

Ms. Sushil Giridharilal Daruka

7385
29/11/06

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Wednesday, November 29, 2006

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Page 30 M

पावती

पावती क्र. : 7877

दिनांक 29/11/2006

पावतीचे नाव साहू

दस्तऐवजाचा अनुक्रमांक बंदर 14 - 07305 - 2006

दस्तऐवजाचा प्रकार करारनामा

DELIVERED

सादर करणाराचे नाव: सुशिल गिरधारीलाल दारुका

नोदणी फी	:-	15000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (18)	:-	360.00
एकूण	रु.	15360.00

आपणास हा दस्त अंदाजे 4:26PM ह्या वेळेस मिळेल

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दुय्यम निबंधक
सह दु.नि.का-कुर्ला 4

बाजार मुल्य: 1312861 रु. मोबदला: 15000 रु. सह दुय्यम निबंधक कुर्ला क्र. ४,
भरलेले मुद्रांक शुल्क: 75000 रु. पंढई उपनगर जिल्हा.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: बी ओ बी सु. 80;

डीडी/धनाकर्ष क्रमांक: 367309; रक्कम: 15000 रु.; दिनांक: 29/11/2006

समाशोधनाच्या अधिन राहून

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ICICI Bank

Customer Copy

Deposit Dr. Mutual Fund Date 29/11/06

Pay to: ICICI Bank Ltd. A/C Stamp Duty	
Franking Value	Rs. 25000
Service Charges	Rs. 0
Total	Rs. 25000

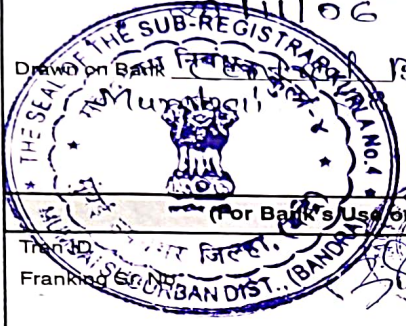
Name of Stamp duty paying party:
Mr. Sushil B. Dhotre

FRANKING DEPOSIT SLIP

Received With Thanks.
Rajesh Dhotre
Paying Stamp Duty

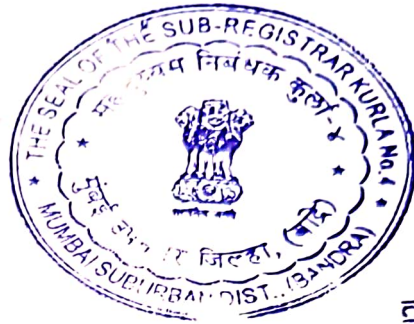
DD / Cheque No. 084998
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Drawn on Bank of Maharashtra Bank



Transit
Franking
Officer

भारत - २४
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Rs 75000/-

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AGREEMENT FOR SALE

ARTICLES OF AGREEMENT made and entered into at Mumbai, this 29 day of November 2006 BETWEEN **MRS DEEPA BHAGCHAND RANGLANI** aged about

CHANDRESH KUMAR
 OFFICER
 ICICI BANK LTD.

Chandresh Kumar

ICICI Bank Ltd, Plot No 98-A-B Pralap
 Palace, J N Road, Mulund
 (West) Mumbai-400080
 D-SISTRY/MC/R 101110/020042514-17

भारत 38080
 106992
INDIA STAMP DUTY MAHARASHTRA
RS. 0075000/-PB5149
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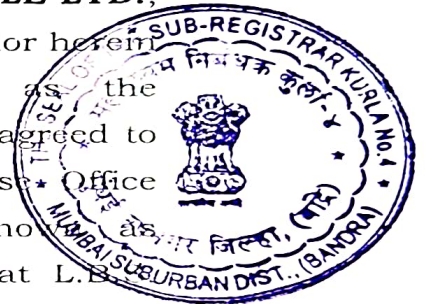
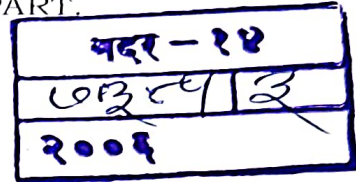
DBR *Heanung* *P. Daruka.*

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Sweet 58 years, Hindu, Adult, Indian Inhabitant, residing of Office No.604, Sixth Floor, Nirmal Lifestyle Corporate Centre, situate at L.B.S. Road, Mulund (West), Mumbai-400080, hereinafter referred to as the "**VENDOR**" (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include her heirs, executors, administrators and assigns) of the ONE PART and **MR SUSHIL GIRDHARILAL DARUKA** aged about 44 years & **MRS POONAM SUSHIL DARUKA** aged about 37 years, both of them Hindu, Adult, Indian Inhabitants, residing at Flat No.61, Sharmistha Tower, Tarangan, Pokhran Road No.1, Thane (West), hereinafter referred to as the "**PURCHASERS**" (which expression shall unless it to be repugnant to the context or meaning thereof shall mean and include their heirs executors, administrators and assigns) of the OTHER PART.

WHEREAS:

i) By virtue of an Agreement dated 30th December 2004, made between **M/S. NIRMAL LIFESTYLE LTD.**, as the "Developers" of the One Part, and Vendor herein **MRS DEEPA BHAGCHAND RANGLANI** as the Purchaser of the Other Part, the Developers agreed to sell and the Purchaser agreed to purchase Office No.604 on the Sixth Floor of the building known as Nirmal Lifestyle Corporate Centre, situate at L.B.S. Road, Mulund (West), Mumbai-400080, Taluka Kurla,



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for

P. Daruka

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within the Registration District and Sub District of Mumbai City and Mumbai Suburban and more particularly described in the Schedule hereunder written at or for the price and on the terms and conditions therein contained together with permanent and absolute right of use and occupation of the said Office No.604 (hereinafter for the brevity's sake referred to as the "Said Premises"). The said Agreement is registered in the Office of the Sub Registrar of Assurance, Kurla-2, Mumbai, vide SI No. BDR-7-00053-2005 ON 04.01.2005.

SI No.	५२२-२४
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(ii) The Vendor due to certain circumstances wish to sell the said premises and all the rights therein to the Purchasers. The Purchasers have after visiting the building Nirmal Lifestyle Corporate Centre, have agreed to purchase the said premises on certain terms and conditions mutually agreed by and between both the parties.

iii) The Vendor has agreed to sell, transfer and assign unto the Purchasers and the Purchasers have agreed to purchase from the Vendor all that the rights, titles and interest of the Vendor under and by virtue of the Agreement dated 30th December 2004 .



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

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1. The Agreement dated 30th December 2004 is still valid and subsisting and in no way terminated and/or cancelled.

2. The Vendor hereby states and declares as under:-

a) She is the owner of the said premises.

b) She has not entered into any agreement for sale, disposal or letting out of the said premises with any other person and that she is seized and possessed of the same.

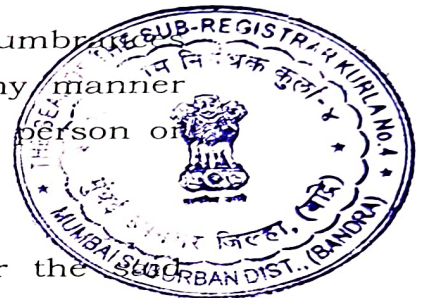
c) She has good right, full power and absolute authority to deal with and dispose off the said premises and no one else.

d) The said premises is free from all encumbrances and the same is not mortgaged or in any manner charged for payment of any money to any person or financial institution.

e) She has paid full consideration for the premises and no part of consideration amount has remained unpaid or outstanding.

f) The said premises is not affected by any lis-pendens or insolvency proceedings or any prohibitory

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orders from any court, Income Tax Department, Sales Tax Department or any person or persons, buyer/s of the same Office who has subsequently cancelled/surrendered the same to the Developers, restricting the transfer of the said premises.

g) If any of the aforesaid declarations turns out to be false or if any person makes any claim in respect of the said premises and thereby or other wise the Purchasers are put to any loss, expenses or prejudice, otherwise the Vendor shall indemnify and keep indemnified and harmless the Purchasers against all such loss and expenses.

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3. The Vendor has agreed to sell, transfer and assign unto the Purchasers the said premises as also the rights and interest therein and relying on the aforesaid representations and declarations made by the Vendor, the Purchasers have agreed to purchase from the Vendor her rights, title and interest, including the beneficial interest in the said premises at or for the total consideration of **Rs.15,00,000/- (Rupees Fifteen Lacs Only)** to be paid by the Purchasers to the Vendor in the following manner that is to say



(a) Rs.10,00,000/- (Rupees Ten Lacs Only) shall be paid by the Purchasers to the Vendor on or before the execution hereof (the payment and receipt whereof the Vendor doth hereby admit and acknowledge).

BBR P. Daria

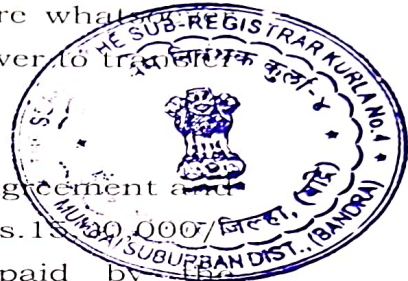
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(b) Rs.5,00,000/- (Rupees Five Lacs Only) shall be paid by the Purchasers to the Vendor on or before 30th November 2006 against handover the quiet, vacant and peaceful possession of the said premises.

4. It is mutually agreed between the Vendor and the Purchasers that Vendor will pay all dues of the said premises such as Municipal Taxes, Electricity Bills, Telephone Bills etc. concerning the said premises till the date of handing over the possession. She will being letter from the Developers being proof of no balance of such dues and will handover the same to the Purchasers. The Vendor confirm and declare that she will indemnify and keep indemnified the Purchasers against all such payments payable to the Developers in respect of the said premises.

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5. The Vendor doth hereby covenant with the Purchasers that the said premises agreed to be sold is free from encumbrances of any nature whatsoever and the Vendor has full and absolute power to transfer the said premises to the Purchasers.



6. The Vendor has in pursuance of this agreement and in consideration of the said sum of Rs.15,00,000/- (Rupees Fifteen Lacs Only) to be paid by the Purchasers to the Vendor as aforesaid shall relinquish her rights in respect of the said premises.

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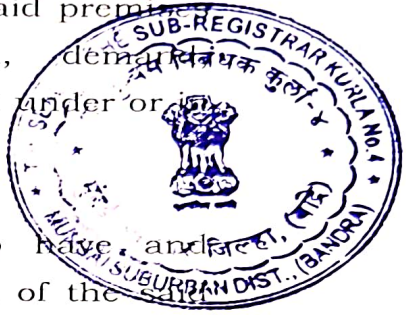
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P. Daruka

7. The Vendor shall have no right, title, interest, claim, demand or charge of whatsoever nature on the payments and contributions made by the Vendor to the Developers/Proposed Society for the said premises. The Vendor shall handover the possession of the said premises to the Purchasers at the time of receiving full and final payment. The Vendor shall do the needful in all respect to secure the title of the said premises to the Purchasers and shall always keep the Purchasers indemnified from any liabilities and or claims of the said premises.

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8. The Vendor doth hereby further cover with the Purchasers that the Purchasers shall upon the payment of full and final payment made to her, quietly and peacefully possess and occupy the said premises without any let, hindrance, denial, demand or interruption or equitably claiming through under or trust for the Vendor.



9. The Purchasers shall be entitled to have and hold the possession, occupation and use of the premises, and the Purchasers shall hold the same upto and to the use and benefit of the Purchasers, for them, their heirs, successors and assigns forever without any claim, right, interest, demand, lein of the Vendor or any person or persons claiming through or under him or in trust for her subject to payment by the Purchasers of all taxes, assessments, charges,

DBR H. Gaurang P. Daruka

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duties, calls made by the Developers/Adhoc Committee, Flat Owners proposed Society and thereafter to Society when formed Government, revenue or local authority hereafter in respect of the said premises.

10. The Purchasers doth hereby covenant with the Vendor that save and except as aforesaid the Purchasers shall also become the members of the Co-operative Housing Society or any other incorporated body to be formed by all Office owners of the "NIRMAL LIFESTYLE CORPORATE CENTRE." and shall also become the members of the Co-operative Housing Society or any other incorporated body to be formed by all Office owners of the said building and also abide by the rules and regulations of the society to be formed.

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11. The Purchasers doth hereby covenant with the Vendor that they shall abide by the rules, regulations and bye-laws of the said society when formed after admission as member thereof and that they agree to undertake to pay and discharge as may be appropriate calls, demands, contributions and dues which the society, Developers and or society as the case may hereafter made in respect of the said premises.



12. The Vendor hereby further covenant with the Purchasers that the Vendor shall from time to time

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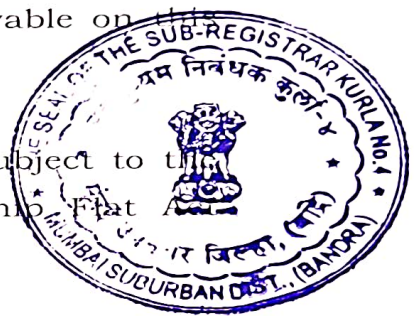
and at all times whenever called upon by the Purchasers or their Advocates or attorneys do and execute all such acts, deeds, matters and things whatsoever for more perfectly securing the interest of the Purchasers in the premises to be hereby sold unto and to the use of the Purchasers as shall or may be reasonably required but at the cost of the Purchasers .

13. The said Agreement dated 30th December 2004 and all other relevant papers and receipts of payments made to the Developers and the Vendor herein, shall be delivered by her to the Purchasers on the date of receipt of full and final payment.


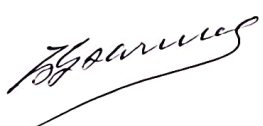
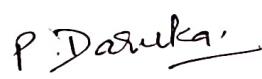
14. Save and except as aforesaid all the terms and conditions of the said Agreement dated 30th December 2004 shall be binding on the Purchasers as if all the terms and conditions were bodily incorporated in this agreement.

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15. It is mutually agreed between the Vendor and the Purchasers that the Purchasers shall pay necessary stamp duty and registration charges payable on this agreement.



16. This Agreement shall always be subject to the provisions of the Maharashtra Ownership Flat Act

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1963 (Regulation of the Promotion, Construction, Sale, Management and Transfer) Rules 1964.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands to this writing the day and year first hereinabove written:

SIGNED SEALED AND DELIVERED by)
the withinnamed VENDOR)
MRS DEEPA BHAGCHAND RANGLANI)
the party of the FIRST PART,)
in the presence of.....)
.....)

Deepa B.R

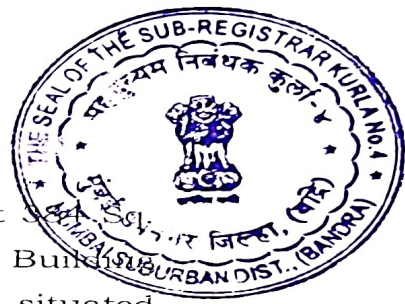
बंद - २४
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२००६

SIGNED SEALED AND DELIVERED by)
the withinnamed the PURCHASERS)
MR SUSHIL GIRDHARILAL DARUKA &)
MRS POONAM GIRDHARILAL DARUKA)
the party of the SECOND PART in)
the presence of.....)
.....)

Sushil Daruka
P. Daruka

SCHEDULE

A Office bearing No.604 admeasuring about 3000 Feet Carpet Area on the Sixth Floor of the Building known as Nirmal lifestyle Corporate Centre, situated



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on piece and parcel of freehold land situated and lying at L.B.S. Road, Mulund(West), Mumbai-400080, New C.T.S. No.491/A (Part), Village Nahur, Taluka Kurla, District Mumbai Suburban Registration District and Sub District of Mumbai City and Mumbai Suburban District within the limits of T Ward

RECEIPT

Received from the PURCHASERS MR SUSHIL GIRDHARILAL DARUKA & MRS POONAM GIRDHARILAL DARUKA

a sum of Rs.10,00,000/- (Rupees Ten Lacs Only) by Pay Order No. 084968

Dated 24.11.2006, Drawn on Central Bank of India, Ballard Estate Branch, being part consideration of

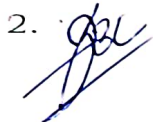
the total consideration of Rs.15,00,000/- (Rupees Fifteen Lacs Only) payable by them to me as per terms and conditions hereinabove mentioned.

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WITNESS:

I Say Received,

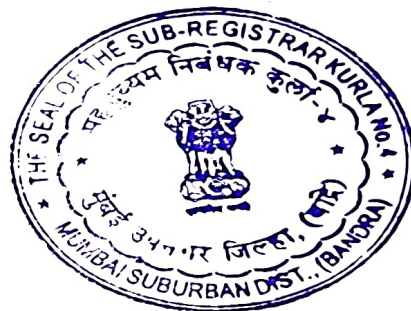
1. VIJAY T. Kumbhar

2. 


Deepa B. R.

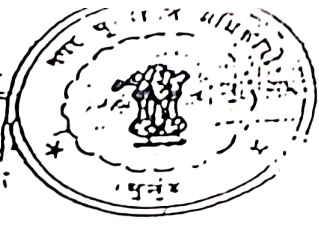
(MRS DEEPA BHAGCHAND RANGLANI)

V E N D O R



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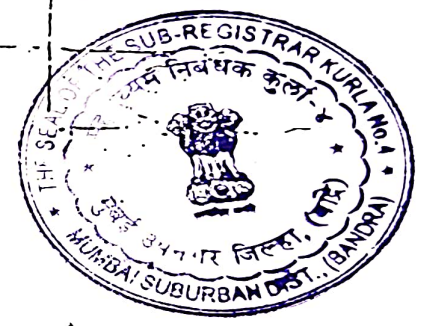
मैलासी लौरासुत केडको राजा प्रामसेट गोपिरेड पनरीदीने
 मागून बाडि. नरेकरा सुकन र. सो। फुल वन डी फुल
 15-10-15 न. 6131-660

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<p>मैलासी लौरासुत केडको राजा प्रामसेट गोपिरेड पनरीदीने मागून बाडि. नरेकरा सुकन र. सो। फुल वन डी फुल 15-10-15 न. 6131-660</p>	<p>M) लौरासुत फापरि सुरीनकर 2022.4 2022.4 2022.4</p>
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वद - 28
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 2022.4



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MUNICIPAL CORPORATION OF GREATER MUMBAI

CE-1807/M.P.E.S./AT [16 JAN 2002

बुदर-७
2002
43/83
2004

10/1/2002
20/1/2002
20/1/2002
20/1/2002
20/1/2002

Proposed Commercial building No 3 on CTS Nos 191 A-1 & 500 of village Nahur, Mulund (West)

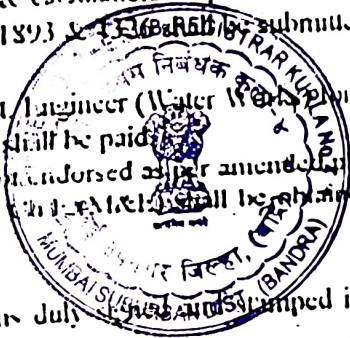
1) That the R.C.C. design & calculations as per the amended plans submitted through the registered structural engineer before starting the work.

2) That the C.C. from extra work shall be submitted and the charges shall be paid.

3) That the C.C. shall be got endorsed as per amended plan.

4) That the S.O.C. from the M&E shall be obtained and conditions therein shall be complied with.

One set of amended plans duly stamped is hereby returned in token of the Municipal approval.



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2004

Yours faithfully,

Sd

Executive Engineer.

(Bldg. Proposals)(Eastern Suburbs)

AC

[16 JAN 2002

Copy forwarded for information to Shri Dharmesh Jain, C.A. to owner.

Executive Engineer
(Bldg. Proposals)(Eastern Suburbs)

True Copy

For Daisaria Associates

Architects

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VALID UPTO 18

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM "A"

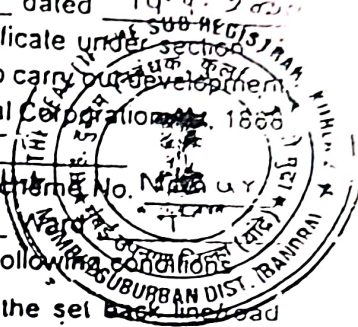
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT
No CE 4506 /BPESIA T 19
COMMENCEMENT CERTIFICATE

बंद - ७
1965 33 180
NOV 2001

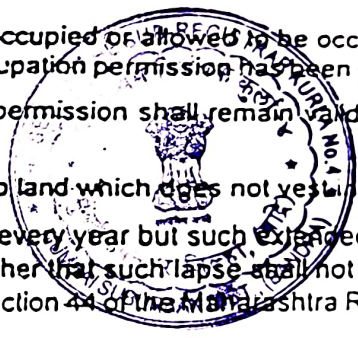
M/s Hoechst - Station Roussel Ltd

बंद - १४
६३५४ १९९
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With reference to your application No. 3354 dated 14.9.2001
Development Permission and grant of Commencement Certificate under section 69 of the Maharashtra Regional & Town Planning Act 1966, to carry out development of a building in Building No. 2 on plot No. 2
TS No. HAIR 500 Divn/Village/Town Planning Scheme No. 1868
located at Road/Street 135 MORG MULUND (W)
Commencement Certificate/Building permit is granted on the following conditions:
The land vacated in consequence of the endorsement of the set back line/road widening line shall form part of the public street.



That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
The commencement certificate/development permission shall remain valid for one year commencing from the date of its issue.
This permission does not entitle you to develop land which does not vest in you.



This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional and Town Planning Act, 1966.

This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay if:

- (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
- (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Bombay is contravened or complied with.

True Copy
For Daisaria Associates
Architects

(1037)

दस्त गोपयारा भाग-1

पदसंख्या

दस्ता क्र 7385/2006

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दुय्यम निबंधकः

शाह प्र. नि. का-मुली न

7385/2006

कशरनामा

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

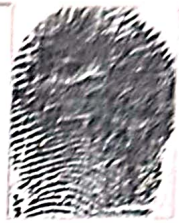
लिहून देणार

वय 58

सही *Deepa B.R*



16349 - 58375



लिहून घेणार

वय 44

सही

P. Daruka



16349 - 58375



लिहून घेणार

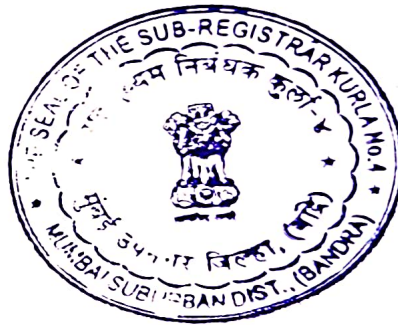
वय 37

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P. Daruka



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दस्ता क्रमांक (7385/2006)

20/11

पावली क्र.: 1317 दिनांक: 29/11/2006
पावलीचे वर्ष: 2006
श्री. सुभाष मिश्रा/सहायक दफतर

15360: सौदागी फी
200: एककाल (अ. 11(1)), पुरवठाकालीन एककाल (अ. 11(2)),
रजवात (अ. 12) व कार्यदिक्कण (अ. 13) व एकत्रित फी

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श्री. बी. नरव.

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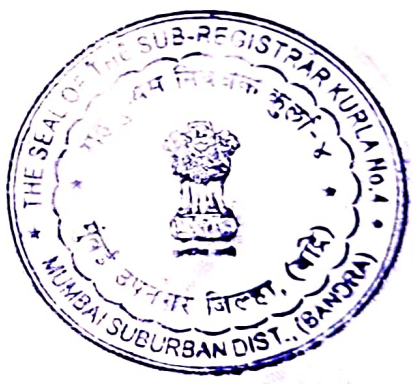
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स्थापित करणारा येते कि वा दस्तामन्त्र
बदल १३/११/०६ पाने आदेश.
बदल १३/११/०६

मुस्तक क्रमांक १ क्रमांकापर
गोंदळा
दिनांक २५/११/०६

श्री. सुभाष निबंधक कुर्ला-४,
मुंबई उपनगर विभागा.

श्री. बी. नरव.



दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 4

श्री. बी. नरव.