



Monday, January 17, 2011

5:19:59 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 525

दिनांक 17/01/2011

पावतीचे नाव अंधेरी


दस्तावेजाचा अनुक्रमांक वदर9 - 00527 - 2011

दस्तावेजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्रीमती रमेश कुमारी - -

नोंदणी फी	-	8500.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	480.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (24)		
एकूण	रु.	8980.00

आपणास हा दस्त अंदाजे 5:34PM ह्या वेळेस मिळेल


दुय्यम निबंधक
अंधेरी 3 (अंधेरी)

बाजार मुल्य: 848500 रु. मोबदला: 850000 रु.
भरलेले मुद्रांक शुल्क: 42500 रु.
देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;
बँकेचे नाव व पत्ता: आय डी वी आय बँक मुं 53;
डीडी/घनाकर्ष क्रमांक: 003257; रक्कम: 8500 रु.; दिनांक: 17/01/2011

सह दुय्यम निबंधक, अंधेरी-३,
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 17/1/11
Kumari





महाराष्ट्र शासन - नोंदणी व मुद्रांक विभाग
मुल्यांकन अहवाल सन 2010

1. दस्ताचा प्रकार :- अनुच्छेद क्रमांक 46
2. सादरकर्त्याचे नाव :- 2.11.11
मिना कुमर
3. तालुका :- मुंबई / अंधेरी / वारीवली / कुर्ला
4. गावाचे नाव :- रा. 2
5. नगरभुमापन क्रमांक/सर्व्हे क्र./अंतिम भुखंड क्रमांक :- 235
6. मूल्य दरविभाग (झोन) :- उपविभाग 39/200
7. मिळकतीचा प्रकार :- खुली जमीन निवासी कार्यालय दुकान औदयोगिक
प्रति चौ मी. दर :- 148/100
8. दस्तात नमुद केलेल्या मिळकतीचे क्षेत्रफळ :- 7'16 कारपेट / बिल्ट अप चौ.मीटर / फूट
9. कारपार्किंग :- गच्ची :- पोटमाळा :-
10. मजला क्रमांक :- उदवाहन सुविधा आहे / नाही
11. बांधकाम वर्ष :- 1995 घसारा :-
12. बांधकामाचा प्रकार :- आरआरसी / इतर पक्के / अर्धे पक्के / कच्चे 80% गुणवत्ता
13. बाजारमूल्यदर तक्त्यातील मार्गदर्शक सुचना क्र. :- 13 ज्यान्वये दिलेली घट / वाढ Room/Shop
14. भाडेकरू व्याप्त मिळकत असल्यास :- 1. त्याच्या ताब्यातील क्षेत्र (जुने क्षेत्र) :-
स्वीन इमारतीत दिलेले क्षेत्र :-
2. भाड्याची रक्कम :-
3. भाड्याची रक्कम :-
15. लिट्ट अॅन्ड लॉकचा दस्त :- 1. प्रतिमाह भाडे रक्कम :-
निवासी/अनिवासी 2. अनामत रक्कम / आगावू भाडे :-
3. कालखिती
16. निर्धारित केलेले बांधकाम
17. दस्तामध्ये दर्शविलेली मोबदला :-

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2011

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250000

18. देय मुद्रांक शुल्क :- 42500/- भरलेले मुद्रांक शुल्क :- 42500/-
19. देय नोंदणी फी :- 8000/-

लिपिक

सह दुय्यम निबंधक

Customer's Copy
THE KAPOL CO-OP. BANK LTD.
 FRANKING DEPOSIT SLIP

Branch: 2334 Date: 17/1/11

Pay to Acct. No. 2334

Banking Value Rs. 42500

Service Charges Rs. 10

TOTAL Rs. 42510

Name & Address of the Stamp duty paying party
Mrs. Ramesh Kumari to Mr. Manuj Mahajan
For Embassy District Mumbai
Mumbai (W) - 400 097

Tel/Mobile No. 9820007640

Desc. of the Document

DD/Cheque No:

Drawn on Bank:

(For Banking Use Only)

Tran ID A254 Rs.

PL-546 Rs.

Franking Sr. No.

Cashier

Officer

RECEIVED
 17 JAN 2011
 THE KAPOL CO-OP. BANK LTD.
 BANERA



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE entered into at Mumbai, this 17 day of January 2011, **BETWEEN** Mr. SANJEEV RAMESH KHANDELWAL, aged 46 years, having PAN No. AACPW3067H Indian Inhabitant, residing at Flat No. A-1001,

Aster Tower, Film City Road, Behind Fire Station, Dindoshi, Malad (East), Mumbai 400 097, hereinafter referred to as "VENDOR" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include his successors, heirs, nominees and/or assigns) of the **FIRST**

PART :

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AND

Mrs. RAMESH KUMARI, aged 60 years, having PAN No. AAJPK7682D and Mr. MANUJ MAHAJAN, aged 36 years having PAN No. AAJPM2685G, both Indian Inhabitants

The Kapol Co-operative Bank Ltd.
 Authorised Signatory
 ANDREW BRADSHAW, Syndicate Member,
 1st Floor, Sahar Road, Andheri (East),
 Mumbai 400 069
 Tel: 022-26051993-96

INDIA
 STAMP DUTY
 MAHARASHTRA

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Mumbai, presently residing at Flat No. 702, on 7th Floor, EMBASSY Co-operative Housing Society Ltd., Shastri Nagar, Near Lokhandwala Complex, Andheri (West), Mumbai 400053, hereinafter referred to as "PURCHASERS" (which expression shall, unless it be repugnant to the context or meaning thereof, mean and include their successors, heirs, nominees and/or assigns) of the **SECOND PART** :

WHEREAS :

A. Under a house building scheme of the **ANDHERI ICE & COLD STORAGE PVT. LTD.**, a Company registered under the Companies Act, 1956 and having its office at Dadabhai Road, Andheri (West), Mumbai 400 058, (hereinafter referred to as "THE COMPANY") the Company constructed certain building upon plots bearing C.T.S. No. 235, 236, 236/1 to 6, 237/1 & 2, 238 & 806 and also bearing the Final Plot No. 1 of T.P.S. II, Andheri (West), Mumbai.

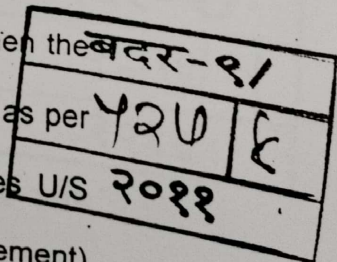
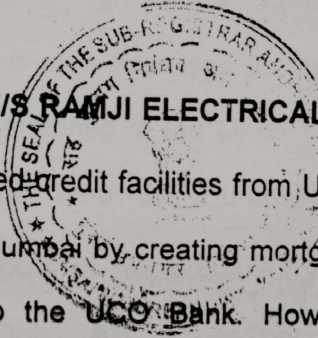
B. By an Letter of Intent Dated 16.04.1993, the Company agreed to allot to **M/S RAMJI ELECTRICAL ENGINEERS PVT. LTD.**, 770 equity shares of the said Andheri Ice & Cold Storage Pvt. Ltd., (hereinafter referred to as "THE SAID SHARES") on certain terms and conditions, contained in Letter of Intent No. BAS/38, Dated 16.04.1993 (hereinafter

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referred as "SAID LETTER") and right to have the use and enjoyment of the Premises, being Storage Space No. 38, on the Basement Floor, admeasuring 47 Sq.feet., Carpet, equivalent to 77 Sq.feet., Built-up area, inclusive of proportionate common areas and proportionate service areas of the above building to be known as "MONA" constructed on the property described in the said Letter. Hereinafter abovementioned described Storage Space admeasuring 47 Sq.feet., Carpet equivalent to 77 Sq.feet., Built-up, area shall be referred to as **SAID PREMISES**.

C. The said **M/S RAMJI ELECTRICAL ENGINEERS PVT. LTD.**, had obtained credit facilities from UCO Bank Goregaon (West) Branch, Mumbai by creating mortgaged to their above said Premises to the UCO Bank. However the said **M/S RAMJI ELECTRICAL ENGINEERS PVT. LTD.**, failed to repay the said credit facilities to the said UCO Bank, then the said UCO Bank has taken charge of the said Premises as per the proper law and later on auction the said Premises 13(12) read with rule 8 of the Security Interest (Enforcement) Rules, 2002. Hence by the above mentioned Auction Dated 13.06.2007 the Vendor herein i.e. **Mr. SANJEEV RAMESH KHANDELWAL** have purchased the entire right, title and interest of the above mentioned premises from the UCO Bank



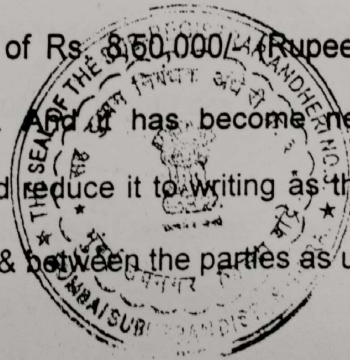
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by way of Sale Certificate issued by UCO Bank Dated 13.06.2007 and the said Sale Certificate duly Stamp Duty paid and Registered on Dated 13.06.2007, bearing Document No. BDR1-9-05365-2007.

D. AND WHEREAS the Vendor, absolutely seized and possessed of or otherwise well and sufficiently entitled to said Premises and said Share has agreed to sell/transfer, entire rights, titles, interests and benefits of the said Premises and said shares, alongwith right to use common area and facilities appurtenant to the said Premises to the nature, extent and description, as mentioned in the Letter of Intent No. BAS/38, Dated 16.04.1993, unto the Purchasers herein, for the consideration amount of Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand Only). And it has become necessary and desirable to record and reduce it to writing as the Agreement as mutually agreed by & between the parties as under



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NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS :

1. The total consideration for the said Premises i.e. Storage Space No. 38, on the Basement Floor, of **MONA SHOPPING CENTRE, Dadabhai Road, Near**

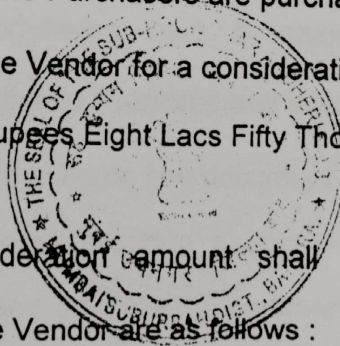
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Navrang Talkies, Andheri (West), Mumbai 400 058, for sell/transfer of entire rights, title, interest and benefits of the said Premises and said Shares, alongwith right to use common area and facilities appurtenant to the said Premises to the nature, extent and description, as mentioned in the Letter of Intent No. BAS/38, Dated 16.04.1993, unto the Purchasers herein, is mutually agreed upon between the both parties, at for the consideration amount of Rs. 8,50,000/- (Rupees Eight Lacs Fifty Thousand Only).

2. The Vendor is selling the said Premises to the Purchasers and the Purchasers are purchasing the said Premises from the Vendor for a consideration amount of Rs.8,50,000/- (Rupees Eight Lacs Fifty Thousand Only).

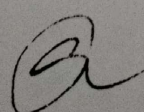
3. The total consideration amount shall pay by the Purchasers to the Vendor are as follows :

2.1 Rs. 50000 /- (Rupees Fifty thousand Only) as and by way of part consideration, already paid by the Purchasers to the Vendor on or before execution of this Agreement (the payment and receipt whereof the Vendors doth hereby admits and acknowledges).



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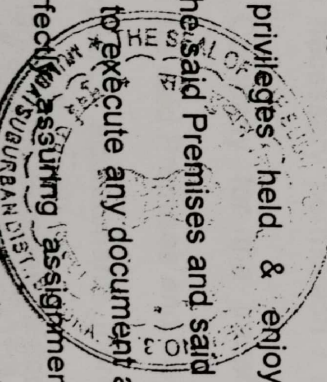
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2.2 Rs. 800,000/- (Rupees Eight Lakhs)

Only) as and by way of balance full and final consideration shall pay by the Purchasers to the Vendor on execution of this Agreement, against Vendor handed over the peaceful and vacant possession of the above said Premises to the Purchasers and executing the required documents and writings for the effectual transfer of the said Premises and shares to the Purchasers.

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4. Upon receiving the full consideration amount, the Vendor hereby agrees to assign and transfer, absolutely and irrevocably to the Purchasers, all the rights, interests and privileges held & enjoyed with or appurtenant to the said Premises and said Shares. And for that purpose to execute any document at the cost of Purchasers, perfecting the assignment of all the rights, interests and privileges appurtenant to the said Premises and said Shares unto the Purchasers.



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5. The Vendor hereby declares that all the rights, title and interests of the Vendor in the said Premises and everything appurtenant hereto, to be assigned and transferred to the Purchasers, are free from encumbrances of whatsoever nature and do hereby

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undertakes that the Vendor shall, at all the times, keep the Purchasers indemnified against all proceedings, costs, claims and expenses of whatsoever nature, arising out of any charges, lien or encumbrances of whatsoever nature in that respect incurred by the Purchasers. The Vendor hereby declare to the Purchasers that no other person except the Vendor have any right, title or interest in the said Premises and the said Shares.

6. The Vendor hereby agrees to undertake :

- a) To obtain necessary permission / No Objection from the Company for the transfer of entire Interest of the said Premises and the said Shares with everything appurtenant thereto, in the exclusive name of the Purchasers and to sign and execute such transfer forms and other relevant forms and documents as may be necessary, in order to give full effect to these covenants.



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relevant २१०	८
necessary, in २०२२	

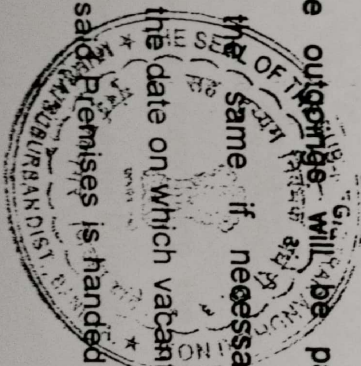
- b) To handover all the Original documents pertaining to the said Premises, including Share Certificate as and when issued, said Letter issued by the said company, latest paid rents, maintenances &

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electricity bills with its dues cleared till the date of handing over the possession of said Premises and handover peacefully, the vacant possession of the said Premises.

c) To handover all the Original documents including Original Agreements, title deeds, Certificate pertaining to the said Premises.

7. The Vendor agree to pay all rents, taxes, dues, arrears and all other outgoings with respect to the said Premises to the Builders & the Proposed Society till the completion of the sale i.e. till handing over peaceful, vacant possession of said Premises. The Vendor shall pay all the Pre-Dues, if any, for all outgoings electricity charges, or any municipal charges and taxes. Thereafter all the outgoings will be paid by the Purchasers and the same if necessary will be apportioned as on the date on which vacant & peaceful possession of the said Premises is handed over to the Purchasers.



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8. It has been mutually agreed between the both parties hereto that the Stamp Duty and Registration Charges,

payable to Government in respect of Sale of said Premises, shall be borne and paid by the Purchasers alone.

9. The Vendor will obtain N's Objection Letter from the company to transfer his right, title and interest under the said Letter of Intent including the right to have the shares of the company allotted to Vendor in terms of the said letter together with the rights to have allotment, use and occupation of the said Premises (which right, title and interest as hereinafter referred to for the sake of brevity as the "rights to the said Premises") to the Purchasers and the Vendor assures that the right to the said premises shall vest in the Purchasers on complying with all the terms and conditions of this Agreement and the said letter and on transfer of shares. The said letter also specifies that the other shareholders of the company have expressed his willingness to exercise his right of preemption for purchasing the shares now agreed to be transferred to herein Purchasers

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10. The Vendor declares that :

- a) The Vendor hereby represents to the Purchasers that the Vendor is the absolute owner of the said

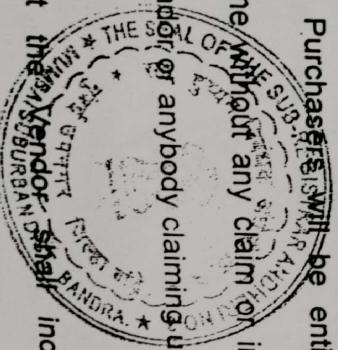
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Premises and entitled to said Shares and no other person has any interest therein and the Vendor is absolute owner fully entitled to sell and assign all titles and interest.

b) The Vendor states that there is no encumbrances of any nature on the said Premises & said Shares and the Vendor have been in exclusive and peaceful possession and occupation of the said Premises and said Shares.

c) That on taking possession of the said Premises, the Purchasers will be entitled to occupy the same without any claim or interruption from the Vendor or anybody claiming under him.

d) That the Vendor shall indemnify and keep indemnified the Purchasers against any claim made for any period prior to the completion of sale in respect of the said Premises.



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e) That there are no suits, litigations, civil, or criminal or any other proceedings against Vendor personally affecting the said Premises.

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f) The Vendor had not done any deed, matter or thing whereby he is prevented from entering into this deed.

g) The Vendor is aware that relying on the said representations the Purchasers had agreed to purchase the said Premises.

11. The Vendor do hereby covenants with the Purchasers that notwithstanding any act, deed, matter or thing done or committed, the Vendor have clear title, full rights and absolute authority to sell and assign the said Premises and said Shares to the Purchasers.



12. The Vendor doth hereby declares that the Vendor has not done, committed or omitted to do any act, deed, matter or thing, nor has been party or privy or any act, deed or thing whereby the Vendor is prevented from selling and assigning the said Premises or said Shares unto the Purchasers.

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13. The Vendor hereby agrees to do and execute all other acts, deeds, matters and things, as may be required by

(Signature)
R.K
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the Purchasers for the purpose of transferring Title records and other completing the Transfer aforesaid.

14. The Purchasers have satisfied that the area of the said Premises is 47 Sq.feet., Carpet equivalent to 77 Sq.feet Built-up.

15. The Vendor agrees and declares that he shall have no rights, title and interest in the said Premises and said Shares upon receiving full & total consideration amount.

The Purchasers shall from such date onwards, be entitled to have and to hold the same and its benefits free from any interruptions and interference from the Vendor or his legal heirs or any other person claiming through or under the Vendor.

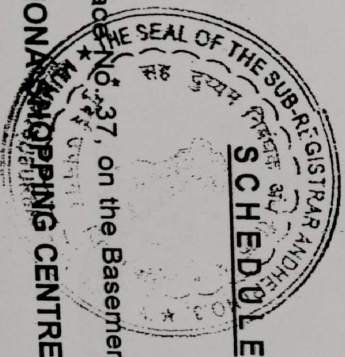


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16. The Vendor shall give possession and vacant, possession of the said Premises immediately as and when he receive the full & final payment of the consideration amount. The Vendor shall admit & acknowledge all receipts of the full & final payment by signing a separate receipt in presence of witnesses.

Handwritten initials and signature: R.K. Mun

17. The Purchasers shall abide himself by the rules & regulation framed by the Company and pay the taxes and all other outgoings in respect of the said Premises with effect from the day, they take over the possession of the said Premises and keep the Vendor indemnified in respect thereof, till the Shares are transferred in the name of Purchasers. The Purchasers shall abide by the provisions of the Memorandum of Article of Association of the said Company, the resolutions passed by Boards of Directors of the Company from time to time.



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Storage Space No. 37, on the Basement Floor, in the building known as **MONA SHOPPING CENTRE**, situated at Dadabhai Road, Near Navrang Talkies, J.P. Road, Andheri (West), Mumbai 400 058, and situated in Registration District and Sub-District of Mumbai City and Mumbai suburban at on the Plot of Land bearing C.T.S. No. 235, 236, 236/1 to 6, 237/1 & 2, 238 & 806 and also bearing the Final Plot No. 1 of T.P.S. II, of Village Andheri. The said Storage Space is having an area of 47 Sq.feet., Carpet equivalent to 77 Sq.feet., Built-up. The said Building constructed in the year of 1993 & having part occupancy Certificate Dated 11th September 1995.

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IN WITNESS WHEREOF all the parties to this Agreement have put their respective signature to this deed on the day & the year first hereinabove mentioned.

SIGNED, SEALED & DELIVERED)

By the withinnamed VENDOR)

Mr. SANJEEV RAMESH KHANDELWAL)

in the presence of.....)



1) *Shobh*

2)

SIGNED, SEALED & DELIVERED)

By the withinnamed PURCHASERS)

Mrs. RAMESH KUMARI)

And)

Mr. MANUJ MAHAJAN)

in the presence of.....)

Ramesh Kumari



Manuj Mahajan



1)

2)

Shobh

बदल-२/	
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RECEIPT

RECEIVED OF AND FROM the withinnamed PURCHASERS
Mrs. RAMESH KUMARI and Mr. MANUJ MAHAJAN, a sum
of Rs. ₹ 50000 /- (Rupees Fifty thousand only
Only), as and by way of part consideration amount, out of total
consideration amount of Rs. 8,50,000/- (Rupees Eight Lacs
Fifty Thousand Only) towards the sale of Storage Space No.
37, on the Basement Floor, **MONA SHOPPING CENTRE**,
Dadabhai Road, Near Navrang Talkies, Andheri (West),
Mumbai 400 058, by the following mode of payments:

Sr. No.	Cheque No.	Dated	Drawn on	Amount
1	503226	17/1/11	DBI Bank	₹ 50,000/-
2	502424	17/1/11	HDFC Bank	₹ 0.00/-

I SAY RECEIVED Rs. ₹ 50,000/-

(As eight lac fifty thousand only)

Silkhani

(**Mr. SANJEEV RAMESH KHANDELWAL**)
Vendor

WITNESSES :

- 1) *Silkhani*
- 2)



बदर-२/
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RECEIPT

RECEIVED OF AND FROM the withinnamed PURCHASERS
Mrs. RAMESH KUMARI and **Mr. MANJU MAHAJAN**, a sum
 of Rs. _____ /- (Rupees _____)

Only), as and by way of balance full and final consideration
 amount, towards the sale of Storage Space No. 37, on the
 Basement Floor, **MONA SHOPPING CENTRE**, Dadabhai
 Road, Near Navrang Talkies, Andheri (West), Mumbai 400
 058, by the following mode of payments:

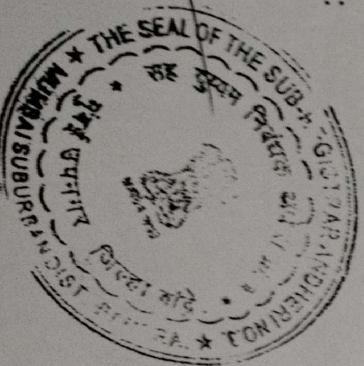
Sr. No.	Cheque No.	Dated	Drawn on	Amount

I SAY RECEIVED Rs. ₹ 50,000/-

(Signature)
(MR. SANJEEV RAMESH KHANDELWAL)
 Vendor

WITNESSES :

- 1) *(Signature)*
- 2)



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NIGMA CORPORATION OF GREATER MUMBAI

11 SEP 1975

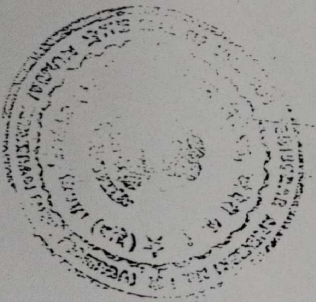
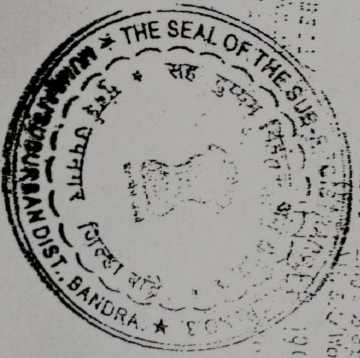
G.K. Vaidya, Architect,
 10, V. Road, Sanyalpur (West),
 Bombay 400 054

Sub.:- Part Occupation permission for basement and Ground Floor Shops (Nos. 18 to 25) of Phase I, for building on plot bearing C.T. No. 235 to 238 and 006 on DCR sheet No. 11 at Anchari (West).

The following conditions are to be observed:-
 1) That the C.F. under section 270-A of the Contract Act should be obtained from the Municipal Corporation for the said building.
 2) That the C.F. should be obtained from the Municipal Corporation for the said building.
 3) This permission is granted subject to the condition that the same shall be complied with the provisions of the Bombay Building Regulation No. 473 of 1965.

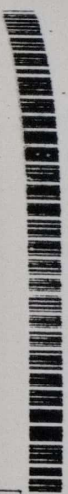
Yours faithfully,

Secretary, Municipal Corporation of Greater Mumbai, West Wards.



43/1/75
 20/9/75

43-21
12/1/75
20/9/75



17/01/2011
5:14:43 pm
दुय्यम निबंधक:
अंधरी 3 (अंधरी)

दस्त गोषवारा भाग-1

वदर९
दस्त क्र 526/2011

दस्त क्रमांक : 526/2011

दस्तावा प्रकार : कारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

आंगठ्याचा तसा

1 नाव: श्रीमती रमेश कुमारी
पत्ता: घर/फ्लॅट नं: 702, 7 वा भाजा, रंवेसी सोसा
शास्त्री नगर अंधरी प मु 53
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन: -

लिहून घेणार
वय 60
सही



Ramesh Kumari

2 नाव: मनुज महाजन
पत्ता: घर/फ्लॅट नं: यरीलप्रमाणे
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन: -

लिहून घेणार
वय 36
सही

M. Manoj



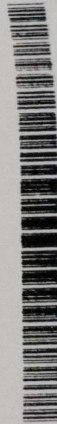
3 नाव: सजीव रमेश खडेलवाल
पत्ता: घर/फ्लॅट नं: ए 1001, अक्टर टॉवर दीडोशी
मालाड, पू 97
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/वसाहत:
शहर/गाव:
तालुका:
पिन: -

लिहून घेणार
वय 46
सही

S. Mahad



वदर-१/
१२५/१२
२०११



दस्ता गोषवारा भाग - 2

वदर९

दस्ता क्रमांक (526/2011)

दस्ता क्र. [वदर९-526-2011] चा गोषवारा
गोषवारा मुद्रा 848500 मोबदला 850000 भरलले मुद्रांक शुल्क : 42500

दस्ता हजर केल्याचा दिनांक : 17/01/2011 05:07 PM
निष्पादनाचा दिनांक : 17/01/2011
दस्ता हजर करणा-याची सही :

Ramesh Kumar

दस्ताचा प्रकार : 25) करारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/01/2011 05:07 PM
शिकका क्र. 2 ची वेळ : (फी) 17/01/2011 05:12 PM
शिकका क्र. 3 ची वेळ : (कबुली) 17/01/2011 05:14 PM
शिकका क्र. 4 ची वेळ : (ओळख) 17/01/2011 05:14 PM
दस्ता नोंद केल्याचा दिनांक : 17/01/2011 05:14 PM

पावती क्र.:524 दिनांक:17/01/2011
पावतीचे वर्णन
नांव: श्रीमती रमेश कुमारी
8500 : नोंदणी क्र
480 : नक्कल (अ: 11(1)), पुस्तकनाची नक्कल
(अ: 11(2)),
रजवत (अ: 12) व छायाचित्रण (अ: 13) ->
एकत्रित फी
8980: एकूण
दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तारेवज करून देणा-याना व्यक्तीचा ओळखतात,
व त्यांची ओळख पटविताना,
1) उदय देवकर - - , घर/फ्लॅट नं: अ 7 न्यु विकास 4 बंगला अंधेरी प 53

गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं :
पेट/वसाहत :
शाहर/गाव :
तालुका :
जिल्हा :

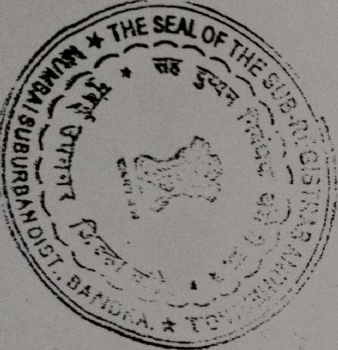
2) शैलेश शाह - - , घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता :
ईमारतीचे नाव :
ईमारत नं :
पेट/वसाहत :
शाहर/गाव :
तालुका :
जिल्हा :



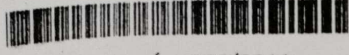
प्रमाणित करणेत येते की, या
दस्तामधे एकूण... याचे आहेत.

सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



बदर-९/ ५२६/२०११
दस्ता क्रमांक : ५२६/२०११
नोंदजा. 7 JAN 2011
दिनांक : 7 JAN 2011
सह दुय्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.



दस्तक्रमांक व वर्ष: 526/2011

Monday, January 17, 2011

5:15:01 PM

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : अंधेरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
फी पट्टेदार ते नमूद करावे) मोबदला रू. 850,000.00
बा.भा. रू. 848,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 236 वर्णन: स्टोरेज स्पेस नं 37, वेसमेंट फ्लोर , मोना शॉपिंग सेंटर, दादाभाई रोड, अंधेरी प मुं 58.----
- (3) क्षेत्रफळ (1) 7.16 चौ मी बांधीव
- (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) संजीव रमेश खंडेलवाल - -; घर/फ्लॉट नं: ए 1001, अक्टर टॉवर वीडोशी मालाड पू 97 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AACPK3067H .
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रीमती रमेश कुमारी - -; घर/फ्लॉट नं: 702, 7 वा माळा, ऍम्बेसी सोसा शास्त्री नगर अंधेरी प मुं 53 ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJPK7682D.
(2) मनुज महाजन - -; घर/फ्लॉट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAJPM2685G.
- (7) दिनांक करून दिल्याचा 17/01/2011
- (8) नोंदणीचा 17/01/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 526 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 42500.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 8500.00
- (12) शेरा



MONA SHOPPING CENTRE PREMISES COOP SOCIETY LTD

Registration No. MUMWK-W/GNL/(O)/2700/2019-2020/YR 2019 Dated: 29/08/2019

J P Road, Near Navrang Cinema, Andheri West, Mumbai -400058

BILL

Unit No. :	37-STORE	Unit Area :	77.00 SqFt	Unit Type :	Bill No. :	246
Name :	MRS. RAMESH KUMARI & MR. MANUJ MAHAJAN	Bill Date :	01/10/2024	Due Date :	31/12/2024	
Bill For :	October 2024 to December 2024					
Wing :		Floor No :				

Sr.	Particulars Of Charges	Amount
1	Services Charges	2,700.00
2	Sinking Fund	168.00
3	Building Repair Fund	503.00
4	Education & Training Fund	30.00
E.&O.E.		
Sub Total		3,401.00
Adjustment Credit/Reba		0.00
Interest On Arrears		0.00
Previous Arrears		
Principa		0.00
Interest		0.00
Total Due Amount and Payable		₹ 3,401.00

Rupees Three Thousand Four Hundred One Only

Notes:

Please pay the bill on or before due date, else Simple Interest @18% P.A. will be charged on outstanding dues in the next bill.
 Payment should be made in favor of "MONA SHOPPING CENTRE PREMISES CO.OP. SOCIETY LTD" by Cheque.
 Every receipt is adjusted first towards the Interest dues/Previous outstanding balance if any and balance towards the Principal.
 Payment should not be withheld for any want of correction in Bill if any. All such changes should be given in writing to the Society.
 Members can pay the bill Online (NEFT only), the Bank details are as follows.
 Name of Bank : Mumbai District Central Co-op Bank Ltd, Branch : Andheri West, A/C No : 014100600001593, IFSC : MDCB0680014.
 This is a computer generated bill, hence signature is not required.
 Night Parking Charges for October.23 to December.23 will be charged in the next bill.
 Night Parking Charges are as decided in the AGM.

RECEIPT

Received with thanks from **MRS. RAMESH KUMARI & MR. MANUJ MAHAJAN**
 Details of payments received are as under: Period :- **01/07/2024 To 30/09/2024** Unit No: **37-STORE**

Receipt	Date	Chq No.	Chq Date	Bank & Branch	Towards bill no.	Amount
113	14/08/2024	001335			152, Bill Date: 01/07/2024	3,401.00
Rupees three thousand four hundred one only						Total : 3,401.00

(Subject to Realisation of Cheque) For MONA SHOPPING CENTRE PREMISES COOP SOCIETY LTD

Authorised Signature

PAID

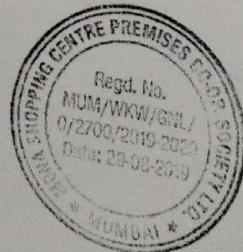
Amount: 3401/-

MOFC

Cheque: 001573

Date: 18/11/23

Bank: MOFC



32

Mem. Register No. : 058

Share Certificate No. 058

MONA SHOPPING CENTRE PREMISES CO-OPERATIVE SOCIETY LIMITED

(REGN. NO. MUM / WK-W / GNL / (O) / 2700 / 2019-2020, DATED 29/08/2019)

DADABHAI ROAD, ANDHERI (WEST), MUMBAI - 400 058.

AUTHORISED SHARE CAPITAL Rs. 1,00,000/- DIVIDED INTO 2000 SHARES OF Rs.50/- EACH

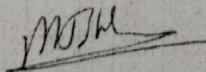
Share Certificate

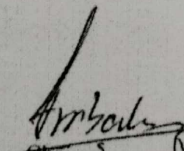
This is to certify that Mrs. Ramesh Kumari &
Mr. Manuj Mahajan (Store No: 37)

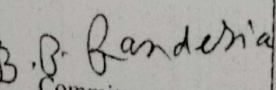
is / are the Registered Holder (s) of TEN (10) fully paid-up Shares of Rs. FIFTY each numbered From 571 to 580 both inclusive in MONA SHOPPING CENTRE PREMISES CO - OPERATIVE SOCIETY LIMITED, Mumbai, subject to the Bye-Laws of the said Society, given under the Common Seal of the said Society on this 1st Day of November 2019.



₹ 500/-


Hon. Secretary


Chairman


Committee Member

NOTE : NO TRANSFER OF SHARES WILL BE REGISTERED WITHOUT PRODUCTION OF THIS CERTIFICATE

92

LETTER OF INTENT

NO. BAS/ 31

DATED 16-4-1993

FROM:

Andheri Ice & Cold Storage Pvt. Ltd.
Dadabhai Road,
Andheri (W),
Bombay - 400 058.

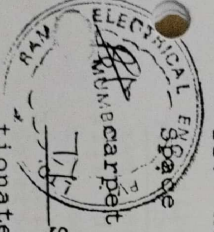
To, **SKY BUILD PVT. LTD.**

32, 'HANLEEN', 1ST FLOOR,
CORNER OF MAIN AVENUE &
CENTRAL AVENUE,
SANTA CRUZ (W),
BOMBAY-400 054.

Re: Earmarking of
Storage Space No. 31 on the Basement
Floor, of the proposed building to be
known as MONA Property bearing C.T.S.
Nos. 235, 236, 236/1 to 6, 237, 237/1 & 2,
238 and 806 and also bearing the Final
Plot No. 1 of T.P.S. II, Andheri.

Dear Sir,

I. We refer to your letter dated 12-4-93 addressed to us in respect of the proposed allotment of the premises as mentioned therein to you under the house building scheme of the Company.



II. As requested by you we agree to earmark for you the Storage Space No. 31 on the basement floor, (admeasuring 48 SF carpet area of the store floor equivalent to approximately SF built up area inclusive of the area of the loft, proportionate common areas and proportionate service areas) of the above building to be known as MONA (hereinafter referred to as "THE SAID PREMISES");

III. The plan of the said building has been duly approved/sanctioned by the Municipal Corporation of Greater Bombay and the IOD and the Commencement Certificate have been received.



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IV. The plan of the said premises is annexed to this letter as ANNEXURE I. The said premises have been shown surrounded by RED colour boundary line on the plan being ANNEXURE "I".

V. The terms and conditions of the earmarking of the said premises are as under:

1. You will hold 770 fully paid equity shares of the company as a precondition to enable you to have allotment of the said premises.

2. Prior to giving to you the actual use and enjoyment of premises you shall deposit with the Company following sums of money which are payable irrespective of your cost of acquisition of shares.

(i) A sum of Rs. 1000/- (Rupees one Thousand only) for meeting the costs incurred/to be incurred by the Company towards legal costs, charges and expenses including professional costs of attorney at law, advocates & Solicitors of the Company in connection with the house building scheme of the Company.

(ii) A sum of Rs. 3550/- (Rupees THREE THOUSAND EIGHT HUNDRED FIFTY only) as security deposit which will include the deposits payable to the concerned local authority or Government for giving water, electricity or any other service in connection with the building in which the said premises is situated. After payment of such deposits to the concerned authorities on your behalf, the balance, of such deposits, if any, will remain with the Company in your account and if this amount of

deposit paid on your behalf exceeds the amount paid by you, you will have to pay such further amount as may be required by the Company.

(iii) Within one week after a notice in writing is posted to you by the company by registered mail or within three days of the date on which such notice is given to you by hand delivery, that the said premises are ready to be allotted to you, you shall be liable to call at the office of the company to complete the legal formalities for allotment of the premises to you after you make all the payments which you are liable to make. From such date on which you are liable to call at the office of the company for allotment of the premises to you, you shall also be liable to bear and pay the proportionate share (i.e. in proportion to the floor area of the said premises) of outgoings in respect of the said property and building/s namely local taxes, betterment charges or such other levies by the concerned Government, local or other authority water charges, insurance, common lights, repairs, and salaries of clerks, bill collectors, chowkidars, sweepers and all other expenses necessary and incidental to the management and maintenance of the said property/building/s as determined by the Company. You have further agreed and undertaken that until your share of outgoings is so determined by the Company, you shall pay to the Company provisional monthly contribution of Rs. 231/- per month towards the aforesaid outgoings. The amounts so paid by you to the Company shall not carry any interest and shall remain with the company.

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(iv) You have further undertaken to pay the aforesaid provisional monthly contribution and/or such proportionate share of outgoings regularly on or before the 5th day of each and every month in advance. You shall not withheld the same for any reason whatsoever. In addition you shall deposit with the company a further sum of Rs. 1386/- (Rupees ONE THOUSAND THREE HUNDRED EIGHTY SIX only) equivalent to six months of proportionate outgoings before taking possession of the said premises.



3. In case you commit any default in making any payment of any amount required to be paid by you in terms of this letter, the proposed allotment of shares and premises to you shall automatically stand cancelled and you will loose all your rights to have said premises allotted to you by virtue of your being a shareholder. The company will be entitled to deal with the said premises in the manner it deems fit including allotting the same to other shareholders. In such an event you will have no claim against the company. You have agreed that the time for the payments specified herein shall be the essence of the contract.

4. Without prejudice to the Company's rights, under this letter of allotment and/or in law, the Company shall be entitled to claim and you shall be liable to pay to the Company interest at the rate of 24% per annum on all amounts which may become due and payable by you under this letter of intent and remain unpaid for seven days after becoming due.



5. The allotment of the said premises will be made in your

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favour and the use and enjoyment of the said premises will be given to you only after (i) The equity shares specified in clause 1 hereabove owned by you are fully paid; (ii) the company has received from you full payment of all sums specified in this letter; (iii) the company has received the certificate for occupation of the building in which the said premises are situated; and (iv) the company has utilised the entire F.S.I. available if any obtained or being available to the Company. Until such allotment of premises to you, you shall not have and shall not claim any right, title or interest whatsoever in the said premises.

6. The Company will be entitled to make such changes as may be permissible in law in the plans in respect of various buildings to be constructed by the company on the above property as it thinks fit save & except to the extent if relates to the said premises. You will have no right to object to any such changes.

7. You have agreed and confirmed that the Company alone has and shall have the sole and exclusive right to allot other flats/shops/storage spaces/ parking spaces/covered garages to be constructed by the Company on the said property and to enter into writing/s with the allottees of the flats/shops/storage spaces/ parking spaces/covered garages etc. and to receive the proceeds in respect thereof. The company may at its total descretion allot flats, etc. to any person or persons on such terms and conditions as it may deem fit and issue shares to such allottee



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8. You have seen and perused the certificate of title issued by the Attorney at Law/Advocate for the Company showing the nature of title of the Company to the said property on which the building/s are constructed or are to be constructed. You have verified the title of the company to the said property and accepted the same and you have agreed not to raise any requisition or objection in respect thereof.

9. In view of the Development Control Regulations 1991, it is possible to acquire a certificate of Development Rights of other properties (commonly known as TDR) on the company's property and to make additional construction thereon utilising such development rights. If the company or any of the shareholders of the company acquire such TDR the company may at its total discretion, allow such TDR to be used for additional construction on the company's property on such terms and conditions as may be imposed by the Company. The company shall have the right to allot the additional constructed area pursuant to such TDR to the shareholders who have acquired the TDR or their nominee/nominees on such terms and conditions as the Company may deem fit. You have agreed and undertaken not to object to such allotment.

10. You have understood and agreed that the terrace space in front of or adjacent to the terrace flats in the building, if any, shall belong exclusively to the respective allottee of the terrace flat and such terrace spaces are intended for the exclusive use of the respective terrace Flat allottee. The said terrace shall not be enclosed by the said terrace Flat allottee





tion and the tenant will also become shareholder of the company in the manner as provided herein. However, it is further expressly agreed that the Tenant will not be required to pay or contribute any sum whatsoever for becoming the shareholder and/or for in respect of any shares that may be allotted to him.

You have confirmed that you have seen and verified the said agreements with Mr. K. S. Irani and other tenants and have understood the same and hereby agree to abide by the terms and conditions thereof.



14. In the absence of unforeseen circumstances and subject to what is stated in Clause 5 hereinabove the Company expects to give possession of the said premises to you on or before ~~15/03/2011~~. However, the Company shall not be responsible or liable to pay any compensation or damage for delay, if any, in giving possession of the premises to you on account of unavoidable reasons or unforeseen circumstances beyond the control of the company which will interalia, include the following:
(i) non-availability of steel, cement, other building material, water or electric supply;
(ii) War, Civil Commotion or act of God;
(iii) Any notice, order, rule, notification of the Government and/or other public or competent authority.

15. You have agreed and undertaken to observe the rules and regulations that may from time to time be formed/stipulated by the company for the purpose of management of the said buildings the company as aforesaid.

Swati

16. Without the prior written consent of the company, you shall not in any circumstances, transfer your rights in respect of the said premises or under this letter of intent in any manner whatsoever to any third party.

17. You have agreed and undertaken to observe and perform the terms, conditions and covenants contained in this letter of intent and to keep the Company indemnified against the loss arising to it on account of non-observance and/or non-performance on your part of the said terms, conditions and covenants.

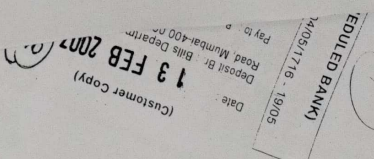
18. Till possession is given to you and the shares specified in clause 1 hereinabove are fully paid you shall not have and shall not claim rights, title and/or interest whatsoever in the said premises or the said property.

19. You have agreed to sign all papers and documents and do all other acts, deeds and things that the Company may require you to do and execute from time to time for effectively enforcing the terms of this letter and/or for safeguarding the interests of the company and of all other shareholders and/or allottees etc.

20. In the event of the your failing to sign any papers required by the Company as hereinbefore provided this writing shall stand terminated and you shall have no claim in the said premises or against the Company whatsoever.

21. The Company hereby agrees to observe, perform and comply with all the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the concerned local authority

Swati



22388345	Other
22323142	Pell
420271917	Pump House
8915332	Road
9751502	S.M. Shetty Power
3818	Saravali
4913	Sam Road, Vadodra
803	Saravali
2	Shir-Parang Colony
	Saravali
	Thane (Vij) Road
	University, Anand
	Vij Road, Vadodra
	Vij Road, Vadodra
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	Vij Road, Vadodra
	Vij Road, Vadodra

THE FIRST SCHEDULE ABOVE REFERRED TO

FLOORING

- * Flooring for Hall and Dining area shall be of Grey Marble Mosaic Tiles.
- * Flooring for all rooms and passages shall be of Grey cement Marble Mosaic Tiles.
- * Flooring for Kitchen shall be of Grey Cement Tiles.
- * Flooring for shops and storage shall be of marble or cuddappah stone.

BATH & W.C.

- * Flooring shall be of Economic White Glazed Tiles.
- * Bath & W.C. walls shall be covered with Economic White Glazed Tiles upto Window height.
- * One Shower, one wash basin and one closet shall be provided for each Bath Rooms.
- * One Geysler shall be provided for each Bath Room.
- * All plumbing shall be of open type work.

KITCHEN

- * Kitchen with raised cooking platform finished with black cuddappah and built in sink and 2' high white Glazed Tiles dado.

DOORS & WINDOWS

- * Main Entrance door of each flat shall be flush type.
- * All other internal doors shall be either flush type and shall be all painted.
- * Main Entrance door shall be furnished with one night latch, one magic eye, one chromium plated aldraf on front side, one tadi and one tower bolt inside.
- * All windows of Economic wood shall be glazed windows and finished with oil paint.
- * All fittings except Hinges and screws shall be of Iron.
- * M.S. Rolling shutter at the main entrance of shops and storage.

Juel
BT

required by the Company as hereinbefore provided, at the option of the Company, this letter of intent shall stand terminated and you shall have no claim in the said premises or against the Company whatsoever. This right of the company shall not be prejudiced in any way merely because the company has given any concession, relief or extension of time for complying with any of your obligations under this Letter of Allotment.

32. The name of the building for ever shall be "MONA".

33. All notices to be served on you as contemplated by this letter of intent shall deemed to have been duly served if sent to you under certificate of posting to your address given below:-

~~SP~~
32, 'HANLEEN', 1ST FLOOR,
CORNER OF LIAISON AVENUE &
CENTRAL AVENUE,
SANTA CRUZ (W),
BOMBAY-400 054.

34. This letter of intent is being sent to you in duplicate. You are requested to sign on the left hand side hereof as a token of your having fully accepted the terms and conditions of allotment and of having undertaken to abide by the same.

35. You are hereby requested to return the duplicate hereto duly confirmed by you to us.

Yours truly,

I/we confirm the above.
SKY BUILD PVT. LTD.

~~SP~~
Director

Andheri Ice & Cold Storage Pvt. Ltd.

Sunil P. Shroff
Director

"LTALLOT2.BAS"

ELECTRICITY

- * All electrical work shall be of open type.
- * Aluminium wiring shall be provided.
- * Each flat shall be furnished with Electrical bell.
- * 15 Amps. Point in Master Bedroom.

GENERAL

- * Common T.V. Antenna Point provided in Hall.
- * Conduit for Telephone Line in Hall.
- * Colour Lime wash to the outside of building.
- * Interior of building shall have three coats of lime wash.



Shub

मुंबई नगरपालिका
MUNICIPAL CORPORATION OF GREATER BOMBAY

No. 4179/158/BSII/AK of 11 SEP 1995

(MUNICIPAL CORPORATION)
SECRETARY

To
Mr. G.K. Vanwari, Architects,
4, Mansarovar,
18, S.V. Road, Santacruz (West),
Bombay 400 054.

Sub. :- Part Occupation permission for basement and Ground Floor Shops (Nos. 18 to 55) of Phase I, for building on plot bearing C.T.S. No. 235 to 238 and 806 on Dada bhai Road No. 1, at Anchari (West).

Re. :- Your letter dated 20th July 1995 vide No. 492/310/95.

The part development work of Bldg. No. 1 on plot No. C.T.S. No. 235 to 238 and 806, situated at Dadabhai Road No. 1, completed under the supervision of Shri G.K. Vanwari, Licensed Surveyor & Structural Engineer/Supervisor, (Architect License No. V-28) may be occupied on the following conditions:-

- 1) That the Cft. under section 270-A of E.M.C. Act for adequate water supply should be obtained from W.E.
- 2) That all conditions of I.O.O. shall be complied with for the remaining work.
- 3) This permission is granted without prejudice to section under section 353-V/71 of Bombay Municipal Corporation Act.

Yours faithfully,

sch

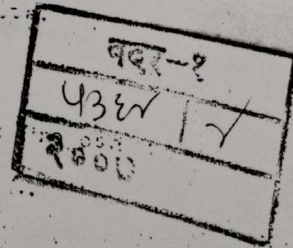
Executive Engineer Building Proposals
(W. S.) H. & West Wards.

1/15.9.95
No. 4179/158/BSII/AK of 11 SEP 1995
Copy to : Owner - M/s. Anchari Ice and Cold Storage Pvt. Ltd.
Architects.

For information please.

Executive Engineer Building
(W. S.) H. & West Wards.

1/11.9.95



thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in the case of the company, its successors and permitted assigns) the other part ;

बदर-०१
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WHEREAS under a house building scheme of the ANDHERI ICE & COLD STORAGE PVT. LTD. a company registered under the Companies Act and having its office at Dadabhai Road, Andheri (W), Bombay - 400 058 (hereinafter referred to as "THE COMPANY"), the company is constructing certain buildings on the property bearing C.T.S. Nos. 235, 236, 236/1 to 6, 237/1 & 2, 238 and 806 and also bearing the Final Plot No. 1 of T.P.S. II, Andheri and a shareholder owing a certain number of shares is entitled to be allotted certain flat, shop, storage space, parking space, covered garage in one of the buildings being constructed.

AND WHEREAS the company has agreed to allot to the transferor, on certain terms and conditions contained in letter of intent No. BAS/37 dated 16/4/1993 (hereinafter referred to as "THE SAID LETTER") a right to have the allotment, use and enjoyment of the premises being Storage space No. 37 on the Basement floor, (admeasuring 48 SF carpet area of the store floor equivalent to

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huh

M. J. ... Engineer, P.W.



R. ...
Chairman

बदल-४/
१२११ २
२००३

heirs, executors and administrators, in the case of a firm, the partners or partner for the time being thereof, the survivors or survivor of them and the heirs, executors and administrators of the last of such survivors or survivor and in the case of the company, its successors and permitted assigns) of the one part; AND SHRI/SMT./KUM./M/S. RAMESH ELECTRICAL ENGINEERS PVT LTD,

an adult Indian Inhabitant/s of Bombay residing at/ having its office at NIRMALA APARTMENTS SHOP No. 20, JAIPRAKASH, ANDHERI

(WEST) Bombay 400___, hereinafter referred to as "THE PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include in case of individuals or individual, such individuals and/or individual or his/her/their respective heirs, executors and administrators, in the case of a firm, the partners or partner for the time being

2

[Handwritten Signature]



Registered in the office of the Sub Registrar, Andheri West, Mumbai.

[Handwritten Signature]
Chairman

2500/-
BANDRA



GENERAL STAMP
OFFICE
TOWN HALL
FORT, MUMBAI
MAH-GSO/0064

RS. 100/- ONE HUNDRED ONLY
भारत 7387
ADHESIVE
167766 FEB 12 2003
R.0000100/PB1032
INDIA STAMP DUTY MAHARASHTRA

[Signature]
DY. SUPERINTENDENT OF STAMPS,
BANDRA.

32

बंदर-४/
१२१५/१
२००३



Rs 2500/-
p.o.

Rs 2500/- Tredy five rupees of

THIS AGREEMENT is made at Bombay this 17th day
of FEBRUARY in the christian year one thousand nine
hundred and ninety between SHRI/SMT/KUM/M/S.

SKY-BUILD PRIVATE LIMITED an
adult Indian Inhabitant of Bombay/ a Company regis-
tered under the Companies Act, 1956/ through
Karta Suresh D. Shroff/ residing at having
office at HENLEEN 32 MAIN AVENUE

SANTACRUZ (WEST) Bombay 400054 her
ter referred to as "THE TRANSFEROR" (which ex-
sion shall unless it be repugnant to the cont-
meaning thereof shall be deemed to mean and
in case of individuals or individual, such indi-
uals and/or individual or his/her/their respec-
tive

GENERAL STAMP OFFICE
TOWN HALL, FORT
MUMBAI - 400023
MAH/GSO/0064
INDIA
00250001
281980
MAHARASHTRA
00034
14.2.2003
SPECIAL ADHESIVE

[Signature]

[Signature]
Chairman

011413360781

[Signature]
DY. SUPERINTENDENT OF STAMPS,
BANDRA.

approximately ~~18~~ SF built up area inclusive of ~~the~~
the area of the loft, proportionate common areas
and proportionate service areas) in the building
known as MONA under construction on the property
described in the Schedule therein (hereinafter the
said storage space is referred to as "THE SAID
PREMISES"). A copy of the said Letter of Intent
No. ~~BA37~~ dated 16/4/93 is attached as Annexure - A
hereto.

727-21
92294
2003

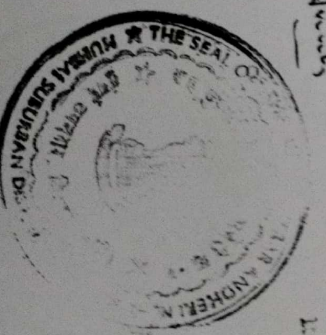
AND WHEREAS the Transferor, has now agreed
to sell, transfer and assign to the Purchaser his/
her/its right, title and interest under the said
letter including the allotment of specified number
of shares in the said letter of intent in the
company and the allotment, use and enjoyment of the
said premises for the consideration and on the
terms and conditions contained hereinafter.

NOW IT IS AGREED, CONFIRMED AND DECLARED BY
AND BETWEEN THE PARTIES HERETO AS UNDER :

1. That the transferor agrees to sell, transfer
and assign to the Purchaser his/her/its rights,
title and interest in the ~~F.F.O.~~ fully paid equity
shares in Andheri Ice & Cold Storage Pvt. Ltd. and
consequential right and under the said letter to
have the allotment, use and enjoyment of the said
premises subject to the terms and conditions and

Handwritten initials

4



Chairman's signature
Chairman

obligations contained in the said letter. The purchaser declares that he has read, understood and confirms and agrees to abide by the terms and conditions contained in the said letter of Intent No. ~~BAS 33~~ dated 16/4/13 which is Annexure A to the agreement. अवर-४/ १२९/५ २००३

2. The consideration for transfer of the afore-said right, title and interest of the transferor under the said letter as agreed between the parties hereto is Rs. 1,78,500/- (Rupees ONE LAKH SEVENTY TWO FIVE HUNDRED) only) to be paid by the

Purchaser to the Transferor as follows:

(a) Rs. 1,78,500/- (Rupees ONE LAKH SEVENTY TWO THOUSAND ONE HUNDRED only) paid on or before the execution

Chairman this agreement, the Transferor doth hereby admit and acknowledge the receipt thereof and every part thereof and discharges the Purchaser therefrom forever.

(a) Rs. /- (Rupees only) on or before

Chairman

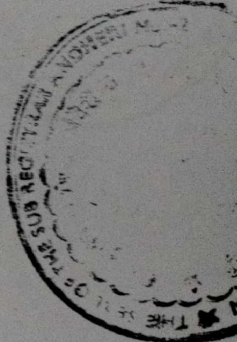
(b) Rs. /- (Rupees only) on or before

(c) Rs. /- (Rupees only) on or before

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Handwritten signature

Chairman



FORM 'A' (Municipal Corporation) Act 1976

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

MUNICIPAL CORPORATION OF GREATER BOMBAY.

No. CE/ 9158 /BSII/WS/AK of 17 AUG 1991

COMMENCEMENT CERTIFICATE.

Permission is hereby granted under Sec. 45 of the Maharashtra Regional and Town Planning Act (Maharashtra Cft. No. XXXVII of 1966)

APPLICANT , MIS Ancheri Ice and Cold Storage
To the Development work of Residential with shops C.T.S.No. 236, 237, 238
at Premises at street. J.P. Road Village. 806 Ancheri

वदर-४/ Plot No.
929/9C
२००३

situated at Ancheri (W)

on the following conditions:-

1. This Certificate is liable to be revoked by the Municipal Commissioner for Brihanmumbai if (a) the Development works in respect of which permission is granted under this certificates is not carried out of the user thereof is not in accordance with the sanction plans, (b) any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner of Brihanmumbai is contravened or not complied with, (c) the Municipal Commissioner for Brihanmumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of sec. 43 or 45 of the Maharashtra Regional and Town Planning Act 1966, the Municipal Commissioner has appointed Shri D. C. Butala Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

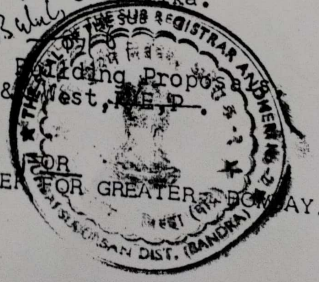
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

3. This Commencement Certificate is renewable every year but such extended period shall in no case exceed three years, provided further that such lapse shall not bear any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

4. The conditions of this Certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.

For and on behalf of the Local Authority
The Brihanmumbai Municipal Corporation.

Executive Engineer, Building Proposals
(Western Suburbs) H. & West, B.E. D.



MUNICIPAL COMMISSIONER FOR GREATER BOMBAY.

Ask/19.4.91.

- 020-24212018
- 02135-222400
- 020-24490289
- 020-24457366
- 02138-299440
- 087930 56910
- 020-24461220
- 020-25529041
- 07930 56512
- 074208 52800
- 020-24331820
- 020-29970451
- 094205 26584
- C.P. Tank
- Chembur
- Colaba
- Daflar (W)
- Daflar Road, Malad
- Dahisar
- Dombivli
- Eksar Road, Borivli
- Fort
- Gandhidham
- Ghatkopar
- Ghodbandar
- Gorai
- Goregaon (E)
- Goregaon (W)
- IMCS, Thane
- Indore
- Jogeswari (E)
- Kalamboli
- Kalyan
- Kandivli
- Kothipole, Vadodara
- Lower Parel
- M.V. Road, Ancheri (E)
- Magob, Surat
- Malad (E)
- Malad (W)
- Maninagar
- Matunga (E)
- Morbi
- Mulund (E)
- Mulund (W)
- Nardol
- Narode Ind. Estate
- Naroda Road
- Nava Vadaj

Valid up to 17.8.93

CE/ 9158 /BSII/WS/AK of 16 JUL 1993

Further C.C. is now extended for Full height for Phase I only

Ex. Eng. B.P. (WS) H 2 K 10

बदर-8/
7294-10
2003

Valid up to 17.8.94

CE/ 9158 /BSII/WS/AK of 22 FEB 1994

Further C.C. is now extended for Full height i.e. 26.80mtr Above G.L)

Ex. Eng. B.P. (WS) H 2 K 10

Valid up to 17.8.97

CE/ 9158 /BSII/WS/AK of 7 APR 1997

Further C.C. is now extended for upto plinth for phase II i.e. Bldg. B as per approved plan dt 5.9.97

Ass't. Engr. B.P. (WS) K/E/W: CS

Valid up to 17.8.98
CE/ 9158 /BSII/WS/AK of 3 JAN 1998

Further C.C. is now extended for Top of 4th Floor For Shopping up to Top of 4th Floor For Bldg. B of phase II as per approved plan dt 8.9.97

Ass't. Engr. B.P. (WS) K/E/W: CS

Valid up to 17.8.98
CE/ 9158 /BSII/WS/AK of 13 AUG 1998

Further C.C. is now extended for height i.e. up to Top of parking Floor For Bldg. B of phase II as per approved plan dt 1.8.97

Ass't. Engr. B.P. (WS) K/E/W: CS

Valid up to 17.8.2000

CE/ 9158 /BSII/WS/AK of Further C.C. is now extended for/upto 24.85 mtr th. m. R + OHWT as per height. Approved plan dt 25.9.99

Ass't. Engr. B.P. (WS) K/E/W: (South)

