

बवज
२९/६/९५
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(5) I am making this DEED OF CONFIRMATION For the registration of Agreement for Sale.

Confirmed at Bombay this 29th day of ^{July} June 1995.

Advani

(SMT. POOJA UMESH ADVANI)
(DEPONENT)



786

पत्र क्र. 2523/194
सं १९९५ के अंतर्गत नदियाचे
२९ तारखेस ११
१२ बाळग्याचे वकालत दुय्यम निबंधक
मुंबई यांचे कार्यालयात हजर केला

अटीलप्रमाणे की मिळावी-

श्रीकृपी	4000
री	95
बपक (फॉटोप्रो)	93
बाळ (कलम ३० प्रमाणे)	30
बाळा नकल (कलम ३०)	2
दवात	2
दारी	26
फाइलींग	
दवाल	
एकूण	4090

Advani
मुंबई
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दुय्यम निबंधक मुंबई

दुय्यम निबंधक, मुंबई
अपिलची सुनावणी करण्याबरोबर
निबंधकाचे सर्व अधिकार असतील

३१/१०/९५ पुजा अंश असून वर 33 ग्रहण

२१/१०/९५ गण अंश (५) मुं. ५३.

दस्तावेज करून घेणार

तथाकथित कॅम्पिअरशिप दस्तावेज
करून मिळवणे कबूल करतात.

Advani



३१/१०/९५ पुजा अंश असून वर ३३ गण

अंश (५) मुं. ५३

३१/१०/९५ पुजा अंश असून

ह दाघ बरोल दस्तावेज करून
दगान्यास ओळखत असल्याचे सांगतात
व त्याची ओळख देतात.

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दुय्यम निबंधक, मुंबई

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Handwritten signature
सर्वोच्च न्यायालय, मुंबई
राज्यालय

उक्त न्यायालय, मुंबई
दिनांक

27 AUG 1993

संबंधी/श्री./श्रीमती
पौवा न्यायेतर पुरांक ह.

G. W. TECKUMUNDANEY
चा बिकर्ता B.L. (Law) M.B.
ADVOCATE & COUNSELLOR
(Income Tax & C.A. Consultant)
पुरांक बिकर्ता: 11th Floor,
67-69, Chhatrapati Road,
BOMBAY-400 033.

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AGREEMENT FOR SALE

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THIS AGREEMENT FOR SALE is made and entered into at Bombay this 31st day of August 1993 BETWEEN Shri JITENDRA BHURALAL DAVE, Hindu Adult, Indian Inhabitant, residing at Flat No.61, L.S.Road, 12B, Suhag, Andheri(West), Bombay-400 058, hereinafter called the "VENDOR" (which expression unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, assigns, administrators and legal representatives), the Party of the First Part, AND Smt. POOJA UMESH ADVANI, Hindu Adult, Indian Inhabitant, residing at 301, Sheetal Dhara Co-op. Housing Society, Bhardawadi Road, Andheri(West), Bombay-400 058, hereinafter called the "VENDEE" (which expression unless repugnant to the context or meaning thereof shall mean and include her heirs, executors, assigns, administrators and legal representatives), the Party of the Second Part.

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4510699 dt- 8-3-95

Receipt No. 18867/94/32
Date

GENERAL STAMP OFFICE
Bombay

RECEIVED From: Smt. P. U. Advani

Duty Rupees 6700/- Six thousand
Seven hundred only

CERTIFIED under Sec. 41 of the Bombay Stamp

Act, 1953, that the proper stamp duty Rupees 26900/-

Twenty Six thousand Nine hundred

only and penalty Rupees 200/-
Two hundred only

have been paid in respect of the instrument.

25(d)

Collector

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WHEREAS the "VENDOR" vide Agreement for Sale dated 21st August 1992 entered into with M/s. SKY-BUILD ENTERPRISE, a partnership firm having its office at Jeevan Saurabh, 17, Vithal Nagar Society, 11th N.S. Road, J.V.P.D. Scheme, Bombay-400 049 had purchased the Flat No. 402 on 4th floor of building known at "NAMAN" situated at 22, Dadabhai Road, Andheri (West), Bombay-400 058, hereinafter called as the "SAID FLAT".

AND WHEREAS the VENDOR has got done some additional work in the said flat.

AND WHEREAS the VENDOR is seized and possessed of and otherwise sufficiently entitled to as absolute owner to sale and dispose off the said flat.

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AND WHEREAS by mutual negotiations the VENDOR has agreed to sale and the VENDEE has agreed to purchase the said flat with additional work done alongwith all beneficial rights and interest in the said flat for total consideration of Rs.6,25,000/- (Rupees Six lakhs twenty five thousand only).

AND WHEREAS the Parties hereto wish to reduce the terms and conditions in writing.

NOW THIS INDENTURE WITNESSETH AS UNDER :

1. The VENDOR has agreed to Sale and the VENDEE has agreed to purchase the said premises situated at Flat No.402, on fourth floor of building known as "NAMAN" situated at 22, Dadabhai Road, Andheri (West), Bombay-400058 alongwith all easements, beneficial interests and rights of whatsoever nature for total consideration of Rs.6,25,000/- (Rupees Six lakhs twenty five thousand only).
2. Out of the total consideration of Rs.6,25,000/- (Rupees Six lakhs twenty five thousand only) as agreed upon the VENDEE has paid Rs.3,25,000/- (Rupees Three lakhs twenty five thousand only) to the VENDOR by Cheque No.269961 dated 19-8-93 drawn on Central Bank of India, Versova Road Branch, Bombay, the receipt of which the VENDEE hereby acknowledges. The balance amount of Rs.3,00,000/- (Rupees Three lakhs only) shall be paid on the execution of these presents and the possession of the said flat.
3. The VENDOR hereby agrees to put the VENDEE in peaceful and vacant possession forthwith free from all encumbrances to have and hold unto the VENDEE absolutely the said flat on execution of these presents and payment of full consideration.
4. The VENDOR has agreed to obtain confirmation/no objection of the Builder/Promotor and to get the benefits of the original agreement dated 21st August 1992 transferred to the name of the VENDEE. The VENDOR and the

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VENDEE shall sign and execute all papers, writings, documents, declarations, undertakings, indemnities as may be required by the Builder/Promotor for transfer of the benefits of the said Agreement dated 21st August 1992 as also the consequential right, title and interest of the VENDOR in the said flat to the VENDEE. The VENDEE agrees to abide by all the terms and conditions of the original agreement dated 21st August 1992.

5. The VENDOR hereby declares and covenant that the said flat is free from all encumbrances and she has not created any charge, lien, mortgage or right of whatsoever nature over the said flat.

6. The VENDOR doth hereby declare that she is the absolute owner of the said flat and otherwise entitled to and have full authority to assign, sale, transfer or otherwise dispose of the said flat and nobody else has got any share, right or title of whatsoever nature over the said flat.

7. The VENDOR doth hereby declare that the said flat is free from all debts and liabilities till the date of execution of these presents and she will be personally liable and responsible to pay all the taxes, maintenance charges and other outgoing and incidental charges of whatsoever nature. The VENDOR further declares that she has made full payment of the consideration and other charges to the Builder/Promotor.

8. The VENDOR hereby undertakes to indemnify and keep the VENDEE indemnified against all claims, charges, actions, suits and proceedings relevant to and in connection with the said flat which may arise in connection with any undischarged dues or claims by Builder/Promotor or any other party.

9. The VENDOR dothe hereby agree to execute all such deed, documents and writings as may be required from time to time for effective transfer of said flat in the name of the VENDEE.



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10. The VENDOR doth hereby covenant and declare that from the date of execution of this agreement and putting the VENDEE in possession of the said flat neither she nor her legal heirs or representatives shall have any right, interest and title of whatsoever nature in the said flat.

11. The VENDOR shall deliver to the VENDEE all original documents including agreement and receipts of payments to the Builder/Promotor or any other receipts to the VENDEE.

12. The stamp duty and registration charges as payable shall be paid by the VENDEE.

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

SIGNED AND DELIVERED by the
withinnamed Shri JITENDRA
BHURALAL DAVE, the VENDOR, in
the presence of B.H. Dave.....

Jitendra B. Dave

SIGNED AND DELIVERED by the
withinnamed Smt. POOJA UMESH
ADVANI, the VENDEE, in the
presence of

P. Advani
Jitendra D. Dave

JITENDRALAL D. SARAH

I SAY RECEIVED :

Rs. 3,25,000

By Cheque No. 269961 dated 19-8-93
drawn on Central Bank of India,
Versova Road Branch, Bombay.

Rs. 3,00,000

By Cheque No. 269965 dated 31-8-93
drawn on Central Bank of India,
Versova Road Branch, Bombay.

Rs. 6,25,000

Jitendra B. Dave

(JITENDRA BHURALAL DAVE)
VENDOR



NAMAN CO-OPERATIVE HOUSING SOCIETY LTD.

Reg. No. BOM / WKW / HSG / TC / 12934 / 2004-2005 / Yr. 2005 Dt. 26/4/2005

Plot No. 15, CST No. 11

22, Dadabhai Road, Andheri (W.), Mumbai - 400 058.

Member's Register No. 111

No. 11

Authorised Share Capital Rs. 250/- Divided into 5 Shares each of Rs. 50/- only

THIS IS TO CERTIFY that ~~Shri~~/Smt. Pooja Umesh Advani

of Mumbai - 400 058. is the Registered Holder of Shares Five

From No. 056 to 060 Rupees fifty each

(Rs. 50/- each) In the **NAMAN CO-OPERATIVE HOUSING SOCIETY LTD.**

22, Dababhai Road, Andheri (W.), Mumbai - 400 058. subject to the Bye-Laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 26th April 2005



Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

P. T. O.

[Handwritten initials]
[Handwritten initials]
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