

OFFICE OF THE SUB-REGISTRAR  
 VASHI, DIST:- THANE  
 MAHICCRAJ02/YEAR - 2000

भारत 4305 SPECIAL INK  
 123453 MAR 27 2002

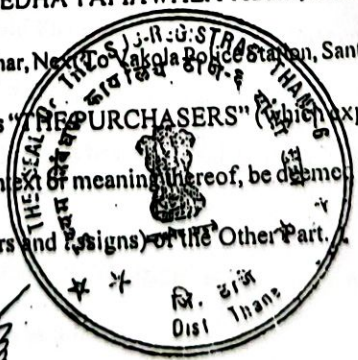
Rs 0035810 PB 0102  
 INDIA STAMP DUTY MAHARASHTRA

21/03/2002  
 PROPER OFFICES  
 SUB - REGISTRAR  
 THANE-III (VASHI)

AGREEMENT OF RE-SALE

THIS AGREEMENT made this 19th day of MARCH, 2002 AT NAVI MUMBAI,  
 BETWEEN 1) MR. CHANDRASHEKAR MANGAT KARKAD 2) MISS DAYA  
 CHANDRASHEKAR Adults, Indian Inhabitants, having address at Flat No. A-2/1:1,  
 on first floor, Guru Kripa Co-op. Hsg. Soc. Ltd., Sector-3, Sanpada, Navi Mumbai,  
 hereinafter referred to as "THE VENDORS" (which expression shall, unless it be  
 repugnant to the context or meaning thereof, be deemed to include their heirs,  
 executors and administrators) of the One Part and 1) MR. PARESH  
 TAPIAWALA 2) MR. MEDHA TAPIAWALA Adults, Indian Inhabitants having  
 address at 2/89, Anand Vihar, Next To Yakola Police Station, Santacruz(E), Mumbai-55,  
 hereinafter referred to as "THE PURCHASERS" (which expression shall, unless  
 it be repugnant to the context or meaning thereof, be deemed to include their heirs,  
 executors, administrators and assigns) of the Other Part.

THE COPY



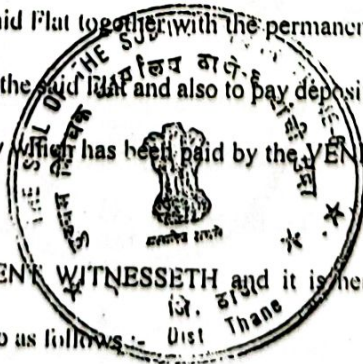
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WHEREAS by an Agreement of Sale made at Navi Mumbai on 4th February, 1994 between the CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA Ltd., a Company incorporated under the Companies Act 1956, having its registered office at 2nd floor, Nirmal, Nariman Point, Bombay 400 021, (hereinafter referred to as "THE CIDCO") of the One Part and 1)MR. CHANDRASHEKAR MANGAT KARKAD 2)MISS DAYA CHANDRASHEKAR the owner of the Other Part (hereinafter referred to as "The Said Agreement") the CIDCO agreed to sell and transfer and the VENDORS agreed to Purchase and acquire Flat No.A-2/1:1, on the First Floor, admeasuring about 76.900 Sq.mtrs. Built up Area + 10.650 Sq.mtrs. Attached Terrace, situated at Sector-3, Sanpada, Navi Mumbai, Tal. & Dist. Thane, (hereinafter for brevity's sake referred to as "The Said Premises") together with the permanent and absolute rights of use and occupation of the said Flat No.A-2/1:1.

AND WHEREAS the VENDORS has in terms of the said Agreement paid to the CIDCO the entire consideration of Rs.4,64,407/- (RUPEES FOUR LAKHS SIXTY FOUR THOUSAND FOUR HUNDRED SEVEN ONLY) mentioned in Clause No.9 thereof.

AND WHEREAS the VENDORS has agreed to sell and transfer and the PURCHASERS has agreed to Purchase and acquire the rights, title and interest of the VENDORS in the Said Flat together with the permanent and absolute rights of use and occupation of the said Flat and also to pay deposit for the formation of the Co-Operative Society which has been paid by the VENDORS.



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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as follows :-

*[Handwritten signatures]*

*MR. Tapaswala Charanlal*



1. Subject to the prior permission being obtained in writing by the VENDORS from the CIDCO, the VENDORS shall sell and transfer and the Purchasers shall purchase and acquire the said Flat No.A-2/1:1, on the First Floor, of the building known as "A-2" type together with the permanent and absolute right of use and occupation of the said Flat together with the benefits in the deposit lying CIDCO, for a Lump Sum price of Rs.8,80,011/- (RUPEES EIGHT LAKHS EIGHTY THOUSAND ELEVEN ONLY).

2. The Purchasers shall pay to the VENDORS a sum of Rs.8,80,011/- (RUPEES EIGHT LAKHS EIGHTY THOUSAND ELEVEN ONLY) shall be paid as follows :

i) Rs.75,000/- shall be paid on or before execution of this Agreement.

(the receipt of which the VENDORS doth hereby admit and acknowledge and or and from the payment of the same and every part thereof).

ii) Balance of Rs.8,05,011/- to be paid within 30 days on raising housing Loan.

Time is being essence of this agreement, balance payment must be made within prescribed time.

3. The VENDORS doth hereby covenant with the Purchasers that the Said Premises agreed to be hereby sold are free from encumbrances and that he has power to transfer and deliver possession of the said Flat No.A-2/1:1 to the Purchasers.

4. The VENDORS in pursuance of the said Agreement and in consideration of the said sum of Rs.8,80,011/- (RUPEES EIGHT LAKHS EIGHTY THOUSAND ELEVEN ONLY) to be paid by the PURCHASERS to the VENDORS as



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*(Handwritten signatures)*

*Mr. Papiwala*  
*Papiwala*

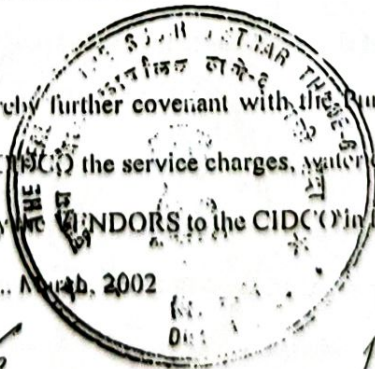
aforesaid shall deliver to the Purchasers vacant possession of the said Flat No. A-2/1:1 on full & final Payment.

5. The VENDORS shall apply to the CIDCO and seek permission from the CIDCO for permitting him to transfer and assign to the Purchasers his/her/their rights, interest and benefits under the said Agreement and also permitting his to sell and transfer to the Purchasers the said Flat on the First Floor, of the building known as 'A-2' type together with the permanent and absolute rights or use and occupation of the Said Flat, within a period of one month from the date thereof. The Purchasers agrees to bear and pay to the CIDCO wholly and exclusively such transfer charges as may be determined by CIDCO under Clause No. 13 of the said Agreement.

6. On obtaining permission in writing from the CIDCO, the VENDORS shall assign and transfer all his/her/their rights, interest, title and benefits arising out of the said Agreement dated 4th FEBRUARY, 1994, mentioned hereinabove including the deposits standing to the credit of the VENDORS with the CIDCO by executing a Deed of Assignment in favour of the Purchasers and registering it with the Sub-Registrar of Assurance within a period of the month from the date of obtaining permission in writing from the CIDCO permitting the VENDORS and transfer to the PURCHASERS the said Flat.

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7. The VENDORS doth hereby further covenant with the Purchasers that the VENDORS has paid to the CIDCO the service charges, water charges and other charges which are payable by the VENDORS to the CIDCO in respect of the said Flat for the period ending .... Month, 2002



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*[Handwritten signature]*

*[Handwritten signature]*

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*[Handwritten signature]*



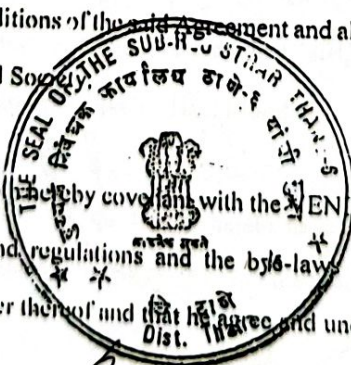
8. The VENDORS doth hereby further covenant with the Purchasers that the Purchasers shall henceforth quietly and peacefully possess and occupy and enjoy the said premises without let, hindrance, denial demand, interruption or eviction by the VENDORS or any other person or persons lawfully or equitably claiming through under or in trust for the VENDORS.

9. That the PURCHASERS shall be entitled to have and hold the possession, occupation and use of the said Flat and the PURCHASERS shall so hold the same unto and the use and benefit of the PURCHASERS himself/themselves his/their/her heirs, successors and assigns for ever without any claim, charge, rights, interest, demand or line of the VENDORS or any person or person claiming through or under them or in trust for them subject to payment by the Purchasers of all taxes, assessments, charges, duties or calls made by the Housing Society, Government, Revenue or local Authorities hereafter in respect of the premises and the Land.

10. The PURCHASERS doth hereby covenant with the VENDORS that save and except as aforesaid the PURCHASERS shall from the date of these presents pay his share of taxes and outgoings as mentioned in the said Agreement dated 4th FEBRUARY, 1994, and shall also become a member of the GURUKRIPA Co-op. Hsg. Soc. Ltd., formed by all the Flat-Owners of the said building and shall carry

out the terms and conditions of the said Agreement and also abide by the rules and regulations of the said Society

11. The Purchasers doth hereby covenant with the VENDORS that he/they shall abide by the rules and regulations and the bye-laws of the said Society on admission as a member thereof and that he/they agree and undertake to pay and dis



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charge all calls, demands, contributions and dues which the said Society may hereafter make in respect of the said premises.

12. The VENDORS hereby further covenants with the Purchasers that the VENDORS shall from time to time and at all times whenever called upon by the Purchasers or his/their Advocate or Attorneys do and execute or cause to be done or Executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the Purchasers in the premises agreed to be hereby sold unto and to the use of the Purchasers as shall or may be reasonably required but at the cost of the Purchasers.

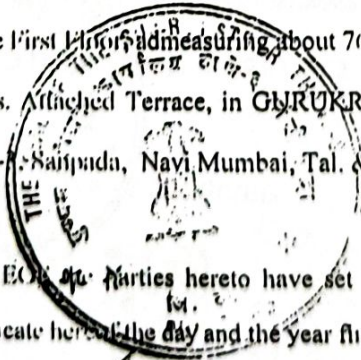
13. The said Agreement dated 4th FEBRUARY, 1994 and all other relevant papers and receipts for payments made by the VENDORS have been duly delivered by her to the PURCHASERS the execution of these presents.

14. Save and except as aforesaid all the terms and conditions of the said Agreement dated 4th FEBRUARY, 1994 shall be binding on the PURCHASERS as if all the terms and conditions were bodily incorporated in this Agreement.

SCHEDULE

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Flat No.A-2/1:1, on the First Floor measuring about 76.900 Sq.mtrs. Built up Area + 10.650 Sq.mtrs. Attached Terrace, in GURUKRIPA Co-op. Hsg. Soc. Ltd., situated at Sector-1, Sahajpada, Navi Mumbai, Tal. & Dist. Thane.



**TRUE COPY**

IN WITNESS WHEREOF the Parties hereto have set their respective hands hereunto and to a duplicate hereof the day and the year first hereinabove written.

Pratapwala

Paniawal



SIGNED, SEALED AND DELIVERED )  
 by the withinnamed 'VENDORS' )  
 1) MR. CHANDRASHEKAR MANGAT KARKAD )  
 2) MISS DAYA CHANDRASHEKAR )  
 in the presence of ..... *[Signature]* )

*[Signature]*  
 Through e. A.

SIGNED, SEALED AND DELIVERED )  
 by the withinnamed 'PURCHASERS' )  
 1) MR. PARESH TAPIAWALA )  
 2) MR. MEDHA TAPIAWALA )  
 in presence of ..... *[Signature]* )

*[Signature]*  
*[Signature]*

**RECEIPT**

RECEIVED from the withinnamed PURCHASERS 1) MR. PARESH TAPIAWALA 2) MR. MEDHA TAPIAWALA the Purchasers the sum of Rs. 75,000/- (RUPEES SEVENTY FIVE THOUSAND ONLY) being the PART AND ADVANCE payment within mentioned, in respect of the Flat No. A-2/1:1, on the First Floor, situated at Gurukripa Co-op. Hsg. Soc. Ltd., Sector-3, Sanpada, Navi Mumbai, Dist. Thane.

**Mode of Payment :**

- i) Rs. 30,000/- by Cheque No. 148512, Dt. 01.03.2002. Drawn on HDFC Bank Branch.....
- ii) Rs. 45,000/- by D.D. No. 153, Dt. 09.03.2002, issued by HDFC Bank Branch.....

**TRUE COPY**



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1) MR. CHANDRASHEKAR MANGAT KARKAD  
 2) MISS DAYA CHANDRASHEKAR

Witness :

*[Signature]*  
*[Signature]*

**CIDCO**  
**INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED**  
 Marketing Section (DRS-87)  
 CIDCO Bhavan CBD - New Bombay - 400 614

MM/DRS-87/OP

Date: 16/06/93

CHANDRASEKAR MANGATKARAKAD  
 DYCH DNGC TF NIRMAL  
 NARMAN POINT  
 BOMBAY 400021



S-2-709 / 1 G Road No. 12  
 Banjara Hills, Hyderabad - 500 094  
 864

Sub: - Allotment of Tenement on Outright Purchase Terms under DRS-87 Scheme  
 Ref: - Your Application No. 43580

In continuation to this we inform you that the below mentioned tenement is allotted to you in the said location in the computerised draw held on 23rd Jan. 1993 supervised by a committee of observers including representatives of allottees as independent observers who were invited for the

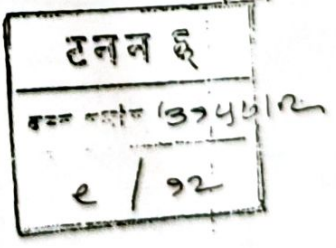
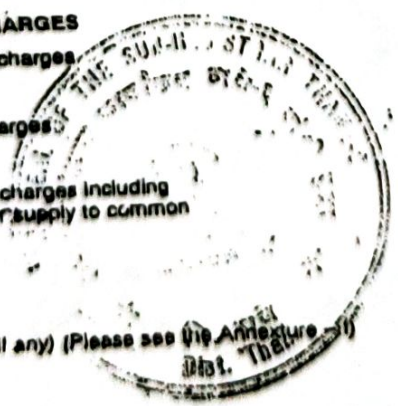
**DETAILS OF THE TENEMENT ALLOTTED TO YOU**

	1) Name	2) Sector No.	3) Type	4) Wing No./Floor	5) Tenement No.	6) Area M <sup>2</sup>	7) Rate per M <sup>2</sup>	8) Amount (In Rs.)
1) Name	SANPADA	3	****	1	1	76.900	5648.00	434331.00
2) Sector No.						10.650	2824.00	30076.00
3) Type								
4) Wing No./Floor	A-2							
5) Tenement No.								
6) Area M <sup>2</sup>								
7) Rate per M <sup>2</sup>								
8) Amount (In Rs.)								
Sub total (A)								464407.00

9) Amount (In Rs.)	10) Sub total (B)
10) Sub total (A)	464407.00
11) Amount PAID	
12) 1st Instalments (assumed)	374760.00
13) Registration charges & accrued interest @ 14% compounded	20602.00
14) Sub total (B)	395362.00

15) Amount PAYABLE	16) Sub total (C)
15) Amount PAYABLE	
17) MISCELLANEOUS CHARGES	
18) SEB connection charges	69043.00
19) Share Money	34523.00
20) Documentation charges	20063.00
21) Seal of Lock	260.00
22) Water connection charges including three phase power supply to common water pump	100.00
23) Sub total (C)	1000.00
24) Sub total (D)	21423.00

OTHER CHARGES (if any) (Please see the Annexure)  
 Yours faithfully



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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Regd. Office: 'NIRMAL' 2nd Floor, Nariman Point, Bombay-400 021.  
GRAM: 'CITWIN' • PHONES: 2022481/2022420/2022609/2022579.

Head Office: 'CIDCO BHAVAN,' Belapur, New Bombay-400 814.  
PHONES: STD.0216-681261/681242, 3, 4/681066/681069 • TELEX: 77116 (CIDCO)

Ref. No. CIDCO/MM/DRS/1987/ I

Date: 30/12/88

To

CHANDRASEKAR MANGAYKARAKAD  
DYG ONC 7F NIRMAL  
NARIMAN POINT  
BOMBAY

PRIORITY = FIRST  
CATEGORY : HIRE

400021

12/11/89

UNRECORDED

Sub: Demand Registration Scheme—Your application Sl. No. 43580

Sir/Madam,

With reference to your application under the Demand Registration Scheme advertised by this Corporation in July 1987, this is to inform you that it has been decided to take construction programme in the first instance for the following two categories:

Priority-I: Those who are working in New Bombay but do not have any accommodation in New Bombay (both Hire Purchase as well as Outright Purchase).

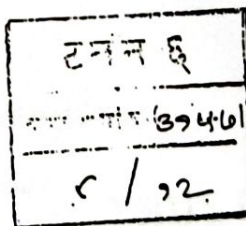
Priority-II: Those who applied on Outright Purchase basis.

As per the details furnished by you in the application your case falls in one of the above categories. In order to scrutinise your application and confirm the final eligibility in one of the above groups, it is necessary for you to submit the following documents:

- 1) Xerox copy of your Ration Card indicating your name and present address clearly, duly attested by Gazetted Officer/Spl. Executive Magistrate/M.L.A./M.L.C.
- 2) An affidavit on non-judicial stamp paper of Rupees Ten only stating clearly that you yourself or your family (family defined as Husband, Wife & dependent children only) do not own a plot/tenement anywhere in New Bombay. The affidavit should be signed before the Metropolitan Magistrate, Public Notary or Executive Magistrate only.

This Corporation has engaged Architects and Construction Management Agencies for taking up the mass housing scheme under the Demand Registration. The tenders on this account are yet to be received. It is, therefore, proposed that in case you are finally found eligible with reference to the above documents, you will be further informed of the likely price for the tenement applied for; in case you agree to the likely sale price etc. you would be finally considered allotment of a tenement.

The purpose of this letter is to ask you to submit these required documents and to keep you informed in the meantime. Information should be submitted before 31st Jan '89.



Yours faithfully,

(A.N. Sabnis)  
Marketing Manager

01/03 '02 21:34

TX/RX NO.9316









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दस्त गोषवारा भाग-1

मोक : 3157/2002  
प्रकार : Agreement

पक्षकाराचे नाव	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
श्री तापीयावाला बद -55	Executant सही <i>[Signature]</i>		
श्री तापीयावाला बद 55	Executant सही <i>[Signature]</i>		
चन्द्रशेखर मांगत कटकड मोतोर	Executor सही <i>[Signature]</i>		
श्री चन्द्रशेखर तर्फ कु.गु. वल्ली चन्द्रशेखर मोतोर	Executor सही <i>[Signature]</i>		

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*[Signature]*  
**TRUE COPY**





दस्त गोपदारा भाग - 2

[टमन6-3157-2002] चा गोपवारा

संख्या : 700592 मोबदला : 880011 भरलेले मुद्रांक शुल्क : 35810

पावती क्र.: 1453 दिनांक: 19/04/2002

पावतीचे वर्णन

नाव: परेश तापीयावाला

र केव्याचा दिनांक : 19/04/2002 11:19 AM

या दिनांक : 19/04/2002

8820 : नोंदणी फी

240 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)).

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

प्रकार : 25) करारनामा

क्र. 1 ची वेळ : (सादरीकरण) 19/04/2002 11:19 AM

क्र. 2 ची वेळ : (फी) 19/04/2002 11:23 AM

क्र. 3 ची वेळ : (कबुली) 19/04/2002 11:25 AM

क्र. 4 ची वेळ : (ओळख) 19/04/2002 11:25 AM

9060: एकूण

र केव्याचा दिनांक : 19/04/2002 11:25 AM

दु. निबंधकाची सही, ठाणे 6

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

इसम झरो निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस: ओळखतात, व ओळख पटविताना.

व जाबदकार, चारी

त पावकर, चारी

धकाची सही

Sm J. G.

पुस्तक क्रमांक..... १२५१

...3946... क्रमांकावर नोंदला

दुष्यम निबंधक ठाणे-६.

पाटीक १९ मार्च-एप्रिल २००२

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