



Thursday, February 12, 2004

11:14:34 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 1054

गावाचे नाव वरळी

दिनांक 12/02/2004

दस्तऐवजाचा अनुक्रमांक बबड 2 - 01051 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव:रामसिंग मोतीलाल अग्रवाल (पॅन नं एए-बीपी-ए 5386जे)

नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)	:-	500.00
एकूण रु.		30500.00

DELIVERED

आपणास हा दस्त अंदाजे 11:29AM ह्या वेळेस मिळेल

दुय्यम निबंधक
मुंबई शहर 2 (वरळी)

बाजार मुल्य: 9868522 रु. मोबदला: 11419000रु.

भरलेले मुद्रांक शुल्क: 862270 रु.

देयकाचा प्रकार :चलनाने;

चलन क्रमांक: 2; रक्कम: 30000 रु.; दिनांक: 11/02/2004

सह दुय्यम निबंधक
मुंबई शहर 2

P. Parwal



सूची क्र. दोन INDEX NO. II

गावाचे नाव : वरळी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 11,419,000.00
बा.भा. रु. 9,868,522.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 747 वर्णन: विभागाचे नाव -सिएस नं 747, फ्लॉट नं 1 बी, पहिला मजला, अँट्रोमेडा बिल्डिंग, 89 वरळी सिफेस रोड, मुं 25 , वरळी डिव्हीजन, उपविभागाचे नाव - 13/96 - रस्ता : वरळी सी फेस कडील मौ.अब्दुल गफार खान मार्ग. सदर मिळकत सि.टी.एस. नंबर - 747 मध्ये आहे.
- (3) क्षेत्रफळ (1) बांधीव मिळकतीचे क्षेत्रफळ 139.86 चौ.मी. आहे.
- (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) अरुण एस जैन : घर/फ्लॉट नं: 1 बी; गल्ली/रस्ता:.; ईमारतीचे नाव: अँट्रोमेडा; ईमारत नं:.; पेट/वसाहत: वरळी सिफेस; शहर/गाव: मुं; तालुका:.; पिन: 25.
(2) सुमित्रा . जैन स्वतः करिता व संजीव जैन तर्फे मुखत्यार म्हणून ; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता:.; ईमारतीचे नाव:.; ईमारत नं:.; पेट/वसाहत:.; शहर/गाव:.; तालुका:.; पिन: -.
(3) अनुराधा जैन : घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता:.; ईमारतीचे नाव:.; ईमारत नं:.; पेट/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) रामसिंग मोतीलाल अग्रवाल (पॅन नं एए-बीपी-ए 5386जे); घर/फ्लॉट नं: 1 बी; गल्ली/रस्ता:.; ईमारतीचे नाव: अवंती ; ईमारत नं:.; पेट/वसाहत: किंग्ज सर्कल ; शहर/गाव: मुं; तालुका:.; पिन: 22.
(2) शीला रामसिंग अग्रवाल; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता:.; ईमारतीचे नाव:.; ईमारत नं:.; पेट/वसाहत:.; शहर/गाव:.; तालुका:.; पिन: -.
- (7) दिनांक करून दिल्याचा 10/02/2004
- (8) नोंदणीचा 12/02/2004
- (9) अनुक्रमांक, खंड व पृष्ठ 1051 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 862270.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा

(वि. नि. नमुना क्र. १) (Fin. R. Form No. 1)

सर्वसा. ११३ मई.

Gen 113 me.

मूळ प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place... **MUMBAI** दिनांक/Date... **6/2/04**

Received from... **Ram Singh Motilal Agarwal &**

रु./Rs... **8,62,270/-** (रुपये/Rupess **Eight Lacs**)

on account of... **Sale of Stamp**

रोखपाल वा लेखापाल
Cashier or Accountant.

(सही/Signature)
(पदनाम/Designation)



THIS MEMORANDUM RECORDING SALE is made at Mumbai this 10th day of February, 2004 BETWEEN MR. ARUN JAIN of Mumbai Indian Inhabitant having his address at Flat No.1-B, in the Building Andromeda situated at 89, Worli Seaface Road, Mumbai 400 025 hereinafter referred to as "THE SELLER" (which expression shall unless it be repugnant to the context or meaning thereof include his heirs, executors, administrators and assigns) of the FIRST PART: (1) MRS. SUMITRA JAIN (2) MR. SANJEEV JAIN and (3) MS.ANURADHA JAIN all having their address at

Handwritten notes:
SJA
AKJ
21/2/11
Mrs S. Jain
MS. S. Jain
C.A.
Arun Jain
AM

बवई-2
9049 / 19
2008

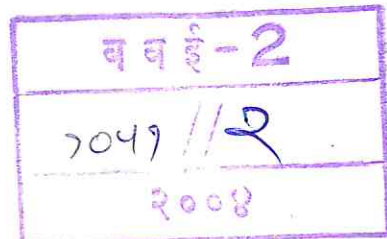
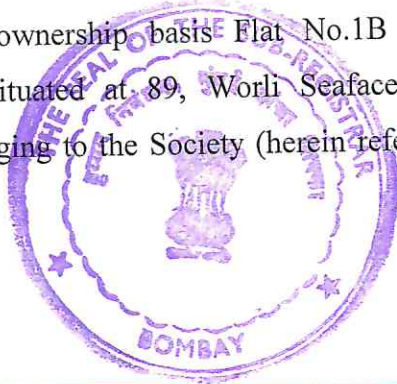
Sub Registrar
Proper Officer,
S. C. KADAM
Office of the
Administrative
Officer Number
MAH - CCRA / 0872
R. 0862270
4 4 5 6 4 SPECIAL REGISTER
1 3 6 6 8 5 FEB 06 2004
SUB-REGISTRAR
MUMBAI

Vertical handwritten note on the right edge:
Rs. Eight Lacs Twenty Two Thousand

Flat No.1-B, Andromeda situated at 89, Worli Seaface Road, Mumbai – 400 025 herein referred to as “THE CONFIRMING PARTIES” (which expression shall unless it be repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) of the SECOND PART: AND MR. RAMSINGH MOTILAL AGARWAL and MRS. SHEILA RAMSINGH AGARWAL both of Mumbai Indian Inhabitants having their address at 1-B –2/8 Avanti Apartments, King Circle, Sion (E), Mumbai herein referred to as “THE PURCHASERS” (which expression shall unless it be repugnant to the context or meaning thereof include their respective heirs, executors, administrators and assigns) of the THIRD PART:

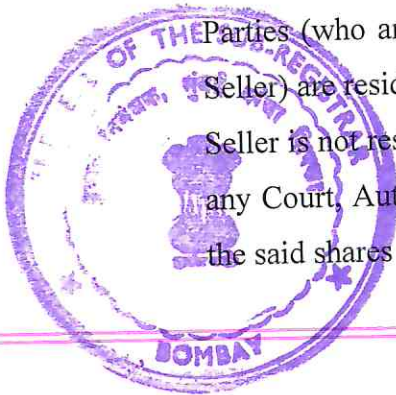
WHEREAS:

1. The late Mr.Sudesh Jain was during his life time member of ANDROMEDA CO.OP.HSG.SOC.LTD, a Society registered under the provisions of the Maharashtra Co-Operative Societies Act 1960 and having its registered office at Andromeda, 89, Worli Seaface Road, Mumbai 400 025 (herein referred to as “the Society”) and as such member of the Society the late Mr.Suresh Jain held five fully paid up shares of the face value of Rs.50/- each bearing distinctive Nos. 41 to 45 covered by Share Certificate No.17 (duplicate) in the Share Capital of the Society (herein referred to as ‘the said Shares’).
2. As such member of the society the late Mr. Suresh Jain was allotted and held on ownership basis Flat No.1B in the Building Andromeda situated at 89, Worli Seaface Road, Mumbai 400 025 belonging to the Society (herein referred to as “the said flat”).



GA
 2/1/11
 Mrs. S. Jain
 Mrs. S. Jain
 C.A. Jain

3. Mr.Sudesh Jain died at Mumbai on 18.12.2002 leaving him surviving (1) Mr.Arun Jain (elder son) (being the Seller herein); (2) Mrs.Sumitra Jain (wife) (3) Mr.Sanjeev Jain (younger son) who now resides at 1916 Hull Road, VA 22182 USA and (4) Ms.Anuradha Jain (daughter) (2,3 and 4 being the Confirming Parties) as his only heirs.
4. During the lifetime of the said Sudesh Jain it was mutually decided between the Owners and the Confirming Parties in the presence of the late Suresh Jain that the Confirming Parties shall have no claim right title or interest in the estate and effect of the said Suresh Jain as represented by the said flat and the said shares and accordingly on the death of the late Mr.Sudesh Jain the said shares and the said flat have vested in the Seller.
5. The Society has also on the request of the Seller and the Confirming Parties transferred the said shares and the said Flat (which consists of two bed room, hall and a kitchen) admeasuring 1505 sq.ft. built up area and 1204 sq.ft. (carpet area) in its records in the name of the Seller from the name of the late Mr.Sudesh Jain, and the Society has recognized the Seller as the Owner of the said shares and the said Flat.
6. The Seller declares that the said shares and the said flat are free from encumbrances, claims and demands of any nature whatsoever and the said flat has all along been in exclusive use occupation and possession of the Seller and the Confirming Parties (who are the immediate members of the family of the Seller) are residing in the said flat along with the Seller and the Seller is not restrained any order, any injunction or direction of any Court, Authority or Tribunal from transferring and selling the said shares and the said flat to the Purchasers.

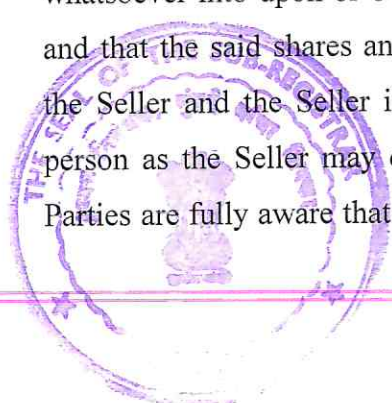


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7049/3
2008

21/11/08
 M.H. P. Jain
 M.S. S. Jain
 C.A.

7. The land on which the Building Andromeda is constructed is particularly described in the schedule hereunder written. The said Building was constructed in the year 1972 and the Occupation Certificate in respect thereof was issued by BMC on 1972.
8. The said Flat has all through been in use occupation and possession of the Seller as aforesaid and the Seller and the Confirming Parties have prior to the execution hereof vacated the said flat and the Seller has put the Purchasers in vacant possession of the said flat on receiving from the Purchasers the sum of Rs.1,14,18,816/- (Rupees One Crore Fourteen Lakhs Eighteen Thousand Eight Hundred and Sixteen only) being the total consideration money agreed to be paid by the Purchasers to the Seller in respect of the said shares and the said flat and accordingly the said shares and the said flat have vested in the Purchaser.
9. The Society has by its letter dated 23/1/04 (Original whereof is annexed hereto as Annexure A) agreed to transfer the said shares and the said flat from the name of the Seller to the name of the Purchaser in its record.
10. The Confirming Parties declare that in view of the said mutual arrangement having been arrived at between the Seller and the Confirming Parties the Confirming Parties have no share right title and interest property claim and demand of any nature whatsoever into upon or over the said shares and the said flat and that the said shares and the said flat belong absolutely to the Seller and the Seller is entitled to sell the same to such person as the Seller may determine and that the Confirming Parties are fully aware that pursuant to the authority vested in

gA Ass
Mrs. S. Jain
Mrs. S. Jain
C.A.
Ass



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 9049/18
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Ass
21/1/11 gA
Mrs. S. Jain
Mrs. S. Jain
C.A.
Ass

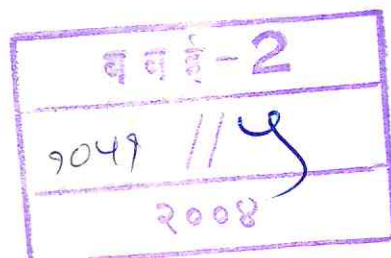
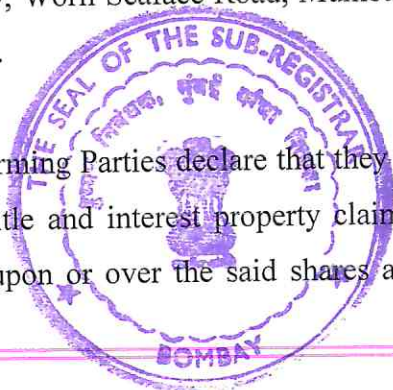
the Seller as aforesaid the Seller has sold the said shares and the said flat to the Purchasers and the Confirming Parties have agreed to join in this Memorandum Recording Sale confirming the sale of the said shares and the said flat by the Seller to the Purchasers.

11. It is necessary to execute this Memorandum Recording Sale of the said shares and the said flat in favour of the Purchasers.

NOW IT IS HEREBY AGREED DECLARED AND RECORDED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Seller and the Confirming Parties declare that the statements, declarations and representations made by them in the foregoing recitals as also those made hereafter in this Memorandum Recording Sale are true to their own knowledge and are made by them conscientiously believing the same to be true knowing full well that relying upon the said statements, declarations and representations to be true the Purchasers have purchased from the Seller on payment to the Seller of the valuable consideration of Rs.1,14,18,816/- (Rupees One Crore Fourteen Lakhs Eighteen Thousand Eight Hundred and Sixteen only) as herein mentioned the said shares being five fully paid up shares of the face value of Rs.50/- each bearing distinctive Nos. 41 to 45 covered by Share Certificate No.17 (duplicate) in the share capital of the Society which at present in the records of the society stand in the name of the Seller and the said flat being Flat No.1 – B on the 1st floor consisting of two bed rooms, hall and kitchen and admeasuring 1505 sq.ft. built up area (1204 sq.ft. carpet area) of the Building Andrameda belonging to the Society and situated at 89, Worli Seaface Road, Mumbai 400 025 (herein referred to as "the said flat").

2. The Confirming Parties declare that they did not have and they do not claim any right title and interest property claim and demand of any nature whatsoever into upon or over the said shares and the said flat and that the



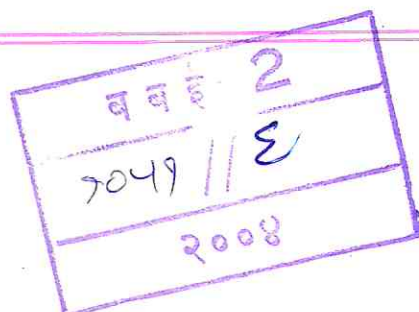
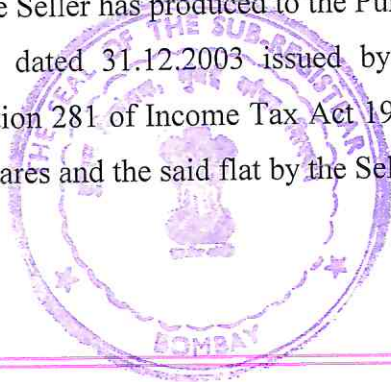

 21/11/11
 Mrs. S. Jain
 Mrs. S. Jain c.A
 Adv. Jain


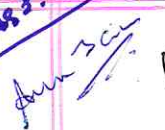
same belonged absolutely to the Seller and the Seller was entitled to sell the same to the Purchaser as recorded in this Memorandum Recording Sale and the Confirming Parties have no objection to such sale and the Confirming Parties hereby confirm the said sale by the Seller in favour of the Purchasers.

3. As aforesaid the Purchasers have prior to the execution hereof paid to the Seller the total consideration of Rs.1,14,18,816/- (Rupees One Crore Fourteen Lakhs Eighteen Thousand Eight Hundred and Sixteen only) agreed to be paid by the Purchasers to the Seller for the purchase of the said shares and the said flat. The Seller acknowledges having received from the Purchaser the said sum of Rs.1,14,18,816/- (Rupees One Crore Fourteen Lakhs Eighteen Thousand Eight Hundred and Sixteen only) and releases the Purchasers of from and against the same and every part thereof.

4. The Seller confirms that prior to the execution hereof and on the Purchaser having paid to the Seller the said sum of Rs.1,14,18,816/- (Rupees One Crore Fourteen Lakhs Eighteen Thousand Eight Hundred and Sixteen only) being the agreed consideration, the Seller has put the Purchasers in vacant possession of the said flat and has handed over to the Purchasers the said share certificate in respect of the said shares and the transfer form in respect of the said shares and the said flat duly signed by the Seller as the Transferor and the Purchasers as the Transferee with irrevocable authority to the Purchaser to submit the same to the Society for the purpose of transfer of the said shares and the said flat from the name of the Seller to the name of the Purchasers in the records of the Society.

5. The Seller has produced to the Purchasers the certificate bearing No. _____ dated 31.12.2003 issued by his assessing Income Tax officer under Section 281 of Income Tax Act 1961 giving no objection to the sale of the said shares and the said flat by the Seller to the Purchaser.




 Mrs. S. Jadhav
 Mrs. Jadhav
 CA


6. The Seller declares that all through he has been in exclusive use occupation and possession of the said flat and the Seller and the immediate members of her family viz; his mother Mrs.Sumitradevi; his younger brother Sanjeev and his sister Ms.Anuradha (being the Confirming Parties) have been residing in the said flat along with the Seller and on the completion of the sale as recorded herein above prior to the execution hereof the Seller and the said members of his family have vacated the said flat and the Seller has put the Purchaser in vacant possession thereof.

7. The transfer fee viz; Rs.12,500/- (Rupees Twelve Thousand Five Hundred only) payable to the Society is paid by the Seller on the one hand and the Purchasers on the other hand in equal share.

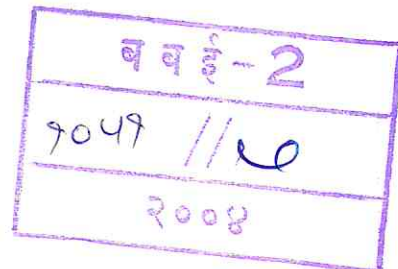
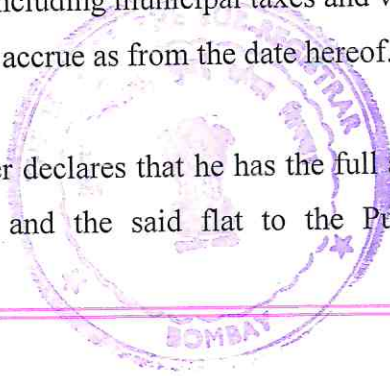
8. The Seller agrees to sign at the cost of the Purchasers such further papers, documents and writings as may be required by the Purchasers from time to time for more perfectly vesting the said shares and the said flat in favour of the Purchaser.

9. The Seller declares that he held the said shares and the said flat as his separate property and not as a member of any Joint Hindu Family.

10. The Seller declares that all the dues of the Society including municipal rates and taxes and water taxes etc in respect of the said flat 1-B on the 1st floor of the said Building Andromeda till the date hereof are duly paid and Xerox copies of the receipts from the Society evidencing payment thereof have been handed over to the Purchasers and the Purchasers declare that as from the date hereof the Purchasers alone shall be responsible for payment of all society dues including municipal taxes and water taxes etc in respect of the said flat, as shall accrue as from the date hereof.

11. The Seller declares that he has the full authority and is entitled to sell the said shares and the said flat to the Purchasers as recorded in this

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21/11
Ms. P. Jais
Ms. P. Jais
Anuradha



Memorandum Recording Sale and he has not done or suffered or cause to be done or suffered to be done any act, deed, matter or thing whatsoever whereby the Seller is prevented from selling the said shares and the said flat and/or executing this Memorandum Recording Sale and/or transferring the said shares and the said flat in favour of the Purchasers as recorded in this Memorandum Recording Sale or whereby the Purchasers may be obstructed prevented or hindered from enjoying the rights conferred and transferred as hereinabove in favour of the Purchasers in respect of the said shares and the said flat.

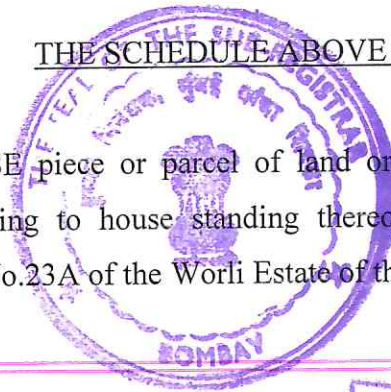
12. The Seller declares that as mentioned above the said flat has all through been in his exclusive use occupation and possession of the Seller and the immediate members of his family have been residing therein alongwith the Seller and that there have been no tenant, sub-tenant or licensee in the said flat. From the date of the execution hereof (in view of the Seller and the immediate members of his family having vacated the said flat and the Seller having put the Purchasers in vacant possession of the said flat) the Purchasers shall have unobstructed right to have and to hold the said shares and the said flat and to enjoy and occupy the said flat to the complete exclusion of the Seller and/or anyone claiming by from under or in trust for him.

13. The stamp duty and registration charges in respect of this Memorandum Recording Sale shall be borne and paid by the Purchaser alone.

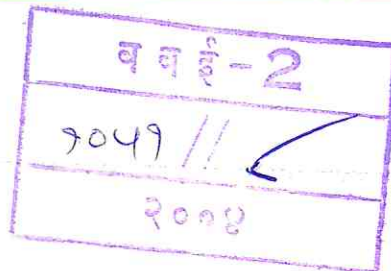
14. Each party shall bear and pay the professional costs of its legal advisor.

THE SCHEDULE ABOVE REFERRED TO

ALL THOSE piece or parcel of land or ground with the message tenement or dwelling to house standing thereon situate lying and being consolidated Plot No.23A of the Worli Estate of the Municipal Corporation of



21/11
 Mrs. S. Jais
 Mrs. S. Jais
 C.A.
 Anu Jain



the City of Bombay (being the Original Plot Nos.23A and 23B of the said Worli Estate) on the City and Island and Sub-Registration District of Bombay containing by admeasurement 2000 sq.yds. or thereabouts and bearing New Survey Nos.3344 and Cadestral Survey No.747A and 1/747 of Worli Division and bounded as follows: that is to say: on or towards the North by Plot No.23 of the said Estate leased to Mohamed Haji Abubaker on or towards the East by Plot No.2B of the said Estate leased to Haveliram Gandhi on or towards the South by Plot No.24 of the said estate leased to Chimanlal Bhogilal Desai and on or towards the West by Maulana Abdul Gaffar Khan Road.

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

SIGNED AND DELIVERED by the)
 withinnamed "SELLER")
 MR. ARUN JAIN)
 in the presence of.)

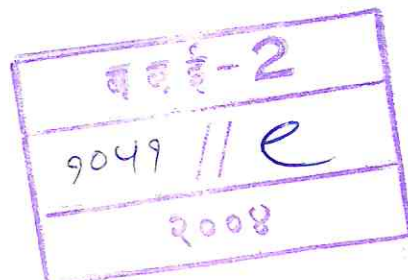
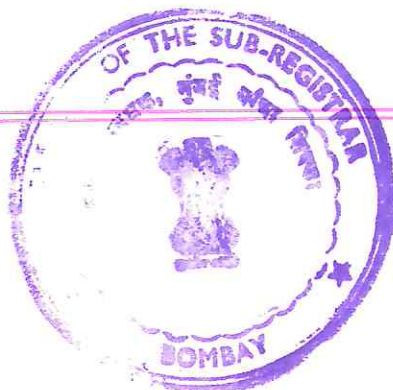


Khyar Saliciteur H.C. B'ly
 (CONFIRMING) *Sumitra Jain*
Sanjeev Jain

SIGNED AND DELIVERED by the)
 Withinnamed "CONFIRMING PARTIES")
 (1) MRS. SUMITRA JAIN)
 (2) MR. SANJEEV JAIN)
 (3) MS. ANURADHA JAIN)
 in the presence of.)

Sumitra Jain
Sanjeev Jain c.A. To *Sanjeev Jain*
Anuradha Jain

Khyar Saliciteur H.C. B'ly
 (CONFIRMING) *Sumitra Jain*
Sanjeev Jain



SIGNED AND DELIVERED by the)
 with named "PURCHASER")
 MR. RAMSINGH MOTILAL)
 AGARWAL)
 MRS. SHEILA RAMSINGH AGARWAL)
 in the presence of.)

Agarwal.

श्रीला अग्रवाल

Khyam
 Solicitors H.C. Bldg
 1 Green Dam Road
 Sec 18, Bldg



ब ब ई-2
7049 / 190
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Acknowledge to have received of and from)
 the withinnamed Purchaser the aggregate)
 sum of Rs. 1,14,888.16/- being the full)
 Purchaser price payable by the Purchaser)
 to the Seller in respect of the Flat No.1B in)
 the building Andromeda and in respect of)
 the five fully paid up shares of the face value)
 of Rs.50/- each and bearing distinctive Nos.)
 41 to 45 in the Share Capital of Andromeda)
 Co-operative Housing Society Ltd. as under:)
 (a) Rs. 89,18,816 /- on 10/Feb/2009)
 (b) Rs. 25,09,000 /- on 3/Dec/2003)

I say received,

(SELLER)

Witnesses

↓
 Khyar
 Solicitor M.C. By
 (M. N. Damara
 B.S.)



ब ब ई - 2

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Annexure A.

Andromeda Co-operative Housing Society Ltd.

Registration No. Bom / HSG 3843 of 1972

89, WORLI SEAFACE MUMBAI-400 025.

Date: 23/01/2004

To,

Arun Jain
Flat No. 1/B, 1st Floor,
Andromeda CHS Ltd.
89, Worli Sea Face,
Mumbai - 400 025.

Dear Sir,

With reference to your application dated 05/01/2004, We here below issue No Objection Certificate of the society, the same will be valid for the period of ninety days from the date of issue.

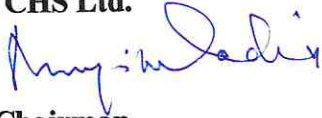
NO OBJECTION CERTIFICATE

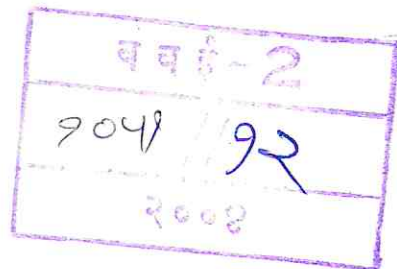
This is to certify that Flat Premises No. 1/B on 1st floor of Andromeda Co-operative Housing Society Ltd. belongs to Mr. Arun Jain. He is the member of the society and holding five fully paid up shares vide Share Certificate's distinctive numbers 41 to 45. This is to further certify that he has paid full dues of the society upto period December 2003. The society has NO Objection if he transfers his ownership rights / titles / interest etc. of the said flat in favour of Ramsingh Motilal Agarwal & Mrs. Sheila Ramsingh Agarwal subject to compliance with the transfer procedure to be carried out as laid down in Co-operative Society Act, existing Bombay Stamp Act or any other Acts & Laws time being in force.

This N.O.C. is issued without prejudicing the society's rights / interest etc. And it does not amount any contractual obligation on it.

For Andromeda CHS Ltd.


Hon. Secretary/Chairman





Andromeda Co-operative Housing Society Ltd.

Registration No. Bom / HSG 3843 of 1972

89, WORLI SEAFACE MUMBAI-400 025.

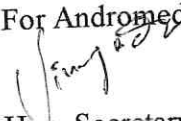
Date: 03/02/2004

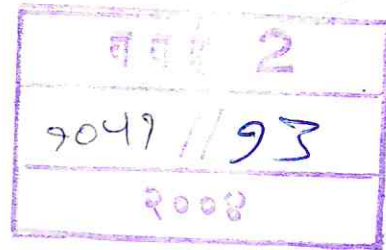
TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr. Arun Jain is a member of the society in respect of Flat No. 1-B on 1st Floor, we hereby certify the following.

1. Built-up area of the Flat is 1505 sq. ft.
2. The building premise was constructed in the year about 1976.
3. The building has two elevators.

For Andromeda-CHS Ltd.


Hon. Secretary / Chairman



शुद्धमुंबई महानगरपालिका
 कार निवर्तण व कार संकलन खाते
 मालमत्ता कराचे देयक तथा पावती
 अधिदान कॅम्पावर ही पावती मिळेल

अधिदानाचा दिनांक	कोणत्या विभागात भरते	नोंदिय शुल्क	नवी यर्ष
		100	

देयक क्रमांक
104202

अधिदान पावतीचा क्रमांक
 नोंदणे / खातेचा वयव्यापणचा खातेद्वारे अधिदान मिळाले

गणेशधरकराबाबतचा खातेचा

लेखा क्रमांक	मालमत्ता कराचा	कालखंड	नोंदणे	या नोंदणेची पूर्तीची धरताबाबी	म. न. पा.	दुसरी देवणी रक्कम	बाण रक्कम रु.
GS-11-0023-00-9	2003-2004	200310	01/04/2003	31/03/2003	107679	0	26652
मालमत्ता क्रमांक	गणेश क्रमांक, गणेशी नवे, मालमत्तेचे वर्णन		कराबाबती नवे		गणेश शाल	516	

G-163 (1A) 89, KHAN ABUL GAFAR KHAN RD LAND UNDER CO NSTRUCTION
 JAMSHED BOMANJI WADIA

दिनांक प्राप्त पर्यंत	एकूण कराचा शुल्क	कराबाबत दिलेले शुल्क	निवारी कराचा शुल्क	अनिवारी कराचा शुल्क
01/04/2003-30/09/2003	85970	0	85970	0

नवे मालमत्ता कर रु / रक्कम रु.	पूर्वी घटती रु / रक्कम रु.	जल लाभ कर रु / रक्कम रु.	मलनिःसारण कर रु / रक्कम रु.	मलनिःसारण लाभ कर रु / रक्कम रु.	मनःपूर्णांतर उत्पन्न रु / रक्कम रु.	गणेश शाला उत्पन्न रु / रक्कम रु.	गणेश शाला उत्पन्न रु / रक्कम रु.	शुद्ध उत्पन्न रु / रक्कम रु.	मालमत्ता पावतीचे कर पक्ष कर रु / रक्कम रु.
30.00%	0	12.50%R 5373	0	7.50%R 3224	12.00% 5158	6%R 2579	0	0.50% 215	रु / रक्कम रु. 1.5% 6448

* धरताबाबतचे शुद्ध-शुद्ध अभावाने नवे धरत मंजूरित विभागाचे महासंचक कार्यालय व कार संकलनाचे निहाळे, कार्यालय व शिखा धरताबाबत नोंदवित विभाग कार्यालय उलटवत आहे.

प्रथम कारनिवर्तण दिनांक	एकूण रक्कम रु.	या कालखंडासाठी भरलेली रक्कम	देयक रक्कम
PRIOR TO 61-62	35893		35893

धरताबाबतचे नवे रक्कम भरणे आवश्यक आहे.

अ. मालमत्ता शुद्ध / रु अंकात, व. मालमत्ता शुद्ध / रु अंकात, क. कारनिवर्तण शुद्ध / रु अंकात, ग. निवारी कराचा शुल्कावर N.R अधिदान कराचा शुल्कावर
 अंकात पाव करत नाही. पूर्वीचे देयक / रु मालमत्ता यालेन. पुढेपाठी कृपया गणेश शुद्ध. } या पावतीचे धरताबाबत अंकात नवी धरताबाबत मागणी पावती घ्यावी. }
 शुद्धमुंबई महानगरपालिका
 आ. ए. गजीव
 मर आयुक्त [शुद्ध]

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GS110023009 01/04/2003-30/09/2003 G-163 (1A) 89
 (जुलै मासाला धरत)

THE CHAIRMAN ANDREMEDO
 CO OP HSG SOCIETY LTD
 89 WORLI SEA FACE
 MUMBAI 400025

अधिदानाचा दिनांक	विभागाचे पत्र	नोंदिय शुल्क	नवी यर्ष
PR			
लेखा क्रमांक	कालखंड	देयक क्रमांक	देयकराची रक्कम
GS-11-0023-00-9	200310	104202	35893

G/S WARD, N M JOSHI MARG,
 DHAN MILL, NAKA, MUMBAI 400013.
 नारायणकर कार निवर्तक व संकलक
 नारायणकर

कोड नंबर ६१०२००२००३

कोड नंबर ६१०२००२००३

प्रधानशरीर्ष : ००३० मुद्रांक व नोंदणी फी

के.का.पु.-२००३-१०-२००३-२००३-१-२००३ (नियम, २००३) (मुद्रांक)
नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य

समुदाय म. को. नि. ६
[नियम ६१२ पन्ना]
चलन क्रमांक:

या टिकेताणी कोषागारात / उपकोषागारात भरण्यात आलेल्या रोक रकमेचे चलन
भातीय स्टेट बँकेमध्ये / भातीय रिझर्व बँकेमध्ये

R. B. I. - MUMBAI.

भरणा करणाऱ्याचे/भरणकर्त्याचे		विभागीय आणि कोषागाराचे नाव/कोषागाराचे भरणाऱ्याचे		कोषागाराचे/उपकोषागाराचे/भातीय रिझर्व बँकेचे/ भातीय स्टेट बँकेचे/देखावट स्टेट बँकेचे भरणाऱ्याचे	
लिच्छ्यायती रकम भरण्यात आली आहे त्या उक्ततीचे नाव/पदनाम आणि पत्ता MR. Ramsingh Motilal - Agarwal & Mrs. Sheila Ram Singh Agarwal B-28, Avni Pat - Mum-22		लेखाचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग		रकम मिळाली.	
भरणा करण्यात येणाऱ्या प्राधिकारपत्राचा तारखोला आणि भरणा करणाऱ्याचा उद्देश दस्तऐवज नोंदणी फी		प्रधानशरीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रधानशरीर्ष : ०३ नोंदणी फी गौणशरीर्ष : १०४ दस्तऐवजाच्या नोंदणीतळी फी सर्वसाधारण वसुली		CHALLAN No. 7 CASH RECEIVED Rs. 30,000/- Auth. Signatory	
भरणा केलेली रक्कम Thirty thousand only 10/2/04		संगणक संकेतक्रमांक 0 0 3 0 0 1 5 2 0 0		DATE = 11 FEB 2004 COUNTER No. 5	
भरणा करणाऱ्याचा दिनांक 10/2/04		हस्ताक्षर आणि, पत्र सोपविल्याचे पुरावो दाखवी. दिनांक: सह दुसरा निबंधक मुंबई शहर को.		दिनांक:	



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100Rs.



संख्या: १८

वर्ग

काल

दिनांक

कर्तव्य/की/विषय

श्रीमान सुदेश चंद्र जैन

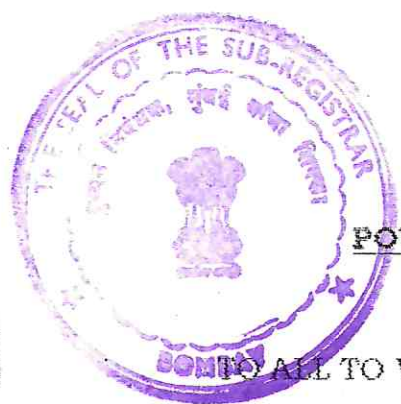
Sanjiv Jain

19.3 OCT 2003

ले

अधीन विरचित

बवई-2
१०५१ // १९
२००४



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,
I SANJIV JAIN, Son of Sudesh Jain., residing at 1916, Hull Road, Vienna VA 22182, U.S.A.

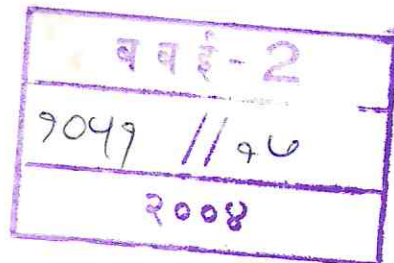
SEND GREETINGS :

WHEREAS :

1. My father LATE SUDESH CHAND JAIN was during his life time and until his death which occurred on 18.12.2002 was the member of Andromeda Co-operative Housing Society Ltd. , a Co-operative Housing Society registered

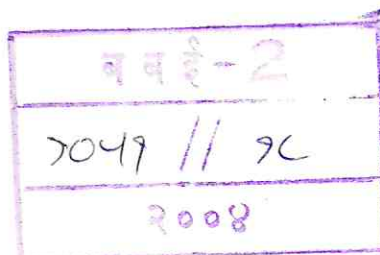
under the Maharashtra Co-operative Societies Act, 1960 under No. BOM/Co-operative Housing Society Ltd./3843 of 3.11.1972 and having its Registered Office at 89, Worli Seaface, Mumbai 400 025 (herein referred as "THE SAID SOCIETY").

2. As such member of the said Society, my father LATE SUDESH CHAND JAIN held five fully paid up shares of the face value of Rs.50/- each bearing distinctive Nos.41 to 45 and covered by Share Certificate No.17 dated 24.11.72 (duplicate) in the share capital of the Society (herein referred to as "THE SAID SHARES" and was also allotted flat No.1B in the building known as Andromeda belonging to the said Society at 89, Worli Seaface, Mumbai 400 025 hereinafter referred to as the SAID FLAT and my father late SUDESH CHAND JAIN had made a nomination in respect of the said shares and the said flat in favour of all his heirs and legal representatives including me.
3. During the life time of my father it was decided between all the heirs and legal representative of my late father viz. myself, my mother Sumitra Jain, my sister Anuradha Jain and my brother Arun Jain that the only asset which my father will leave at the time of his death viz. the is said Flat No.1B and the said shares which will be disclaimed by myself, my mother Sumitra Jain, my sister Anuradha Jain and the same shall belong to and vest in my brother Arun Jain and all liabilities of my father at the time of



death shall also be disclaimed by myself, my mother Sumitra Jain, my sister Anuradha Jain and the same shall be borne, paid and discharged by my brother Arun Jain.

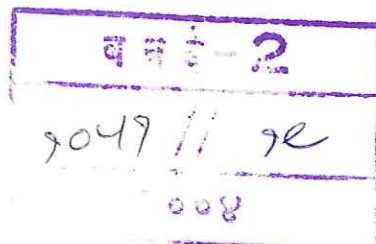
4. My father LATE SUDESH CHAND JAIN died at Mumbai on 18.12.2002 leaving me, my mother Mrs. Sumitra Jain, my sister Anuradha Jain and my brother Arun Jain as the legal heirs and representatives.
5. My mother Mrs. Sumitra Jain, my sister Anuradha Jain and myself have according to the decision taken during the life time of my father have disclaimed all our right title, claim and interest in the said flat and said shares as also the liabilities of my late father in at the time of his death and have decided to record our disclaimer in my late fathers assets and liabilities in a separate declaration to be executed for the purpose and it has also been decided to request Andromeda Co-operative Housing Society Ltd. to transfer all the right, title, interest of my late father to the name of the said Mr. Arun Jain and admit him as a member of Andromeda Co-operative Housing Society Ltd. and to make the said Arun Jain exclusively liable for recovery of all dues and other liabilities and debts of my late father from the said Arun Jain to the exclusion of other heirs.
6. On account of my pre-occupation and being out of India, I am unable to come to India to personally record the disclaimer and



relinquishment of my claim in the said flat and the said shares jointly with my mother, Mrs. Sumitra Jain and my sister Anuradha Jain as the heir legal representative of my father late Sudesh Jain in the said flat and the said shares and to facilitate the transfer of said flat and said shares in the name of my brother said Mr. Arun Jain. I am desirous of jointly and severally appointing my mother, Mrs. Sumitra Jain and my brother Arun Jain jointly and severally as my true and lawful attorneys to do various acts, deeds, matters and things as my said attorneys may deem expedient an necessary for the purpose.

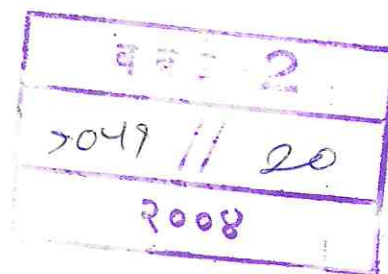
NOW KNOW YE ALL AND THESE PRESENTS WITNESS that I, SANJIV SUDESH JAIN, do hereby nominate, constitute and appoint jointly and severally my brother said Mr. Arun Sudesh Jain and my mother said Sumitra Sudesh Jain to be my true and lawful attorneys hereinafter referred to as the SAID ATTORNEYS to do the following acts, deeds, matter and things for me on my behalf and in my name which I could have personally done to facilitate and record my disclaimer in the right, title, interest as heirs and legal representatives of late Sudesh Jain in the said flat and said shares that is to say.

1. To execute Declaration jointly with my mother, Mrs Sumitra Jain and my sister Anuradha Jain recording to disclaimer in respect of



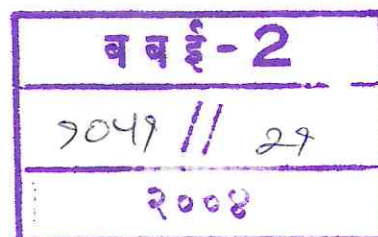
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all my right, title, interest in the said flat viz. in flat No. 1-B in the building known as "Andromeda" belonging to Andromeda Co-operative Housing Society Ltd., situated at 89, Worli Seaface, Mumbai 400 025, and said shares viz. share certificate No.17 dated 24.11.72 comprising of five shares of face value of Rs. 50/- each bearing distinctive Nos. 41 to 45.

2. To execute Deed of Indemnity, Undertaking, Application and/or any other documents on my behalf jointly with my said mother, Mrs Sumitra Jain and the said sister Anuradha Jain for proper and effectual disclaimer and release of all my claim, right, and interest and liabilities in the said flat and the shares so as to transfer all right, title, claim, interest and liabilities in the said flat and the flat in my brother, Arun Jain.
3. To become confirming party in MOU and Deed of Sale that may be executed by the said Arun Jain for the sale and transfer of his title, right, interest, in the said flat and the said shares in favour of prospective purchaser and to give NOC on my behalf if required.
4. To make application singly or jointly with my mother Sumitra Jain and my sister Anuradha Jain to the said society for transmission of legal interest of my late father in the said flat and said shares



from the name of my late father Sudhesh Jain to the name of my said brother, Mr Arun Jain and for the purpose to sign such forms, deeds, documents, indemnities, applications, undertakings, letters in favour of the said society as also in favour of my said brother Arun Jain as the said society may require.

5. To appear before the Sub-Registrar of Assurances at Mumbai to lodge the document for registration and/or to admit execution thereof, if so required in law.
6. To sign, seal and execute such documents/writings as may be necessary for completing the transaction of disclaimer of my right, title, interest and claim in the said flat and said shares as heirs and legal representatives of my father late Sudesh Jain.
7. To sign as confirming party giving no objection to the sale and transfer by said Arun Jain of the said flat and the said shares as an absolute owner thereof after the same is transferred from the name of my father to the name of the said Arun Jain.
8. To carry on correspondence with the Secretary of Andromeda Co-operative Housing Society Ltd. and with all concerned authorities including govt, semi govt, and local authority for transmission of



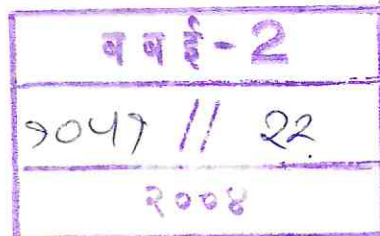
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legal interest in the said flat and said shares in favour of my brother said Arun Jain.

9. In general, to carry on correspondence and/or make representations with such other government, semi-government department or the local authority and to do all such acts, deeds, matters which I as one of the heirs and legal representatives could have personally done for facilitating the transfer of the said flat and the said shares to the name of my brother said Arun Jain and for facilitating the transfer and sale by said Arun Jain his right title and interest in the said flat and said shares to any third party as an absolute owner as the said Arun Jain may desire.

10. For the better doing, performing and executing of all the matters and things aforesaid, I hereby further grant unto the said Attorneys full power and absolute authority to substitute and appoint in their place and stead on such terms as they shall think fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revoke any such appointment from time to time and to substitute or appoint any other or others in place of such Attorneys as the said Attorneys shall from time to time think fit and proper.

[Handwritten signature]



11. I hereby ratify and confirm whatsoever the said Attorneys shall do by virtue of these presents AND I HEREBY DECLARE that this Power of Attorney is irrevocable and I shall not cancel, revoke, curtail or abridge this Power of Attorney and/or act or omit to act whereby the rights of the beneficiaries in whose favour the rights are created or duties cast are prejudicially and/or adversely affected.

IN WITNESS WHEREOF, I, the abovenamed Sanjiv Jain, son of Sudesh Jain have set and subscribed my signature to this writing this 24 Day of November 2003.

SIGNED, SEALED AND DELIVERED |

By the withinnamed Sanjiv |

Jain, son of Sudesh Jain |

In the presence of |



[Handwritten signature]

Carol Jane Beach, Notary Public

PHOTO OF SANJIV JAIN

PHOTO OF ARUN JAIN

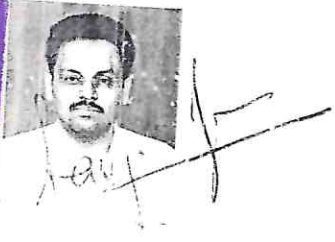
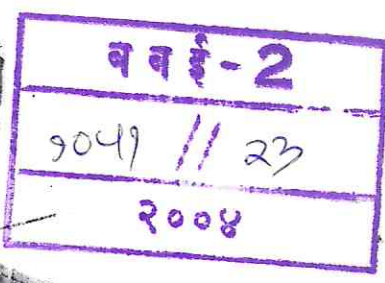


PHOTO OF SUMITRA JAIN



*City of Reston, County of Fairfax
Commonwealth of Virginia, United States of America
The foregoing instrument was acknowledged
before me this 24th day of November 2003 to
Sanjiv Jain.*

Carol Jane Beach, Notary Public

My Comm. Exps Dec, 2007

12/02/2004

दुय्यम निबंधक:

दस्त गोषवारा भाग-1

बवइ2

दस्त क्र 1051/2004

11:18:19 am

मुंबई शहर 2 (वरळी)

28

दस्त क्रमांक : 1051/2004











दस्ताचा प्रकार : करारनामा

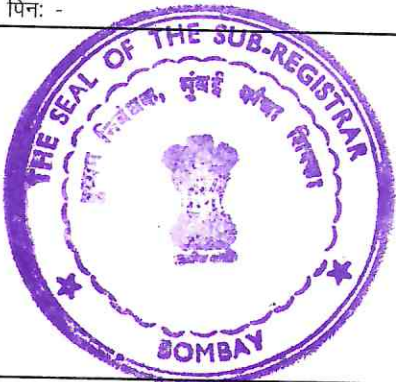
अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1	<p>नाव: रामसिंग मोतीलाल अग्रवाल (पॅन नं एए-बीपी-ए 5386जे)</p> <p>पत्ता: घर/फ्लॉट नं: 1 बी</p> <p>गल्ली/रस्ता:</p> <p>ईमारतीचे नाव: अवंती</p> <p>ईमारत नं:</p> <p>पेट/वसाहत: किंग्ज सर्कल</p> <p>शहर/गाव: मुं</p> <p>तालुका:</p> <p>पिन: 22</p>	<p>लिहून घेणार</p> <p>वय 63</p> <p>सही</p> <p><i>R. Agrwal</i></p>	 <p>15496 - 56724</p>	
2	<p>नाव: शीला रामसिंग अग्रवाल</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता:</p> <p>ईमारतीचे नाव:</p> <p>ईमारत नं:</p> <p>पेट/वसाहत:</p> <p>शहर/गाव:</p> <p>तालुका:</p> <p>पिन: -</p>	<p>लिहून घेणार</p> <p>वय 60</p> <p>सही</p> <p><i>शीला अग्रवाल</i></p>	 <p>15496 - 56724</p>	
3	<p>नाव: अरुण एस जैन</p> <p>पत्ता: घर/फ्लॉट नं: 1 बी</p> <p>गल्ली/रस्ता:</p> <p>ईमारतीचे नाव: अँट्रोमेडा</p> <p>ईमारत नं:</p> <p>पेट/वसाहत: वरळी सिफेस</p> <p>शहर/गाव: मुं</p> <p>तालुका:</p> <p>पिन: 25</p>	<p>लिहून देणार</p> <p>वय 41</p> <p>सही</p> <p><i>Arun Jain</i></p>	 <p>15496 - 56726</p>	
4	<p>नाव: सुमित्रा जैन स्वतः करिता व संजीव जैन तर्फे</p> <p>मुखत्यार म्हणून</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता:</p> <p>ईमारतीचे नाव:</p> <p>ईमारत नं:</p> <p>पेट/वसाहत:</p> <p>शहर/गाव:</p> <p>तालुका:</p> <p>पिन: -</p>	<p>मान्यता देणार</p> <p>वय 62</p> <p>सही</p> <p><i>Sumitra Jain</i></p>	 <p>15496 - 56726</p>	
5	<p>नाव: अनुराधा जैन</p> <p>पत्ता: घर/फ्लॉट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता:</p> <p>ईमारतीचे नाव:</p> <p>ईमारत नं:</p> <p>पेट/वसाहत:</p> <p>शहर/गाव:</p> <p>तालुका:</p> <p>पिन: -</p>	<p>मान्यता देणार</p> <p>वय 38</p> <p>सही</p> <p><i>Anuraधा Jain</i></p>	 <p>15496 - 56726</p>	



ms
सह दुय्यम निबंधक
मुंबई शहर क्र २

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

1 OF 1



दस्त गोषवारा भाग - 2

बबइ2

दस्त क्रमांक (1051/2004)

24

दस्त क्र. [बबइ2-1051-2004] चा गोषवारा
बाजार मुल्य :9868522 मोबदला 11419000 भरलेले मुद्रांक शुल्क : 862270

पावती क्र.:1054 दिनांक:12/02/2004
पावतीचे वर्णन
नांव: रामसिंग मोतीलाल अग्रवाल (पॅन नं
एए-बीपी-ए 5386जे)

दस्त हजर केल्याचा दिनांक :12/02/2004 11:10 AM
निष्पादनाचा दिनांक : 10/02/2004
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी
500 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

30500: एकूण

[Signature]

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 12/02/2004 11:10 AM
शिक्का क्र. 2 ची वेळ : (फी) 12/02/2004 11:14 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 12/02/2004 11:16 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 12/02/2004 11:17 AM

[Signature]
दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)

दस्त नोंद केल्याचा दिनांक : 12/02/2004 11:18 AM

ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,
व त्यांची ओळख पटवितात.

1) मोहन परमार ,घर/फ्लॅट नं.:

गल्ली/रस्ता:

ईमारतीचे नाव: सुजाता

ईमारत नं.:

पेट/वसाहत:

शहर/गाव:मुं

तालुका:

पिन: 9

2) आदित्य अग्रवाल ,घर/फ्लॅट नं: बी 2/8

गल्ली/रस्ता:

ईमारतीचे नाव: अवंती

ईमारत नं.:

पेट/वसाहत: किंगज सर्कल

शहर/गाव:मुं

तालुका:

पिन: -

[Signature]

[Signature]

[Signature]

दु. निबंधकाची सही
मुंबई शहर 2 (वरळी)



अमानित करणेत येते की वा
इत्यामध्ये एकूण.....पावे जाईल

24

दस्ता क्रमांक 1051/2004/2004

नोंदणी

तारीख 12/2/2004

[Signature]

दुष्मम निबंधक, मुंबई.
अपिलाची सुनावणी करणा येरील
निबंधकाने सर्व अधिकार जखतेला,