

1712

0290

SHANTI NAGAR

AGREEMENT

FOR

SALE



Monday, October 31, 2005

11:22:15 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 7237

गावाचे नाव भाईदर

दिनांक 31/10/2005

दस्तऐवजाचा अनुक्रमांक टनन10 - 07236 - 2005

दस्ता ऐवजाचा प्रकार घोषणा पत्र

सादर करणाराचे नाव: अमृता अजित रेडकर यांच्या तर्फे कु.मु.म्हणून विवेक भिकाजी विजयकर

नोंदणी फी	:-	3930.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)	:-	360.00
एकूण	रु.	4290.00

आपणास हा दस्त अंदाजे 11:37AM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दु.नि.का-ठाणे 10

बाजार मुल्य: 1 रु. मोबदला: 1 रु.
भरलेले मुद्रांक शुल्क: 200 रु.
देयकाचा प्रकार : चलनाने;
चलन क्रमांक: 240372; रक्कम: 3930 रु.; दिनांक: 28/10/2005

Customer's Copy	
CITIZENCREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	
Pay to : Acct Stamp Duty Thane	
Date 29/10/05	
Franking Value	Rs 200
Service Chgs (Rs. 10 per doc)	Rs 10
TOTAL	Rs 210
Name of the stamp duty paying party	
A. A. REDKAR	
DD / Cheque No. _____	
Drawn on Bank _____	
(for Banks Use Only)	
Tran ID	
Franking Sr. No	
Cashier	Officer

CASH RECEIVED

29 OCT 2005

MIRA ROAD CO-OP BANK LTD.

For Citizencredit Co-op Bank Ltd.

Authorized Signatories

A. A. Redkar



DECLARATION

I/We MRS. AMRUTA AJIT REDKAR an Indian Inhabitant residing at Flat No. 203/C-26, Sector II, Shantinaqar, Mira Road (E), Dist. : Thane do hereby declare on solemn affirmation as under :

I/We declare that I/We have purchased Flat No. 203, Bldg. C-26, Sector II, Shantinaqar, Mira Road (E), Dist. : Thane from MR. PRASHANT B. VIJAYKAR I/We further declare that I/We want to do the registration of the said flat. For this purpose I/We went to seller but seller was not available at his/her/their place and therefore I/We went to do the registration of the said flat by myself ie. purchaser

Citizencredit Co-op Bank Ltd.,
Shop Nos. 34-41, Geeta Arcade-1,
Station Road, Mira Road (East),
Thane-401107.
D-5/STP(V)/C.R.1009/02/2005/200-203

9474 44905
134883
R. 00002001-PB5256
OCT 29 2005
10:57
INDIA STAMP DUTY MAHARASHTRA

05152
623E
9 / 9L

link

28 2001-10/2005 200-203

The details of the Agreement for Sale for Flat No. 203 is as follows :

Date of Execution of Agreement : 08-05-2005
Name of Seller : MR. PRASHANT B. VIJAYKAR
Name of the Buyer : MRS. AMRUTA AJIT REDKAR
Particulars of flat : Flat No. 203, Bldg. C-26, Sector II, Shantinagar, Mira Road (E), Dist. : Thane
Area of Flat : 390 sq. ft. built-up area
Total consideration : 3,60,000/- (Rupees Three Lakh Sixty Thousand Only)

I/We declare that I/We will be responsible for the consequences incurred due to the registration of the said flat by myself ie. by the purchaser. I/We will bear all the expenses incurred due to the registration of the said flat by myself ie. the purchaser. The registration authority will not be responsible in any way for all the consequences incurred due to the registration of the said flat.

Whatsoever declared hereinabove is true and correct to the best of my knowledge, belief and information

Solely declared at Thane on this 29th day of October 2005

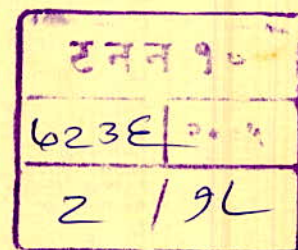
Amruta

MRS. AMRUTA AJIT REDKAR
VIVEK BHIKAJI VIJAYKAR
Constituted Attorney



Witnesses :

- 1)
- 2)



RNo 40- 5750/1 Five thousand Seven hundred fifty 9

GENERAL STAMP OFFICE
EXTENDED SALES COUNTER
MMRDA BLDG, BANDRA (E)
MUMBAI - 400 051.
MAH/GSO/010



Rs. 0005750

281993

INDIA

SPECIAL ADHESIVE

-8.5.2002

00047

MAHARASHTRA

11086729176

[Signature]
BY SUPERINTENDENT OF STAMPS,
BANDRA.



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Mumbai this 8th day of May 2002, between **MR. PRASHANT B. VIJAYKAR**, an adult, Indian inhabitant, having present address as Flat No.203/C-26, Sector II, Shantinagar, Mira Road (E), Dist. Thane, hereinafter called the "TRANSFEROR" (which expressions shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the ONE PART AND **MRS.AMRUTA AJIT REDKAR**, an adult, Indian Inhabitant, having his/her present address as A-103, Geetanagar I, Mira Road (E), Dist. Thane, hereinafter called the "TRANSFEE" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and assigns) of the OTHER PART.

WHEREAS

The transferor is legal and bonafide member of the Pravin Shantinagar Co-operative Housing Society Ltd., a registered society of the premises in the building referred to hereinabove and registered under the provision of Maharashtra Co-operative Societies Act 1960 under No.TNA/(TNA)/HSG/TC/3697/1990-91 dated 12-07-1990 with its registered office in the same building and WHEREAS such member is registered share holder of five fully paid up shares of the total value of Rs.250/- of the said society standing in his/her name and whereas such member and share holder the transferor has full right and interest and ownership and possession of the said flat in the said society's building situated at Mira Road (East), Dist. Thane.

टनन १०
०२३९ २००५
४३ / १६

[Signature]
PB Vijaykar

[Signature]
Amruta Redkar

AND WHEREAS

As such member the transferor was allotted and absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat No.203 admeasuring built up area of 324 sq.ft. on the 2nd floor of the Bldg. No.C-26, Sector 2, Shantinagar, Mira Road (E), in the building "PRAVIN SHANTINAGAR" in PRAVIN SHANTINAGAR Co-operative Housing Society Limited, herein after referred to as "the said premises" situated at Flat No.203, on the 2nd floor of the Bldg. No.C-26, in the building "PRAVIN SHANTINAGAR", Mira Road (E), Dist. Thane 401 107, and belonging to the said Society, and situated at land more particularly described in the schedule written hereunder and exempted by the Govt. of Maharashtra under section 20 of Urban Land (Ceiling & Regulation) Act, 1976 for construction of houses for the Weaker Section of the Society.

AND

Now The transferor has agreed to sell to the transferee and the transferee has agreed to purchase from transferor the said flat being Flat No.203 admeasuring built up area of 324 sq.feet on the second floor of the Building No.C-26, in the building "PRAVIN SHANTINAGAR" of the Sector II of the Shantinagar, Mira Road (East), Dist. Thane, with fixtures, fittings and amenities provided therein by the builders for the agreed consideration of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only) and the parties hereto are desirous of executing this Agreement for Sale in respect thereof.

AND

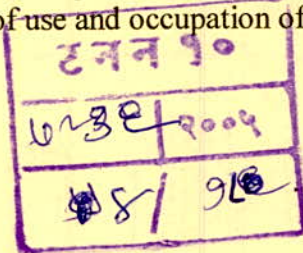
The transferee is desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the transferor with various local authorities including B.S.E.S. Ltd. for the beneficial, enjoyment and occupation of the said flat.

AND

The transferor have agreed to transfer the said shares and rights of the said flat and handover vacant possession of the said flat in the transferee at and for the total consideration of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only) together with all deposits and contribution made by the transferor either through the said builders or the said society or with various local authorities for the beneficial enjoyment and occupation of the said flat.

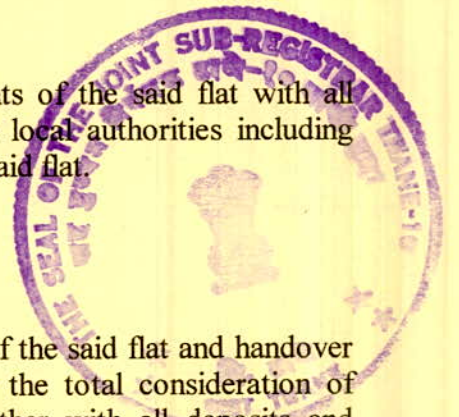
AND

The transferee have agreed to purchase the said shares and rights of the said flat with all deposits and contributions made by the transferor and all benefits thereof at and for the total consideration as aforesaid and to get the membership and the said shares transferred in his/her name with permanent right of use and occupation of the said flat.



PBV. 7/11

Arundh
Redh



NOW THIS AGREEMENT WITNESSETH AS UNDER

- 1 The transferor shall sell, assign and transfer to the transferee all the said shares and right of the said flat/shop with all deposits and benefits thereof at and for the total consideration of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only) and the transferee shall pay to the transferor entire amount of agreed consideration of Rs.3,60,000/- (Rupees Three Lakh Sixty Thousand only) in following manners :

Rs.60,000/- The transferee shall pay to the transferor on/or before execution hereof as a part payment of agreed consideration.

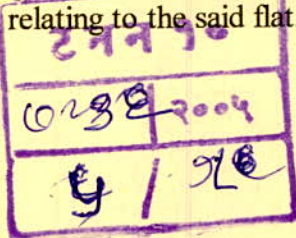
Rs.3,00,000/- The transferee shall pay to the transferor on/or before _____ as a balance amount of agreed consideration through housing loan scheme of any financial institution.

The transferor doth do hereby admit and acknowledge to have received the said sum of Rs. 60,000/- (Rupees Sixty Thousand Only) being part payment and the transferor doth shall acquit release and discharge every part thereof to the transferee forever only after receipt of balance payment as mentioned herein above.

- 2.The transferor declares that all amounts in relation to the said shares and the said flat is fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said builders or the said society. The transferor also agrees to pay all dues if any to the said society or any other authorities for the period till possession of the said flat is handover to the purchaser and thereafter he/she will not be liable for the same.

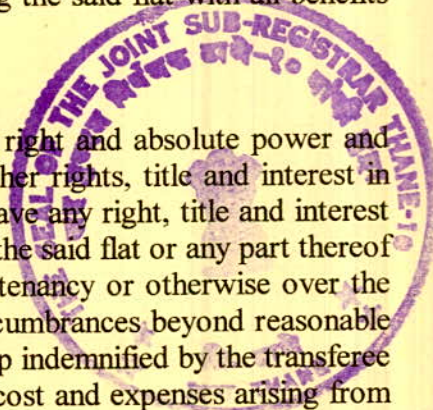
- 3.The transferor declares and hereby agrees and undertakes that immediately on execution hereof he/she will obtain necessary permission from the said society as required under rules 40(a) of M.C.S.Act, 1960 to transfer all his/her rights, title and interest including shares and deposits in favor of the transferee and also agrees to co-operate and assist with the purchaser for further assuring in law and for better perfectly transferring the said flat with all benefits thereof unto the transferee.

- 4.The transferor declares that he/she has in himself/herself full right and absolute power and authority to sell, assign and transfer to the transferee all his/her rights, title and interest in respect of the said flat and that no other person or persons have any right, title and interest or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by way of sale exchange, mortgage, gift, trust, lien or tenancy or otherwise over the said flat and the said flat is free from all attachments and encumbrances beyond reasonable doubts and hereby agrees and undertake to indemnify and keep indemnified by the transferee against all such acts, actions, claims, demands, proceedings, cost and expenses arising from any third person or persons relating to the said flat.



PBVijv

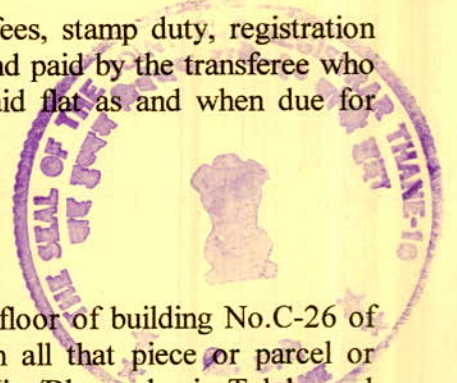
Anamla Redh



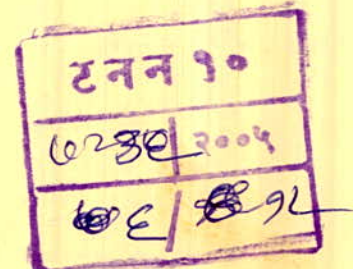
5. The transferor hereby agrees and undertakes that immediately on receipt of the full amount of agreed consideration as mentioned in clause (1) herein he/she will handover peaceful vacant possession of the said flat to the transferee alongwith all relevant documents including bills, receipts, vouchers, correspondence etc. standing in his/her name and also agrees to handover the original Agreement for Sale.
6. The transferor declares that on and after execution hereof and/or on giving possession of the said flat the transferee shall be exclusive owners of the right, title and interest which the transferor has in the said flat and then the transferee shall quietly and peacefully hold, possess, occupy and enjoy the said flat without any let or hindrance or denial or demand or interruption or eviction or claim by the transferor or any other person or persons lawfully or equitably claiming through under or interest for the transferor.
7. The transferor hereby agrees and undertakes to execute all further agreements, conveyance and affidavits, undertakings and forms etc. in favour of the transferee whenever required by the transferee and/or the said society for effectively transferring the said flat with all benefits thereof unto the transferee.
8. This agreement has been concluded between the parties hereto on the basis of representations of the transferor that his/her agreement with the Builders for purchase of the said flat and his/her membership with the said society is valid and subsisting and no notice of requisition or acquisition of the flat or termination of membership has been received by his/her. The purchaser declares that he/she have inspected all documents in respect of the said flat and fully satisfied thereof.
9. All expenses incidental to this agreement including transfer fees, stamp duty, registration charges etc. if any payable on this agreement shall be borne and paid by the transferee who shall also be liable to pay all outgoings in respect of the said flat as and when due for payment from the date of possession.

THE SCHEDULE OF THE PREMISES REFERRED TO

Flat No.203, admeasuring 324 sq.ft. plinth area on the second floor of building No.C-26 of Sector II of Shantinagar, Mira Road (East), Dist. Thane, on all that piece or parcel or leasehold land or ground lying being and situated at Village Mira/Bhayander in Taluka and District of Thane within the limits of Mira Bhayander Municipal Council and in the registration district and sub-district of Thane and bearing Mira/Bhayander Survey No. 742(PART).



PBV/
Amul Redh



IN WITNESS WHEREOF THE PARTIES hereto have hereunto set and subscribe his/her respective hands on the day and the year first hereinabove written.

SIGNED SEALED & DELIVERED by the withinnamed "TRANSFEROR"

MR. PRASHANT B. VIJAYKAR

PBV

in the presence of

MR. M. Z. A. Sayyed

MZAS

SIGNED SEALED & DELIVERED by the withinnamed "TRANSFeree"

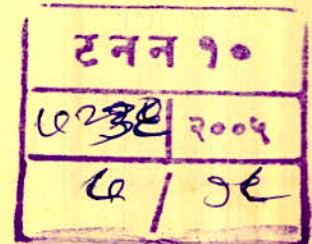
MRS. AMRUTA AJIT REDKAR

Amruta Redkar

in the presence of

MR. V. Y. BAKALE

Bakale



RECEIPTS

RECEIVED on/or before execution hereof from the withinnamed "TRANSFEREE" a sum of Rs.60,000/- (Rupees Sixty Thousand Only) being part amount of agreed consideration is mentioned herein and paid to me in following manners :

~~DD/POR~~CHEQUE NO. 297721 DT. 7/5/2002

Drawn on Indian Overseas Bank, Wooli

SUBJECT TO REALISATION

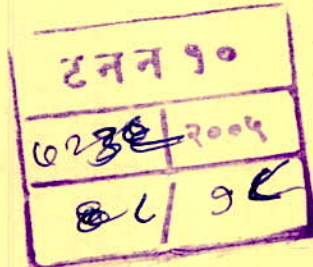
I SAY RECEIVED RS. 60,000/-



(MR. PRASHANT B. VIJAYKAR)
TRANSFEROR

WITNESSES :

1. Mr. Vithal Y. Bakale VBakale
2. Mr. Sagar S. Shirke SShirke



गांव नमुना सात [आधिकार अभिलेख पत्रक]

गांव सात
 साल २०११

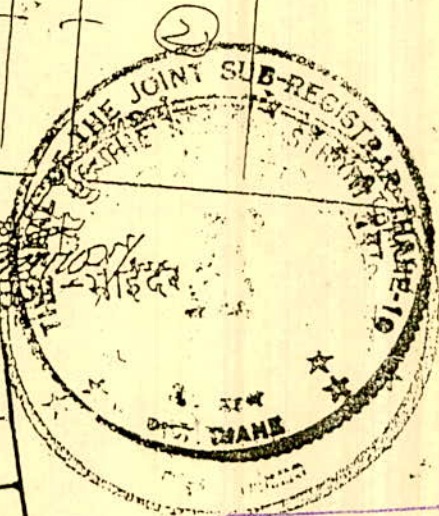
संख्या	मूलापन क्रमांकाचा उप विभाग	गुणवत्ता पत्राची
१३४	—	—
होती वारिध्याचा		
आपली योग्य क्षेत्र		
	१ हेक्टर	१ मार
	2-33-0	
एकूण	2-33-0	
च. सापवरी योग्य नसलेले		
पग (ब)	0-२९-0	
पग (र)		
एकूण	0-२९-0	
पुढी		२८३६
किंवा विशेष यंत्रणेची	११-००	

भोगवटा धारणेचा
 (२५) (६४)
 चापाबाई वास्तविक आहे
 (१२५१)

मुळाप नॉ. ४१६
 मार अधिकार
 विकर ...
 वाचणी नोंद करिता
 दि. २०११ साली ...
 जाली आहे (४१६०)
 धिया आणि मुलापन विकरे

गांव नमुना बारा

क्र.सं.	पिकाखालील क्षेत्राचा संपत्तीस निम्न पिकाखालील क्षेत्र : निम्न पिकाखालील										लाभ्यदारांसाठी उपलब्ध नसलेली जमिन		विक्रमी नॉ. नं.		
	पट्टा पिके व प्रत्येका खालील क्षेत्र			पिकारे नांव			जल सिंचित			रूप	क्षेत्र	जल सिंचनाचे साधन	जमिन धारणेचा क्रमांक	विक्रमी नॉ.	
	१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५
हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.	हे. भा.



पुढील चरी नकल दिली आहे
 १९/११/११

टनन १०
 ३५०/१०५
 १२/१९६

टनन १०
 २००५

टनन १०
 ७५०/२००५
 १२/१९६

मिरा भाईंदर नगरपालिका परिषद

मुख्य कार्यालय भाईंदर

MIRA BHAYANDAR MUNICIPAL COUNCIL

उद्योगती घियाजी महागज मार्ग, भाईंदर पीन कोड ४०१ १०१.

न. ३३३०/००००

ता. २३/१८

- वापणे:- १] शांतीनगर स्कीमला दिलेली मंजूरी
 २] मे.आर्ष युनिव्हर्सिटीचा वि.३०.५.८८ चा अर्थ.

वा प र दा ख ला

मिरा भाईंदर नगरपालिका क्षेत्रात शांतीनगर नावाने ओळखल्या जाण
स्कीमला ग्रामपंचायत भाईंदर, मे. जिल्हाधिकारी ठाणे व महाराष्ट्र शासनाने मंजूरित
आहे.

सेक्टर नं.२ रीट्याशी संघ विलेजिंग- अ-१८, बी-१२, सी-२२-३३, सी-३५, डी-७
 इतर विलेजिंग - बी टाईप-बी-७, बी-८, बी-११.
 सी टाईप-सी-१, सी-२, सी-१५, सी-१६, सी-२२, सी-२३,
 सी-२६

सेक्टर नं.४ बी टाईप-बी-२, बी-३.
 सी टाईप-सी-७, सी-८, सी-२०

सेक्टर नं.६ अ टाईप-अ-१, अ-२, अ-३, अ-४, अ-५, अ-६, अ-७, अ-८, अ-९.
 बी टाईप-बी-१, बी-२, बी-३, बी-४, बी-५, बी-६, बी-७, बी-८, बी-९, बी-१०,
 सी टाईप-सी-१, सी-२, सी-३, सी-४, सी-५, सी-६, सी-७, सी-८, सी-९, सी-१०,
 सी-११, सी-१२, सी-१३, सी-१४, सी-१५, सी-१६, सी-१७, सी-१८,
 सी-१९, सी-२०, सी-२१, सी-२२.

डी टाईप-डी-१, डी-२, डी-३, डी-४, डी-५, डी-६.

वरील इमारती पूर्ण झाल्या असून, त्याप्रमाणे ऑक्टोबर श्री.टोकणे व
दिलेला आहे. सध्या वरील इमारतीचा वापर करणेत नगरपालिकेची हरकत नाह
दिलेला असे.

पुत माहिती कोरता-

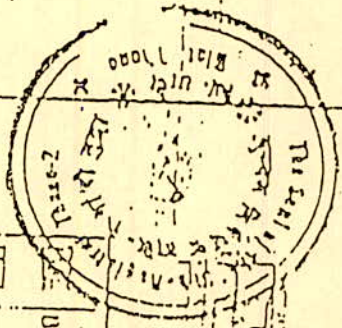
१] मे.आर्ष युनिव्हर्सिटी, १५ अली घेवई, पोहला माका, टॅमरीन लेन, मधुपई-२.

२] कुमारपाल बाडीलाल शाह, वदारा-यांत्रिस्टार विलेजई, मुंबई.

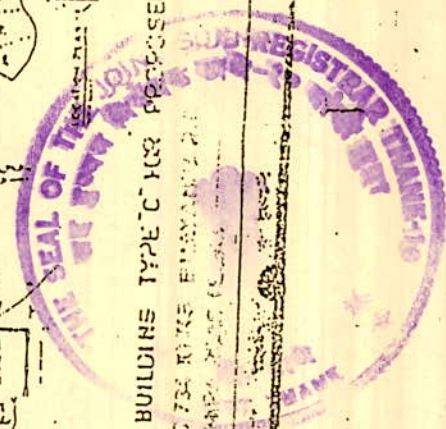
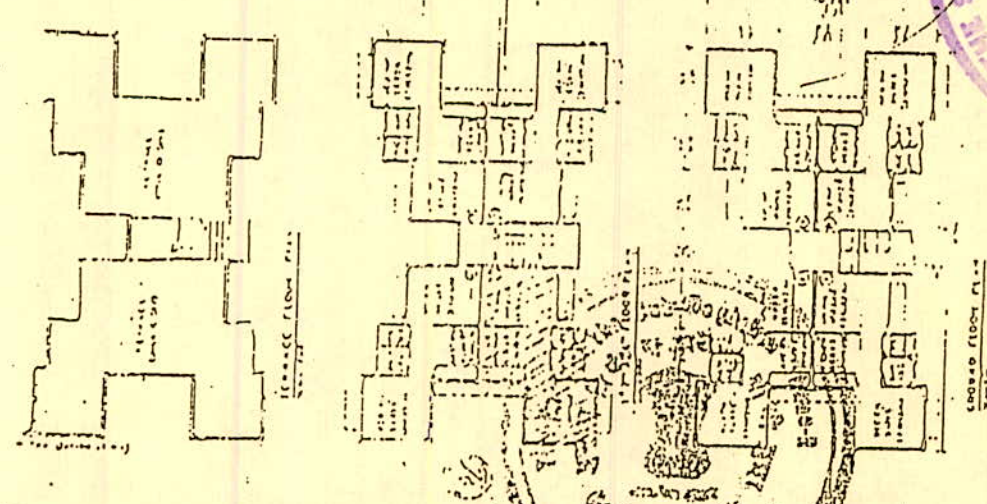
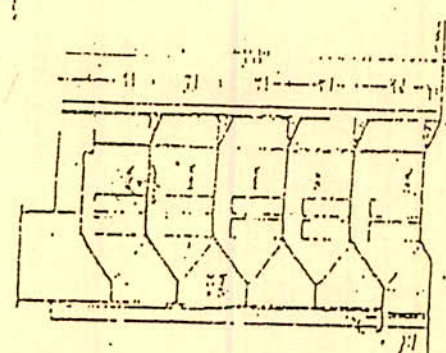
मिरा भाईंदर नगर

टनन १०	
७२३९	२००५
१०	१९

टन न
 दान क्रमांक 262 २००४
 93/20



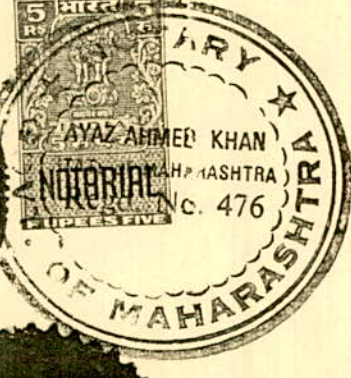
SECTION - 1
 SECTION - 2
 SECTION - 3
 SECTION - 4
 SECTION - 5
 SECTION - 6
 SECTION - 7
 SECTION - 8
 SECTION - 9
 SECTION - 10
 SECTION - 11
 SECTION - 12
 SECTION - 13
 SECTION - 14
 SECTION - 15
 SECTION - 16
 SECTION - 17
 SECTION - 18
 SECTION - 19
 SECTION - 20



TYPICAL DESIGN FOR BUILDING TYPE 'C' FOR PROPOSED TOWNSHIP COMPLEX
 ON PLOT DEADING S/1073/10/15 EMBAYMENT
 THANE AND BORING & ROAD WORKS

26-26
 ६००६/७३२/१०००
 २-६६२

टन न १०
 ७२३९ २००५
 ११/१९



IRREVOCABLE POWER OF ATTORNEY

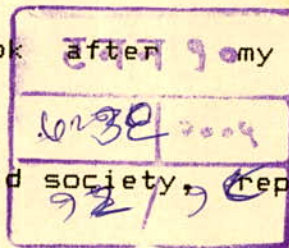
TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. AMRUTA AJIT REDKAR an adult, Indian Inhabitant of Mumbai presently residing at Flat No. 203/C-26, Sector II, Shantinagar, Mira Road (E), Dist. : Thane : S E N D G R E E T I N G S :

WHEREAS I am owner of a flat being Flat No. 203 on the Second floor of Building No. C-26, of Sector II, Shantinagar, Mira Road (E), Dist. : Thane (herein after referred to as said flat)

Whereas I am also member and share holder of Pravin Shantinagar Co-operative Housing Society Ltd. (hereinafter referred to as the said society) a registered society of the premises in building referred to herein above.

I DO HEREBY APPOINT AND CONSTITUTE VIVEK BHIKAJI VIJAYKAR having his/her address at 705 Prasad Apts, Janta Market, Bhandup (W) Mumbai-400078 an adult Indian Inhabitant to be my lawfully constituted Attorney to do all or any of the following acts:

- 1) To stay occupy and look after my above flat.
- 2) To represent me before the said society, represent



Amrta Redkar *livek*

Citizen Credit Co-op Bank Ltd.
Shop Nos. 3 & 4, Geeta Arcade-1,
Station Road, Mira Road (East),
Thane-401107
D-51STP/V/S/0108/10/2005/900-20

SHIRDI 44079
129887
SPECIAL ADHESIVE
OCT 26 2005
INDIA
STAMP DUTY
MAHARASHTRA
R10000071001-PB5256
15:06

their meetings or any other association in this regard.

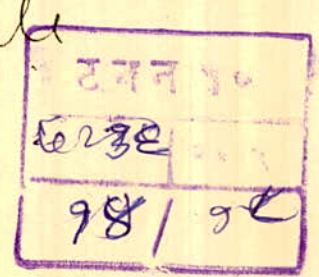
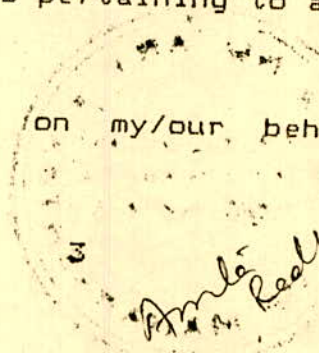
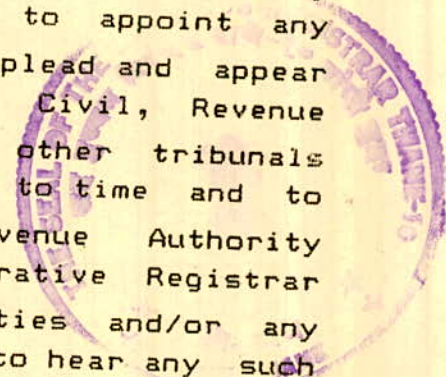
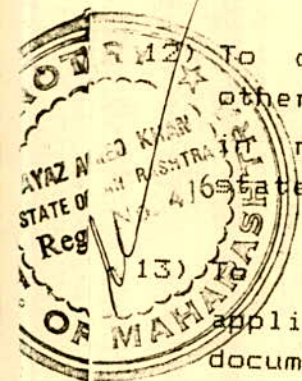
- 3) To sublet, grant leave & Licence or lease my above said flat.
- 4) To execute Deed of Declaration on my behalf and to lodge for registration before the Registrar of Assurances any agreement for sale on my behalf, which was/were not registered earlier.
- 5) To sale above said flat and to execute any documents as may be required from time to time including **SALE ASSIGNMENT AND TRANSFER** for sale of above said flat (on such terms and conditions as my attorney may deem fit and proper and issue valid receipt for such transactions on my behalf) to assuring the said booked flat to the name of purchaser.
- 6) To admit execution of the said Agreement on my behalf before the Sub - Registrar of Assurances Mumbai/Thane and Complete all formalities regarding registration of the said deed of Transfer for effectual transferring the said flat to the name of the purchasers.

Amiti Pathak
2

Amul

टमन १०	
७३९	२००५
१३	१८

- 7) To get my name deleted in the records of the said society and to substitute in its place the name of the purchaser(s) in respect of the said flat.
- 8) To settle and compromise any claims, disputes and/or deal in all the monetary transaction to be settled with in respect of the aforesaid flat with the purchaser or said society and to take all necessary steps to enjoy peaceful and physical possession of the said flat by the purchaser(s).
- 9) To sign, execute present for registration admit execution or otherwise cause to be signed, executed, registered any agreement conveyance and assignment and other necessary things regarding the said flat which may in the opinion of my Attorney be expedient and necessary from time to time.
- 10) To get the deposits, legal expenses, charges and other securities standing in my name in the records of the said society transferred to the name of the purchaser(s).
- 11) To get the refund of any stamp duty paid to the department of Revenue Government of Maharashtra or deposits from B.S.E.S. Ltd., in respect of the said flat.
- 12) To comments, prosecute, defend or oppose all actions and other legal proceedings and demand touching any of the matter in respect of the said flat and to file any affidavit or statements regarding the matter.
- 13) To declare, affirm all plaints, written statements applications, petitions, affidavits and other necessary documents in my name and on my behalf and to appoint any advocate, solicitors other legal expert to plead and appear on my behalf before any Court of law, Civil, Revenue Criminal Co-operative or Municipal Court and other tribunals constituted by any acts or rules from time to time and to appear on my behalf before any Revenue Authority Registrar/Sub-Registrar of Assurances co-operative Registrar or Municipal Authorities Income Tax Authorities and/or any other officer or officers empowered by law to hear any such proceedings or inquiries pertaining to any matter concerning the aforesaid flat.
- 14) To accept any notice on my/our behalf concerning the aforesaid flat.



15) To execute any documents as may be required from time to time for assuring the said flat to the name of the purchaser(s).

16) This power is irrevocable and shall not be revoked by me and will be binding on my/our heirs, executors and assignees.

17) To substitute and appoint from time to time one or more attorney or attorneys under the said Attorney or Attorneys with same or limited powers and substitute or substitutes at pleasure to remove and to appoint another or others.

AND GENERALLY to do all such acts, deeds or things that my said Attorneys may deem fit and proper as the nature and circumstances may deem necessary from time to time in respect of anything connected with the SALE of aforesaid flat and more particularly assuring the said flat into the name of the purchaser(s) and I undertake to ratify and confirm all such acts, deeds and things including SALE ASSIGNMENT AND TRANSFER that my/our Attorney(s) may do by virtue of these presents.

IN WITNESS WHEREOF I, MRS. AMRUTA AJIT REDKAR, have signed these presents on this 28th Day of October, 2005.

SIGNED AND DELIVERED by the
withinnamed

MRS. AMRUTA AJIT REDKAR

in the presence of

=====

Specimen Signature of Attorney

VIVEK BHIKAJI VIJAYKAR

in the presence of

=====

Identified by me

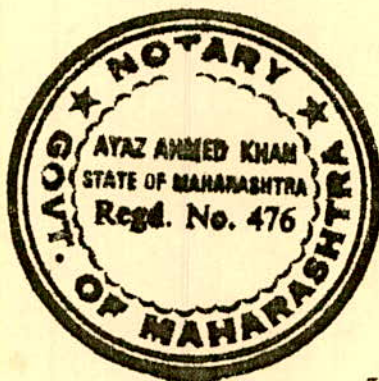
Advocate High Court

A. K. YADAV

B.A.L.L.B.

ADVOCATE HIGH COURT

Pratiksha Agr., Sion Kulkarni.



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BEFORE ME

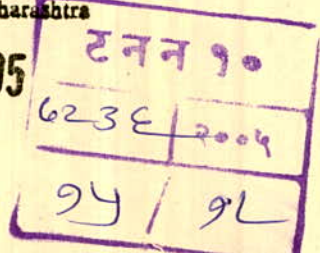
ATTESTED BY ME

AYAZ AHMED KHAN

M.A., LL.B.

NOTARY, State of Maharashtra

28 OCT 2005



शासन परिपत्रक क्रमांक. २०००/९४/प्र. क्र. २५/म-१, दि. २४/३/२०००.

GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. : 40

Receipt Date : 08/05/2002

Received From : MRS. AMRUTA AJIT REDKAR

On Account of : 102-(II)

Counter No. : 2

DELIVERED

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
Cash					5750.00

DELIVERED

Case No. :

Lot No. :

Lot Date :

Total D.O. :

Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
1	SPL/ADHV	1	5750	5750.00
Total :				5750.00

5750.00

Rupees : Five Thousand Seven Hundred Fifty
Only

/ Accountant

Amruta Redkar

Signature / Designation

RECEIVED SIGN

H.R. DANI CHIEF CLERK

टनन १०

०८/०५/२००२

१०/१२



टनन10

दस्त गोषवारा भाग-1

दस्त क्र 7236/2005

१७१९

31/10/2005



दुय्यम निबंधकः

11:23:35 am

सह दु.नि.का-ठाणे 10

दस्त क्रमांक : 7236/2005

दस्ताचा प्रकार : घोषणा पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	<p>नाव: अमृता अजित रेडकर यांच्या तर्फे कु.मु.म्हणून विवेक भिकाजी विजयकर पत्ता: घर/फ्लॅट नं: सी/26/203 गल्ली/रस्ता: - ईमारतीचे नाव: प्रविण शांतीनगर को ऑ हौ सोसा लि ईमारत नं: - पेट/वसाहत:</p>	<p>लिहून घेणार वय 34 सही <i>Liha</i></p>	 <p>8259 - 25028</p>	
2	<p>नाव: - - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: -- शहर/गाव:- तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>





दस्त गोषवारा भाग - 2

टनन10

दस्त क्रमांक (7236/2005)

१२/१२

दस्त क्र. [टनन10-7236-2005] चा गोषवारा
बाजार मुल्य :1 मोबदला 1 भरलेले मुद्रांक शुल्क : 200

दस्त हजर केल्याचा दिनांक :31/10/2005 11:16 AM
निष्पादनाचा दिनांक : 29/10/2005
दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार :64 घोषणा पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 31/10/2005 11:16 AM
शिक्का क्र. 2 ची वेळ : (फी) 31/10/2005 11:22 AM
शिक्का क्र. 3 ची वेळ : (कबुली) 31/10/2005 11:23 AM
शिक्का क्र. 4 ची वेळ : (ओळख) 31/10/2005 11:23 AM

दस्त नोंद केल्याचा दिनांक : 31/10/2005 11:23 AM

ओळख :

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

1) पंकज- गोडा ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: शांतीनगर

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: मिरारोड पू

तालुका: -

पिन: -

2) शैलेश- मोरे ,घर/फ्लॅट नं: वरील प्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

[Handwritten signature]

[Handwritten signature]

ब्रवाणीत करथेत पोरो की
दा दस्तात एकूण १२ वाणे आहेत.
[Handwritten signature]
दस्ता निमांक हाचे १०

[Handwritten signature]

दु. निबंधकाची सही
सह दु.नि.का-ठाणे 10



दस्ता क्रमांक १२३६
७२३६
दस्ता निमांक हाचे १०

[Handwritten signature]

सह मुख्य निमांक हाचे १०
दारीच ३१ १० ०५