



Friday, January 30, 2004

11:06:17 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

धेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

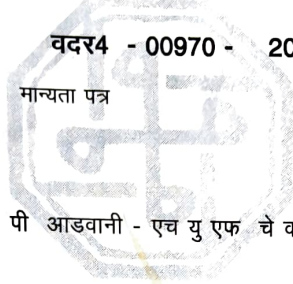
पावती क्र. : 968

गावाचे नाव अंधेरी

दिनांक 30/01/2004

दस्तऐवजाचा अनुक्रमांक वदर4 - 00970 - 2004

दस्ता ऐवजाचा प्रकार मान्यता पत्र



सादर करणाराचे नाव: नरेश पी आडवानी - एच यु एफ चे कर्ता

नोंदणी फी :- 21000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 340.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (17)

एकूण रु. 21340.00

आपणास हा दस्त अंदाजे 11:20AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह. दुय्यम निबंधक अंधेरी-२,  
शुंबई उपनगर जिबहा.

बाजार मुल्य: 2065000 रु. मोबदला: 2100000रु.

भरलेले मुद्रांक शुल्क: 126750 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: युनायटेड बँक ऑफ इंडिया, मुं 51;

डीडी/धनाकर्ष क्रमांक: 006400; रक्कम: 21000 रु.; दिनांक: 29/01/2004

ला, नमन बिल्डींग नं. 22

नाव: -; ईमारत नं: -; पेट/वसाहत: -;

फ्लॉट नं: 403; गल्ली/रस्ता: -;

गाहर/गाव: -; तालुका: अंधेरी प; पिन:



दस्ताक्रमांक व वर्ष: 970/2004

Friday, January 30, 2004

11:07:26 AM

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : अंधेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,100,000.00  
बा.भा. रु. 2,065,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 149 वर्णन: फ्लॅट नं. 403, 4 था मजला, नमन बिल्डींग नं. 22
- (3) क्षेत्रफळ (1) 912 चौ फुट बिल्ट अप
- (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) - - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) नरेश पी आडवानी - एच यु एफ चे कर्ता ; घर/फ्लॅट नं: 403; गल्ली/रस्ता: -; ईमारतीचे नाव: नमन ; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: अंधेरी प ; पिन: 58.
- (7) दिनांक करून दिल्याचा 30/01/2004
- (8) नोंदणीचा 30/01/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 970 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 116750.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 21000.00
- (12) शेरा



GENERAL STAMP  
OFFICE  
TOWN HALL  
FORT, MUMBAI  
MAH-GSO/0064

भारत 30595 SPECIAL ADHESIVE  
129764 JAN 14 2004  
R.0000020/PB1032  
INDIA STAMP DUTY MAHARASHTRA

**: DEED OF CONFIRMATION :**

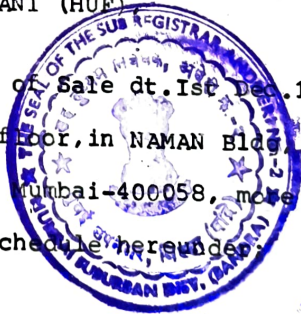
THIS DEED OF CONFIRMATION is made and entered into at Mumbai on this 30th day of JANUARY, 2004, BY AND BETWEEN SHRI.NARESH.P.ADVANI (HUF), represented through its Karta SHRI.NARESH.P.ADVANI, an adult, of Mumbai,

*for*

hereinafter referred and referred to as "the PURCHASER/ CONFIRMING PARTY" (Which expression shall mean and include the heirs, executors, administrators & assigns) of the PARTY TO THIS DEED:

WHEREAS SMT.URMILA.J.BHABHERA, the Vendor and the Purchaser SHRI.NARESH.P.ADVANI (HUF)

have entered into an Agreement of Sale dt. 1st Dec, 1997, in respect of Flat No.403, 4th floor, in NAMAN Bldg. at 22, Dadabhai Road, Andheri (W) Mumbai-400058, more particularly described in the Schedule hereunder:



*for*

बदर-४/  
६००१९  
२००४

..2/

..2..

AND WHEREAS the Party/s hereto abovenamed have failed to appear before the Sub-Registrar of Assurances, at Bandra (E) Mumbai-400051, within the time limits granted for the purpose of Registration of Documents as per the Provisions of Section 4 of Maharashtra Ownership Flats (Regulations of Promotion, Construction, Sale, Management Act, 1963 read with Indian Registration Act, 1908.

AND WHEREAS the Party/s hereto Purchaser hereinabove has paid/agreed to pay the Stamp duty as per Market Value .

AND WHEREAS the Party/s by this DEED OF CONFIRMATION Confirm the said Document dated. 1st December, 1997 which is annexed and marked as EXHIBIT-A.

*Handwritten signature*



..3/

बंदर-४/
<i>Handwritten signature</i>
२००४

!NOW THIS DEED WITNESSES AS UNDER!

1. That the Confirming Party Purchaser hereinabove entered into an Agreement of Sale dated. 1st Dec.1997, with Vendor SMT.URMILA.J.BHABHERA,hereinabove and failed to appear before the Sub-Registrar of Assurances, at Bandra (E) Mumbai-51 . Therefore today by this Deed of Confirmation the Confirming Party/s Confirm this Document for and on the same terms and conditions mentioned in the said Document.

2. That the Confirming Party/s appear before the Sub-Registrar of Assurances,at Bandra (E) Mumbai-400051, with this Deed of Confirmation to register the said Document as it has been executed today and presented the same for Registration as per the Registration of Documents Act, within time limit of the said for the purpose of Registration of this Deed.

IN WITNESS WHEREOF the Party/s hereto have hereunto set and subscribed their respective hands,signatures on the day,month and year hereinabove written;



*[Handwritten signature]*

..4/

बंदर-४/
२००८
२००८

THE SCHEDULE OF THE PROPERTY :

Flat No. 403 ,on 4th Floor,  
in the Building known as NAMAN Building,  
22,Dadabhai Road,Andheri (W),  
situate,lying and being at Mumbai-400058,  
adm.760 Sq.fts Carpet,Village:Andheri,  
CTS No.149,Taluka:Andheri,Construction  
of 1990 year.

SIGNED SEALED & DELIVERED )  
by the withinnamed )  
PURCHASER SHRI.NARESH.P. )  
ADVANI (HUF),represented )  
through its Karta SHRI.NARESH )  
.P.ADVANI,in the presence of )

*Handwritten signature*

PURCHASER.

(Through its Karta)

- 1. ....
- 2. ....



बदर-४/	
६६०	२
२००४	

आ., म. दि. क्र. १८६१, दि. ३१-८-९५

विशेष-मतांक १६ म.

ओळखचिन्ह क्रमांक

आ. आ., म. दि. क्र. १८६१, दि. ३१-८-९५

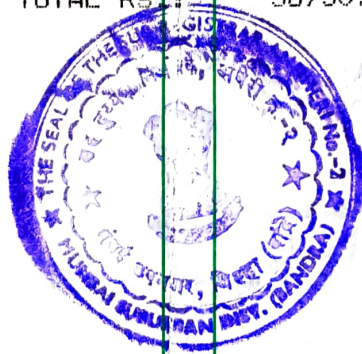
विशेष-मतांक १६ म.

Enter code : 2  
te : 25/11/97

ओळखचिन्ह क्रमांक 17  
ज्ञापन अनुक्रमांक

MR. NARESH P. ADVANI (H.U.F.)

प्रपत्रांचे वर्णन (१)	प्रपत्रांची संख्या (२)	प्रत्येक प्रपत्रावरील मूल्य (३)		एकूण रक्कम (४)	
		रु.	पै.	रु.	पै.
L/ADHV	1	36750		36750.00	
		TOTAL RS :		36750.00	



याजकडून समासात लिढिल्या  
प्रमाणे मतांक शल्कांचे मूल्य  
म्हणून ----- रक्कम  
मिळाली 36750.00

१९९७  
25/11/97  
लिपिक

रु 36750.00 मिळाले

सेखपाल

S. S. KAMADI\*\*M.M.R.D.A.\*\*

रीतसर मतांकित केलेले  
दस्तावेज मिळाले.

सहायक निजक

प्राप्तकीसही.

शासना-टीए-१००६-अप्रसकमं ७-२-९,००० प./१०० प.ने दोन प्रतय-सी

बद-४/  
२००४

GENERAL STAMP OFFICE  
EXTENDED SALES COUNTER  
MMRDA BLDG, BANDRA (E)  
MUMBAI - 400 051  
MAH/GSO/010



STAMP DUTY

महाराष्ट्र  
SPECIAL ADHESIVE

Rs. ≈ 0090000

25.11.97

281993

00047

INDIA

MAHARASHTRA

# 11257919098

I. M. PATEL  
INSPECTOR OF STAMPS

PROTECTOR OFFICER

G. V. M. M. K. D. A.  
MUMBAI - 400 051.

*on money shows end only*

GENERAL STAMP OFFICE  
EXTENDED SALES COUNTER  
MMRDA BLDG, BANDRA (E)  
MUMBAI - 400 051  
MAH/GSO/010



STAMP DUTY

महाराष्ट्र  
SPECIAL ADHESIVE

Rs. ≈ 0036750

25.11.97

281993

00047

INDIA

MAHARASHTRA

# 11257920293

I. M. PATEL  
INSPECTOR OF STAMPS

PROTECTOR OFFICER

G. V. M. M. K. D. A.  
MUMBAI - 400 051.

AGREEMENT OF SALE

*Amexer not payed*

ARTICLES OF AGREEMENT entered into at Mumbai on this

day of *1<sup>st</sup>* December 1997 between SMT URMILA J. BHABHERA

an Indian inhabitant resident of Mumbai city (which expression shall unless be repugnant to the context or meaning thereof mean & include her heirs, executors and assigns ) hereinafter called as the " THE VENDOR " of the FIRST PART and ✓ SHRI NARESH P. ADVANI(HUF), represented through its karta SHRI NARESH P. ADVANI, also an Indian inhabitant resident of Mumbai city (which expression shall unless it be repugnant to the context and meaning thereof mean & include his heirs, executors administrators & assigns) hereinafter called as the "THE PURCHASER" of the SECOND PART.

WHEREAS the Vendor had purchased flat no 403 on 4th floor in building known as "NAMAN" adm 760... area situated at 22, Dadabhai Road, ... (W), Mumbai 400058 (hereinafter referred to as the ... flat) from ... Sky Build Enterprises as per article of agreement dated 27.03.92.



AND WHEREAS thereafter the Vendor has been allotted car parking space in the society

*Johann*  
*vijabhakha*

दर-४/  
ewole  
२००४



AND WHEREAS the Vendor is legal & bonafide owner well and sufficiently entitled to possession of the flat & the car parking space allotted by the promoter.

AND WHEREAS the Vendor has agreed to sell and actually sold and assigned and the purchaser has agreed to purchase & actually purchased and acquired all the rights, title and interest of the Vendor in the said flat together with permanent and absolute right to use and occupation of the said flat alongwith car parking space at a total consideration of Rs 21,00,000\-(Rs Twenty one Lakhs only)

AND WHEREAS, the parties hereto are desierious of recording the terms and condition of this agreement into writing

NOW THIS INDENTURE WITNESSESS AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The Vendor has sold & the purchaser has purchased the above flat & car parking space for a total consideration of Rs 21,00,000\-( Rs Twenty One Lakhs only)

The purchaser has paid Rs 21,00,000/-(Twenty one lakhs only) on the execution of this agreement vide P.Order. 007491 dated 27-11-97 drawn on Central Bank of India, which shall be treated as full & final payment against the sale consideration.

The Vendor hereby admit and acknowledges to have received the said sum of Rs 21,00,000/- (Twenty One Lakhs) as the full & final consideration against the sale price of the said flat & car parking space.



*Handwritten signature/initials*

*Handwritten signature/initials*

*Handwritten signature/initials*  
दर-४/ :  
२०० १९०

The Vendor has handed over the possession of the said flat upon the execution of this agreement.

2. The Vendor has transfereed all his rights in the above flat upon the execution of this agreement.

3 The Vendor hereby covenant with the purchasers as follows:

i. That the Vendor is holding the rights to the said flat and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever into or upon the said flat either by way of sale , charges, lein, gift, trust lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the purchaser.

ii. That the Vendor has not created any charge or encumbrances of whatsoever nature in respect of the said rights or flat or car parking space nor are the said rights or flat or car parking space subject matter of any litigation nor has the vendors created any tenancy or leave & licence or any rights in favour of any one in respect of the said flat except stated hereinabove.

iii. That the Vendor shall pay to the concerned authorities their share of taxes and outgoing in respect of the said flat and car parking space till the occupancy by them and if any amount is recovered from the purchaser relating to the said flat the same shall be made over by the vendor to the purchaser.



*J. Swami*  
*vijayalakshmi*



iv. That the vendor shall whenever required to from time to time and all time herein after execute and sign or caused to be executed and signed all such letters, forms, applications deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the rights of the said flat unto and to the use of the purchaser forever.

v. All the original document, deeds, letters pertaining to the above flat shall be handed over to the purchaser upon execution of this agreement.

4. The purchaser hereby covenant with the vendor as follows:

i. That the purchaser after getting possession of the said flat shall regularly pay to the concerned authorities or society whenever formed its proportionate contribution of the municipal taxes, water & electricity and maintenance and other charges and outgoing payable in respect of the said flat .

ii. That the purchaser shall observe & perform and oblige by all the rules & regulation & byelaws of the said society whenever formed from time to time in force.

i. Stamp registration charges, if any payable on this agreement shall be born by the purchaser only.

Any escalation or transfer fee if any for the transfer of flat shall be born by both the parties to this agreement equally.



Jovani  
Vijabhathe

दर-४/
२००८

v. This agreement has been executed in Mumbai, the property is situated in Mumbai and payment has been in Mumbai, and is subject to Mumbai jurisdiction.

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands and seal, the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED )  
by the withinnamed SMT URMILA J.)  
BHABHERA as Vendor in the )  
presence of. Jitendra J. Bhabhera )  
..... )

*J. Bhabhera*

Jitendra J. Bhabhera

SIGNED, SEALED AND DELIVERED by )  
the withinnamed SHRI NARESH P. )  
ADVANI as karta of NARESH P. )  
ADVANI(HUF) as purchasers in )  
the presence of. Umesh P. Advani )  
..... )

*Umesh P. Advani*



४२-४/  
६६० १३  
२००८

मालमतेच्या रजिस्टर कार्डातील उतारा

369

दिनांक 07/07/2002

तालुका - अंधेरी ; जिल्हा - मुंबई उपनगर, मुंबई

बदर-8/  
2922/2002  
2002

मिती नं. 332E-6  
सं. सीटर नं. 3  
सरकारला भरलेल्या सफ-याचा अर्थ  
खंडाचा तपशिल व तो केव्हा बदलावयाचा

97E 332E-6 C  
- विनयेती धारा नं. 50E  
9-C-07 सायब  
7 दिवसांची धारा नं. 50E/-  
व्यापार नं. नं. 2001/-  
मुदत 2/1/02 ते 31/01/02

तहोवादीचे हक्क :-

सा 19 मध्ये धारण करणाऱ्यांचा हक्क कसा प्रामाणिकपणे जोपर्यंत तपास लागला तोपर्यंत

7677  
2002

2- लालीगा w/o आनी हमजा



महत्त्वदार :-

इतर बोजे :-

इतर शेर :-

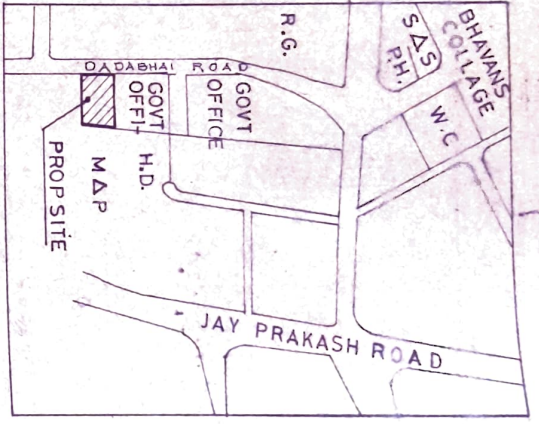
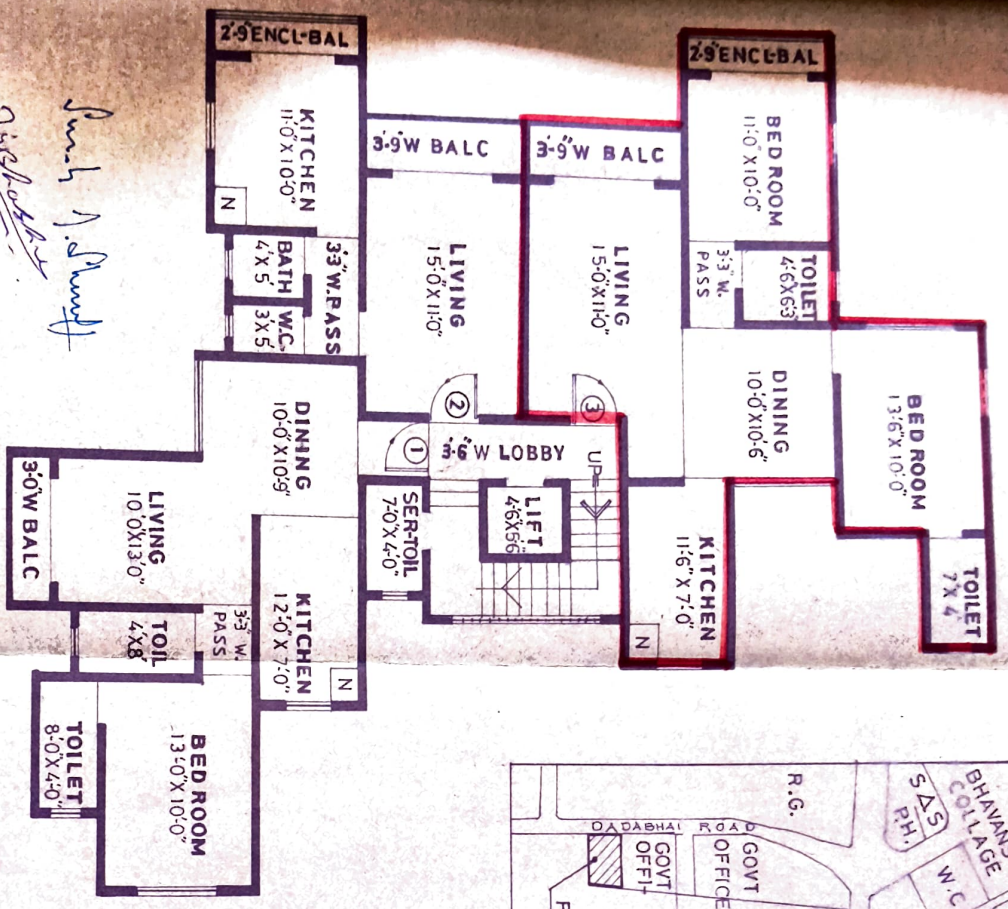
तारीख	व्यवहार	व्हॉल्यूम नं.	नविन धारण करणाऱ्यांना (ध) अथवा इतर बोजा असणारा (इ)
1	2	3	4
31/07/02	सा. उपविभागाच्या साधिकांनी कम. 2110-4 13/12 दि. 4/13/02 अन्वये (सा. उपविभागाच्या साधिकांनी)		मुंबई उपनगर नगरातील मुदत 2/1/02 ते 31/01/02
11/08/02	सा. उपविभागाच्या साधिकांनी कम. 2110-4 13/12 दि. 4/13/02 अन्वये (सा. उपविभागाच्या साधिकांनी)		(H) 1) मेलबुल अंश 2) सायब अंश 3) सायब अंश 4) सायब अंश



बदर-8/  
2922/2002  
2002

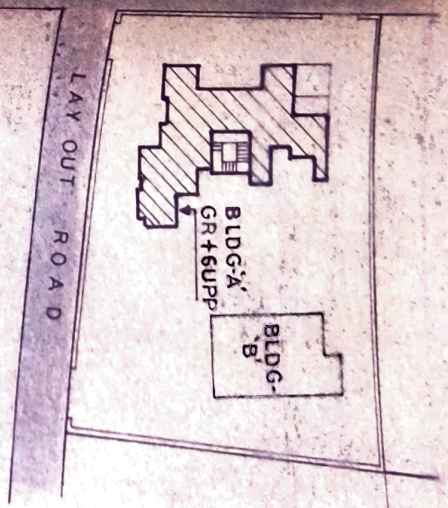
*Santhi J. Shetty*  
*Architect*

**TYPICAL FLOOR PLAN**  
 (2nd TO 5th floor)



**LOCATION PLAN**  
 SCALE 1:4000

← DADABHAI ROAD →



**BLOCK PLAN**  
 SCALE-1:500

**"NAMAN"**

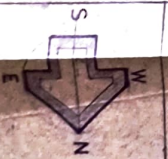


**SKY BUILD ENTERPRISE**

JEEVAN SURABH SOCIETY,  
 17, VITHAL NAGAR,  
 11TH, NORTH SOUTH ROAD,  
 J.V.P.D. SCHEME BOMBAY-49,  
 PHONE-6493985.

PROPOSED REST BLDG ON PROPERTY  
 BEARING F.P.NO.15, T.P.S.II ANDHERI  
 2ND VIRIATION C.T.S.NO-149 (PT)  
 DADABAI ROAD ANDHERI(W)  
 BOMBAY.

NORTH



JOB NO.  
1025/A

DATE  
8TH AUG 1990

SCALE  
1/8" TO A FOOT

DRAWN  
PRAKASH



**G.K. VANWARI**  
 ARCHITECT

4, MANSARVAR, S.V. ROAD, SANTACRUZ (W)  
 BOMBAY 400 094 PHONE: 6490239 6493666



# 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. 112

No. 12

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

THIS IS TO CERTIFY that Shri/Smt. Naresh P. Advani

(Karta of Naresh P. Advani HUF)

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

From No. 061 to 065 Rupees Fifty each

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

22, Dadabhai 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 26<sup>th</sup> April 2005



Chairman [Signature]

Hon. Secretary [Signature]

Member of the Committee [Signature]

P. T. O.

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**SKY-BUILD ENTERPRISE**

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