

INDIA NON JUDICIAL

100Rs.

₹ 100

RS 100

सत्यमेव जयते

भारत

एक सौ रुपये

ONE HUNDRED RUPEES

Stamp Office Mumbai

Date..... FEB 2003  
L.S.V. No.....

श्री चोमखलाल ददोया लायसन्स कन्स  
केकर कुज वी एन रोड  
क्रांमोवली (ए), मुंबई ४००

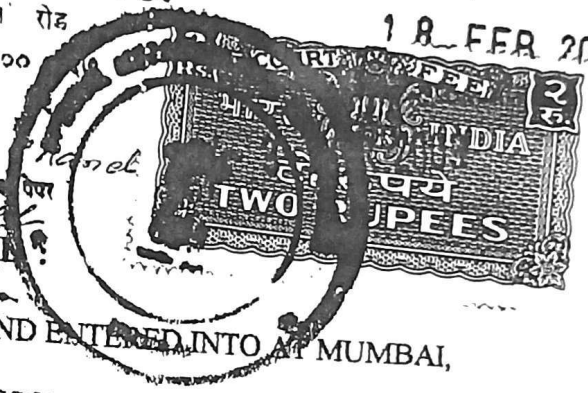
अनु. क्र. 5767  
श्री/श्रीमती J. B.  
श्री/श्रीमती नोन मुदीश्रीयल सेम पिपर

18 FEB 2003

J. V. Shivalkar  
Registrar

198

AGREEMENT FOR SALE  
सहपत्र नादण्यात आले नाही



THIS INDENTURE OF SALE IS MADE AND ENTERED INTO AT MUMBAI,

ON THIS 15th DAY OF April 2003, BETWEEN MR.MASSOM ALI PYAR ALI LAKHANI, aged 53 yrs., Inhabitant of MUMBAI residing at, CHARKOP [1] JEEVANDEEP CO-OP.HSG.

SOC.LTD. ROOM NO.23, PLOT NO.165, SEC.1,RSC-19, CHARKOP, KANDIVALI [W], MUMBAI-67, Herein after called and referred to as the "VENDOR" ( Which expression shall

unless be repugnant to the context or meaning thereof shall mean and include Vendor's heir's, executors, legal representatives administrators and assigns ) OF THE ONE PART AND

MR. JIGNESH BABUBHAI CHAUHAN Aged 28 yrs., & MR. PRAKASH BABUBHAI CHAUHAN residing at, MUMBAI. herein after called and referred to as the "PURCHASERS"

( Which expression shall unless repugnant to the context or meaning thereof shall mean and include Purchasers' heirs, executors, legal representatives, administrators and assigns ) OF THE OTHER

PART ...2



Massom Ali P. Lakhani

Chauhan JB

बदल = ६/ १९९१९० २००९



IN V 360000/

B. No. 25-0489M

CONTINUATION (P. 4) OF THE RETURN

Stamp Act, 1958

10/10/466.109

J. B. Chaudhary

4550/- Four thousand five hundred  
53/- fifty only

4550/- Four thousand five hundred fifty only  
6470/- Six thousand four hundred seventy only

This return is submitted in compliance of section 23 of the Income Tax Act, 1958.

Place: Lucknow  
Date: 1-3-57

*(Signature)*  
Chartered Accountant  
Lucknow



बदर-ह/	
999	99
2000	



**[A] NATURE OF PROPERTY :**

WHEREAS the Vendor herein is the Original allottee / tenant in respect of the PLOT/ ROOM NO.23 a residential accommodation in CHARKOP [1] JEEVANDEEP CO-OP. HSG. SOC.LTD, CLUSTER Plot No.165, SEC.1, RSC- 19, CHARKOP ,KANDIVALI [W],[WORLD BANK PROJECT] MHADA, MUMBAI-67, ADM. 25 SQ. MTRS. Built up Which has been allotted by the MHADA ,hereinafter called as the said ROOM . More particularly described in the schedule mentioned hereinafter.

**NATURE OF MEMBERSHIP :**

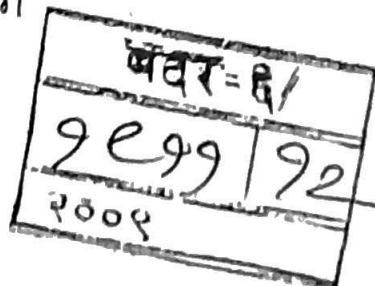
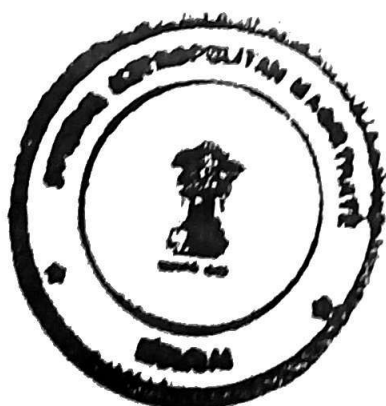
ANDWHEREAS the Vendor is the Bonafide member of CHARKOP [1] JEEVANDEEP CO-OP.HSG.SOC.LTD.PLOT.NO.165,SEC.1,CHARKOP,KANDIVALI[W], MUMBAI-67. [REG.NO.BOM/W.R./HSG/[T.O.]/2934/87-88] and the Society has the certificate no. holding fully paid shares distinctive nos. to in favour of the Vendor and the Vendor is in absolute possession of the shares and the shares as a member.

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*Masumats P. Chauhan*

*Chauhan J.B*

*P.B CHAUHAN*



(C) AND WHEREAS the Society has constructed the ROOMS on the said allotted plot and the Vendor has paid the total construction cost and other charges to the society and Since the date of possession the Vendor is in exclusive possession of the said ROOM, and the Vendor is paying regularly all the charges to the SOCIETY AND MHADA.

(D) AND WHEREAS the Purchasers being in need of a residential accommodation approached the Vendor and requested the Vendor to sell and transfer the said ROOM and also to transfer the shares and membership in his favour and the Vendor has agreed to the same on the certain terms and conditions mutually agreed by and between the parties which are as under :-

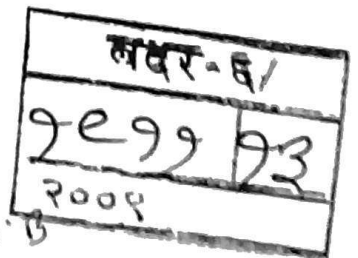
NOW THEREFORE THIS INDENTURE OF SALE WITNESSES AS UNDER :

The total cost /price / consideration of the ROOM NO.23,CHARKOP [1] REVINDEEP CO-OP. HSG. SOC. LTD.,CLUSTER PLOT.NO.165, SEC.1, CHARKOP, KANIVALI [W], MUMBAI-67.[WORLD BANK PROJECT-MHADA], has been mutually agreed and fixed at RS.1,00,000 /-[ RS. ONE LAC ONLY ] by the parties hereof in full and final settlement. The Vendor hereby acknowledge and admit the receipt of the said amount at the foot hereof.

2 In consideration of the above said amount the Vendor hereby agrees to assign and transfer all their rights, title and interest in the above said ROOM and shares and membership of the society along with all the rights into and in favour of the Purchasers for ever and absolutely from the date of the final payment and also agrees to put

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Masomali P. Lathani



Chauhan S.B

P. B CHAUHAN



The Purchaser of the exclusive proceeds of the sale of the K.S.M. shall be the Vendor and the Vendor shall be particularly responsible in the selection, valuation and realization

The Vendor hereby agrees to supply with the purchase of the land and all other required for the transfer of the land (K.S.M.) to the Vendor and further Vendor agrees to supply all the necessary documents and applications etc. in favour of the Purchaser in the said K.S.M. and all the same transferred in the name of Purchaser.

The Vendor hereby declares that

a) The Vendor has not entered into any agreement with any person in relation to the above said K.S.M.

The Vendor declares that except Vendor no other person has any interest in the said

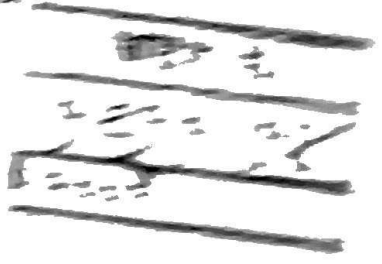
The Vendor declares that except the APPLICABLE VESTING Vendor has not alienated charge with the said K.S.M. or any part thereof with any person and shall be free from all encumbrances

a) The Vendor declares that Vendor has not transferred charge of Vendor's right title and interest in the said K.S.M.

The Vendor hereby declares that Vendor has not entered into any agreement with any person in relation to the above said K.S.M. and shall be free from all encumbrances and shall be free from all claims of whatsoever nature and kind of the Vendor.



Signature  
H. I. S. M. S. S.



The United States and the Government of the Republic of the Philippines have agreed to the terms and conditions set forth in this agreement, which shall be binding on both parties. The agreement shall be in full force and effect from the date of its signing.

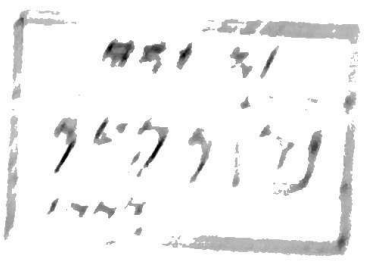
The Government of the Republic of the Philippines shall provide the necessary facilities and services for the operation of the project. The United States shall provide the technical assistance and equipment required for the project.

The Government of the Republic of the Philippines shall be responsible for the management and operation of the project. The United States shall provide the necessary technical assistance and equipment.

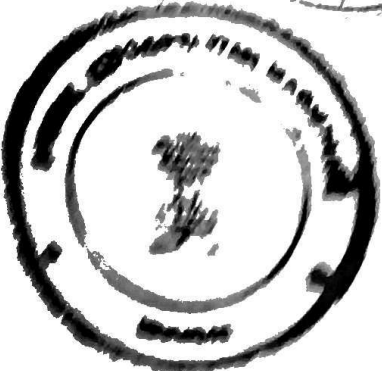
The United States hereby certifies that the amount of the grant is in accordance with the provisions of the Foreign Assistance Act of 1961. The Government of the Republic of the Philippines hereby certifies that the grant is being used for the purposes specified in this agreement.

The Government of the Republic of the Philippines shall be responsible for the management and operation of the project. The United States shall provide the necessary technical assistance and equipment. The Government of the Republic of the Philippines shall be responsible for the management and operation of the project.

The United States hereby certifies that the amount of the grant is in accordance with the provisions of the Foreign Assistance Act of 1961. The Government of the Republic of the Philippines hereby certifies that the grant is being used for the purposes specified in this agreement.



Approved by the Secretary



Secretary of Education  
Department of Education



SCHEDULE OF PROPERTY ABOVE REFERRED:

ALL THAT PIECE AND PARCEL OF THE PLOT/TENEMENT/ ROOM NO.23, @  
CHARKOP (I) JEEVANDEEP CO-OP HSG SOC LTD, CLUSTER PLOT NO 165, SEC. I,  
RSC- 19 [WORLD BANK PROJECT-MHADA] CHARKOP, KANDIVALI (W), MUMBAI-40,  
measuring 25 sq. mtrs. Builtup, Constructed on the plot of land bearing C.T.S NO  
of Village Charkop, Kandivali, Tal. Borivali, Mumbai Sub urban District, which is bound as shown  
below:

- ON OR TOWARDS "EAST" :
- ON OR TOWARDS "WEST" :
- ON OR TOWARDS "NORTH" :
- ON OR TOWARDS "SOUTH" :

322-21
9099 94
2002

together with soil, subsoil, of the said Tenement/Room and along with the common  
use and enjoyment of passage and open space.

IN WITNESSES WHEREOF the parties heretof have hereunto set and subscribed  
their respective hands on the day and the year first herein above mentioned.

SIGNED, SEALED AND DELIVERED  
by the Withinnamed "VENDOR"

in the presence of

MR. MASOOM ALI PYAR ALI

SIGNED, SEALED AND DELIVERED

by the Withinnamed "PURCHASERS"

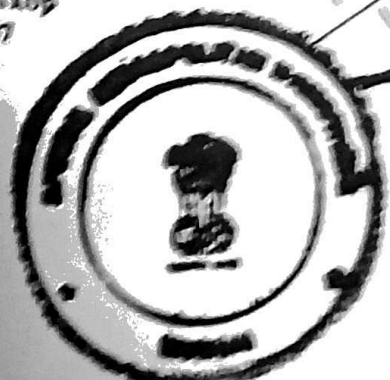
in the presence of

MR. JIGNESH BABUBHAI CHAUHAN

MR. PRAKASH BABUBHAI CHAUHAN

Chauhan JB ✓

P. B CHAUHAN



*[Handwritten signature]*

14/4/03

Belprave

*[Handwritten signature]*  
14/4/03

RAVIN C. SHETH  
ADVOCATE  
Hsg Soc Ltd.  
Charkop  
400 067

Charkop (1) Jeevan Deep Co-op. Housing Society Limited

चारकोप (१) जीवनदीप को-ऑप. हा. सोसायटी लि.

रजि. नं. बीओएम/(डब्ल्यू.आर.)/एच.एस.जी./एच.ओ./२९३४/१९८७-८८

प्लॉट नं. १६५, सेक्टर नं. १, पार्ट (१), चारकोप, कांदिवली (प.), मुंबई - ४०० ०६७.

जीवन दीप ०९'

TO WHOM IT MAY CONCERN

दिनांक: १२.२.२००९

This is to Certify that, Room No. B-23, is admesuring 25 sq. meter built up area.

That Charkop (1), JEEVANDEEP Co-op. Housing Society Limited., is Cluster type structure with A/C Sheet Roof and was constructed in the year 1987.

That the said Cluster is lying being and situated at Village - Kandivali, Thaluka - Borivali, Bearing C.T.S. No. 1c/2-66

The Society has, No Objection for the Room No. B-23, to Registration of Agreement dated 14<sup>th</sup> APRIL 2003, Before the Joint sub Registrar Borivali, Taluka by shri. Jignesh Babubhai Chauhan & Mr. Prakash Babubhai Chauhan

FOR Charkop (1), Jeevandeep Co-op HSG.So.LTD.,



*Prakash Babubhai Chauhan*

Chairman/Secretary.

Charkop (1) Jeevan Deep

Co-op. Housing Socy. Kandivali-87



बदर-६/  
१९९१/१८  
२००९