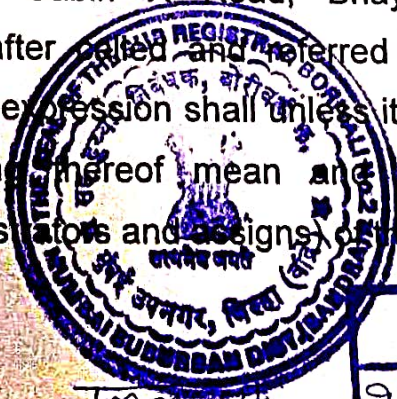


**AGREEMENT FOR SALE**

This Agreement for sale is made and entered into at Mumbai, on this 18<sup>th</sup> day of Dec 2004 BETWEEN

**PHOOLCHAND SARDIWAL (HUF)** through his Karta **MR. PHOOLCHAND SARDIWAL** age ... years, Indian Inhabitants of Mumbai, residing at Flat No. T-603 on Sixth Floor in Shyam Gokul Garden Co-operative Housing Society Limited situated at Thakur Complex, Kandivli (East), Mumbai - 400101., hereinafter called and referred to as "THE TRANSFEROR" (which expression shall unless it be repugnant to the context or contrary to the meaning thereof, shall mean and include his executors, administrators and assigns) of the **FIRST PART: AND;**

**SHRI. VIRMARAM BABULAL SUTHAR** age about 35 years, Indian Inhabitants of Mumbai at present residing at Flat No. B-502, Fifth Floor, Bhairav Darshan, Pooja Nagar, Cabin X Road, Bhayandar (East), Dist. Thane, hereinafter called and referred to as "THE TRANSFEREE" (which expression shall unless it be repugnant to the context or meaning thereof mean and include his heirs, executors, administrators and assigns) of the **SECOND PART:**



बदर-५  
१२२२/२  
२००४

*Handwritten signatures and initials:*  
२००४  
Ves

**Citizencredit Co-op. Bank Ltd.,**  
**Carmel Road, Bandra (W),**  
**MUMBAI**  
D-SISTP/MYC.R.1009/01/2004/2089-91

शुद्ध ०५१३१  
१३१००३  
SPECIAL METAL ADHESIVE  
DEC 17 2004

शुद्ध ०५१३१  
१३१००३  
R.0027500/-PB5103  
2810 2810 TWO SEVEN FIVE 2810 2810 16:51

**STAMP FROM CITIZEN CREDIT CO-OP BANK LTD.**  
Authorized Signatory

AND WHEREAS the Transferor is absolutely seized and possessed of and owner of Flat No. T-603 on Sixth Floor In 'SHYAM GOKUL GARDEN' Co-Operative Housing Society Limited, duly registered under the Maharashtra Co-operative Societies Act, 1960 having Reg.No. B.M./N.R./197-95.. and whereas the Transferor herein holds five shares therein of the face value of Rs. 50/- (Rupees Fifty only) each bearing distinctive numbers from ..... to ..... under Share Certificate No. .... issued on ..... by "SHYAM GOKUL GARDEN" Co-Operative Housing Society Limited, the above described society will be known as "SAID SOCIETY".

Whereas the vide an Articles of Agreement dated 19-03-1999 made and entered into at Mumbai between M/s. Dharti Builders & Developers Pvt. Ltd, called and referred to as a Builder of the One Part, and Transferor herein therein called and referred to as a Purchaser of the Other Part.

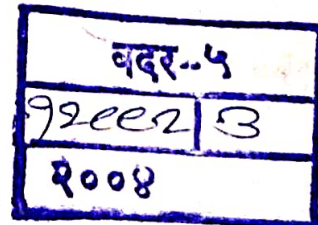
The said Flat was acquired by Phoolchand Sardiwal (HUF) by virtue of purchase of 5 shares of face value of Rs. 50/- each bearing distinctive numbers from .....to ..... under Share Certificate No. .... The Transferor herein by virtue of such purchase and after obtaining the membership in the said society namely 'SHYAM GOKUL GARDEN' Co-operative Housing Society Limited, and the Transferor is taken the possession of Flat No. T-603 on Sixth Floor in "SHYAM GOKUL GARDEN" Co-Operative Housing Society Limited", situated at Thakur Complex, Kandivli (East), Mumbai - 400101., of that building Flat admeasuring about 550 sq. ft. (Super Built-up) area having Two room Kitchen Flat above described property will be known as "Said Flat" hereinafter or before this Agreement for sale.

AND WHEREAS the Transferee has approached the Transferor and offered to purchase the said Flat for total consideration of

Rs. 8,75,000/- (Rupees EIGHT LAKH SEVENTY FIVE THOUSAND Only)

and the Transferor is agreed to sell, transfer and assign to the Transferee the said Flat alongwith the rights, title benefits and interest in the said society.

AND WHEREAS the Transferor has agreed to sell the said Flat to the Transferee with and all the rights, title and interest in the said premises "SAID FLAT" and said society upon the terms and conditions mentioned hereinafter.



NOW IT IS HEREBY, BY AND BETWEEN THE PARTIES HERETO AGREED AS UNDER:

1. That the Transferor is the owner and in possession of the said Flat bearing No. T-603 on Sixth Floor in 'SHYAM GOKUL GARDEN' Co-Operative Housing Society Limited, and the Transferor herein agreed to sell and the Transferee agreed to purchase the said Flat for the total consideration of

Rs. 8,75,000/- (Rupees EIGHT LAKH SEVENTY FIVE THOUSAND Only)

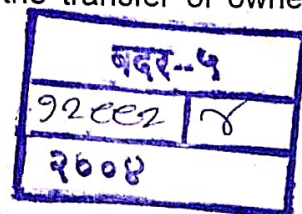
and the mode of payment will be in the following manners:

- a. Rs. 2,00,000/- (Rupees TWO LAKH ONLY only) as a part consideration for above said flat by way of Cheque No..... dated ..... drawn on ..... branch and both Transferor and Transferee will enter into Agreement for sale
- b. Balance Rs. 6,75,000/- (Rupees SIX LAKH SEVENTY FIVE only) as a full and final consideration for above said flat by way of Cheque or Payorder on or before ..... or by availing partly/fully loan from ..... or at the time of possession.

2. That it is agreed by and between the parties that the said Transferor will put the Transferee into possession of the said Flat on receipt of full and final consideration as mentioned in the aforesaid para no. 1 (a,b) above and this agreement for sale is valid subject to realization of all Cheques or Pay Order issued by the Transferee to the Transferor for this deal.

3. The Transferor shall sign and execute in favour of the Transferee or any required documents and papers in order to get transferred the title of said Flat in favour of Transferee. Transferor will further take care that Transferee will be admitted as a member of the said society with the rights to use and occupy the said Flat subject to the bye – laws, rules and regulations of the said society and also authorize the said Transferee to get transferred share certificate of the said society in his name.

4. That it is agreed by and between the parties that in consideration of the agreed amount as described hereinabove received in full by the Transferor from the Transferee as aforesaid the Transferor doth hereby sell, transfer and assign all his rights, title and interest, claims, shares and benefits in the said society known as 'SHYAM GOKUL GARDEN' Co-Operative Housing Society Limited, to the Transferee and will sign all necessary documents, letters etc. as are required to effect the transfer of ownership rights in respect of the said Flat to the Transferee.



*[Handwritten signature]*

GG PTOU  
3100-75-10,00,000  
10/10 23/10/2008

Office of the  
Ex. Eng. Bldg. Prop. (WS) P. & R. Ward  
Dr. Babasaheb Ambedkar Market Bldg.  
Kandivali (West), Mumbai-400 067.

Gen.-162

बृहन्मुंबई महानगरपालिका  
BRIHANMUMBAI MAHANAGARPALIKA  
NO.CHE/9727/BP(WS)/AR

TO:  
Shri U.H.Shah  
C.A. to Owner.

16 SEP 1997

Sub : Permission to occupy the completed bldg.No.2  
on plot of land bearing C.T.S.No.495 of village  
Poisar situated at Thakur Complex,Kandivali (E)  
in R/South Ward.

Ref : Your letter No.SBS/2153 dtd. 5.9.97

Sir,

The development work of bldg. comprising of Stilt + 5 upper  
floors on plot bearing C.T.S.No.495 of village Poisar situated at  
Thakur Complex, Kandivali (E), completed under the supervision of  
Shri Sanjay B.Shah, Lic.Surveyor having Licence No.S/372 and  
Shri H.G.Gokani, Lic.Struct.Engineer having Licence No.STR/G/31  
may be occupied on the following conditions :-

- 1) That the certificate u/s 270A of B.M.C.Act shall be obtained from  
A.E.W.W.R/South and a certified copy of the same shall be  
submitted to this office.
- 2) That the Co-Op.Hsg.Society shall be formed and registered within  
six months from the date of issue hereof, or before B.C.C.,  
whichever is earlier.
- 3) That final U.L.C. NOC for flats reserved for Govt.Nominees in other  
bldgs. in the same layout for which occupation is pending shall be  
submitted before requesting B.C.C.
- 4) That land under D.P.Reservations as per the sanctioned D.P. of R/S  
Ward shall be handed over free of cost and free of encumbrances to  
M.C.G.M. before requesting for B.C.C. or as and when demanded by  
M.C.G.M./State Govt. whichever is earlier.

Yours faithfully,

*(Signature)*  
Executive Engineer Bldg.Prop. (WS) 'R'

SMB



बदर-१  
99.002/99  
२००८

# SHYAM GOKUL GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED

(Regn. No. BOM/W-R/TC/97-95/97-98 dt. 3-6-97)

CTS No. 495, Thakur Complex, Kandivali (East), Mumbai - 400 101.

10-8-2004

To

MY Phool Chand Sardiwala  
flat NO: 603/T. Shyam  
Gokul Garden C.H.S Ltd  
Kandivali. CE

No. C

This is to inform that the Society  
Shyam Gokul Garden C.H.S. Body under  
(Regn No. BOM/W-R/TC/97-95/97-98 dt 3-6-97)  
has no objection for selling his flat no  
T/603 currently in his name.  
There is no arrears pending as  
of today.



*[Signature]*  
SECRETARY

FOR SHYAM GOKUL GARDEN CO-OP. HSG. SOC. LTD.

12/2004  
13:15 am

दुय्यम निबंधकः  
बोरीवली 2 (कादिवली)

दस्त गोषवारा भाग-1

वदर5

दस्त क्र 12992/2004

सं क्रमांक : 12992/2004

साचा प्रकार : करारनामा

क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

नाव: गिरमाराण बाबुलाल सुथार - -  
पत्ता: घर/फ्लॅट नं: बी 502  
गल्ली/रस्ता: -  
ईमारतीचे नाव: भैरव दर्शन  
ईमारत नं: -  
पेट/वसाहत: भाईदर पू  
शहर/गाव: -  
तालुका: दाणे  
पिन: -  
फोन नम्बर: अे पी एम

लिहून घेणार

वय 33

सही *ves*



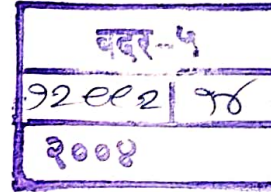
नाव: फुलचंद सारडीयाल (एच यू एफ ) चे कर्ता - -  
पत्ता: घर/फ्लॅट नं: टी 603  
गल्ली/रस्ता: -  
ईमारतीचे नाव: श्याम गोकूल गार्डन, -  
ईमारत नं: -  
पेट/वसाहत: ठाकूर कॉ  
शहर/गाव: कादिवली पू  
तालुका

लिहून देणार

वय 44

सही

*फुलचंद सारडीयाल*





दस्त गोषवारा भाग - 2

वदर5

दस्त क्रमांक (12992/2004)

दस्त क्र. [वदर5-12992-2004] चा गोषवारा  
भाजार मुल्य :850103 मोबदला 875000 भरलेले मुद्रांक शुल्क : 27500

पावती क्र.:13237 दिनांक:18/12/2004  
पावतीचे वर्णन  
नांव: विरमारायण यादुलाल सुथार - -

दस्त हजर केल्याचा दिनांक :18/12/2004 11:08 AM  
निष्पादनाचा दिनांक : 18/12/2004  
दस्त हजर करणा-याची सही : *Veez*

8750 :नोंदणी फी  
300 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

9050: एकूण

दस्ताचा प्रकार :25) करारनामा  
शिवका क्र. 1 ची वेळ : (सादरीकरण) 18/12/2004 11:08 AM  
शिवका क्र. 2 ची वेळ : (फी) 18/12/2004 11:12 AM  
शिवका क्र. 3 ची वेळ : (कबुली) 18/12/2004 11:13 AM  
शिवका क्र. 4 ची वेळ : (ओळख) 18/12/2004 11:13 AM

दु. निबंधकाची सही, बोरीवली 2 (कांदिवली)

दस्त नोंद केल्याचा दिनांक : 18/12/2004 11:13 AM

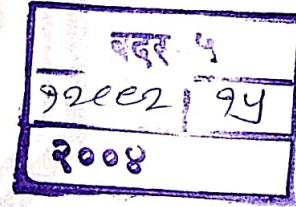
ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

1) अमोल मेरन्नी - - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -  
ईमारतीचे नाव: अशोकवन  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: बोरीवली  
तालुका: -  
पिन: -

2) प्रविण शिरोडकर - - , घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



प्रमाणित करणेत येते की, या  
दस्तावेजचे एकूण ...24... पाने आहेत.

दु. निबंधकाची सही  
बोरीवली 2 (कांदिवली)



दु. मुख्य निबंधक बोरीवली-2,  
मुंबई उपनगर जिल्हा.

वदर 5 192002108  
दस्तावेज क्रमांक 1 क्रमांक वर  
नोंदला  
दिनांक 18/12/2004

दु. मुख्य निबंधक बोरीवली-2,  
मुंबई उपनगर जिल्हा.

**R E C E I P T**

Date :

RECEIVED from the withinnamed Transferee a sum of Rs. 2,00,000/-  
 (Rupees TWO LAKH ONLY..... Only) as a part consideration of above  
 mentioned said Flat No. T-603 on Sixth Floor in 'SHYAM GOKUL  
 GARDEN" Co-Operative Housing Society Limited", situated at Thakur  
 Complex, Kandivli (East), Mumbai - 400101., for the due performance of the  
 aforesaid Agreement for sale dated \_\_\_\_\_ by way of Cheque No.....  
 dated ..... drawn on .....branch.

I say received Rs. /-

*फूलचंद सार्दिवाल*

(PHOOLCHAND SARDIWAL (HUF))

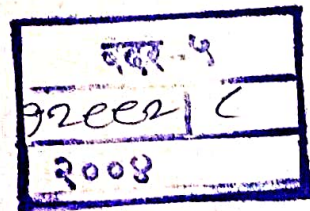
through his Karta MR. PHOOLCHAND SARDIWAL

TRANSFEROR

WITNESSES:

1.

2.





- d. The said Flat is not surrendered to or forfeited by the Builder / said society for any reason whatsoever.
- e. The Transferor has duly observed and performed all the rules, regulations and bye – laws of the said society upto the date hereof.
- f. The Transferor has duly paid the monthly and all other outgoings payable to the said society and other authorities in respect of the said Flat upto date.

**THE SCHEDULE OF THE PROPERTY ABOVE REFERRED TO**

ALL THAT premises of Flat No. T-603 on Sixth Floor of "SHYAM GOKUL GARDEN" Co-Operative Housing Society Limited" situated on the land bearing Survey No. 17,18, Hissa No. 17,5, C. T. S. No. 614 & 495 of Village Poisar (East), Taluka Borivli at Thakur Complex, Kandivli (East), Mumbai - 400101., the said Flat is admeasuring about 550 Sq.ft. (Super Built-up) area (it comes to 440 sq.ft. Built-up area). The said society's Building is commenced the construction in the year 1999. The title of the above said Flat is clear, marketable and free from all encumbrances. Building is ~~Ground~~ Plus Six floors with lift.

IN WITNESS WHEREOF the parties hereto have here into set and subscribed their respective hands and seal on the day and year first here in above written.

SIGNED SEALED AND DELIVERED BY }

the withinnamed TRANSFEROR }

**PHOOLCHAND SARDIWAL (HUF) through }**

**his Karta MR. PHOOLCHAND SARDIWAL }**

*पुलचन्द सार्दिवाल*

In the presence of Witnesses as below } (TRANSFEROR)

I.

Name :

Address :

SIGNED SEALED AND DELIVERED BY }

the withinnamed TRANSFEREE }

**SHRI. VIRMARAM BABULAL SUTHAR }**

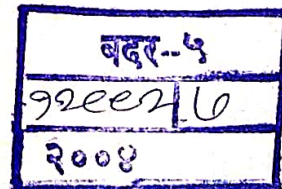
*Veer Suthar*

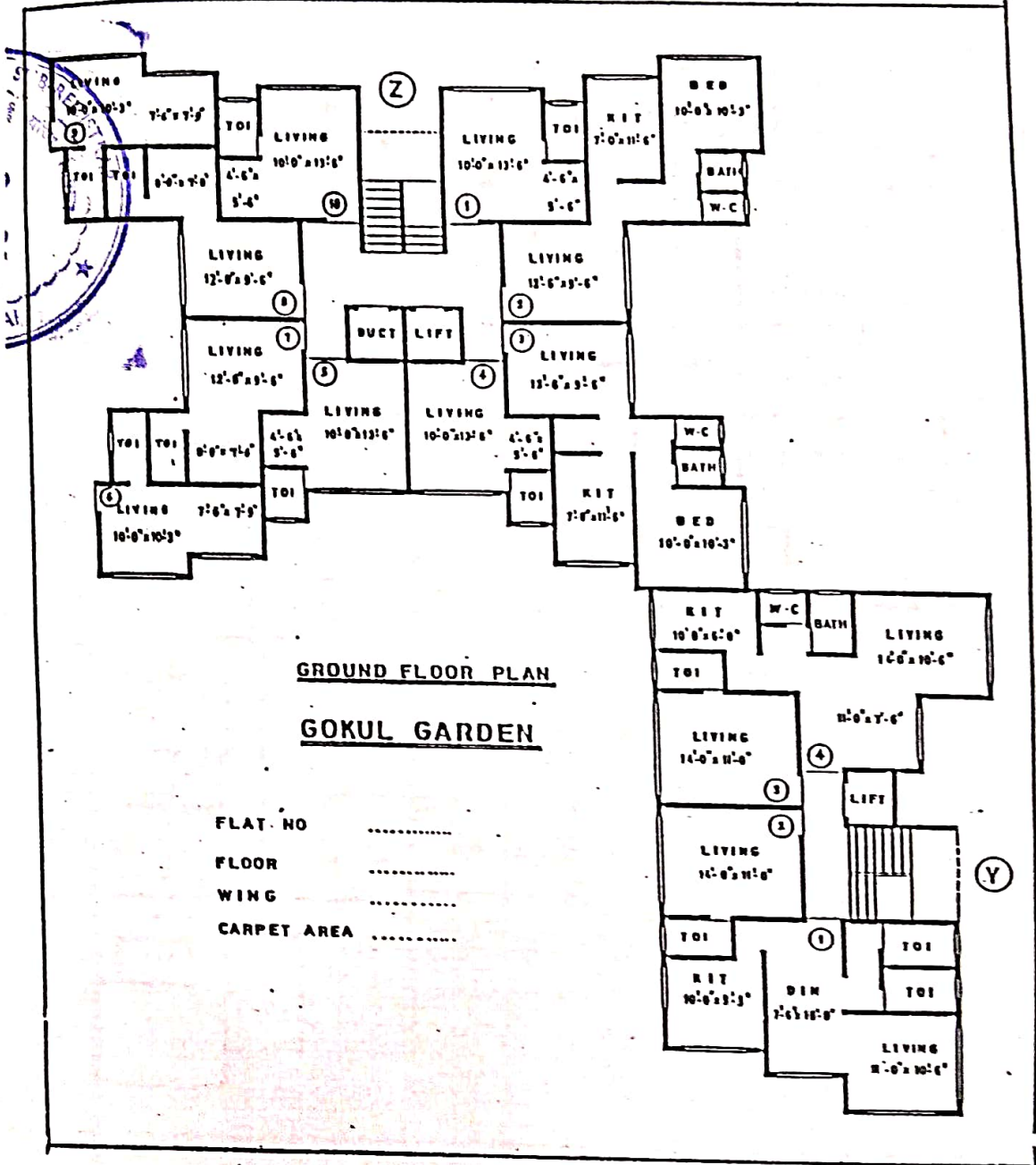
In the presence of ----- } (TRANSFEREE)

I.

Name :

Address :

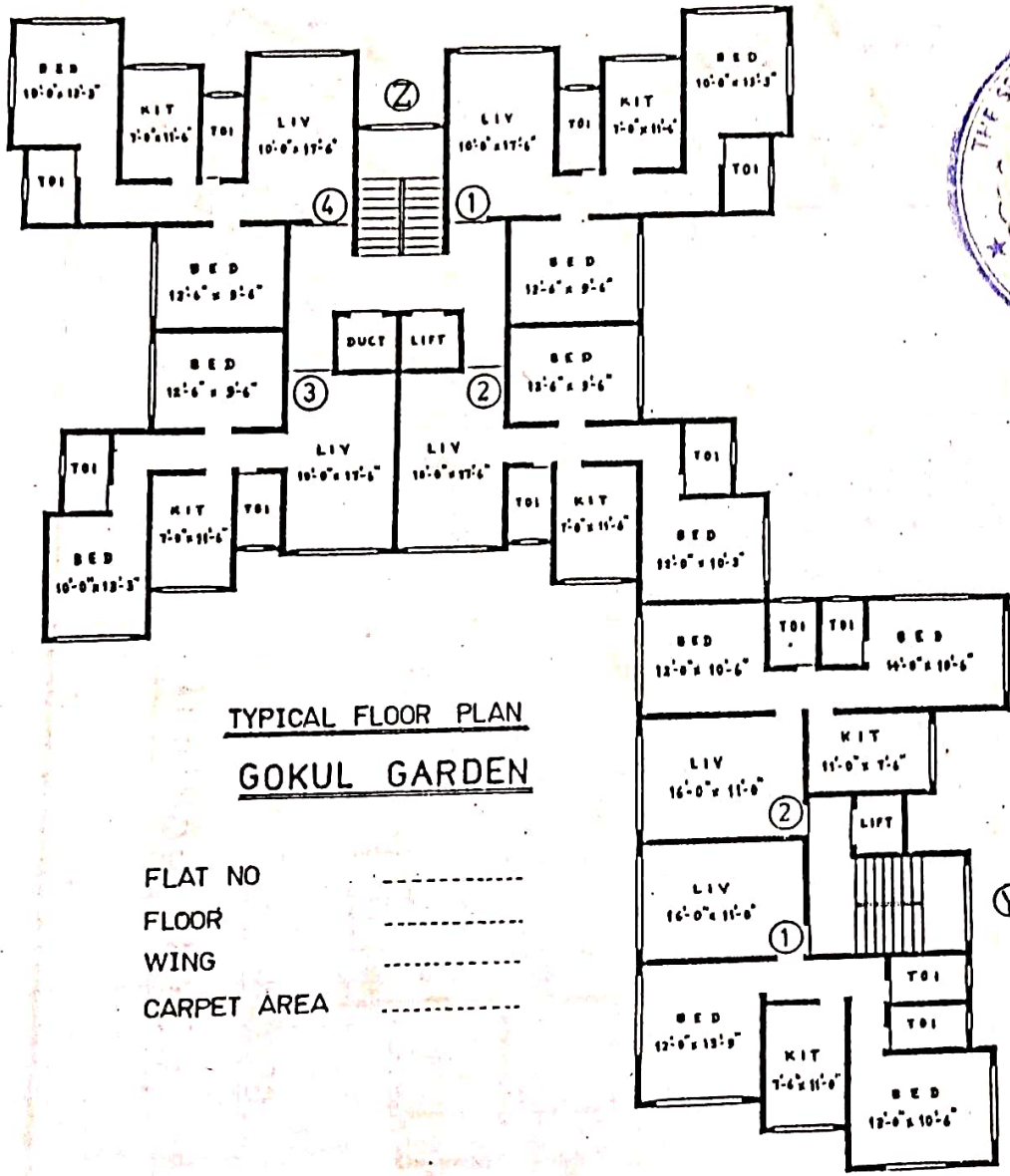




**GROUND FLOOR PLAN**

**GOKUL GARDEN**

FLAT NO .....  
 FLOOR .....  
 WING .....  
 CARPET AREA .....



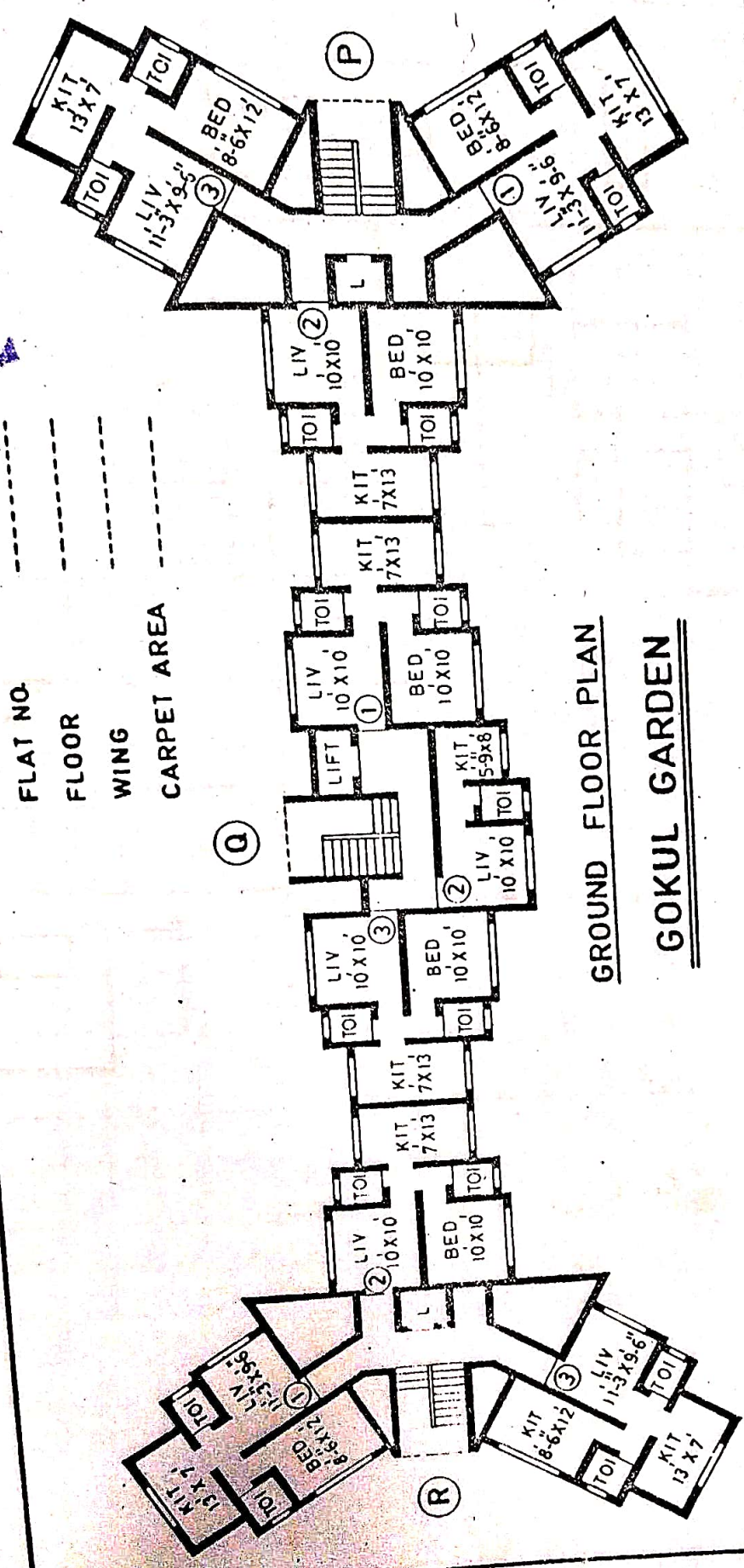
TYPICAL FLOOR PLAN  
GOKUL GARDEN

FLAT NO .....  
 FLOOR .....  
 WING .....  
 CARPET AREA .....

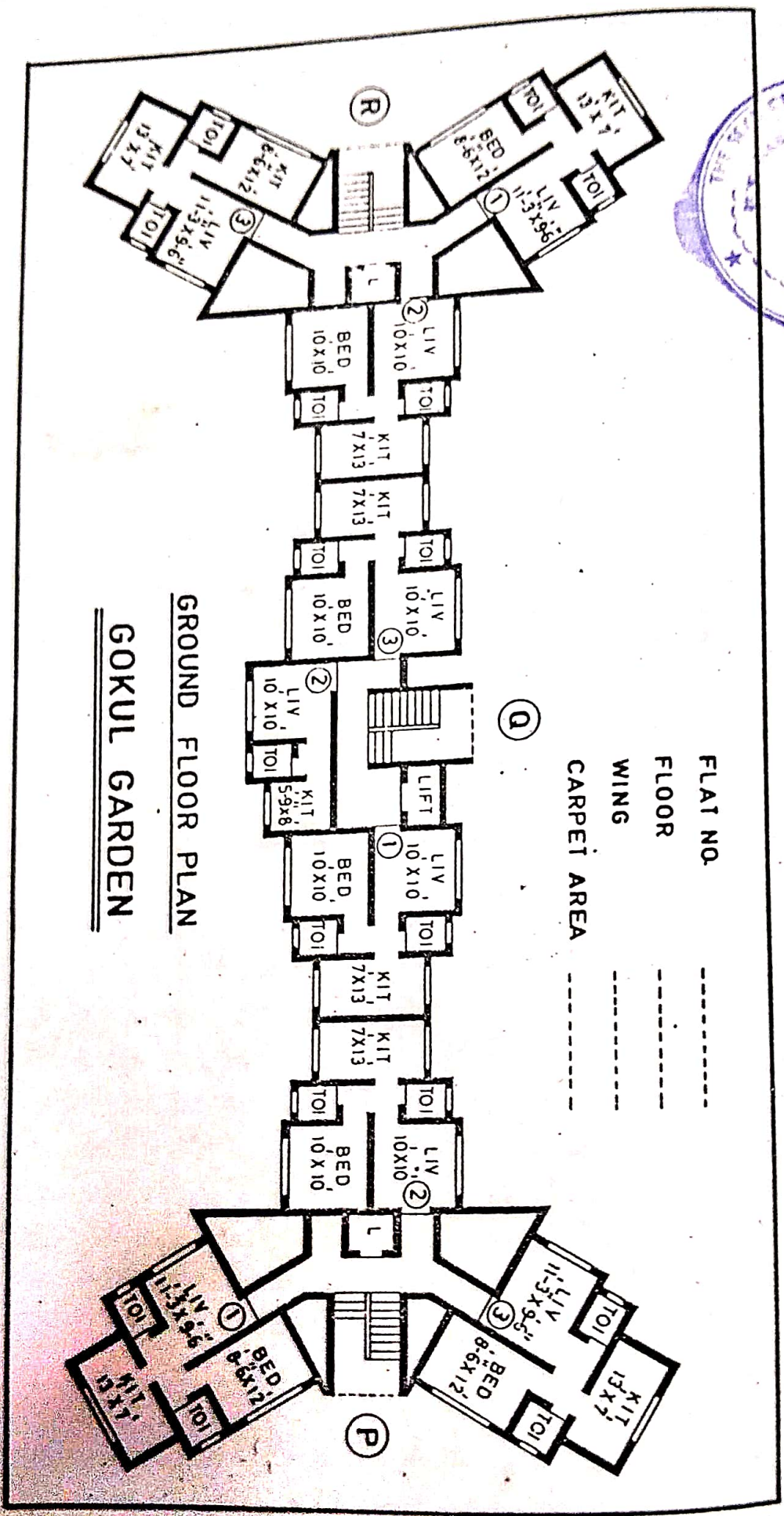




FLAT NO.  
FLOOR  
WING  
CARPET AREA

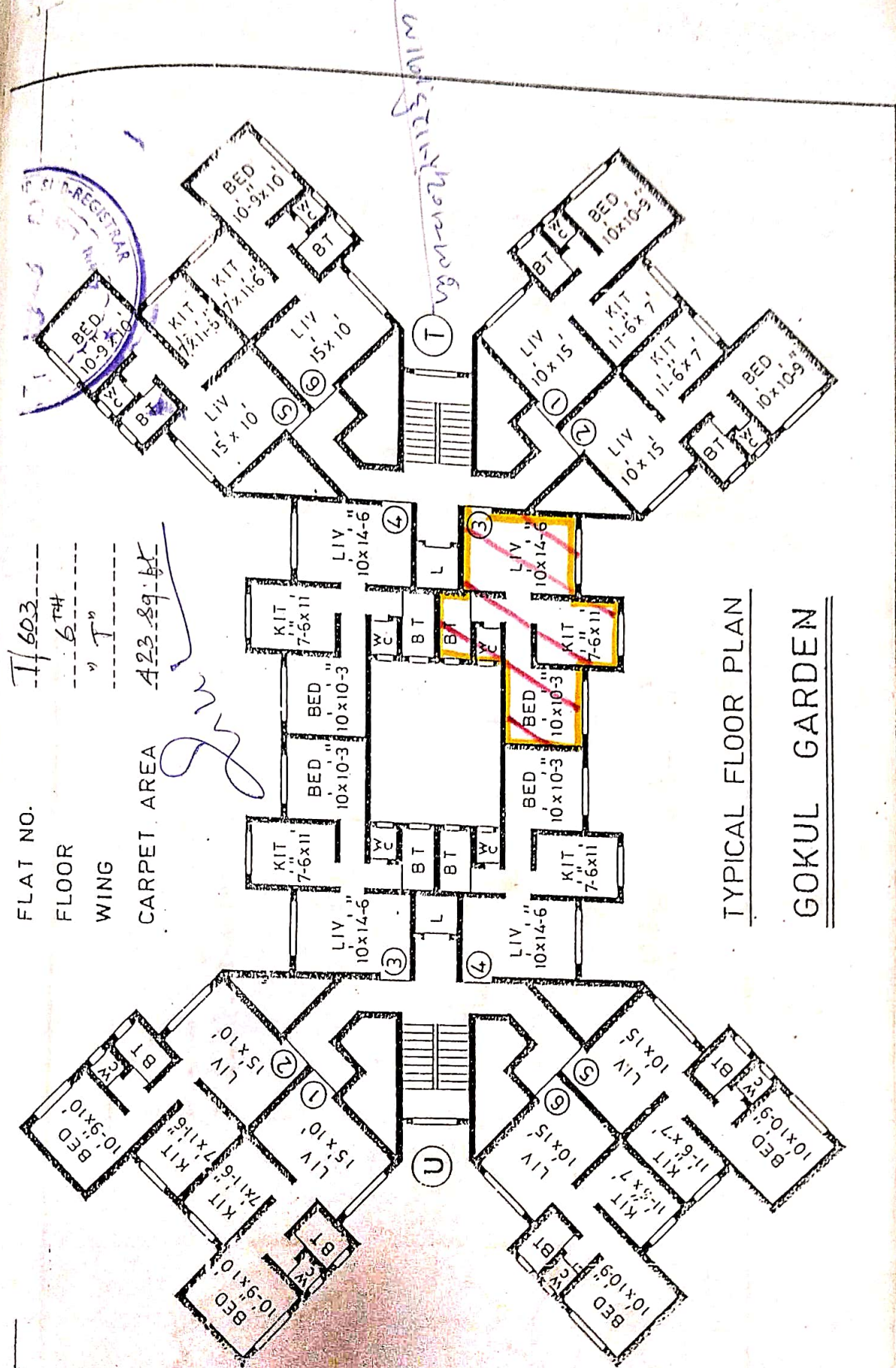


GROUND FLOOR PLAN  
GOKUL GARDEN



FLAT NO.	FLOOR	WING	CARPET AREA
---	---	---	---

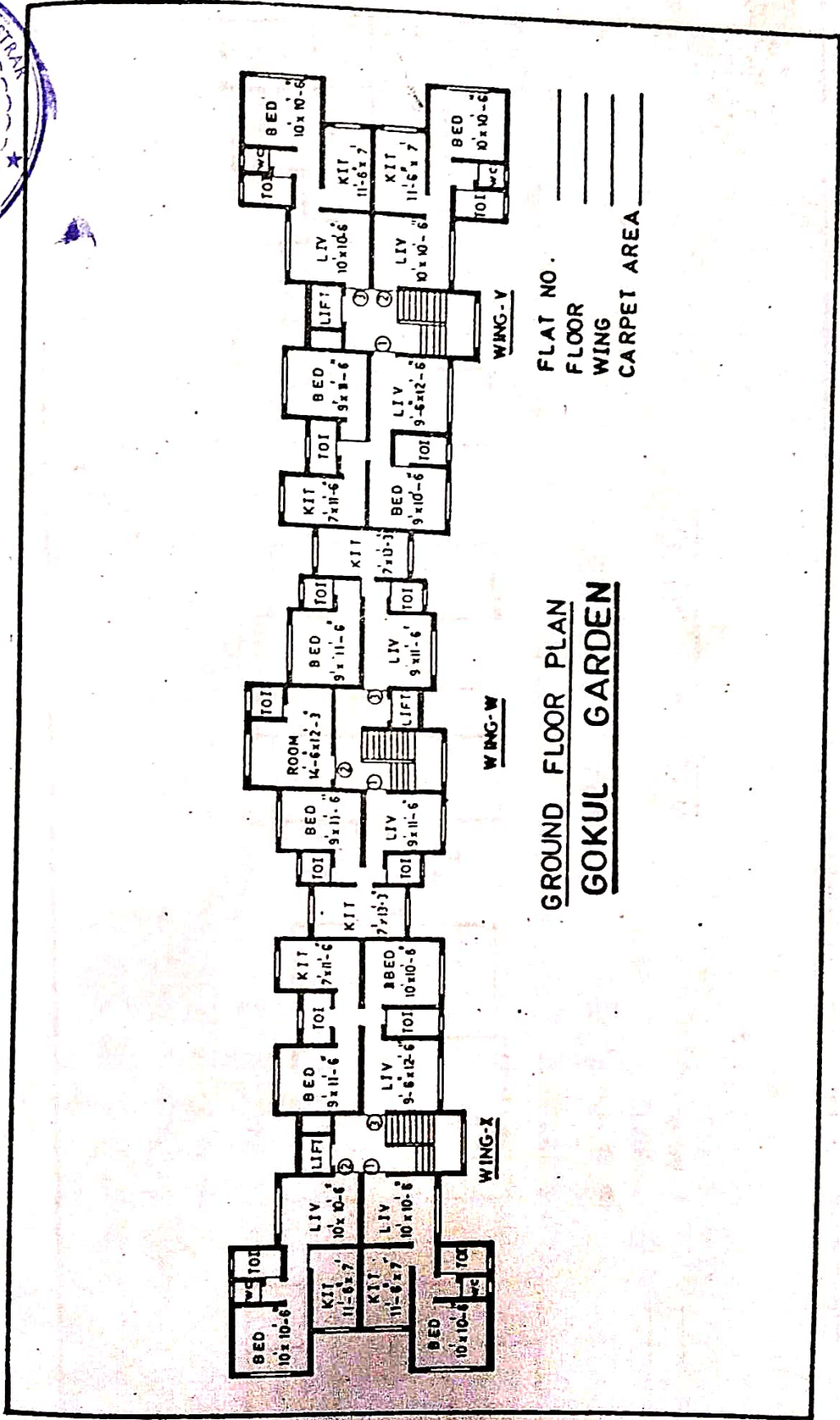
**GROUND FLOOR PLAN**  
**GOKUL GARDEN**



FLAT NO. T/603  
 FLOOR 6<sup>TH</sup>  
 WING T  
 CARPET AREA 423.89 sq. ft.

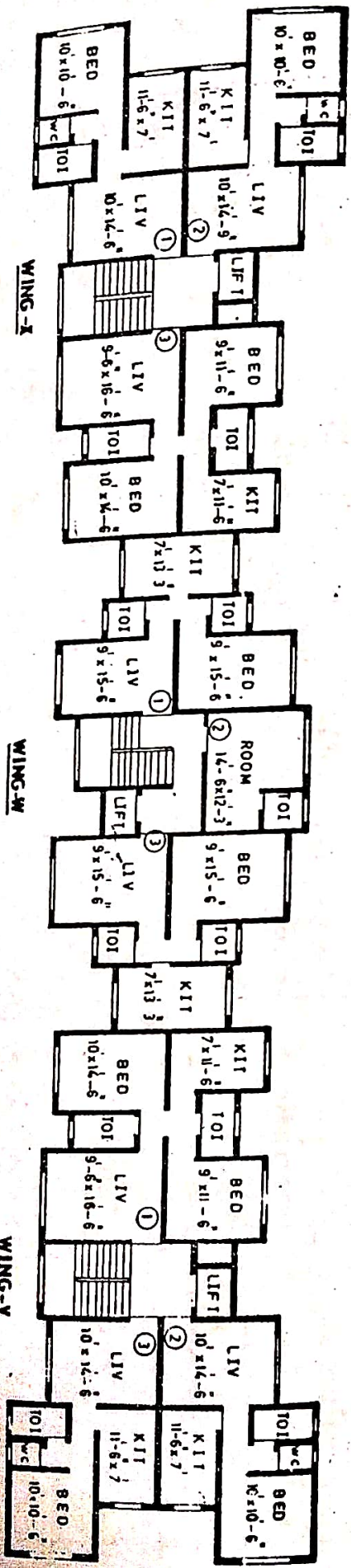
10/10/2012/11/5/11M

TYPICAL FLOOR PLAN  
GOKUL GARDEN



GROUND FLOOR PLAN  
GOKUL GARDEN

FLAT NO.  
FLOOR  
WING  
CARPET AREA



TYPICAL FLOOR PLAN

GOKUL GARDEN

FLAT NO. \_\_\_\_\_  
 FLOOR \_\_\_\_\_  
 WING \_\_\_\_\_  
 CARPET AREA \_\_\_\_\_



**SHYAM GOKUL GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED**

(Registered under M.C.S. Act 1960)

Registered No. : BOM / WR / HSG / TC / 9795 / 97-98 dated 03-06-1997

Regd. Off. : CTS No. 495, Gokul Garden (P to U), Thakur Complex, Kandivali (East), Mumbai 400 101.

**SHARE CERTIFICATE**

Member's Register No. 156

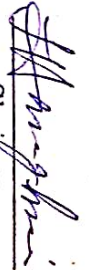
**AUTHORISED SHARE CAPITAL RS. 2,00,000/- DIVIDED INTO  
4,000 SHARES EACH OF RS. 50/- ONLY**

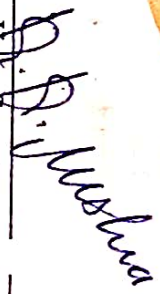
THIS IS TO CERTIFY that Shri / Smt. PHOOLCHAND SARDIWAL (T - 603)


is the

Registered Holder of Five Shares from No. 781 to 785 (both inclusive)  
in the **SHYAM GOKUL GARDEN CO-OPERATIVE HOUSING SOCIETY LIMITED**  
subject to the Bye-Laws of the said Society and that upon each of such shares the  
sum of Rupees Fifty has been paid.

Given under the Common Seal of the Society at this 31 day of July 19 99

  
Chairman

  
Hqn. Secretary

  
M. C. Member