

*Rs 1,54,910/- (One Lakh Fifty Four Thousand Nine Hundred Ten Rupees Only)*

GENERAL STAMP OFFICE  
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MAHARASHTRA  
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20 JAN 2000

*M. M. Pednekar*  
20/11/2000  
M. M. Pednekar  
Proper Officer,  
General Stamp Office Mumbai

EXHIBIT No. 24  
D. No. 15/11  
Admission of Evidence,  
Record No. 15/11

*kp*  
Proper Officer,  
Mumbai District No. 2, Mumbai

THIS AGREEMENT made and entered into at MUMBAI this 20<sup>th</sup> day of January 2000 BETWEEN SHRI RAVJIBHAI BHIMJIBHAI DABHI, of Mumbai hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his survivors, heirs, executors, administrators and assigns) of the FIRST PART and SHRI MAVJIBHAI MANJIBHAI KEVADIYA hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to include his survivors, heirs, executors, administrators and assigns) of the SECOND PART.

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*R.B. Dabhi* *Je*  
*11/11/00*

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WHEREAS by an Agreement for Sale dated 8th October, 1994 made and entered into by and between M/S. MOTA ENTERPRISES as Developers (hereinafter referred to as the said Developers) thereunder and SHRI. RAJIVBHAI BHIMJIBHAI <sup>DABU</sup> DHABI, the Vendor herein had purchased and acquired all the beneficial rights, title and interest togetherwith all incidental right of use, occupancy and possession of Flat No.1 on the Ist Floor , admeasuring 1015 sq.ft. (built up) in E Wing of building MOTA NAGAR situated on Andheri Kurla Road (Mohan Studio), Andheri (East), Mumbai 400 069 (hereinafter referred to as "the said Flat") alongwith one stilt car parking space no.4.

AND WHEREAS by virtue of the above, the Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to the said flat and stilt car parking space no.4.

AND WHEREAS the Vendor, with the consent of the said Developers, M/S. MOTA ENTERPRISES, has sold, transferred and assigned to the Purchaser and the Purchaser has purchased and acquired from the Vendor the said flat and stilt car parking space no.4 together with the right of use and occupancy thereof at or for the price of Rs.24,52,000/- (Rupees Twenty Four Lacs Fifty Two Thousand Only).

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Deed in writing.

**NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The Vendor has sold, transferred and assigned and the Purchaser has purchased and acquired the said Flat No.1 admeasuring 1015 sq.ft.(Built-up) or thereabout on "As is where is basis" on Ist Floor in E Wing of Building

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"MOTA NAGAR" situated on Andheri-Kurla Road, (Mohan Studio), Andheri ( E), Mumbai - 400 069 and stilt car parking Space no.4 for a total consideration of Rs.24,52,000/- (Rupees:Twenty Four Lacs Fifty Two Thousand Only).

2. The Vendor has handed over vacant, quiet and peaceful possession of the said flat and stilt car parking space no.4 to the Purchaser on completion of sale and upon the receipt of full consideration.

3. The Purchase consideration of Rs.24,52,000/- (Rupees Twenty Four Lacs Fifty Two Thousand Only) has been paid by the purchaser to the Vendor by cheques and the Vendor doth hereby admit and acknowledge the receipt thereof.

4. The Vendor hereby covenants with the purchaser as follows:-

That the Vendor is the sole and absolute owner of the said flat and stilt car parking space no.4 and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said flat and stilt car parking space no.4 either by way of sale, charges, lien, 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 charges or encumbrances of whatsoever nature in respect of the said flat and stilt car parking space no.4 nor are the said flat and stilt car parking space no.4 subject matter of any litigation nor are the same or any of them attached in execution of any decree nor has the Vendor created any tenancy or leave and licence or any right in favour of any one in respect of the said flat and stilt car parking space.

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iii) That the Vendor has duly observed and performed the rules, regulations and bye-laws of the proposed society/developers and paid upto date his contribution of the municipal taxes, water, electricity and maintenance, repairs and other charges and outgoings payable by him in respect of the said flat and stilt car parking space no.4. The Vendor also covenants that they have obtained proper No-Objection Certificate of the Developers or the chief promoter of proposed Co-Op.Hsg.Society in favour of the Purchaser for transfer of the said flat and stilt car parking space no.4.

iv) That the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign and cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, including obtaining of appropriate Income Tax Clearance Certificate, for more perfectly securing, assuring and effectually transferring the said flat and car parking space no.4 unto and the use of the purchaser forever:

v) That the vendor irrevocably authorises the said proposed society to recognise the purchaser hereof, admit him as member as and when the Society is formed and registered and issue share certificate directly in the name of purchaser.

vi) That the Vendor shall indemnify and keep indemnified the purchaser from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the completion of sale contemplated under this agreement.

5. The purchaser hereby covenants with the Vendor as follows:-

i) That the purchaser on getting the possession of the said flat and stilt car

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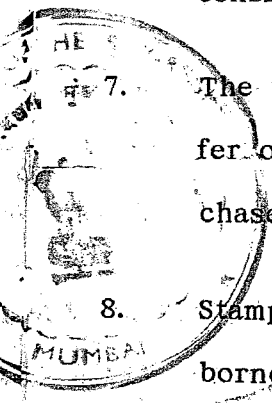
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parking space no.4 shall regularly pay to the said society his proportionate contribution of the municipal taxes,water,electricity, maintenance repairs and other charges and outgoings payable in respect of the said flat and stilt car parking space no.4.

ii) That the Purchaser shall observe and perform and abide by all the rules, regulations and bye-laws of the proposed society from time to time in force.

6. The Vendor has handed over to the purchaser all documents of title including all original agreements, etc. in respect of the said flat and stilt car parking space no.4 on execution of these presents having received full and entire consideration.



7. The transfer fees payable to the proposed society/Developers for the transfer of the said Flat and stilt car parking space no.4 in favour of the purchaser shall be borne and paid by the parties EQUALLY.

8. Stamp duty and registration charges, if any, payable on this Deed shall be borne and paid by the purchaser alone.

9. Income tax Number of the Vendor and Purchaser are as under:-

SHRI RAVJI BHIMJIBHAI DABHI (VENDOR)

SHRI MAVJIBHAI MANJIBHAI KEVADIYA (PURCHASER)

10. This Deed is executed in Mumbai, the property is situated in Mumbai and the payment is made in Mumbai and is subject to Mumbai jurisdiction.

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

SIGNED AND DELIVERED BY

the withinnamed VENDOR

SHRI RAVJIBHAI BHIMJIBHAI DABHI

in the presence of Ravji

R. B. Dabhi

SIGNED AND DELIVERED BY

the withinnamed PURCHASER

SHRI MAVJIBHAI MANJIBHAI KEVADIYA

in the presence of M. S.

M. S.



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**R E C E I P T**

Received Rs.24,52,000/- (Rupees Twenty Four Lacs Fifty Two Thousand Only) being the full and final payment of consideration as mentioned in Clause 3 hereof by Cheques as under :

<u>CHEQUE NO.</u>	<u>DATE</u>	<u>BANK &amp; ITS BRANCH</u>	<u>RS.</u>
283287	17.9.99	Saraswat Co-op.Bank Overseas Branch, Mumbai.	12,51,000
283288	21.9.99	Saraswat Co-op.Bank Overseas Branch, Mumbai.	11,01,000
		Saraswat Co-op.Bank Overseas Branch, Mumbai.	1,00,000
			<u>24,52,000</u>

(Rupees Twenty Four Lacs Fifty Two Thousand Only)

WITNESSES

1. Ramesh B. Dabhi
2. Ramesh A. Sinha

I SAY RECEIVED

VENDOR

बहुक्रम नंबर १७०१०००  
 धन २०००/- के द्वारा पहिनाचे  
 ३ न. खेम १२ व  
 - ५ बाजायाचे दरम्यान हुय्यम निबंधक  
 मुंबई यांचे कार्यालयात हजर केला.

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बाबा (पेग)	२९
बाबा वकलत (पेग)	३०
व्यय	२
राश	००
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**हुय्यम निबंधक, मुंबई.**

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 हुय्यम निबंधक, मुंबई  
 कार्यालयी सुनावणी करण्यात आला  
 मुंबई येथे पहिल्यांदाच

१) रत्नाजी गाई मंगळीगाई चाली वक ३०.  
 थंका १ व रत्नाजी प्रेम नगर २ हो १९८ (५) (६) (७)  
 कोमोवली (५) १२  
 २) मावळीगाई मंगळीगाई केवळीया वक ३२  
 थंका १ व रत्नाजी इ १०९ मोठा नगर (७) (८) (९)  
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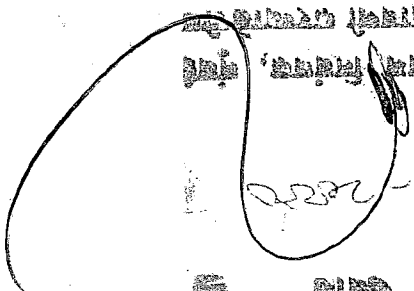
- ① R.B. Dubey
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१) सोनारकी कपूर व. लय ६ भावप्रमाणिक  
 मुंबई ५०  
 २) एम वी मल्लिकार्जुन कोमोवली १०३

१) Sonarhi Kapoor  
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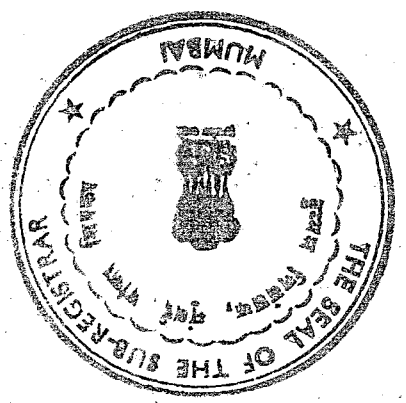


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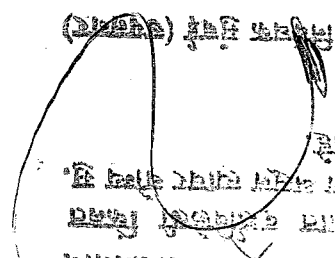


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Date

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2000/30/1500 (Date)



2000/30/1500  
No. 2000/30/1500  
Date 2000/30/1500

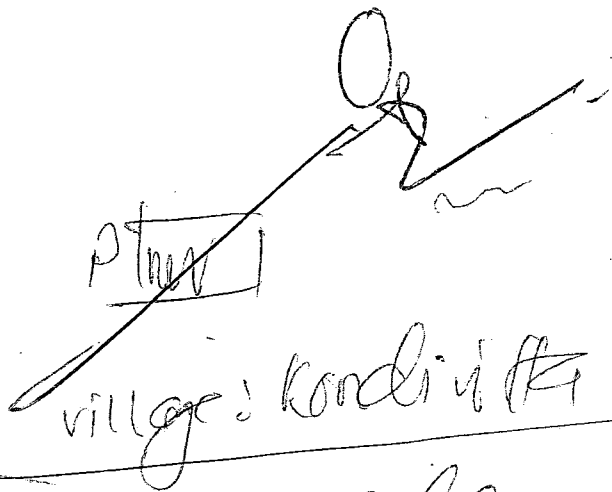
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