

104/108 Modi Street Building

20 y. rights.

DEED OF CONVEYANCE

Between:

Mr. Ashish Pradyuman Bhankharia

20

.. Vendor

And

(1) Mr. Jitendra Harakchand Savla

(2) Mr. Kewal Laxmichand Karia

.. Purchasers



पावती

Original/Duplicate

Monday, July 15, 2013

नोंदणी क्र.: 39म

4:11 PM

Regn.: 39M

पावती क्र.: 7815 दिनांक: 15/07/2013

गावाचे नाव: फोर्ट

दस्तऐवजाचा अनुक्रमांक: बबइ1-6450-2013

दस्तऐवजाचा प्रकार: खरेदीखत

सादर करणाऱ्याचे नाव: जितेंद्र हरकचंद सावला

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 70

एकूण:

रु. 31420.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 4:29 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-1

बाजार मूल्य: रु. 4293500/-

मोबदला: रु. 3600000/-

भरलेले मुद्रांक शुल्क: रु. 214675/-

1) देयकाचा प्रकार: By Demand Draft रक्कम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 686983 दिनांक: 11/07/2013

बँकेचे नाव व पत्ता: AXIS BANK LTD

2) देयकाचा प्रकार: By Cash रक्कम: रु. 1420/-

दुय्यम निबंधक
मुंबई शहर क्र. 3

DELIVERED
07/15/13

१) शासन परिपत्र क्रमांक २०००/१४/२३
 २) श्री. प. वि. व. सुदी, पुणे जिल्हा पंचायत, पुणे

Head Office : GENERAL STAMPS
 Office : COLLECTOR OF STAMPS
 PORT, MUMBAI - 400 001

0065905

RECEIPT FOR PAYMENT TO GOVERNMENT
 10

05/04/2013

Receipt No. JITENDRA H. SAVLA

Received From : 103- (11)

Counter No. : 1

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Amount (in Rs.)
PO	9732201314	214675.00

Bank Name : SBI GPN NO. 11000009732201314
 Branch Name : MUMBAI DEFACE NO. 0000021001314

ADJ/M/607/2013

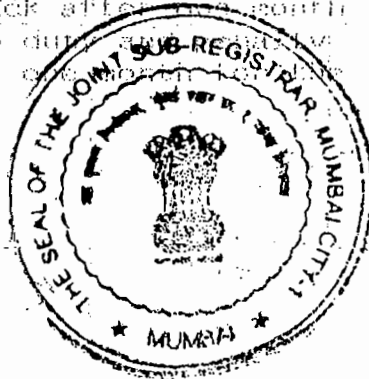
Case No.:

Lot No.:

बबई - १
 ६४५० २
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Sr. No. Description of Stamp Amount (in Rs.)
 Original document printed will be given back after one month after the date of payment of stamp duty. You are requested to enquire after original document.

Please bring this original receipt

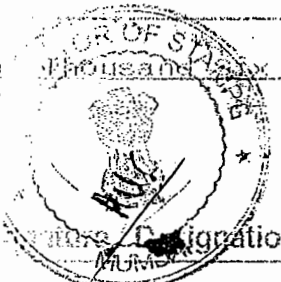


214675.00

Two Lakh Fourteen Thousand Seven Hundred and Fifty Five Only

Rs.:

Cashier / Accountant



१) शासन परिपत्रक क्रमांक. २०००/१४/प्र.क्र. २५/म.१, दि. २४/३/२०००

२) नो.म.नि.व.मु.नि., पुणे यांचे पत्र क्र. का-३/ संगणक/मुद्रांक पावती दुरुस्ती /०६/३१९, 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.

A 0065638

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

19/03/2013

Receipt No.: JITENDRA HARAKHCHAND SAVLA

Receipt Date :

Received From : 103-(II)

Counter No. : 0

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
Cash	१५/४/१३	15 Apr 2013			100.00

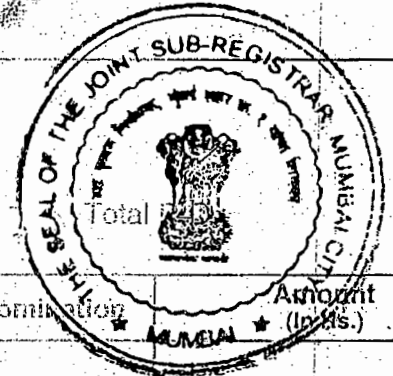
ADJ/1000/21/657/2013

Case No.:

J/M/607/2013

Lot No. :

Lot Date :



Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
	बबई - १			
	६४५० ३			
	२०१३			

Rs.:

100.00

Rupees :

One Hundred

Only

Cashier / Accountant

Signature / Designation

1

DEED OF CONVEYANCE

THIS INDENTURE made at Mumbai on this 15th day of July 2013
in the Christian Year Two Thousand Thirteen,

B E T W E E N

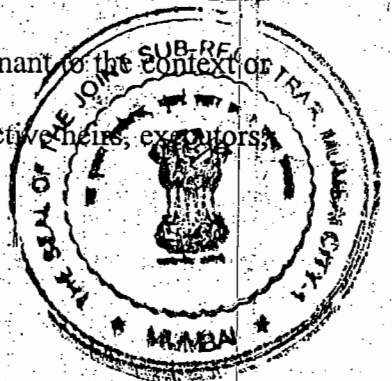
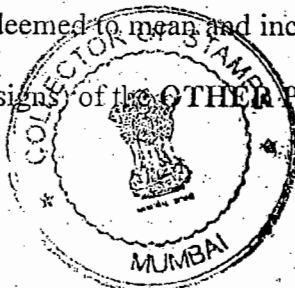
SHRI ASHISH PRADYUMAN BHANKHARIA, aged about 44 years, of Mumbai, Indian inhabitant, having his address at 3rd floor, Pradyu Sadan, Dr. Ambedkar Road, opp. Parsi Gymkhana, Matunga (East), Mumbai 400019, for the sake of brevity hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the

ONE PART;

A N D

(1) Mr. JITENDRA HARAKCHAND SAVLA, aged about 41 years, of Mumbai, Indian inhabitant, having his address at 502, Gajraj Apartment, Gopi Tank Road, Mahim (West), Mumbai 400016 and (2) MR. KEWAL LAXMICHAND KARIA, aged about 24 years, of Mumbai, Indian Inhabitant having his address at 4th floor, Nanabhoy chambers, Rustom Sidhwa Marg, Fort, Mumbai 400001 for the sake of brevity hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART:

Handwritten registration details in a box:
4840 8
3083



Ashish Pradyuman
Ashish P. Bhankharia

Jitendra H. Savla
Jitendra H. Savla

Kewal L. Karia
Kewal L. Karia

D. No - 17826

Area - 260.03 S. ntr

n.v - 42995001 -

Office of the Collector of Stamps, (A) of the Bombay Stamp Act, 1958.

Office of the

Collector of Stamps

Case No. Adj. I m / 657/13 cert / 486/13

Date 08/05/13

Received from Shri. Jitendra H. Savla.

sold at Mumbai

stamp duty of Rs. (2,14,675) = Two lakh Fourteen Thousand -

Six Hundred Seventy Five only.

vide challan No. 10, Dated 25/04/13

Certified under Section 32(1) (b) of the

Bombay Stamp Act, 1958 that the full duty

of Rs. 2,14,675 = Two lakh

with which this instrument is chargeable has

been paid vide article No. 2.5(c) of

of schedule.

Fourteen thousand six Hundred - seventy five only.

This certificate is subject to the provisions of section 39-A of Bombay Stamp Act, 1958

Place - Mumbai

Date 08/05/13

Vandana
Collector of Stamps
Mumbai



मुजिनि याचकून प्राप्त झालेला एसएमएस व दि.
पुढीलप्रमाणे प्रत्येक झालेल्या काळाची खातरजमा करावा
अशी अर्पण वें कडेवर आतापर्यंत धाक्या आले आहे

2/5/13

वकील
सिद्ध कृष्ण विठ्ठल
मुंबई नगर नं. १

बवई - १
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WHEREAS:

- A. Pursuant to an Indenture dated 28th November, 1995 between one Popatlal Nagindas Bhankharia, therein referred to as the Vendor and the Vendor herein, therein referred to as the Purchaser, the Vendor herein purchased the 1/5th Undivided Share of the said Popatlal Nagindas Bhankharia in the property described in the first schedule therein being 1/5th undivided share in all that piece and parcel of land admeasuring 260.03 sq.mtrs, bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 together with the tenement or building of ground plus two floors hereinafter referred to as 'said Property', more particularly described in the **FIRST SCHEDULE** hereunder written.
- B. By a Deed of Confirmation dated 21st March, 1996 the aforesaid Indenture was registered with Sub-Registrar of Assurances, Bombay under Sr. No. BBE/1017/1996;
- C. The Ground and second floors in the said Building are occupied by the occupants/ Tenants.
- D. The two Premises on 1st Floor each admeasuring approx 1200 sq. ft. carpet one is on the southern side and another on northern side are jointly owned and possessed by the co-owners;
- E. The Vendor has, excluding his right, title and interest in an area of 300 sq. ft on the 1st Floor on the northern side of the said Building facing the

FIRST SCHEDULE	
260.03	1/5
3033	



Ashish P. Bhankharia
Ashish P. Bhankharia

Uttendra H. Savla
Uttendra H. Savla

Kewal L. Karia
Kewal L. Karia



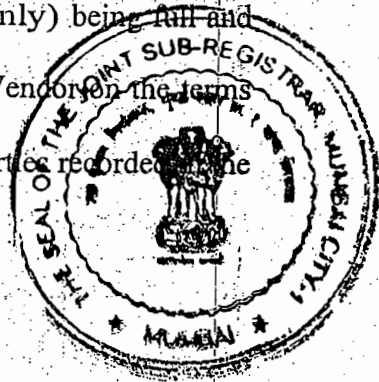


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window and adjacent to the washroom (more particularly described in the **SECOND SCHEDULE** hereunder written and herein referred to as the "Non Saleable Area") and excluding his 20% Landlordship right in the Premises admeasuring 400 sq.ft on the 2nd floor of the said Building (hereinafter referred to as the said Suit Premises) which is more particularly described in **THIRD SCHEDULE** hereunder written, agreed to sell, convey, transfer and assign to the Purchasers the said Property on "as is where is basis" all his right, title and interest including his 1/5th undivided right, title and interest and share in the said Property (described in First Schedule) being all that piece and parcel of land admeasuring 260.03 sq. mtrs. together with the 1/5th undivided share in the tenement or building consisting of ground plus two floors standing thereon together with all the benefits, right, title and interest arising out of the said 1/5th undivided share, including the common area jointly owned and possessed by him on the First Floor of the said Building, along with the tenements occupied by the Tenants subject to their tenancy rights, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share and the Purchasers have agreed to purchase the same from the Vendor, for a sum of Rs.36,00,000/- (Rupees Thirty six Lakhs only) being full and final consideration payable by the Purchasers to the Vendor on the terms and conditions mutually agreed by and between the parties recorded in the

Ashish Agreement for sale dated 15/7/2013;



Ashish P. Bhanbharia
Ashish P. Bhanbharia

Jitendra H. Savla
Jitendra H. Savla

Kewal L. Karia
Kewal L. Karia

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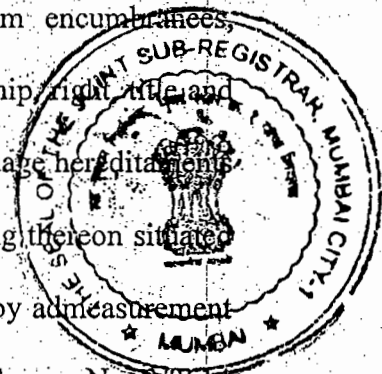


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F. The parties hereto agree that the aforesaid recitals herein be treated as covenants and part and parcel of the terms of this Deed which terms are agreed between the parties hereto.

NOW THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement for Sale entered into between the parties, and in consideration of the sum of Rs.36,00,000/- (Rupees Thirty six Lakhs only) paid by the Purchasers to the Vendor on or immediately before the execution of these presents being full consideration money agreed to be paid as aforesaid (the receipts whereof the Vendor doth hereby do and admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Purchasers or their heirs, legal representatives, executors, administrators and assigns and everyone of them and also the said Property) HE the Vendor doth hereby indefeasibly grant, sell, convey, transfer, assign and assure unto the Purchasers, their heirs, executors, administrators and assigns, free from encumbrances, attachment and other defects his 1/5th undivided share, ownership, right, title and interest in All that piece or parcel of land or ground with mesuage hereditaments and premises, tenements, dwelling houses and building standing thereon situated at 104 - 108 Mody Street, Mumbai - 400 001 and containing by admeasurement 260.03 sq. mtrs. bearing C.S. No.1033 of Fort Division, New Survey No. 578614 and 8578, situated at 104 - 108 Mody Street, Mumbai - 400 001 more particularly described in Schedule - I hereunder written but excluding the premises described in Schedule II & III hereunder written TOGETHER WITH all and singular the houses out-houses edifices buildings, court yards, areas compounds, fixtures, walls, sewers drains ditches fences, ways, paths, passage commons gullies, water

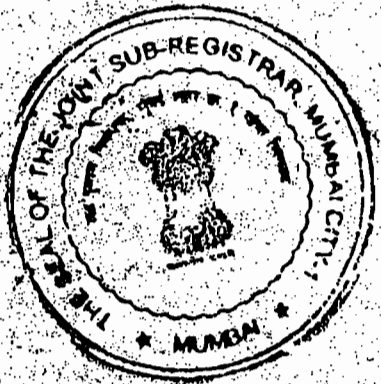


Ashish Pradyuman
Ashish P. Bhankharia

Jitendra H. Savla
Jitendra H. Savla

Kewal L. Karia
Kewal L. Karia

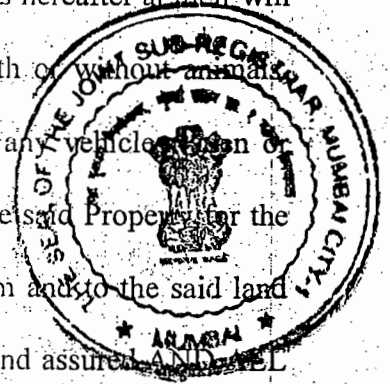
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COLLECTOR

courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto, AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together further more AND all deeds, pattas, muniments, writings and evidences of title which in anywise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor his heirs, executors, administrators or representatives or any persons from whom they or they can or may procure the same AND TOGETHER ALSO WITH full and free right and liberty for the Purchasers their successors and assigns, their heirs, executors, administrators and assigns, the Owners or occupiers for the time being of the said Property or any part thereof, their tenants, agents, servants and persons authorized by them at all times hereafter at their will and pleasure by day or by night and for all purposes with or without animals, carts, carriages, wagons, tractors, engines, motor cars or any vehicles laden or unladen to go, pass and repass in, along, over and upon the said Property for the purpose of ingress to and egress from the public road from and to the said land hereditaments and premises hereby conveyed, transferred and assured AND THE ESTATE, right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said land hereditaments said Property and premises or any part thereof TO HAVE AND TO HOLD all and



Ashish Pradyuman
Ashish P. Bhankharia

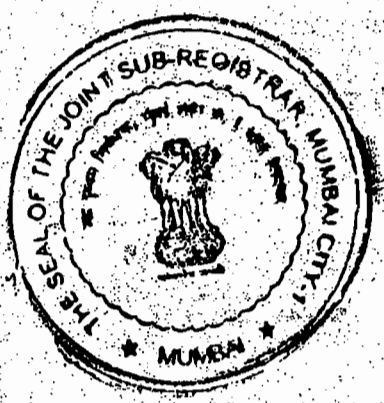
Jitendra H. Savla
Jitendra H. Savla

Kewal L. Karia
Kewal L. Karia

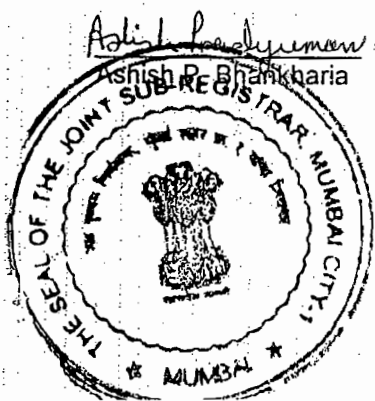
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singular the said land hereditaments, said Property and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said premises") UNTO AND TO THE USE and benefit of the purchasers forever as tenants in common in equal share OR as joint tenants so that on the death of one of the Purchasers the survivors or survivor of them shall be entitled to the whole of the said premises absolutely SUBJECT TO the payment of all (rents) rates, measurements, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or the Municipality or any other local or public body or authority in respect thereof AND the Vendor do and hereby for himself, his heirs, executors, administrators and representatives covenant with the Purchasers, their heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or any person or persons lawfully or equitably claiming from/ through/ under or in trust from him or his predecessors-in-title, made done committed omitted or knowingly suffered or willingly suffered to the contrary HE the Vendor had at all material times heretofore and now had in himself good right, full powers, absolute authority and title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred and assured or intended so to be unto and the use of the Purchasers in the manner aforesaid or any of their predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold under upon occupy, possess and enjoy the said Property hereby granted,



Jitendra H. Savla
Jitendra H. Savla

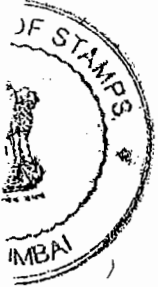
Kewal L. Karja
Kewal L. Karja

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conveyed, transferred and assured with their appurtenances and receive the rents issues and profit thereof and every part thereof to and for their own use benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendor or his successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for him or any of them AND THAT free and clear and freely and clearly and absolutely acquitted, exonerated, released, and for every discharged or otherwise by the Vendor well and sufficiently, saved, defended, kept harmless and indemnified of, from and against all former and other estates title charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for him or any of them or his predecessors-in-title in title AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity whatsoever in the said Property hereby granted conveyed transferred and assured or part thereof by from under or in trust for him the Vendor or his heirs or any of them or under any of his Predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their heirs, executors, administrators and assigns do and execute or causes to be done and executed all such acts, deeds and things conveyances and assurances whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers their heirs, executors, administrators and assigns in manner aforesaid as shall or may be reasonably required by the Purchasers its successors or assigns or its of their Counsel in law for assuring the said Property and every part thereof hereby



Ashish Prashyuman
Ashish P. Bhankharia

Jitendra H. Sawla
Jitendra H. Sawla

Kewal L. Karia
Kewal L. Karia

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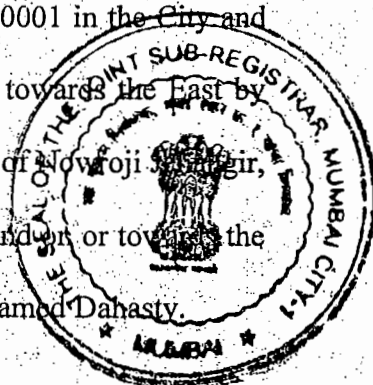
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granted conveyed transferred and assured unto and to the use of the Purchasers in according to the true intent and meaning of these presents as shall or may be reasonably required.

FIRST SCHEDULE REFERRED TO HEREINABOVE

1/5th Undivided Share, ownership, right, title and interest in ALL THAT piece or parcel of land and ground rent tenure containing by admeasurement about 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New No.5818 Old Survey No.1062 and New Survey No. 3/8614 and 8578 and bearing Cadastral Survey No. 1033 of Fort Division together with the Tenement or building standing thereon including the common area jointly owned and possessed by Vendor on the First Floor of the said Building, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share, which property is assessed by the Municipality of Bombay under "A" ward Nos.2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104 - 108, situated at and on the west side of Mody Street, Bombay 400001 in the City and Registration sub-district of Bombay and are bounded on or towards the East by the said Mody Street, on or towards the West by the property of Nowroji S. Jafferji, on or towards the North by the property of Jafferji Esmailji and on or towards the South by the property of Aga Abdul Mahomed bin Hadi Mohamed Dahasty.



SECOND SCHEDULE REFERRED TO HEREINABOVE

Premises admeasuring 300 sq.ft. being part of 1200 sq.ft. area on the 1st floor on north side in the said Building facing the window and adjacent to the washroom on the 1st Floor being the structure/building standing on the piece and parcel of

Ashish P. Bhankharia
Ashish P. Bhankharia

Jitendra H. Savla
Jitendra H. Savla

Kewal L. Karia
Kewal L. Karia

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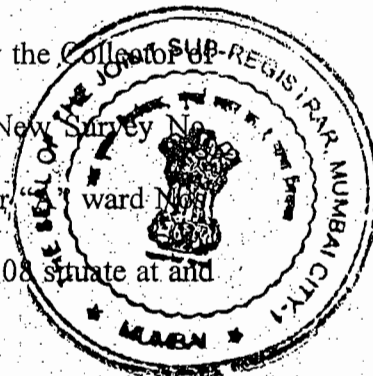


land admeasuring 260.03 sq.mtrs. bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 (referred as non-saleable area.)

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THIRD SCHEDULE REFERRED TO HEREIN ABOVE

Premises admeasuring 400 sq. ft. carpet on the second floor on the north side in the building situated at 104, 106, 108 Mody Street, Mumbai 400001 being on the Plot of Land bearing Cadestral Survey No. 1033 of Fort Division containing by admeasurement 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New Survey No. 3/8614 and 8578, assessed by the Municipality of Bombay under ward No. 2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104-108 situate at and on the west side of Mody Street, Bombay - 400 001.



IN WITNESS WHEREOF the parties have hereto and hereunto put their hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the withinnamed "THE VENDOR" Shri Ashish Pradyuman Bhankharia in the presence of.....

Signature of Ashish Pradyuman

Signature of Prateek Bhaskar Pai
PRATEEK BHASKAR PAI

SIGNED SEALED AND DELIVERED by the withinnamed "THE PURCHASERS" (1) Mr. Jitendra Harakchand Savla (2) Mr. Kewal Laxmichand Karia in the presence of.....

Signatures of Jitendra H. Savla and Kewal L. Karia

Signature of Kewal L. Karia
[LAXMICHAND KARIA]

Signature of Ashish P. Bhankharia
Ashish P. Bhankharia

Signature of Jitendra H. Savla
Jitendra H. Savla

Signature of Kewal L. Karia
Kewal L. Karia





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RECEIPT

ACKNOWLEDGED HAVING RECEIVED a sum of Rs.36,00,000/- (Rupees Thirty six Lakhs only) from the Purchasers viz. (1) Mr. Jitendra Harakchand Savla and (2) Mr. Kewal Laxmichand Karia by Pay Order No. 1065631 dated 30/05/2013 for Rs. 36,00,000/- drawn on Abhyudaya Co-operative Bank, Fort branch towards full & final consideration as recited in these presents being Deed of Conveyance.]

I say Received Rs.36,00,000/-:

Ashish Pradyuman
Ashish Pradyuman Bhandarkaria

[Vendor]

Witnesses:

1. PRATEEK BHASKAR PAI

2. LAXMICHAND KARIA



Ashish Pradyuman
Ashish P. Bhandarkaria

Jitendra H. Savla
Jitendra H. Savla

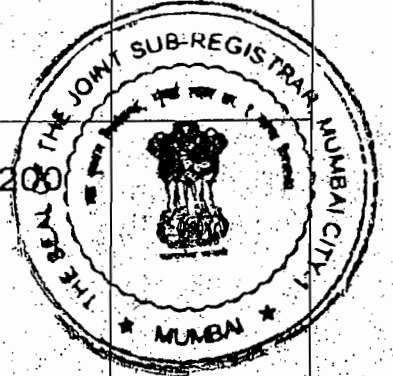
Kewal L. Karia
Kewal L. Karia

बबई - १	
६०५०	२२
२०१३	

11

LIST OF TENANTS/OCCUPANTS

Sr. No.	Name	Floor	Area Approx. Sq. Ft.	Rent (Rs.)
1.	Laxmichand Karia (Tenant)	Ground	1100	460/-
2.	Ganga Jamuna Trading Company (Tenant)	Ground	1100	325/-
3.	In joint occupation & possession of owners and co-owners in proportion to their respective shares in the property.	First	1200	-
4.	In joint occupation & possession of owners and co-owners in proportion to their respective shares in the property.	First	1200	-
5.	Mr. Amit Bhankharia (Claiming tenancy)	Second	400	-
6.	Indian Mutual Trading Company (Tenant)	Second	400	157/-
7.	Mustafa Bawa (Tenant)	Ground Stall (Bakda)	60	66/-
Total			5460 Sq.ft.	Rs.1008/-



STAMPS

Ad

11/11
बवई - १
६४५० २३

12

1

ACC-NO : 322-331-019*,	B.E.S & T UNDERTAKING	DATE : 23/01/20
INST-NO: 581202	CONSUMER INFORMATION SYSTEM	OLD-ACCNO:
SER-NO : 44757/0		DIV/CYC/WARD: 1/16/1

CURRENT INFORMATION OF THE CONSUMER

NAME : MR LAXMICHAND DEVJI KARIA CLASS: 2-COMM. PR-BILL: 106 MODI STREET 400001
 ADDRESS: GRD FLOOR PHONE:
 DEPOSIT: 4399.00 LOAD-KW: 2.01 INST-DT: 22/09/1981 CHG-DT: 27/11/20

METER INFORMATION	
METER-NUMBER	G861566
SR. / AVERAGE	1 / 456
METER-DATE	15/04/1986
TARIFF/ED-CD	LT2A / 21
ED-DETAILS	21/B
RENT/SIZE-CD	1 / 34
SIZE-DETAILS	10 (40 MAX)
READING-DATE	29/12/2010
READING	29127.00
AMTS/BILMTH	281 / 1
LOAD-KW	2.01
AVG-SLOTS	No
BASIC	67
DIST TYP/NO	D / 5
PF FACTOR	1.000
POWER FACTOR	
D. CHARGE	200.0000
PURP. CODE	02
PURPOSE	Commercial
PHASE	
FLOOR	
WALL	F
BOX/CABIN	01
COLUM	01
ROW	04



BILL INFORMATION	PAYMENT INFORMATION
LAST BILL-DATE : 10/01/2011	LAST-PMT-DATE : 27/12/2010
LAST-BILL-AMOUNT: 1352	LAST-PMT-AMOUNT: 1479
	CENTRE:

ATTESTED TRUE COPY

बकडा - १
 २४१० २८
 २०१३

A SHARDA NOTARY (GOVT. OF INDIA)

1st floor Bakhda

14

2

ACC-NO : 100-025-219*4 B.E.S & T UNDERTAKING DATE : 23/01
 INST-NO: 312126 CONSUMER INFORMATION SYSTEM OLD-ACCNO:
 SER-NO : 44757/0 DIV/CYC/WARD: 1/19

CURRENT INFORMATION OF THE CONSUMER

NAME : GANGA JAMUNA TRADING CO. CLASS: 2-COMM. PR-BILL:
 ADDRESS: R.N.1 TO 4, GR FLR, 106, MODY ST. FORT MUMBAI 400 001
 PS-ADDR: PHONE:
 DEPOSIT: 6680.00 LOAD-KW: 8.10 INST-DT: CHG-DT:

METER INFORMATION

METER-NUMBER	P011928	P011928
SR./AVERAGE	1/ 585	2/ 348
METER-DATE	16/04/2005	16/04/2005
TARIFF/ED-CD	LT2A / 21	20 / 99
ED-DETAILS	21/B	RKVH-Tariff
RENT/SIZE-CD	3 / 68	0 / 68
SIZE-DETAILS	50(100 MAX)	50(100 MAX)
READING-DATE	01/12/2010	01/12/2010
READING	52064.00	28788.00
UNITS/BILMTH	580/ 1	357 / 1
LOAD-KW	8.10	
RDG-SLOTS	No	No
BASIC	972	972
DIGIT:TYP/NO	D / 6	E / 7
MULTI-FACTOR	1.000	1.000
POWER-FACTOR	0.8555	
M.D.-CHARGE	200.0000	
FURD-CODE	02	99
PURPOSE	Commercial	
PHASE	6	6
FLOOR	00	00
WALL	01	00
BOX/CABIN	01	00
COLUM	01	00
ROW	01	00



BILL INFORMATION

LAST-BILL-DATE : 27/12/2010 LAST-PMT-DATE : 03/12/2010 CENTRE:
 LAST-BILL-AMOUNT: 3247 LAST-PMT-AMOUNT: 16455

ATTESTED TRUE COPY

A. A. SHAIKH NOTARY (GOVT. OF INDIA)

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 २४
 २०१३

Gr Floor Shop

16

3

ACC-NO : 322-331-039*5	B.E.S & T UNDERTAKING	DATE : 23/01/2011
INST-NO: 137884	CONSUMER INFORMATION SYSTEM	OLD-ACCNO:
SER-NO : 44757/0		DIV/CYC/WARD: 1/16/1

CURRENT INFORMATION OF THE CONSUMER

NAME : BHANKARIA SONS CLASS: 2-COMM. PR-BILL:
 ADDRESS: 73, FLR: GRD, PERIN NARIMAN ST., FORT-, MUM, -001
 PS ADDR: PHONE:
 DEPOSIT: 204.00 LOAD-KW: 0.24 INST-DT: 31/01/1981 CHG-DT:

METER INFORMATION

METER-NUMBER	D811538
SR./ AVERAGE	1/ 0
METER-DATE	31/01/1981
TARIFF/ED-CD	LT2A / 21
ED-DETAILS	21/B
RENT/SIZE-CD	1 / 10
SIZE-DETAILS	2.5 (10 MAX)
READING-DATE	29/12/2010
READING	4065.00
UNITS/BILMTH	4/ 1
LOAD-KW	0.24
ADG-SLOTS	No
MISC	67
DIGIT: TYP/NO	D / 4
MULT. -FACTOR	1.000
POWER-FACTOR	
M.D. -CHARGE	200.0000
PURP. -CODE	02
PURPOSE	Commercial
PHASE	
FLOOR	
WALL	F
BOX, CABIN	01
COLUM	02
ROW	04



BILL INFORMATION

LAST-BILL-DATE : 10/01/2011
 LAST-BILL-AMOUNT: 993

PAYMENT INFORMATION

LAST-PMT-DATE : 23/09/2010 CENTRE:
 LAST-PMT-AMOUNT: 252

बवई - १	
६४५०	२८
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A. A. SHARMA, NOTARY (GOVT. OF INDIA)

1st Floor - North Side



बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम
(बृहन्मुंबई महानगरपालिका)

वेस्ट भवन, वेस्ट मार्ग, कुलाबा, मुंबई ४०००१२

NAME: PRAMOD D SHAM
 ADDRESS: 2ND FL
 104-1024DOX ST 400001

122
 14
 A
 101111
 11 11 11
 0044757
 0561014
 0 01 8 W
 Rs. 100.00

THE SEAL OF THE POINT SUB-REGISTRAR MUMBAI CITY

372-331-003*6
 Sep-2009
 10/11/2009
 Rs. 461

...

27/08/2009 To 25/09/2009
 27/10/2009
 09/10/2009

आकर्षक मूट

वैज देवकाचा भरणः

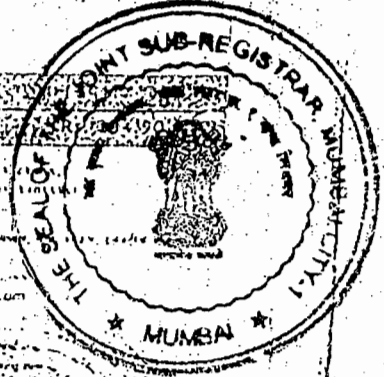
ईसाएग

द्रो कग व

आकर्षक मूट मिलावा...

दिह मादिनीयाटा

...



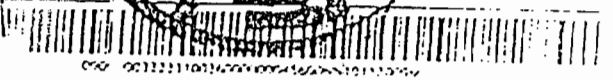
ATTESTED COPY

A. A. SH... ARY
(GOVT. OF INDIA)

बबई - १
 ६४४० २६
 २०१३



372-331-003*6 10/11/2009 10/11/2009 Rs. 450



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18

4

ACC-NO : 322-331-025*5	B.E.S & T UNDERTAKING	DATE : 23/01/
INST NO: 460492	CONSUMER INFORMATION SYSTEM	OLD-ACCNO:
SER-NO : 44757/0		DIV/CYC/WARD: 1/16/

CURRENT INFORMATION OF THE CONSUMER

NAME : S/S INDIAN MUTUAL TRAD. CO. CLASS: 2-COMM. PR-BILL: 263
 ADDRESS: 2ND FL 104-108 OLD MODI ST 1 BR
 PS-ADDR: PHONE:
 DEPOSIT: 390.00 LOAD-KW: 0.15 INST-DT: 05/05/1971 CHG-DT:

METER INFORMATION	
METER-NUMBER	D958478
SR. / AVERAGE	1 / 7
METER-DATE	05/08/1995
TARIFF/ED-CD	LT2A / 21
ED-DETAILS	21/B
RENT/SIZE-CD	1 / 10
SIZE-DETAILS	2.5 (10 MAX)
READING-DATE	29/12/2010
READING	4536.00
UNITS/BILMTH	3 / 1
LOAD-KW	0.15
NO. OF SLOTS	No
BASIC	62
DIGIT: TYP/NO	D / 5
MULTI-FACTOR	1.000
POWER-FACTOR	
M.D. -CHARGE	200.0000
PURP. -CODE	02
PURPOSE	Commercial
PHASE	
FLOOR	
WALL	F
BOX/CABIN	01
COLUM	01
ROW	01



BILL INFORMATION		PAYMENT INFORMATION	
LAST-BILL-DATE :	10/01/2011	LAST-PMT-DATE :	29/11/2010
LAST-BILL-AMOUNT:	519	LAST-PMT-AMOUNT:	256

बबई - १	
६४५०	३०
२०१३	

ATTESTED COPY
 A. A. ... ARY
 (GOVT. OF INDIA)

2nd Floor Tenant

1

1/1

Receipt on the Payment

But No

Date 1-3-68

RECEIVED BY THE LANDLORDS

Tenant Name

Re the house No. 1041/16

Situated at ... and occupied by you as a tenant for the month of ... 70

Including all occupier's taxes Rs. 2,068/-

F.E Contents Received

Received by ... Signature

TEI MS

1. Tenants can be held liable for the rent for the month without receiving the receipt.
2. Monthly rent must be paid to the Landlord on or before the 15th of the month.
3. In case a tenant vacates a room before the completion of the month they will be liable to pay the rent for the whole month.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to keep any self animals in the premises.
7. Tenants are not allowed to wash cars or to keep any article in the premises of the property and also not to keep such things as ...

Old Part Receipt on the Payment

ATTESTED TRUE COPY

A. A. S. MARY



on all part ...

...

बबई - १
६४५० / ३९
२०१३

९९५३४ / ९०
बबई - ३००३
६०६३ / ९९
२०१०

2A

Bill No. 19 Date 15/11/98

FOR ATUL KUMAR DAS & OTHERS
13/101, HOORIMANA
FORT BOMBAY-400 001

Tenant's Name George Thomas

Rent of the House No. 106-108

Situated at 106-108, M. A. Road

and occupied by you as monthly tenant for

the month of 1-6-98 to 31-3-1999

Including all occupier's taxes Rs. 11000

Received by me E.E. Contents Received

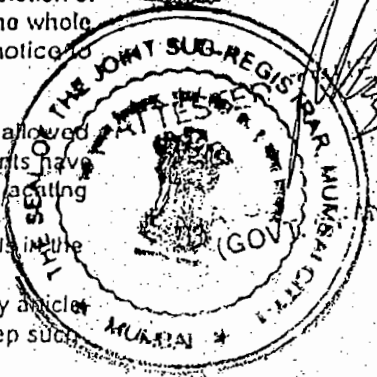
Date 15/11/98 Signature Abhiday Rode

106-108



TERMS

1. Tenants will be held responsible in case they pay the rent without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to tear any soft material in the premises.
7. Tenants are not allowed to wash cook or to keep any articles in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.



COPY
OFFICE
INDIA



बवई - १
४४५० / ३२
२०१३

बवई - ३
१११३ / १८
२००९

बवई - ३
४०६३ / २०
२०१०

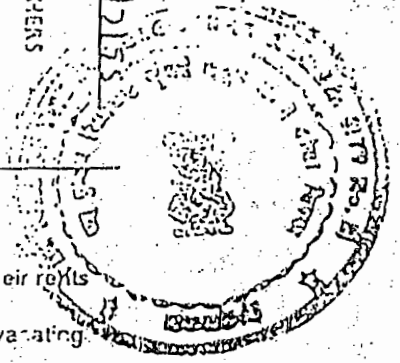
21



Bill No. 12

Date 11/2/58

POSTAL NAGINDAS & OTHERS
1941/33, POST OFFICE
FOOT, PANDHAR-400 001



Tenant's Name Postal Nagindas & Others
 Rent of the House No. 1941/33
 Situated at 1941/33, Post Office
 and occupied by you as monthly tenant for
 the month of February 1958
 Including all occupier's taxes Rs 2211/58
 Received by E.E. Contents Received
 Date 11/2/58 Signature [Signature]



TERMS

1. Tenants will be hold responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to tear any soft animals in the premises.
7. Tenants are not allowed to wash cook or to keep any article in the Verandha or into Gangway and also not to keep such things which may cause any contagious disease.

ATTESTED [Signature] COPY

A. A. [Signature] SECRETARY
(GOVT. OF INDIA)

बवई - १	
४४५०	३३
२०१३	

बवई - ३
७९५३४/९९
२००९

बवई - ४
६०६३ / २९
२०१०



24

Bill No. 11



FORTEAN HOUSE
164/08, ANANDWADI
FCST, ECHOYAN, MUMBAI

Tenant's Name _____

Rent of the House No. _____

Situated at _____

and occupied by you as monthly tenant for

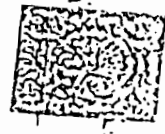
the month of 2027 19

Including all occupier's taxes Rs. _____

E.E. Contents Received

Received by _____

Date 21/11/20 Signature _____



TERMS

- Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
- One month's notice must be given when vacating the premises.
 - In case a tenant vacates his property before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacate.
 - Sub-tenants are not allowed.
 - No alterations or installations of electric fittings are allowed without the written permission of the landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
 - Tenants will not be allowed to keep any sort of animals in the premises.
 - Tenants are not allowed to waste water or to keep any article in the Varandha or into Gangway and also not to keep such things which may cause any contagious disease.

ATTESTED

A. A. (GOVT. OF INDIA)

बवई - १	
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बवई - ३
३९५३४ / ३०

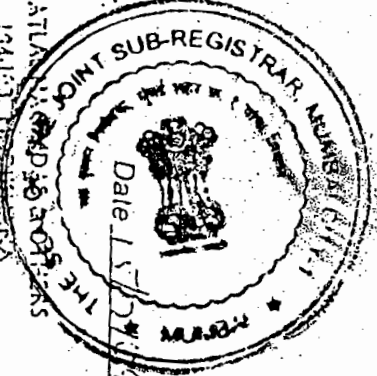
बवई - ३
६०६३ / ३२
२०१०



23

Bill No. 17

FOR PATLAKH...
1941/23, THE SUB-REGISTRAR
FORT, BOMBAY-400 001



Tenant's Name

Room of the Police No

Situated at

and occupied by you as a monthly tenant for

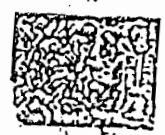
the month of

Including all occupier's taxes Rs

E.E. Contents Received

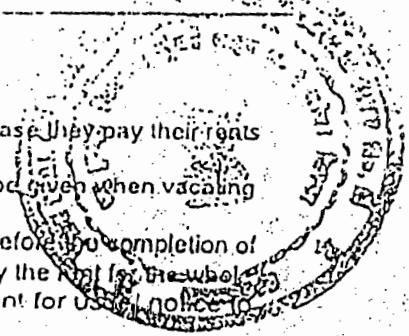
Received by

Date 15/11/2013 Signature



TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month he, he is bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions of electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations or additions so made.
6. Tenants will not be allowed to tear any soft animals in the premises.
7. Tenants are not allowed to wash cool or to keep any article in the Verandah or into Gangway and also not to keep such things which may cause any danger or use disease.



बबई - १	
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बबई - ३
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बबई - ३
६०६३ ०९
२०१०

ATTESTED
(GOVERNMENT OF INDIA)

24

Bill No. 14

FORTAL REGENCY
10/103, FORT ROAD
FORT, BOMBAY

Tenant's Name
Rent of the House No.

Situated at

and occupied by you as monthly tenant

in the month of 3/07/71

Including all occupier's taxes Rs. E.E. Contents Recd

Received by

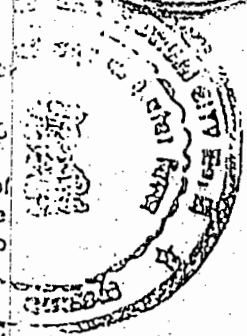
Date 3/1/1971 Signature

Signature



TERMS

- 1. Tenants will be held responsible in case they pay their rent without receiving bill duly signed.
- 2. One month's previous notice must be given when vacating the premises.
- 3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
- 4. Sub-tenants are not allowed.
- 5. No alterations or additions or repairs of things are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations or the additions so made.
- 6. Tenants will not be allowed to rear any soft animals in the premises.
- 7. Tenants are not allowed to wash cook or to keep any article in the Varanlha or into Gangway and also not to keep such things which may cause any contagious disease.



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(GOVT. OF INDIA)



बवई - १
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बवई - ३
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२०१५वई - ३
६०६३/२४
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57

Bill No. 17
Date 15/12/02

FOR TAXI, MAGISTRATES & OTHERS
MUMBAI, MUMBAI
FOR COMPANY & INDIVIDUAL

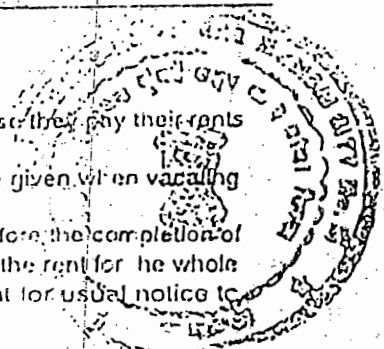


Tenant's Name M. S. ...
Rent of the House No. ...
Situated at ...
and occupied by you as monthly tenant for
the month of Dec 2002
Including all occupier's taxes Rs. ...
E.E. Conents Received
Received by ...
Date 15/12/02
Signature ...



TERMS

1. Tenants will be held responsible in case they pay their rents without receiving bill duly signed.
2. One month's previous notice must be given when vacating the premises.
3. In case a tenant vacates his room before the completion of the month they will be bound to pay the rent for the whole month in addition to a month's rent for usual notice to vacant.
4. Sub-tenants are not allowed.
5. No alterations or additions or electric fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for the alterations of the additions so made.
6. Tenants will not be allowed to rear any soft animals in the premises.



ATTESTED
A. A. ...
(GOVT. OF INDIA)



बवई - ३
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बवई - १
८४५० ८५
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बवई - ३
६०६३ ८५
२०१०



26



10/10/1950	8
10/10/1950	32
10/10/1950	2093

ES Bill No. _____ Date _____

Tenant's Name: MUSTIFA BEGUM

Rel. of the House: No. 147, 1st Flr, Case No. 2093

Situated at: _____

you as monthly tenant for the month of _____ and occupied by _____ including all occupiers' Taxes Rs. 7151/30

Received by: _____

Rs. & Contents Received: _____

1 Rent Rs. 214

2 General Tax Rs. 7151/30

3 S. E. Tax Rs. _____

4 Water Tax Rs. _____

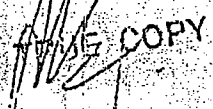
5 Other Taxes _____

Total Rs. 7151/30

Dr. 16/10/50

NOTICE

1. Tenants are required to pay their rents strictly in advance.
2. Tenants will be held responsible in case they do not receive the bills signed.
3. One month's previous notice must be given when vacating premises.
4. In case a tenant vacates his room before the completion of the month, he will be bound to pay the rent for the whole month. In addition to a month's rent for the month he vacates.
5. Sub-tenants are not allowed.
6. No alterations or additions or changes in fittings are allowed without the written permission of the Landlord. Tenants have no right to claim any compensation at the time of vacating for alterations or additions made.
7. Any tenant found acting in a disorderly manner or irregular manner or in a manner disturbing or causing annoyance to other tenants will at once be ejected.
8. Any tenant causing any injury or any damage to the property will be prosecuted.
9. Tenant will not be allowed to rear any sort of animal in the premises.
10. Tenants will not be allowed to wash, cook or to keep any article in the verandah or in the gang-way and assistance to keep such things which may be contagious disease.

ATTESTED  COPY

A. K. S. _____
SUB-REGISTRAR
(GOVT. OF INDIA)



10/10/1950	3
10/10/1950	2093
10/10/1950	2090

30/20-10-47

FILED NO. 47871 RELEASED BY 12-10-1950 INSECTICIDE OF INSECTICIDE OF
KERICASE OF 7-10-1947 FROM X & Y IN COL. 2 IN FRONT OF B IN COL. 10
FOR RS. 70041/-
50/20-7-51. 50/1-8-51.



2008
8/25/65

(Rectangular 2 1/2" square stamp also deleted)
Note :- This is a true copy of the extract of C.S Register which forms part of this office record
and the area of the property referred to therein is 280.00 Sq. meters.

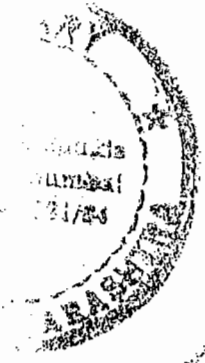
Date of Application: 27/01/78
Fee recovered: Rs. 11111.00.00
Date of Issue: 27/03/78
Reference of Issue: 327/03/78G3

Which has been verified with the original record and found correct.

Superintendent,
Mumbai City Survey and Land Records

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Mumbai

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महाराष्ट्र MAHARASHTRA

प्रधान न्यायालय, मुंबई
 प. नं. चिठ्ठली क्र. ६९४
 10 APR 2013
 सक्षम अधिकारी

श्री. स. वि. बावडे

H.C.T. 720494
 16 APR 2013
 Ashish P. Bhankharia
 Matunga (E)

AGREEMENT FOR SALE.

THIS AGREEMENT FOR SALE made at Mumbai on this
15th day of July, in the Christian Year Two Thousand
 Thirteen;

BETWEEN

बवडे - १	
६४५०	४४
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SHRI ASHISH PRADYUMAN BHANKHARIA, an adult of Mumbai,
 Indian inhabitant, having his address at 3rd floor, Pradyu Sadan,



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Dr. Ambedkar Road, opp. Parsi Gymkhana, Matunga (East),
Mumbai 400019, for the sake of brevity hereinafter referred to as
"THE VENDOR" (which expression shall unless it be repugnant to
the context or meaning thereof be deemed to mean and include
his respective heirs, executors, administrators and assigns) of the
ONE PART;

A N D

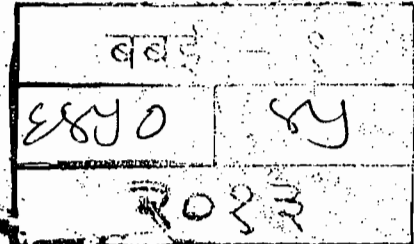
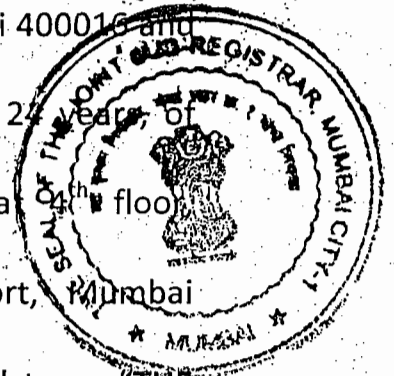
(1) Mr. JITENDRA HARAKCHAND SAVLA, aged about 41 years, of
Mumbai, Indian inhabitant, having his address at 502, Gajraj
Apartment, Gopi Tank Road, Mahim (West), Mumbai 400016 and

(2) MR. KEWAL LAXMICHAND KARIA, aged about 27 years, of
Mumbai, Indian Inhabitant having his address at 4th floor,
Nanabhoy chambers, Rustom Sidhwa Marg, Fort, Mumbai
400001 for the sake of brevity hereinafter referred to as "THE

PURCHASERS" (which expression shall unless it be repugnant to
the context or meaning thereof be deemed to mean and include
their respective heirs, executors, administrators and assigns) of
the **OTHER PART:**

WHEREAS:

A. Pursuant to an Indenture dated 28th November, 1995
between one Popatlal Nagindas Bhankharia, therein
referred to as the Vendor and the Vendor herein, therein



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referred to as the Purchaser, the Vendor herein purchased the 1/5th Undivided Share of the said Poptlal Nagindas Bhankharia in the property described in the first schedule therein being 1/5th undivided share in all that piece and parcel of land admeasuring 260.03 sq.mtrs, bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 together with the tenement or building of ground plus two floors hereinafter referred to as 'said Property', more particularly described in the **FIRST SCHEDULE** hereunder written.

- B. By a Deed of Confirmation dated 21st March, 1996 the aforesaid Indenture was registered with Sub-Registrar of Assurances, Bombay under Sr. No. BBE/1017/1996;



- C. The Ground and second floors in the said Building are occupied by the occupants/ Tenants.

बचई - १	
६४५०	४६
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- D. The two Premises on 1st Floor each admeasuring approx 1200 sq. ft. carpet one is on the southern side and another on northern side are jointly owned and possessed by the co-owners,

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E. The Purchasers have filed a Suit being S.C Suit No.791 of 2011 in the Bombay City Civil Court against inter alia the Vendor and others seeking a permanent order and injunction against the Defendants therein from in any manner disturbing or interfering or dispossessing the Purchasers from the joint use and possession of the said premises on the first floor of the said Building admeasuring 2400 sq. ft. and for other reliefs. No ad interim/ interim reliefs have been granted in favour of the Purchasers in the said Suit. The Notice of Motion and suit are pending for hearing and final disposal before the Hon'ble **बिषई** Civil Court.

बिषई - १	
१४५०	४०
२०१३	

F. The Vendor wants to retain his ownership rights with regard to an area of 300 sq. ft. being part of the Northern side premises on 1st floor of the said building facing the window and adjacent to the washroom, hereinafter for sake of brevity referred to as the Non-Saleable area". The said Non-saleable area of 300 sq.ft. on the 1st floor is particularly described in the **SECOND SHEDULE** hereunder written.



G. The Purchasers have filed a another Suit being Suit No. 373 of 2012 in the Hon'ble Bombay High Court inter alia against

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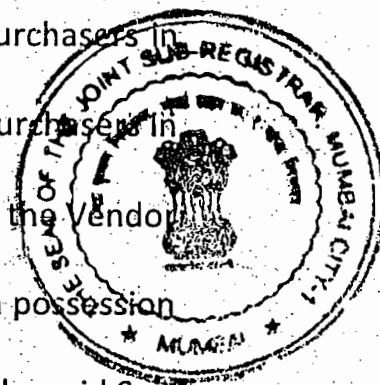
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the Vendor, Mrs. Sunita Pradyuman Bhankharia and Mr. Amit Pradyuman Bhankharia under Section 6 of the Specific Relief Act for restoration of possession with respect to a premises admeasuring 400 sq.ft on the 2nd floor of the said Building (hereinafter referred to as the said Suit Premises) which is more particularly described in **THIRD SHCHEDULE** hereunder written in which premises the Vendor has 20% Landlordship right (Vendor's said right/ share). The Purchasers have also filed a criminal complaint before the Metropolitan Magistrate Court with regard to his dis-possession from the said Suit Premises on the 2nd floor. No process has been yet issued pursuant to the said complaint.

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H. By an Order dated 14th February, 2012 the Hon'ble Bombay

High Court granted ad-interim reliefs to the Purchasers in Notice of Motion No. 391 of 2012 filed by the Purchasers in the said Suit No. 373 of 2012 inter alia directing the Vendor not to dispose of, alienate, encumber, part with possession of or create any third party rights in respect of the said Suit Premises. The said Notice of Motion and suit both are pending for hearing and final disposal later on transferred to Bombay City Civil Court.

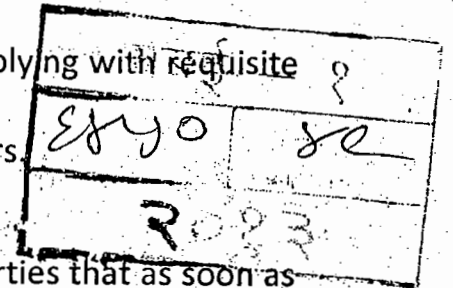
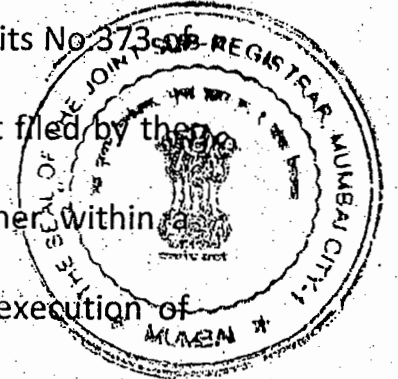


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- I. Since there is an order dated 14th February, 2012 passed by the Hon'ble Court with regard to said Suit Premises therefore the parties have agreed that the said 20% share of the Vendor with regard to the said Suit Premises be excluded from this Agreement, however the Vendor is not claiming possessory or tenancy rights in any capacity.
- J. The Vendor's said 20% landlordship right with regard to the Suit Premises on second floor described in Third Schedule herein is excluded from this Agreement.
- K. The Purchasers shall withdraw the said Civil Suits No 373 of 2012 and 791 of 2011 and Criminal Complaint filed by the Purchasers against the Vendor and his mother within a period of 30 (thirty) days from the date of execution of these presents, time being the essence of this Agreement, subject to Vendor and his mother complying with requisite formalities as required by the Purchasers.
- L. It is also agreed by and between the parties that as soon as the Civil Suit and the Criminal Complaint are withdrawn against the Vendor and Smt.Sunita Bhankharia, the Vendor shall assign his said 20% right in the said Suit Premises described in Third Schedule herein by a separate Deed of



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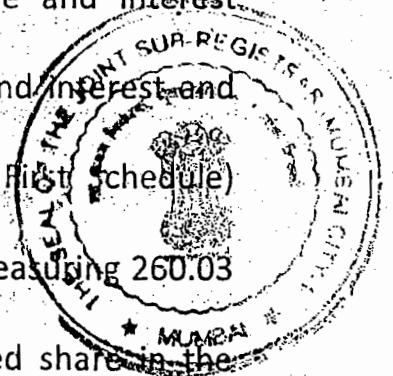
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Sale/Assignment which the Vendor agrees and undertakes to sign, execute and admit.

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M. The Vendor has, excluding his right, title and interest in an area of 300 sq.ft on the 1st Floor on the northern side of the said Building facing the window and adjacent to the washroom (described in Second Schedule hereunder and herein referred to as the "Non Saleable Area") and excluding his said right in the said Suit Premises described in the Third Schedule herein, agreed to sell, convey, transfer and assign to the Purchasers the said property on "as is where is basis" all his right, title and interest including his 1/5th undivided right, title and interest and share in the said Property (described in First Schedule) being all that piece and parcel of land admeasuring 260.03 sq. mtrs. together with the 1/5th undivided share in the tenement or building consisting of ground plus two floors standing thereon together with all the benefits, right, title and interest arising out of the said 1/5th undivided share, including the common area jointly owned and possessed by him on the First Floor of the said Building, along with the tenements occupied by the Tenants subject to their tenancy rights, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual



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right arising out of the said 1/5th undivided share and the Purchasers have agreed to purchase the same from the Vendor, for a sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) being full and final consideration payable by the Purchasers to the Vendor on the terms and conditions mutually agreed by and between the parties hereinafter;

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NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

1. The parties hereto agree that the aforesaid recitals be treated as covenants and part and parcel and form integral part of the terms of this Agreement as agreed between the parties hereto.
2. That the Vendor has agreed to sell, convey and transfer to the Purchasers the said property (described in the First Schedule) "on as is where is basis" with his all right, title and interest including his 1/5th (i.e. 20%) undivided ownership share in the said property being plot of land bearing C.S. No. 1033, New Survey No. 3/8614 and 8578, situated at Fort, Fort Division, Mumbai - 400 001, admeasuring about 260.03 sq. mtrs. of land alongwith the building thereon consisting of Ground + two storeys, including the common area jointly owned and possessed by



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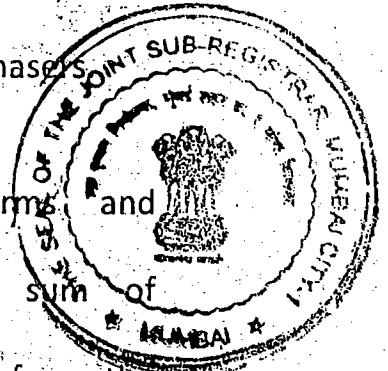
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him on the First Floor of the said Building, along with the tenements occupied by the Tenants subject to their tenancy rights, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share, as more particularly described in the FIRST Schedule hereto and hereafter collectively referred to as the said "1/5th Undivided Share" but excluding the said Non Saleable Area (described in Second Schedule) and the Vendor's said right in Suit Premises being the said 400 sq.ft on the second floor of the said Building (described in Third Schedule herein)

Third Schedule - 8	
६५०	५२
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3. That the Vendor has agreed to sell, convey and transfer the said 1/5th Undivided ownership Share for a sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) and the Purchasers have agreed to purchase the said 1/5th Undivided Share for the said sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) being full and final consideration payable to the Vendor by the Purchaser.
4. The Vendor doth hereby agrees, confirms and acknowledges to have received the said sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) from the



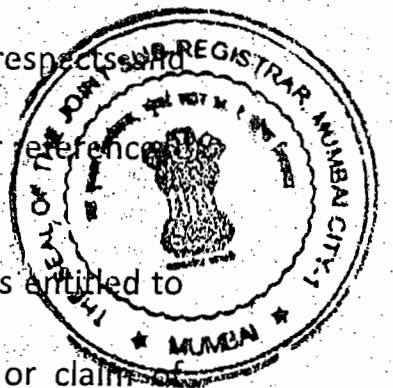
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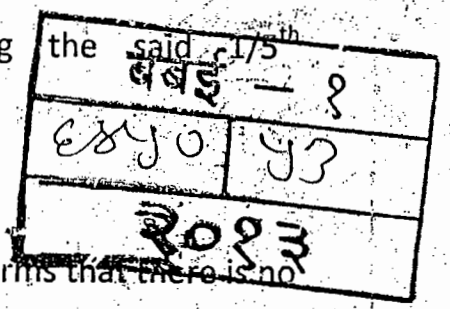
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Purchasers (in the manner set out in the receipt clause hereinafter) towards full and final consideration in respect of the sale of the said 1/5th Undivided Share.

5. The Vendor doth hereby confirms that henceforth he shall have no right, title and interest in the said 1/5th Undivided Share, excluding the Non Saleable Area and the Suit Premises and the said 1/5th Undivided Share, excluding the Non Saleable Area and said right in the Suit Premises, ought to be deemed to have been conveyed and transferred in favour of the Purchasers in all respects and for all purposes and intents without any further reference.



6. The Vendor doth hereby declares that nobody is entitled to and upto today no valid or legal objections or claims of whatsoever nature has been filed by any private parties, trusts, company and/or by Government, semi-Government or Competent Authorities disputing the said 1/5th Undivided Share of the Vendor.



7. The Vendor doth hereby agrees and confirms that there is no dispute or claim or litigation with regard to the said 1/5th Undivided Share in the said property.

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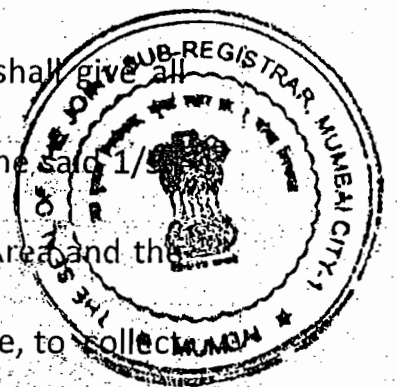
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8. The Purchasers doth hereby agree, declare and confirm that they shall be responsible and liable for all the liabilities and consequences including taxes, of whatsoever nature, with respect to the 1/5th Undivided Share of the Vendor, excluding the Non Saleable Area and his said right in the Suit Premises, after the execution of Registered Deed of Conveyance and the Vendor herein shall be liable for payment of all liabilities and taxes and costs thereof prior thereto.

बबई - १	
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9. The Vendor shall concurrently execute an Irrevocable Power of Attorney and all other incidental and consequential deeds in favour of the Purchasers or their nominee or nominees whereby the Vendor shall give all the powers to the Purchasers with regard to the said 1/5th Undivided Share, excluding the Non Saleable Area and the Suit Premises including to execute a Conveyance, to collect all dues of rent (arrears) from the tenants, to collect rent in future, to receive compensation from the tenants and occupants from the buildings to transfer the rent receipts on legal and proper surrender of the tenancy rights from the tenants as shown in the Annexure I attached herewith to pay the Municipal taxes, to deal with the Bombay Municipal Corporation, Repair Board, MHADA, to repair



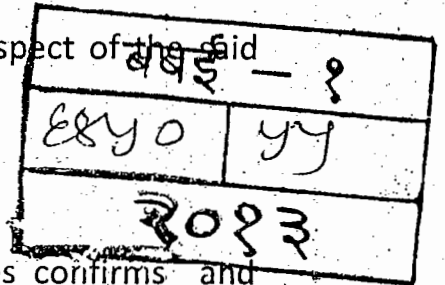
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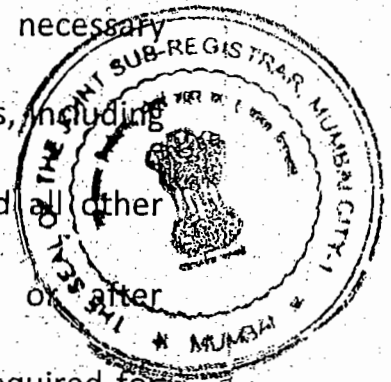
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and reconstruct and demolish the existing building, to attend before the Competent Authority, to file objections and to do all acts, deeds and things in such manner as if they are the landlords and owners thereof to the extent of the said 1/5th Undivided Share.

10. The Vendors doth hereby undertake to hand over all the relevant original, , title deeds, plans receipts any other writings or any other paper of whatsoever nature in respect of the said 1/5th Undivided Share excluding the Non Saleable Area to the Purchasers' Attorneys for the investigation of title of the Vendor in respect of the said 1/5th Undivided Share .



11. The Vendor further doth hereby declares confirms and undertakes that he will execute all the necessary documents, forms, applications, letters, writings, including declaration, affidavit, deed of conveyance, and all other papers, documents, forms, applications on or after completion of this transaction as and when required for the purpose of transferring the said 1/5th Undivided Share, to the Purchasers and the Vendor will always cooperate in all reasonable manner with the Purchasers in this regard. In the event, the Vendor fails to cooperate with the



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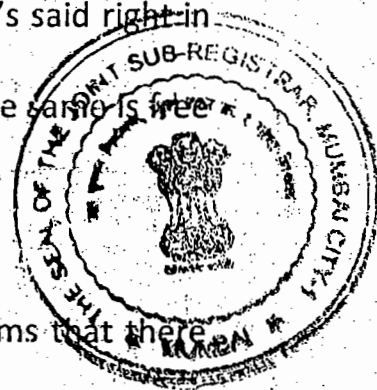
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Purchasers, then the Purchasers shall be entitled to exercise the powers, given by the Vendor under the said Irrevocable General Power of Attorney in favour of the Purchasers.

12. The Vendor doth hereby declares and confirms that the said property did not fall within the scope of Urban Land (Ceiling & Regulation) Act, 1976 and there were no action or proceeding under the said act.

बबई - १	
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13. The Vendor doth hereby declares and confirms that, subject to the above, the said 1/5th Undivided Share, excluding the Non Saleable Area and Vendor's said right in the Suit Premises, has marketable title and the same is free from reasonable doubts.



14. The Vendor doth hereby declares and confirms that there is no additional F.S.I. available on the said plot of land and in the event, if any benefit arises due to any amendment or change of rules or due to a change in the interpretation of laws, the same will be available to the Purchasers.
15. The Vendor hereby agrees, declares and confirms that, except for the proceedings mentioned hereinabove, there is no suit or litigation or lis Pendens pending with regard to

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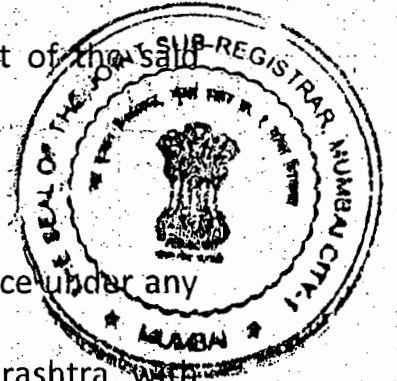
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the said 1/5th Undivided Share and no order of injunction or appointment of Court Receiver is pending or running with regard to the said 1/5th Undivided Share of the Vendor or any part or parcel thereof.

बबई - १	
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16. The Vendor doth hereby declares:

- (a) That the said 1/5th Undivided Share is freehold.
- (b) that there are no outstanding dues, taxes, levies, encumbrances, cess in the nature of any type of assessment, mortgage, lien, acquisition, requisition, easement or right of tenant in respect of the said 1/5th Undivided Share.
- (c) that no notification is issued or is in force under any Statute of the Government of Maharashtra with regard to the said 1/5th Undivided Share. The Vendor further declares that the said 1/5th Undivided Share or any part thereof is not covered by any reservation till the execution of this Agreement for sale and to his knowledge.



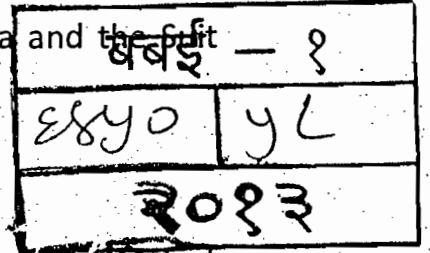
17. The Vendor doth hereby agrees that his 1/5th Undivided Share, except the said Non Saleable Area and said right in the Suit Premises stands relinquished and extinguished in

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favour of the Purchasers and the Vendor shall have no right, title and interest to deal with any manner or whatsoever nature in respect of the said 1/5th Undivided Share , excluding the said Non Saleable Area and the Suit Premises.



18. The Vendor doth hereby undertake to execute a Deed of Conveyance which shall be completed within one month from the execution of this Agreement for Sale and if the Vendor fails, avoids and/or neglects to execute the said Deed of Conveyance, the Purchasers shall be entitled to execute the same as Power of Attorney holders of the Vendor without any restriction.



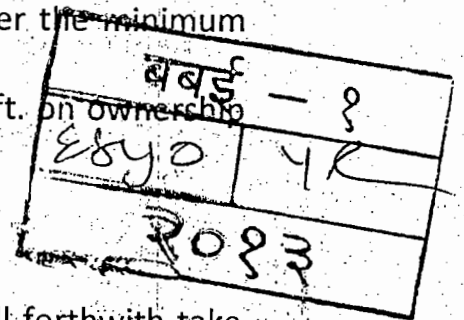
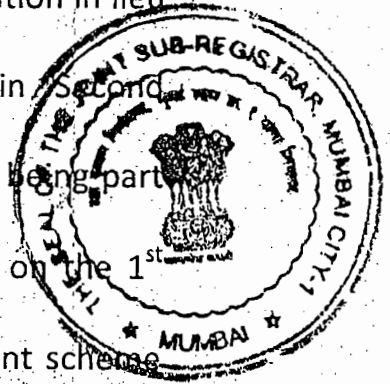
19. The Vendor doth hereby agrees, declares and confirms and undertakes to execute all the necessary papers, forms writings, applications and documents for the effective transfer of the said 1/5th Undivided Share, except the said Non saleable Area and the said Suit Premises in favour of the Purchasers and also undertakes to co-operate with the Purchasers in all reasonable manner for the same at the cost and expenses of the Purchasers.
20. The Purchasers already have 73.33% ownership share in the said Property and by acquiring the said 1/5th share,

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except the said Non Saleable Area and Vendor's said right in the Suit Premises, of the Vendor, the Purchasers will have a total of 93.33% ownership & landlordship share in the said Property. The Purchasers hereby agree that in the event the Purchasers intend to develop the said Property in any manner whatsoever, the Vendor shall be kept fully informed and the Vendor doth hereby gives his unconditional and irrevocable consent in favour of the Purchasers to undertake the said property for redevelopment, however the Vendor shall be entitled for constructed area at a mutually agreed upon location in lieu of the said Non-Saleable Area described in ^{Second} Schedule herein admeasuring carpet 300 sq.ft. being part of the premises admeasuring 1200 sq.ft. area on the 1ST floor of the said building as per the development scheme as applicable at the relevant time, however the minimum area to be provided will be carpet 300 sq.ft. on ownership basis free of costs .



21. The Purchasers, hereby agree that they shall forthwith take steps to withdraw the said S.C Suit No.791 of 2011 and Suit No. 373 of 2012 in the Bombay City Civil Court as against the Vendor and Mrs. Sunita Pradyuman Bhankaria and hereby agree and undertake that they shall file no further

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or other proceedings against the Vendor and /or his mother with respect to the said Property on any ground whatsoever.

22. It is further agreed and declared that if at any time any dispute or differences of question shall arise between the parties hereto, or between their or any of their representatives, touching, pertaining, affecting, concerning or relating to the terms of this Agreement or the existence, construction, validity or meaning of these presents or the rights or liabilities of the parties hereto or their representatives under these presents or otherwise relating to the said 1/5th Undivided Share then every such dispute, difference or question shall be referred to and decided by a Sole Arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The Arbitration will be held at Mumbai and cost of the arbitration will be borne by the both parties equally and each party will bear their own Advocate's costs.



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23. The Purchasers agree to bear all the out of pocket expenses incidental to this Agreement for sale and conveyance and other writings to be made in pursuance thereof including stamp duty and registration charges shall be borne and

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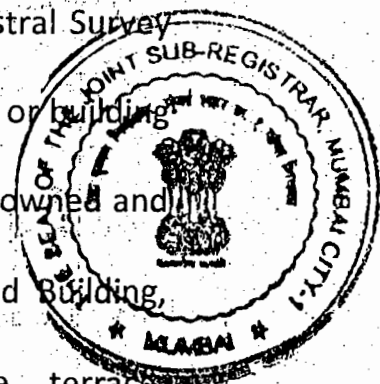
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paid by the Purchasers exclusively as may be determined and payable by them.

FIRST SCHEDULE REFERRED TO HEREIN ABOVE

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1/5th Undivided Share, ownership, right, title and interest in ALL THAT piece or parcel of land and ground rent tenure containing by admeasurement about 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New No.5818 Old Survey No.1062 and New Survey No. 3/8614 and 8578 and bearing Cadastral Survey No. 1033 of Fort Division together with the Tenement or building standing thereon including the common area jointly owned and possessed by Vendor on the First Floor of the said Building, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share, which property is assessed by the Municipality of Bombay under "A" ward Nos.2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104 - 108, situated at and on the west side of Mody Street, Bombay 400001 in the City and Registration sub-district of Bombay and are bounded on or towards the East by the said Mody Street, on or towards the West by the property of Nowroji Jehangir, on or towards the North by the property of Jafferji Esmailji and on or towards the



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South by the property of Aga Abdul Mahomed bin Hadi
Mohamed Dahasty.

SECOND SCHEDULE REFERRED TO HEREINABOVE

Premises admeasuring 300 sq.ft. being part of 1200 sq.ft. area on
the 1st floor on north side in the said Building facing the window
and adjacent to the washroom on the 1st Floor being the
structure/building standing on the piece and parcel of land
admeasuring 260.03 sq.mtrs. bearing C.S. No. 1033 of Fort
Division New Survey No. 3/8614 and 8578, situated at 104 - 108
Mody Street, Fort, Mumbai 400001 (referred as non-saleable
area.)

non-saleable बनड - १	
४४४०	५१
२०१३	

THIRD SCHEDULE REFERRED TO HEREINABOVE

Premises admeasuring 400 sq. ft. carpet on the second floor on
the north side in the building situated at 104, 106, 108 Mody
Street, Mumbai 400001 being on the Plot of Land bearing
Cadastral Survey No. 1033 of Fort Division containing by
admeasurement 260.03 sq. mtrs. or thereabouts and registered
by the Collector of Land Revenue under Collector's old No.644,
644 Collector's New Survey No. 3/8614 and 8578, assessed by the
Municipality of Bombay under "A" ward Nos. 2066, 2067 and Old
Street Nos. 156-158, New Street Nos. 104-108 situate at and on
the west side of Mody Street, Bombay - 400 001 (being subject



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RECEIPT

ACKNOWLEDGED HAVING RECEIVED a sum of Rs.36,00,000/-
 (Rupees Thirty Six Lakhs only) from the Purchasers viz. (1) Mr.
 Jitendra Harakchand Savla and (2) Mr. Kewal Laxmichand Karia
 towards full & final consideration as recited in these presents
 being Agreement for sale by Pay Order No. 106563 dated 4th FBS
30/5/2013 for Rs.36,00,000/- drawn on ABhydya Co-op Bank, Fort
 Fort branch.]

I say Received Rs.36,00,000/-:

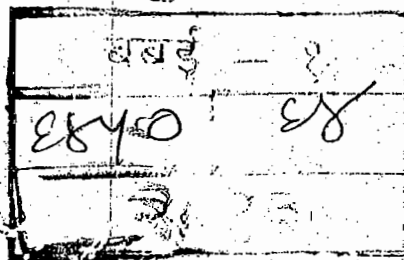
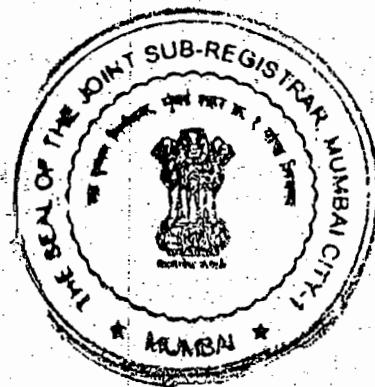
Ashish Pradyuman
 Ashish Pradyuman Bhankharia

[Vendor]

Witnesses:

1.

2.



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

JITENDRA H SAVLA

HARAKHCHAND BHACHU SAVLA

29/09/1971

Permanent Account Number

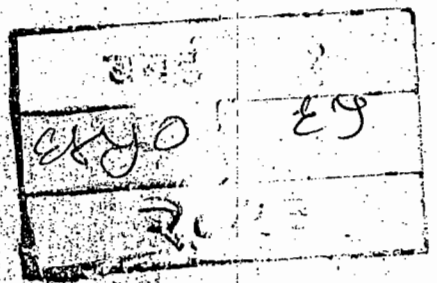
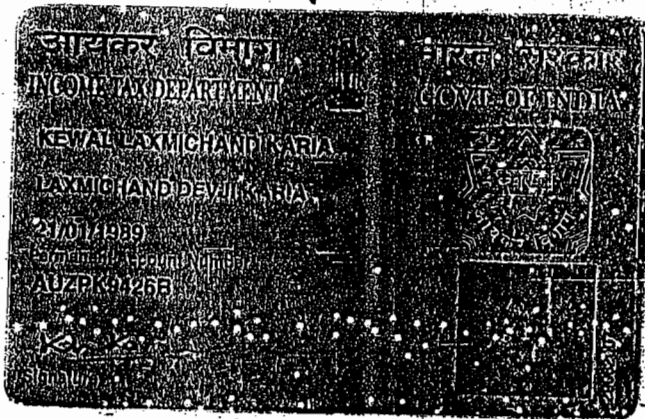
AMIPS6840G

J. H. Savla

Signature



11032016



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER
AERP6761N



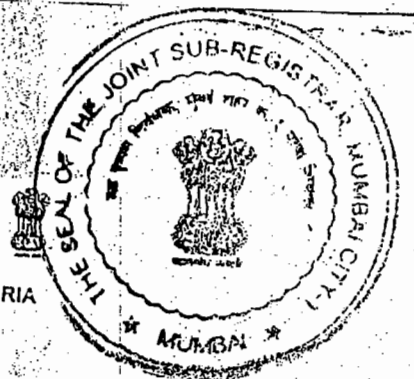
नाम / NAME
ASHISH PRADYUMAN BHANKHARIA

पिता का नाम / FATHER'S NAME
PRADYUMAN POPATLAL
BHANKHARIA

जन्म तिथि / DATE OF BIRTH
05-05-1970

हस्ताक्षर / SIGNATURE

Ashish Pradyuman



आयकर आयुक्त (कंप्यूटर सं. सं.)
Commissioner of Income-Tax (Computer Operations)

आयकर विभाग
 INCOME TAX DEPARTMENT


भारत सरकार
 GOVT OF INDIA

PRATEEK BHASKAR PAI

KOCHIKAR BHASKAR PAI

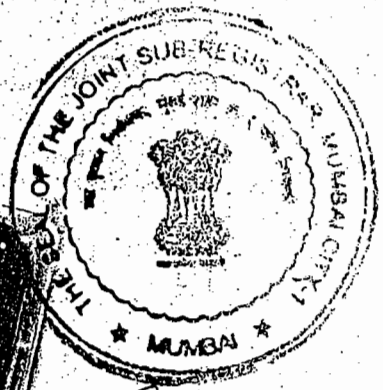
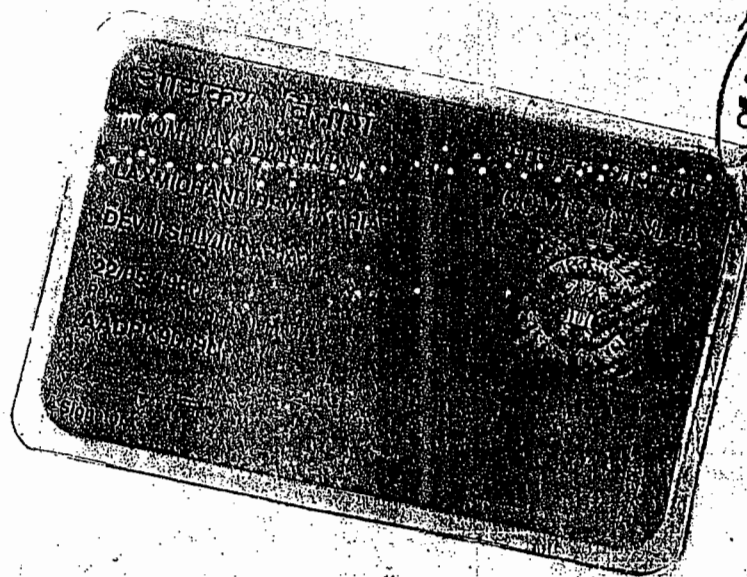
04/11/1989
 Permanent Account Number
 ATEPP6021D

Signature



W-II

वसुधै	
६४५०	६६
२०२३	



W-I



AXIS BANK LTD
Fort, Mumbai - 400001
IFS CODE - UTIB0000004

VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
PAYMENT ORDER NOT TRANSFERABLE

DATE
दिनांक

P D M Y Y Y
1 1 0 7 2 0 1 3

OR ORDER / या उतके आदेश पर

MUMBAI FORT [MH] 004

PAY

RUPEES
₹

Thirty Thousand only

OT
TT
CC

PO-Sr.No.

A/C PAYEE'S ONLY

₹

*****30,000.00



688983

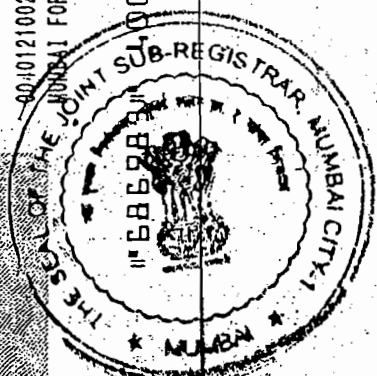
001012100201
THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY (I)

४४०	२०२३	२
०४०	२०२३	२

SAVITRI
S.S. 476f
S.S. No. 9455

AUTHORISED SIGNATORY
Please sign above in blue ink

Wandya



Summary I (GoshwaraBhag-1)

सोमवार, 15 जुलै 2013 4:11 म.नं.

दस्त गोश्वारा भाग-1

बबई-1

दस्त क्रमांक: 6450/2013

दस्त क्रमांक: बबई-1 /6450/2013

बाजार मूल्य: रु. 42,93,500/- मोबदला: रु. 36,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,14,675/-

दु. नि. सह. दु. नि. बबई-1 यांचे कार्यालयात

पावती:7815

पावती दिनांक: 15/07/2013

अ. क्र. 6450 वर दि.15-07-2013

सादरकरणाराचे नाव: जितेंद्र हरकचंद सावला

रोजी 4:09 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1400.00

डाटा एन्ट्री

रु. 20.00

पृष्ठांची संख्या: 70

दस्त हजर करणाऱ्याची सही:

एकूण: 31420.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: खरेदीखत

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 15 / 07 / 2013-04 : 06 : 23 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 15 / 07 / 2013 04 : 09 : 54 PM ची वेळ: (फी)

प्रमाणित करणेत येते की या
दस्तामध्ये एकूण.....
पुस्तक क्रमांक १, बबई-१, ६४५०/२०१३
अन्वये नोंदला
दिनांक: 15 JUL 2013

प्रतिज्ञापत्र

*सादर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्ताची सत्यता, वैधता, शिपायदक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांचे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:

सह. दुय्यम निबंधक मुंबई-१



Summary-2(दस्त गोषवारा भाग - २)

15/07/2013 4 13:03 PM

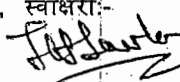


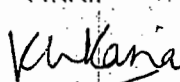


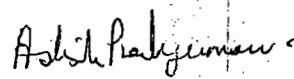


दस्त गोषवारा भाग-2

बबई

दस्त क्रमांक:6450/2013

दस्त क्रमांक :बबई1/6450/2013







दस्ताचा प्रकार :-खरेदीखत

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:जितेंद्र हरकचंद सावला पत्ता:प्लॉट नं: 502, माळा नं: ., इमारतीचे नाव: गजराज अपार्टमेंट, ब्लॉक नं: गोपी टॅक रोड, रोड नं: माहिम मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AMIPS6840G	लिहून घेणार वय :-41 स्वाक्षरी:- 		
2	नाव:केवल लक्ष्मीचंद कारीया पत्ता:प्लॉट नं: ., माळा नं: चौथा मजला, इमारतीचे नाव: नानाभाय चेंबर्स, ब्लॉक नं: रुस्तम सिंधवा मार्ग, रोड नं: फोर्ट मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AVZPK9426B	लिहून घेणार वय :-26 स्वाक्षरी:- 		
3	नाव:आशिष पी भांबरीया पत्ता:प्लॉट नं: ., माळा नं: तिसरा मजला, इमारतीचे नाव: प्रद्यु सदन, ब्लॉक नं: डॉ आंबेडकर रोड, रोड नं: माटुंगा मुंबई, महाराष्ट्र, मुम्बई. पॅन नंबर:AERP6761N	लिहून घेणार वय :-44 स्वाक्षरी:- 		

वरील दस्तऐवज करून देणार तथाकथित खरेदीखत चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:15 / 07 / 2013 04 : 10 : 57 PM

ओळख:-

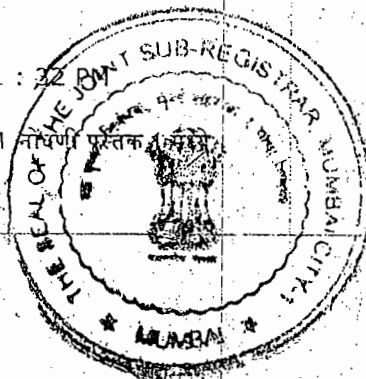
खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:लक्ष्मीचंद डी कारीया वय:54 पत्ता:चौथा मजला नानाभाय चेंबर्स फोर्ट मुंबई पिन कोड:400001	स्वाक्षरी:- 		
2	नाव:प्रतिक भास्कर पै वय:24 पत्ता:वरीलप्रमाणे पिन कोड:400001	स्वाक्षरी:- 		

शिक्षा क्र.4 ची वेळ:15 / 07 / 2013 04 : 11 : 32

शिक्षा क्र.5 ची वेळ:15 / 07 / 2013 04 : 11 : 36 PM

दुय्यम निबंधक, मुंबई



6450 /2013



16 July, 2013

सूची क्र.2

दुय्यम निबंधक : दु.नि.मुंबई शहर 1

दस्त क्रमांक : 6450/2013

नोदणी 63

Regn. 63m

गावाचे नाव : फोर्ट

(1) विलेखाचा प्रकार	खरेदीखत
(2) मोबदला	रु.3,600,000/-
(3) वाजारभाव(भाडेपट्ट्याच्या बावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु.4,293,500/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1033, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ए डी जे एम/607/2013 सर्टी 486/2013 जमीन व बांधकाम क्षेत्र 260.03 चौ मि पैकी 20 टक्के अविभक्त हिस्सा, 104, 106 , 108मोदी स्टीट मुंबई 400001 व इतर वर्णन दस्तात नमुद केल्याप्रमाणे
(5) क्षेत्रफळ	260.03 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून घेणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव: आशिष पी भांबरीया ; वय: 44; पत्ता: प्लॉट नं: माळा नं: तिसरा मजला, इमारतीचे नाव: प्रद्युग्द न, ब्लॉक नं: डॉ आंबेडकर रोड, रोड नं: माटुंगा महाराष्ट्र, मुंबई. पिन कोड:- 400019 पॅन नंबर: AERP6761N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1) नाव: जितेंद्र हरकचंद सावला ; वय: 41; पत्ता: प्लॉट नं: 502; माळा नं: , इमारतीचे नाव: गजराज अपार्टमेंट, ब्लॉक नं: गोपी टॅक रोड, रोड नं: माहिम मु महाराष्ट्र, मुंबई. पिन कोड:- 400016 पॅन नं:- AMIPS6840G 2) नाव: केवल लक्ष्मीचंद कारीया ; वय: 26; पत्ता: प्लॉट नं: , माळा नं: चौथा मजला, इमारतीचे नाव: नानाभाय चेंबर्स, ब्लॉक नं: रुस्तम सिंधवा मार्ग, रोड नं: महाराष्ट्र, मुंबई. पिन कोड:- 400001 पॅन नं:- AVZPK9426B;
(9) दस्तऐवज करून दिल्याचा दिनांक	15/07/2013
(10) दस्त नोंदणी केल्याचा दिनांक	15/07/2013
(11) अनुक्रमांक, खंड व पृष्ठ	6450/2013
(12) वाजारभावाप्रमाणे मुद्रांक शुल्क	रु.214,675/-
(13) वाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



बवई - १
६५० ८
२०१३



F. The parties hereto agree that the aforesaid recitals herein be treated as covenants and part and parcel of the terms of this Deed which terms are agreed between the parties hereto.

NOV THIS INDENTURE WITNESSETH THAT in pursuance of the said Agreement for Sale entered into between the parties, and in consideration of the sum of Rs.36,00,000/- (Rupees Thirty six Lakhs only) paid by the Purchasers to the Vendor or as immediately before the execution of these presents being full consideration money agreed to be paid as aforesaid (the receipts whereof the Vendor doth hereby do and admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Purchasers or their heirs, legal representatives, executors, administrators and assigns and everyone of them and also the said Property) H/E the Vendor doth hereby irrevocably grant, sell, convey, transfer, assign and assure unto the Purchasers, their heirs, executors, administrators and assigns, free from encumbrances, attachment and other effects his 1/5th undivided share, ownership, right, title and interest in All that piece or parcel of land or ground with measures, boundaries and premises, tenements, dwelling houses and building standing thereon situated at 104 - 108 Mody Street, Mumbai - 400 011 and containing by measurement 240.03 sq. mtrs. bearing C.S. No.1033 of Fort Division, New Survey No. 20674 and 2578, situated at 104 - 108 Mody Street, Mumbai - 400 001 more particularly described in Schedule - I hereunder written but excluding the premises described in Schedule II & III hereunder written TOGETHER WITH all and singular the houses out-houses edifices buildings, court yards, areas compounds, fixtures, walls, sewers drains ditches fences, ways, paths, passage commons gullies, water



Ashish P. Bhanushia

Jyendra H. Savia

Kawal L. Karia

बवई - १
६५० १०
२०१३

courses lights liberties privileges easements profits advantages rights members and appurtenances whatsoever to the said land or ground hereditaments and premises or any part thereof belonging or in any wise appertaining to or with the same or any part thereof now at or any time heretofore usually held used occupied or enjoyed or reputed or known as part or member thereof and to belong or be appurtenant thereto, AND the reversion and reversions, remainder and remainders, rents, issues and profits thereof and of every part thereof together further more AND all deeds, patents, instruments, writings and evidences of title which in anywise relate to the said Property or any part or parcel thereof and which now are or hereafter shall or may be in the custody, power or possession of the Vendor his heirs, executors, administrators or representatives or any persons from whom they or they can or may procure the same AND TOGETHER ALSO WITH full and free right and liberty for the Purchasers their successors and assigns, their heirs, executors, administrators and assigns, the Owners or occupiers for the time being of the said Property or any part thereof, their tenants, agents, servants and persons authorized by them at all times hereafter at their will and pleasure by day or by night and for all purposes with or without carts, carriages, wagons, tractors, engines, motor cars or any vehicle or any laden to go, pass and repass in, along, over and upon the said Property for the purpose of ingress to and egress from the public road from or to the said land hereditaments and premises hereby conveyed, transferred and assured, ALL THE ESTATE, right, title, interest, claim and demand whatsoever at law and in equity of the Vendor in to out of or upon the said land hereditaments said Property and premises or any part thereof TO HAVE AND TO HOLD all and



बवई - १
६५० ११
२०१३

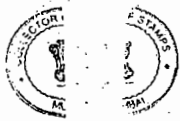
Ashish P. Bhanushia

Jyendra H. Savia

Kawal L. Karia

बवई - १
६५० १२
२०१३

singular the said land hereditaments, said Property and premises hereby granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances (all which are hereinafter called "the said premises") UNTO AND TO THE USE and benefit of the purchasers forever as tenants in common in equal share OR as joint tenants so that on the death of one of the Purchasers the survivors or survivor of them shall be entitled to the whole of the said premises absolutely. SUBJECT TO the payment of all (rents) rates, measurements, taxes and dues now chargeable upon the same or hereafter to become payable to the Government or the Municipality or any other local or public body or authority in respect thereof AND the Vendor do and hereby for himself, his heirs, executors, administrators and representatives covenant with the Purchasers, their heirs, executors, administrators, representatives and assigns THAT notwithstanding any act, deed or thing whatsoever, by the Vendor or any person or persons lawfully or equitably claiming from/ through/ under or in trust from him or his predecessors-in-title, made done committed omitted or knowingly suffered or willingly suffered to the contrary I/E the Vendor had at all material times heretofore and now had in himself good right, full powers, absolute authority and title to grant, sell, convey, transfer, assign and assure the said Property hereby granted, sold, conveyed, transferred and assured or intended so to be unto and the use of the Purchasers in the manner aforesaid or any of their predecessors-in-title or any person or persons lawfully or equitably claiming as aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold under upon occupy, possess and enjoy the said Property hereby granted.



बबई - १
६४५० १३
२०१३



Jendra H. Sivia
Jendra H. Sivia

Kawal L. Karia
Kawal L. Karia

बबई - १
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conveyed, transferred and assured with their appurtenances and receive the rents issues and profit thereof and every part thereof to and for their own use benefit without any suit lawful eviction interruption claim and demand whatsoever from or by the Vendor or his successors and assigns or any of them from or by any person lawfully or equitably claiming or to claim by from under or in trust for him or any of them AND THAT free and clear and freely and clearly and absolutely acquired, exonerated, released, and for every discharged or otherwise by the Vendor well and sufficiently, saved, defended, kept harmless and indemnified of, from and against all former and other estates title charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming by, from, under or in trust for him or any of them or his predecessors-in-title in the AND FURTHER that he the Vendor and all persons having or lawfully or equitably claiming any estate right title or interest at law or in equity whatsoever in the said Property hereby granted conveyed transferred and assured or part thereof by from under or in trust for him the Vendor or his heirs or any of them or under any of his Predecessors-in-title shall and will from time to time and at all times hereafter at the request and costs of the Purchasers, their heirs, executors, administrators and assigns do and execute or causes to be done and executed all such acts, deeds and things conveyances and assurances whatsoever for the better further and more perfectly and absolutely granting unto and to the use of the Purchasers their heirs, executors, administrators and assigns in manner aforesaid as shall or may be reasonably required by the Purchasers its successors or assigns or its of their Counsel in law for assuring the said Property and every part thereof hereby



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Abhishek Bhandarkar
Abhishek P. Bhandarkar

Jendra H. Sivia
Jendra H. Sivia

Kawal L. Karia
Kawal L. Karia

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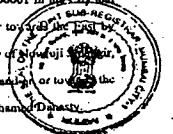
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 granted conveyed transferred and assured unto and to the use of the Purchasers in according to the true intent and meaning of these presents as shall or may be reasonably required.

FIRST SCHEDULE REFERRED TO HEREINAFOVE

1/5th Undivided Share, ownership, right, title and interest in ALL THAT piece or parcel of land and ground rent tenure containing by admeasurement about 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New No.5818 Old Survey No.1062 and New Survey No. 3/8614 and 8578 and bearing Cadastral Survey No. 1033 of Fort Division together with the Tenement or building standing thereon including the common area jointly owned and possessed by Vendor on the First Floor of the said Building, inclusive of all appurtenances, common passage, terrace, structure, well, right, benefit, residual right arising out of the said 1/5th undivided share, which property is assessed by the Municipality of Bombay under "A" ward Nos 2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104 - 108, situated at and on the west side of Mody Street, Bombay 400001 in the City and Registration sub-district of Bombay and are bounded on or towards the East by the said Mody Street, on or towards the West by the property of Nizamuddin Khan, on or towards the North by the property of Jafferji Esmailli and on towards the South by the property of Aga Abdul Mahomed bin Hafi Mohamad.



SECOND SCHEDULE REFERRED TO HEREINAFOVE

Premises admeasuring 300 sq.ft. being part of 1200 sq.ft. area on the 1st floor on north side in the said Building facing the window and adjacent to the washroom on the 1st floor being the structure/building standing on the piece and parcel of

Ashish P. Bhankharia
 Ashish P. Bhankharia
Jitendra H. Savla
 Jitendra H. Savla
Kawal L. Karia
 Kawal L. Karia

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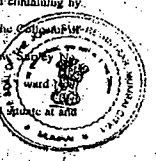


land admeasuring 260.03 square, bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 (referred as non-salable area.)

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THIRD SCHEDULE REFERRED TO HEREINAFOVE

Premise admeasuring 400 sq. ft. carpet on the second floor on the north side in the building, situated at 104, 106, 108 Mody Street, Mumbai 400001 being on the Plot of Land bearing Cadastral Survey No. 1033 of Fort Division containing by admeasurement 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New No. 3/8614 and 8578, assessed by the Municipality of Bombay under "A" ward Nos 2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104-108, situated at and on the west side of Mody Street, Bombay - 400 001.



IN WITNESS WHEREOF the parties have hereon and hereunto put their hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the withinnamed "THE VENDOR" Sri Ashish Pradyuman Bhankharia in the presence of
Ashish Pradyuman Bhankharia
 Ashish Pradyuman Bhankharia

SIGNED SEALED AND DELIVERED by the withinnamed "THE PURCHASERS" 1) Mr. Jitendra Harakchand Savla 2) Mr. Kawal Laxmichand Karia in the presence of
Jitendra H. Savla
 Jitendra H. Savla
Kawal L. Karia
 Kawal L. Karia

Ashish P. Bhankharia
 Ashish P. Bhankharia
Jitendra H. Savla
 Jitendra H. Savla
Kawal L. Karia
 Kawal L. Karia



13

B.E.S. & T. UNDERTAKING
CONSUMER INFORMATION SYSTEM

ACC-NO : 140-025-215*4
INST-NO : 22126
SER-NO : 44757/0

NAME : GANGA JAMUNA TRADING CO.
ADDRESS : R.N.1 TO 4, GH. FLN, 106, MOON ST.
PS-ADDR : FORT MUMBAI 400 001

DEPOSIT : 6680.00 LOAD-KW : 5.10 INST-DT : PHONE : CHG-DT :

METER-NUMBER	P011928	P011928
SR./AVERAGE	2/ 585	2/ 340
METER-DATE	16/05/2005	16/05/2005
TARIFF/ED-CD	LT2A / 21	20 / 19
ED-DETAILS	11/8	RKN-TAFEEZ
RENT/SIZE-CD	0 / 68	0 / 48
SIZE-DETAILS	50(100 MAX)	50(100 MAX)
READING-DATE	01/12/2010	01/12/2010
READING	52064.00	28788.00
UNITS/BILMTH	830	35
LOAD-KW	6.10	35
RDG-SLOTS	No	No
SPIC	972	972
MULTI-TYP/NO	D / 2	E / 2
MULTI-FACTOR	1.000	1.000
POWER-FACTOR	0.8553	
W.D. -CHARGE	200.0000	
PURP.-CODE	02	95
PURPOSE	Commercial	
PHASE	6	6
FLOOR	00	00
WALL	01	00
BOX/CABIN	C	05
COLUMN	01	00
ROW	01	00

ATTESTED COPY
A. A. SHARMA NOTARY (GOVT. OF INDIA)
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14

B.E.S. & T. UNDERTAKING
CONSUMER INFORMATION SYSTEM

ACC-NO : 140-025-215*4
INST-NO : 22126
SER-NO : 44757/0

NAME : GANGA JAMUNA TRADING CO.
ADDRESS : R.N.1 TO 4, GH. FLN, 106, MOON ST.
PS-ADDR : FORT MUMBAI 400 001

DEPOSIT : 6680.00 LOAD-KW : 5.10 INST-DT : PHONE : CHG-DT :

METER-NUMBER	P011928	P011928
SR./AVERAGE	2/ 585	2/ 340
METER-DATE	16/05/2005	16/05/2005
TARIFF/ED-CD	LT2A / 21	20 / 19
ED-DETAILS	11/8	RKN-TAFEEZ
RENT/SIZE-CD	0 / 68	0 / 48
SIZE-DETAILS	50(100 MAX)	50(100 MAX)
READING-DATE	01/12/2010	01/12/2010
READING	52064.00	28788.00
UNITS/BILMTH	830	35
LOAD-KW	6.10	35
RDG-SLOTS	No	No
SPIC	972	972
MULTI-TYP/NO	D / 2	E / 2
MULTI-FACTOR	1.000	1.000
POWER-FACTOR	0.8553	
W.D. -CHARGE	200.0000	
PURP.-CODE	02	95
PURPOSE	Commercial	
PHASE	6	6
FLOOR	00	00
WALL	01	00
BOX/CABIN	C	05
COLUMN	01	00
ROW	01	00

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A. A. SHARMA NOTARY (GOVT. OF INDIA)
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1st Floor Shop

15

B.E.S. & T. UNDERTAKING
CONSUMER INFORMATION SYSTEM

ACC-NO : 140-025-215*4
INST-NO : 22126
SER-NO : 44757/0

NAME : BHANKARIA SONU
ADDRESS : 77, FLR:GRD, PERIN NARIMAN ST. FORT, MUM. -001
PS-ADDR : FORT MUMBAI 400 001

DEPOSIT : 204.00 LOAD-KW : 0.24 INST-DT : 11/01/1981 CHG-DT :

METER-NUMBER	D011538	D011538
SR./AVERAGE	1/ 6	1/ 6
METER-DATE	11/01/1981	11/01/1981
TARIFF/ED-CD	LT2A / 21	21 / 21
ED-DETAILS	21/3	21 / 20
RENT/SIZE-CD	1 / 2	1 / 2
SIZE-DETAILS	2,5(10 MAX)	2,5(10 MAX)
READING-DATE	29/12/2010	29/12/2010
READING	4066.50	4066.50
UNITS/BILMTH	17	17
LOAD-KW	0.24	0.24
RDG-SLOTS	No	No
SPIC	67	67
MULTI-TYP/NO	D / 2	D / 2
MULTI-FACTOR	1.000	1.000
POWER-FACTOR	200.0000	
W.D. -CHARGE	02	
PURP.-CODE	02	Commercial
PURPOSE	Commercial	
PHASE		
FLOOR		
WALL	01	
BOX/CABIN	02	
COLUMN	02	
ROW	02	

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A. A. SHARMA NOTARY (GOVT. OF INDIA)
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16

B.E.S. & T. UNDERTAKING
CONSUMER INFORMATION SYSTEM

ACC-NO : 140-025-215*4
INST-NO : 22126
SER-NO : 44757/0

NAME : BHANKARIA SONU
ADDRESS : 77, FLR:GRD, PERIN NARIMAN ST. FORT, MUM. -001
PS-ADDR : FORT MUMBAI 400 001

DEPOSIT : 204.00 LOAD-KW : 0.24 INST-DT : 11/01/1981 CHG-DT :

METER-NUMBER	D011538	D011538
SR./AVERAGE	1/ 6	1/ 6
METER-DATE	11/01/1981	11/01/1981
TARIFF/ED-CD	LT2A / 21	21 / 21
ED-DETAILS	21/3	21 / 20
RENT/SIZE-CD	1 / 2	1 / 2
SIZE-DETAILS	2,5(10 MAX)	2,5(10 MAX)
READING-DATE	29/12/2010	29/12/2010
READING	4066.50	4066.50
UNITS/BILMTH	17	17
LOAD-KW	0.24	0.24
RDG-SLOTS	No	No
SPIC	67	67
MULTI-TYP/NO	D / 2	D / 2
MULTI-FACTOR	1.000	1.000
POWER-FACTOR	200.0000	
W.D. -CHARGE	02	
PURP.-CODE	02	Commercial
PURPOSE	Commercial	
PHASE		
FLOOR		
WALL	01	
BOX/CABIN	02	
COLUMN	02	
ROW	02	

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A. A. SHARMA NOTARY (GOVT. OF INDIA)
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1st Floor - North Side

23

Form No. 10
 FORM 10 (REVISED 2017)
 INSTRUCTIONS: This form is to be filled by the tenant and submitted to the landlord for the purpose of recording the tenancy agreement.

1. Name of the tenant: _____
 2. Name of the landlord: _____
 3. Address of the tenant: _____
 4. Address of the landlord: _____
 5. Other details: _____

Received by: _____
 Date: _____

TERMS

1. The tenant will be held responsible in case of any fire or other accident occurring in the premises.
 2. One month's previous notice must be given to the landlord in case of termination of the tenancy.
 3. In case of default in payment of rent, the landlord has the right to evict the tenant and to let the premises to any other person.
 4. The tenant shall not be allowed to sub-let the premises or to use the premises for any illegal purpose.
 5. The tenant shall not be allowed to use the premises for any purpose other than that specified in the tenancy agreement.
 6. The tenant shall not be allowed to use the premises for any purpose which is prohibited by law.

ATTESTED BY: _____
 (GOVT. OF INDIA)

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24

Form No. 10
 FORM 10 (REVISED 2017)
 INSTRUCTIONS: This form is to be filled by the tenant and submitted to the landlord for the purpose of recording the tenancy agreement.

1. Name of the tenant: _____
 2. Name of the landlord: _____
 3. Address of the tenant: _____
 4. Address of the landlord: _____
 5. Other details: _____

Received by: _____
 Date: _____

TERMS

1. The tenant will be held responsible in case of any fire or other accident occurring in the premises.
 2. One month's previous notice must be given to the landlord in case of termination of the tenancy.
 3. In case of default in payment of rent, the landlord has the right to evict the tenant and to let the premises to any other person.
 4. The tenant shall not be allowed to sub-let the premises or to use the premises for any illegal purpose.
 5. The tenant shall not be allowed to use the premises for any purpose other than that specified in the tenancy agreement.
 6. The tenant shall not be allowed to use the premises for any purpose which is prohibited by law.

ATTESTED BY: _____
 (GOVT. OF INDIA)

बतई - १
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25

Form No. 10
 FORM 10 (REVISED 2017)
 INSTRUCTIONS: This form is to be filled by the tenant and submitted to the landlord for the purpose of recording the tenancy agreement.

1. Name of the tenant: _____
 2. Name of the landlord: _____
 3. Address of the tenant: _____
 4. Address of the landlord: _____
 5. Other details: _____

Received by: _____
 Date: _____

TERMS

1. The tenant will be held responsible in case of any fire or other accident occurring in the premises.
 2. One month's previous notice must be given to the landlord in case of termination of the tenancy.
 3. In case of default in payment of rent, the landlord has the right to evict the tenant and to let the premises to any other person.
 4. The tenant shall not be allowed to sub-let the premises or to use the premises for any illegal purpose.
 5. The tenant shall not be allowed to use the premises for any purpose other than that specified in the tenancy agreement.
 6. The tenant shall not be allowed to use the premises for any purpose which is prohibited by law.

ATTESTED BY: _____
 (GOVT. OF INDIA)

बतई - १
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बतई - ३
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26

Form No. 10
 FORM 10 (REVISED 2017)
 INSTRUCTIONS: This form is to be filled by the tenant and submitted to the landlord for the purpose of recording the tenancy agreement.

1. Name of the tenant: _____
 2. Name of the landlord: _____
 3. Address of the tenant: _____
 4. Address of the landlord: _____
 5. Other details: _____

Received by: _____
 Date: _____

TERMS

1. The tenant will be held responsible in case of any fire or other accident occurring in the premises.
 2. One month's previous notice must be given to the landlord in case of termination of the tenancy.
 3. In case of default in payment of rent, the landlord has the right to evict the tenant and to let the premises to any other person.
 4. The tenant shall not be allowed to sub-let the premises or to use the premises for any illegal purpose.
 5. The tenant shall not be allowed to use the premises for any purpose other than that specified in the tenancy agreement.
 6. The tenant shall not be allowed to use the premises for any purpose which is prohibited by law.

ATTESTED BY: _____
 (GOVT. OF INDIA)

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बतई - ३
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Dr. Ambedkar Road, opp. Parsi Gymkhana, Matunga (East); Mumbai 400019, for the sake of brevity hereinafter referred to as "THE VENDOR" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors, administrators and assigns) of the ONE PART;

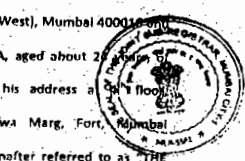
A N D

(1) Mr. JITENDRA HARAKCHAND SAVLA, aged about 41 years, of Mumbai, Indian inhabitant, having his address at 502, Gajraj Apartment, Gopi Tank Road, Malim (West), Mumbai 400016;

(2) MR. KEWAL LAXMICHAND KARIA, aged about 27 years, of Mumbai, Indian inhabitant having his address at Nanabhoy chambers, Rustom Sidhiwa Marg, Fort, Mumbai 400001 for the sake of brevity hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART;

WHEREAS:

A. Pursuant to an Indenture dated 26th November, 1995 between one Popatlal Nagindas Bhankharla, therein referred to as the Vendor and the Vendor herein, therein



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TJS *VCC*

referred to as the Purchaser, the Vendor herein purchased the 1/5th Undivided Share of the said Popatlal Nagindas Bhankharla in the property described in the first schedule therein being 1/5th undivided share in all that piece and parcel of land admeasuring 260.03 sq.mtrs, bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 together with the tenement or building of ground plus two floors hereinafter referred to as 'said Property', more particularly described in the FIRST SCHEDULE hereunder written.

B. By a Deed of Confirmation dated 21st March, 1996 the aforesaid Indenture was registered with Sub-Registrar Assurances, Bombay under Sr. No. BBE/1017/1996;

C. The Ground and second floors in the said Building are occupied by the occupants/ Tenants:

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D. The two Premises on 1st Floor each admeasuring approx 1200 sq. ft. carpet one is on the southern side and another on northern side are jointly owned and possessed by the co-owners,

Adm *TJS* *VCC*



E. The Purchasers have filed a Suit being S.C Sult No.791 of 2011 in the Bombay City Civil Court against inter alia the Vendor and others seeking a permanent order and injunction against the Defendants therein from in any manner disturbing or interfering or dispossessing the Purchasers from the joint use and possession of the said premises on the first floor of the said Building admeasuring 2400 sq. ft. and for other reliefs. No ad Interim/ Interim reliefs have been granted in favour of the Purchasers in the said Suit. The Notice of Motion and suit are pending for hearing and final disposal before the Hon'ble Court.

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F. The Vendor wants to retain his ownership rights with regard to an area of 300 sq. ft. being part of the Northern side premises on 1st floor of the said building window and adjacent to the washroom, hereinafter for the sake of brevity referred to as the Non-Saleable area, said Non-saleable area of 300 sq.ft. on the 1st floor, particularly described in the SECOND SCHEDULE hereunder written.



G. The Purchasers have filed another Suit being Sult No. 373 of 2012 in the Hon'ble Bombay High Court inter alia against

TJS *VCC*

the Vendor, Mrs. Sunita Pradyuman Bhankharla and Mr. Amit Pradyuman Bhankharla under Section 5 of the Specific Relief Act for restoration of possession with respect to a premises admeasuring 400 sq.ft on the 2nd floor of the said Building (hereinafter referred to as the said Suit Premises) which is more particularly described in THIRD SCHEDULE hereunder written in which premises the Vendor has 20% Landlordship right (Vendor's said right/ share). The Purchasers have also filed a criminal complaint before the Metropolitan Magistrate Court with regard to his dis-possession from the said Suit Premises on the 2nd floor. No process has been yet issued in regard to the said complaint.

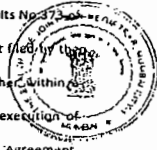
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H. By an Order dated 14th February, 2012 the Hon'ble Bombay High Court granted ad-Interim reliefs to the Purchasers. Notice of Motion No. 391 of 2012 filed by the Purchasers in the said Sult No. 373 of 2012 inter alia directing the Vendor not to dispose of, alienate, encumber, part with possession or create any third party rights in respect of the said Suit Premises. The said Notice of Motion and suit both are pending for hearing and final disposal later on transferred to Bombay City Civil Court.



Adm *TJS* *VCC*

- I. Since there is an order dated 14th February, 2012 passed by the Hon'ble Court with regard to said Suit Premises therefore the parties have agreed that the said 20% share of the Vendor with regard to the said Suit Premises be excluded from this Agreement, however the Vendor is not claiming possessory or tenancy rights in any capacity.
- J. The Vendor's said 20% landlordship right with regard to the Suit Premises on second floor described in Third Schedule herein is excluded from this Agreement.
- K. The Purchasers shall withdraw the said Civil Suits No. 734 of 2012 and 791 of 2011 and Criminal Complaint filed by the Purchasers against the Vendor and his mother within a period of 30 (thirty) days from the date of execution of these presents, time being the essence of this Agreement, subject to Vendor and his mother complying with requisite formalities as required by the Purchasers.
- L. It is also agreed by and between the parties that as soon as the Civil Suit and the Criminal Complaint are withdrawn against the Vendor and Smt.Sunita Bhankharia, the Vendor shall assign his said 20% right in the said Suit Premises described in Third Schedule herein by a separate Deed of



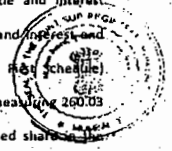
parties provided
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2023

Handwritten signatures and initials: H, TBS, KLC

Sale/Assignment which the Vendor agrees and undertakes to sign, execute and admit.

parties provided
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2023

- M. The Vendor has, excluding his right, title and interest in an area of 300 sq.ft on the 1st Floor on the northern side of the said Building facing the window and adjacent to the washroom (described in Second Schedule hereunder and herein referred to as the "Non Saleable Area") and excluding his said right in the said Suit Premises described in the Third Schedule herein, agreed to sell, convey, transfer and assign to the Purchasers the said property on "as is where is basis" all his right, title and interest, including his 1/5th undivided right, title and interest and share in the said Property (described in First Schedule) being all that piece and parcel of land admeasuring 260.03 sq. mtrs. together with the 1/5th undivided share in the tenement or building consisting of ground plus two floors standing thereon together with all the benefits, right, title and interest arising out of the said 1/5th undivided share, including the common area jointly owned and possessed by him on the First Floor of the said Building, along with the tenements occupied by the Tenants subject to their tenancy rights, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual



Handwritten signatures and initials: H, TBS, KLC

right arising out of the said 1/5th undivided share and the Purchasers have agreed to purchase the same from the Vendor, for a sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) being full and final consideration payable by the Purchasers to the Vendor on the terms and conditions mutually agreed by and between the parties

parties provided
8840 49
2023

NOW THIS AGREEMENT FOR SALE WITNESSETH AS FOLLOWS:

- 1. The parties hereto agree that the aforesaid recitals be treated as covenants and part and parcel and form integral part of the terms of this Agreement as agreed between the parties hereto.
- 2. That the Vendor has agreed to sell, convey and assign to the Purchasers the said property (described in First Schedule) "on as is where is basis" with his all right, title and interest including his 1/5th (i.e. 20%) undivided ownership share in the said property being plot of land bearing C.S. No. 1033, New Survey No. 3/8614 and 8578, situated at Fort, Fort Division, Mumbai - 400 001, admeasuring about 260.03 sq. mtrs. of land alongwith the building thereon consisting of Ground + two storeys, including the common area jointly owned and possessed by



Handwritten signatures and initials: H, TBS, KLC

him on the First Floor of the said Building, along with the tenements occupied by the Tenants subject to their tenancy rights, inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share, as more particularly described in the FIRST Schedule hereto and hereafter collectively referred to as the said "1/5th Undivided Share" but excluding the said Non Saleable Area (described in Second Schedule) and the Vendor's said right in Suit Premises being the said 400 sq.ft on the second floor of the said Building (described in Third Schedule herein)

parties provided
8840 49
2023

- 3. That the Vendor has agreed to sell, convey and transfer the said 1/5th Undivided ownership Share for a sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) and the Purchasers have agreed to purchase the said 1/5th Undivided Share for the said sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) being full and final consideration payable to the Vendor by the Purchasers.
- 4. The Vendor doth hereby agree, confirm and acknowledges to have received the said sum of Rs.36,00,000/- (Rupees Thirty Six Lakhs only) from the



Handwritten signatures and initials: H, TBS, KLC

Purchasers (In the manner set out in the receipt clause hereinafter) towards full and final consideration in respect of the sale of the said 1/5th Undivided Share.

5. The Vendor doth hereby confirms that henceforth he shall have no right, title and interest in the said 1/5th Undivided Share, excluding the Non Saleable Area and the Suit Premises and the said 1/5th Undivided Share, excluding the Non Saleable Area and said right in the Suit Premises, ought to be deemed to have been conveyed and transferred in favour of the Purchasers in all respects for all purposes and intents without any further...



6. The Vendor doth hereby declares that nobody is or has been or will be in possession of the said 1/5th Undivided Share of the Vendor. and upto today no valid or legal objections or claims of whatsoever nature has been filed by any private parties, trusts, company and/or by Government, semi-Government or Competent Authorities disputing the said 1/5th Undivided Share of the Vendor.

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7. The Vendor doth hereby agrees and confirms that there is no dispute or claim or litigation with regard to the said 1/5th Undivided Share in the said property.

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8. The Purchasers doth hereby agree, declare and confirm that they shall be responsible and liable for all the liabilities and consequences including taxes, of whatsoever nature, with respect to the 1/5th Undivided Share of the Vendor, excluding the Non Saleable Area and his said right in the Suit Premises, after the execution of Registered Deed of Conveyance and the Vendor herein shall be liable for payment of all liabilities and taxes and costs thereof prior thereto.

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9. The Vendor shall concurrently execute a Power of Attorney and all other incidental and consequential deeds in favour of the Purchasers or their nominee or nominees whereby the Vendor shall give the powers to the Purchasers with regard to the said 1/5th Undivided Share, excluding the Non Saleable Area and the Suit Premises including to execute a Conveyance, to collect all dues of rent (arrears) from the tenants, to collect rent in future; to receive compensation from the tenants and occupants from the buildings to transfer the rent receipts on legal and proper surrender of the tenancy rights from the tenants as shown in the Annexure I attached herewith to pay the Municipal taxes, to deal with the Bombay Municipal Corporation, Repair Board, MHADA, to repair



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and reconstruct and demolish the existing building, to attend before the Competent Authority, to file objections and to do all acts, deeds and things in such manner as if they are the landlords and owners thereof to the extent of the said 1/5th Undivided Share.

10. The Vendors doth hereby undertake to hand over all the relevant original, title deeds, plans, receipts any other writings or any other paper of whatsoever nature in respect of the said 1/5th Undivided Share excluding the Non Saleable Area to the Purchasers' Attorneys for the investigation of title of the Vendor in respect of the said 1/5th Undivided Share.

Handwritten notes in a box: यवड - १, ६४१० ५१, २०१३

11. The Vendor further doth hereby declares confirms and undertakes that he will execute all the necessary documents, forms, applications, letters, writings, including declaration, affidavit, deed of conveyance, and all other papers, documents, forms, applications on or before the completion of this transaction as and when required for the purpose of transferring the said 1/5th Undivided Share, to the Purchasers and the Vendor will always cooperate in all reasonable manner with the Purchasers in this regard. In the event, the Vendor fails to cooperate with the



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Purchasers, then the Purchasers shall be entitled to exercise the powers, given by the Vendor under the said Irrevocable General Power of Attorney in favour of the Purchasers.

12. The Vendor doth hereby declares and confirms that the said property did not fall within the scope of Urban Land (Ceiling & Regulation) Act, 1976 and there were no action or proceeding under the said act.

Handwritten notes in a box: यवड - १, ६४१० ५१, २०१३

13. The Vendor doth hereby declares and confirms that subject to the above, the said 1/5th Undivided Share, excluding the Non Saleable Area and Vendor's said right in the Suit Premises, has marketable title and the same is free from reasonable doubts.



14. The Vendor doth hereby declares and confirms that there is no additional F.S.I. available on the said plot of land and in the event, if any benefit arises due to any amendment or change of rules or due to a change in the interpretation of laws, the same will be available to the Purchasers.

15. The Vendor hereby agrees, declares and confirms that, except for the proceedings mentioned hereinabove, there is no suit or litigation or lis Pendens pending with regard to

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the said 1/5th Undivided Share and no order of Injunction or appointment of Court Receiver is pending or running with regard to the said 1/5th Undivided Share of the Vendor or any part or parcel thereof.

बवई - १
६४५० ५८
२०१३

16. The Vendor doth hereby declares:

- (a) That the said 1/5th Undivided Share is freehold.
- (b) that there are no outstanding dues, taxes, levies, encumbrances, cess in the nature of any type of assessment, mortgage, lien, acquisition, requisition, easement or right of tenant in respect of 1/5th Undivided Share.
- (c) that no notification is issued or is in force under any Statute of the Government of Maharashtra regarding the said 1/5th Undivided Share. The Vendor further declares that the said 1/5th Undivided Share or any part thereof is not covered by any reservation till the execution of this Agreement for sale and to his knowledge.



17. The Vendor doth hereby agrees that his 1/5th Undivided Share, except the said Non Saleable Area and said right in the Suit Premises stands relinquished and extinguished in

TBS VLL

favour of the Purchasers and the Vendor shall have no right, title and interest to deal with any manner or whatsoever nature in respect of the said 1/5th Undivided Share, excluding the said Non Saleable Area and said Suit Premises.

बवई - १
६४५० ५८
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18. The Vendor doth hereby undertake to execute a Deed of Conveyance which shall be completed within one month from the execution of this Agreement for Sale and if the Vendor fails, avoids and/or neglects to execute the said Deed of Conveyance, the Purchasers shall be entitled to execute the same as Power of Attorney holder on behalf of the Vendor without any restriction.



19. The Vendor doth hereby agrees, declares and undertakes to execute all the necessary papers, writings, applications and documents for the effective transfer of the said 1/5th Undivided Share, except the said Non saleable Area and the said Suit Premises in favour of the Purchasers and also undertakes to co-operate with the Purchasers in all reasonable manner for the same at the cost and expenses of the Purchasers.

20. The Purchasers already have 73.33% ownership share in the said Property and by acquiring the said 1/5th share,

TBS VLL

except the said Non Saleable Area and Vendor's said right in the Suit Premises, of the Vendor, the Purchasers will have a total of 93.33% ownership & landlordship share in the said Property. The Purchasers hereby agree that in the event the Purchasers intend to develop the said Property in any manner whatsoever, the Vendor shall be kept fully informed and the Vendor doth hereby gives his unconditional and irrevocable consent in favour of the Purchasers to undertake the said property for redevelopment, however the Vendor shall be entitled for constructed area at a mutually agreed upon location in lieu of the said Non-Saleable Area described in Schedule herein admeasuring carpet 300 sq.ft. of the premises admeasuring 1200 sq.ft. area of the 1st floor of the said building as per the development scheme as applicable at the relevant time, however the minimum area to be provided will be carpet 300 sq.ft. on a basis free of costs.



बवई - १
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21. The Purchasers, hereby agree that they shall forthwith take steps to withdraw the said S.C Sult No.791 of 2011 and Sult No. 373 of 2012 in the Bombay City Civil Court as against the Vendor and Mrs. Sunita Pradyuman Bhankaria and hereby agree and undertake that they shall file no further

TBS VLL

or other proceedings against the Vendor and for his mother with respect to the said Property on any ground whatsoever.

22. It is further agreed and declared that if at any time any dispute or differences of question shall arise between the parties hereto, or between their or any of their representatives, touching, pertaining, affecting, concerning or relating to the terms of this Agreement or the existence, construction, validity or meaning of these presents or the rights or liabilities of the parties hereto or their representatives under those presents or otherwise relating to the said 1/5th Undivided Share then every such dispute, difference or question shall be referred to and decided by Sole Arbitrator in accordance with the provisions of the Arbitration and Conciliation Act, 1996. The Arbitration will be held at Mumbai and cost of the arbitration will be borne by the both parties equally and each party will bear its own Advocate's costs.



बवई - १
६४५० ५८
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23. The Purchasers agree to bear all the out of pocket expenses incidental to this Agreement for sale and conveyance and other writings to be made in pursuance thereof including stamp duty and registration charges shall be borne and

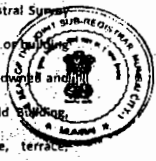
TBS VLL

paid by the Purchasers exclusively as may be determined and payable by them.

FIRST SCHEDULE REFERRED TO HEREINA

1/5th Undivided Share, ownership, right, title and interest in ALL THAT piece or parcel of land and ground rent tenure containing by admeasurement about 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New No.5818 Old Survey No.1062 and New Survey No. 3/8614 and 8578 and bearing Cadastral Survey No. 1033 of Fort Division together with the Tenement or building standing thereon including the common area jointly owned and possessed by Vendor on the First Floor of the said building inclusive of all appurtenances, common passage, terrace, structure, wall, right, benefit, residual right arising out of the said 1/5th undivided share, which property is assessed by the Municipality of Bombay under "A" ward Nos.2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104 - 108, situated at and on the west side of Mody Street, Bombay 400001 in the City and Registration sub-district of Dombay and are bounded on or towards the East by the said Mody Street, on or towards the West by the property of Nawroji Jhangir, on or towards the North by the property of Jafferji Esmalji and on or towards the

बखई - १
Ekyo 63
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Handwritten initials and signatures.

South by the property of Aga Abdul Mahomed bin Hadi Mohamed Dahasty.

SECOND SCHEDULE REFERRED TO HEREINABOVE

Premises admeasuring 300 sq.ft. being part of 1200 sq.ft. area on the 1st floor on north side in the said Building facing the window and adjacent to the washroom on the 1st floor being the structure/building standing on the piece and parcel of land admeasuring 260.03 sq.mtrs. bearing C.S. No. 1033 of Fort Division New Survey No. 3/8614 and 8578, situated at 104 - 108 Mody Street, Fort, Mumbai 400001 (referred to as non-leaseable area.)

बखई - १
Ekyo 63
२०१३

THIRD SCHEDULE REFERRED TO HEREINABOVE

Premises admeasuring 400 sq. ft. carpet on the second floor on the north side in the building situated at 104, 106, 108 Mody Street, Mumbai 400001 being on the Plot of Land bearing Cadastral Survey No. 1033 of Fort Division containing by admeasurement 260.03 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Collector's old No.644, 644 Collector's New Survey No. 3/8614 and 8578, assessed by the Municipality of Bombay under "A" ward Nos. 2066, 2067 and Old Street Nos. 156-158, New Street Nos. 104-108 situate at and on the west side of Mody Street, Bombay - 400 001 (being subject



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matter of S.C. Sult No.373 of 2012 and referred to herein as Sult premises).

IN WITNESS WHEREOF the parties have hereto and hereunto put their hands and seals the day and year first hereinabove written.

SIGNED SEALED AND DELIVERED by the withinnamed "THE VENDOR" Shri Ashish Pradyuman Bhankharla

In the presence of.....

PANTEGK BHASKAR PAI

SIGNED SEALED AND DELIVERED by the withinnamed "THE PURCHASERS" (1) Mr. Jitendra Harakchand Savia (2) Mr. Kewal Laxmichand Karla In the presence of.....

LAXMICHAND KARIA

Handwritten signature of Ashish Pradyuman Bhankharla.

Handwritten signatures of Jitendra Harakchand Savia and Kewal Laxmichand Karla.



बखई - १
Ekyo 63
२०१३

RECEIPT

ACKNOWLEDGED HAVING RECEIVED a sum of Rs.36,00,000/-

(Rupees Thirty Six Lakhs only) from the Purchasers viz. (1) Mr. Jitendra Harakchand Savia and (2) Mr. Kewal Laxmichand Karla towards full & final consideration as recited in these presents being Agreement for sale by Pay Order No. 104563 dated 4/11/2013 for Rs.36,00,000/- drawn on Ashiyadnyasa Bank, Fort branch.]

I say Received Rs.36,00,000/-:

Ashish Pradyuman Bhankharla [Vendor]

Witnesses:

- 1.
2.



बखई - १
Ekyo 63
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पुनः अपलोड भाग-2
पृष्ठ संख्या 8450/2013

पुनः अपलोड क्रमांक: 161560013
पुनः अपलोड प्रकार: -अपेक्षित

क्र.सं.	व्यक्तिगत विवरण	पुनः अपलोड प्रकार	व्यक्तिगत चित्र	अपेक्षित चित्र
1	व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 502, पता: 41, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित पुनः अपलोड क्रमांक: AAMP58940G	व्यक्तिगत चित्र		
2	व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 502, पता: 41, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित पुनः अपलोड क्रमांक: AVZP9426H	व्यक्तिगत चित्र		
3	व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 502, पता: 41, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित पुनः अपलोड क्रमांक: AERP80781H	व्यक्तिगत चित्र		

व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 502, पता: 41, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित
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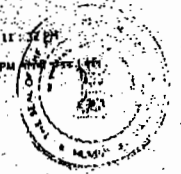
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क्र.सं.	व्यक्तिगत विवरण	व्यक्तिगत चित्र	अपेक्षित चित्र
1	व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 400001, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित		
2	व्यक्तिगत विवरण पुनः अपलोड क्रमांक: 400001, पुनः अपलोड प्रकार: अपेक्षित, व्यक्तिगत चित्र: 400001, पुनः अपलोड प्रकार: -अपेक्षित		

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पुनः अपलोड क्रमांक: 400001



8450/2013

Dated this day of , 2013

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DEED OF CONVEYANCE

Between:

Shri Ashish Pradyuman Bhankharia

.. Vendor

And

(1) Mr. Jitendra Harakchand Savla

(2) Mr. Kewal Laxmichand Karia

.. Purchasers

=====

M/s. KIRAN JAIN & Co.
Advocates, High Court,
1st & 2nd floors, Cama Chambers,
23 Nagindas Master Road,