

ICICI Bank		Customer Copy	
Deposit Br. is the Bank's D.	Date: 23-11-06		
Pay to: ICICI Bank Ltd. A/C Stamp Duty			
Franksing Value	Rs. 1,07,600		
Service Charges	Rs. 10		
Total	Rs. 1,07,610		
Name of Stamp duty paying party: Shashi Bhabhan Sharma, Shweta Sharma.			
Received With Thanks Rs. 1,07,600/- Towards Payment of Stamps Duty			
DD / Cheque No. 777919		Drawn on Bank ICICI Bank	
(For Bank's Use only)		ICICI BANK LIMITED	
Branch ID 61111		Franksing Sr. No.	
		Officer	

FRANKING DEPOSIT SLIP

AGREEMENT FOR SALE

THIS AGREEMENT made at Mumbai, this 23rd day of November Two Thousand Six BETWEEN: **MR. BRIJLAL M. AHUJA & MRS. PUSHPA B. AHUJA** adults, Indian Inhabitants of Mumbai presently residing at, Flat No.1A/702, Green Meadows, Lokhandwala Township, Akurli Road, Kandivli(E), Mumbai 400 101, hereinafter collectively called as **"THE VENDORS"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the One Part; AND **MR. SHASHI BHUSHAN SHARMA & MRS. SHWETA SHARMA** adults, Indian Inhabitants of Mumbai, presently addressed at, Flat No.302, Bldg.No.5B, Alica Nagar, Lokhandwala Township, Akurli Road, Kandivli(E), Mumbai 400 101 hereinafter collectively called as **"THE PURCHASERS"**, (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators, legal representatives and permitted assigns) of the Other Part;



One Lax Government House and Six hundred and Sixty

ICICI Bank Ltd.
Kadambri Complex,
Kadambri Road, The Park
Mumbai - 400 052
9-5/STP(V)/C/R-10/10/06
740 to 743

TRF 6448
104196
NOV 23 2006

107600-PS5359

13:18

SHASHI BHUSHAN SHARMA

बंदर-२
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Shweta

Shashi

D. R. Ahuja

W H E R E A S :-

(i) Pursuant to an Articles of Agreement dated 25th day of June 1992 made and executed by and between M/s. Lokhandwala Construction Industries Ltd., a Company having its office at 48, Indranarayan Road, Santacruz(W), Mumbai 400 054 (therein referred to as 'the Developers') of the one part and Prithviraj Khubchand Bahl Mala P. Bahl (therein referred to as the Allottees') of the other part, Prithviraj Khubchand Bahl Mala P. Bahl agreed to purchase and purchased a residential premises being Flat No.702 on the 7th floor of Building No.1, Wing 'A' in 'Green Meadows' area admeasuring 650 sq.ft. Built Up, situated at Lokhandwala Township, Akurli Road, Kandivli(E), Mumbai 400 101 (hereinafter referred to as '**THE SAID PREMISES**') for the consideration on the terms and conditions contained therein. The Building is constructed in the year 1992.

(ii) Accordingly pursuant to an Deed of Exchange dated 5th July 1996, Prithviraj Khubchand Bahl Mala P. Bahl exchanged the said premises with the Vendors herein for the consideration, on the terms and conditions contained therein.

(iii) The Vendors are fully seized and possessed of or otherwise well and sufficiently entitled as the owners to the said premises and the registered holder of five fully paid up five shares of Rs.50 /- each bearing distinctive Nos.136 to 140 (both inclusive) under Share Certificate No.28 (hereinafter referred to as 'the said shares'), of 'Green Meadows Bldg. No.1 Co-operative Housing Society Ltd., having Registration No. BOM / WR / HSG / TC / 10395 / 99-2000 dated 29/06/1999 (hereinafter referred to as '**THE SAID SOCIETY**')

(iii) The Purchasers have approached the Vendors and requested them to sell the said premises for the consideration and the Vendors have agreed to do so, for the consideration on the terms and conditions hereinafter appearing.

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

:-

1. The Vendors hereby agree to sell and the Purchasers hereby agree to purchase all the right, title and interest of the Vendors in the said premises at and for the total consideration of **Rs.25,00,000/- (RUPEES TWENTY**

P.B.

Pushpa. B. Ahuja

Prithviraj

Sweeta

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FIVE LAKH ONLY) payable by the Purchasers to the Vendors in the manner specified hereunder:

a. a sum of Rs.1,00,000/- (Rupees One Lakh Only) has been paid before the execution of this agreement as and by way of token consideration (receipt whereof the Vendors do and each of them doth hereby admits and acknowledges)

b. a sum of Rs.1,68,810/- (Rupees One Lakh Sixty Eight Thousand Eight Hundred Ten Only) shall be deducted towards the deficit stamp duty payable towards the Deed of Exchange dated 5/07/1996,

c. The balance sum of Rs. 22,31,190 /-(Rupees Twenty Two Lacs Thirty one Thousand One Hundred and ninety Only) shall be payable within 30 (thirty) days from the date of registration of this agreement by availing a loan facility as under:

i. a sum of Rs. 7,40,227 /-(Rupees Seven Lacs Forty Thousand Two Hundred & Twenty Seven Only) will be paid to LIC, towards the due repayment of loan amount availed by the Vendors,

ii. a sum of Rs. 14,90,963 /-(Rupees Fourteen Lacs ninety Thousand Nine Hundred & Sixty Three Only) to be payable to the Vendors.

2. The Vendors shall apply to the said society and obtain their written permission for transferring the said premises to the Purchasers herein.

3. The Society Transfer charges will be borne by the Vendors and the Purchasers in equal shares.

4. The Vendors hereby declare that save & except the charge created towards LIC, they have perfect right, free from any defect and absolute authority to enter into this Agreement and transfer the said premises and the Vendors have not done any act, matter or things whatsoever whereby the Vendors are prevented from transferring or assigning the said premises in favour of the Purchasers.

5. The Vendors on receipt of total consideration assign, transfer and assure all their right, title and interest in the said premises and have over peaceful possession of the said premises to the Purchasers.

6. The Vendors hereby covenant with the Purchasers as follows:-

i) That save & except the charge created towards LIC, the Vendors are the absolute owners of the said premises and no other person or persons has or have any right, title, interest, property claim or demand of any nature whatsoever unto or upon the said premises either by way of



[Signature]
Pushpa B Ahuja

[Signature]
Sweeta

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P. B. Ahuja
[Signature]

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Sweeta

[Signature]
Sweeta

P. B. Ahuja

sale, charge, mortgage, lien, gift, trust, lease, assignment or otherwise howsoever and have good right, full power and absolute authority to sell and transfer the same to the Purchasers.

ii) That save & except the charge created towards LIC, the Vendors have not created any charge or encumbrances of whatsoever nature in respect of the said premises nor the said premises is subject matter of any litigation nor are the same or any of them attached in execution of any decree nor have the Vendors created any tenancy or leave and licence or any right in favour of any one in respect of the said premises;

iii) That the Vendors declare that, they have duly observed and performed the rules and regulations of the said building and paid up to date their contribution in the nature of outgoings, dues, taxes, etc. to the Builder and/or the concerned authorities and also obtain necessary no dues certificate from the said society/Builder.

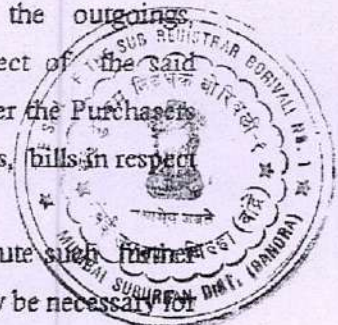
iv) That the Vendors shall whenever required to do so from time to time and at all the time hereafter execute and sign or cause to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing, assuring and effectually transferring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


v) That the Vendors shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses etc. claimed as falling due prior to the execution of these presents and until the date of handing over the vacant possession of the said premises.

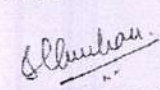
7. The Purchasers hereby agree and undertake to become the members of the said (Green Meadows Bldg.No.1 Co-operative Housing Society) and abide by its rules, regulations and bye-laws.

8. The Vendors further undertake to pay all the outgoings, maintenance, electricity, cable and other charges in respect of the said premises up to handing over the said premises and thereafter the Purchasers shall be liable and responsible to pay the necessary outgoings, bills in respect of the said premises.

9. The Vendors agree and undertake that they will execute such writings, transfer forms, declarations or documents as may be necessary for the purposes of effectually transferring all their right, title and interest in respect of the said premises to the Purchasers forever.




Pushpa B. Ahuja


Sweta

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2006

10. The Vendors undertake to hand over the peaceful possession of the said premises to the Purchasers on the receipt of total consideration. However they shall hand over the title deeds in original to the Purchasers on the execution of this agreement to proceed with the loan formalities .

11. The Stamp Duty, Registration charges and legal expenses in respect of the transfer shall be borne and paid by the Purchasers alone.

12. The Purchasers shall not be called upon by the Vendors to make additional payment of any other sum of money other than that has been expressly agreed upon with the Vendors in these presents.

IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first hereinabove written :

THE SCHEDULE ABOVE REFERRED TO

Flat No.702 on the 7th floor of Building No.1, Wing 'A' in 'Green Meadows' area admeasuring 650 sq.ft. Built Up, situated at, Lokhandwala Township, Akurli Road, Kandivli(E), Mumbai 400 101, constructed in the year 1992 & bearing CTS Nos.171, 180 (part) of 'R' Ward, Akurli Village, Borivali Taluka, Mumbai City and Mumbai Suburban.

SIGNED SEALED AND DELIVERED

by the withinnamed the Vendors

MR. BRIJLAL M. AHUJA

MRS. PUSHPA B. AHUJA

in the presence of:

)
)
) Pushpa B. Ahuja.
)



SIGNED SEALED AND DELIVERED

by the withinnamed the Purchasers

MR. SHASHI BHUSHAN SHARMA

MRS. SHWETA SHARMA

in the presence of:

)
)
) Shweta
)

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RECEIPT

Received from the withinnamed Purchasers a sum of
Rs. 1,00,000/- (Rupees one lac
Only) being the part consideration towards the sale of Flat
No.702/1A, 'Green Meadows', Lokhandwala Township, Akurli Road,
Kandivli(E), Mumbai 400 101 as under:

Cheque No.	Date	Bank	Amount
777 916	19/11/06	ICICI Bank	Rs. 1,00,000/-

Rs. 1,00,000/-
We say Received

(MR. BRIJLAL M. AHUJA)

Pushpa. B. Ahuja.

(MRS. PUSHPA B. AHUJA)

WITNESSES:



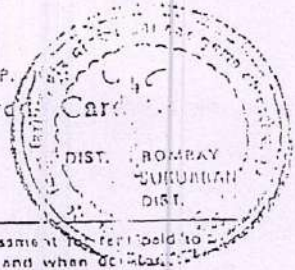
बदर-२
७६०२ ६
२००६

Extract From: The Property Register Card

APP.

CITY SURVEY 315/11

TALUKA: Borivli



City Survey	Area Sq. Mts.	Tenure	Particulars of assessment for rent paid to Government and when of revision
315/11	00523-0	C	7th Section - 1st Part, C. 1930 दि 11/10/30 से 21/1/33

Essement	
Holder in Origin of the title so far as traced	
Lessee	
Other Encumbrances	
Other Remarks	

Date	Transaction	Vol. No.	New Holder (H) Lessee (L) or Encumbrances (e) %	Attestation
21/1/33	अडी जबाब व ना अपर जिय अपनगर मिया जी / बायी 0/ एकरी कव जो की. एम आर / 250 दि 19/1/33 के पोड विमानत पोडोतानवे म रज. 20/1/33 मीन दि 10/1/33 व 0-523-0 मी. शेज दावतु केदे नोरेम 0/1/1/33 मी. शेज दावतु व 1/1/1/33 मी. शेज दावतु केदे	ग. नं. 20/1/33 मी. शेज दावतु "शामले"	ए. टी. मुंजी गोरख मंडवी	अ. टी. मुंजी गोरख मंडवी



पद-2
वेम 0
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71449 - सा विवाहपत्र - मुंबी उपनगर जिल्हा - अधिनियम 5. C/1110/211
 N/ NAR/SR 1050 री 90105 नमूनो विवाहपत्राची शुध्दाती देणे देती हो-
 येणेचे न.स.स.

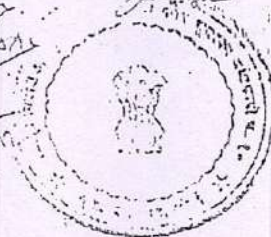
2011
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CITY SUR

Note:-

This is a copy of the extract of P. 11. The copy of this extract is to be filed in the office of the Sub-Registrar, Mumbai. The copy of this extract is to be filed in the office of the Sub-Registrar, Mumbai. The copy of this extract is to be filed in the office of the Sub-Registrar, Mumbai.

70523-7 - Seventy...
 - thousand five hundred...
 - three...
 of Land Revenue (Sub) Bombay.



विवाह पत्रिका
 दिनांक निरदिष्ट
 2011 मध्ये मुंबी उपनगर जिल्हा
 मध्ये घडविलेले

2011
 2011
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CITY SUR

2011

Eastern

Holder in

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LLA CONSTRUCTION INDUSTRIES PVT. LTD.

DATE: 10.05.2003

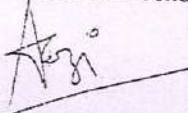
TO WHOMSOEVER IT MAY CONCERN

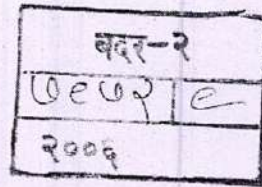
This is to Certify that Building No. 8 On Sub-Plot A, C T S. No 171 to 173, 175 to 180 and 183 to 201 of village Akurli Situated at Akurli Road Kandivli(E), Mumbai-400101 and as per the Occupation Certificate of B M C The same has been Named as GREEN MEADOWS/~~WHISPERING PALMS~~ No. 1 in the Sale Agreement.

Thanking You

Yours Faithfully

For Lokhandwala Construction Industries Pvt. Ltd.


Authorised Signatory



18, Indranarayan Road, Santacruz (W), Mumbai-400 054. Phone : 26494492/26491807/26494628/26493672
Fax : 26495486 □ E-mail : info@lokhandwalagroup.com * Internet : www.lokhandwalagroup.com

Executive Engineer Bldg. Proposals
(Western Suburbs) 'R'

of the
 Ex Eng Bldg Prop (W.S) P & R. Ward
 Dr Babasaheb Ambedkar Market Bldg
 Kandivli (West), Bombay-400 067
MUNICIPAL CORPORATION OF GREATER BOMBAY.

No. CHB/7731/BSII/AR - 4 DEC 1991

To,
 Sri Naren Kuvadekar,
 Architect.

Sub: Permission to occupy the completed Bldg. No. 81
 (Stilt + 7 upper floors) on sub-plot 'A',
 Sector I, bearing C. T. S. No. 71-173, 175-180,
 and 183-201 of Village Kurli, at Kandivli (S).

Gentlemen,

Ref: Your letter No. - dated 2.8.91.

By direction, I have to inform you that the permission to occupy the completed portion of stilt + 7 upper floors shown by you in the red colour in the plans submitted by you on 28.8.91 is hereby granted. Please note that this permission is without prejudice to action under section 353A/471 of B.M. C. Act and subject to the following conditions:-

1. That the certificate u/s. 270A of B.M. C. Act shall be obtained from A. E. W. W. R/S. and a certified copy of the same shall be submitted to this office.
2. That all the terms and conditions of the approved layout/ subdivision/agglomeration shall be complied with.
3. That all the intimation of Disapproval objections including B. C. C. refusal conditions and notes should be duly complied with.
4. That D.I.L.R.'s certificate for transfer of ownership of D.P. Rd. in the name of M. C. G. B. shall be submitted before B. C. C.
5. That the Co-Op. Hsg. Society shall be formed and registered within three months from the date of issue hereof, or before B. C. C. whichever is earlier.
6. That the D.P. Roads shall be handed over to the M. C. G. B. before requesting for occupation permission beyond 0.75 of permissible F. S. I. in the sector I or whenever called upon by the M. C. G. B. whichever is earlier.
7. That the infrastructure development in the sector I shall be completed in all respect before requesting for C. C. beyond 0.75 of permissible F. S. I. in the sector.
8. That the D.P. reservations in the layout shall be handed over to the M. C. G. B. as per the condition in the U.L.C. N.O.C. under No. ULC-1085/2016/D-KIII dtd. 2.6.88 before requesting for occupation permission beyond 0.75 of the permissible F. S. I. of sector I or whenever called upon by the M. C. G. B. whichever is earlier.
9. That the requisite arrangement of providing trollies etc. as per requirement of the A.H.S./R.S. shall be made as and when intimated for disposal or refuse.

Yours faithfully,



Executive Engineer Bldg. Proposals
 (Western Suburbs) 'R'.

No. CHB/7731/BSII/AR of - 4 DEC 1991

- Copy to: 1. Owner;
 2. E.E.V.; 3. A.E.W.W.R/S.; 4. A.H.S. & C.R/S.;
 5. A.H.S.R.III; 6. W.O.R/S.; 7. Dy. C.E. (D.P.).

Handwritten stamp: ३६२-२
 ०६०२/१०
 २००९

Executive Engineer Bldg. Proposals
 (Western Suburbs) 'R'.



23/11/2006

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर2

दस्त क्र 7972/2006

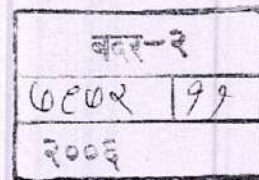
3:43:22 pm

बोरीवली 1 (नालाड)

दस्त क्रमांक : 7972/2006

दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा टसा
1	<p>नाम: शशि भुषण शमा - -</p> <p>पत्ता: घर/फ्लॅट नं: 302/ 5 बी</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: अलीका नगर</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: कांदीवली पू</p> <p>तालुका: -</p> <p>पिन: 101</p> <p>पॅन नम्बर: APCPS9322N</p>	<p>लिहून घेणार</p> <p>वय 32</p> <p>सही</p> <p><i>Shambhu</i></p>		
2	<p>नाम: श्वेता शर्मा - -</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: फॉर्म 60</p>	<p>लिहून घेणार</p> <p>वय 30</p> <p>सही</p> <p><i>Shweta</i></p>		
3	<p>नाम: ब्रजजाल एम अहुजा - -</p> <p>पत्ता: घर/फ्लॅट नं: 1 ए /702</p> <p>गल्ली/रस्ता: आकुली रोड</p> <p>ईमारतीचे नाव: धीन मेडोज</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: कांदीवली पू</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: फॉर्म 60</p>	<p>लिहून घेणार</p> <p>वय 60</p> <p>सही</p> <p><i>B. Ahuja</i></p>		
4	<p>नाम: पुष्पा वी अहुजा - -</p> <p>पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे</p> <p>गल्ली/रस्ता: -</p> <p>ईमारतीचे नाव: -</p> <p>ईमारत नं: -</p> <p>पेट/वसाहत: -</p> <p>शहर/गाव: -</p> <p>तालुका: -</p> <p>पिन: -</p> <p>पॅन नम्बर: फॉर्म 60</p>	<p>लिहून घेणार</p> <p>वय 58</p> <p>सही</p> <p><i>Pushpa B. Ahuja</i></p>		



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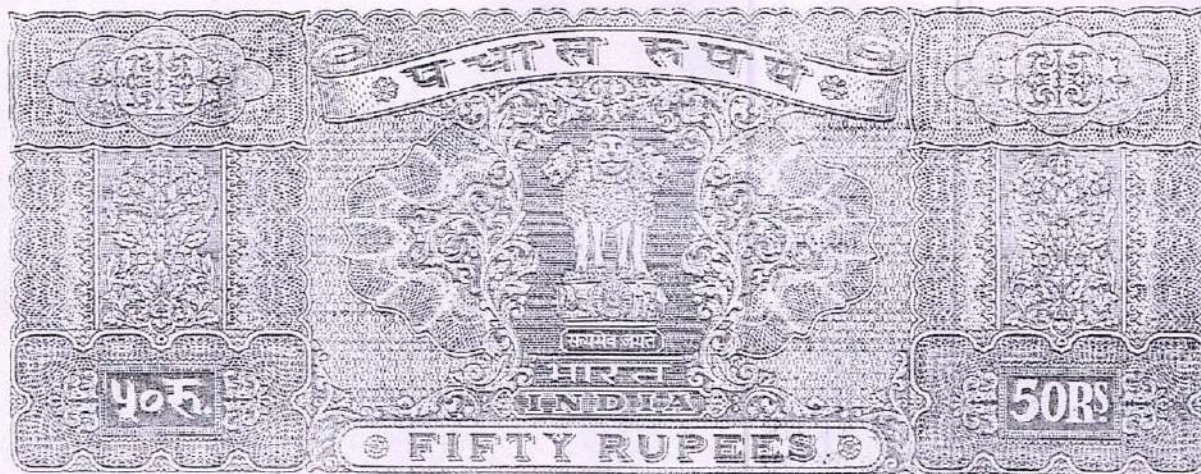
25240: रकम
 25000: मंजूरी की
 240: नकल (अ. 11(1)), प्रसिकर्तनी नकल
 (अ. 11(2)),
 नकल (अ. 12) व छापील (अ. 13) ->
 एकल की

2/10/06/2006
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23/11/06

दस्तावेज नंबर - 2





क. श्रीवती भावती के प्रतिनिधि
पञ्जाब बैंक लिमिटेड

1 JUL 1996
A. N. PANDE
DALLG.
STATE HIGH COURT
BOMBAY
17.



DEED OF EXCHANGE

THIS INDENTURE made and entered into at
Bombay this 5th day of J U L Y , 1996 between
Mr. Prithviraj K. Bahl & Mrs. Mala P. Bahl,
adult Indian inhabitants presently residing
at 1/A/702 Green Meadows, Lokhandwala Complex,
Akurli Road, Bombay-400 101 hereinafter called
the 'PARTY OF THE FIRST PART' (which expression
shall unless it be repugnant to the context or
meaning thereof be deemed to mean and include
their heirs, executors, administrators and
assigns) of the One Part AND Mr. Brijlal
Menghraj Ahuja & Mrs. Pushpa Brijlal Ahuja,
adults Indian Inhabitants presently residing
at 1/A/701 Green Meadows, Lokhandwala Complex,
Akurli Road, Bombay-400 101 hereinafter called

the 'PARTY OF THE SECOND PART' (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 through an agreement dated 25th June, 1992 executed between M/s. Lokhandwala Construction Industries Ltd. and the Party of the First Part herein, therein referred to as allottee, the Party of the First Part purchased from the said M/s. Lokhandwala Construction Industries Ltd. Flat No. 702 on the 7th floor Green Meadows situate at Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101; AND WHEREAS on payment of the entire purchase consideration to M/s. Lokhandwala Construction Industries Ltd. and on the terms and conditions as set out in the said agreement; AND WHEREAS the Party of the First Part was put in exclusive use, occupation and possession of the said Flat No. 702 admeasuring 650 sq.ft. on the 7th floor, A-Wing Building No.1, Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101, more particularly described in the Schedule hereunder written; AND WHEREAS the Party of the First Part is now fully seized and possessed of or otherwise well and sufficiently entitled to the said Flat No. 702, more particularly described in the Schedule hereunder written free from incumbrances.

AND WHEREAS through an agreement dated 6th June, 1994 executed between Mr. Jairam Masand and

the Party of the Second Part herein, therein referred to as allottee Flat Purchaser the Party of the Second Part purchased from the said Mr. Jairam Masand Flat No. 603 on the 6th floor Green Meadows situate at Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101; AND WHEREAS on payment of the entire purchase consideration to Mr. Jairam Masand and on the terms and conditions as set out in the said agreement; AND WHEREAS the Party of the Second Part was put in exclusive use, occupation and possession of the said flat No. 603 measuring approximately 650 sq.ft. on the 6th floor, A-Wing, Building No.1, Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101, more particularly described in the Schedule hereunder written; AND WHEREAS the Party of the Second Part is now fully seized and possessed of or otherwise well and sufficiently entitled to the said Flat No. 603, more particularly described in the Schedule hereunder written free from incumbrances.

AND WHEREAS the parties hereto have now agreed to mutually exchange and transfer the ownership of the said flats between them, that is to say that the Party of the First Part shall transfer, assign and convey unto the Party of the Second Part Flat No. 702 on the 7th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101 and the Party of the Second Part shall transfer, assign, and convey unto the Party of the First Part in exchange thereof Flat No. 603 on the 6th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101.

NOW THIS DEED WITNESSETH THAT in pursuance of the aforesaid agreement and in consideration of transfer by the Party of the Second Part in favour of the Party of the First Part as hereunder appearing, the Party of the First Part as beneficial owner doth hereby grant, convey, transfer, assign and assure unto and in favour of the Party of the Second Part free from encumbrances the said Flat No. 702 on the 7th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101, more particularly described in the First Schedule hereunder written and TO HAVE AND TO HOLD the same absolutely and forever in exchange for what is herein transferred.

AND THIS DEED FURTHER WITNESSETH that in pursuance of the said agreement and in consideration of transfer effected by the Party of the First Part as aforesaid, the Party of the Second Part as beneficial owner doth hereby grant, convey, transfer and assign and assure unto and in favour of the Party of the First Part free from encumbrances the said Flat No. 603 on the 6th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101, more particularly described in the Second Schedule hereunder written and TO HAVE AND TO HOLD the same absolutely and forever in exchange for what is herein transferred by the Party of the First Part in favour of the Party of the Second Part.

IT IS FURTHER HEREBY AGREED between the parties hereto that the Party of the First Part shall have no objection for transfer of the said Flat No. 702 on the 7th floor in favour of the Party of the Second Part in the records of the Green Meadows and likewise the Party of the Second Part shall have no objection for transfer of the said Flat No. 603 in favour of the Party of the First Part in the records of the Green Meadows.

The donation and/or the transfer charges and/or contribution payable to the said Society shall be paid and borne by the parties in equal shares.

Both the parties hereby declare that they have this day handed over the peaceful and vacant possession of the flats exchanged to the respective parties. It is specifically and expressly agreed by the parties that they shall carry out all necessary repairs to the flat hereby exchanged at their own cost without any claim from each other.

The parties hereby declares that they have handed over to each other all documents in original and in their possession relating to their possession and all the forms duly signed and endorsed and they hereby undertake that from time to time and at all time hereafter and at the request and cost of their heirs, administrators, executors and assigns or counsel in law shall do and/or procure all documents and such deeds and writings whatsoever for the assurance in law and for better and more perfectly

: 6 :

transferring the right, title, interest and the benefits in the flats and the shares hereby exchanged to the names of the respective parties. The parties hereby declare that they have contracted to sell, exchange or mortgage the flats hereby exchanged to any person or persons except to each other and that they have full independent and absolute right, power and authority to exchange, transfer and dispose of the same. The parties hereby further agree and undertake to indemnify each other in the event any one of them or any person or persons claiming through or under them suffer any loss or damage due to any lawful claim put forward by any third party to the extent of the loss or damage suffered by any one of them or any person or persons claiming through or under them.

Both the parties agree and covenant with each other to co-operate and to sign and execute all papers, documents and writings any time in future for effectual transfer of the flats and the shares to their respective names.

FIRST SCHEDULE ABOVE REFERRED TO

Flat No. 70₁, admeasuring approximately 650 sq.ft. on the 7th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101 in the registration District of Bombay Suburban.

..7/-

SECOND SCHEDULE ABOVE REFERRED TO

Flat No. 603 admeasuring approximately 650 sq.ft. on the 6th floor in Green Meadows, Lokhandwala Complex, Akurli Road, Kandivali (E), Bombay-400 101 in the Registration District of Bombay Suburban.

IN WITNESS WHEREOF the parties herein have hereunto set and subscribed their respective hands at Bombay on the day and year hereinabove written.

SIGNED AND DELIVERED by
the withinnamed
'Party of the First Part'
1. Mr. Prithviraj K. Bahl
2. Mrs. Mala P. Bahl
in the presence of

X
X
X *Prithviraj K. Bahl*
X
X *Mala Bahl*
X

1. *Amra Singh*
2.

SIGNED AND DELIVERED by
the withinnamed
'Party of the Second Part'
1. Mr. Brijlal Menghraj Ahuja X
2. Mrs. Pushpa B. Ahuja X
in the presence of

X
X
X *Brijlal Menghraj Ahuja*
X
X *Pushpa B. Ahuja*
X

1. *Amra Singh*
2.



ADJ/145/07.

Tel. : 885 6157

Green Meadows (Bldg. No. 1) Co-op. Housing Society Limited

REGD. NO. : BOM / WR / HSG / TC / 10395 / 99-2000 / 99

1/C, Ground Floor, Green Meadows, Lokhandwala Township, Akurli Road, Kandivli (East), Mumbai - 400 101.

Ref. No. : _____

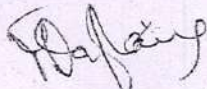
Date : _____

Date: 19.01.2007

TO WHOM SO IT MAY COCERN

This is to certify that Flat No. 1/A-702, & Flat no.1/A-503 at Green meadows Bldg no.1 Co-Operative Housing Society Ltd, Lokhandwala Township, Akurli Road, Kandivali (E)Mumbai 400101.is having 650 SQ.FT of Built up area in each flat. The Building is constructed in the year 1992 with one lift in each wing.

For Green meadows Bldg no.1 C.H.S.Ltd



SECRETARY / CHAIRMAN

