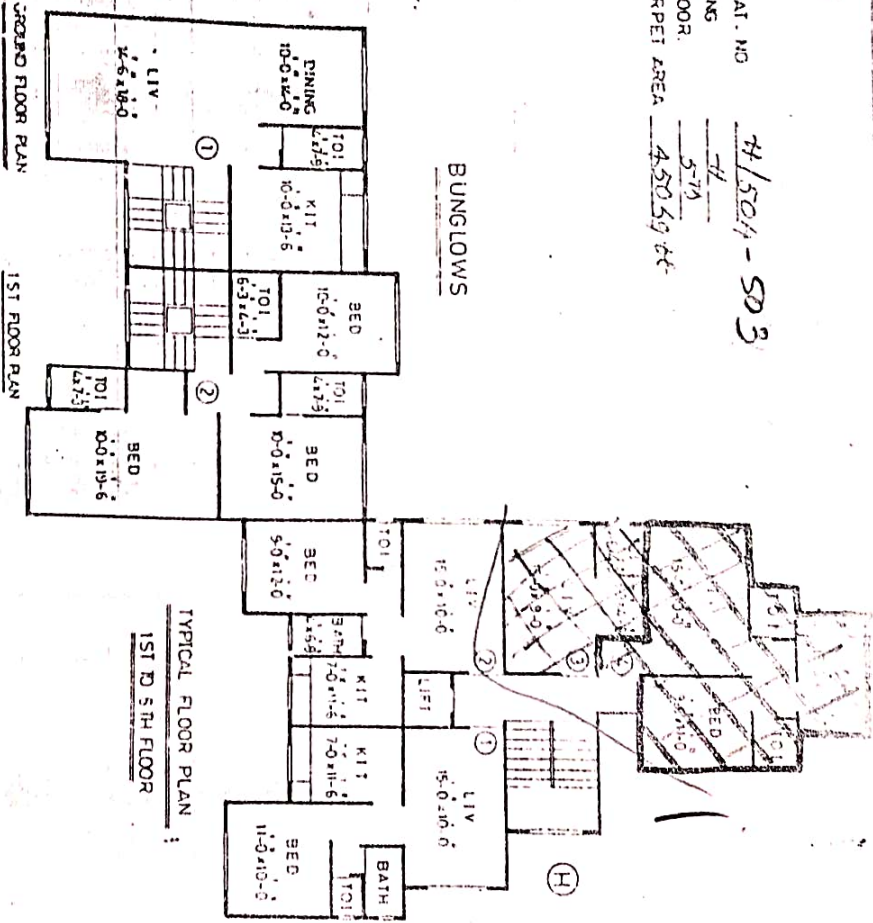


660987166

FLAT NO H/504-S03  
WING H  
FLOOR 5TH  
CARPET AREA 450.59 sq ft

BUNGLOWS



TYPICAL FLOOR PLAN  
1ST TO 5TH FLOOR

27/11/15

Office of the  
Ex. Eng. Bldg. Prop. (WB) P. & B. Ward  
Dr. Babasaheb Ambedkar Market Bldg.,  
Kandivali (West), Mumbai-400087.

Gen-162

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA

NO. CHB/8992/AR (WB) /AR

TO:  
M/s. Emvi Estates Pvt. Ltd.,  
C.A. to Emvi E.

Sub: Permission to occupy the completed bldg.  
on plot bearing C.T.S.No. 584 & 586 of  
village Palser, Kandivali (W).

Ref: Your Lic. Surveyor's letter under No.  
808/2155 dtd. 1.1.86

Sirs,

The development work of bldg. i.e. Wing-A Stilt + 2 upper floors & Wing-B Stilt + 7 upper floors, situated at Thakur Complex C.T.S.No. 584, 586, Kandivali (W), completed under supervision of Lic. Surveyor Shri S.D. Shah, License No. 8/372, Lic. Street Engineer Shri Harshad Okani, having License No. 6-31, may be occupied on the following conditions :-

- (1) That the certificate u/a 270A of B.M.C. Act shall be obtained from A.E.N.W.R./South and a certified copy of the same shall be submitted to this office.
- (2) That the Co-Op. Hsg. Society shall be formed and registered within six months from the date of issue hereof, or before B.C.C.



भार-१६  
१५६५/९८  
२००९

11 JUN 1986

Copy to:-  
Shri S.D. Shah  
Ex. Eng. Bldg. Prop. (WB) 'R'



भार-१  
२००९



Thursday, November 19, 2009  
11:27:42 AM

Original

नोंदणी 39 म.  
Regn. 39 M

52,480/-

पावती

पावती क्र. : 1568  
दिनांक : 19/11/2009

कावाचे नंय : पोयसर

दमनरीचजाचा अनुक्रमांक : वदर16 - 1565 - 2009

दमन रीचजाचा प्रकार : धनारनामा

संगत करमा-याचे नाव : जेम्सपोत - पिरिझ

की

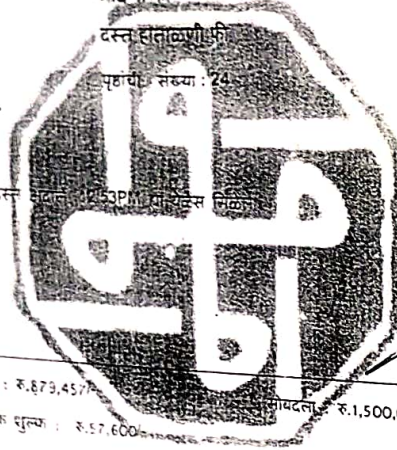
नोंदणी फी : ₹.15,000.00

दस्त-दीनाळणीफी : ₹.480.00

पूहये संख्या : 24

एकुण ₹.15,480.00

आपणाम हा दस्त दिनांक 19/11/2009 12:53PM पोयसर लिळा



सह दु. नि. बोरीवली 7

बाजार मूल्य : ₹.679,457/-

बायदला : ₹.1,500,000/-

भरलेले मुद्राक शुल्क : ₹.57,600/-

- 1) दयकाचा प्रकार : By Demand Draft रक्कम: ₹.15,000  
डीडी/ धनादेश क्रमांक : 489579 दिनांक : 18/11/2009  
बँकेचे नाव व पत्ता : भारतीय स्टेट बँक
- 2) दयकाचा प्रकार : By Cash रक्कम: ₹.480

Customer's Copy  
**THE KAPOL CO-OP. BANK LTD.**  
 FRANKING DEPOSIT SLIP  
 Branch: BORIVALI Date: 18/11/09

Pay to: Acct. No. <u>009541</u>	Rs.	
Franking Value	Rs.	<u>57600/-</u>
Service Charges	Rs.	
<b>TOTAL</b>	Rs.	

Name of the person for whom stamp duty is impressed  
 Name & Address of the person paying party  
MR. AKHILESH MAYASHANKAR  
FLAT NO. 503, 'H' WING, GOKUL VIHAR 'H' WING CO-OP. HSG. SOC. LTD., THAKUR COMPLEX, KANDIVALI (EAST), MUMBAI - 400 101.

Tran ID 1254 Rs. 57600/-  
 Franking Sr. No. 18/11/09  
 Cashier \_\_\_\_\_ Officer \_\_\_\_\_



**AGREEMENT FOR SALE**

THIS AGREEMENT FOR SALE is made and entered into at Mumbai on this 19<sup>th</sup> day of Nov. 2009, BETWEEN Mr. AKHILESH MAYASHANKAR CHAUBEY, Age 33 yrs, an adult, Indian inhabitant of Mumbai owner of: Flat No. 503, in 'H' Wing, on 5th floor of Gokul Vihar 'H' wing Co-op. Hsg. Soc. Ltd., Thakur Complex, Kandivali (East), Mumbai - 400 101., hereinafter called "THE TRANSFEROR" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators, legal representatives and permitted assigns) of the ONE PART;

AND

Mr. MAXWELL PEERIZE, Age ..... yrs, & Mrs. NEETU MAXWELL PEERIZE, Age ..... yrs, both adults, Indian inhabitant, residing at : Flat No. C-404, Jasmine, Poonam Complex, 90 feet Road, Thakur Complex, Kandivali (East), Mumbai 400 101, hereinafter called "THE TRANSFEREES" (which expression shall unless repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators, legal representatives and permitted assigns) of the OTHER PART;

बदर-१६  
 १५६५ १  
 २००९

*Maxwell Peerize*

*Peerize*

FOR THE KAPOL CO-OP. BANK LTD.  
 Title Kapol Co-Op. Bank Ltd.  
 Borivali Branch, Bhandarkar Bhavan,  
 S.V. Road, Borivali (W),  
 Mumbai-400 092.  
 Authorised Signatory (P.V.) C.R. 1061/09/05/2005-2008

INDIA  
 STAMP DUTY  
 MAHARASHTRA  
 170565  
 NOV 18 2009  
 16:48  
 R. 00576001-PB5498

WHEREAS

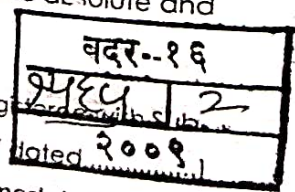
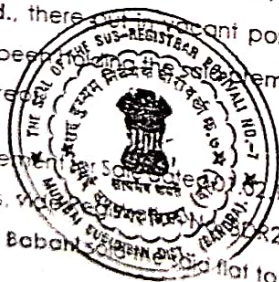
It has been represented by the Transferor to the Transferees as followed:-

(i) Messrs Dharli Builders & Developers Private Ltd., a firm having their Registered address at: Ganesh Bhuvan, S.V. Road, Kandivali (East), Mumbai 400 67, developed the land more particularly described in the Schedule hereunder and constructed Flats/Shops therein in Building known as 'Gokul Vihar'.

(ii) Pursuant to an Agreement for Sale dated 28th day of September 1995, made and entered into between the said Messrs Dharli Builders & Developers Private Ltd., therein referred to as "The Promoters" of the ONE PART; and Mr. Madan N. Babani therein referred to as "The Flat Purchasers" of the OTHER PART; [Registered with the Joint Sub Registrar Mumbai, under Registration No. PBDR2/4306/96 dated 26.11.1996, Read with Deed of Confirmation dated 26.11.1996]. The said Messrs Dharli Builders & Developers Private Ltd., agreed to sell and the said Mr. Madan N. Babani agreed to purchase and accordingly purchased a residential premises bearing Flat No. 503, 'H' wing, 5th floor [admeasuring 185 Sq. ft. Carpet i.e. Equivalent to 222 Sq.ft. Built-Up], of the building known as "Gokul Vihar", situated at: Thakur Complex, Kandivali (East), Mumbai 400 101, more particularly described in the Schedule hereunder (hereinafter referred to as "The Said Premises") together with all rights, title, interest and benefits, and on the terms and conditions and at the consideration mentioned therein; The Building was constructed in the year 1996 with Still plus 7 Upper Floors [with 'Lift' facility];

(iii) And in terms of the said Agreement for Sale dated 28.09.1995, the said Mr. Madan N. Babani, having paid the entire agreed consideration for the said premises to the said Promoters viz., Messrs Dharli Builders & Developers Private Ltd., there... possession of the said pre-exclusive owners there... Premises as the absolute and

(iv) And by an Agreement... 1996 [reg... 2/704/97 dated... flat to Mr. Ramesh L. Bhavnani



Handwritten signature or initials at the bottom of the page.

agreed consideration in terms thereof to the said Mr. Omprakash Ramchandra Pandey, in terms thereof was put in vacant possession of the said premises and the said Shares, duly recorded the same on the backleaf of the Share Certificate No. 21 on 06.08.2006 and ever since been holding the said premises as the absolute and exclusive owner thereof;

(viii) By virtue of the aforesaid facts, the Transferor herein is absolutely possessed of and seized of and otherwise well and sufficiently entitled to the said flat and have every right to sell and transfer the said Flat No. 503, 'H' wing, 5th floor, in the Building known as Gokul Vihar 'H' wing Co-op. Housing Society Ltd., to the Transferees herein.

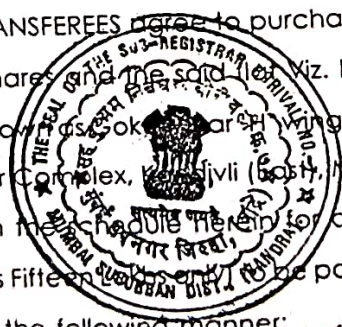
(ix) The Transferor have agreed to transfer his rights to occupy the said flat and all the rights, title and interest therein as well as to transfer his shares in the said society with all deposits and contributions made by the Transferors with the society and various local authorities like Electricity deposit etc., to the Transferees for consideration and on the terms and conditions hereinafter appearing.

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

1. The TRANSFEROR hereby declare and confirm that what is recited hereinabove in respect of the said flat and the said shares shall be treated as representations and irrevocable declarations on his part. The TRANSFEROR hereby confirm that the TRANSFEREES has agreed to purchase the said flat and the said Shares relying upon the correctness of the declarations and representations made by the TRANSFEROR in these presents

बदर-१६  
१९८५  
२००९

2. The TRANSFEROR hereby agree to sell, transfer, assign and assure to the TRANSFEREES and the TRANSFEREES agree to purchase all the rights, title and interests of the said shares and the said Flat No. 503, 'H' wing, 5th floor, in the Building known as Gokul Vihar 'H' wing Co-op. Housing Society Ltd., situated at Thakur Complex, Kharjivli (East), Mumbai 400 101, more particularly described in the schedule herein for a total consideration of Rs. 15,00,000/- (Rupees Fifteen Lakhs only) to be paid by the TRANSFEREES to the TRANSFEROR in the following manner:



Handwritten signatures and the word "Receipt" at the bottom of the page.

(a) A sum of Rs. 2,25,000/- (Rupees Two Lakhs Twenty Five Thousand only) has been paid by the Transferees as and by way of the part consideration as mentioned in the receipt hereto towards the purchase of the said flat and said shares before the execution of these presents; the Transferor hereby admits and acknowledges the receipt of the part consideration and give valid discharge to that part hereof.

(b) The balance Sum of about Rs. 12,75,000/- (Rupees Twelve Lakhs Seventy Five Thousand only) will be paid to the Transferor on behalf of the Transferees by bank through which the Transferees seeks a loan towards full & final consideration for the said premises, by availing housing loan from the housing finance company on or before .....

3. The society transfer charges shall be payable by the Transferor & Transferees in equal share.

4. The Transferor will submit form 20(1) & 20(2) to the Gokul Vihar 'H' wing Co-op. Hsg. Soc. Ltd., for transferring the said flat in the name of the Transferees as required by Bye-Law for co-operative society.

5. The Transferor declare that they have paid all the amounts due and payable to the said society till the date.

6. The Transferor on receipt of full and final consideration shall grant, assure, assign and transfer all his rights, title, deposit, if any and interest in the said flat to the Transferees and hand over the quiet and vacant possession of the said flat to the Transferees.

7. The Transferor hereby declare that he have good right and absolute authority to enter into this Agreement and transfer the said flat and the Transferor have not done any acts, matters or things whatsoever whereby the Transferor is prevented from agreeing to transfer or assign the said flat in favour of the Transferees herein.

8. The Transferor hereby declares that he is the absolute owner of the said flat and no other person or persons has any right, title, interest, property claim or demand of any nature upon the said flat either by way of sale, charge, mortgage, gift, trust, lease, assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Transferees.



बदल-१६  
१५६५ १५  
२००९

ii) That the Transferor has duly observed and performed the rules and regulations of the society and paid upto the completion of the sale his contribution in the nature of outgoings, dues, taxes etc. to the society/concerned authorities.

iii) That the Transferor has not created any charge or encumbrance of whatsoever nature in respect of the said flat and the said flat is not a subject matter of any litigation nor is the same attached in execution of any decrees nor has the Transferor created any right in favour of any one in respect of the said flat.

(iv) That the Promoters has no claim against the said flat/shares or the Transferors of whatsoever nature.

(v) That when the Transferor purchased the said flat he is satisfied that the title to the said flat was clear and marketable and is even now clear and marketable.

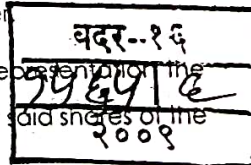
(vi) That the Transferor shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring the said flat unto and to the use of the Transferees forever.

(vii) The Transferor shall be liable to secure permission from the said society for the transfer of the said flat in favour of the Transferees before the completion of the sale.

(viii) That the Transferor shall indemnify and keep indemnified the Transferees from and against all actions, claims, demands, costs, charges and expenses etc. in respect of all dues of the said flat claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said flat to the Transferees whenever is latter.

9) The Transferor shall be liable to indemnify the said Transferees for the said representation the Transferees has agreed to purchase the said flat and the said shares of the said society.

10) The Transferees hereby undertake to become the member of the said Gokul Vihar 'H' wing Co-op. Hsg. Soc. Ltd., and abide by its rules, regulations and bye laws.



AK

Handwritten signature and the word 'Revised' written vertically.



7

**THE SCHEDULE OF THE SAID PROPERTY**

Flat No. 503, in 'H' wing, on 5th floor, of Gokul Vihar Co-op. Housing Society Lta.", situated at Thakur Complex, Kandivli (East), Mumbai - 400 101, (ad-measuring 185 Sq. ft. Carpet i.e. Equivalent to 222 Sq.ft. Built-Up), "R" South ward, Situated at village Poisar Taluka Borivali on all pieces or parcels of land, bearing C.T.S. No. 584 & 586, lying and being in the Registration District and Sub District of Mumbai City and Mumbai Suburban, of Brihanmumbai Mahanagar Palika, the Building is having Still + 7 upper floors with "Lift" and the year of construction is 1996.

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO SET THEIR RESPECTIVE HANDS ON THE DAY, MONTH AND THE YEAR FIRST HERE IN ABOVE WRITTEN.

SIGNED, SEALED AND DELIVERED

By the withinnamed "THE TRANSFEROR"  
Mr. AKHILESH MAYASHANKAR CHAUBEY &  
PAN CARD No. ....



*Ak*



in the presence of .....

1. ....

2. ....



SIGNED, SEALED AND DELIVERED

By the withinnamed "THE TRANSFEREES"  
Mr. MAXWELL PEERIZE &  
PAN CARD No. AHN.PP.0082 F



*Maxwell Peerize*



Mrs. NEETU MAXWELL PEERIZE  
PAN CARD No. APJP85437 F

in the presence of .....

1) .....

2) .....



*Peerize*



बदर-१६  
१५६५२  
२००९

NATIONAL COMPTON CENTRE  
 INCOME-TAX DEPARTMENT  
 C-13, PRATYAKSHA RAO BHAVAN  
 BANDRA-KURLA COMPLEX  
 BANDRA (EAST), MUMBAI - 400051

Dear Sir/Madam,

1. Thank you for helping us in our efforts to allot a new Permanent Account Number (PAN) to our undersigned.
2. Your new Permanent Account Number (PAN) is **ANRPEK27**.
3. Take special care to ensure any PAN/GIR Number allotted to you is correct.
4. Please note that you are required to quote this new PAN in all future correspondence with the Income-Tax Department and in all other transactions with public relations, wherever applicable. This is a mandatory requirement u/s 139A(5) read with the provisions of the Income Tax Act, 1961. This would help in ensuring continued services and maintain your records up to date.
5. In case of any change in the information furnished by you in your application form for allotment of PAN, please inform your undersigned Office so that we can keep your records up to date.
6. The amount of Rs. 200/- and an order prepared for it will get enclosed with you when it is ready for delivery.

Yours faithfully,

*[Signature]*  
 (Name of Officer)  
 Income Tax Officer,  
 21/13/13, Mumbai



बंदर-२६	
१५६५	१०
२००९	



संज्ञासूची

Monday November 10 2009  
2:35:50 PM

सूची क्र. 2

दुसऱ्या निबंधक : बोरीवली 7 (बोरीवली)

दस्ता क्रमांक : 1565/2009

नोंदणी 63  
Regn 63m

भावाचे नाव : पोयसार

जिल्हाचा प्रकार

करारनामा

मोबदला

₹.1,500,000/-

बाजारभावात (अभेदपट्ट्याचा वाढवित्तपट्टाकार  
अकारणी देतो की घट्टेदार ते नमूद करावे)

₹.879,457/-

शु-भावन पोटाहिरसा व धरकजाक (असल्यास)

शि.टी.एस. नंबर-584 पालिकेचे नाव: मुंबई सभ्य इतर वर्णन : सदनिमा क्र 503, 5 या मजला , एच विंग, गोकुळ विहार एच विंग को.ओप ही सोसा लि, लाफूर कॉम्प्लेक्स कांदिवली पू. मुं-101  
20.63 चौ.मीटर

दोबफळ

बाजारणी किंवा लुडी देण्यात असेल तेव्हा.

दस्तावेज करून देणा-या पक्षकाराचे नाव  
किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा  
आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.

1) नाव:- अश्लेषा भायसागर चौबे ; पय: 33; पत्ता :-सदनिमा क्र 503, 5 या मजला , एच विंग, गोकुळ विहार  
एच विंग को.ओप ही सोसा लि, लाफूर कॉम्प्लेक्स कांदिवली पू. मुं-101 पिन कोड:- 400101 पैन नंबर:  
A9DFC6999999

दस्तावेज करून देणा-या पक्षकाराचे व किंवा  
दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश  
असल्यास,प्रतिवादिचे नाव व पत्ता

2) नाव:- नितु गोपसवेल पिरिय ; पय: 15; पत्ता :- 404 जारजीन पुतम कॉम्प्लेक्स 90 फीट रोड कांदिवली  
कांदिवली पू. मुं-101 पिन कोड:- 400101 पैन नंबर:  
7F;

दस्तावेज करून दिल्याचा दिनांक

11/19/2009

दस्ता नोंदणी केल्याचा दिनांक

11/19/2009

अनुक्रमेण खंड व पृष्ठ

1565/2009

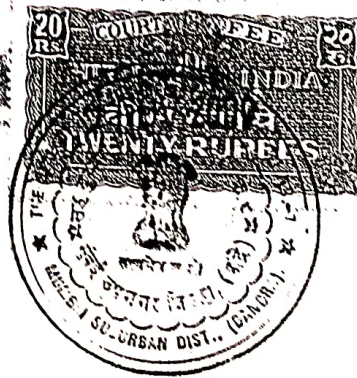
बाजारभावापत्राणे मूलांक शुल्क

₹.57,600/-

बाजारभावापत्राणे नोंदणी शुल्क

₹.15,000/-

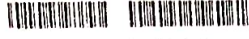
शेष



बारी प्रत

दुसऱ्या निबंधक, बोरीवली क्र. 7,  
मुंबई उपनगर जिल्हा.

1565/2009



Thursday, November 19, 2009  
12:33:40 pm

पावती

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती क्र. : 1568  
दिनांक : 19/11/2009

गावाचे नांव : पोयसर

दस्तऐवजाचा अनुक्रमांक : वदर16 - 1565 - 2009

दस्तऐवजाचा प्रकार : करारनामा

सादर करणा-याचे नाव : मेक्सवेल - पिरिझ

फी

नोंदणी फी

₹.15,000.00

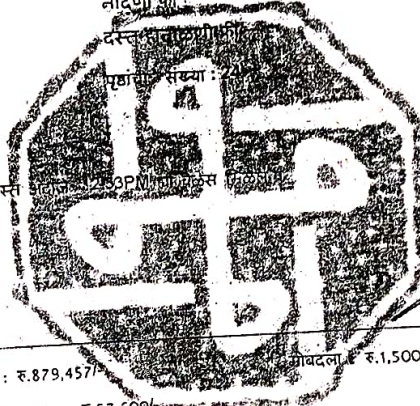
₹.480.00

दस्तऐवजाचा क्रमांक

पुढील संख्या

एकुण ₹.15,480.00

आपणास हा दस्तऐवज 33PM मध्ये देण्यात येत आहे.



सह. नि. बोरीवली 7

वाजार मूल्य : ₹.879,457/-

आवदला ₹.1,500,000/-

भरलेले मुद्राक शुल्क : ₹.57,600/-

- 1) देयकाचा प्रकार : By Demand Draft रक्कम: ₹.15,000  
डीडी/ धनादेश क्रमांक : 489579 दिनांक : 18/11/2009  
बँकेचे नाव व पत्ता : भारतीय स्टेट बँक
- 2) देयकाचा प्रकार : By Cash रक्कम: ₹.480