



Saturday, July 19, 2003

11:57:19 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4425

गावाचे नाव माडुंगा

दिनांक 19/07/2003

दस्तऐवजाचा अनुक्रमांक बबइ2 - 04384 - 2003

दस्ता ऐवजाचा प्रकार दान

**DELIVERED**

सादर करणाराचे नाव: राजूल विक्रम शाह

नोंदणी फी	:	10270.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (16)	:	320.00
<b>एकूण</b>	<b>रु.</b>	<b>10590.00</b>

आपणास हा दस्त अंदाजे 12:12PM ह्या वेळेस मिळेल

**DELIVERED**

*[Signature]*  
दुय्यम निबंधक

मुंबई शहर 2 (वरळी)

बाजार मुल्य: 2054000 रु. मोबदला: 0रु.  
भरलेले मुद्रांक शुल्क: 20540 रु.

**सह दुय्यम निबंधक**  
**मुंबई शहर क्र. २.**

*R. V. Shah*

1

MV-20, 54000/-  
Area- 378 SQ FT  
carpet

Adj/land. No. 367/03

CHALLAN No. 27, 28

Dated: 16-7-03

OFFICE OF THE

DY. INSPECTOR GENERAL OF REGISTRATION

AND

DY. CONTROLLER OF STAMPS (ENFORCEMENT) BOMBAY

Received from Rajul Vikram Shah a sum  
of Rs. 20,540/- (Rs. Twenty...)

Thousand five hundred forty only  
towards stamp duty and Penalty of Rs. 100/- Adi

Total Rs. 20,640/- (Rs. one hundred only  
Twenty Thousand six hundred forty only  
Certified under Chapter IV, Section 39(40/41)

of the Bombay Stamp Act 1958 that the proper  
stamp duty of Rs. 20,540/- Twenty  
(Rs. Thousand five hundred forty only)  
have been paid in respect of the instrument

  
COLLECTOR

Art. (34)

Subject to the Provisions  
of Section-53-A of The  
Bombay Stamp Act. 1958



GIFT DEED

THIS DEED OF GIFT is made at Mumbai on this 18<sup>th</sup> day of JULY, 2003 BETWEEN: MR. VIKRAM CHUNILAL SHAH, an Indian Inhabitant residing Flat NO. 16, Pratima, 4<sup>th</sup> floor, Hindu Colony, Dadar Pratima Co-Op. Hsg. Soc. Ltd., Dadar, Mumbai - 400 014, hereinafter called "THE DONOR" of the ONE PART and MRS. RAJUL VIKRAM SHAH, also an Indian Inhabitant of Mumbai, residing at Flat NO. 16, Pratima, 4<sup>th</sup> floor, Hindu Colony, Dadar, Mumbai - 400 014, hereinafter called "THE DONEE" of the OTHER PART.

*Vikram Rajul*

WHEREAS the Donor is the husband of Donee's.

AND WHEREAS the Donor along with Donee had vide Registered agreement dated 25<sup>th</sup> October 1992 purchase from MRS. PRATIMA DILIP SAWANT Flat NO. 16, Pratima, 4<sup>th</sup> floor, Hindu Colony, Dadar Pratima Co-Op. Hsg. Soc. Ltd., Dadar, Mumbai - 400 014 (hereinafter referred to as the "said Flat" more particularly described in the Schedule hereunder written.

ब ब ई - 2  
03(7/11)  
2003



*Vikram Shah*  
R. V. Shah

WHEREAS the Donor & Donee are registered members of the said DADAR PRATIMA CO-OPERATIVE HOUSING SOCIETY LTD., Registration No. BOM/WFN/HSG/TC/8031/97-98 holding 5 fully paid up shares of the face value of Rs.50/- (Rupees Fifty only) each bearing distinctive Nos. 76 to 80 (both inclusive) as per Share Certificate No. 16 issued by the said society (hereinafter referred to as the "said shares" and "the said Share Certificate").

WHEREAS the Donor & Donee has full right title and interest in the said shares/Flat more particularly described in the Schedule hereunder written.

AND WHEREAS the Donor desires to gift his 50% right, title and interest in the said Share/Flat in the said society more particularly described in the Schedule hereunder written to the Donee hereto.

AND WHEREAS the Donor states and clarifies that he had not executed any will in favour of any person and that he had not created any third party right with regard to the said Flat.

THIS DEED OF GIFT WITNESSETH AS FOLLOWS: -

1. The Donor out of natural love and affection for the Donee, hereby transfers by way of gift his 50% right, title and interest in the said shares and the said Flat more particularly described in the Schedule hereunder written to the Donee absolutely for ever.
2. The Donee accepts the gift and agrees to hold the 50% right title and interest of the Donor in the said shares/the said Flat in the said Plot of the said society more particularly described in the Schedule hereunder written of the said Flat from the Donor.
3. The Donor states and declares that in future if the Donee requires his signature for completing the transfer in her name the same will be complied forthwith by the Donor.

ब व ई - 2  
२३८ // २  
2003



*R. V. Shah*  
R. V. Shah

SCHEDULE OF PROPERTY ABOVE REFERRED TO

Vikram Rajul

50% of Right, Shares, Title & Interest in Flat NO. 16, admeasuring <sup>378</sup> sq. ft./sq. mtrs./ carpet area, Pratima, 4<sup>th</sup> floor, Hindu Colony, Dadar Pratima Co-Op. Hsg. Soc. Ltd., Dadar, Mumbai - 400 014.

CADASTRAL SURVEY NO. 120/10 OF MATUNGA DIVISION

THE SAID BUILDING WAS CONSTRUCTED IN 1992.

THE SAID BUILDING CTS NO. 120/10

DADAR-MATUNGA ESTATE, PLOT NO. 121.

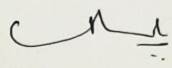
THE SAID BUILDING IS GROUND PLUS SEVEN AND HAS TWO LIFT.

IN WITNESS WHEREOF the parties hereto have hereunder set and subscribed their respective hands on the day and the year first hereinabove written.

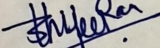
SIGNED, SEALED AND DELIVERED )

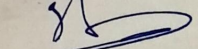
by the within named "DONOR" )

MR. VIKRAM CHUNILAL SHAH )

Vikram 

In presence of )

1.  )

2.  )


SIGNED, SEALED AND DELIVERED )

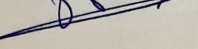
by the within named "DONEE" )

MRS. RAJUL VIKRAM SHAH )

R. V. Shah

In presence of )

1.  )

2.  )

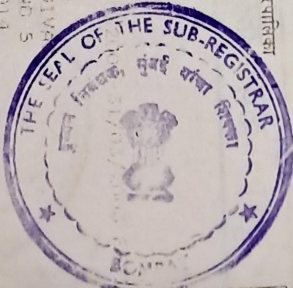
ववई-2  
8367 // 3  
2003



ब.स.सं - 2  
 23/11/2  
 2003

पुस्तक नं. भागानुसार  
 नमूना सं. सं.

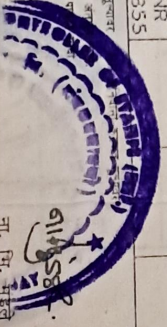
FN-13-0713-00-2 2002-2003 200220 01/10/2002 10/05/2002 4360233  
 F-7253(1)/3, HINDU COLONY RD NO 5 HOUSE RAM NIWAS  
 PURSHOTTAM HARI KIRPEKAR  
 DADAR MUMBAI 400014



01/10/2002-31/03/2003	515005	0	484095	30910	206093
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30.00%	77251	0	12.50%	30256	258NR	0	7.50%	18154	15.00%	2318	12.00%	30900	6%	14523	3%	464	0.50%	1288	15%	38625
		0			3864															

219498	PRIOR TO 61-62	219498
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FN-13-0713-00-2	200220	219498
206093		

F/N WARD, BHAI DAJI ROAD,  
 MATUNGA MUMBAI 400019.



अनुक्रमांक

WA No. 017375

कौटुंबिक पुरवठापत्रिका/शिधापत्रिका  
शिधावाटप क्षेत्र/१.८५७ जिल्हा

अर्ज क्रमांक १४७१३९९

कोड क्रमांक

नागरिकत्व भारतीय

कुटुंब प्रमुखाचे नाव शहा बिक्रम युजीलाल

वय ४३ संपूर्ण पत्ता १२१ हिंड कॉलनी प्रतिभा वि.

वशा मधला फ्लॉट नं. १६ वारर ३०.१२

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु. १,२५,०००

गॅस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव GB (१५)

ग्राहक क्रमांक / मिटर क्रमांक

गॅस वितरकाचे नाव व ठिकाण

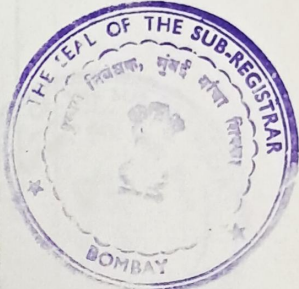
कुटुंब प्रमुखाची सही क्विवा डाय्या  
दिव्या आंगठ्याचा ठसा

पत्रिकांची संख्या			निर्गक्षक / शिधावाटप	पुरवठापत्रिका / शिधापत्रिका दिल्याची तारीख
मि	ले	युनिटे	अधिकाऱ्याची सही	
			<i>[Signature]</i>	<i>[Signature]</i>

निर्गक्षक / पुरवठा अधिकाऱ्याची सही  
जिल्हाधिकारी

पुरवठापत्रिका, मुंबई.  
महानगरपालिका, अर्थशास्त्र विभाग व नव्यानं.

मुख्य, नागरिक पुरवठा व ग्राहक सेवा विभाग, महानगरपालिका, मुंबई.



वर्ष - 2  
४३८१ // ९  
2003

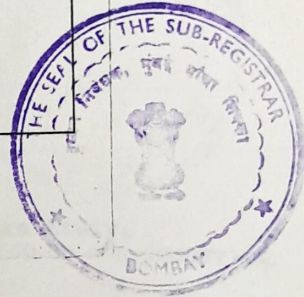
जुना पुरवटा / शिधापत्रिका क्रमांक ९३३००५ दिनांक १०/१०/९९  
 रास्तभाव / अ. शि. दुकान क्रमांक १८०११० M संदर्भ क्रमांक ११५१

पुरवटापत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

अनु- क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निरीक्षक / शिधावाटप अधिकाऱ्याची सही
१	धि फ्रम पुनीलकाळ	७३	वधुः	
२	राज्जुन विफ्रम	७३	पटनी	
३	करण -	७८	पुलगा	
४	श्रीपात्र -	१५	-	

*Handwritten signature*

शुल्क. -- मूळ पत्रिकेस पाच रुपये, दुय्यम पत्रिकेस दहा रुपये.



पत्रिके - 2  
 १३८१/१०  
 2003



# Dadar - Pratima Co-operative Housing Society Ltd.

( Regn. No. BOM/WFN/HSG/TC/8031/97-98 )

No. 121, Hindu Colony, Lane No. 5, Dadar, Mumbai - 400 014. ● Phone : C/o. 416 00 48

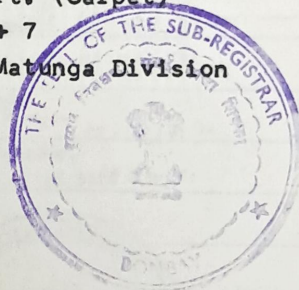
Date: 8/7/2003

To,  
The Sub-Registrar,  
Old Custom House,  
Mumbai.

This is to certify that Flat No.16 in Bldg.No.121 in 5th Lane, Hindu Colony, Dadar Pratima Co.Op. Hsg. Society Ltd., Dadar (E), Mumbai - 400 014, is standing in the name of MR. VIKRAM C. SHAH & MRS. RAJUL V. SHAH as per our Society's record. The said flat was purchased by MR. VIKRAM C. SHAH & MRS. RAJUL V. SHAH from MRS. PRATIMA DILIP SAWANT vide Sale Deed dated 25/10/1992.

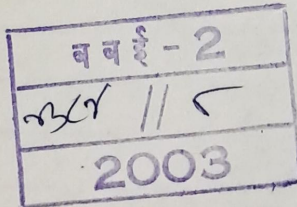
Year of Construction : 1991-92  
Area : 378 Sq.ft. (Carpet)  
Floor : Ground + 7  
C.T.S.No. : 120/10 Matunga Division  
B.M.C. Ward : F/N

Thanking you,

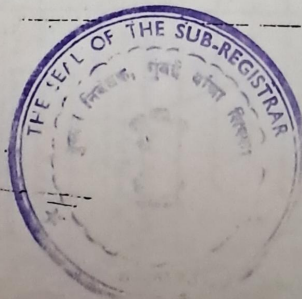


Yours truly,  
For DADAR PRATIMA CO-OP. HSG. SOCIETY LTD.

*Shah Kanan*  
SECRETARY



P.D.S.



1-वृ-सं 1610(24000-3-cu)  
स.सि., म. वि., क. ७९०४, दि. १९-५-२३.]

[विनये-निवाहिकारी (मं.) ८४

1179  
15-1-91

MATUNGA. विभागातील

मू-कर पाहणी क्रमांक 120/10

मुंबई नगर भूमापन नोंदवहीतील प्रमाणित घरा उतारा नगर

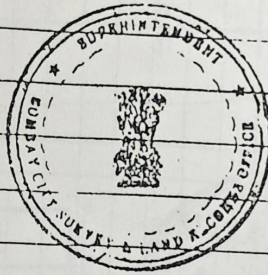
भूमापन नोंदवही क्रमांक 262 प्रमावृत्ती  
880 द्वितीयावृत्ती वरून

अधिकारक, मुंबई नगर भूमापन व भूमि अभिलेख, पानी विलेला.

Note:- This is a true copy of the extract of C. S. Record which forms part of this office record and the area of the property referred to therein is 510.87 sq mtrs. Five hundred ten point Eighty Seven sq. mtrs. only (in wards). Which has been verified with the Original and Correct.

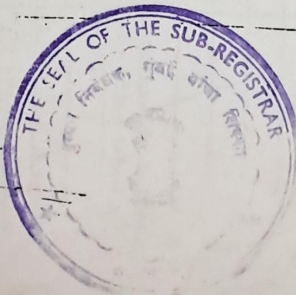
R-7110192

Superintendent,  
Bombay City Survey and Band Records



ववई-2  
B/C 11e  
2003

P.D.S.



P.O.S.

Sl. No.	Area	Plot No.	Area (sq. m)	Use	Remarks
579	Dadar	7253	510.87	Commercial (G.I.)	5/150
	Mitunga	820		Truff Lease	

Area: Five hundred ten point eighty seven sq. mtrs. approx.

Edward and/o Putschiana  
Havel Kripkar

(Dated 20/03/12) Is. of Marf. dt. 8-6-45 from X in colio and ors. for Rs. 2000-14-0 in receipt of Marf. and further charge dt. 28-11-55 0-24-7-39.



Sub-Registrar  
Municipal Corporation of Greater  
Mumbai  
Housing Society / Ltd.  
(Lessee)

2003  
11/90  
2

Purchaser: Havel Kripkar / Sub-Lessee

Agreement for Building Lease dt. 2-30 from X in colio

Assignment dt. 21/3/55 from Lavman Jansardh Waley and ors. to Rs. 10,000/-

(Consd No 2032) Lease dt. 28-2-58 from X in colio to Y in colio for 99 years from 1/1/1922







TRUE EXTRACT

FROM

CADASTRAL SURVEY SHEET NO. 579

( ED: 2nd 1927 )

MAINTENANCE COPY (CANCELLED)

SHOWING

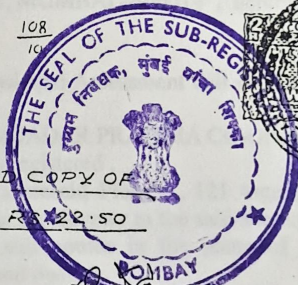
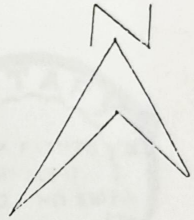
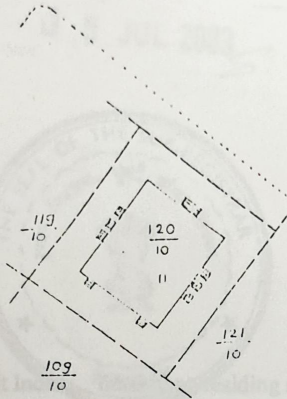
CADASTRAL SURVEY NO. 120/10

OF

MATUNGA DIVISION.

SCALE :- 40 FEET TO 1 INCH

Name of Applicant	Day Singh
Date of Application	15.1.91
Receipt No.	5023178
Date	15.1.91
Date of Issue	13/10/92



CHARGES FOR THE CERTIFIED COPY OF TRUE EXTRACT OF THE PLAN NO. 120/10

TRACED BY: [Signature]

COMPARED BY: [Signature]

BOMBAY

DATED: 13-10-92

ASST. SUPDT.  
CUM. C.T.S.O. 2 BOMBAY

131/0192  
SUPERINTENDENT,

BOMBAY CITY SURVEY & LAND RECORDS

बवई - 2  
 307 // 32  
 2003

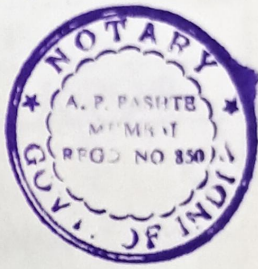
P. D. S.



Stamp Office, Mumbai.  
Date - 3 JUL 2003

P. Sonawane 250

श्री. विक्रम शाह नेरुरकर  
श्री. विक्रम शाह - २६,  
Mr. Vikram C. Shah  
४५५६  
1.8 JUL 2003



I, MR. VIKRAM SHAH , Adult Indian Inhabitant, residing at Flat No.16, Plot No. 121 Hindu Colony, Lane No. 5, DADAR (E), MUMBAI -400014 , hereby state and Solemnly affirm as under :-

- 1) I state that I have submitted the Municipal Assessment Bill with regard to the said Plot No. 121 .
- 2) I state that Flat No.16 is situated in the DADAR PRATIMA CO-OP HSG SOCIETY and the said society is duly registered .
- 3) I state that the conveyance of the aforesaid Plot No. 121 together with the building has not been conveyed by the Landowner to the said society and hence the Municipal tax assessment bill still comes in the name of MR. HARI PURSHOTTAM KIRPEKAR ( the Land owner).
- 4) I state that I am making this Affidavit to submit the same to the SUB-REGISTRAR MUMBAI.

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४३८७ / ११ ९३
२००३

Vikram C. Shah

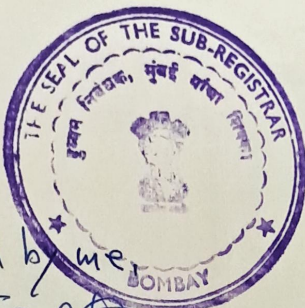
5) I state that whatever is stated hereinabove is true and correct and I hereby take absolute responsibility for the veracity and the correctness of the above statements.

Solemnly Affirmed at MUMBAI this 18<sup>th</sup> day of FRIDAY JULY 2003

IDENTIFIED BY ME

BEFORE ME

ब व ई - 2  
23/7/03  
2003



Vikram C Shah  
(VIKRAM C SHAH)

BEFORE ME,

ATTESTED BY ME

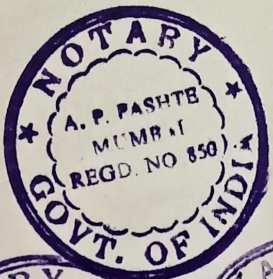
*[Signature]*

Identified by me  
*[Signature]*

ADV. SAMEER M. TENDULKAR  
1st Floor, Modi & Modi Bldg. No.2,  
Nagindas Master Road,  
FORT, Bombay-400 023.

18 JUL 2003

A. P. PASHTE  
B.A., LL.B.  
ADVOCATE HIGH COURT  
NOTARY GOVT. OF INDIA  
Flat No. 11, Raigad Sadan,  
www.udav Nagar, Mumbai-400008



19/07/2003  
11:59:26 am

दुय्यम निबंधक:  
मुंबई शहर 2 (वरळी)

दस्त गोषवारा भाग-1

वबइ2

दस्त क्र 4384/2003

१५

दस्त क्रमांक : 4384/2003

दस्ताचा प्रकार : दान

नु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: राजूल विक्रम शाह  
पत्ता: घर/फ्लॅट नं: 16  
गल्ली/रस्ता:  
ईमारतीचे नाव: प्रतिमा  
ईमारत नं:  
पेट/वसाहत: दादर  
शहर/गाव: मु  
तालुका:  
पिन: 14

लिहून घेणार

वय 48

सही

R. V. Shah



2 नाव: विक्रम चुनीलाल शाह  
पत्ता: घर/फ्लॅट नं: 16  
गल्ली/रस्ता: रोड नं 5  
ईमारतीचे नाव: प्रतिमा  
ईमारत नं:  
पेट/वसाहत: दादर  
शहर/गाव: मु  
तालुका:  
पिन: 14

लिहून देणार

वय 48

सही

Vikram Chaudhary



सह दुय्यम निबंधक  
मुंबई शहर क्र. २.







दस्त गोषवारा भाग - 2

बवइ2

दस्त क्रमांक (4384/2003)

९६

दस्त क्र. [बवइ2-4384-2003] चा गोषवारा  
बाजार मुल्य : 2054000 मोबदला 0 भरलेले मुद्रांक शुल्क : 20540

दस्त हजर केल्याचा दिनांक : 19/07/2003 11:52 AM

निष्पादनाचा दिनांक : 18/07/2003

दस्त हजर करणा-याची सही :

R. V. Shah

दस्ताचा प्रकार : 34) दान

शिकका क्र. 1 ची वेळ : (सादरीकरण) 19/07/2003 11:52 AM

शिकका क्र. 2 ची वेळ : (फ्री) 19/07/2003 11:57 AM

शिकका क्र. 3 ची वेळ : (कबुली) 19/07/2003 11:58 AM

शिकका क्र. 4 ची वेळ : (ओळख) 19/07/2003 11:59 AM

दस्त नोंद केल्याचा दिनांक : 19/07/2003 11:59 AM

ओळख :

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

1) सचिन जाधव , घर/फ्लॅट नं: 104

गल्ली/रस्ता:

ईमारतीचे नाव: टेनामेंट

ईमारत नं:

पेट/वसाहत: चिचपोकळी

शहर/गाव: मुं

तालुका:

पिन: 11

2) अभिजीत राणे , घर/फ्लॅट नं: 7446

गल्ली/रस्ता:

ईमारतीचे नाव: कन्नमवार नगर

ईमारत नं:

पेट/वसाहत: विक्रोळी

शहर/गाव: मुं

तालुका:

पिन: 83

दु. निबंधकाची सही  
मुंबई शहर 2 (वरळी)

पावती क्र.: 4425 दिनांक: 19/07/2003

पावतीचे वर्णन  
नांव: राजूल विक्रम शाह

10270 : नोंदणी फी

320 : नक्कल (अ. 11(1)), पृष्ठांकनायी नक्कल  
(अ. 11(2)),

रुजयात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

10590: एकूण

दु. निबंधकाची सही, मुंबई शहर 2 (वरळी)



प्रमाणित करणेत येते की वा

इसमानचे एकूण.....७६.....पाने आहेत

पुस्तक क्रमांक १..... ७३८४/२००३

मोदला

तारीख

२६/७/२००३

दुय्यम निबंधक, मुंबई.  
अधिकारीच्या सुनावणी करण्या खेरीज  
निबंधकाचे सर्व अधिकार महजडेता.



श्री. अरुण एम. महाजन 20 MAR 1998

बरदाना धारक मुद्रांक विक्रेता,

४०, पिक्केट रोड काजवादेवी, मुंबई-४०

क्रमांक 321

जर्नेची/श्री. श्रीमती

बांना क  
बॅंकर विकला

श्री. राजुल व. शाह  
Smt. Rajul v. Shah

न्यायेत्तर मुद्रांक  
बरदाना धारक मुद्रांक विक्रेता

" DECLARATION "

I, VIKRAM CHUNILAL SHAH, residing at Flat No.16, 'Pratima', 4th floor, Hindu Colony, Dadar, Mumbai-400 014, do hereby declare as follows:-

That as per the Agreement dated 25-10-1992, the Flat No.16 in Pratima Building, 4th floor, Hindu Colony, Dadar, Mumbai-400 014, was purchased in the joint names of SHRI VIKRAM CHUNILAL SHAH and SMT. RAJUL VIKRAM SHAH, from SMT. PRATIMA DILIP SAWANT.

....2/-

I further declare that only for the sake of convenience my name and my wife's name was incorporated in the said Agreement, as joint owners AND THAT I hereby declare that the above referred flat belongs to my wife SMT. RAJUL VIKRAM SHAH and that I have no right, title or interest in the said flat. I have assigned all my right, title and interest in the said flat to my wife SMT. RAJUL VIKRAM SHAH.

I further declare that whatever amount was paid towards the purchase price of the said flat, has been paid by my wife and that I have no right, title and interest in the said flat hereinabove mentioned. I have no-objection if the society which has been formed by the tenants under the name and style of 'Dadar Pratima Co-operative Housing Society Limited', issues the Share Certificate in the name of my wife SMT. RAJUL VIKRAM SHAH.

IN WITNESS WHEREOF I, VIKRAM CHUNILAL SHAH, set my hand on the 18<sup>th</sup> day of APRIL, 1998.

Signature: *Vikram* .....

Witness:

Signature: *Jayantilal C Shah* .....

Name: SHRI JAYANTILAL C SHAH .....

Address: 147, HINDU COLONY  
DADAR MUMBAI 400 014.  
.....