

उपट मुद्रांक कॅम्प अल्पा द्यापसेट-लॅम्प खाती तपासले व एस.एम.एस./संबंधित प्रतिक्रिया दुरध्वनीद्वरून संपर्क साधून, मेळ बरोबर आढळून आला.

मुद्रांक नियम निबंधक अंशेरी - 3

Registration No. (Stampable/Non-Stampable)	Stampable/Non-Stampable
Registration Date	→ Annex-2
Amount paid to	63450
(Priority) Description in brief	E-Cosmic 2503 A wings Oshibara Jageshwaris Mumbai - 400102
Consideration Amount	
Flat/Shop Purchaser's Name	Harish moolchandani
Name of the other Party	
Flat/Shop Name & Address	
Stamp	300 -Three Hundred

DEED OF RECTIFICATION

This Deed of Rectification made an entered in at Mumbai this 14<sup>th</sup> day of March in the Christian year Two Thousand Twelve, BETWEEN M/S MONARCH & QURESHI BUILDERS a registered partnership firm under the provisions of Indian Partnership act 1932 and carrying on business at 76, Laxmi Palace, Mathuradas Road, Kandivali (W), Mumbai 400 067, hereinafter referred as to as "the Developer"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being constituting the said firm, their partners, survivors, heirs legal representative successors and assigns) of the First Part AND SHINE BUILDERS PRIVATE LIMITED, a Private Limited Company under the provisions of Indian Companies Act, 1956 having its registered office at: 215, Teena Bee Shopping Centre, Guru Nanak Road, Bandra (W), Mumbai - 400 050, hereinafter referred as "the Co-Developer"(which expression shall unless it be repugnant to the context or meaning be deemed to mean and include [the present Directors for the time being constituting the Company], its successors in-title, [present and future Directors, legal representatives, successors] and assigns) of the Second Part: AND Mr. Harish Moolchandani & Mrs. Rachna Moolchandani Adults Indian Inhabitants, both residing at, House No.51, Idgah Hills, Bhopal 462 005 hereinafter referred to as "the Flat/Shop Purchaser/s" (which expression shall unless repugnant to the context of meaning be deemed to mean and include his/her legal heirs, executors and administrators or its successors and assigns) of the Third part:



Authorized Signatory Bank Ltd., Bandra Branch, Zapurza Saurya Sahwas, Kalanagar, Mumbai-400 051

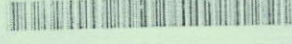
Rspees Three Hundred Only

भारत 63450  
104767  
MAR 14 2012  
SPECIAL REGISTER  
MAR 14 2012  
MAHARASHTRA

*[Handwritten signature]*

बदल-९/  
3998 9  
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Wednesday, April 18, 2012  
12:13:04 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

## पावती

पावती क्र. : 3113  
दिनांक 18/04/2012  
गावाचे नाव अंशिचरा  
दस्ताऐवजाचा अनुक्रमांक वदर9 - 03114 - 2012  
दस्ता ऐवजाचा प्रकार दूक दुरुस्ती पत्र

सादर करणाराचे नाव: हरीष मुलचंदानी हे स्वतः करीता व रचना मुलचंदानी तर्फे मुख्यत्वर - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पुढांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (142)	:-	2840.00
एकूण	रु.	2940.00

आमणास हा दस्त अंदाजे 12:27PM ह्या वेळेस मिळेल

बाजार मुल्य: 0 रु.  
भरलेले मुद्रांक शुल्क: 300 रु.

मोबदला: 0 रु.

~~दुय्यम निबंधक~~  
अंधेरी 3 (अंधेरी)  
सह दुय्यम निबंधक, अंधेरी-३,  
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT

DELIVERED ON... 14/21/12.....



No. 97011

खातेदाराची प्रत / Party Copy  
दि नॉर्थ कॅनरा जी.एस.बी.



को-ऑपरेटिव्ह बँक लि.  
THE NORTH KANARA  
G.S.B. CO. OP. BANK LTD.

(Scheduled Bank)

Govt. of Mah. General Stamp office Licence No.  
D-5/STR/V/C.R. 1042/02/05/1300-1303 Dt. 22-07-05

शाखा / ब्रांच Br. / BANDRA	दिनांक Date	14/03/12
मुद्रांक शुल्क Stamp Duty	रु.	500/-
सेवा आकारणी शुल्क Service Charges (Incl. Tax)	रु.	20/-
एकूण Total	रु.	520/-

दस्तऐवजांची संख्या / No. of Documents 02

असली रुपये / Amount in words Five  
Hundred only

मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता  
Name & Address of stamp duty paying party  
Harish Moolchandani  
Rachna Moolchandani

समोपस्था पत्रकाराचे नांव / Name of counter party  
Mr. Evershine Baidar

अवहाराचा उद्देशाचे कारण / Purpose of transaction  
Declaration / Rectification

शुल्काचे स्वरूप / Payment Details  
रोख / डीडी / चेक नं. / Cash / DD / Cheque No. if any Cash

बँकेचे नांव  
Drawn on Bank \_\_\_\_\_  
शाखा / Branch \_\_\_\_\_



हा मुद्रांक शुल्क भरण्यास येताना ही पावती आणणे आवश्यक आहे. This counterfoil has to be presented at the time of delivery of stamped documents

खपात  
Cashier  
अधिकार्याची सही  
Authorised Signatory

फ्रान्किंग नं. 63480-451

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WHEREAS:

1. By an Agreement for Sale Dated 21<sup>st</sup> August 2008 the party of the third part acquired right title interest in a Residential flat of the building to be known as "Evershine Cosmic" bearing Flat no 2503 on the 25<sup>th</sup> Floor, Wing-A situated at Oshiwara Jogeshwari (west) Mumbai-400102 where in the Developer and the Co-Developer has agreed to sell and the Purchaser/s have agreed to purchase the said flat in "Evershine Cosmic" bearing flat No 2503 on the 25<sup>th</sup> Floor, Wing-A and hereinafter referred to as "the said Flat" in the said building to be known as "Evershine Cosmic" constructed by M/s Evershine Builders Pvt.Ltd. admeasuring 1215 Square Feet (carpet area), at the lumpsum price of 1,24,37,500/- (One Crore Twenty Four Lakhs Thirty Seven Thousand Five Hundred Only) to be paid by the Purchasers to the Developer and the Co-Developer in the manner set out in the said Agreement for sale Date 21<sup>st</sup> August 2008 .

2. The said Agreement for sale Dated 21<sup>st</sup> August 2008 is duly registered with the Sub Registrar of Assurance at BDR-15 bearing Registration No.07775-2008 registered on 08.09.2008.

3. The Developer and the Co-Developer have now realised that due to inadvertently mistake the flat number to be sold to the Purchaser is stated as Flat no. 2503 on 25<sup>th</sup> floor in Wing A on Page No 06 & 8 of the Agreement for Sale. The Said Flat No.2503 on 25<sup>th</sup> floor in Wing A is incorrect and the correct flat to be sold in the Agreement for Sale is 1402 on 14<sup>th</sup> floor in wing A in said building to be known as "Evershine Cosmic"

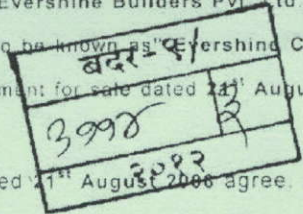
4. It is therefore necessary to rectify the said error and execute the present Deed of Rectification

NOW THIS DEED OF RECTIFICATION WITNESSETH AS UNDER:

1. The Developer and the Co-Developer agrees and confirm that the said flat no 1402 on the 14<sup>th</sup> Floor in Wing-A in Building to be known as "Evershine Cosmic" that is agreed to be sold to the Third Party comprises of 4 (Four) Bedroom Hall Kitchen as per the duly approved and sanctioned plan of the said flat

2. The Developer and the Co-Developer has now duly corrected the flat number of the said flat. Now it stands corrected to flat No 1402 on the 14<sup>th</sup> floor in Wing A, in building to be known as "Evershine Cosmic" constructed by M/s Evershine Builders Pvt. Ltd. instead of flat no.2503 on 25<sup>th</sup> floor in Wing A in building to be known as "Evershine Cosmic" as inadvertently mentioned in the said Agreement for sale dated 21<sup>st</sup> August 2008 is annexed hereto as Annexure A.

3. The parties to the said Agreement for Sale dated 21<sup>st</sup> August 2008 agree, admit and confirm that the said above Flat No. 2503 on 25<sup>th</sup> floor in Wing A in building to be known as "Evershine Cosmic" is duly rectified to Flat No.1402 on 14<sup>th</sup> floor in Wing A in building to be known as "Evershine Cosmic" in place of Flat No 2503 on 25<sup>th</sup> floor in Wing A and except for the said correction by this Deed Of Rectification, no other correction, changes are made by this DEED OF RECTIFICATION the party hereto agree and confirm that all the other terms and conditions of the said Agreement for sale shall remain unchanged and shall be valid subsisting and binding upon the parties hereto.





Schedule of the said Flat is in project M/s Evershine Builders Private Limited, Flat No 1402 on 14th Floor, Wing-A, admeasuring 1215 Sq Ft carpet comprising of 4(Four) Bedroom Hall Kitchen

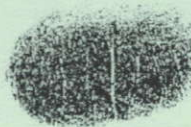
IN WITNESS WHEREOF the party hereto have set and subscribed their respective hands and seal to these presents the day and year first hereinabove written.

SIGNED AND DELIVERED by the  
withinnamed "Developer" M/s. Monarch )  
& Qureshi Builders through the )  
Constitute Attorney of the partners )  
**Mr. Ramchand B. Ludhani** )  
M/s. Monarch & Qureshi Builders AAHF6954A

M/s Monarch & Qureshi Builders



Constitute Attorney

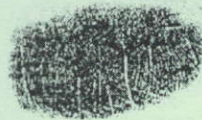


SIGNED AND DELIVERED by the )  
Withinnamed "Co-Developer" )  
M/s. Evershine Builders Pvt. Ltd )  
through its Director/s )  
**Mr. Ramchand B. Ludhani** )  
M/s. Evershine Builders Pvt Ltd : AAACE2480P

M/s Evershine Builders Pvt. Ltd



Director



SIGNED SEALED AND DELIVERED )  
by the withinnamed "Purchasers" )  
Mr. Harish Moolchandani )  
P.A NO: AADPM2801N )  
Mrs Rachna Moolchandani )  
P.A. NO ALVPM2017R





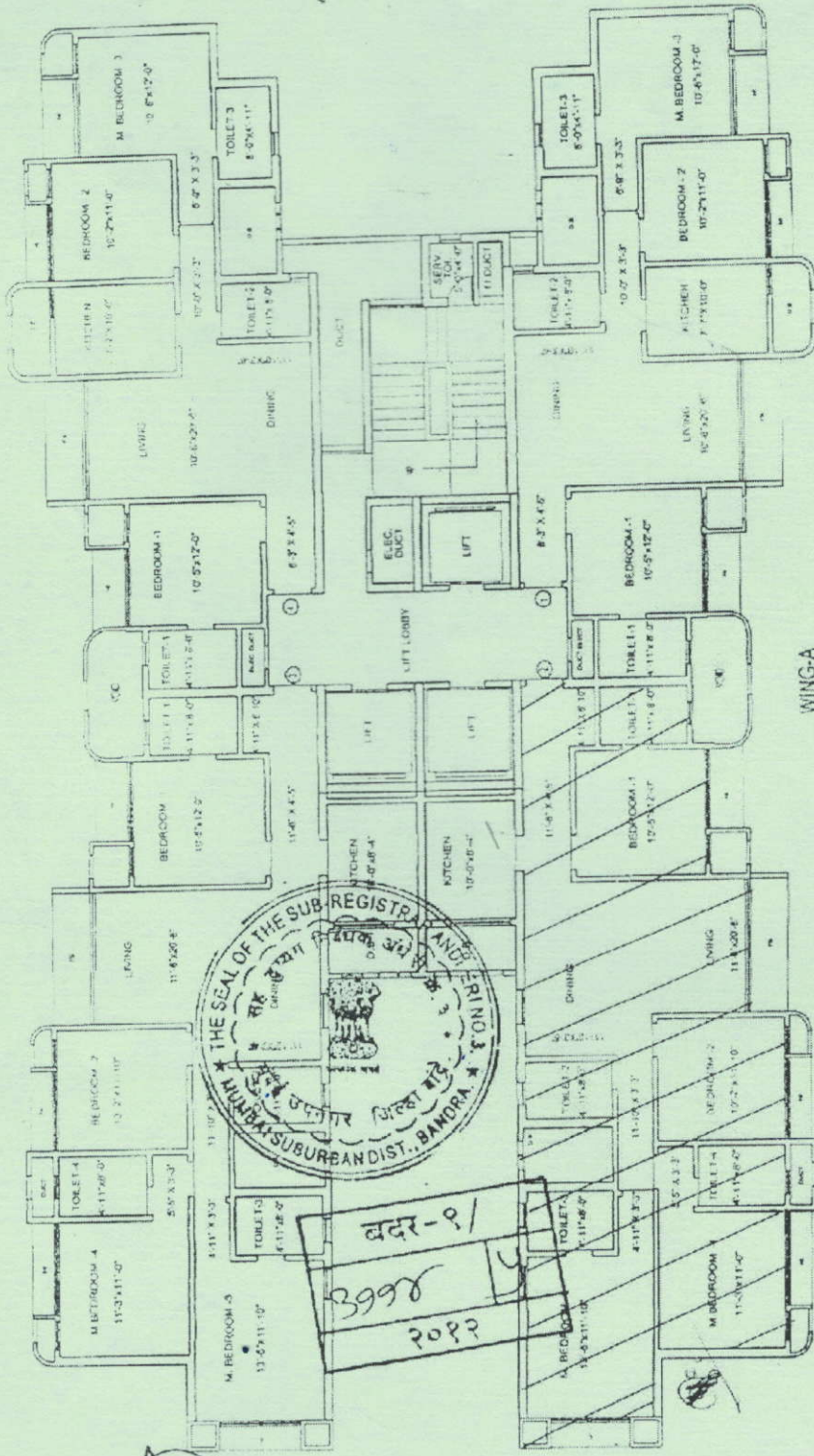


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EVERSHINE COSMIC  
WING - A

FLOOR NO.



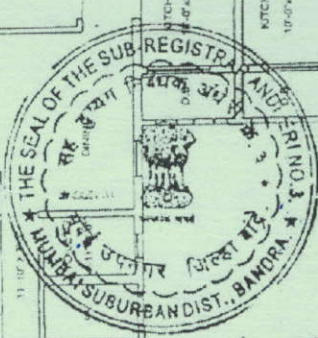
WING-A

TYPICAL FLOOR PLAN

4TH TO 9TH, 11TH TO 16TH, 18TH TO 23RD, 25TH & 26TH.

ARCHITECT

Z.A. KHAN & ASSOCIATES  
ARCHITECT, ENGINEER & SURVEYORS  
(IQA), ADITYA PRASAD CHB, SECTOR-11,  
SHANTI NAGAR, MIRZA ROAD (EAST), JODI 10.



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2022

*[Handwritten signature]*

*[Handwritten signature]*

PROPOSED RESIDENTIAL BUILDING AT OSHIWARA, JOGESHWARI (W).



**DECLARATION CUM INDEMNITY BOND**

THIS DECLARATION CUM INDEMNITY BOND is made and entered in at Mumbai this 14<sup>th</sup> day of March in the Christian year Two Thousand Twelve .

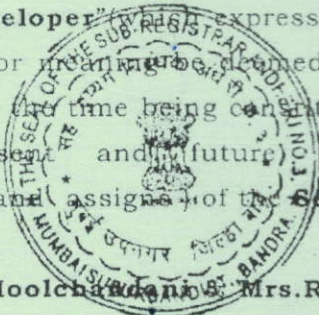
BETWEEN

M/S MONARCH & QURESHI BUILDERS a registered partnership firm under the provisions of Indian Partnership act 1932 and carrying on business at 76, Laxmi Palace, Mathuradas Road, Kandivali (W), Mumbai 400 067, hereinafter referred as to as "the Developer"(which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include for the time being constituting the said firm, their partners, their survivors, heirs legal representatives, successors and assigns) of the **First Part**,

AND

M/s. **EVERSHINE BUILDERS PRIVATE LIMITED**, a Private Limited Company under the provisions of Indian Companies Act, 1956 having its registered office at: 215, Vecna Beena Shopping Centre, Gunpowder Nanak Road, Bandra (W), Mumbai - 400 050, hereinafter referred to as "the Co-Developer" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include [the present Directors for the time being constituting the Company], its successors -in-title, [present and future] Directors, legal representatives, successors] and assigns) of the **Second Part**:

Mr. Harish Moolchandani & Mrs. Rachna Moolchandani Of Mumbai, Adults Indian Inhabitants, both residing at, **House No.51, Idgan Hills, Bhopal 462001** hereinafter referred to as "the Flat/Shop Purchaser" (which expression shall unless it be repugnant to the context or meaning be deemed to mean and include his/her/theirs executors and administrators or its successors and assigns) of the **Third part**:



Stamp with handwritten text: 18-3, 3668, AND 3

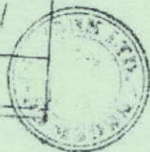
Bank Ltd. Bandra Branch, Zaporza Sahitya Samaywas, Kalangar  
Mumbai-400 051  
D-5/51 (V) R. Hazirgaon  
1303  
The North Kanara G.S.B Co-op.  
Stamp: 63451  
123769  
R. 00000001-855100  
MAR 14 2012  
SPECIAL DELIVERY  
ADHESIVE  
1214

₹ 200/- (Two Hundred Only)



बदर-१/	
३९९४	<input checked="" type="checkbox"/>
२०१२	

Property Description	Registrable - Non Registrable -
Property Description in brief	Andheri - 2
Franchise/Unique No.	6345
Consideration Amount	₹ Cosmic Andheri (w)
Purchasers Name	
Name of Party	Hazish moolchandani
Address	
(In words)	200
Signature	+ use hundred



*[Handwritten signature]*







IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written:

SIGNED AND DELIVERED by the

within named "Developer" M/s. Monarch & Qureshi Builders  
& Qureshi Builders through the  
Constitute Attorney of the partners

Mr. Ramchand B. Ludhani

M/s. Monarch & Qureshi Builders : AAHFM6954A

Constitute Attorney



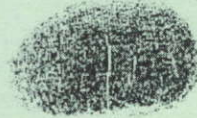
SIGNED AND DELIVERED by the

Within named "Co-Developer"  
M/s. Evershine Builders Pvt. Ltd  
through its Director/s

Mr. Ramchand B. Ludhani

M/s. Evershine Builders Pvt. Ltd. : AAACE2480P

Director



SIGNED SEALED AND DELIVERED )

by the within named "Purchasers" )

Mr. Harish Moolchandani )

P.A.NO:AADPM2801N )

Mrs. Rachna Moolchandani )

P.A.NO:ALVPM2017R )



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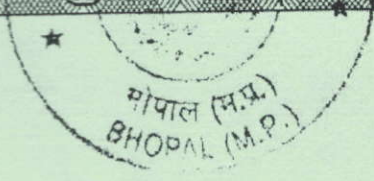
32410

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मध्य प्रदेश MADHYA PRADESH

H 430070



GENERAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, Smt. Rachna Moolchandani, aged about 33 years, w/o. Shri Harish Moolchandani, R/o. 51, Idgah Hills, Bhopal do hereby appoint, nominate and constitute my husband, Shri Harish Moolchandani, aged about 35 years, S/o. Shri Tejasingh Moolchandani as my General Power of Attorney Holder to act and do the following acts, deed and things for and on my behalf.



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Whereas I am a housewife and Residence in Bhopal town and I am intending to purchase immovable property in Mumbai and for which it is not possible for me to visit there to get the relevant documents registered in Mumbai and therefore, I through this Deed of Attorney, appoint, nominate and constitute my husband Shri Harish Moolchandani S/o. Shri Tejasingh Moolchandani, R/o. 51, Idgah Hills, Bhopal as my General Power of Attorney Holder to act and do following acts, deeds and things for me and on my behalf.

*(Handwritten signatures)*

Continue....page no.2







M.P.

- A. To enter into any agreement to sell of such property proposed to be purchased in my name and for which to execute the requisite agreement and to receive the earnest money and total sale consideration thereof from the purchaser/s concerned.
- B. To execute and registered the requisite sale deed/s before the sub- Registrar office concerned and to authenticate the registration thereof in the record of sub registrar Office concerned.
- C. To execute any agreement for renewal of sale agreement executed on my behalf or any other kind of agreement for the purpose of acknowledgement and extending the time limit required under the provisions of Law of Limitation.
- D. In case of any litigation, file any suit, appeal, revision petition, review, etc. and to sign the plaint, written statement, appeal memo, revision application, review application, writ petition, etc. and to verify the same.
- E. To take part in the day to day proceedings of such case and deposit about the subject matter of such litigation.
- F. To deposit money or withdraw money in the court/from the court by his signature.
- G. To compromise such litigation in the court or out of court and for which also get the compromise statement recorded.
- H. To appoint any advocate/s and to sign the Vakalatnama/s thereof and to pay their fees.
- I. And generally to do all others acts deeds and things which may be required for protecting our interest and to sell the land legally in favour of any purchaser/s.
- J. That all such acts, deeds and things done by my said Attorneys shall be construed as if the same has been done by me and shall be binding on me.

Continue....page no.3



*[Handwritten signature]*

बंदर-९/	
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~~रचना पत्र श्री हरीश कूलचव्दानी~~

51 ~~विवाह दिल्फ कोपाळ~~

स्वाकार करते हे कि तथा कोपतत  
मुकु आण विलेख का निष्पादन  
लिया गया था / तथा प्रतिफल के  
पूरे / आंशिक रु \_\_\_\_\_

प्राप्त हो रहे हैं तथा रु \_\_\_\_\_

\_\_\_\_\_ रुपये गये थे।  
\_\_\_\_\_ रुकन यथा रु  
\_\_\_\_\_ जो पंजीयन के  
\_\_\_\_\_



~~मुकु आण के श्री पेजावरुव डांगे - अरौम्मागानि~~

~~लेजप के लु श्री एम. सी. गुप्ता. बिलांग~~

अप्यत

बदर-९/	
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2012	

की जांच पूर्वोक्त निष्पादक / निष्पादकी  
की शिनाख्त के दिव्य में की गई - 1 MAR 2012  
ए. वि. वि. \_\_\_\_\_

✓



That this Power of Attorney shall be revocable one and without any sale consideration and which shall be valid for a period of one year from the date of registration of this deed.

IN WITNESS WHEREOF this General Power of Attorney is executed and signed by us on this

01<sup>st</sup> day of March, 2012 here at Bhopal in presence of the following witnesses.

EXECUTANT  
*[Signature]*  
(Rachna Moolchandani)

Witnesses

1. *[Signature]*  
सो सा निवा रीा सो  
१० सोड मी सोड मी
2. *[Signature]*  
सो सा निवा रीा सो  
१० सोड मी सोड मी



*[Signature]*  
Harish Moolchandani



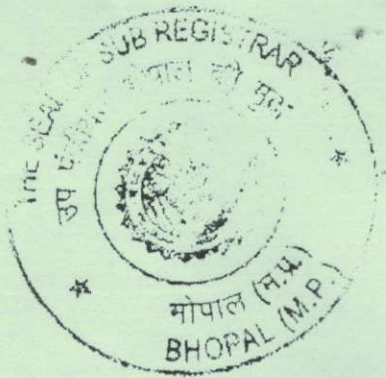
Drafted by me

Harish Saini  
*[Signature]*  
(Advocate)

Note: - There is no cutting in document.

बदर-९/
3998
२०१२





1 MAR 2012

आज दिनांक \_\_\_\_\_  
 को पुस्तक क्रमांक 84 पन्थ 2826  
57 में पृष्ठ 99-105 का क्रमांक 324 (3)  
 देकर पंजीयत किया गया।

*[Signature]*  
 उप पंजीयक  
 भोपाल

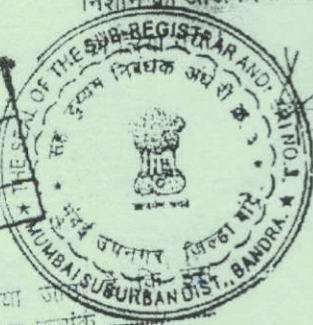
*[Signature]*  
 [Fingerprint]



उप पंजीयक

इस दस्तावेज के निष्पादक  
श्रीमती रचना के अंगूठे का - 1 MAR 2012  
 निशान का आज दिनांक \_\_\_\_\_

बंदर-९/  
 3338  
 2012



पंजीयक

प्रमाणित किया जा  
 विलेख के पृष्ठ क्रमांक \_\_\_\_\_ में  
 पंक्ति क्रमांक \_\_\_\_\_ का  
 काट छांट है। काट छांट नहीं है।

*[Signature]*  
 उप पंजीयक  
 भोपाल

मुद्रांक शुल्क 1000  
 पंजीयन शुल्क \_\_\_\_\_  
 पृष्ठांक शुल्क 30  
 विलेख शुल्क \_\_\_\_\_  
 मिलावट शुल्क \_\_\_\_\_  
 अन्य \_\_\_\_\_  
130

*Tukaram*

*[Signature]*

*[Signature]*



आयकर विभाग  
TAX DEPARTMENT

AMIR MATHAKAR  
R M KADHAKRISHNA

20/06/1979

Pen/for Account Number  
AKWPM3097R

  
Signature



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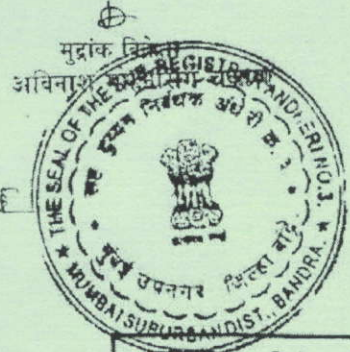


**महाराष्ट्र MAHARASHTRA**  
 General Stamp Office, Mumbai  
 L. S. V. No. 694  
 20 AUG 2008  
 Proper Officer

दि. महाराष्ट्र भूतलस्य अन्तर्गत अन्वयित भूमि  
 को. ऑफ. बँक लि., मंगलूर, मुंबई ४०००२२ BF 893657  
 क्षेत्र क्र. सी. अन्वयित- ४२११  
 प्लॉट- ६१ विभाग-  
 पंजा भावरा. वांद (पुर्न), मुंबई  
 स्वश्री/श्री/श्रीमती Harish Moolchandani  
 यांना न्यायनर मुद्रांक रु. \_\_\_\_\_ चा  
 विकला.

श्री. M.D. Kadam

AGREEMENT FOR SALE



बंदर - १५  
 १००४ १  
 २००८

बंदर-१/  
 ३००४ १६  
 २००८

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महाराष्ट्र MAHARASHTRA

General Stamp Office, Mumbai  
S.V. No. 69  
20 AUG 2008  
Proper Officer

Mr. M. D. Kadam

का. अ. वि. द. वि. लि., मंत्रालय, मुंबई ४००००२  
पत्रा. क्र. ए. सी. क्रमांक:- ६९४  
क्रमांक:- ४२ दिनांक:- १४/०८/०८  
वांछित मूल्य (रुपये) ५००/-  
संप्रदायी, श्रीमती Hamish Moolchandani  
यांना याचकर मुद्रांक रु. ५००/- या  
विकला.

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मुद्रांक विक्रेता  
अविनाश मंडलसिंग



AGREEMENT FOR SALE

बदर-९/  
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बदर - १५  
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GENERAL REGISTER OFFICE  
**MAHARASHTRA**  
 L. S. V. No. 694  
 20 AUG 2008  
 Proper Officer

म.प्र. राजधानी मंत्रालय अन्तर्गत असाधारण अधिकारी  
 ए.पी. वेंकट लिंग, मंत्रालय, संकट ०३२  
 ए.पी. वेंकट लिंग, संकट - ६९४  
 अंक - ४० दिनांक - २०/०८/०८  
 म.प्र. शाखा, वाघ (पूर्व), मुंबई  
 सहायक उप-सूचना अधिकारी Harish Moolchandani  
 मुद्रांक रु. \_\_\_\_\_ वा

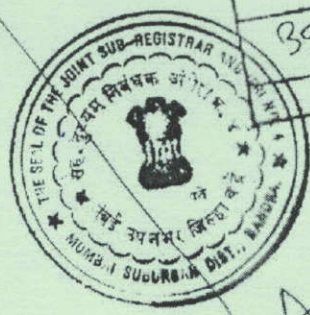
BF 893656

Harish M. P. Kadam



मुद्रांक विक्रेता  
 अविनाश मोहनसिंग चव्हाण

AGREEMENT SALE



बंदर-९/  
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बंदर - १५  
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