

DEED OF CONVEYANCE

THIS DEED OF CONVEYANCE (this "Deed") made at Mumbai this _____ day of _____, 20____ between:

NITIN K. RAMANI("Ramani") [PAN: AACPR2470H], an adult Mumbai Inhabitant, residing at: Ramani Bhavan, RRT Road, Mulund (West), Mumbai 400080 (the "**Seller/ Owner**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include him and his respective heirs, executors and administrators) of the **First Part**; (through his authorised Power of Attorney Holder)

AND

JAMNARAM CO-OPERATIVE HOUSING SOCIETY LIMITED("Society") a co-operative Housing Society Limited, under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. WT/HSG/TC/3148 of 1989, having its registered office at Swaminarayan Darshan Building Dr. R.P. Rod, Mulund (West), Mumbai 400080 (the "**Purchaser**", which expression shall, unless repugnant to the context or meaning thereof, be deemed to mean and include them and its heirs, executors, administrators and assigns) of the **Second Part**;

AND

GERARIE ENTERPRISES AND DEVELOPERS PRIVATE LIMITED, a company incorporated under the provisions of the Companies Act 1956, having its registered office at 1507/B, Whispering Heights, 6 Mindspace, Off Link Road, Chincholi Bandar Road, Malad (west), Mumbai 400064, through its Director Mr. Rahul Haria (hereinafter referred to as the "**Developers**"/ "**Confirming party**", which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include its successors and assigns) Of the **Third Part**.

The Seller, the Purchaser and the Confirming party are hereinafter jointly referred to as the "**Parties**", individually as "**Party**", as the context shall require.

WHEREAS:

- A By virtue of diverse means, acts and assignments in law, Mr. Karsandas J. Ramani ("**Karsandas**") became the owner of and otherwise well and sufficiently entitled to those the property being all that piece and parcel of land admeasuring 1,480 square yards or thereabout equivalent to 1237.42 (the "**Land**") bearing Plot No.1005 (part) and 1024 (part) of Survey No.1000 and bearing City Survey No.904 (part) and 905 (part) of Mulund, Taluka Kurla, District Mumbai Suburban, situated at Dr. Rajendra Prasad Road, Mulund (West) in the Registration Sub-District of Mumbai Suburban District, together with building standing thereon known as "**Swaminarayan Darshan**" along with other commercial structures (the "**Building**") and standing thereon more particularly described

in the **SCHEDULE-I** (the Land and the Building shall be collectively be referred to as the "**Property**");

- B In terms of a mutual agreement and arrangement ("**Mutual Agreement**") arrived at by and between one M/s. Komal Builders and Mr. Laxmichand Meghji Dedha (the then chief promoter of Jamnaram Co-operative Housing Society Limited) with Karsandas, Mr. Laxmichand Meghji Dedha, appointed M/s. Gurujyot Construction Company Limited to construct a building on the Property and pursuant to such construction, a building known as "Swaminarayan Darshan" ("**Old Building**") was constructed on the Property. The flats so constructed in the Old Building were thereafter sold to several persons and the sale consideration received from the sale of such flats to such persons were appropriated by M/s. Gurujyot Construction Company Limited towards the construction cost of such Old Building and by M/s. Komal Builders towards satisfaction of its claim against the Property in terms of the Mutual Agreement;
- C The purchasers of the various premises in the Old Building, formed and registered a co-operative Society in the name of "Jamnaram Co-operative Housing Society Limited" (the "**Society**"), under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. WT/HSG/TC/3148 of 1989 comprising of the purchasers of the various premises in the Old Building. However, the revenue records in respect of the Property continued to stand in the name of Karsandas;
- D Karsandas died intestate on 16 April 1985 leaving behind Laxmiben K. Ramani wife of Mr. KarsandasRamani , Suresh. K .Ramani, Prakash K. Ramani, Subhash K. ramani, Nitin K.Ramani& Naresh k. Ramani Sons of Mr.KarsandasRamani as his only heirs and legal representatives entitled to his estate under the law by which he was governed at the time of his death;
- E By an Agreement dated April 20, 1990 registered with the Sub-registrar of Assurances at Thane under serial No. TNN/1/2669/1990 executed by and between Mr. Naresh K. Ramani ("**Naresh**") and Mr. Nitin Karsandas Ramani ("**Nitin**"), Naresh released all his right, title, share and interest in the Property in favour of Nitin on the terms and conditions more particularly set out therein;
- F By an Affidavit cum Declaration dated December 24, 1990 registered with the Sub-registrar of Assurances at Thane - 1 under serial No. TNN-1/7754/1990 executed by Mr. Suresh K. Ramani, the said Suresh Ramani thereby, *inter alia*, released all his right, title, share and interest in the Property in favour of Nitin on the terms and conditions more particularly set out therein;
- G By an Affidavit cum Declaration dated December 24, 1990 executed by Mr. Prakash K. Ramani, the said Prakash K. Ramani thereby, *inter alia*, released all his right, title, share and interest in the Property in favour of Nitin on the terms and conditions more particularly set out therein;
- H By a Deed of Release dated January 16, 1992 registered with the Sub-registrar of Assurances, the releasors therein released all their right, title, share and interest in the Property in favour of Nitin on the terms and conditions more particularly set out therein
- I In view of the above, the revenue records in respect of the Property show the name of Seller herein;
- J The Society is sufficiently entitled to and is in occupation and possession of the

"Property", which belongs to the Seller herein;

- K The Society comprises of twenty (20) members who have been issued shares under the Maharashtra Co-operative Societies Act, 1960;
- L In view of the dilapidated condition of the Old Building, the Society, at the General Body Meeting held on in May, 2008, resolved to demolish the Old Building and to construct a new building on the Property. However, since neither the Society nor the Members had the finance nor the expertise to carry out such work, it was, therefore, decided that the task to carry out such demolition and constructing flats for the Members should be entrusted to professional developers, who could carry out the development work free of costs for the Members of the Society and construct for the Members, new flats, free of costs and in return for the same, the Developers would be granted the right to bring and utilise TDR/FSI and sell the premises not earmarked for the Members and appropriate the sale proceeds thereof;
- M Pursuant to above, by and under Development Agreement dated May 28, 2005(*the "Development Agreement 2005"*), duly registered with the office of sub-registrar of assurances, Kurla No.3 bearing registration No.BDR 13-7562-2008, the Society (therein referred to as the Society of the first part), the Seller therein referred to as the Confirming Party of the second part) and Siroya FM Constructions Private Limited. ("Siroya") (therein referred to as the "Developers" of the of the third part), the Society, with the consent and confirmation of the Seller herein, granted development rights in respect of the Property to Siroya, at or for the consideration and on the terms and conditions more particularly set out therein;
- N A Power of Attorney dated October 10, 2008, duly registered with the Sub-Registrar of Assurances at Kurla No.3 under Serial No. BDR-13/7564/2008, was executed by Nitin thereby nominating, constituting and appointing Mr. Manoj M. Patankar of Siroya, as his true and lawful Attorney for the purpose of carrying out the development work in respect of the Property;
- O Pursuant to the above, Siroya commenced procuring various necessary permissions and approvals in respect of the redevelopment work in respect of the Property under the Development Agreement 2005 from the concerned authorities;
- P However, Siroya with the consent of the Society proposed to handover the redevelopment project to the Developers/Confirming party herein;
- Q Pursuant thereto, the Society held the Special General Meeting on July 25, 2010 to rescind/terminate the Development Agreement 2005, executed with Siroya and to grant fresh development rights in respect of the Property to the Developers on the same terms and conditions as provided under the Agreement 2005 in favour of the Developers herein;
- R Pursuant to the above, by and under the Development Agreement dated October 15, 2010 (*the "Development Agreement "*), duly registered with the Sub Registrar of Assurances at Kurla No.1 under Serial No.BDR-3/11504/2010, executed by and between the Society (therein referred to as the Society of the first part), the Developers (therein referred to as Developers of the second part), Siroya (therein referred to as the Siroya of the third part) and Ramani (therein referred to as the Confirming party of the fourth part), the Society, with the consent and confirmation of Siroya and the Seller, granted development rights in respect of the Property to the Developers, at or for the consideration and on the terms and conditions more particularly set out therein;

- S Simultaneously with the execution of the Development Agreement, a power of attorney dated October 15, 2010(***Power of Attorney 1***), duly registered with the Sub-Registrar of Assurances at Kurla-I under Serial No.BDR-3/11505/2010, was executed by the Seller, thereby nominating, constituting and appointing Mr. Ashoak Shah, Director of the Developers/Confirming Party, as his true and lawful Attorney for the purpose of carrying out the development work in respect of the Property as provided under the Development Agreement;
- T Pursuant to the Development Agreement, a power of attorney dated October 15, 2010 (***Power of Attorney 2***), duly registered with the Sub-Registrar of Assurances at Kurla-I under Serial No.BDR-3/11583/2010, was also executed by the Society/Purchaser, thereby nominating, constituting and appointing Mr. Ashoak Shah, Director of the Developers/confirming party, as its true and lawful Attorney for the purpose of carrying out the development work in respect of the Property as provided under the Development Agreement;
- U Pursuant thereto, the Developers applied to the competent authorities for procuring the various construction permits as also submitted the plans for construction of a new building;
- V In the meanwhile, the Government of Maharashtra by its Notification dated January 6, 2012 ("***Notification***"), bearing No. MH/MR/South-346/2011-13, amended certain provisions of the Development Control Regulations of Greater Mumbai, 1991(DCR), in respect of building activity and developmental work in the areas falling under the jurisdiction of the Municipal Corporation of Greater Mumbai ("MCGM") and the areas covered by balconies, flower beds, niches, refuge area, ornamental projections, etc., which were earlier excluded from the computation of FSI, were thereby, included in the computation of FSI. However, in order to compensate for this loss of "useable areas", the Notification allowed builders/developers to avail compensatory FSI known as "Fungible Compensatory FSI" ("***Fungible FSI***") by paying a certain premium to MCGM;
- W Pursuant to the aforesaid Notification, the Developers proposed to avail the Fungible FSI by paying the premium to MCGM and thereafter, to submit new plans in accordance with the amended DCR;
- X By and under a supplemental agreement dated October 25, 2013 ("***Supplemental Agreement***"), duly registered with the Sub-Registrar of Assurances at Kurla-1 under Serial No. KRL-3/8796/2013, entered into by and between the Society (*therein referred to as the society*) of the first part and the Developers (*therein referred to as the developers*) of the second part and Nitin (*therein referred to as the confirming party*) of the third part, it was *inter alia* agreed by the parties thereto that the Developers would be entitled to avail the Fungible FSI by paying the necessary premium to MCGM at its own cost and shall submit new plans in accordance with the amended DCR to the concerned local authority for approval. It was further agreed by the parties thereto that the Members of the Society would, in return, be entitled to additional area as more particularly set out in the Supplemental Agreement;
- Y Pursuant thereto, the Developers have, after paying the necessary premium to MCGM, availed the Fungible FSI which Fungible FSI the Developers are now entitled to utilise for redeveloping the Property;
- Z The Developers have, pursuant to the aforesaid, got approved from the concerned local authority, the new plans, specifications, elevations, sections and details of the building in

accordance with the amended DCR;

- AA Pursuant to the above, the MCGM, by its letter dated October 5, 2013, bearing No. CE/5050/BPES/AT, has granted approval to the plans submitted by the Developers in respect of the redevelopment of the Property after considering the fungible FSI;
- BB The Developers herein have also obtained IOD dated October 5, 2013, bearing No. CE/5050/BPES/AT from the Mumbai Municipal Corporation in respect of the proposed development of the Property, a copy whereof is annexed hereto as **ANNEXURE "I"**;
- CC Pursuant to the issuance of approval of the plans and the IOD from MCGM, the Developers have obtained the vacant and peaceful possession of the Property from the Society whereby all the members of the Old Building have vacated their respective flats and pursuant thereto the Developers have obtained the commencement certificate ("C.C.") dated June 6, 2014, bearing No. CE/5050/BPES/AT update on , from the concerned authority, a copy whereof is annexed hereto as **ANNEXURE "II"**;
- DD Pursuant to the receipt of such C.C., the Developers have demolished the Old Building of the Society standing on the Property and commenced the construction of the new building known as "The Pinnacle" (hereinafter referred to as the "**Building**") consisting of stilt plus twenty one upper floors together with stack parking pursuant to and in accordance with the sanctioned new Plans, approvals of the appropriate authority, IOD dated October 5, 2013, bearing No. CE/5050/BPES/AT and the Commencement Certificate obtained by the Developers herein;
- EE Upon getting requisite approval from MCGM, the Developers have constructed the Building known as "The Pinnacle" on the Land;
- FF The Developers have not already put the members of the Society in possession of their respective flats as agreed under the permanent alternative agreement but have also sold the flats/tenements in the Building to various purchasers (the Society Members flat in the Building and the Flat Purchasers flats in the Building are hereinafter referred as "the Flat Purchasers") under diverse agreements. All the agreements are duly stamped and registered. The names of the said Flat Purchasers together with particulars regarding flat numbers, cost of the flats, stamp duty paid and the details of the registration under which the agreements were registered are more particularly described in Annexures "I";
- GG The construction of the Buildings is duly completed by the Developers and the requisite Occupation Certificate ("OC") together with the approved plans from Municipal Corporation of Greater Mumbai ("MCGM") in respect of the same have also been obtained by the Developers as more particularly described in Annexure "II"
- HH Towards the sale and purchase of the said flats/tenements, the Flat Purchasers have in all paid the total consideration to the Developers and the Flat Purchasers are put in possession of their respective flats by the Developers as per their respective registered agreements with the Developers;
- II The Society is already a registered Cooperative Housing Society of the Flat Purchasers namely Jamnaram Co-Operative Housing Society Limited ("Society") under the provisions of the Maharashtra Co-operative Societies Act, 1960 bearing Registration no. WT/HSR/TC/3148 of 1989 in respect of the Building constructed by the Developers, being the Purchaser herein;

- JJ Under the Development Agreement, the Seller had covenanted with the Developers that the Seller shall execute conveyance of the Land together with the new building *i.e.* Building known as “Pinnacle” (the Land and the Building shall collectively be referred to as the Property) in favour of the Society (therein referred to as Society of the first part) as and when called upon by the Developers to do so and that the Seller and also further covenanted to execute, sign, declare all the documents, deeds, affidavits for effectively transferring the Property to the Purchaser/Society;
- KK The Developers are fully empowered and authorised by the Seller/ Owner under the Power of Attorney 1 to transfer and convey the Land and the Building in favour of the Society which they are doing under this Deed;
- LL The Developers have fully completed the Building “The Pinnacle” in all its respect *i.e.* completed the Project and confirming to the transfer and conveyance of the Property by the Seller/ Owner in favour of the Society;
- A. For the purpose of the present conveyance no additional or separate consideration is being paid to any of the Parties, save and except the consideration already received by the Developers under various Agreements for Sale with the Flat Purchaser.

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES as follows:

1. In pursuance of the representations and covenants on the part of Parties as mentioned in the Recitals and in pursuance of the aggregate consideration of Rs. [] (Rupees [] only) paid by the Flat Purchasers (being the members of the aforesaid Society) to the Developers under the separate Agreements for Sale, **THE SELLER DOTH HEREBY** sell, grant, convey, transfer and assure **UNTO** the Purchaser absolutely and forever **ALL** that piece and parcel of the Property being all that piece and parcel of land admeasuring 1,480 square yards or thereabout equivalent to 1237.42 (the “**Land**”) bearing Plot No.1005 (part) and 1024 (part) of Survey No.1000 and bearing City Survey No.904 (part) and 905 (part) of Mulund, Taluka Kurla, District Mumbai Suburban, situated at Dr. Rajendra Prasad Road, Mulund (West) in the Registration Sub-District of Mumbai Suburban District, together with the new building known as "The Pinnacle" (hereinafter referred to as the "**Building**") consisting of stilt plus twenty one upper floors together with stack parking, as more particularly described in the **Schedule – II** hereunder written and the plan hereto annexed as **Annexure "A"** **AND TOGETHER WITH** all and singular the hereditaments, premises, courts, yards, areas, ways, wells, compounds, paths, passages, waters, water-courses, sewers, ditches, drains, trees, plants, lights, liberties, easements, profits, privileges, advantages, rights, members and appurtenances whatsoever to the Land or any part/s thereof and/or belonging to or in anywise appertaining to or with the same or any part/s thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or be reputed or known as part or member thereof and/or to belong or be appurtenant thereto, **AND ALSO TOGETHER WITH** the benefit of the covenants contained in all the Title Documents and Other Documents (as more particularly mentioned in Schedule II) deeds, documents, writings, vouchers and other evidences of title appurtenant or relating to the Properties or any part thereof, including the benefit of all means and rights of access and other rights, easements and privileges necessary for the more optimum use and enjoyment of the Properties, **AND ALSO TOGETHER WITH** the possession of all the deeds, documents, writings and other evidences of title relating to the Properties or parts thereof, including, but not limited to the Title Documents and Other Documents (as more particularly mentioned in

Schedule III), **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the Seller in, to, out of or upon the Properties and every part thereof, **TO HAVE AND TO HOLD** the Property and all and singular and other the premises hereby sold, granted, conveyed, transferred and assured or intended or expressed so to be with their and every of their rights, members and appurtenances **UNTO** and to the ownership, use and benefit of the Purchaser forever, **SUBJECT** to the payment after the date hereof of all rents, rates, taxes, assessments and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra, the Municipal Corporation and/or any other local or public body or authority concerned, **AND** the Seller doth hereby for himself and his heirs and successors **COVENANT** with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by himself the Seller or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for the Purchasers at any time heretofore, made, done, committed or omitted or knowingly or willingly suffered to the contrary, the Seller now has in himself good right, full power and absolute authority to sell, grant, convey, transfer and assure the Property hereby sold, granted, conveyed, transferred and assured or intended or expressed so to be unto and to the use and benefit of the Purchasers in the manner aforesaid, **AND** that the Purchaser shall and may from time to time and at all times hereafter peaceably and quietly enter upon, hold, have, occupy, possess and enjoy the Property and receive the rents, issues and profits thereof and of every part thereof to and for their own use and benefit, without any suit, lawful eviction, interruption, claim or demand whatsoever, of, from or by the Seller or his successors or assigns or any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust, **AND THAT** free and clear and freely, clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the Seller well and sufficiently saved, defended, 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 Seller or by any person or persons lawfully or equitably claiming or to claim by, from, through, under or in trust, **AND FURTHER** that the Seller and his heirs, successors and assigns and all persons having or lawfully or equitably claiming any estate, right, title, benefit or interest whatsoever at law or in equity in the Properties or any part thereof, by, from, through, under or in trust for the Seller or his heirs, successors and assigns or any of them, shall and will from time to time and at all times hereafter at the request of the Purchasers, do and execute or cause to be done and executed all such further and other lawful acts, deeds, things, matters, conveyances and assurances in law whatsoever, for the better, further and more perfectly and absolutely granting and assuring the Properties and every part thereof unto and to the use and benefit of the Purchasers in the manner aforesaid, as by the Purchasers and all person or persons lawfully or equitably claiming by, from, through, under or in trust for the Purchasers or their successors or assigns or their Counsel in law, shall be reasonably required. NOW THIS INDENTURE FURTHER WITNESSETH THAT the stamp duty (if any) and registration charges in respect of the present Deed of Conveyance shall be borne and paid by the Purchaser alone **AND** LASTLY it is recorded that no separate consideration is being paid by the Purchaser to the Owner/ Developers in respect of this Deed save and except the aggregate sum of Rs. [] (Rupees [] only) already received under various agreements mentioned in Annexures "I" hereto and on which agreements the stamp duty aggregating to Rs. [] (Rupees [] Only) has been paid and which payment of stamp duty is herein adjusted as per provision of Article 25 read with second proviso to Explanation I of Schedule I of The Maharashtra Stamp Act, 1958

2. The Society declares and confirms the following with the Developer:

- 2.1. That the Developers have constructed the Building in terms of the approved plans and have duly procured the Occupation Certificate;
- 2.2. That the Developers have performed its obligations and responsibilities in terms of the Development Agreement, the Supplemental Agreement and the MOFA/ RERA Agreements executed with each of the flat purchasers and the Society shall not raise any disputes in future or otherwise in relation of any matter matters arising/ touching therefrom against the Developers in any manner whatsoever;
3. The Seller have under their POA authorised the Developers to convey and transfer the Property in favour of the Society and the Developers by virtue of the powers vested in it are able to transfer, convey and assign the Property in favour of the Society free from all encumbrances.
4. The Society shall solely bear all the costs, charges and expenses ancillary to this Deed including the stamp duty and the registration charges payable in respect of executing and registering this Deed with the concerned Sub-Registrar of Assurances.
5. Each Party shall bear their respective legal, accountant and other professional expenses incurred in preparing and finalising this Deed and other instruments, writings and deeds ancillary and incidental hereto.
6. The Society and the Developers shall execute two copies of the Deed and both shall be construed as original. However, the stamped and registered Deed shall be with the Society and the other copy of the Deed shall be with the Developers.

SCHEDULE- I

ALL THAT piece and parcel of land admeasuring about 1,480 square yards or thereabout equivalent to 1237.42 bearing Plot No.1005 (part) and 1024 (part) of Survey No.1000 and bearing City Survey No.904 (part) and 905 (part) of Mulund, Taluka Kurla, District Mumbai Suburban, situated at Dr. Rajendra Prasad Road, Mulund (West) in the Registration Sub-District of Mumbai Suburban District or thereabouts known as “JAMNARAM CO-OPERATIVE HOUSING SOCIETY LIMITED” together with the building standing thereon known as “SWAMINARAYAN DARSHAN” and other commercial structures and bounded as under:

On or towards the East:	By Rajyog Tower CTS no.907
On or towards the West:	9.00 mt road
On or towards the North:	LIC Colony DR RP Road
On or towards the South:	CTS no. 904/B

SCHEDULE- II

ALL that piece and parcel of the Property being all that piece and parcel of land admeasuring 1,480 square yards or thereabout equivalent to 1237.42 (the “**Land**”) bearing Plot No.1005 (part) and 1024 (part) of Survey No.1000 and bearing City Survey No.904 (part) and 905 (part) of Mulund, Taluka Kurla, District Mumbai Suburban, situated at Dr. Rajendra Prasad Road, Mulund (West) in the Registration Sub-District of Mumbai Suburban District, together with the new building known as "The Pinnacle" (hereinafter referred to as the "**Building**") consisting of stilt plus twenty one upper floors together with stack parking

SCHEDULE- II

(Description of the documents to be provided by the Seller to the Purchasers)

Part A – Title Documents

1. Development Agreement 2005;
2. Development Agreement 2010;
3. Release Deed.

Part B – Other Documents

1. The 7/12 Extracts, of recent date, in respect of the Properties;
2. The Form No.6, of recent date, in respect of the Properties;
3. The Mutation Entries, of recent date, in respect of the Properties.

[Execution Sheet is on the next page]

[Execution Sheet]

IN WITNESS WHEREOF the Parties have hereunto and to the duplicate hereof set and subscribed their respective hands the day and year first hereinabove written.

SIGNED AND DELIVERED by)
the withinnamed SELLER)
NITIN K. RAMANI)
PAN AACPR2470H)
in the presence of)
_____)

SIGNED AND DELIVERED by)
the withinnamed PURCHASERS)
JAMNARAM CO-OP. HSG. SCTY. LTD)
through its chairman)
1.Shri Laxmichand Damji)
Gosar(3AACPG3511C),)

2.Secretary Harish Premji Gori, &

3. Treasurer Devkumar B Shah(ASIPS3067P))
in the presence of)
_____)

SIGNED AND DELIVERED by
the withneammed CONFIRMING PARTY,
GERARIE ENTERPRISES AND
DEVELOPERS PRIVATEV LIMITED
Through its Director Mr. Ashok Shah
in the presence of
_____)

RECEIPT

ACKNOWLEDGED to have received of and from the Purchaser the sum of Rs _____, being the entire Sale Consideration for sale of the Property by me, the Seller to the Purchaser, in the following manner:

(A) Rs. _____ (Rupees _____ only) paid by “JAMNARAM CO-OPERATIVE HOUSING SOCIETY LIMITED” as mentioned herein below:

- (i) Rs.[insert] (Rupees [insert] only) paid by cheque No. [insert] dated [insert] drawn on [insert] Bank, [insert] Branch in favour of Mr. NITIN K. RAMANI, the Seller; and
- (ii) Rs.[insert] (Rupees [insert] only) paid by cheque No. [insert] dated [insert] drawn on [insert] Bank, [insert] Branch in favour of Mr. NITIN K. RAMANI, the Seller.

Witness:

I Say Received

Dated this ____ day of _____, 20__

... the Seller

And

... the Purchasers

DEED OF CONVEYANCE
