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(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Deposit Br. Lokhandwala Date : 20/9/06

Pay to : The Bank of Rajasthan Ltd. Stamp FRK A/c

Franking Value	Rs.	1,07,600/-
Service Charges	Rs.	10/-
Total	Rs.	1,07,610/-

Name of Stamp duty paying party :

Mrs Pragna Kedia



DELIVERED

DD / Cheque No. 21503
Drawn on Bank

Mumbai - 97
Malad (E) - 63

(For Bank's Use only)

Tran ID
Franking St. No.

Officer 1/21

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP



AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE are made and entered into at Mumbai on this 25 day of September, 2006,

BETWEEN

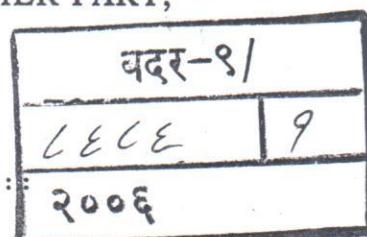
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PK

SHRI SATYANARAYAN RAM SWAMY & SMT. VIJAYALAKSHMI S. SWAMY, both adults, Indian Inhabitants, having address at **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, hereinafter referred to as the "**VENDORS**" (which expression unless it be repugnant to the context or meaning thereof shall mean and include **their** heirs, executors, administrators and assigns) of the **ONE PART**;

The Bank Of
Rajasthan Ltd., Andheri
(W), Mumbai
D-518P/W/C.R. 11/2004
1767324

AND

MS. PRAGNA KEDIA, also an adult, Indian Inhabitant, having address at **6th Floor, Vishwa Shanti, 30E, Azad Road, Juhu Koliwada, Santacruz(W), Mumbai-400 054**, hereinafter referred to as the "**PURCHASER**" (which expression unless repugnant to the context or meaning thereof shall mean and include **her** heirs, executors, administrators and assigns) of the **OTHER PART**;



MAHARASHTRA

For The Bank of Rajasthan Ltd.
31512
165243
16/02/06
Authorised Signatory

WHEREAS the **VENDORS** are the registered members of **Harmony Co-operative Housing Society Ltd.**, registered with Dy. Registrar of Societies at Mumbai, under the Maharashtra Co-Operative Societies Act 1960. Vide Registration No. **BOM / KW / HSG / (TC) / 1593 of 1985-86** dated 12-12-85, (hereinafter referred to as "**SAID SOCIETY**") and by virtue of being the members of the said society, **they** have been holding on ownership basis **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, admeasuring **505 sq. ft.** Built-up i.e. **46.93 sq. mtrs.** hereinafter referred to as the "**SAID FLAT**".

AND WHEREAS the **VENDORS** have purchased the above said flat from **MISS AMRITA N. AHUJA** vide Agreement for Sale dated **6th day of August 1984.**

AND WHEREAS the **MISS AMRITA N. AHUJA** has purchased the above said flat from **M/s. YASMIN CORPORATION** vide Agreement for Sale dated **23rd day of December 1983.**

AND WHEREAS the **VENDORS** have since paid the full and entire consideration there of to the concerned authorities and are presently holding the said flat on Ownership Basis.

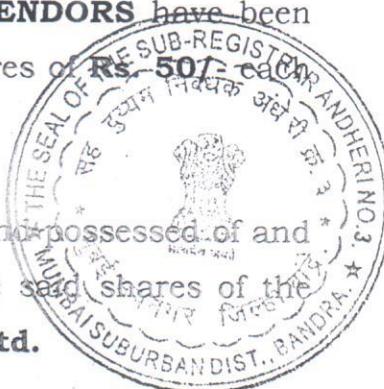
AND WHEREAS by virtue of being the members of the Said Society viz. **Harmony Co-operative Housing Society Ltd.** The **VENDORS** have been issued Share Certificate No. **83** for fully paid **five shares of Rs. 50/- each** bearing distinctive Nos. **411 to 415** (Both Inclusive).

AND WHEREAS the **VENDORS** are absolutely seized and possessed of and well and sufficiently entitled to the Said Flat and the said shares of the Society viz. **Harmony Co-operative Housing Society Ltd.**

AND WHEREAS the **VENDORS** have represented to the **PURCHASER** that **they** have been holding the said flat along with the **five shares** as stated hereinabove and being the members of the said society, **they** are desirous of disposing off **their** rights, title and interest in the said flat alongwith the **five shares** and the membership of the said Society and the **PURCHASER**.

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herein **has** agreed to acquire all the right, title and interest of the **VENDORS** in the said Flat alongwith **five** shares, issued to **them** and the membership of the said society on the following terms and conditions :

NOW THIS AGREEMENT WITNESSETH AND IT ARE HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:

1. The **VENDORS** hereby agrees to sell, transfer and assign all **their** rights, title and interest in the Said Flat being **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, and the **PURCHASER** **has** agreed to acquire all **their** rights, title and interest in the said flat, along with the **five** shares and the membership of the said Society.
2. The **VENDORS** agrees to transfer all **their** rights, title and interest in the Said Flat along with **five** shares of the said society in Share Certificate No. **83**, bearing distinctive nos. from **411** to **415** (Both Inclusive) pertaining to the use and occupation of the said Flat being **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, and the membership of the said society for a total consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** and the **PURCHASER** herein **has** agreed to acquire the same on payment of **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)**
3. The **VENDORS** hereby agrees to sell and transfer all **their** beneficial rights, title and interest in respect of said **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, for a total consideration of **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)** being the total consideration payable by the **PURCHASER** as under:

Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only)

Being paid as earnest money / part payment before the execution of these presents.

Rs. 21,50,000/- (Rupees Twenty One Lacs Fifty Thousand Only)

Being the balance consideration to be paid on or before **15th day of October 2006**.

Against the vacant and peaceful possession of the said Flat.

OR
OR

15/10/2006

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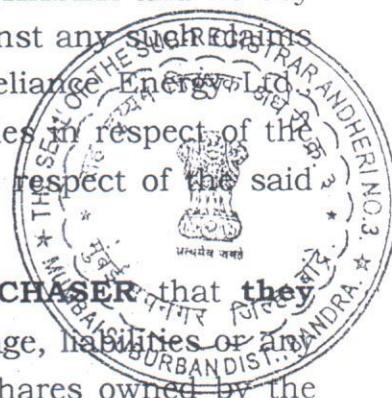
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Total **Rs. 25,00,000/- (Rupees Twenty Five Lacs Only)**

4. The **PURCHASER** hereby agrees that in the event of failure on **her** part to pay the balance consideration of **Rs. 21,50,000/- (Rupees Twenty One Lacs Fifty Thousand Only)** by the stipulated date i.e. **15th day of October 2006**, this Agreement for Sale shall stand null and void and the earnest money referred to above shall stand forfeited and the **VENDORS** shall be at liberty to deal with the said flat in any manner **they** deem fit and proper.
5. The **VENDORS** hereby agrees to arrange Mortgage N.O.C. from the said Society viz. **Harmony Co-operative Housing Society Ltd.** for the **PURCHASER** to obtain Loan from the Bank/ or from any other Financial Institution.
6. The **VENDORS** shall deliver to the **PURCHASER** vacant and peaceful possession of the said flat alongwith the permanent fixtures and fittings on completion of the sale i.e. on receipt of the full and final consideration mentioned hereinabove.
7. The **VENDORS** undertakes to pay and clear off the charges payable to the society by way of Municipal Taxes and other Society outgoings/dues or any nature whatsoever relating to the said flat up to the date of handing over the possession of the said flat to the **PURCHASER**.
8. The **PURCHASER** hereby agrees to pay all charges payable by way of Municipal Taxes, and other Society outgoings/ dues relating to the said flat from the date of taking over the possession of the said Flat and hereby declare and confirm that **she** will abide by the rules and regulations and bye-laws of the Society, without any reservation whatsoever.
9. The **VENDORS** shall also pay and clear the Electricity and M.T.N. Ltd., Mumbai, bills relating to the said flat up to the date of handing over the possession of the said flat to the **PURCHASER** and hereby agree to keep the **PURCHASER** indemnified against any such claims that may be made by the abovesaid Society, Reliance Energy Ltd., M.T.N. Ltd., or any person/s and/or party/parties in respect of the said Flat for the above period at a later date in respect of the said Flat.
10. The **VENDORS** hereby declares unto the **PURCHASER** that **they** have in no way created any charge, lien, mortgage, liabilities or any other encumbrances on the said flat and the shares owned by the **VENDORS** or on the rights, benefits and privileges enjoyable by the **VENDORS** as members of the society. The **VENDORS** also hereby declares that the said flat, or membership rights of the **VENDORS** are

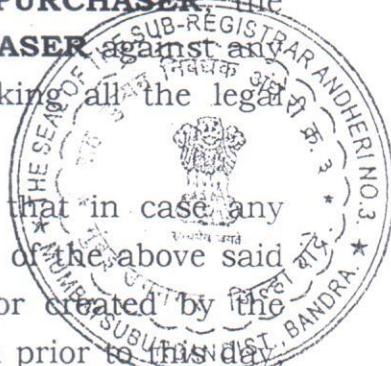


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not a subject matter of litigation, court order or Decree whatsoever. Should the **PURCHASER** be required to suffer, incur or meet any expenses or losses due to or on account of or by the reason of any declaration as aforesaid by the **VENDORS** being found out to be false or untrue at time hereinafter, the **VENDORS** hereby agrees to indemnify and keep indemnified the **PURCHASER** against all such expenses and losses including the expenses incurred by the **PURCHASER** for enforcing the said indemnity hereafter contained.

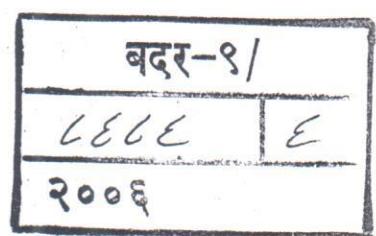
11. On receiving full and final consideration the **VENDORS** hereby relinquishes and surrenders all **their** right, title and interest in the membership of the said Society, the **Share Certificate** and the said flat in favour of the **PURCHASER** forever.
12. On receiving full and final consideration the **VENDORS** will hand over all **their** original documents along with the original share certificate pertaining to the said flat to the **PURCHASER**.
13. The **VENDORS** will execute all **their** relevant papers required for the effective transfer of the said flat. However, in future, **they** undertake to co-operate with the **PURCHASER** and will execute all such further papers/documents/writings whatsoever for the effective transfer of the said flat alongwith the said shares in the name of the **PURCHASER**.
14. The Society's transfer charges will be paid by the **VENDORS** and the **PURCHASER** in equal 50% each. However, the Stamp Duty and the Registration Charges on this Agreement will be borne and payable by the **PURCHASER** alone. The **PURCHASER** indemnifies the **VENDORS** from any such claim laid in this respect.
15. Should there be any claim in respect of the said Flat from any person or persons or any other authority pertaining to any period prior to the purchase of the said Flat in the name of the **PURCHASER**, the **VENDORS** hereby agrees to indemnify the **PURCHASER** against all the legal such claims from their own funds only and taking all the legal responsibilities upon them.
16. The **VENDORS** hereby undertakes and declares that in case any nomination, assignment, lien or charge in respect of the above said flat and the said shares have been made and/or created by the **VENDORS** and/or any one claiming through them prior to this day in favour of any person or persons other than the said **PURCHASER**, the same shall after the execution of THESE PRESENTS, be deemed to be null and void, inoperative, cancelled and deemed to be withdrawn and not binding upon the said society/builders and/or **PURCHASER**.



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17. The **VENDORS** hereby declares that no member either major or minor of the family have any right, title and interest in the said shares and the said flat in any manner whatsoever and that **they** are in exclusive use and/or occupation of the said flat in any manner whatsoever.
18. The **VENDORS** hereby undertakes to furnish any other documents, which may be required by the **PURCHASER** to make the title of the said flat complete and absolute without claiming any extra charges or compensation.
19. Subject to provision of clause No. 2 above of this Agreement, the **VENDORS** hereby transfers the said shares and **their** interest in the said flat to the **PURCHASER** and the **PURCHASER** is entitled to hold, possess and occupy and enjoy the said flat without any let, hindrance, denial, demand, interruption or eviction, claim or demand by the **VENDORS** or any one claiming through them. The **VENDORS** hereby further declares that **they** have full right and absolute authority to enter into this Agreement and that **they** have not done or performed any act, deed, matter or things whatsoever whereby **they** may be prevented from entering into this Agreement for Sale as purported to be done hereby or whereby the **PURCHASER** may be obstructed, prevented or hindered in enjoying the rights to be conferred or transferred or assigned in **her** favour or whereby quite and peaceful enjoyment and possession of the **PURCHASER** in respect of the said flat be disturbed and in the event of it being found that the **VENDORS** were not entitled to enter into this Agreement for Sale and transfer **their** right ought or purported to be transferred hereby and the **PURCHASER** are not able to enjoy quite and peaceful possession of the said flat due to any such reasons the **VENDORS** shall within the limit of the consideration mentioned hereinabove and received be liable to compensate, indemnify and/or reimburse the **PURCHASER** may suffer or sustain in this behalf within the limit of consideration mentioned hereinabove.
20. This Agreement has been executed in **Mumbai**, the payments are made in Mumbai and the Said Flat is situated in **Mumbai**, hence it is subject to jurisdiction of **Mumbai's** court of law



SCHEDULE OF THE PROPERTY

ALL THAT Flat premises being **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, of the Society known as **Harmony Co-operative Housing Society Ltd.**, lying being and situated at Survey No. **41 (Part)**, Piece or parcel of land bearing **C.T.S. No. 1 (Part)**, **Village Oshiwara, Taluka Andheri**, in the Registration Sub-District of Mumbai City and Mumbai Suburban, within Greater Mumbai.

Year of Construction

1984

Type of Construction

: **R.C.C.**

No. of Floors

: **Ground + 7 Floors**

Area of Flat

: **505 sq. ft. Built-up i.e. 46.93 sq. mtrs.**

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands on the day and the year first hereinabove mentioned.

SIGNED AND DELIVERED by the
Withinnamed "**VENDORS**"

SHRI SATYANARAYAN RAM SWAMY

&

SMT. VIJAYALAKSHMI S. SWAMY
PAN NO. AAQPS 7388M

In the presence of Son

SIGNED AND DELIVERED by the
Withinnamed "**PURCHASER**"

MS. PRAGNA KEDIA

PAN NO. ADWPK 9701 F

In the presence of Punit

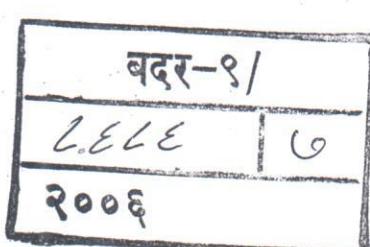
(Punit Nagpal)

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V.S. Swamy



P.K. Kedia



R E C E I P T

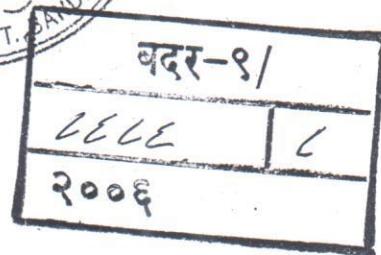
RECEIVED of and from the withinnamed PURCHASER, MS. PRAGNA KEDIA, a sum of **Rs. 3,50,000/- (Rupees Three Lacs Fifty Thousand Only)** being the Earnest Money/ Part Payment Consideration for the sale and transfer of **Flat No. B-705, Harmony Co-operative Housing Society Ltd., Plot No. 343, Cross Road No. 3, Lokhandwala Complex, Andheri (W), Mumbai-400 053**, as under :

Sr. No.	Date	Cheque no.	Bank & branch	Amount
1.	18/9/06 -	872785 -	Bank Of India - Mumbai - 97	3,50,000=00
2.		/		
3.				

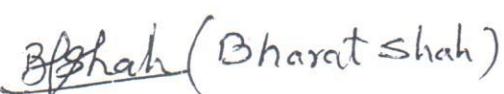
**WE SAY RECEIVED
Rs. 3,50,000/-**



SHRI SATYANARAYAN RAM SWAMY



WITNESS: -

1.  **Punit (Punit Nagpal)**
2.  **B. Shah (Bharat Shah)**

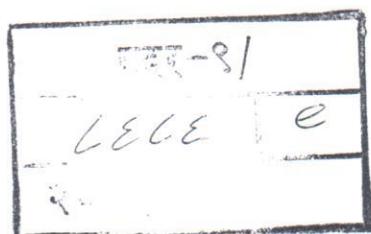
ARMONY CO-OPERATIVE HOUSING SOCIETY LTD.

(Reg. No. Bom/KW/HSG/(TC)/1593 Of 1985-86)

• 343, S. No. 41 (Part), Lokhandwala Complex, Andheri (W), Mumbai 400 053.

Whom so ever it may concern. Date 01/8/06

This is to certify that above society was constructed in 1984, having seven floors with lift, each flat is admeasuring 505 ft built up area (46.93 sq.mt). There are no dues on flat B-705.



महानागपालको
युद्धमृदंग
सिद्धांशु व कर्म सम्बन्ध वाच
मध्यमानसी कर्मचर तथा परमार्थी
अविद्यारम्भ कर्मवाप्ति के पाठमा मिळन

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0-19	434-76-3	2005-2006	00510	01/04/2005	काटा कुर्की नाव, बासनेंद्र चार्णन परिवार
0-19	434-76-3	2005-2006	00510	01/04/2005	काटा कुर्की नाव, बासनेंद्र चार्णन परिवार
0-19	434-76-3	2005-2006	00510	01/04/2005	काटा कुर्की नाव, बासनेंद्र चार्णन परिवार

KW 561
KPN-15-1
कर्मचारी बंगला

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01/07/1984
काशीनगर नगरपालिका
काशीनगर नगरपालिका

WS KW 15-1434763 200510

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उपक्रमांक			102745	

K/W WARD, C/P P RLY STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.
TELEGRAMS 37 HARIHAR 4 (E.G.).

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CIRCUIT

ANNEXURE B

के पालन के पासी छोटे रॉलेरिटर या खेती वा खदान

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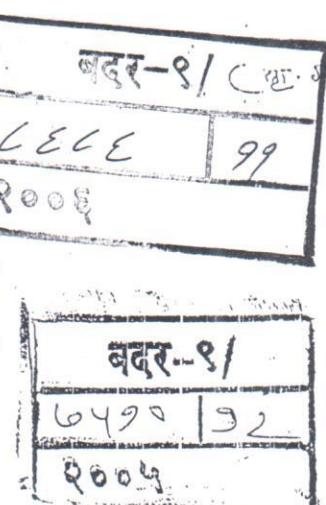
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प्राप्ति	मायदार	संहिता	प्राप्ति	प्राप्ति	प्राप्ति
ज्ञान विद्या की सुन्दरी उपगार मिठा यादि कडील द्रोही / घा. ८ / रोही / १८३-४४२. १९३८ दिन १२.१९३८ द्या शारदा रा दि. १९४८ दो-पग-कडील गोरा ठ. २०५/६४ दिन १०० दि १४ नवा गोडाडी जाणाऱ्या उद्दिष्टरांगा दि. ४ लाप्त १७५ ना. काळाडी व झफडी लादेवा ठा. गोरा / तोशिगरा / गा. १२२७. ५ रो. रोही. / ४५ दि २०१७१८ आठगो जाहीन-जियारा परिव उदाइती.	संहिता द्रोही	(पा)	गोप्य पापण वास्तवायाचा (प). उत्तमा पुत्र योगा गतावारा (प). ८	प्राप्ति द्योशिगरा पुष्प ठो. १०५. हो. स्थी. डि.	प्राप्ति



Harmony



गा. महाराष्ट्र नंगी (सेवा) चांचे वाडील अधिकार प्रमाणपत्र
की दीनपुरुष १८६४/३२२/स १९०० रा /ठ-७ दि. ३०५८
व छात्राग गोपीया वा नंगी नंगी १८६४/३२२/१९०० रा/
ठ-७ दि. २२५।१० अप्रैल व. कपडी अधिकार प्रमाणपत्र नंगी
शोधिया / ठान्हु १/१६ दि. १९०१ या तिथि सुनाती गुरु
रोपने राजीव दीम २७४-दी. मिती नोंद घेऊन प्रमाणपत्र
१९५९२४-६-दी. मिती डाक्टी नोंद घेऊनी स्थानी १९५९२४
मा. शिवाधिकारी शुल्क उपनगर शिल्प चांचे वाडील
क्र. ची. / आपा ३ रु / रुक्मिपरण / रुक्म आर. वो. ११५
दिनांक ५।९।१९८८ चे आदेश पारिस छापेगे वा मां. ठा.
१८. वा. योंचे लालिका आविष्का डाक्टी वा ए. शोधियावा / ठान्हु १८
१/२९५।१९१८।८।७।२९७-दी. शिक्षकांची रुपागिपरणाने
१९७५ ठा. १/२९५।वायम रेपूवा वा. १९५८।१९८८-दी. ठा.
१९०३।१९८८-दी. मिती वा. १९८८-दी. १९८८-दी. ठा. १९८८-दी. १९८८-
दी. मिती वा. १९८८-दी. १९८८-दी. रुपूण वा. १९८८-दी. १९८८-दी.
पायम-चोली- वा. १९८८-दी. १९८८-दी. १९८८-दी. वा. १९८८-दी. वा.
मिहिकार- परिषिका रुक्म चोली

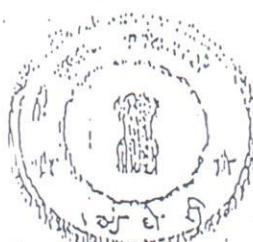
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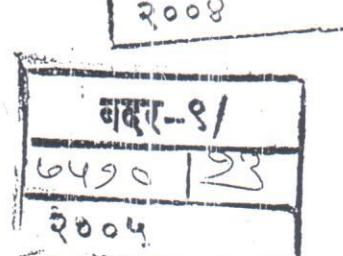
બાળ માનસિક



નાર મુજામન વિગતારો
ડાસુકિ



CECE 192



25/09/2006

दुर्यम निबंधकः
अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर९

दस्त क्र 8686/2006

दस्त क्रमांक : 8686/2006

दस्ताचा प्रकार : करारनामा

नुक्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव प्रग्ना केंडीया - -

पत्ता घर/फ्लॅट नं: -

गांती/रस्ता: 6 वा मजला

ईमारतीचे नाव: विश्व शांति

ईमारत नं: -

पेठ/वसाहत: 30 इ आझाद रोड

शहर/गाव: सांताकुळ प

तालुका: -

पिन 54

पेन नम्बर: -

लिहून घेणार

वय 43

सही

R.K. Kali

2 नाव सत्यनारायण राम स्वामी - -

पत्ता घर/फ्लॅट नं: 705

गांती/रस्ता: -

ईमारतीचे नाव: हार्मोनी सोसा

ईमारत नं: -

पेठ/वसाहत: लोखंडवाला कॉ

शहर/गाव: अंधेरी प

तालुका: -

पिन 54

पेन नम्बर: -

लिहून घेणार

वय 61

सही

S. S.

3 नाव विजयालक्ष्मी एस स्वामी - -

पत्ता घर/फ्लॅट नं: वरीलप्रमाणे

गांती/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

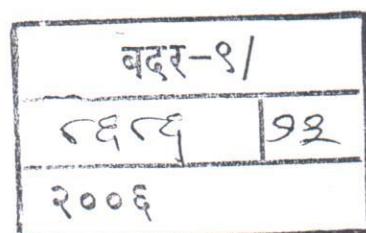
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पेन नम्बर: AAQPS 7388M

लिहून घेणार

वय 55

सही

V.S. Savant



दस्त गोषवारा भाग - 2

बदर९

दस्त क्रमांक (8686/2006)

दस्त क्र. [बदर९-8686-2006] चा गोषवारा
वाजार मुल्य : 2168166 मोबदला 2500000 भरलेले मुद्रांक शुल्क : 107600

दस्त हजर केल्याचा दिनांक : 25/09/2006 04:11 PM
निष्पादनाचा दिनांक : 25/09/2006

दस्त हजर करणा-याची सही : *R. K. K. K.*

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादगीकरण) 25/09/2006 04:11 PM
शिक्का क्र. 2 ची वेळ : (फी) 25/09/2006 04:15 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/09/2006 04:16 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/09/2006 04:16 PM

दस्त नोंद केल्याचा दिनांक : 25/09/2006 04:16 PM

आळख :

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

1) समीर मटकर - , घर/फ्लॉट नं: 768

गल्टी/रस्ता: आदर्श नगर

इमारतीचे नाव: -

इमारत नं: --

पेठ/वसाहत: अंधेरी

शहर/गाव: -

तालुका: -

पिन: -

2) रवि देवशेट - , घर/फ्लॉट नं: वरीलप्रमाणे

गल्टी/रस्ता: -

इमारतीचे नाव: -

इमारत नं: -

पेठ/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

दु. निबंधकाची सही
अंधेरी 3 (अंधेरी)



पावती क्र.: 8676 दिनांक: 25/09/2006

पावतीचे वर्णन

नाव: प्रग्ना केडीया - -

25000 : नोंदणी फी

300 : नवकल (अ. 11(1)), पृष्ठांकनाची नवकल
(आ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

25300: एकूण

[Signature]
दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

बदर९/

२६९६ ७४
२००६

प्रमाणित करणेत येते की, या
इस्ता धरे एकूण २०५...पाने आहेत.

[Signature]
सह. हृष्यम निबंधक अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.

बदर९/२६९६/२००६

पुस्तक क्रमांक १, क्रमांक वर

दोदला.

दिनांक: २५१०९०६

[Signature]
सह. हृष्यम निबंधक, अंधेरी क्र. ३,
मुंबई उपनगर जिल्हा.