



339186

प्रादेशिक सहकारी बँक / Praty Gady

ठाणे भारत सहकारी बँक लि.
शहस्रगुल्ले बँक

Thane Bharat Sahakari Bank Ltd.
Scheduled Bank

गावा / Br. _____ दिनांक / Date 17/8/09
मुद्रांक शुल्क / Stamp Duty रु./Rs. 244.250/-
सेवा आकारणी शुल्क / रु./Rs. 10/-
Service Charges _____

No. of Documents _____ रु./Rs. 444.30/-
एकूण / Total

अपघोषित रक्कम / Amount in Words Four hundred and four rupees only



मुद्रांक शुल्क भरणाऱ्याचे नाव / Name of stamp paying party PAJESH

पत्ता / Address SHANUSHALI SHANKAR
601 Sai Anzen Mulund

समोरच्या एकाकापणे नाव / Name of counter party MIDDLETON DEVELOPERS
IGE (INDIA) LTD
व्यवहाराच्या उद्देशाने करण / Purpose of transaction

AGREEMENT

धनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे

नाव / Name of the Drawee Bank

Bank of India
MULUND

अधिकृत अधिकारी
Authorized signatory

रेखणपल / Cashier

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही सक्ती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamps

वर्ष - 0
17 AUG 2009

AGREEMENT FOR SALE

THIS ARTICLES OF AGREEMENT made at Mumbai this 17th day of August Two Thousand Nine;

BETWEEN

MIDDLETON DEVELOPERS LIMITED, a company incorporated under the provisions of the Companies Act, 1956, having its registered office at 216, A.J.C. Bose Road, Kolkatta - 700 017 and having its Mumbai site address at P.K. Road (extension), Mulund (West), Mumbai-400 080, hereinafter called the "**Developer**" (which expression shall unless it be repugnant to the context or meaning thereof, mean and include its successors and assigns) of the **First Part**;

AND

IGE (INDIA) LIMITED, a Company incorporated and registered under the Companies Act, 1956, and having its Registered Office at Nirmal Building, 17th Floor Nariman Point, Mumbai- 400 021, hereinafter called "**Confirming Party**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean

[Signature]
Developer

[Signature]
Confirming Party

[Signature]
Purchaser

भारत 70638
161706
R.0244250/-P85248
INDIA STAMP DUTY MAHARASHTRA
SPECIAL REGISTER
AUG 17 2009

Thane Bharat Sahakari Bank Ltd.,
Mulund Branch, Keshav Bhawan,
M. C. Road, Near Railway Station,
Mulund (W), Mumbai - 400 080
D-5/STP(VI)/C.R.1005/03/05/724-727

and include its successors in business and assigns) of the **Second Part**;

AND

वदर - ७	
४६४८	२
२००९	

SHRI Rajesh Shambhulal Bhanushali & Mrs. Sangeeta Rajesh Bhanushali residing at 601, Sai Aangan, Nahur Village Road, Mulund (West), Mumbai-400 080 hereinafter called the "**Purchaser/s**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his / her / their heirs, executors, administrators or successors) of the **Third Part**;

WHEREAS :

(A) By an Indenture of Conveyance dated 30 August 1962 made and entered into between Life Insurance Corporation of India as the Vendor therein and Minerva Dealers Private Limited as the Purchaser therein and was registered in the office of the Sub-Registrar of Assurances, Mumbai under Sr. No. 3751/1962, the said Life Insurance Corporation of India conveyed and transferred to Minerva Dealers Private Limited all those pieces or parcels of vacant or open land or ground hereditaments and premises situate lying and being at Village Nahur near Mulund in Greater Bombay within the limits of the Municipal Corporation of Greater Bombay in the Registration Sub-district Bandra and District Bombay Suburban more particularly described in the Schedule therein written (hereinafter referred to as the "**Larger Property**") for the consideration and upon the terms and conditions mentioned therein.



(B) Under an agreement dated 27 April 1964 made and entered into between Minerva Dealers Private Limited and Municipal Corporation of Greater Bombay registered at the office of the Sub-Registrar of

Signature

Developer

Signature

Confirming Party

Signature

Purchaser

Assurances, Mumbai under Sr. No. 1128/64, the sub-division of the Larger Property was duly approved on the terms and conditions mentioned therein.

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2009	

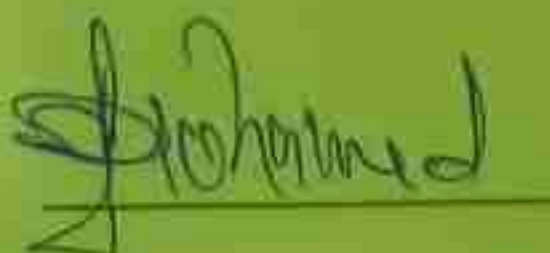
(C) Under three separate Indentures of Conveyance all dated 30 March 1965 made and entered into between Minerva Dealers Pvt. Ltd. and Raneegunge Coal Association Ltd., Minerva Dealers Pvt. Ltd. thereby granted, conveyed and transferred unto Raneegunge Coal Association Ltd. a portion of the Larger Property being sub-divided into Plot Nos. 67, 70 and 71 more particularly described in the First Schedule hereunder written on the terms and conditions mentioned therein (hereinafter referred to as the "Land").

(D) By an Indenture of Conveyance dated 9 September 1970 between Raneegungee Coal Association Limited as the Vendor therein, Minerva Dealers Private Limited as Confirming Party therein and Ashoka Marketing Ltd as the Purchaser therein and registered with the office of the Sub-Registrar of Assurances, Calcutta under Sr. No. 4328/70, the Vendor therein granted, conveyed and transferred the said Land to Ashoka Marketing Ltd. on the terms and conditions mentioned therein.

(E) By a Development Agreement dated 5 October 2005 made and entered into between Ashoka Marketing Ltd. and the Developer herein and registered with the office of the Sub-Registrar of Assurances, Kurla-I, Mumbai under Sr. No. 6798/2005 the said Ashoka Marketing Ltd. granted to the Developer herein development rights in respect of the said Land on the terms and conditions contained therein.



Developer



Confirming Party



Purchaser

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THE THIRD SCHEDULE ABOVE REFERRED TO:
 (Description of the said Flat / Shop)

Flat No. 1104 on the 11th floor, in the said building to be constructed on the said Property described in the Second Schedule hereinabove and to be known as "Mulund Shangri-La" admeasuring 71.44 sq. mtrs. carpet area equivalent to 769 sq. ft. carpet area (111.11 sq.mtrs. saleable area equivalent to 1196 sq.ft. saleable area) marked by boundary in red colour in the plan annexed and marked as Annexure "E" hereto.

SIGNED AND DELIVERED

by the withinnamed DEVELOPER
MIDDLETON DEVELOPERS LIMITED
 by the hand of its Director / Authorised
 signatory Mr SUNIL KHANDELWAL
 in the presence of

- 1.
- 2.



Handwritten signature of Sunil Khandelwal



SIGNED AND DELIVERED

By the withinnamed CONFIRMING PARTY
IGE (INDIA) LIMITED
 Through its authorized person
 Mr. Ishtiaq A. Mohiuddin
 in the presence of

- 1.
- 2.



Handwritten signature of Ishtiaq A. Mohiuddin

SIGNED AND DELIVERED

by the withinnamed PURCHASER/S
**Mr. Rajesh Shambhulal Bhanushali &
 Mrs. Sangeeta Rajesh Bhanushali**
 in the presence of

- 1.
- 2.



Handwritten names: Rajesh Bhanushali & Sangeeta Bhanushali



Handwritten signature of Sunil Khandelwal

Developer

Handwritten signature of Ishtiaq A. Mohiuddin

Confirming Party

Purchaser