



Friday, January 13, 2012
1:19:56 PM

Original

नोंदणी 39.स.
Regn. 39 M

पावती

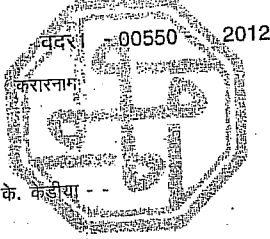
पावती क्र. : 553

दिनांक 13/01/2012

गावाचे नाव विलेपार्ले

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाऱ्याचे नाव: प्रगना के. केडीया

नोंदणी फी

30000.00

नसकत (अ. 11(1)) एवढाकनाही (अ. 11(2))
रुजदात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (87)

1740.30

एकूण रु.

31740.00

आपणास हा दस्त अंदाजे 1:34PM: ह्या वेळेस मिळेल

दुय्यम प्रिबधक
अंधेरी 1 (बांद्रा)

बाजार मुल्य: 39099500 रु. मोहदला: 39100000 रु.

भरलेले मुद्रांक शुल्क: 327000 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: आय ओ बी, अंधेरी (प);

डीडी/धनाकर्ष क्रमांक: 236757; रक्कम: 300.00 रु.; दिनांक: 10/01/2012

REGISTERED ORIGINAL DOCUMENT

RECEIVED ON 13-1-2012



दस्तक्रमांक व वर्ष: 550/2012

Friday, January 13, 2012
1:21:06 PM

सूची क्र. दोन INDEX NO. II

दुय्यम निबंधक: अंधेरी 1 (बांद्रा)

नॉदणी 63 न.

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

- (1) विलेखाचा प्रकार, मोबंदल्याचे स्वरूप करारनामा
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 39,100,000.00
बा.मा. रु. 39,099,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 313 वर्णन: विलेपार्ले (प) - सदनिका क्र. 201, 2रा मजला, " रुस्तमजी सिरॉक ", विलेपार्ले (प) मुं - 56, सोबत बेझमेंट कारपार्किंग क्र. 7 व 7ए चे एकूण क्षेत्र - 22.30 चौरस मीटर, मरलेले मुद्रांक शुल्क रु. 3,27,000/-, (मुंबई मुद्रांक अधिनियम 1958 चे अनुच्छेद 5 (जीए) 2 नुसार मुद्रांक शुल्क आकारणी)
(1) 218.36 चौरस मीटर बांधीव
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) हरिजी - बुलबुलदानी - घर/प्लॉट नं: 513, काकड मार्केड, 306, काळबादेवी, मुंबई - 02, प्लॉट/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: ADTPB 8649 D
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, यादीचे नाव व संपूर्ण पत्ता (1) प्रमोद क. केडिया - घर/प्लॉट नं: 6वा मजला विश्वशांती, 30/ई, आझाद रोड, जुहू कोळीवाडी माताक्रुझ (प) मुं - 49, प्लॉट/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पत्र नम्बर: ADWPK 9701 F
- (7) दिनांक करून दिल्याचा 10/01/2012
- (8) नोंदणीचा 18/01/2012
- (9) अनुक्रमांक, खंड व पृष्ठ 550/2012
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 937600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु. 30000.00
- (12) शेरा

मूल्यांकन प

मुल्यांकन	2012	दिनांक	1/9/2012
जिल्हा	मुंबई(उपनगर)		
प्रमुख मुल्य विभाग	- 37-वित्तपार्ते पश्चिम (अंधेरी.)		
उपमुख्य विभाग	- 37/190-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस वैकुण्ठलाल मेहता मार्ग व पश्चिमेस गावाची हद्द.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर - 313		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्ग	बांधीव		

बाजार मूल्य दर तक्त्यानुसार
एन्नि चौ मीटर मल्लगत

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
104,800	174,600	213,800	262,000	174,600

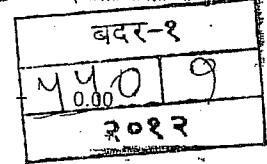
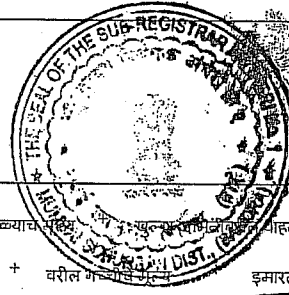
मिळकतीचे क्षेत्र	218.36	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	निवासी सदनिका		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	2

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी	(Rule 5 or
	=	174,600.00 * 100.00 / 100	
	=	174,600.00	

A) मुख्य मिळकतीचे मुल्य	=	घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र	(Rule 19 or 20)
	=	174,600.00 * 218.36	* मजला निहाय घट/वाढ
	=	38,125,656.00	* 100.00 / 100

E) बंदिस्त वाहन तळाचे क्षेत्र	=	22.30 चौरस मीट	(Rule 17(1))
बंदिस्त वाहन तळाचे मूल्य	=	22.30 * (25.00 / 100) * 174,600.00	
	=	973,395.00	

एकत्रित अंतिम मूल्य	=	मुख्य मिळकतीचे मुल्य + तळघराचे मूल्य + पोटमाक्याचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य	
	=	A + B + C + D + E + F + G + H	
	=	38,125,656.00 + 0.00 + 0.00	
	+ 973,395.00 + 0.00 + 0.00		
	=	39,099,051.00	

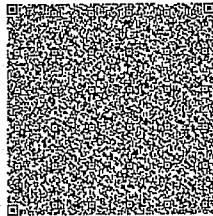


INDIA NON JUDICIAL
Government of Maharashtra

e-Stamp

Issued by : Shilpa Jadhav
Stock Holding Corporation of India
Location : SHCIL, Kancheri
Signature : Shilpa
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH06173340638731K
Certificate Issued Date : 10-Jan-2012 02:31 PM +5
Account Reference : SHCIL (E)/mhsho101/LANDHERI/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0106653569617524K
Purchased by : Pragna K. Keela
Description of Document : Article 25(b) to (d) Conveyance
Property Description : Flat No201, Rustomjee Ciroc, City Survey No313, Vile Parle W, Mum-56
Consideration Price (Rs.) : 3,91,00,000
(Three Crore Ninety One Lakh only)
First Party : Harish C. Bulchandani
Second Party : Pragna K. Keela
Stamp Duty Paid By : Pragna K. Keela
Stamp Duty Amount (Rs.) : 3,27,000
(Three Lakh Twenty Seven Thousand only)



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बदर-१	
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२०१२	

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

SHCIL-MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012
Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL010590058182745HK

Account Name SHCIL-MAHARASHTRA

Receipt Date 10-JAN-2012


Received From Pragna K Kedla	Pay To
Instrument Type PAYORDER	Instrument Date 10-JAN-2012
Instrument Number 236756	Instrument Amount 327000 (Three Lakh Twenty Seven Thousand)
Drawn Bank Details	
Bank Name Indian Overseas Bank	Branch Name Andheri West
Out of Pocket Expenses 0.0 ()	



बदर-२	
५५०	३
२०१२	

खर दस्ताव देय मु. मु. रु. १८,३८,८००/- पेकी
करारनामा - कता त्र. बदर ४/७१५६११ दि. ३८/११.
अन्वये विकारकाकडून गुंतवणूककारांनी सहनिष्ठा विकत
घेऊन १ वर्षाच्या आत पूर्णपणे करीत असल्याने त्या
दस्तावर भरल्यात आलेले मु. मु. रु. १८,३८,८००/- पेकी
१००/- रु. विलोकक देवून रु. १८,३८,८००/- ची मुंबई
मुद्रांक अनुच्छेद ५ (अ.अ) (ii) अन्वये वजावर देवता आली
अवुन खर दस्तावर मु. मु. रु. ३२४०००/- भरता केला आहे
दि. १०/१/१२.

सह. मुख्य निबंधक अवेरी-१,
मुंबई उपनगर विवहा.

Stamp Duty Purchased By		Stamp Duty Paid by		<input type="checkbox"/> 1st Party <input type="checkbox"/> 2nd Party	
Stamp Duty Amount Rs. 3,27,000/-		Type of Payment		<input type="checkbox"/> Cash <input type="checkbox"/> Cheque <input type="checkbox"/> DD <input type="checkbox"/> Pay-Order <input type="checkbox"/> NEFT <input type="checkbox"/> RTGS <input type="checkbox"/> Account to Account Transfer	
Cheque/ DD/ PO/ UTR/ REF/Account No.				Date: / /20	
Bank Name		Branch Name		STOCK HOLDERS CORPORATION OF INDIA LTD SHOP No. 4, PARISIAN APT., V.P. RD OFF S.V. ROAD, ANDHERI (W) MUMBAI-400 058.	
Counter Signature with Seal		 26230909/10/12			

This Deed of Transfer is made at Mumbai on this 10th day of January, 2012.

Between

Mr. Harish G. Bulchandani, an Indian inhabitant having his address for the purpose of these presents as 513, Kakad Market, 306, Kalbadevi Road, Mumbai 400 002, hereinafter referred to as the "Transferor" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to shall mean and include his heirs, executors and administrators) of the Other Part;

And

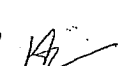
Mrs. Pragna K. Kedia having her address at 6th Floor, Vishwashanti, 307, Koliwada, Santacruz (West), Mumbai 400 049, hereinafter referred to as the "Transferee" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include her heirs, executors, administrators and assigns) of the Other Part.

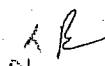
WHEREAS:

- (i) The Transferor is the owner and seized and possessed of and well and sufficiently entitled to a flat bearing No.201, admeasuring 1,958.00 square feet (carpet area, which is inclusive of the area of balconies and gratuitous areas of AHU, BMS where applicable) on the 2nd floor of the building known as "Rustomjee Ciroc" situated at Vile Parle (West), Mumbai (hereinafter referred to as the "said flat") and parkings in the basement bearing parking space Nos. 7 and 7A situated of the said building known as "Rustomjee Ciroc" (hereinafter referred to as the "parking space"). The said building known as Rustomjee Ciroc is constructed on plot of land bearing C.T.S. No. 313 of Village Vile Parle (West), Taluka Andheri, Mumbai Suburban District;

बदर-२	
440	४
२०१२	

- (ii) Unless referred to individually the said flat and the said parking space are hereinafter collectively referred to as the "said premises" and are more particularly described in the First Schedule hereunder written;
- (iii) The said premises was purchased by the Transferor from Keystone Realtors Private Limited, a company registered under the Companies Act, 1956 and having its registered office at 702, Natraj, M.V. Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069, vide an Agreement for Sale dated 6th May 2011 and registered with the

HB 

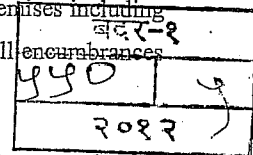
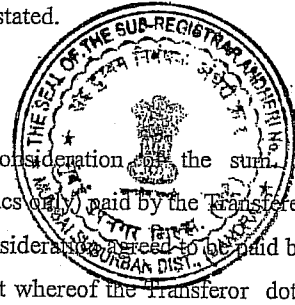
PK 

Sub-Registrar of Assurances at Andheri - 2, under Serial No. BDR/7176/4/2011 dated 3rd August 2011;

- (iv) An agreement is arrived at between the parties hereto whereby the Transferor has agreed to sell, assign, convey, assure and transfer unto and in favour of the Transferee the said premises and all the rights, title and interest of the Transferor including ownership rights in respect thereof, free from all encumbrances, for the consideration of Rs.3,91,00,000/- (Rupees Three Crores Ninety One Lacs only);
- (v) Pursuant to the said agreement, and at the request of the Transferee, the Transferor is executing this Deed of Transfer in the manner hereinafter stated.

Now This Deed of Transfer Witnesseth That: -

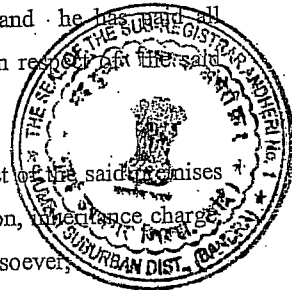
1. In pursuance of the aforesaid agreement and in consideration of the sum of Rs.3,91,00,000/- (Rupees Three Crores and Ninety One Lacs only) paid by the Transferee to the Transferor, on execution hereof being the entire consideration agreed to be paid by the Transferee to the Transferor, (the payment and receipt whereof the Transferor doth hereby admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever), HE the Transferor doth hereby grant, sell, convey, transfer, assign and assure unto the Transferee the said premises being the flat bearing No.201, admeasuring 1,958.00 square feet (carpet area, which is inclusive of the area of balconies and gratuitous areas of AHU, BMS where applicable) on the 2nd floor of the building known as "Rustomjee Ciroc" situated at Vile Parle (West), Mumbai and parkings space bearing Nos.7 and 7A in the basement of the said building known as "Rustomjee Ciroc", and more particularly described in the First Schedule hereunder written, and all the rights, title and interest of the Transferor including ownership rights in respect of the said premises, together with all the rights and benefits attached thereto and accruing from the ownership of the said premises including the right to use, occupy enjoy and possess the said premises free from all encumbrances claims and demands.
2. The Transferor doth hereby, declare, confirm, represent and warrant to the Transferee as follows.
 - (a) that all and whatsoever stated in the recitals hereinabove is true and correct;
 - (b) that the Transferor is the sole and absolute owner and seized and possessed of and well and sufficiently entitled to the said premises and all the rights, title, interest, benefit including ownership rights therein;
 - (c) that the Transferor is entitled to sell and transfer the said premises to any person or persons as he deems fit including to the Transferee;



[Signature]
H R

[Signature]
P R

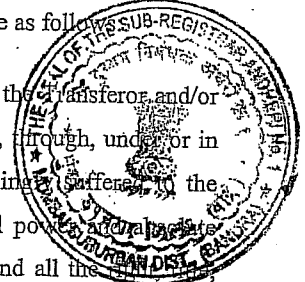
- (d) that neither the Transferor nor has any other person on his behalf and/or claiming through him entered into and/or executed any agreement or arrangement or understanding or commitment in respect of the said premises or any part thereof;
- (e) that there is no restriction, impediments etc. for sale, assignment, assurance, conveyance, transfer etc. of the said premises and the same is capable of being sold, assigned, transferred freely in the open market at such price and to such person and on such terms and conditions as may be deemed fit by the Transferor;
- (f) that the said premises are not a subject matter of any litigation, proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgment;
- (g) the Transferor has not committed any breach of the terms of the bye-laws, rules and regulations of the Society or any statutory enactment till date and he has paid all outgoing dues, rates taxes, cesses etc. due and payable by him in respect of the said premises to the Society and all other public bodies and authorities;
- (h) that the Transferor has not created any third party right in respect of the said premises including any right by way of sale, exchange, mortgage, possession, inheritance charge, lien, gift, trust, tenancy, license, access, easement or otherwise howsoever;
- (i) that the Transferor was in quiet, vacant, peaceful, and physical possession of the said premises till the possession of the said premises is handed over to the Transferee;
- (j) that no Notice/Notices is/are issued for requisition and/or acquisition of the said premises or any part thereof and the Transferor is in a position to sell, assign, convey, assure and transfer the said premises and every part thereof to the Transferee;
- (k) that neither the Transferor nor has any person on their behalf created any rights in respect of the said premises or any part thereof;
- (l) that there are no prohibitory or any attachment orders or otherwise any liabilities in respect of the said premises or any part thereof;
- (m) that there are no Estate Duty, Wealth Tax, Sales Tax, Income Tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local Authorities or pending whereby the rights of the Transferor to deal with the said premises are any way affected;
- (n) that save and except the Transferor, no other person or party has any right, title or interest of any nature whatsoever in respect of the said premises. The Transferor have not parted with possession of the said premises or inducted any person into the said premises;



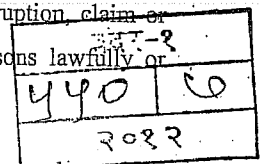
- (o) that there are no family members, relatives, minors and/or other persons interested in the said premises;
- (p) that there are no easementary rights created under any document or by any covenant or by prescription in respect of the said premises or any part thereof;
- (q) that there is no mortgage, lien, charge, right or any other encumbrance or impediment on the said premises or any part thereof;
- (r) that the said premises is demarcated and there is no dispute as to the boundary or area thereof;
- (s) that the title of the Transferor to the said premises is clear, marketable and free from all encumbrances;

3. The Transferor doth hereby agree and covenant with the Transferee as follows:

- a) That notwithstanding any act, deed, matter or thing whatsoever by the Transferor and/or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Transferor made, done, committed, omitted or willingly suffered to the contrary, ~~HE~~ the Transferor now have in himself good right, full power and absolute authority to grant, transfer, convey and assure the said premises and all the interest, benefit and advantages in respect thereof unto and to the use and benefit of the Transferee in manner aforesaid;

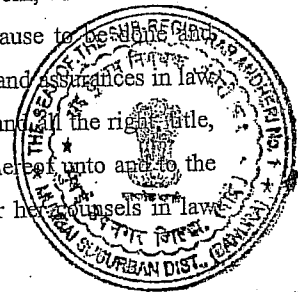


- b) AND that the Transferee shall and may at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said premises and receive the rents, issues and profits, thereof and every part thereof without any suit, eviction, interruption, claim or demand whatsoever from the Transferor or any other person or persons lawfully or equitably claiming or to claim by from under them;
- c) AND that he the Transferor have not at any time heretofore done or omitted or knowingly or willingly suffered or been party or privy to any act, deed or thing whereby the Transferor is not prevented from selling, granting, transferring, conveying etc. the said premises and all the right, title, interest, benefit and advantages in respect thereof or whereby the same or any part thereof are, is, can or may be charged, encumbered or prejudicially affected in estate title or otherwise howsoever;
- d) AND that free and clear and freely clearly and absolutely acquitted, exonerated and forever discharged or otherwise by the Transferor well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates, titles, charges and encumbrances whatsoever had, made executed, occasioned or suffered by the Transferor or by any other person or persons lawfully or equitably claiming through them;



e) AND that he hereby indemnifies and keep the Transferee indemnified of, from and against any loss, damage, demand, action, dispute, claim, cost, charges and expenses of any nature suffered or sustained by the Transferee due to any of her representations and warranties as recorded herein being found incorrect and/or due to breach of any of the Covenants/Assurances given by the Transferor and/or due to any claim made or which may hereafter be made on the said premises and/or on the said property or any part thereof;

f) AND further that the Transferor and all persons lawfully or equitably claiming any estate or interest whatsoever in respect of the said premises and all the right, title, interest, benefit and advantages in respect thereof, or any part thereof by, from, under or in trust for the Transferor and the Transferor shall and will execute or cause to be done and executed all such further and other acts, deeds, things conveyances and assurances in law whatsoever for the better and perfectly assuring the said premises and all the right, title, interest, benefit and advantages in respect thereof and every part thereof unto and to the use of the Transferee in manner aforesaid as by the Transferee or her counsels in law shall be required.



4. The Transferor has handed over to the Transferee the quite, vacant, peaceful and physical possession of the said premises.

4(4) This agreement shall always be subject to the provision contained in the Maharashtra Ownership Flats Act, 1963 as amended upto date or any other provisions of laws applicable thereto.

5. On execution of these presents, the Transferee shall be the owners and be entitled to deal with and/or dispose off the said premises in such manner as they deem fit and do and execute and/or cause to be done and executed all the acts, deeds, matter and things and sign and/or execute all the deeds, documents, writings etc. in respect of the said premises.

6. On execution hereof, the Transferor shall hand over all the original documents and title deeds in respect of the said premises including those mentioned in the Second Schedule hereunder written.

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7. The Transferor shall cause to be executed necessary documents, writings etc. for effectual transfer of the said premises in the name of the Transferee and the Transferor shall have no objection to the same and shall not require the Transferee to reimburse the same to the Transferor.

8. As and when requested by the Transferee, the Transferor shall at his own cost execute all such documents as may be desired by the Transferee for sale and/or transfer of the said premises and for the purpose of bringing the name of the Transferee on record of any concerned authority.

HB

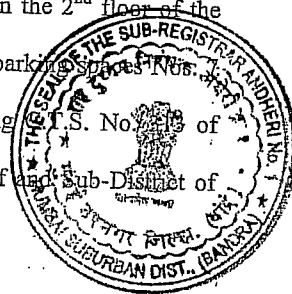
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9. The stamp duty and registration charges for this document shall be borne and paid exclusively by the Transferee.

In Witness Whereof the parties hereto have hereunto set and subscribed their respective hands the day, month and year first hereinabove written.

The First Schedule Above Referred To:

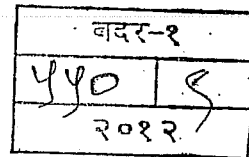
FLAT bearing No. 201, admeasuring 1,958.00 Square feet (carpet area, which is inclusive of the area of balconies and gratuitous areas of AHU, BMS where applicable) on the 2nd floor of the building known as "Rustomjee Ciroc" situated at Vile Parle (West), and parking spaces Nos. 8 and 7A situated of the said building, constructed on plot of land bearing S. No. 213 of Village Vile Parle (West), Taluka Andheri, in the Registration District of and Sub-District of Mumbai City and Mumbai Suburban.



Signed and Delivered by the
withinnamed "Transferor"
Mr. Harish G. Bulchandani
in the presence of..

1. Harish G. Bulchandani
2. More

HB



Signed and Delivered by the
withinnamed "Transferee"
Mrs. Pragna K. Kedia
in the presence of..

1. Pragna K. Kedia
2. More

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P / T Impression

RECEIPT

RECEIVED of and from the withinnamed Transferee, a sum of Rs. 3,91,00,000/- (Rupees Three Crores Ninety One Lacs Only) as below;

Sr. No.	Date	Amount	Cheque No.	Name of Bank
1	20.12.2011	61,00,000/-	383490	Indian Overseas Bank
2	10.01.2012	1,00,00,000/-	383491	Indian Overseas Bank
3	10.01.2012	1,00,00,000/-	383492	Indian Overseas Bank
4	10.01.2012	1,00,00,000/-	383493	Indian Overseas Bank
5	10.01.2012	30,00,000/-	370941	Indian Overseas Bank
	TOTAL	3,91,00,000/-		

Being full and final consideration payable by the Transferee to us in respect in of the said premises as within mentioned.



I SAY RECEIVED



Shri. Harish G. Bulchandani

Witness :

Mumbai, this dated 10th Jan, 2012.

