



ICICI BANK LTD, BANDRA FRANKING DEPOSIT SLIP

Customer Copy	
Deposit Br	23/11/04
Pay to:	Accit/Stamp Duty Mumbai
Franking Value	Rs 53,000
Service Charges	Rs 10
Total	Rs 53,010

Name of stamp duty paying party  
 Mrs. Rekha. H.  
 Shastri & ORS

Received With Thanks  
 Rs. 53,010 Towards  
 Payment of Stamps Duty

DD / Cheque No. 034441

Drawn on Bank Union Bank  
 of India

(For Bank Use only)

Tran ID  
 Franking Sr. No. 2000  
 Officer



बदर-२  
 १००५६ | १  
 २००४



Handwritten initials and marks at the top left of the page.

**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at MUMBAI 24TH day of November, 2004 : BETWEEN (1) Mr. Harry Crasto & (2) Mrs. Precilla H. Crasto, Indian Inhabitants of Mumbai, residing at Flat No. 601, 6th Floor, Nandadeep CHS Ltd., Off 4th Road, MG Road, Goregaon (West), Mumbai 400 062, hereinafter called "THE TRANSFERORS" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assign) of the ONE PART: AND (1) Mrs. Rekha H. Shastri & (2) Mr. Harshvardhan Ram Shastri, Indian Inhabitant of Mumbai, residing at 1-C/504, Neighbourhood, Lokandwala Township, Kandivali (East), Mumbai 400 101, hereinafter called "THE TRANSFEREES" (which expression shall unless it be repugnant to the context or the meaning thereof shall mean and include their heirs, executors, administrators and assigns);

**WHEREAS :**

a. By an Article of Agreement dated 31st March, 1990 BETWEEN Messrs. DATTANI CONSTRUCTIONS a partnership firm having their office at Laxmi Shopping Centre, 2nd Floor, Vasanji Lalji Lane, Kandivali (West), Mumbai 400 067, therein referred to as "THE DEVELOPERS" the

1.C.I.C.I. Bank Ltd. Crystal Building,  
Water-Field Road, Bandra (west),  
Mumbai-400050.

Saurabh Bhavnani



INDIA

Office of the Sub Registrar  
101/102/103/206/2408-11  
132804

RDQS 30001-PB5148  
Special Adhesive  
NOV 23 2004  
16:32

REKHA H. SHASTRI  
Rs fifty Three Thousand only

Handwritten initials and marks at the bottom left of the page.

बदर-२  
१०७५३ २  
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party of the First Part; and (1) Mr. Harry Crasto & (2) Mrs. Precilla H. Crasto, "TRANSFERORS" herein, therein called "THE PURCHASERS" the party of the Other part; the said MESSRS. DATTANI CONSTRUCTION agreed to sell and "THE TRANSFERORS" agreed to purchase Flat No. 602, Wing 'A' on 6<sup>th</sup> Floor in the building known as "SURAJ HEIGHTS", situated at Walbhat Road, Behind Nirlon Ltd., Goregaon (East), Mumbai 400 063, together with all rights, title, interest & benefits and on the same terms and conditions and at the consideration amount mentioned therein.

b. That by virtue of the above purchase "THE TRANSFERORS" become the members of the SURAJ HEIGHTS CO.OPERATIVE HOUSING SOCIETY LTD., & Society registered under the Maharashtra Co.Operative Societies Act, 1960 under Reg. No. MUM/W-P/HSG/TC/10216/98-99 year-99 dated 6.2.1999 hereinafter referred to as "the said Society" and by virtue of membership of the Society "THE TRANSFERORS" are holding five fully paid up shares of Rs.50/- each bearing distinctive Nos. from 166 to 170 under the Share Certificate No.34 by the said Society.

c. "THE TRANSFERORS" are the sole, absolute and exclusive owners, fully seized, possessed of the well sufficiently entitled to ownership Flat No. 602, Wing 'A', on 6<sup>th</sup> Floor in the building known as "SURAJ HEIGHTS CO.OPERATIVE HOUSING SOCIETY LTD.", situated at Walbhat Road, Behind Nirlon Ltd., Goregaon (East), Mumbai 400 062, what is called "ON OWNERSHIP BASIS" (which is hereinafter referred to as "the said Flat").

d. "THE TRANSFERORS" declare that their membership in the said Society is valid and subsisting and not terminated by the said Society and they have not received notice of expulsion from the membership of the said Society, or any other notice restraining them from transferring the said Flat.

e. "THE TRANSFERORS" further declare that their title over the said Flat is marketable and free from all encumbrances.

.....3/-

*(Handwritten signatures)*

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१००५६	३
२००४	

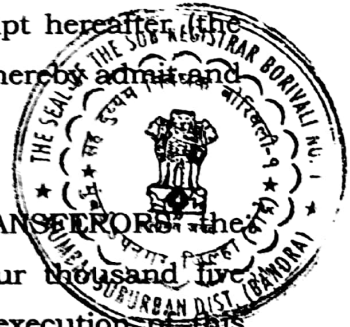
f. "THE TRANSFERORS" have agreed to sell to "THE TRANSFEREES" and "THE TRANSFEREES" has agreed to purchase from the "THE TRANSFERORS" the said Flat No. 602, Wing 'A', and interest in the capital of the Society together with all rights, title, interest, benefits, right to shares etc. on the following terms and conditions mutually agreed upon by and between the parties hereto.

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

1. "THE TRANSFERORS" have agreed to sell, transfer and assign to "THE TRANSFEREES" and "THE TRANSFEREES" has agreed to purchase and acquire the said Flat No. 602, Wing 'A', on 6<sup>th</sup> Floor in the building known as "SURAJ HEIGHTS CO.OPERATIVE HOUSING SOCIETY LTD.", situated at Walbhat Road, Behind Nirlon Ltd., Goregaon (East), Mumbai 400 063, together with all rights, title, interest, benefits, shares etc. at the lump sum price or consideration amount of Rs.13,84,500/- (RUPEES THIRTEEN LACS EIGHTY FOUR THOUSAND FIVE HUNDRED ONLY).

2. "THE TRANSFEREES" has already paid to "THE TRANSFERORS" the sum of Rs.5,00,000/- (Rupees five lacs only) - [Rs.1,00,000/- (RUPEES ONE LAC ONLY) vide cheque No. 772252 dated 17.11.2004 and Rs.4,00,000/- (RUPEES FOUR LACS ONLY) vide cheque No. 772255 dated 22.11.2004 both drawn on Union Bank of India, Goregaon East Br.] before execution of this Agreement being the part consideration amount, as per the particulars mentioned in the receipt hereafter, (the payment & receipt whereof "THE TRANSFERORS" doth hereby admit and acknowledge).

3. "THE TRANSFEREES" agrees to pay to "THE TRANSFERORS" the sum of Rs.8,84,500/- (Rupees Eight Lacs eighty four thousand five hundred only) within one month from the date of execution of this Agreement being the balance full and final consideration amount and against receiving the vacant and peaceful possession of the said flat.



*(Handwritten signatures)*

.....4/-

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4. "THE TRANSFERORS" shall hand over to "THE TRANSFEREES" the vacant and peaceful possession of said Flat against receiving the full consideration amount.

5. "THE TRANSFERORS" hereby declare that they have in no way created any charge, claim or lien on the said Flat and that the said Flat hereby agreed to be sold is free from all claims, charge, lien, mortgage and encumbrances. Should there be any claim from any person or persons against the said Flat, "THE TRANSFERORS" doth hereby agree and undertake to indemnify "THE TRANSFEREES" against such claims.

6. "THE TRANSFEREES" is entitled to become the member of the said Society and also agrees to abide by the Rules, Regulations and Bye-laws of the said Society.

7. "THE TRANSFERORS" agree and undertake to sign and execute all acts and deeds including Affidavits, Declarations, Undertakings, etc. in favour of "THE TRANSFEREES" and/or in favour of the Society and/or in favour of other Government/Semi Government authorities for effective transfer of the said Flat and all incidentals thereof in the name of "THE TRANSFEREES".

8. "THE TRANSFERORS" agree and under to get "THE TRANSFEREES" admitted as the member of the said Society in place of "THE TRANSFERORS" and get the said Flat transferred in the records of the said Society in the name of "THE TRANSFEREES" and the transfer charges or donation payable to the Society if and shall be borne and paid by "THE TRANSFERORS".

9. "THE TRANSFERORS" have paid the Society's dues, arrears and outgoing like maintenance, Municipal Taxes, Water Charges, Electricity Charges, Telephone bills, funds etc. pertaining to the said Flat till the date of possession of the said Flat and there after such charges will be paid the "THE TRANSFEREES" only.



.....5/-

Handwritten signatures of the transferors.

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१९०५३/५  
२००४

10. "THE TRANSFERORS" shall hand over to the "THE TRANSFEREES" the all original papers, share certificate and other relevant documents pertaining to the said Flat on completion of transaction of sale.

11. "THE TRANSFERORS" hereby declare that there is no prohibitory order by any Government and/or Local Authority or injunction by any Court restraining them from handing over and/or transferring the said Flat. "THE TRANSFERORS" further declare that no attachment has been levied on the said Flat.

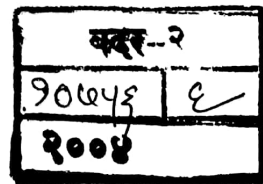
12. "THE TRANSFEREES" shall pay the necessary stamp duty and registration fees as leviable by the concerned Government authority on this Agreement.

**SCHEDULE OF THE PROPERTY**

Flat No. 602, Wing 'A' on 6<sup>th</sup> Floor admeasuring 82.40 square meters super built-up area in the building known as "SURAJ HEIGHTS CO.OPERATIVE HOUSING SOCIETY LTD.", situated at Walbhat Road, Behind Nirlon Ltd., Goregaon (East), Mumbai 400 063, constructed on all that piece and parcel of land bearing Survey No. 143 Hissa No. 1 and C.T.S.No.552, 552 (1 to 20) at Walbhat Road of Village, Pahadi, Goregaon (East), Taluka Borivali.

....6/-

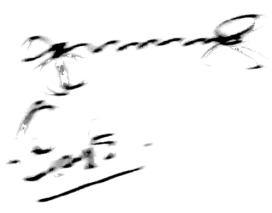
*(Handwritten signatures)*



IN WITNESS WHEREOF the parties hereto have set and subscribed their respective hands on the day, the year first hereinafore written.

SIGNED AND DELIVERED by the  
Withinamed TRANSFERORS

- 1. MR. HAPPY CRASTO &
  - 2. MRS. PRECILLA H. CRASTO
- In the presence of.....  
.....

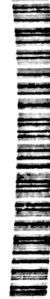


SIGNED AND DELIVERED by the  
Withinamed TRANSFEREES

- 1. MRS. PEKHA H. SHASTRI &
  - 2. MR. HARSHYARDHAN R. SHASTRI
- In the presence of .....  
.....




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Wednesday, November 24, 2004  
10:35:43 AM

## नोंदणीपूर्व गोषवारा

दुयम निबंधक: बोरीवली 1 (मातळ)

क्रमांक	विलेखाचा प्रकार	कारनामा
(1)	मोबदला	₹. 1,384,500.00
(2)	बाजारभाव (भाडेपट्ट्याच्या बाबतीत	₹. 1,384,320.00
(3)	पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	₹. 52980.00
(4)	बाजारभावाप्रमाणे मुद्रांक शुल्क	₹. 13845.00
(5)	बाजारभावाप्रमाणे नोंदणी फी	24/11/2004
(6)	दस्त निष्पादित केल्याचा	13
(7)	पुण्याची संख्या	(1) सिटिएस क्र.: 552
(8)	भू-मापन, पोटहिस्सा व घरकमांक (असल्यास)	
(9)	मालमतेचे इतर वर्णन	
(10)	क्षेत्रफळ	
(11)	आकारणी किंवा जुडी देण्यात असलेले तेंव्हा	
(12)	'दस्तावेज करून देण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व पत्ता	
(13)	'दस्तावेज करून घेण्या-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व पत्ता	

**सूचना**  
1) ही माहिती पक्षकारांनी साक्षात्कृत केल्या इन्गुट फॉर्मवर आधारित आहे.  
2) दस्तावी माहिती संगणकावर शेष्यात आली याला अर्थ दस्त नोंदणीसाठी स्वीकारला असा नाही. दुयम निबंधक दस्त नाकारू शकतात किंवा नियमानुसार योग्य ती अन्य कार्यवाही करू शकतात.  
3) बदल/दुरुस्सा करायला नसलेला भण्डार खोडायला अ)क्रमांक 1,2,3,4,5,6 मध्ये बदल करता येणार नाही

(1) वर्णन: विभागाचे नाव - पहडी-गोरेगाव पूर्व ( बोरीवली ), उपविभागाचे नाव - 58/271 - भुभाग : उत्तरस गोरेगाव स्थेशन ते हुतगली मार्ग जोडणारा रस्ता, पूर्वस हुतगली मार्ग, दक्षिणस गावाची सीमा व पश्चिमस रेल्वे, सि टी एस नं. 552, सदनिका क्रं. 602, 6 वा माळा, ए विंग, "सुरज हाईट्स को-ऑप. हो. सोसायटी", बांधकाम वर्ष 1990  
(1) बांधीव मिल्कतीचे क्षेत्रफळ 65.92 चौ.मी. आहे.  
(1) -  
(1) हॅरी - क्रॅस्टो: घर/फ्लॅट नं: 601; गल्ली/रस्ता: एम जी रोड; ईमारतीचे नाव: नंदादीप सोसा.; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: गोरेगाव प. मुं: तालुका: -; पिन: 62; पॅन नम्बर: -;  
(2) प्रॅसिला - क्रॅस्टो: घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -;  
(1) रेखा एच. शारजी: घर/फ्लॅट नं: 1 सी/504; गल्ली/रस्ता: -; ईमारतीचे नाव: नेबरहुड; ईमारत नं: -; पेट/वसाहत: लोखंडवाला टाउनशिप; शहर/गाव: कांदिवली पु. मुं: तालुका: -; पिन: 101; पॅन नम्बर: -;  
(2) हर्षवर्धन राम शारजी: घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;

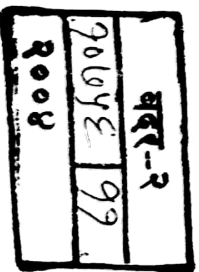
पूर्व नोंदणी गोषवारा तपासून पाहिला  
, तो बरोबर आहे/त्याच्यात नमूद केलेले  
बदल/दुरुस्सा करायला.

(पक्षकाराची स्वाक्षरी)

(डाटा एंट्री ऑथरिटर ची स्वाक्षरी)

नोंदणीपूर्व गोषवारा इन्गुट फॉर्म प्रमाणे आहे व याचा मेळू मूळ दस्तावी घेण्यात आला आहे. पक्षकाराने नमूद केलेले  
बदल/दुरुस्सा याचा समावेश करण्यात आला आहे.

(दुयम निबंधकाची स्वाक्षरी)





14/11/2004

दुयम निबंधक:

10/9/13 am यशवीली 1 (मालाड)

दस्त गोपवारा भाग-1

वदर 2

दस्त क्र 10756/2004

दस्त क्रमांक : 10756/2004

दस्तावा प्रकार : करारनामा

सुक्र. पक्षकाराचे नाव व पत्ता

पक्षकारावा प्रकार

ध्यागिचि

अंगड्यावा ठसा

1 नाव: रखा पय. शास्त्री

लिहून घेणार

ध्यागिचि

अंगड्यावा ठसा

पत्ता: घर/फ्लॅट नं. 1 सी/504

गल्ली/रस्ता: -

वय 41

इमारतीचे नाव: नेवरहुड

सही

पट/वसाहत: लोखडवाला टाउनीभाग

*Prakash*



शाहर/गाव: काठिवली पु, मु

दिन: 101

दिन नम्वर: -

2 नाव: हर्षवदन राम शास्त्री

लिहून घेणार

वय 41

सही

*Prakash*



गल्ली/रस्ता: -

इमारतीचे नाव: -

पट/वसाहत: -

शाहर/गाव: -

गाव/का: -

दिन: -

दिन नम्वर: -

3 नाव: हीी - क्रस्टी

लिहून घेणार

वय 56

सही

*Prakash*



पत्ता: घर/फ्लॅट नं: 601

गल्ली/रस्ता: एम जी रोड

इमारतीचे नाव: नंदादीप सोसा.

पट/वसाहत: -

शाहर/गाव: गोरगाव प, मु

गाव/का: -

दिन: 62

दिन नम्वर: -

4 नाव: प्रसिना - क्रस्टी

लिहून घेणार

वय

सही

*Prakash*



पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

इमारतीचे नाव: -

पट/वसाहत: -

शाहर/गाव: -

गाव/का: -

दिन: -

दिन नम्वर: -



वदर-२  
१०८५६ १२  
२००४

रक्षित करून देणार तबाकशीत [करारनामा] दस्तऐवज करून दिल्याचे कबूल करतात



Wednesday, November 24, 2004  
10:37:31 AM

पावती

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 10816

दिनांक 24/11/2004

गावाचे नाव पी.एस.पलडीगारेगांव


दस्ताऐवजाचा अनुक्रमांक वदर2 - 10756 - 2004

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव:रेखा एस. शास्त्री

नोंदणी फी	: -	13850.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (13)	: -	260.00
एकूण	रु.	14110.00

आपणारा हा दस्त अंदाजे 10:52AM हा वेळेस मिळेल

  
दुय्यम निबंधक  
बोरोवली 1 (मालाड)

वाजार मुल्य: 1384320 रु. मोबदला: 1384500 रु. **दर. सुव्यस निबंधक बोरोवली-१**  
भरलेले मुद्रांक शुल्क: 53000 रु. **सुबई उपनगर विद्या**

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;  
दंकेचे नाव व पत्ता: युनियन बँक ऑफ इंडिया, गारेगाव पु.  
डीडी/धनाकर्ष क्रमांक: 034440; रकम: 13850 रु.; दिनांक: 23/11/2004





दस्ताक्रमांक व वर्ष: 10756/2004

Wednesday, November 24, 2004

10:39:24 AM

दुय्यम नमस्ते श्री 1 (मालाड)

## सूची क्र. दोन INDEX NO. II

गावाचे नाव : श्री.एस.पहाडीगोरेगांव

नंतरकी 63 म

Regn 63 m e

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 1,384,500.00  
वा.भा. रू. 1,384,320.00

- (2) भू-मापन, पोटहिरसा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 552 वर्णन: विभागाचे नाव - पहाडी-गोरेगाव पुर्व ( बोरीवली ), उपविभागाचे नाव - 58/271 - भुभाग : उत्तरेस गोरेगाव स्टेशन ते दूतगती मार्ग जोडणारा रस्ता, पूर्वेस दूतगती मार्ग, दक्षिणेस गावाची सीमा व पश्चिमेस रेल्वे, सि टी एस नं. 552, सदतिका क्र. 602. 6 वा माला, ए विंग, "सुरज हाईट्स को-ऑप. हौ. सोसायटी", बांधकाम वर्ष 1990  
(1)बांधीव मिल्ककीचे क्षेत्रफळ 65.92 चौ.मी. आहे.
- (3)क्षेत्रफळ (1)-
- (4) आकारणी किंवा जुडी देण्यात (1)-  
असेल तेव्हा

- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
- (7) दिनांक करून दिल्याचा नोंदणीचा
- (8) रू 52980.00
- (9) अनुक्रमांक, खंड व पृष्ठ 10756 /2004
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 13850.00
- (11) बाजारभावाप्रमाणे नोंदणी
- (12) शैरा
- (1) हॅरी - क्रॅस्टो; घर/फ्लॅट नं. 601; गल्ली/रस्ता: एम जी रोड; ईमारतीचे नाव: नंदादीप सोसा.; ईमारत नं. :-; पेट/वसाहत: -; शहर/गाव: गोरेगाव प. मुं. तालुका: -; पिन: 62; पॅन नम्बर: -
- (2) प्रेसिंला - क्रॅस्टो; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. :-; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (1) रेखा एच. शास्त्री; घर/फ्लॅट नं. 1 सी/504; गल्ली/रस्ता: -; ईमारतीचे नाव: नेबरहुड; ईमारत नं. :-; पेट/वसाहत: लोखंडवाला टाउनशिप; शहर/गाव: काटिवली पु. मुं. तालुका: -; पिन: 101; पॅन नम्बर: -
- (2) हर्षवर्धन राम शास्त्री; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. :-; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

