही Kokil R. Shah	 5117 - 163726	
3 नाव: मिना शिवा नाईक - - पत्ता: घर/फ्लॅट नं: पी 102 गल्ली/रस्ता: - ईमारतीचे नाव: पंचशील गार्डन पी कुय आर टॉवर ईमारत नं: - पेट/वसाहत: महावीर नगर शहर/गाव: कांदिवली प मुं तालुका: - पिन	लिहून देणार वय 40 सही मिना शिवा नाईक	 5117 - 163727	

वदर-६
०११४/१४
२००६



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

1 OF 1



दस्त गोषवारा भाग - 2

वदर6

दस्त क्रमांक (9414/2006)

दस्त क्र. [वदर6-9414-2006] चा गोषवारा
बाजार मुल्य : 1309694 मोबदला 1170000 भरलेले मुद्रांक शुल्क : 48100

पावती क्र.: 9418 दिनांक: 21/12/2006
पायतीचे वर्णन
नांव: रमेश पुनमचंद शाह - -

दस्त हजर केल्याचा दिनांक : 21/12/2006 06:04 PM
निष्पादनाचा दिनांक : 21/12/2006
दस्त हजर करणा-याची सही :

[Handwritten signature]

13100 : नोंदणी फी
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

13400: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 21/12/2006 06:04 PM
शिकका क्र. 2 ची वेळ : (फी) 21/12/2006 06:09 PM
शिकका क्र. 3 ची वेळ : (कबुली) 21/12/2006 06:10 PM
शिकका क्र. 4 ची वेळ : (ओळख) 21/12/2006 06:10 PM

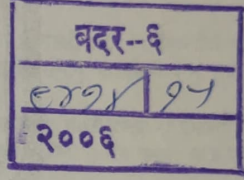
दस्त नोंद केल्याचा दिनांक : 21/12/2006 06:10 PM

दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

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

- 1) शशीकुमार मिश्रा- - , घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: महावीर नगर
शहर/गाव: कांदिवली प मुं
तालुका: -
पिन: 67
- 2) विनोद शुक्ला- - , घर/फ्लॅट नं: -
गल्ली/रस्ता: वरीलप्रमाणे
ईमारतीचे नाव: -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -

[Handwritten signature]



व्याजिगत कार्यात येते की, या
दस्तासबबे पुराण ... पाले जाईल.

बह. मुख्यम निबंधक बोरीवली-३
मुंबई उपनगर जिल्हा.

वदर-६/०९९४/२००६
पुस्तक क्रमांक १, क्रमांक.....वर
नोंदळा. 29/12/06
दिनांक :

बह. मुख्यम निबंधक, बोरीवली क्र.-३
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
बोरीवली 3 (बोरीवली)





गावाचे नाव : कांदिवली

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 1,170,000.00
बा.भा. रु. 1,309,694.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 128 वर्णन: विभागाचे नाव - कांदिवली बोरीवली, उपविभागाचे नाव - 79/355 - भुभाग: उत्तर व पूर्वेस गावाची सीमा, दक्षिणेस 90 फूट रुंद वि.यो. रस्ता व पश्चिमेस ट्रिंक रोड. सदर मिळकत सि.टी.एस. नंबर - 128 मध्ये आहे. सदरनिका क्र. पी 102, 1 ला मजला, पंचशील गार्डन टॉवर पी क्यु आर विंग , तळ + 14 मजले
(1)बांधीव मिळकतीचे क्षेत्रफळ 51.972 चौ.मी. आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)-
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) मिना शिवा नाईक - ; घर/फ्लॅट नं: पी 102; गल्ली/रस्ता: -; ईमारतीचे नाव: पंचशील गार्डन पी क्यु आर टॉवर; ईमारत नं: -; पेठ/वसाहत: महावीर नगर; शहर/गाव: कांदिवली प मुं; तालुका: -; पिन: 67; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रमेश पुनमचंद शाह - ; घर/फ्लॅट नं: सी 701; गल्ली/रस्ता: -; ईमारतीचे नाव: वसंत साधना; ईमारत नं: -; पेठ/वसाहत: महावीर नगर; शहर/गाव: कांदिवली प मुं; तालुका: -; पिन: 67; पॅन नम्बर: AOMPS6491M.
(2) कोकीला रमेश शाह - ; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AOMPS6495R.
- (7) दिनांक करून दिल्याचा 21/12/2006
- (8) नोंदणीचा 21/12/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 9414 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 48100.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 13100.00
- (12) शेरा

MUMBAI, DATED THIS ____ DAY OF DECEMBER, 2006.

MRS. MEENA SHIVA NAIK

.....THE VENDOR.

gshib
gand AND *grr*

MR. RAMESH PUNAMCHAND SHAH &

MRS. KOKILA RAMESH SHAH

.....THE PURCHASERS.

AGREEMENT FOR SALE

THE LEGAL SOLUTIONZ
55/544, M.H.B.Colony, Mahavir Nagar,
Dahanukarwadi, Kandivali (West),
Mumbai - 400 067. Tel.: 2860 9392.
