

13/2 - 1-

Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch: 9804	Date: 21/04/09
Pay to: Acct. Stamp Duty	
Frinking Value	Rs. 210
Service Charges	Rs. 000
TOTAL	Rs. 210
Name & Address of the Stamp duty paying party	
Sudhir Jaywant Tanak	
3rd Floor Rose Blossom CHS	
Mahim-16	
Tel./Mobile No.	
Desc. of the Document Deed of Declaration	
DD/Cheque No.:	CHS
Drawn on Bank:	
(For Bank's Use Only)	
Tran ID 3330	
Frinking Sr. No.	
Cashier	Officer



DEED OF DECLARATION

THIS DEED OF DECLARATION made and entered into at Mumbai on this 21th day of April 2009 between **SULABH VASANT KESHAVRAO VICHARAY**, adult, Hindu Inhabitant, residing at B-22 on 3rd floor of ROSE BLOSSOM situated Plot No 648, Sitladevi Temple Road, Matunga -400 016, hereinafter referred to as the "VENDOR" (whose expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the ONE PART; AND **Mr SUDHIR JAYWANT TANAK** of Mumbai, Mahim Mumbai-400016 Hereinafter referred to as the 'PURCHASER'

Q296 / 9
2008

Authorised Signatory

For The Kapol Co-operative Bank Ltd.

The Kapol Co-operative Bank Ltd.
Kalbadevi Branch, 19, 21,
Picket X Road,
Kapol Bank Building,
Kalbadevi, Mumbai-400002
D-5-STR/V/C.R. 1061/03/05/1984-04



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R.00002001-P85564
11:29
APR 21 2009

(Which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the OTHER PART;

W H E R E A S:

(A) Under an Agreement for Sale dated 20th July 1969 entered into between the Vendors and the Purchaser herein, the Purchaser have purchased from the said Vendors the flat no. B-22 admeasuring ~~480~~⁴⁸⁰ sq. ft. area, situated on the 3rd floor of 'B' wing of Rose Blossom Co-operative Housing Society Ltd Mahim Road, Mumbai-400016, for a consideration amount of Rs.22,000/- more particularly set out in the Agreement Deed of transfer cum Sale dated 20th July 1969 .

(B) WHEREAS the said Vendors by virtue of an aforesaid Agreement dated 20th July 1969 have sold and delivered the physical possession of the said flat no B-22 admeasuring ~~480~~⁴⁸⁰ sq. ft. area, situated on the 3rd floor of 'B' wing of Rose Blossom , Mahim Road, Mumbai-400016.



(C) The said Agreement for Sale dated 20th July 1969 , was executed and duly stamped for Rs 22,000/- , however the Vendors failed to appear before the Sub- Registrar of Assurance, Mumbai, for admitting the execution of the said Agreement for Sale, within the time limit for registration of the documents, and therefore the

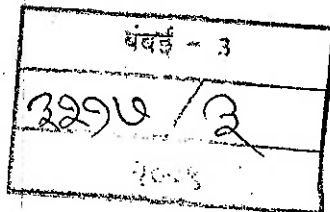
329V/2
2008

document could not be lodged before the Registration within the time prescribed by law.

(D) I hereby declare and confirm that the said Agreement for Sale dated 20/7/1969 through oversight and inadvertently has not been lodged for registration and therefore, this Deed of Confirmation is executed for the purpose of regularizing the registration of the said Agreement for Sale. The said Agreement for Sale dated 20th July 1969 is still subsisting, valid and in full force till date;

(E) That taking the advantage of the Amnesty Scheme introduced by the Government of Maharashtra in the year 2008, I have paid the required stamp duty on the said Agreement for Sale dated 20th July 1969. That duly stamped Original Agreement for Sale dated 20th July 1969 is annexed hereto and marked as **Exhibit "A"**

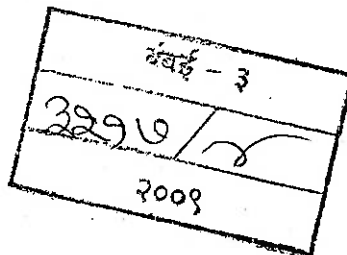
(F) That the Stamp duty of Rs. 2200/- together with penalty of Rs.500/- has been paid on the said document on ^{cosm/}5.822/-2008. Hereto annexed and marked as **Exhibit 'B'** is a Original Receipt of the payment of Stamp Duty.



(G) I say that with this Deed of Confirmation the Purchasers hereby lodge the present Agreement for Sale dated 29/10/1999 for Registration and to ratify and confirm the execution of the said document and also various averments made in the said Agreement. We further declare that the Agreement For Sale dated 29/10/1999 is duly executed by and between the parties hereto and the same has been in force from the date of its execution and shall continue to be in full force and shall operate and take effect and be binding upon the parties herein in the same manner and in all respect as if the same is fully registered.

We hereby confirm that whatever is stated herein above is true and correct and I believe the same to be true

Solemnly affirmed at Mumbai)
Dated this 21 day of February 2009)
Apnd

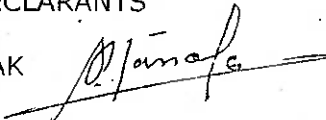


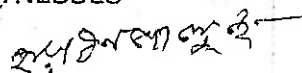
THE SCHEDULE OF THE FLAT REFERRED TO ABOVE:

A flat bearing number B-22 , admeasuring -~~480~~- sq. ft. built up area, situated at the 3rd floor of Rose Blossom CHS Ltd Mahim Road, Mumbai--400016, bearing New Survey No.728 of Mahim Division , Mumbai,

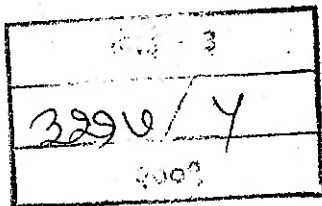
IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands the day and SIGNED ,SEALED AND DELIVERED By the withinamed 'DECLARANTS '

SUDHIR JAYWANT TANAK
In the presence of
WITNESSES



1. 

2. 



श्रीराम क. शर्मा
A/C. PAYEE

श्री. *Rajesh*

Shay

पेयमेंट ऑर्डर
A/C. Payee Issued
DO NOT FOLD

डेट: 09-04-2009

JOINT SUB-REGISTRAR MUMBAI CITY

Three Hundred only

300.00

NOT OVER RS.

श्री. शर्मा

श्री. अनिल शर्मा वर ओ *Anil*

RS *****300.00

श्री. अनिल शर्मा वर ओ

श्री. शर्मा
A/C No. 7056

Sharma

श्री. शर्मा

श्री. शर्मा वर ओ

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0007056 4000134075

12

श्री. शर्मा - 3
2990/2
2009



ROSE BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. BOM./HSG/75 of 1967)

PLOT No. 648.
18-18-A, Silladew Temple Road,
Mahim, BOMBAY-400 016

Date 06th April 2009

Ref.

TO WHOMSOEVER IT MAY CONCERN

This is to certify that Mr./~~Mrs.~~ Ms. S. J. TANAK
is a member of our Society and is in possession of flat no B22 since
the year 1969.

The area of the flat is 470 sq ft (Carpet area)

The Society building was constructed in 1965.

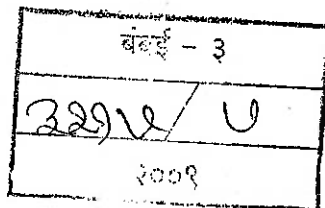
The building is having ground and three floors.

The C.S No is 728, TPS 111 , Mahim Division within the Municipal limits of G North.

The building has no lift.

For ROSE BLOSSOM C.H.S. LTD.

Chairman / Hon. Secretary / Treasurer



SHARE CERTIFICATE

No. of Certificate

22

Registered Folio

22

No. of Share

- 5 -

ROSE BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.

(Regd. No. BOM/HSG/76 of 1967)

Capital: Rs. 7 Lacs divided into 14,000 Shares of Rs. 50 each.

This is to certify that Mr/Mrs. Sulbha Vasant

Victaraj

Bombay is the Registered Holder of 5 (Five only)

Shares of RUPEES FIFTY each Numbered 106 to 110

and are subject to the Provisions of the Co-operative Societies Act 1960 and the Bye-laws of the said Society, for the time being in force and that upon each of such Shares the sum of RUPEES FIFTY has been paid.

GIVEN under the Common Seal of the said Society at Bombay this 15th day of February 1969

ROSE BLOSSOM CO-OPERATIVE HOUSING SOCIETY LTD.



[Signature] Chairman

[Signature] Hon. Secretary

[Signature] Member of the Committee



अर्बई - ३
32912/90
२००९

2290/1
२००९

Tuesday, April 21, 2009
4:18:39PM

दस्त गोषवारा भाग-1

बबई 3
दस्त क्रमांक : 3217/2009
199

दस्त क्रमांक : बबई 3 / 3217 / 2009

बाजार मुल्य: रु.22,000/-

मोबदला: रु.0/-

भरलेले मुद्रांक शुल्क: रु.200/-

नोंदणी फी माफी असल्यास तपशिल :-

1) Other than all above Reasons : नोट - दि. 6/7/07

दु.नि.सह दुय्यम निबंधक मुंबई शहर 3 यांचे कार्यालयात

अ.क्र.3217 वर दि.21/04/2009

रोजी 4:06:10:000PM वा. हजर केला.

पावती

सादर करणाऱ्याचे नाव: सुधीर जयवंत टनक

नोंदणी फी :

रु.300.00

दस्त हाताळणी फी :

रु.340.00

पृष्ठांची संख्या : 15

एकुण

रु.640.00

दस्त हजर करणाऱ्याची सही :-

सह दु. नि. मुंबई शहर क्र 3

सह दु. नि. मुंबई शहर क्र 3

शिक्का क्र.1 Apr 21 2009 4:15PM ची वेळ: (सादरीकरण)

शिक्का क्र.2 Apr 21 2009 4:18PM ची वेळ: (फी)

ANNEXURE IS NOT REGISTERED



25/04/09
2009

दस्त गोषवारा भाग-2

बबई 3



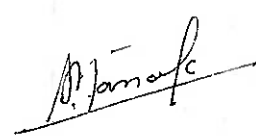
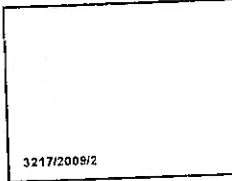
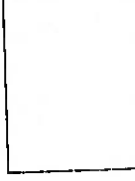
दस्त क्रमांक : 3217 / 2009

११

sday, April 21, 2009
1:18PM

न क्रमांक :- बबई 3 / 3217 / 2009
ताचा प्रकार :- घोषणा पत्र

एका क्र.3 ची वेळ:(कबुली) Apr 21 2009 4:19PM
एका क्र.4 ची वेळ:(ओळख) Apr 21 2009 4:20PM
एका क्र.5 ची वेळ:(नोंदणी) Apr 21 2009 4:20PM

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:सुधीर जयवंत टनक पता:बी 22 . 3 रा मजला , रोज ब्लॉसम , प्लॉट नं 643 वय :- 70 , शितलादेवी डॅपल रोड माहिम पेन नंबर:	Saler/Executor1		
		सही 		
2	नाव:- पता:- पेन नंबर:	Purchaser/Buyer/Executor2 वय :- 18		
		सही		

यरील दस्तऐवज करून देणार तथाकथित घोषणा पत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
ओळख

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां
व्यक्तीशः ओळखतात, व त्यांची ओळख पटयितात

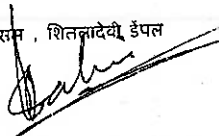
अनु क्र. ओळखीचे नाव व पत्ता

1 नाव:हरधन पंचानंद जालुई
वय:85
पता:सी 36 रोज ब्लॉसम , शितलादेवी डॅपल
पिन कोड:16

२२९७/२००९



2 नाव:विरन धरधन जालुई
वय:47
पता:सी 36 रोज ब्लॉसम , शितलादेवी डॅपल
पिन कोड:16





प्रमाणित करणेत येते की, दस्तामिध्ये
रकूण... १० पाने आहेत. पुस्तक
क्रमांक १, बबई-३ २२९७/२००९
नोंदरता: २१/४/२००९
दिनांक

3217 / 2009

सह दस्ताम मिळविलेक, मुंबई शहर-३
अपिलाची पुनरावणी करण्याखेरीज
शिर्षकाचे सर्व अधिकार असलेला.

२२९७/२००९



1) शासन परिपत्रक क्रमांक २०००/१४/प्र.क्र. २५/म - १ दि.२४/२/२०००.
 २) नं. म. नि. व. मु. नि. पुणे यांचे का क्र. का. ३/संगणक / मुद्रांक पावती दुकली 105/२१९. दि. ४/१०/२००६.

Head Office : GENERAL STAMP OFFICE. TOWN HALL, FORT, MUMBAI - 400 001. Office : COLLECTOR OF STAMP (MUMBAI), OLD CUSTOM HOUSE, 3rd FLOOR, FORT MUMBAI - 400 001					
RECEIPT FOR PAYMENT TO GOVERNMENT <small>174</small>			NOT TRANSFERABLE 11/12/2008		
Receipt No. : S. J. TANK		Receipt Date :			
Received From : 103-(IV)		Counter No. : 1			
On Account of :					
Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (in Rs.)
PO	411695	05/12/2008		0	500.00
Bank Name : BANK OF BARODA (BOB) Branch Name : SHIVAJI PARK (SJP)					
24 MAR 2009					
Case No. : COSM/AY/5822/08					
Lot No. :		date		Total D.O. :	
Sr. No. :	Description of Stamp / Original document will be given back after one month after the date of payment of stamp duty and penalty you are requested to enquire after one month for the original document.	Quantity	Denomination	Amount	
				MAR 1000	
Please bring this receipt					
Rs. : 500.00		Five Hundred		Only	
		Rupees :			
Cashier / Accountant			Signature / Designation		

B-22

3RS



No. 65 महाराष्ट्र
 Old Custom House
 Bombay

15 JUL 1969

Issued to Dated 1969
 Mrs. Sulabha V. Vicharay

Stamped paper of Rs. 200
[Handwritten signatures and initials]

ANNEXURE IS NOT REGISTERED

24th July 69

ARTICLES OF AGREEMENT made at Bombay this day of July One Thousand Nine Hundred and Sixty Nine BETWEEN SULABHA wife of VASANT KESHAVRAO VICHARAY OF Bombay Inhabitant hereinafter called "The Vendor" (which expression shall unless repugnant to the context or meaning thereof mean and include her heirs, executors and administrators) of the One Part AND SUDBHIR JAYWANT TANAK also of Bombay Inhabitant hereinafter called "THE PURCHASER" (which expression shall unless repugnant to the context or meaning thereof mean and include his heirs, executors, and administrators and assigns) of the Other Part.

WHEREAS:

- (i) The Vendor is absolutely seized and possessed of or otherwise well and sufficiently entitled to a flat being Flat no:B-22 on the 3rd floor of the building known as "ROSE BLOSSOM" situated at Plot no:648, Sitaladevi Temple Road, Bombay 16 (hereinafter referred to as "the said Flat") having acquired the same on ownership basis as well as 5 shares of Rs.50/- each bearing distinctive nos:106 to 110 and Certificate no:22 (Members' Register no:22) (hereinafter referred to as the said shares).
- (ii) The Vendor has agreed to sell her right, title and interest in the said flat and the said shares to the Purchaser in consideration of the sum of Rs.22,000/- (RUPEES TWENTY TWO THOUSAND ONLY).
- (iii) The vendor has agreed to sell her furniture consisting of 3 sofa pieces, 1 show case, 1 corner table, 1 teapoy, 3 cupboards, 1 almirah, 2 ceiling fans, 3 pelmets with curtains, 1 long pelmet in bedroom and 1 shoe storing rack in consideration of the sum of Rs.5,000/- (RUPEES FIVE THOUSAND ONLY)



Sulabha V. Vicharay
 P.T.O.

32912/9E
 2008