

THIS 2<sup>nd</sup> DAY OF SEPTEMBER, 2011

S/1025 6299

**DEED OF DECLARATION**

**In respect of Flat No. 702, 7<sup>th</sup> Floor, Bandra Super Star Co-operative Housing Society  
Limited, Plot No. 17, Perry Road, Bandra (West), Mumbai-400050.**

**EXECUTED BY**

**SHRI MAZHARUL HAQ CHOWDHRY &  
SMT. NOORAFROZ MAZHARUL HAQ**

**THE DECLARANTS**

**MANOJ K. BHATIA**

**ADVOCATE HIGH COURT**

**Off.: 403/A, OM PALACE, 4<sup>TH</sup> FLOOR, PLOT NO. 73, DR. AMBEDKAR ROAD,  
NEAR PALI HILL & UNION BANK OF INDIA, KHAR (W), MUMBAI-400052**

**TELEFAX: 022 2648 8500/02 # Cell : 98202 95222**



**BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)**  
 Govt. of Mah. General Stamp Office Licence No. D-5/STP (V)/C.R. 1056/02/05/1708-11/05

Date: 09/09/2011  
 Deposit Br.: Santacruz, Mumbai-400 054.  
 (Customer Copy)

Pay to: Bombay Mercantile Co-operative Bank Ltd.  
 A/c: Stamp Duty

Franking Value Rs.	100/-
Service Charges Rs.	10/-
Total Rs.	110/-

Name of Stamp Duty paying party:  
 MR. MAZHARUL HAQ CHOWDHRY

DD / Cheque No. - Cash -  
 Drawn on Bank & Branch:

Tran ID  
 Franking Sr. No.



**DEED OF DECLARATION**

THIS DEED OF DECLARATION IS MADE AND EXECUTED AT MUMBAI THIS 2nd DAY OF SEPTEMBER IN THE CHRISTIAN YEAR TWO THOUSAND ELEVEN;

BY

SHRI MAZHARUL HAQ CHOWDHRY & SMT. NOORAFROZ MAZHARUL HAQ, Both Adults, Indian Inhabitants residing at Flat No. 702, 7<sup>th</sup> Floor, Bandra Super Star Co-operative Housing Society Limited, Plot No. 17, Perry Road, Bandra (West), Mumbai-400050, hereinafter called "THE DECLARANTS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors and administrators).



बदर-२५/  
 २०११

AUTHORISED SIGNATORY  
 SANTACRUZ BRANCH

Bombay Mercantile Co-operative Bank Ltd., Santacruz Branch, Plot No. 207, TPS N.S.V.Road, Santacruz (W), Mumbai-400 054.  
 D-5/STP(V)/C.R. 1056/02/05/1708-11/05

भारत 61756  
 198010  
 R. 00001001-P85447  
 200 200 200 200 000 200 200  
 12:57  
 SPECIAL ADHESIVE SEP 02 2011  
 INDIA STAMP DUTY MAHARASHTRA

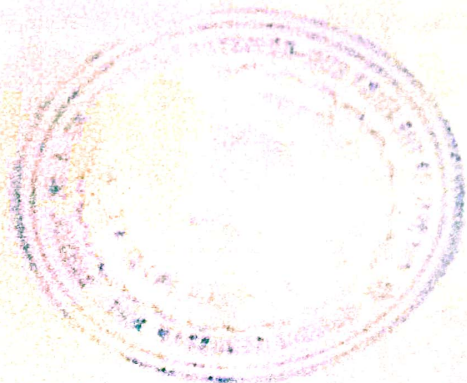


स्मट मुद्राक प्रौढिग अल्दा क्वायलेट लेम्प खाली तपासले व एस.एम.एस./संबंधित प्राधिकृत अधिकार्याशी दुरध्वनीवरून संपर्क साधून, मेळ वरीया आठकून आला.

सह. दुय्यम निबंयक अयेरी - ४

Nature of Document	Deed of Declaration
Registration Details If Registrable, Name of S.R.O.	Regd. in Non-Registrable Andheri IV
Franking Unique No.	261756
Property Description, in brief	Flat No 702, 7th Floor Super star, Plot No 17 100/ - Bandra (W)
Consideration Amount	
Stamp Purchaser's Name	MR. Parharul Hag Chowdhary
Name of the other Party	
If through, Name & Address	Mrs Neerajal Parharul Hag
Stamp Duty Amt. (in words)	One hundred and
Signature of Authorised Person with stamp	For BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. Amllan

AUTHORIZED SIGNATORY  
SANTACRUZ BRANCH



बदर-२५/	
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## WHEREAS :

a) By Agreement dated 28<sup>th</sup> March, 1990 (hereinafter referred to as the "said agreement") executed between one MR. ARJUN S. JHANGIANI (therein referred to as the Transferor of the One Part) and SHRI MAZHARUL HAQ CHOWDHRY & SMT. NOORAFROZ MAZHARUL HAQ, being the Declarants herein (therein referred to as the Transferees of the Other Part), The Transferors therein sold and transferred unto The Transferees therein, a residential flat being Flat No. 702 admeasuring 950 sq. feet carpet area on the 7<sup>th</sup> Floor of the building known as "Super Star" of Bandra Super Star Co-operative Housing Society Limited, situated at Plot No. 17, bearing C.T.S. No. 327 of Village Bandra, lying and being at Perry Road, Bandra (West), Mumbai-400050 and more particularly described in the schedule written hereunder (hereinafter referred to as the "said flat") and five fully paid up shares of Rs.50/- each aggregating to Rs.250/- bearing Distinctive Nos. 96 to 100 (both inclusive) under Share Certificate No. 20 (hereinafter referred to as the "said shares") for the consideration and on the terms and conditions mentioned in the said Agreement, the Original whereof is annexed hereto. The said flat and the said shares are hereinafter for brevity's sake referred to as the "said premises".

b) The said Agreement dated 28<sup>th</sup> March, 1990 is duly stamped and adjudicated under Case No. AS/2/8082/94.



बदर-१५/	
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- c) The Declarants herein could not register the **said Agreement** in respect of the said premises within four months from the date of its execution as required under The Indian Registration Act, 1908.
- d) The Declarants herein confirm the terms and conditions of the **said Agreement** and declare that the **said Agreement** is valid and subsisting.
- e) The Declarants herein are now admitting the execution of the **said Agreement** before the Sub-Registrar of Assurances, Mumbai Suburban District.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND CONFIRMED BY THE DECLARANT HERETO AS FOLLOWS:

- 1) The said **Agreement** dated 28<sup>th</sup> March, 1990 (executed between one **MR. ARJUN S. JHANGIANI** (therein referred to as the Transferor of the One Part) and **SHRI MAZHARUL HAQ CHOWDHRY & SMT. NOORAFROZ MAZHARUL HAQ** being the Declarants herein (therein referred to as the Transferees of the Other Part) in respect of the said premises is valid and subsisting.
- 2) The Declarants herein being the owners of the said premises are now admitting the execution of the **said Agreement** before the Sub-Registrar of Assurances, Mumbai Suburban District under this Deed of Declaration.



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बदर-१५१	
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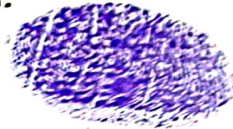
SCHEDULE OF PROPERTY REFERRED ABOVE TO :

Flat No. 702 admeasuring 950 sq. feet carpet area on the 7<sup>th</sup> Floor of the building known as "Super Star" of Bandra Super Star Co-operative Housing Society Limited, situated at Plot No. 17, bearing C.T.S. No. 327 of Village Bandra, lying and being at Perry Road, Bandra (West), Mumbai-400050 in the Registration District of Mumbai and Sub-District of Mumbai Suburban.

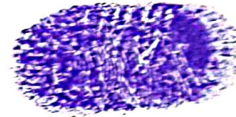
NA  
map

In witness whereof the Declarant hereto has hereunto set and subscribed his hands the day and year first hereinabove written.

SIGNED AND DELIVERED BY THE )  
WITHIN NAMED DECLARANTS )  
SHRI MAZHARUL HAQ CHOWDHRY & )  
SMT. NOORAFROZ MAZHARUL HAQ )  
ON SOLEMN AFFIRMATION )

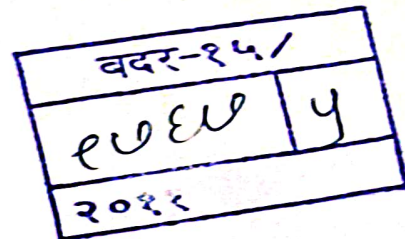


*Shri  
Noor Afroz*



In the presence of . . . . .

1. *Akram Khan* Akram Khan
2. *Manoj Hatin* (Manoj Hatin)





मालमत्ता पत्रक

सी सी ३

तालुकान. भु. मा. का. -- न. भु. अ. वादा

जिल्हा -- मुंबई उपनगर जिल्हा

१९१८ मधील १९१८ मधील

भा. सं. चो. पां. धारणाधिकार

शासनाला दिलेल्या आकरणाचा किंवा पाहण्याचा तयारीस आणि त्याच्या फेर तपासण्याची निमत वळ)

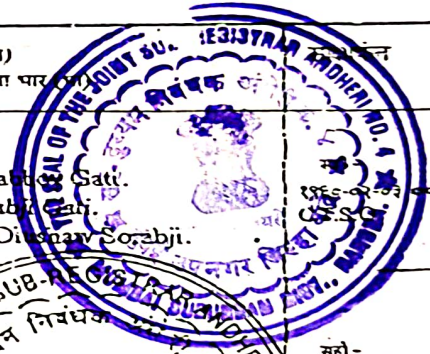
C/३२७

एक. यजे.  
[१६१३]  
चो. पां.  
१३४८७

Asstl.  
[१३४७७]  
११/१०/१८-१९२२  
र. पी. से.  
[७-००]  
४५-०० ता. १-८-१९ पायल.

[Mrs. Shirin Bahadur D. Khatina]  
[Original holder.]

व्यवहार	खंड क्रमांक	नांवने धारक (धा) फट्टेदार (फ) किंवा पार (पा)
<p>१९५९. Indenture Bond for Rs १५,०००/- १२-६-५९ From Mrs. Shirin Bahadur Khatina</p>	<p>S.R. ४३९६ १९६२</p>	<p>(H) (१) Pestonaji Dosabji Satti. (२) Dueshaw Sorabji Satti. (३) Nargish W/o Dueshaw Sorabji.</p>
<p>१९६१ पा. स. च्या १९५६ च्या दानन भाषणेचे कबधालगत म. रा. स. च्या १९५८ अंमलबनावणी कायदानुसार व पा म च्या नाणे संबंधी कायदानुसार क्षेत्र आकबराचे नकाशा व नकाशा</p>		
<p>१९८५ तलाठी गांव न. नं. ७ वरून मुधारित बंमजेती आकरणाची नोंद घेतली.</p>		



न. भु. अ. वादा  
मुंबई उपनगर जिल्हा

३३००  
९३/३/१०६  
९५/३/१०६  
२०/३/१०७

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३३००  
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बदर-१५/१  
२०१२

बदर-१/१  
१३/३/११  
२०१०





**बृहन्मुंबई महानगरपालिका**  
करनिर्धारण व संकलन खाते  
तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं - ४०० ००१.  
भांडवली मूल्याधारित तात्पुरते मालमत्ता कराचे देयक.

संकेतस्थळ : [www.mcgm.gov.in](http://www.mcgm.gov.in)

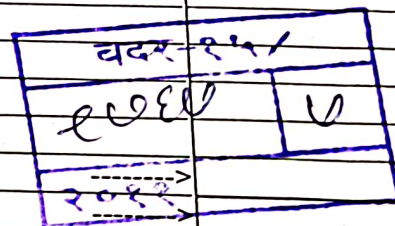
लेखा क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता करवर्ष	सहायक करनिर्धारक व संकलक
00164529	HW0505560020000	--	2011-2012	
नाव व पत्ता :				H/West' Ward, Municipal Office Building, St. Martins Rd., Behind Bandra Police Station, Bandra (W), Mumbai 400 050
BANDRA SUPER STAR CO LTD PLOT NO 17, PERRY ROED BANDRA, MUMBAI 400050,				
क्रमांक,सदनिका क्रमांक, इमारतीचे नाव / विंग,सी.टी.एस. क्र./ प्लॉट क्र. गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे :				
350 17, PERRY ROAD HOUSE WITH OUT HOUSE , MUMBAI				
ESTONJI DOSABHAI GATI SH RI DINSHAW SORABJEE & NA, RGISH W/O DINSHAW SORABJEE .				

दि. ३१.०३.२०११ रोजीची थकवाकी

68755

मुंबई महानगरपालिका अधिनियम १८८८ च्या कलम १४० अ च्या उपकलम (२) अन्वये भांडवली मूल्याधारित मालमत्ता कराचे तात्पुरते देयक.

10BIL07444022 04-11 to 30-09-11	देयक क्र. व देयकाचा कालावधी	201120BIL0744.4023 01-10-11 to 31-03-12
12148	सर्वसाधारण कर / General Tax	12148
0	पाणीपट्टी / Water Tax	0
0		0
4817	जललाभकर / Water Benefit Tax	4817
489		489
0	मलनिःसारण कर / Sewerage Tax	0
0		0
2890	मलनिःसारण लाभ कर / Sewerage Benefit Tax	2890
293		293
4859	म.न.पा. शिक्षण उपकर / Mun. Education Cess	4859
2312	राज्य शिक्षण उपकर / State Education Cess	2312
235		235
59	रोजगार हमी उपकर / Employment Guarantee Cess	59
203	वृक्ष उपकर / Tree Cess	203
6073	पथकर / Street Tax	6073
34378	देयक रक्कम	34378
0	यापूर्वी भरलेली आगाऊ / जादा रक्कम रु.	0
34378	निव्वळ देय असलेली रक्कम रु.	34378
15-09-2011	देय दिनांक	31-12-2011



00164529



00164529

महानगरपालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.  
केरी कुठल्याही नागरी सेवाविषयक पत्र व्यवहार करताना मालमतेचा लेखा क्रमांक व  
क्रमांक नमूद करणे अनिवार्य राहिल  
गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी क्र. १०९८.  
महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-संपर्क - २२६९४७२७.  
क माहितीसाठी कृपया मागे पहावे.

*(Handwritten Signature)*

व. दे. पंदेरे  
करनिर्धारक व संकलक



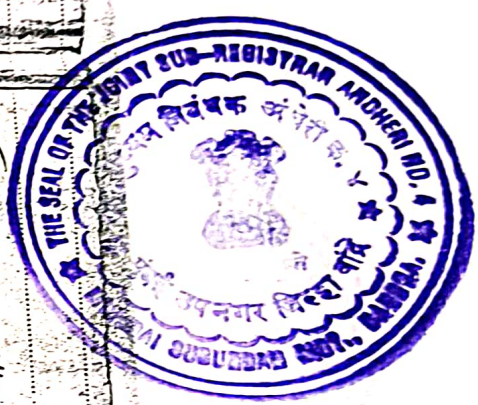


Form No. II

मं. का. मू. - २,००,०००-२-६२-पीएच३ - (डी) ६६०  
 का. वि., ग. वि., फ. ९९८४, दि. १०-१०-१४;  
 नो. व. पुणे. फ. अभिलेख/मौजपो/६३ मर्च/२०१९, दि. १८-१-०३२।

दांडा (मुंडपनगर)

वित्तियाचा प्रकार व मोबदल्याचे स्वल्प (कारेगुण्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार देतो ते नमूद करावे) Nature of deed and consistency in case of lease, state whether lessor or lessee pays assessment. If	सू. गाव, पोस्टाद्वारा व घर क्रमांक (आवल्यात) Survey, Sub-Division and House No. (if any)	क्षेत्रफळ Area	आकारणी किंवा अर्थी देण्यात येत असेल तेव्हा Assessment or Duty when given	कारवाई करून देणाऱ्या पक्षांकराचे नाव किंवा विवाही भाग्यानमाचा किंवा भाग्याने आदिवा असाव्याप, प्रतिवादीचे नाव Name of the executing party or in case of a Decree or Order of Civil Court, of Defendant	कारवाई करून देणाऱ्या पक्षांकराचे नाव किंवा विवाही भाग्यानमाचा किंवा भाग्याने आदिवा असाव्याप, प्रतिवादीचे नाव Name of the claiming party or in case of a Decree or Order of Civil Court, of Plaintiff	कारवाई Execution	नोंदणी Registration	नोंदणी क्रमांक, खंड व पृष्ठ Serial No., Vol. and Page
श्वरदीखल रु. ७००,०००/-	जमीन सि. स. नं. सी/३२७	१	१ दिनाशा सोरावजी २ श्रीमती नरगीस दिनशा सोरावजी ३ फिरीझ दिनशा सोरावजी मी. चवू प्रव. रडेजा (नं. ४ वान्करमीरा पार्क)	१ दिनाशा सोरावजी २ श्रीमती नरगीस दिनशा सोरावजी ३ फिरीझ दिनशा सोरावजी मी. चवू प्रव. रडेजा (नं. ४ वान्करमीरा पार्क)	१ दिनाशा सोरावजी २ श्रीमती नरगीस दिनशा सोरावजी ३ फिरीझ दिनशा सोरावजी मी. चवू प्रव. रडेजा (नं. ४ वान्करमीरा पार्क)	१	१	५६३ ७७



बदर-२५/१  
 २०१९



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

MAZHARUL HAQ HAJI ABDUL HAQ  
CHOUDHRY  
HAJI HAQ ABDUL HAQ CHOUDHRY

09/07/1945

Permanent Account Number

ADFPC4641M

  
Signature



31122010

Man

इस कार्ड के खोने / पाने पर कृपया सूचित करें / लांटाएं :  
आयकर बैंक रोया इकाई, एन एल डी रेल  
लीनरी मंजील, सफायर चेंबर,  
बानेर टेलिफोन एक्सचेंज के नजदीक,  
बानेर, पुना - 411 045

If this card is lost / someone's lost card is found,  
please inform / return to :  
Income Tax PAN Services Unit, NSDL  
3rd Floor, Sapphire Chambers,  
Near Baner Telephone Exchange,  
Baner, Pune - 411 045  
Tel: 91-20-2721 8080, Fax: 91-20-2721 8081  
e-mail: tininfo@nsdl.co.in



वदर-१५/	
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२०१६	



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AADPC2403J



नाम / NAME

NOORAFROZ MAZHARULHAQ  
CHOUDHRY

पिता का नाम / FATHER'S NAME

WAZEER HUSAIN WAHEEDAHMED

जन्म तिथि / DATE OF BIRTH

02-08-1947

*ECG*

हस्ताक्षर / SIGNATURE

*Noor Afroz*

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

NA



इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले  
प्राधिकारी को सूचित / वापस कर दें  
आयकर आयुक्त (कम्प्यूटर केन्द्र),  
सी-13, प्रत्यक्षकर भवन,  
बान्द्रा-कुर्ला कॉम्प्लेक्स,  
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to  
the issuing authority :

Commissioner of Income-Tax (Computer Operations),  
C-13, Pratyakshakar Bhavan,  
Bandra-Kurla Complex,  
Mumbai - 400 051.

वदर-२५/६	
<i>ए.ए.ए.</i>	१०
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# BANDRA SUPER STAR CO-OP. HOUSING SOCIETY LTD.

(Reg. No. BOM/HSG/5103 of 1977)

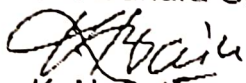
Plot No. 17, Perry Road, Bandra (West), MUMBAI-400 050.

## PUBLIC NOTICE

Notice is hereby given to the general public that Shri M. H. Chowdhary and Smt. Noor Afroz Mazarhul Haq, members of our Society in respect of Flat No. 702 in the building of ~~our Society~~, have informed the Society in writing that the Original Share Certificate in respect of the said flat, viz. Share Certificate No. 20 in respect of 5 (five) shares of Rs. 50/- (Rupees Fifty) each, bearing distinctive Nos. 96 to 100 (both inclusive) has been misplaced and is not traceable and they have submitted a written application to the Society to issue a duplicate certificate in lieu of the lost certificate.

Now by this public notice the Society calls upon any person / persons having any claim / objection to the issue of a duplicate share certificate, they may submit the same in writing to the undersigned within FIFTEEN days from the date of publication hereof, either by hand delivery against proper written acknowledgement by the undersigned or by Registered Post A.D. only, at the address hereinabove. Any claims received after the expiry of 15 days will not be entertained and shall be deemed to be null and void. The duplicate certificate shall be issued after 15 days if no claims / objections are received as indicated above.

For Bandra Super Star Co-operative Housing Society Limited

  
K. N. Salgaonkar  
Honorary Secretary

Date :



बदर-१५/	
२०६७	९९
२०२१	



BANDRA SUPER STAR CO - OPERATIVE HOUSING SOCIETY LIMITED

(Reg. No. BOM / HSG / 5103 of 1977)

BILL

For the Quarter April to June 2011

Bill No. AJ / 2011 / 702

To Mr & Mrs. M. H. Chowdhary

Bill Date : April 15, 2011

Of Flat No 702

Please pay Arrears + Interest (If any) : IMMEDIATELY

Please pay for this Quarter by July 10, 2011

SR. NO.	MEMBER'S CONTRIBUTION FOR	RUPEES	RUPEES
1	Municipal Tax for Flat (+ Garage, If any)		722
2	Water Charges		402
3	Service Charges		3,699
4	Building Maintenance		864
5	Lift Maintenance		459
6	Insurance Premium		108
7	Sinking Fund		
8	Major Repair Fund		
9	Parking Charges		
	<b>TOTAL</b>		<b>7,907</b>
	Arrears	0	
	Interest	0	0
	<b>TOTAL PAYABLE</b>		<b>7,907</b>

Rupees Seven Thousand Nine Hundred Seven Only

For Bandra Super Star Co - operative Housing Society Limited

Treasurer



बदर-२५/	
२०१०	१२
२०११	

BANDRA SUPER STAR CO - OPERATIVE HOUSING SOCIETY LIMITED  
 ( Reg. No. BOM / HSG / 5103 of 1977 )

**BILL**

For the Quarter July to September 2011

Bill No. JS / 2011 / 702

To Mr. & Mrs. M. H. Chowdhary

Bill Date : August 19, 2011

Of Flat No 702

Please pay arrears and Interest, if any, IMMEDIATELY

Please pay for this quarter by October 10, 2011

SR. NO.	MEMBER'S CONTRIBUTION FOR	RUPEES	RUPEES
1	Municipal Tax for Flat ( + Garage, if any )		722
2	Water Charges		261
3	Service Charges		3,225
4	Building Maintenance		432
5	Lift Maintenance		804
6	Insurance Premium		105
7	Sinking Fund		
8	Major Repair Fund		
9	Parking Charges		
	<b>TOTAL</b>		7,202
	Arrears	0	
	Interest	0	0
	<b>TOTAL PAYABLE</b>		7,202

Rupees Seven Thousand Two Hundred Two Only

For Bandra Super Star Co - operative Housing Society Limited

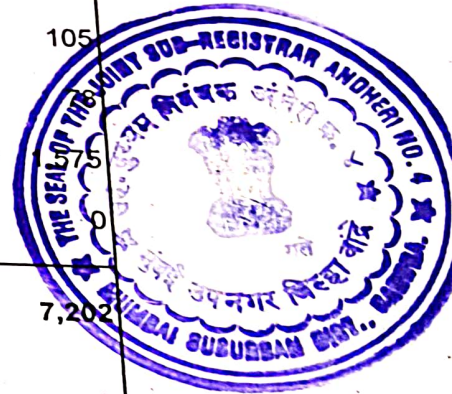
*[Signature]*

Treasurer

बंदरा-२५/

२०११

२३







# Municipal Corporation of Greater Mumbai

## Property Tax Information System

Home

SECY BANDRA SUPER STAR CO , OP H S LTD PLOT NO 17 , PERRY  
ROAD BANDRA , MUMBAI 400050

Logout

### Property Information

Property Code :

06114529

SAC No. :

HV0503560020000

Property Description :

HW-1850 17, PERRY  
ROAD HOUSE WITH  
OUT HOUSE  
MUMBAI-400066

User Category :  
Residential

Construction Type :  
NA

Age Range :  
NA

Current Ratable Value :  
80930

CS/CTS/Survey Code :

07

TWR No. :

01100012773

TWR Date :

01-04-1967

Insp Date :

01-04-1967

First Date of  
Assessment :

01-04-1967

Zone :

Zone III

Sub-Zone :

WARD HW

Plot No :

NA

Home

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बदर-१५/
एवम १०
२०११



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

SWAPNIL AVINASH RAUT

AVINASH PANDURANG RAUT

14/03/1990

Permanent Account Number

ANTPR2757D

  
Signature



आयकर विभाग

INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

HAMAKANT S THARWAL

SHASHIKANT MADHUKAR THARWAL

15/04/1983

Permanent Account Number

AGJPT2529C

  
Signature



15/22007

02/09/2011  
4:52:53 pm

दुय्यम निबंधक:  
सह दु.नि.का-अंधेरी 4

दस्त गोषवारा भाग-1

बदर15  
दस्त क्र 9767/2011

दस्त क्रमांक : 9767/2011

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मजहरुल हक चौधरी - -  
पत्ता: घर/फ्लॅट नं: सदनिका क्रं 702, 7वा मजला, सुपर  
स्टार, बांद्रा सुपर स्टार को ऑप ही रो लि, प्लॉट नं  
17, पेरी रोड, बांद्रा प मु-50  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ई-

लिहून घेणार

वय 68

सही

*[Signature]*



2 नाव: नूरअफरोज मजहरुल हक - -  
पत्ता: घर/फ्लॅट नं: वरिलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार

वय 65

सही

*Noor Afroz*

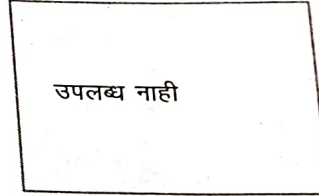


3 नाव: - - -  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -  
पॅन नम्बर: -

लिहून घेणार

वय -

सही



उपलब्ध नाही



उपलब्ध नाही



बदर-१५/  
९७६७ १६  
२०११



REPT. NO: 6857892 DT: 5/10/96

2 8082

(वि. नि. वि. क. १) (Fin. R. Form No. 1)

मूल्य ११३ मे. Gen. 113 me

17 ORIGINAL RECEIPT FOR PAYMENT TO GOVERNMENT [NOT TRANSFERABLE]

शुद्ध रकम

शुद्ध रकम प्रदानाची पावती

स्थान/Place **Bandra** दिनांक/Date **10-96** १९९६ /1998

Received from **Mazharul Haque Chowdhry** पंजीयनांक/Registration No.

₹ /Rs ( रुपये/Ruppes)

on account of **184250/- Rs one hundred and thirty eight thousand two hundred and fifty only** (नंदा/Signature) (पंजीयनांक/Registration No.)

रोखपाल व देखापाल Cashier or Accountant

DELIVERED

DELIVERED

DELIVERED

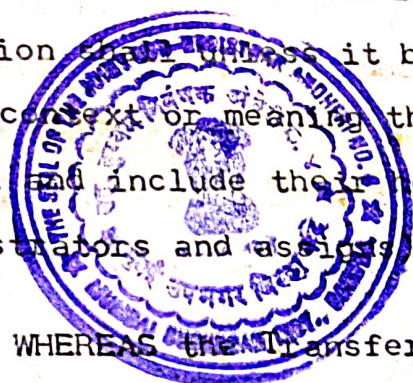
DELIVERED



AGREEMENT FOR SALE

सहपत्र नोंदण्यात आले नाही

THIS AGREEMENT made at Bombay this day of **28<sup>th</sup>** March, 1990 BETWEEN SHRI ARJUN S. JHANGIANI, Indian Inhabitant of Bombay, hereinafter referred to as the "Transferor" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the One Part AND SHRI MAZHARUL HAQ CHOWDHRY and SMT. NOORAFROZ MAZHARUL HAQ, Indian Inhabitants of Bombay, hereinafter referred to as the "Transferees" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the Other Part :



बंदर-२५४
२०९६

WHEREAS the Transferor is a member of



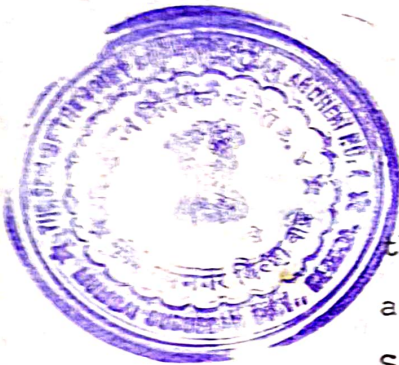
M.R.D.A  
BANDRA

Receipt No. 6857892 | 5-10-96.  
No. AS/2/3082/94.  
GENERAL STAMP OFFICE  
Bombay.

RECEIVED from Mr. Mazharul Haq Chowdhary  
the Stamp duty Rupees 1,84,000/- One Lac-  
Eighty Four Thousand only.

CERTIFIED under Sec. 41 of the Bombay  
Stamp Act, 1958, that the proper Stamp duty  
Rupees 1,84,000/- One Lac-  
Eighty Four Thousand and penalty  
Rupees 250/- Two hundred-  
Fifty only have been paid in respect  
of the instrument.

COLLECTOR  
770799d



- 2 -

the BANDRA SUPERSTAR CO-OP. HOUSING SOCIETY  
and he owns 5 (Five) shares of the said  
Society bearing distinctive Nos. 96 to 100 as  
per Share Certificate No. 20 AND WHEREAS  
the said Society is the owner of an immovable  
property consisting of land with Buildings  
and other structures standing thereon known  
as SUPER STAR Building.



बंदरा-२५/  
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AND WHEREAS the Transferor by virtue  
of his Membership of BANDRA SUPER STAR CO-OP.  
HOUSING SOCIETY and owning 5(Five) shares  
of the said Society has been allotted flat  
No. 702 on 7th floor of the Building known  
as SUPER STAR situated at Plot <sup>17</sup> 70, Perry Road,  
Bandra (West), Bombay-400 050 as incident

... 3/-.

mpw (w)



to the Transferor owning the said 5 (Five) shares of the said Society.

AND WHEREAS the said SHRI ARJUN S. JHANGIANI has fully paid the price and/or consideration deposits, share money etc. due and payable by him to the said Society and there is no ~~liability~~ liability to the Society.



AND WHEREAS pursuant to the membership of the Transferor and the payments made by him to the Society as consideration, the Society has put the said Transferor in possession of the said Flat No. 702 on 7th floor of the said building.

AND WHEREAS the Transferor has agreed to sell and transfer to the Transferees all his rights in the said Share Certificate of the said Society for the consideration hereunder set out and after the Transferees pays to the Transferor the said consideration money in full, the Transferor will sell and assign in favour of the Transferees all his rights in the said Share Certificate and thereupon the Transferees will be entitled to all the incidents of the said shares and the Transferees will become a member of the said Society and thereafter be entitled to be

बदल-२५/७  
२०२५



allotted (by the said Society) all the rights to use and occupy the said flat as the member of the said Society.

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

1) The Transferor has agreed to sell, transfer and assign to the Transferees and the Transferees have agreed to purchase acquire take over and accept the transfer of all the rights in the said Share Certificate representing five fully paid up shares of the face value of Rs. 50/- each bearing distinctive Nos. 96 to 100 (both inclusive) of BANDRA SUPER STAR CO-OP. HOUSING SOCIETY at or for the total consideration of Rs. 23,50,000/- (Rupees Twenty Three Lakhs and Fifty thousand only) to be paid as hereunder provided.

(a) Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand only) to be paid on or before execution of these presents as and by way of earnest money or deposit (the payment and receipt whereof the Transferor doth hereby admit and acknowledge at the foot of these presents.

(b) Balance



बदर-१५/	
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Thousand only) to be paid at the time of handing over peaceful possession of the flat and at the time of completion of the sale as set out hereinbelow.

2) The Transferees shall make the payment of the balance sum of Rs. 21,20,000/- (Rupees Twenty One Lakhs and Twenty Thousand only) by pay order of the Bank and the sale shall be completed immediately on completion of following:-

(i) The necessary permission and/or approval granted and/or No Objection Certificate issued under the Income-tax Act, 1961.

(ii) No Objection Certificate from the said Society to transfer all the rights in the said Share Certificate in favour of the Transferees. The Transferor shall also obtain No Due Certificate from the Society.



Handwritten stamp with a grid containing the text 'बदर-१५१' and '22'.

3) The Transferor and the Transferees shall comply with the provisions of Chapter XXC of the Income-tax Act, 1961.

as amended from time to time are applicable to the transfer of the said flat as the apparent consideration for the transfer of the said flat does exceeds Rs. Ten Lakhs. It is therefore agreed between the parties as under:-

(a) This agreement for transfer by way of sale of the said shares along with the incidental rights thereto shall be treated as an intention between the parties as contemplated by and under the provision of the said Chapter XXC until the NOC as provided for and/or contemplated under section 269 UL of the said Act is granted by the Appropriate Authority appointed under the said Act.

(b) The parties hereto shall within the prescribed period furnish to the Appropriate Authority a statement in Form No. 37-I accompanied by a copy of this agreement as contemplated by sub-section 2 and 3 section of 269 UC of the said Act.



बदर-१५१	
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*Handwritten signature/initials*

*Handwritten signature/initials*



(c) The parties hereto shall with due despatch supply and furnish to the Appropriate Authority all documents papers and information that may be called for and/or required by Authority of and relating to the said property and the transaction contemplated by this Agreement.

(d) If the Appropriate Authority makes an order for the purchase by the Central Government of the said share along with incidental rights thereto provided for by and under section 269 UD of the said Act then and in such event.

i) This agreement shall ipso facto come to an end forthwith on making of the said order and all rights, ~~and~~ obligation created by either party in favour of the other shall also be deemed to have been extinguished and parties shall be relagated to the same position as it stood prior to the execution of this

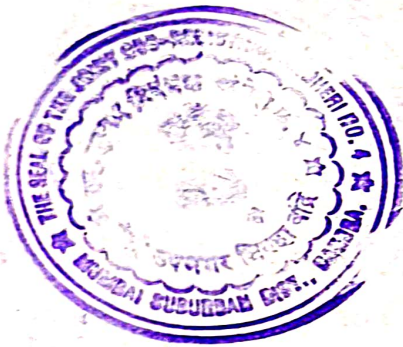


बदर-२५/
२०२४

(ii) Immediately upon the offer for purchase of the said shares along with incidental rights thereto the Transferor shall refund/repay to the purchaser, the said amount of Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand only) deposited with them as per clause I(a) above.

(iii) The party receiving such order or first receiving such order shall forthwith communicate about the receipt of the said order to the other party together with a copy of the said order duly certified to be true.

(iv) Subject to the refund/repayment of the said sum of Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand only) by the Transferor to the Transferees as provided hereinabove the amount of consideration for purchase by Central Government of the said property shall absolutely



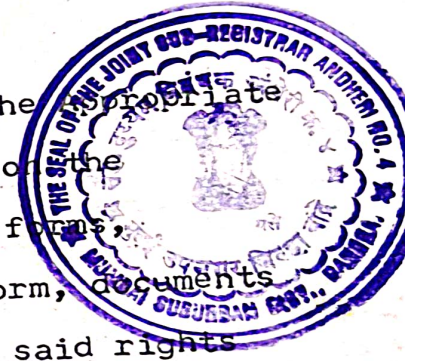
बदर-१५/	
एवम्	२५
२०२१	



and be the property of Transferor and shall be receivable by the Transferor alone who on receiving full amount of consideration shall be obliged to hand over to the Appropriate Authority, vacant and peaceful possession of the said flat. This agreement has been entered into between the parties hereto subject to the provisions contained in this clause.

वदर-१५/	
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२०११	

4) After the receipt of NOC from the appropriate Authority the sale shall be completed on the Transferor signing necessary transfer forms, application and all other necessary form, documents and agreement for the transfer of the said rights in the said Share Certificate in favour of Transferees and handing over peaceful possession of the said flat ~~to the Transferees~~ to the Transferees against the payment of the balance consideration.



5) The Transferees agrees to become member of the said Society and to abide by the bye-law and the rules and regulations of the said Society.

6) On the transfer of the said rights in the said Share Certificate the Transferees shall be entitled to hold the said Share Certificate and

declares that he has not made any commitment for sale or other alienation of the said rights in the said Share Certificate with or to any one else.

13) The Transferor do hereby declares that the said flat is in his exclusive occupation and no one else has any claim demand or right in any nature whatsoever.

14) The transfer fees payable to the Society or any Society charges if any for the transfer shall be borne and paid by both the parties equally.

15) The Stamp Duty, Legal Fees and other expenses in respect of this Agreement if any will be borne and paid by the Transferees only.

IN WITNESS WHEREOF the Transferor and the Transferees hereunto set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by the within named Transferor SHRI ARJUN S. JHANGIANI in the presence of Kan Chattrawani



बदर-२५/  
२०११

Arjun



SIGNED AND DELIVERED by the  
withinnamed Transferee

SHRI MAZHARUL HAQ CHOWDHRY

in the presence of Mazharul Haq

x *Mazharul Haq*

SIGNED AND DELIVERED by the  
withinnamed Transferee

SMT. NOORAFROZ MAZHARUL HAQ

in the presence of Mazharul Haq

x *Noor Afroz*

RECEIPT

RECEIVED from SHRI MAZHARUL HAQ

and SMT. NOORAFROZ MAZHARUL HAQ a sum of  
Rs. 2,30,000/- (Rupees Two Lakhs Thirty Thousand

only) by cheque, the particulars of which are  
as under as earnest money to be paid by them  
to me as the Agreement hereinabove.



Date    Cheque No.    Amount

28<sup>th</sup> March 98

181615. Rs. 2,30,000/-

Drawn on

Indian Bank - Anandri  
Gurgaon Branch

In favour

28-3-98	
181615	30
2088	

I SAY RECEIVED.

x *Arjun S. Jhangl*  
SHRI ARJUN S. JHANGI