DEED OF TRANSFER

PROPERTY : C – 202, 2ND FLOOR WATRFORD BUILDING, JUHU LANE, ANDHERI (W), MUMBAI - 400 058

BETWEEN

MRS. PRAGNA K. KEDIA

AND

MRS. JYOTI K. NAYAK

MRS. RITA K. NAYAK

DTD : 03RD SEPTEMBER, 2012.

पावती

Original/Duplicate
नोंदणी क्रं. :39म
Regn.:39M

Tuesday,September 04 ,2012
12:14 PM

पावती क्रं.: 9817 दिनांक: 04/09/2012

गावाचे नाव: विलेपार्ले
दस्तऐवजाचा अनुक्रमांक: वदर1-9583-2012
दस्तऐवजाचा प्रकार : ट्रान्सफर डीड
सादर करणाऱ्याचे नाव: प्रज्ञा किर्ती केडीया

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2280.00
डाटा एन्ट्री	रु. 20.00
पृष्ठांची संख्या: 114	
एकूण:	रु. 32300.00

आपणास हा दस्तऐवज अंदाजे 12:34 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, अंधेरी-1

सह. दुय्यम निबंधक अंधेरी-१, मुंबई उपनगर जिल्हा.

बाजार मुल्य: रु.79878000/- मोबदला: रु.80000000/-
भरलेले मुद्रांक शुल्क : रु. 4000000/-

मुद्रांक नियम: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

1) देयकाचा प्रकार: By Cash रक्कम: रु 2300/-
2) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-
डीडी/धनादेश/पे ऑर्डर क्रमांक: 589575 दिनांक: 25/08/2012
बँकेचे नाव व पत्ता: Indian Overseas Bank

REGISTERED ORIGINAL DOCUMENT
DELIVERED ON 6/9/12

DfL8

मूल्यांकन प

मुल्यांकन	2012	दिनांक	9/2/2012
जिल्हा	मुंबई(उपनगर)		
प्रमुख मुल्य विभाग	- 37-विलेपार्ले पश्चिम (अंधेरी)		
उपमुल्य विभाग	- 37/190-भुभाग: उत्तरेस गावाची हद्द, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस वैकुंटलाल मेहता मार्ग व पश्चिमेस गावाची हद्द.		
मिळकतीचा क्रमांक	सि.टी.एस. नंबर -- 548		
नागरी क्षेत्राचे नांव	मुंबई(उपनगर)		
मिळकतीचे वर्ग	बांधीव		

बाजार मूल्य दर तक्त्यानुसार
प्रति चौ. मीटर मूल्यदर

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

मिळकतीचे क्षेत्र	356.88	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	कार्यालये		उद्वाहन सविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	2 (Rule 14)

घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * घसारा टक्केवारी (Rule 5 or

= 213,800.00 * 100.00 /100

= 213,800.00

बदर-१
५५७ | ७
२०१२

A) मुख्य मिळकतीचे मुल्य = घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ (Rule 19 or 20)

= 213,800.00 * 356.88 * 100.00 /100

= 76,300,944.00

E) बंदिस्त वाहन तळाचे क्षेत्र = 66.91 चौरस मीटर (Rule 17(1))

बंदिस्त वाहन तळाचे मल्य = 66.91 * (25.00 / 100) * 213,800.00

= 3,576,339.50

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST., (BANDRA)

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मुल्य + तळघराचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीचे मूल्य + तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्ची + इमारती भोवतीच्या खुल्या जागेचे मूल्

= A + B + C + D + E + F + G + H

= 76,300,944.00 + 0.00 + 0.00 + 0.00 + 3,576,339.50 + 0.00 + 0.00 +

= 79,877,284.00

INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by : Paresh Shetty
Stock Holding Corporation of India
Location : SHCIL Andheri
Signatory : PR Dcm
Details can be verified at www.shcilestamp.com

Certificate No.	:	IN-MH10953782542703K
Certificate Issued Date	:	31-Aug-2012 04:58 PM
Account Reference	:	SHCIL (FI)/ mhshcil01/ ANDHERI/ MH-MSU
Unique Doc. Reference	:	SUBIN-MHMHSHCIL0111746206125504K
Purchased by	:	Pragna Kirti Kedia
Description of Document	:	Article 25(b)to(d) Conveyance
Property Description	:	Office no 202 2nd Flr Waterford Bldg Juhu Lane Andheri W Mum-58 and 6 Car Parking (3 stake parking)
Consideration Price (Rs.)	:	8,00,00,000 (Eight Crore only)
First Party	:	Jyoti K Nayak and Rita K Nayak
Second Party	:	Pragna Kirti Kedia
Stamp Duty Paid By	:	Pragna Kirti Kedia
Stamp Duty Amount(Rs.)	:	40,00,000 (Forty Lakh only)

बदर-१
४५७ | २
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Please write or type below this line

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

ZK 0001892385

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

Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0110808266377226K

Receipt Date 31-AUG-2012

Received From Pragna Kirti Kedia	Pay To
Instrument Type PAYORDER	Instrument Date 25-AUG-2012
Instrument Number 589564	Instrument Amount 4000000 (Forty Lakh only)
Drawn Bank Details	
Bank Name Indian Overseas	Branch Name Andheri W
Out of Pocket Expenses 0.0 ( )	

बंदर-२
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२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DISTRICT

SHCIL E-Stamping Receipt

Stamp Duty Purchased By			
Stamp Duty Amount	₹ 40,00,000/-	Stamp Duty Paid by	☐ To be filled by the client) ☐ Party
Cheque/ DD/ PO/ UTR/ REF/Account No.		Type of Payment	☐ Cash ☐ Cheque ☐ DD ☐ Pay-Order ☐ NEFT ☐ RTGS ☐ Account to Account Transfer
Bank Name			Date: / /20
Counter Signature with Seal		Branch Name	

1

6 September, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 1

दस्त क्रमांक : 9583/2012

नोंदणी 63
Regn. 63m

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार	ट्रान्सफर डीड
(2) मोबदला	रु.80,000,000/-
(3) बाजारभाव(भाडेपटट्याच्या बाबतितपटटाकार आकारणी देतो की पटटेदार ते नमुद करावे)	रु.79,878,000/-
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	548 ए, 548बी, पालिकेचे नाव: मुंबई मनपा इतर वर्णन : , इतर माहिती: ऑफीस क्र. 202, 2रा मजला, ' वॉटरफोर्ड ', सी विंग, जुहू लेन, अंधेरी (प) मुं - 58, सोबत 6 कारपार्किंग (3 स्टॅक कारपार्किंग) चे एकूण क्षेत्र - 66.91 चौरस मीटर
(5) क्षेत्रफळ	356.88 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1) नाव: ज्योती के. नायक ;वय: 71; पत्ता: प्लॉट नं: 10, माळा नं: 6, इमारतीचे नाव: श्री निकेतन , ब्लॉक नं: विलेपार्ले , रोड नं: विठ्ठलभाई रोड , महार मुम्बई पिन कोड:- 400056 पॅन नंबर: AABPN7797C 2) नाव: निरंजन नायक तर्फे मुखत्यार योगेश कांतिलाल गांधी - - ;वय: 41; पत्ता: प्लॉट नं: 10, माळा नं: 6, इमारतीचे नाव: श्री निकेतन , ब्लॉक नं: विलेपार्ले , रोड नं: विठ्ठलभाई रोड , , . पिन कोड:- 400056 पॅन नंबर: AABPG0062H
(8) दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1)नाव:- प्रग्ना किर्ती केडीया ;वय:50; पत्ता: प्लॉट नं: -, माळा नं: 6, इमारतीचे नाव: विश्वशांती , ब्लॉक नं: 30/ई, आझाद रोड , रोड नं: जुहू कोळीवाडा मुम्बई पिन कोड:- 400049 पॅन नं:- ADWPK9701E
(9) दस्तऐवज करुन दिल्याचा दिनांक	03/09/2012
(10) दस्त नोंदणी केल्याचा दिनांक	04/09/2012
(11) अनुक्रमांक,खंड व पृष्ठ	9583/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.4,000,000/-
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	रु.30,000/-
(14) शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-	मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारनुसार आवश्यक नाही
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-	(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.

बंदर-१
८५८३ | ४
१०६२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
उप दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा (बांद्रा)
MUMBAI SUBURBAN DIST. (BANDRA)

Deed of Transfer

This Deed of Transfer is made at Mumbai on this 03rd day of ~~August~~ Sept., 2012.

Between

(1) **Mrs. Jyoti K. Nayak**, aged 71 years, Indian Inhabitant, having her address at 10, Shriniketan, vithalbhai Road, Vile Parle West, Mumbai 400 056, and (2) **Mrs. Rita K. Nayak,** aged 41years, Indian Inhabitant, having her address at 303, Poonam Apartment, Plot No. 23, The New India C.H.S. Ltd., N.S. Road No. 11, J. V. P. D. Scheme, Vile Parle (West), Mumbai 400 049, hereinafter collectively referred to as the **"Transferors"** (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to shall mean and include their respective heirs, executors and administrators) of the **One Part;**

And

Mrs. Pragna Kirti Kedia, a Mumbai, Indian Inhabitant having her address at 6th Floor, Vishwashanti, 30E, Azad Road, Juhu Koliwada, Juhu, 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 Transferors are the owners and seized and possessed of and well and sufficiently entitled to an office premises bearing No.202, admeasuring 3,200 square feet (carpet area) on the 2nd floor of C Wing of the building known as Waterford situated at Juhu Lane, Andheri (West), Mumbai 400 058 (hereinafter referred to as the **"Office Premises"**) and 6 car parking spaces (i.e.3 stake parking) in the basement of the said building known as Waterford (hereinafter referred to as the **"car parkings"**). The said building known as Waterford is constructed on portion of plot land bearing C.T.S. Nos. 548/A and 548/B of Village Vile Parle, Taluka Andheri, Mumbai Suburban District and more particularly described in the First Schedule hereunder written (hereinafter referred to as the **"said property"**);

(ii) Unless referred to individually the Office Premises and the car parkings are hereinafter collectively referred to as the **"said premises"** and is more particularly described in the Second Schedule hereunder written;

(iii) An agreement is arrived at between the parties hereto whereby the Transferors have agreed inter-alia to sell, transfer, assign, convey and assure unto said in favour of the Transferee the said premises and all the rights, title, interest, etc. of the Transferors including ownership rights in respect thereof and also all the rights, title, interest, benefits and advantages under the Agreement for Grant of Alternate Accommodation dated 19th March, 2009, free from all encumbrances, for the consideration of Rs.8,00,00,000/- (Rupees Eight Crores only);

(iv) Pursuant to the said agreement, and at the request of the Transferee, the Transferors are executing this Deed of Transfer in the manner hereinafter stated.

Now This Deed of Transfer Witnesseth That:-

In pursuance of the aforesaid agreement and in consideration of the sum of Rs.8,00,00,000/- (Rupees Eight Crores only) paid by the Transferee to the Transferors, on or before execution hereof being the entire consideration agreed to be paid by the Transferee to the Transferors, (the payment and receipt whereof the Transferors do and each of them doth hereby

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admit and acknowledge and of and from the same and every part thereof doth hereby acquit, release and discharge the Transferee forever), THEY the Transferors do and each of them doth hereby grant, sell, convey, transfer, assign and assure unto the Transferee the said premises being office premises No.202, admeasuring 3,200 square feet (carpet area) on the 2nd floor of C Wing of the building known as Waterford situated at Juhu Lane, Andheri (West), Mumbai – 400 058 and 6 car parking spaces (i.e. 3 stake parking) in the basement of the said building known as Waterford being the car parkings, and more particularly described in the Second Schedule hereunder written, and all the rights, title and interest of the Transferors including ownership rights in respect of the said premises, and also all the rights, title, interest, benefits and advantages under the said Agreement for Grant of Alternate Accommodation dated 19th March, 2009 together with all the rights and benefits attached thereto and accruing from the ownership of the said premises and also the right to use, occupy, enjoy and possess the said premises, free from all encumbrances claims and demands.

2. The Transferors have handed over to the Transferee the quite, vacant, peaceful and physical possession of the said premises.

3. The Transferors do and each of them 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 Transferors are the sole and absolute owners 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 Transferors are entitled to sell and transfer the said premises to any person or persons as they deem fit including to the Transferee;

(d) that neither the Transferors nor have any other person on their behalf and/or claiming through them 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 Transferors;

(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;

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(g) the Transferors have not committed any breach of the terms of the bye-laws, rules and regulations or any statutory enactment till date and they have paid all outgoing dues, rates taxes, cesses etc. due and payable by them in respect of the said premises ;

(h) that the Transferors have 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 Transferors were 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 Transferors are in a position to sell, assign, convey, assure and transfer the said premises and every part thereof to the Transferee;

(k) that neither the Transferors nor have 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 Transferors to deal with the said premises are any way affected;

(n) that save and except the Transferors, no other person or party have or had any right, title, interest, claim and/or demand etc. of any nature whatsoever in respect of the said premises or any part thereof. The Transferors 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 or other 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;

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(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 Transferors to the said premises is clear, marketable and free from all encumbrances;

4. The Transferors do and each of them doth hereby agree and covenant with the Transferee as follows:

a) That notwithstanding any act, deed, matter or thing whatsoever by the Transferors and/or by any person or persons lawfully or equitably claiming, by, from, through, under or in trust for the Transferors or any of them made, done, committed, omitted or willingly suffered to the contrary, **THEY** the Transferors now have in themselves good right, full power and absolute authority to grant, transfer, convey and assure the said premises and all the right, title, 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 Transferors or any other person or persons lawfully or equitably claiming or to claim by from under them;

c) **AND** that they the Transferors 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 Transferors are 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 Transferors 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 Transferors or by any other person or persons lawfully or equitably claiming through them;

e) **AND** that they hereby indemnify 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 their representations and

warranties as recorded herein being found incorrect and/or due to breach of any of the Covenants/Assurances given by the Transferors 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 Transferors 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 Transferors and the Transferors 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.

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 she 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 Transferors shall hand over all the original documents and title deeds in respect of the said premises.

7. As and when requested by the Transferee, the Transferors shall at their own cost (a) apply for and obtain all the consents, permissions, extensions, exemptions, no-objections etc.; (b) sign and 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 including for effectual sale and transfer of the said premises to the Transferee.

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

9. These presents shall be subject to the provisions of The Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963 and the rules framed thereunder.

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:

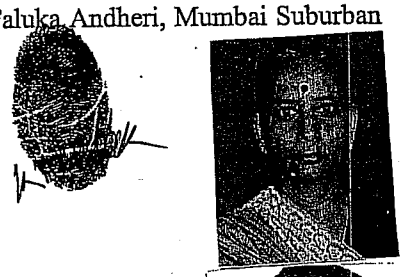
All that piece and parcel of land or ground bearing City Survey No. 548-A and 548-B admeasuring 2358 Sq. Mtrs and 1622 Sq. Mtrs. respectively of Village Vile Parle in Taluka Andheri in Mumbai Suburban District situate at C.D. Barfiwala Road, (Juhu Lane) Andheri (W), Mumbai – 400 058.

बदर-१	
९५.३	९०

The Second Schedule Above referred To:

Office premises bearing No.202, admeasuring 3,200 square feet (carpet area) or thereabouts on the 2nd floor of C Wing of the building known as Water Ford situated at Juhu Lane, Andheri (west), Mumbai – 400 058 And 6 car parking spaces (i.e. 3 stake parking) in the basement of the said building known as Waterford. The said building known as Waterford is constructed on land bearing C.T.S. Nos. 548/A and 548/B of Village Vile Parle, Taluka Andheri, Mumbai Suburban District

Signed and Delivered by the)
withinnamed **"Transferors"**)
1) Jyoti K. Nayak)
2) Rita K. Nayak)
in the presence of..
1. Rajesh Hodge
2. Namil More



Signed and Delivered by the)
withinnamed **"Transferee"**)
Pragna Kedia)
in the presence of..
1. Rajesh Hodge
2. Namil More

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

RECEIVED of and from the withinnamed Transfrees , a sum of (a) Rs. 8,00,00,000/- (Rupees Eight Crores Only) as below;

Sr. No.	Date	Amount	Cheque No.	Name of Bank	In Favour of
1	26.07.2012	1,11,11,111/-	143901	Indian Overseas Bank	Rita K. Nayak
2	28.07.2012	1,00,00,000/-	143902	Indian Overseas Bank	Rita K. Nayak
3	28.07.2012	1,00,00,000/-	143903	Indian Overseas Bank	Rita K Nayak
4	28.07.2012	1,00,00,000/-	143904	Indian Overseas Bank	Rita K Nayak
5	28.07.2012	1,00,00,000/-	143905	Indian Overseas Bank	Rita K Nayak
6	28.07.2012	1,36,28,889/-	143906	Indian Overseas Bank	Rita K Nayak
7	03.08.2012	1,52,64,000/-	143912	Indian Overseas Bank	Jyoti K Nayak
Total Rs.		**8,00,00,000/-**			

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

We say Received

Rita K. Nayak

Jyoti K. Nayak

(Transferors)

Midcity Infrastructure Pvt. Ltd.

Dheeraj Plaza, 4th Floor, Opp. Bandra Police Station, Hill Road, Bandra (West), Mumbai 4000 50.
Tel. : 2640 64 00 Fax No. : 2640 54 00

Date: 27th August, 2012

TO WHOMSOEVER IT MAY CONCERN:

This is to certify that (1) Mrs. Jyoti K Nayak and (2) Mrs. Rita K Nayak (the "**Owners**") are the owners and seized and possessed of and well and sufficiently entitled to an office premises bearing No.302, admeasuring 3,200 square feet (carpet area) on the 3nd floor in C Wing of the building known as Waterford situated at C.D. Burfiwala Road, Juhu Lane, Andheri (West), Mumbai 400 058 and 6 car parking spaces (i.e. 3 stake parking) in the basement of the said building known as Waterford .

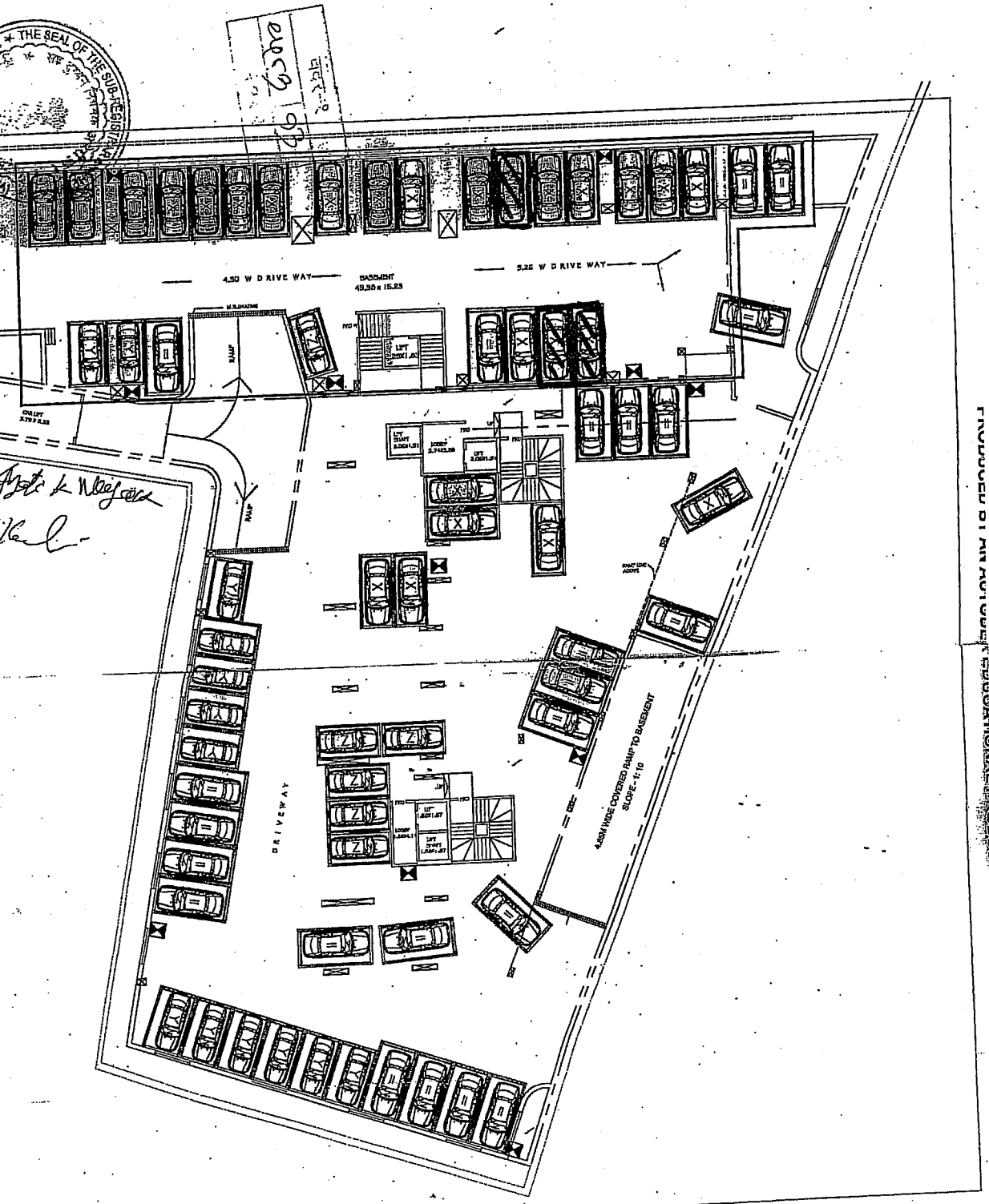
We confirm that no amount is due and payable in respect of the said office premises towards tax, maintenances and other outstanding in respect of the said office premises and the said 6 car parking spaces.

We confirm that we have no objection in case the Owners are selling and transferring the said officer premises and car parkings to Mrs. Pragna Kedia.

For Midcity Infrastructure Pvt. Ltd.
(Formerly Known as Karm Trading & Investments Pvt. Ltd.)

Director

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT



THE SEAL OF THE SUB-REGISTRAR ANKHERI NO. 1 (MAHARASHTRA) DIST. THANE

PRODUCED BY AN AUTODESK EDUCATIONAL PRODUCT

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तक्रमांक व वर्ष: 2409/2009

नोंदणी 63 म.

Friday, March 20, 2009

4:26:48 PM

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा

मोबदला रू. 0.00

बा.भा. रू. 4,240,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः अल्टरनेट ॲकोमोडेशन---------ऑफिस नं 202, दुसरा मजला, वॉटरफोर्ड, सी/विंग, ----------सिटीएस नं 548-ए, 548-बी,-------विलेज-विलेपार्ले प.---------क्षेत्र 3200 चौ.फूट कारपेट व 6 खुले कारपार्किंग, क्षेत्र 66.91 चौ.मी.

(3)क्षेत्रफळ (1)

(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) [illegible] प्रा.लि. चे संचालक राजेन वसंत ध्रुव तर्फे मुखत्यार नागेंद्र अग्निहोत्री - -; घर/फ्लॅट नं: 4 [illegible] प्लाझा, हिल रोड, बांद्रा प. मुं-50; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCK6821D

(2) कैलाश [illegible] सोसा.लि. व [illegible] को.ऑप हौ सोसा.लि. तर्फे मुखत्यार राजेन वसंत ध्रुव [illegible] घर/फ्लॅट नं: सी डी बर्फीवाला मार्ग, अंधेरी प. मुं-58; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्यां-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) [illegible] घर/फ्लॅट नं: 10, [illegible] केतन, विठ्ठलभाई रोड, विलेपार्ले प .मुं-56; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(2) रिटा के नायक [illegible] घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत [illegible] तालुका: -; पिन: -; पॅन नम्बर: [illegible]

(7) दिनांक करून दिल्याचा 19/03/2009

(8) नोंदणीचा 20/03/2009

(9) अनुक्रमांक, खंड व पृष्ठ 2409/2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 212000.00

(11) बाजारभावाप्रमाणे नोंदणी रू 30000.00

(12) शेरा

बदर-१

४५७ | १५

२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST., (BANDRA)

Original
नोंदणी 39 म.
Regn. 39 M

Friday, March 20, 2009
4:23:34 PM

पावती

पावती क्र. : 2412

दिनांक 20/03/2009

गावाचे नाव विलेपार्ले

दस्तऐवजाचा अनुक्रमांक बदर/4 02409 2009

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: ज्योती कोठारी

	:-	30000.00
नोंदणी फी	:-	1560.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (78)		
एकूण रु.		31560.00

बदर-१
९५३ | १९
२४१२

आपणास हा दस्त अंदाजे 4:38PM ह्या वेळेस मिळेल

श्याम निबंधक
सह. दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा

बाजार मुल्य: 4240000 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 212000 रु.

धनाकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: कोटक महिंद्रा बँक ;

डीडी/धनाकर्ष क्रमांक: 003711; रक्कम: 30000 रू.; दिनांक: 19/03/2009

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST., (BANDRA)

IDBI BANK

Customer Copy Sr. No. 715

Date

Pay to : Acct. No. 1763720001005 6-idbi bank A/c Stamp duty

Type of Document

Type of Stamp Special Adhesive

Franking Value Rs. 14550/-

Service Charges Rs. 10/-

Total Rs. 14560/-

Name & address of stamp duty paying party

DD No. 003699

Drawn on Bank Karla Mahavir Bank Bandra (W) Branch

Signature of Purchaser

(For Bank's Use only)

DC No.

Franking Officer

Authorised Signatory

(Sign. Name & Designation)

BANDRA BRANCH

19 MAR 2009

One declaration printed behind

बदर-४/

2809 19

2009

बदर-९

4596

For IDBI BANK

Authorised Signatory

BANDRA (W) BRANCH

Industrial Development Bank of India Ltd.

Mangal Darshan, Turner Road, Bandra(w), Mumbai-400 050.

D-5/ISTP(V)/C.R.1907/06/05/1469-72 /2006

भारत 01967 100192 SPECIAL ADHESIVE महाराष्ट्र MAR 19 2009

15:58

INDIA STAMP DEPT. MAHARASHTRA

PB5510

SEAL OF THE SUB-REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)

AGREEMENT FOR ALLOTMENT OF PERMANENT ALTERNATE ACCOMMODATION

BETWEEN

M/S KARM TRADING & INVESTMENT PVT. LTD.

(FIRST PART)

AND

KAILASHPURI CO.OPERATIVE HOUSING SOCIETY LTD.

(SECOND PART)

AND

MANOBEENA CO.OPERATIVE HOUSING SOCIETY LTD.

(THIRD PART)

AND

MRS. JYOTI KANU NAYAK

(FOURTH PART)

AND

MRS. RITA KINNER NAYAK

(FOURTH PART)

THE KAPOL CO-OP. BANK LTD.
FRANKING DEPOSIT SLIP
Branch 43899 Date 31/12/08
Pay to A/cc. Stamp Duty
Franking Value Rs. 66500
Service Charges Rs.
TOTAL Rs. 66500
Name & Address of the Stamp duty paying party
Jyoti K. NAYAK
Of No. 1, "ASHIANA"
Shantilal Modi Road,
Kandivali (W), Mumbai - 67
Tel./Mobile No. Mob. 9321228250
Desc. of the Doc.
DD/Cheque No. 018385
Drawn on Bank PNB
(For Bank's Use Only)
Tran ID
Franking Sr. No.
Cashier Officer

बदर-४१
२४०९/२
२००९

बदर-१
४५३ ९८
२००९

AGREEMENT FOR GRANT

OF ALTERNATE ACCOMMODATION

THIS AGREEMENT FOR GRANT OF ALTERNATE ACCOMMODATION made and entered into at Mumbai on this 19th day of March 2009 by and between **KARM TRADING & INVESTMENT PRIVATE LIMITED**, a Company registered under the Companies Act, 1956 and having its registered office at Dheeraj Plaza, 4th floor, Opposite Bandra Police Station, Hill Road, Bandra West, Mumbai – 400 050, hereinafter referred to as the **"DEVELOPER"** (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 **FIRST PART**;

For Kapol Co-op. Bank Ltd.
The Kapol Co-operative Bank Ltd., Kandivali Branch, Royal House, 1st Floor, Madhudas Road, Kandivali (W), Mumbai-400 067.
D-55TPV/C.R.1061/08/05/2001-2004
Authorised Signatory

AND

KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under No. BOM/HSG/3017/1970 and having its registered office at C. D. Barfiwala Road, Andheri West, Mumbai – 400 058, (hereinafter referred to as **"Kailashpuri Society"**) of the **SECOND PART**

AND

MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED, a Society registered under the Maharashtra Co-operative Societies Act, 1960, under No. Reg. No. BOM/HSG/2583 of 1970 and having its registered office at C. D. Barfiwala Road, Andheri West, Mumbai – 400 058, (hereinafter referred to as **"Manobeena Society"**) of the **THIRD PART**

AND

JYOTI K. NAYAK, aged 68 years having address at 10, Shriniketan, Nehru Road, Vile Parle (East), Mumbai – 400 056, **RITA K. NAYAK** aged 38 years having address at 303, Poonam Apartment, Plot No. 23, The New India C.H.S. Ltd., N.S. Road No.11, J.V.P.D. Scheme, Vile Parle (west), Mumbai – 400 049, hereinafter referred to as the **"MEMBERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the **FOURTH PART**;

THE SUB-REGISTRAR MUMBAI SUBURBAN DISTRICT
INDIA STAMP DUTY
Rs. 66500/-
भारत 70465
195647
SPECIAL ADHESIVE
DEC 31 2008
13:37
PB5499

JKN

बदर-४/
2807/13
२००९

WHEREAS

The party of the second part is a owner of all the piece and parcel of land admeasuring 2358 sq. mtrs bearing CTS No. 548-A of village Vile Parle (w) in Taluka Andheri and Mumbai Suburban District at C. D. Barfiwala Marg (Juhu Lane) Andheri (w), Mumbai 400 058, more particularly described in the First Scheduled hereunder mentioned

The party of the third part is a owner of all the piece and parcel of land admeasuring 1622 sq. mtrs bearing CTS No. 548-B of village Vile Parle (w) in Taluka Andheri and Mumbai Suburban District at C. D. Barfiwala Marg (Juhu Lane) Andheri (w), Mumbai 400 058, more particularly described in the Second scheduled hereunder mentioned.

The party of the second part and the third part both by various resolution passed in the General Body Meeting of the societies had granted development rights to the party of the third part hereinabove mentioned.

The party of the first part with the consent of the party of the second part and the third part amalgamated both the CTS nos. 548-A & 548-B and get the approved layout of the amalgamated plot sanctioned by the Municipal Corporation Greater Mumbai and was granted IOD bearing no. CE/8682/WS/AK dt 14th December 2005 and commencement certificate CE/8682/WS/AK dt 23rd June 2006 issued by the Municipal Corporation Greater Mumbai.

The competent authority appointed under the Urban Land (Ceiling & Development) Act has agreed for the Re development of the said property and as granted permission bearing no. C/UCC/D-V/WS-498/2005 dt 9/11/2005, C/UCC/D-V/WS-499/2005 dt 9/11/2005 & C/UCC/D-V/WS-498,499/2005 dt 5/12/2005,

The party of the fourth part herein was holding Premises no. D/9 admeasuring 490 sq. ft Carpet area, as per agreement duly registered by Deed of Declaration under serial no. BDR-4/2326/2009, dt 19th March 2009, Premises No. B/6 admeasuring 650 sq. ft Carpet area, as per agreement duly registered by Deed of Declaration under serial no. BDR-4/2325/2009, dt 19th March 2009 all in KAILASHPURI CO.OPERATIVE HOUSING SOCIETY LTD., and Premises No. 2, admeasuring 723.06 sq. ft Carpet area, registered under

serial no. BDR-9/ 10458/2005, dt 29th October 2005 & Premises No. 3 admeasuring 704.98 Sq.Ft Carpet area registered under serial no. BDR-9/ 10537/2005, dt 7th November 2005 both in MANOBEENA CO.OPERATIVE HOUSING SOCIETY LTD, as such the party of the fourth part was holding 2568.04 sq. ft Carpet area in the old building which were to be demolished for construction of new buildings.

The party of the first part in lien of the holding of the party of the fourth part in the old buildings had promised to provide for alternate accommodation admeasuring 3200 sq. ft carpet area being office premises admeasuring 3200 sq. ft on the second floor and 6 open car parking spaces in the new building known as 'WATERFORD' to constructed on the said property.

M/s Markand Gandhi & Co. & M/s. Misquitta & Co. has issued after verification clear and marketable title in respect of the said properties.

The parties hereto are desirous of reducing in to writing the terms and conditions agreed between them in this regard as under.

NOW THIS AGREEMENT WITNESSESTH AND IT IS HEREBY AGREED BETWEEN THE PARTIES HERETO AS UNDER

1. The recitals mentioned hereinabove form integral part of this agreement and shall operate as the conditions of this presents.

2. In pursuance of the said agreements and in lien of the premises admeasuring 2568.04 sq. ft. carpet area held by the party of the fourth part in the old structures demolished on the said property and by virtue of the membership held by the party of the fourth part in the societies of the party of the second and third part. The party of the first part allots as and by way of permanent alternate accommodation shop premises bearing no. 202, admeasuring 3200 sq. ft carpet area on the second floor and 6 open car parking spaces in the newly constructed building known as 'WATERFORD' on the said property described in the first and second schedule hereunder written free of cost without any consideration on ownership basis the terms and conditions hereunder mentioned.

3. The party of the first part has constructed the new building in accordance with the plans and specification approved by the Municipal Corporation of Greater Mumbai under IOD bearing no. CE/8682/WS/AK dt 14th December 2005 and commencement certificate CE/8682/WS/AK dt 23rd June 2006 issued by the Municipal Corporation Greater Mumbai and Occupation Certificate granted by the Municipal Corporation Greater Mumbai.

4. The party of the first part shall at its cost and risk construct the New Building in accordance with the plans and specification approved by MCGHM subject to such modifications as may be required without affecting area location and situs of the said premises. The party of the first part shall obtain occupation certificate of the said premises from MCGM on or before 31st December 2008. Time is of essence.

5. The membership of the members in Kailashpuri Society and Manobeena Society shall henceforth be in respect of the said premises instead of the old Premises of Kailashpuri and the old Premises of Manobeena. If Kailashpuri society and Manobeena Society are amalgamated into a common society or such other organization then the membership of the members shall stand vested/ transferred to such common society for the said premises. In the alternative if Kailashpuri Society and Manobeena Society shall continue to remain distinct Societies then the membership of the members shall stand vested in such society to which the said premises shall stand allotted. The Members undertakes to resign from membership of the other society and surrender shares held in such other society.

6. The party of the fourth part are aware that the party of the third party is developing the said property by utilizing the FSI of the said property of Kailashpuri and the property of Manobeena and also by utilizing outside TDR and that the new building shall be constructed by utilizing such FSI and such TDR details whereof along with details of FSI used in construction of the said premises shall be submitted by the party of the first part to the members at the time of putting the members in possession of the said premises.

7. The party of the fourth part are aware that the party of the first part alone is entitled to all the benefits of the development including the

right to sell unallotted Commercial Premises, premises and parking spaces and the party of the fourth part shall not object to the same nor shall the party of the fourth part be entitled to demand any further compensation or consideration. Rights of the members are limited and restricted to the said premises, the said storage area and the said parking spaces in the basement/ under stilt allotted to the party of the fourth part and all other rights appurtenant thereto.

8. The party of the first part hereby covenants to sell unallotted Commercial Premises and parking spaces to only such persons who are Hindu Vegetarians for such consideration as it may deem fit and such purchasers shall on completion of construction of the New Building and after payment of full consideration to the party of the first part be admitted as the party of the fourth part of the society. At the time of admission of such person/s as members of the society such person/s and /or the party of the first part shall pay a sum computed at the rate of Rs. 111/- (Rupees one Hundred and Eleven) per sq. ft. of the super built up area of the new Commercial Premises / premises as non refundable donation/transfer fee to the society. The party of the fourth part has agreed to the same and shall not raise any objection to the same and shall render his co-operation for the same.

9. It is hereby specifically agreed amongst the parties and the party of the fourth part hereby consents that the party of the first part shall be entitled to make the amendments to the plan and layout of the new building, the specifications, drawings and designs without obtaining prior written consent of the party of the fourth part to such amendments as contemplated under Section 7 of the Maharashtra Ownership Flats Act.

10. The party of the first part shall be liable to pay proportionate taxes, charges and outgoings whether the same are for the old Commercial Premises of Kailashpuri or the old Commercial Premises of Manobeena or the said premises or leviable on the land/construction of the new building from 1st November, 2005 upto 30 days from the date of the party of the first part offering possession of the said premises to the party of the fourth part after receipt of occupation certificate and permanent water connection. Neither the party of the fourth part nor the society shall be liable or responsible for the same in any manner

whatsoever. The party of the fourth part shall become liable to pay proportionate taxes and outgoings in respect of the said premises on and from the 31st day from the date of offer of the party of the third part for handing over possession of the said premises to the Members after receipt of occupation certificate and permanent water connection.

11. The party of the first part shall be responsible to rectify at its cost any defects in the construction of the new building and the amenities provided in the new building and the said premises for a period of three years from the date of offering possession of the said premises for a period of three years from the date of offering possession of the said premises to the party of the fourth part.

12. The party of the first part shall not charge, encumber, dealt with or in any other manner compromise rights and entitlement of the party of the fourth part in the said premises, the said storage area and the car parking spaces in the basement allotted to the party of the fourth part and the rights appurtenant thereto.

13. This agreement records the entire understanding between the parties and the parties shall not claim any modification thereto unless such modification is subsequent to this agreement and is in writing and signed by the parties hereto. This agreement shall not be terminated and /or cancelled.

14. Disputes if any between the parties shall be resolved in the first instance through the mediation and intervention of Mr. Markand C. Gandhi, Solicitor. Only if Mr. Markand C. Gandhi is unable to resolve such disputes then the same shall be referred to arbitration and the same shall be referred to arbitration in accordance with the provisions of the Arbitration and conciliation proceedings Act. Arbitration and legal proceedings shall be subject to Mumbai Jurisdiction.

15. All costs, charges and expenses including the stamp duty to be paid on these presents and on any further document to be executed in pursuance hereof shall be borne and paid the party of the first part alone.

IN WITHNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands and seals the day and year first hereinabove written.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

[Description of " the property of Kailashpuri"]

All that piece or parcel of land or ground admeasuring 2358 sq. Mtrs or thereabouts bearing City Survey No. 548-A of Village Vile Parle in Taluka Andheri in Mumbai Suburban District situate at C. D. Barfiwala Road, (Juhu Lane) Andheri (w), Mumbai – 400 058, and it bounded as follow that is to say :

On or towards the North : By C. D. Barfiwala Road (Juhu Lane)

On or towards the West : By the adjoining plot i.e. the plot bearing City Survey No. 548-B of village Vile Parle.

On or towards the East : By the property formerly known as "Bhavsar Wadi" now known as the compound of Jamuna Vihar and Ganga Vihar.

On or towards the South : By the property of Anand Co. Operative Housing Society.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

[Description of " the property of Manobeena"]

All that piece or parcel of land or ground admeasuring 1622 sq. Mtrs or thereabouts bearing City Survey No. 548 – B of Vile Parle village in Taluka Andheri in Mumbai Suburban District situate at C. D. Barfiwala Road, (Juhu Lane) Andheri (w), Mumbai – 400 058, and it bounded as follow that is to say :

On or towards the North : By C. D. Barfiwala Road (Juhu Lane)

On or towards the West : By the adjoining plot i.e. the plot bearing City Survey No. 548-B of village Vile Parle.

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

THE FIRST SCHEDULE HEREINABOVE REFERRED TO

[Description of " the property of Kailashpuri"]

All that piece or parcel of land or ground admeasuring 2358 sq. Mtrs or thereabouts bearing City Survey No. 548-A of Village Vile Parle in Taluka Andheri in Mumbai Suburban District situate at C. D. Barfiwala Road, (Juhu Lane) Andheri (w), Mumbai – 400 058, and it bounded as follow that is to say :

On or towards the North : By C. D. Barfiwala Road (Juhu Lane)

On or towards the West : By the adjoining plot i.e. the plot bearing City Survey No. 548-B of village Vile Parle.

On or towards the East : By the property formerly known as "Bhavsar Wadi" now known as the compound of Jamuna Vihar and Ganga Vihar.

On or towards the South : By the property of Anand Co. Operative Housing Society.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO

[Description of " the property of Manobeena"]

All that piece or parcel of land or ground admeasuring 1622 sq. Mtrs or thereabouts bearing City Survey No. 548 – B of Vile Parle village in Taluka Andheri in Mumbai Suburban District situate at C. D. Barfiwala Road, (Juhu Lane) Andheri (w), Mumbai – 400 058, and it bounded as follow that is to say :

On or towards the North : By C. D. Barfiwala Road (Juhu Lane)

On or towards the West : By the adjoining plot i.e. the plot bearing City Survey No. 548-B of village Vile Parle.

On or towards the East : By the property formerly known as "Bhavsar Wadi" now known as the compound of Jamuna Vihar and Ganga Vihar.

On or towards the South : By the property of Anand Co. Operative Housing Society.

बंदर-४/
४४०१/
२००९

THE THIRD SCHEDULE HEREINABOVE REFERRED TO

[Description of "the old commercial premises of Kailashpuri"held by the Members as also the shares in the capital of Kailaspuri society held by the members]

SR. No	Wing, Floor & Commercial Premises No.	Carpet Area of Commercial Premises (sq. mtrs.)	No. of shares	Share Cert Number	Distinctive No.
1	D/9 on the second floor in c wing	490	04	05	201-205
2	B/6 on the second floor in c wing	650	05	05	21-25

बंदर-१
४५३५
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THE FOURTH SCHEDULE HEREINABOVE REFERRED TO

[Description of "the old commercial premises of Manobeena"held by the Members as also the shares in the capital of Manobeena society held by the members]

SR. No	Wing, Floor & Commercial Premises No.	Carpet Area of Commercial Premises (sq. mtrs.)	No. of shares	Share Cert Number	Distinctive No.
1	Premises No. 2 on the 2nd floor	723.06	14	57	366-390 391-410 596-607
2	Premises No. 3 on the 2nd floor	704.98	16	57	800-804 837-888

THE FIFTH SCHEDULE HEREINABOVE REFERRED TO

[Description of "the said premises"]

that alternate accommodation admeasuring 3200 sq. ft carpet area being

ce. admeasuring 3200 sq. ft on the second floor bearing no 202.

~~308 sq. ft carpet area in the basement to be used for storage purpose only.~~

6 open car parking spaces in the new building known as 'WATERFORD'

constructed on the land bearing CTS No. 548-A and 548-B of village Vile

le, Taluka Andheri, Mumbai Suburban District.

बदर-४/
२४०९ | १०
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ED SEALED AND DELIVERED)

within named "THE DEVELOPERS ")

PATY OF THE FIRST PART)

बदर-१
८५३ | २५
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Signature & thumb impression

KARM TRADING & INVESTMENT PVT. LTD.

presence of .....)

ED SEALED AND DELIVERED)

e within named "THE OWNERS ")

PATY OF THE FIRST PART)

Signature & thumb impression

ASHPURI CO.OPERATIVE HOUSING SOCIETY LTD)

presence of .....)

बदर-४/
२००९

SIGNED SEALED AND DELIVERED)

By the within named " OWNERS")

THE PATY OF THE THIRD PART ")

Signature & thumb impression

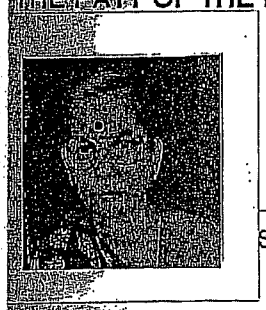
MANOBEENA CO.OPERATIVE HOUSING SOCIETY LTD.)

In the presence of .....)

SIGNED SEALED AND DELIVERED)

By the within named "THE MEMBERS")

THE PATY OF THE FOURTH PART)



Signature & thumb impression

1) MRS. JYOTI KANU NAYAK)

Signature & thumb impression

2) MRS. RITA KINNER NAYAK)

In the presence of .....)

ADDITIONAL COLLECTOR & C.A.
(ULC)GREATER MUMBAI
Collectorate,Mumbai Suburban Dist,Admn.Bldg,Bandra(East)Mumbai-51
No. C/ULC/D-V/WS-498,499/2005
Date : / 11 /2005

F- 5 DEC 2005

बदर-४/
२००९

Kailash Co-Op.Housing Society Ltd.
Manobeena Co-Op.Housing Society Ltd.,
Nehrwala Marg, Andheri (West)

Sub:- The U.L.(C&R)Act 1976
Land bearing CTS No. 548-A and 548-B of village Vileparle (West)Taluka Andheri

In your application dated 9/11/2005 you both have requested for grant of exemption under U.L.(C&R)Act, 1976 for joint and planned development of the lands bearing CTS No. 548-A and 548-B of village Vileparle (West)Taluka Andheri.

It is seen from this office record that the land bearing CTS No. 548-A of village Vileparle adm.2357.84 Sq.Mtrs has been allowed to be exempted u/s.19(i)(v) of the ULC Act with the land holder M/s. Kailash Co-Op.Housing Society Ltd. vide letter No. C/ULC/D-V/WS-490/2005 of dt. 8/11/2005. It is further seen from the letter No. C/ULC/D-V/WS-498/2005 of dt. 8/11/2005 that the land bearing CTS No. 548-B adm.1622.[illegible] Sq.Mtrs of village Vileparle(W)Taluka Andheri has been allowed to be exempted u/s.19(i)(v) of the U.L.(C&R)Act, 1976 with the land holder M/s.Manobeena Co-Op.Housing Society

Since both above lands are exempted u/s.19(i)(v) of the U.L.(C&R)Act, 1976. Hence this office has no objection from ULC point of view to amalgamate these lands alongwith the members of these societies for joint development provided the same is permissible under D.C.Regulations of the Corporation and under M.R.T.P.Act, 1966.

However, this letter is issued at your risk in respect of any dispute regarding ownership of these lands and subject to the condition that necessary permission for joint development should also be obtained from the Municipal Corporation of Mumbai and any other authorities if required. It is also necessary that the societies should take No Objection Certificate from the Registrar of Co-Op.Societies to amalgamate the joint and planned development of the said properties.

Additional Collector and C.A.
(ULC)Gr.Mumbai

...alling and Regulation Act, 1976

in replying please quote No. and date of this letter.

Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office R. K. Patkar Marg,
Bandra (West), Mumbai-400 050.

Intimation of Disapproval under Section 346 of the Mumbai Municipal Corporation Act, as amended up to date.

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2809/93
2008

No. E.B./CE/ 8682/WS/AWS/A of 200 200

14 DEC 2005

Municipal Office,
Mumbai 200

MORANDUM

M/S. KAILASHPURI C.H.S.LTD.

With reference to your Notice, letter No. 337 dated 5/10/ 200 5 and delivered on 200 and the plans, Sections Specifications and Description and further particulars and all of your buildings at Prop. residential bldg. on plot bearing CTS No.548-A, Juhu Lane, C.D.Barfiwala Marg, Andheri (West). furnished under your letter dated 200 I have to inform you that I cannot approval of the building so proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

CONDITIONS TO BE COMPLIED WITH BEFORE STARTING THE WORK / BEFORE PLINTH C.C.

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1) That the commencement certificate under section 69 (1)(a) of the M.R.T.P. Act will not be obtained before starting the proposed work.

2) That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding as per D.C. Regulation No.38(27) before starting the work.

3) That the low lying plot will not be filled upto a reduced level of atleast 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled and consolidated and sloped towards road side before starting the work.

4) That the specifications for layout / D.P. / or access roads / development of setback land will not be obtained from E.E.R.C.(W.S.) before starting the construction work and the access and setback land will not be developed accordingly including providing street lights and S.W.D. from E.E.R.C.(W.S.)/ E.E.S.W.D. of W.S. before submitting B.C.C.

5) That the Structural Engineer will not be appointed. Supervision memo as per appendix XI (regulation 5(3)(ix) will not be submitted by him.

NO.CE/8682/WS/AK 14 DEC 2006

बदर-४/

Municipal Office R. K. Patkar Marg, Bandra (West), Mumbai-400 050.

6) That the structural design and calculations for the proposed work and for existing building showing adequacy thereof to bear the additional load will not be submitted before C.C.

7) That the regular / sanctioned / proposed lines and reservations will not be got demarcated at site through A.E.[Survey] / E.E. [T&C] / E.E.[D.P.] / D.I.L.R. before applying for C.C.

8) That the sanitary arrangement shall not be carried out as per Municipal specifications and drainage layout will not be submitted before C.C.

9) That the registered undertaking and additional copy of plan shall not be submitted for agreeing to hand over the setback land free of compensation and that the setback handing over certificate will not be obtained from Asst. Commissioner [ ] that the ownership of the setback land will not be transferred in the name of M.C.G.M. before C.C.

10) That the Indemnity Bond indemnifying the Corporation for damages, risks, accidents etc. and to the occupiers and an undertaking regarding insurance will not be submitted before C.C./starting the work.

11) That the existing structure proposed to be demolished will not be demolished or necessary Phase Programme with agreement will not be submitted and got approved before C.C.

12) That the requirements of N.O.C. of (i) Reliance Energy, [ii] M.T.N.L., [iii] M.S.E.B., [iv] A.A. & C. K/West, [v] H.E. N.O.C. [vi] S.W.D., will not be obtained and the requisitions if any will not be complied with before occupation certificate / B.C.C.

13) That the qualified/registered site supervisor through architect/structural Engineer will not be appointed before applying for C.C.

14) That the extra water and sewerage charges will not be paid to A.E.W.W.K/West Ward before C.C.

15) That the development charges as per M.R.T.P. (amendment) Act 1992 will not be paid.

16) That the registered undertaking in prescribed proforma agreeing to demolish the excess area if constructed beyond permissible FSI shall not be submitted before asking for C.C.

17) That the N.O.C. from Society alongwith extract of General Body Resolution for development/additions and alterations will not be submitted before

18) That the requisite premium as intimated will not be paid before applying for C.C.

THE SEAL OF THE SUB-REGISTRAR ARCHERU No. 1 BANDRA (WEST)

Bandra (West), Mumbai-400 050.

19) That the registered undertaking shall not be submitted for payment of difference in premium paid and calculated as per revised land rates.

20) That the C.C. shall not be asked unless payment of advance for providing treatment at construction site to prevent epidemics like Dengue, Malaria, etc. is made to the Insecticide Officer of the concerned Ward Office and provision shall be made as and when required by the Insecticide Officer for inspection of water tanks by providing safe but stable ladder, etc. and requirements as communicated by the Insecticide Office shall not be complied with.

21) That the Janata Insurance Policy or policy to cover the compensation claims arising out of workman's compensation Act 1923 will not be taken out before starting the work and also will not be renewed during the construction work.

22) That the N.O.C. from Superintendent of Garden for tree authority shall not be submitted.

23) That the soil investigation will not be done and report thereof will not be submitted with structural design.

24) That the building will not be designed with the requirements of all the relevant codes including IS code 1893 for earthquake design while granting completion certificate from Structural Engineer to that effect will be insisted.

25) That no main beam in R.C.C. framed structure shall not be less than 230 mm. wide. The size of the columns shall also not be governed as per the applicable I.S. Codes.

26) That all the cantilevers [projections] shall not be designed for more times the load as per I.S. code 1993-2002. This also includes the columns projecting [illegible] terrace and carrying the overhead water storage tank, etc.

27) That the R.C.C. framed structures, the external walls shall be less than 230 mm, if in brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.

28) That the Vermiculture bins for disposal of wet waste as per the design and specification of Organisations/individuals specialized in this field, as per the list furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

29) That the phasewise programme for removal of the debris shall not be submitted [illegible] got approved.

30) That the registered undertaking for not misusing the part / pocket terraces / A.H.U.'s will not be submitted.

31) That the registered undertaking for water proofing of terrace and [illegible] shall not be submitted.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI (BANDRA)

NO.CE/8682/WS/AK 14 DEC 2005

Municipal Office C. Ward (West) बदर-४/ 2805 | 98 २००५

32) That setback area shall not be handed over to M.C.G.M.

33) That the Indemnity Bond for compliance of I.O.D. conditions shall not be submitted.

34) That the owner/developer shall not display a board at site before starting the work giving the details such as name and address of the owner/developer, architect and structural engineer, approval no. and date of the layout and building proposal, date of issue of C.C., area of the plot, permissible built up area, built up area approved, number of floors etc.

35) That the P.R.C. in the name of owner shall not be submitted.

36) That the C.T.O. Demarcation shall not be submitted.

B. CONDITIONS TO BE COMPLIED BEFORE FURTHER C.C.

1) That the notice in the form of appendix XVII of D.C.R. shall not be submitted on completion of plinth.

2) That N.O.C. from Civil Aviation department will not be obtained for the proposed height of the building.

3) That the debris shall not be transported to the respective Municipal dumping site and challan to that effect shall not be submitted to this office for record.

4) That the N.O.C. from A.A. & C. [K/West] shall not be submitted.

5) That the plinth stability certificate from R.C.C. consultant

6) That the work-start notice shall not be submitted

THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST.

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C. GENERAL CONDITIONS TO BE COMPLIED WITH BEFORE O.C. :-

1) That some of drains will not be laid internally with C.I. pipes.

2) That the dust bin will not be provided as per C.E.'s circular No. CE/9297/II dated 26.6.1978.

3) That the surface drainage arrangement will not be made as per consultation E.E.(S.W.D.) or as per his remarks and a completion certificate will not be obtained and submitted before applying for occupation certificate/B.C.

4) That the existing well will not be covered with R.C.C. slab.

5) That the 10' wide paved pathway upto staircase will not be provided.

THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST., (BANDRA)

6) That the surrounding open spaces, parking spaces and terrace will not be kept open and unbuilt upon; and will not be levelled and developed before requesting to grant permission to occupy the bldg. or submitting the B.C.C. whichever is earlier.

7) That the name plate/board showing plot no., name of the bldg. etc. shall not be displayed at a prominent place before O.C.C./B.C.C.

8) That the carriage entrance will not be provided before starting the work.

9) That the parking spaces will not be provided as per D.C.R. No.36.

10) That B.C.C. will not be obtained and IOD and debris deposit etc. will not be claimed for refund within a period of six years from the date of occupation.

11) That every part of the building constructed and more particularly overhead water tank will not be provided with the proper access for the staff of Insecticide Officer with a provision of temporary but safe and stable ladder.

12) That the owner/developer will not hand over the possession to the prospective buyer before obtaining occupation permission.

13) That the letter box of appropriate size shall not be provided for all the tenements at the ground floor.

14) That the infrastructural works such as construction of manholes/manhole ducts for underground cables, concealed wiring inside the flats/public room/space for telecom installations etc. required for providing telecom services shall not be provided.

15) That the regulation No.45 and 46 of D.C. Reg. 1991 shall not be complied with.

16) That the necessary arrangement of borewell shall not be made and necessary certificate to that effect from the competent authority shall not be obtained before C.C.

17) That the provisions of Rain Water Harvesting as per the design prepared by approved consultants in the field shall not be made to the satisfaction of Municipal Commissioner while developing plots having area more than 1000 Sq.Mts.

18) That the requisition from fire safety point of view as per D.C.R.91 shall not be complied with.

19) That the vermicomposting bins for disposal of wet waste as per the design of organic/inorganic specialized in this field, as far the furnished by Solid Waste Management Department of M.C.G.M. shall not be provided to the satisfaction of Municipal Commissioner.

20) That the Drainage Completion Certificate shall not be submitted.

21) That the Lift Inspector's completion certificate shall not be submitted.

OFFICE OF THE SUB REGISTRAR AND DISTRICT REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA) बांद्रा-१

5) That the Site Supervisor's completion certificate shall not be submitted.

6) That the smoke test certificate shall not be submitted.

7) That the water proofing certificate shall not be submitted.

[8) That the setback area shall not be transferred in the name of M.C.G.M.]

9) That the N.A. order shall not be submitted.

10) That the N.O.C. from A.A. & C. [H/West] shall not be submitted.

CONDITIONS TO BE COMPLIED WITH BEFORE B.C.C. :-

1) That the certificate under Sec.270-A of the B.M.C. Act will not be obtained from the department regarding adequacy of water supply.

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14.12.05

EX. ENGR BLDG PROPOSAL.
(W. S.) ~~K/EAST~~/ WEST WARDS.

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THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

MUNICIPAL CORPORATION OF GREATER MUMBAI

CE / 8682 / WS / AK

1 MAY 2006

बदर-४/
2810/22

M/s. [illegible] Architects Pvt. Ltd.,
[illegible] House, Plot No.C-17,
[illegible] road, Andheri [W],
Mumbai - 400 053.

Sub:- Proposed building on plot bearing C.T.S. Nos. 548 & 548/B of village Vile Parle, Juhu Lane, Vile Parle [W].

Ref : Your letter dated

There is no objection to your carrying out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions:-

1) All the objections of this office I.O.D. under even no. dated 4/12/05 shall be applicable and should be complied with.
2) The changes proposed shall be shown on the canvas mounted plans to be submitted at the time of B.C.C.
3) That every part of the building constructed and more particularly overhead water tank will be provided with proper access for the staff of Insecticide Officer with a provision of temporary but safe readily available ladder.
4) That the infrastructural works, such as; construction of hand holes / panholes ducts for underground cables; concealed wiring inside the flats/rooms, rooms/space for telecom installations, etc. required for providing telecom services shall be provided.
5) That the regulation No.45 and 46 of D.C.Reg.1991 shall be complied with.
6) That the letter box shall be provided at the ground floor for all the tenements.
7) That the owner/developer shall not hand over the possession to the prospective buyers before obtaining occupation permission.
8) That the main beam in R.C.C. framed structure shall be less than 230 mm. wide. The size of the columns shall also be governed as per the applicable I.S. Codes.
9) That all the cantilevers [projections] shall be designed for five times the load as per I.S. Code 1993-2002. This also includes the columns projecting beyond the terrace and the overhead water storage tank, etc.
10) That the R.C.C. framed structures, the external walls shall not be less than 230 mm. of brick masonary or 150 mm autoclaved cellular concrete block excluding plaster thickness as circulated under No.CE/5591 of 15.4.1974.
11) That the revised R.C.C. drawing/designs, calculations shall be submitted through Licensed Structural Engineer.
12) That the extra water charges shall be paid.
13) That the condition of revised bye-law 4[c] shall be complied with.
14) That the N.O.C. from E.E.[T&C] for parking layout shall be submitted.
15) That the layout conditions shall be complied with.
16) That the amended layout shall be got approved.
17) That the revised C.F.O. N.O.C. shall be submitted.
18) That the trees at the rate of 5 trees per 100 sq.mtrs. of the R.G. area shall be planted in entire plot and
19) That S.G. N.O.C. to that effect shall be submitted.

One set of plans in token of approval is enclosed herewith.

Yours faithfully,

for Executive Engineer, Building Proposal,
(Western Suburbs) R/W & P.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DISTRICT (BANDRA)

( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the l of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Mun requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by re ments, but not otherwise you will be at liberty to proceed with the said building or work at anytime befo 13th day of DEC 2006, but not so as to contravance any of the provision of the sai as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapp

14.12.05

for Executive Engineer, Building Proposal Zone, KC West Wards.

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SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT PROPERTY.

(2) Under the provisions of the Bombay Municipal Corporation Act, as amended, the Municipal Commis for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, du functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8, of the Commissioner has fixed the following levels :—

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Every person who shall erect a new domestic building shall cause the same to be built so that ever the plinth shall be—

"(a) Not less than 2 feet (60 cms.) above the centre of the adjoining street at the nearest point the drain from such building can be connected with the sewer than existing or thereafter to be laid in such str

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 such building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay taxes is required to give notice of erection of a new building or occupation of building which has been vac Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compl this provision is punishable under Section 471 of the Act irrespective of the fact of the completion of the will be liable to be revised under Section 167 of the Act, from the earliest possible date from the year the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention if further drawn to the provision of Section 353-A and of the necessary of submi tion certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your perm grant a permission before occupation and to leavy penalty for non-compliance under Section 471 if

(6) Proposed date of commencement of work should be communicated as per Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs Dis

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collec Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

No. EB/CE/ 8682/ 003/BS/IC

2809/20

2008

NOTES

A

The work should not be started unless objections are complied with

A certified set of latest approved plans shall be displyed on site at the time of commencement the work and during the progress of the construction work.

Temporary permission on payment of deposite should be obtained any shed to house and store for constructional purposes, Residence of workmen shall not be allowed on site. The temporary structures for constructional material shall be demolished before submission of building completion certificate with certificate signed by Architect submitted along with the building completion certificate.

Temporary sanitary accommodation on full flusing system with necessary drainage arrangement should be provided on site workers, before starting the work.

Water connection for constructional purpose will not be given until the hoarding is constructed and application made to the Ward Officer with the required deposite for the construction of carriage entrance, over the road margin.

The owner shall intimate the Hydraulic Engineer or his representative in Wards atleast 15 days prior to the date on which the proposed construction work is taken in hand that the water existing in the compound will be used for their construction works and they will not use any Municipal Water for construction purposes. Failing it will be presume that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.

No hoarding or screen wall for supporting the depots of building materials shall be constructed before starting the work even though no materials may be expected to be stabled in front of the property. scaffoldings, brick bats, sand preps debrics, etc. should not be deposited over footpaths or public streets by the owner/ contractor, etc. without obtaining prior permission from the Ward Officer of the Ward.

The work should not be started unless the manner in obviating all the objection is approved by this department.

The work should be started unless the structural design is approved.

The work above plinth should not be started before the same is shown to the office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces & dimensions.

The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road an footpath.

The terms and conditions of the approved layout/sub-division under No. should be adhered to and complied with.

Building/Drainage Completion Certificate will be accepted non water connection granted (except for the construction purposes) unless road is constructed to the satisfaction of the Municipal Commissioner as per the provision of Section 345 of the Bombay Municipal Corporation Act and as per the terms and conditions for approval to the layout.

Recreation ground or amenity open space should be developed before submission of completion certificate.

Approaches road to the full width shall be constructed in water bound macadam before commencing work and shall be complete to the satisfaction of Municipal Commissioner including asphalting lighting and drainage before submition of the Building Completion Certificate.

Flow of water through adjoining holding or culvert, if any should be maintained not obstructed.

The surrounding open spaces around the building should be consolidated in Concrete mixture glass pieces at the rate of 125 cubic meters per 10 sq. meters below payment.

The compound wall or fencing should be constructed clear of the road widening line with foundation below the level of bottom of road side drain without obstructing flow of rain water from abjoining holding before starting the work to prove the owner's holding.

The work should be started unless the existing structures proposed to be demolished are demolished.

THE SEAL OF THE SUB-REGISTRAR ANDHERI (W) SUBURBAN DIST. (BANDRA)

SUB-REGISTRAR ANDHERI

4453/39

of 2022

(20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed fu arrangements of obtaining No Objection Certificate from the Housing commissioner under Sec of the Rent Act and in the event of your proceeding with the work either without an inimation abou the work under Section 347 (1) (*aa*) or your starting the work without removing the structure be removed the act shall be taken as a severe breach of the conditions under which this Intimation o is issued and the sanctioned will be revoked and the commencement certificate granted unde the Maharashtra Regional and Town Planning Act, 1966, (12 of the Town Planning Act), will b

(21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the e the works as per approved plans should not be taken up in hand unless the City Engineer is sati following :-

(*i*) Specific plans in respect of eviciting or rehousing the existing tenants on hour stating their n area in occupation of each.

(*ii*) Specifically signed agreement between you and the existing tenants that they are willing alternative accommodation in the proposed structure at standard rent.

(*iii*) Plans showing the phased programme of construction has to be duly approved by this office the work so as not to contravene at any stage of construction, the Development control R open spaces, light and ventilation of existing structure.

(22) In case of extension to existing building, blocking of existing windows of rooms deriving light an sides should be done first before starting the work.

(23) In case of additional floor no work should be start or during monsoon which will same arise wa consequent nuisance to the tenants staying on the floor below.

(24) the bottom of the overhead storage work above the finished level of the terrace shall not be mo

(25) The work should not be started above first floor level unless the No Objection Certificate from th authorities, where necessary is obtained.

(26) It is to be understood that the foundations must be excavated down to hard soil.

(27) The positions of the gallons and other appurtenances in the building should be so arranged as n laying of drains in the building.

(28) The water arrangement must be carried out in strict accordance with the Municipal requirements

(29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous writing of the Municipal Commissioner for Greater Mumbai, as required in Section 381-A o Corporation Act.

(30) All gully traps and open channel drains shall be provided with right fiting mosquito proof covers n iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and h hightly serving the purpose of a lock and the warning pripe under pretessed with screw pieces (like a garden mari rose) with copper pipes with perforations each not exceeding 1.5 m the cistern shall be made easily, safely and permanently accessible by provision of firmly fixed upper ends of the ladder should be earmarked and extended 40 cms. above the where the an its lower ends in cement concrete blocks.

(31) No broken bottles should be fixed over boundary wall. This prohibition refers only to broken the use of plane glass for coping over compound wall.

(32) (a) Louvres should be provided as required by Bye-law No. 5 (b).

(b) Lintels or Arches should be provided over Door and Window openings.

(c) The drains should be laid as require under Section 234-1 (a).

(d) The inspection chamber should be plastered inside and outside.

(33) If the proposed aditional is intended to be carried out on old foundations and structures, you own risk.

COPY TO-ARCHITECT OWNER

Executive Engineer, Bu
Zones .....

BMP-649-2002-10000 Forms

C-3 Building and Regulation Act. 1970

MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966.

Engineer-Bldg. Proposal [W.S.]

No. CE/8682/BSII/WS/AH/AK of H and K - Ward

COMMENCEMENT CERTIFICATE

Municipal Office, H/K Ward Nirmal Nagar, Bandra (West), Mumbai-400050

23 JUN 2006

वॉर्ड-४/
२४०९-१२५
२००९

To, M/s. Kailash Prem CHS Ltd

Manchheena Co-op H.S. Ltd

With reference to your application No. 1368 dated 05/10/2005 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966 to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg. CTS No. 548-A & 548-B premises at Street Juhu lane village Vile Parle plot situated at C.D. Barfiwala Marg Ward K/West

The Commencement Certificate/Building Permit is granted on the following conditions:—

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall become part of the public street.
2. That no new building or part there of shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This Commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai in:—
   (a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
   (b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
   (c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant but also on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.
8. The Municipal Commissioner has appointed Shri V. H. PATIL Assistant Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.
9. This CC is valid upto 22 JUN 2007

Amendment certificate is for

(1) Fire work upto/for top of only

(2) Per approved plan dt. 11/5/06

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

Ex. Assistant Eng. Building Proposals
(Western Subs.) ~~H~~ & K/West' 'K/East & P'/Wards.'

FOR
MUNICIPAL CORPORATION OF GREATER MUMBAI

THE SEAL OF THE SUB-REGISTRAR, MUMBAI SUBURBAN DIST., (BANDRA)

Valid up to 22/6/2007

CE/ 8682 /BSII/WS/AK of 7.5 [illegible] 2006

Further C. C. is now extended

for/upto Wing ... height A & B upto top of 7th floor i.e. 28.36 mts

wing C upto top of 3rd fl

i.e. 17.71 mts AGL as pre

amended approved plan

E.E.B.P. [WS] K/East/West & P

Valid up to 22.6.2008

CE/ 8682 /BSII/WS/AK of 25 OCT 2007

Further C. C. is now extended

for/upto to P. of height 4th floor FLMR TOHT OF wing C

20.41 mtrs & top of 12th

for wing A & B i.e. ht 3

E.E.B.P. [WS] K/East/West as per amended approv

dated 07.7.2

Valid up to 22/6/2009

CE/ 8682 /BSII/WS/AK of 28 APR 2008

Further C. C. is now extended upto top of 5th floor FLMR

for/upto wing 'C' i.e. 23.61 mts. ht. & to

for wing 'A' & 'B' i.e. ht. 40.75 m

A.A.P. dtd. 8/2/2008.

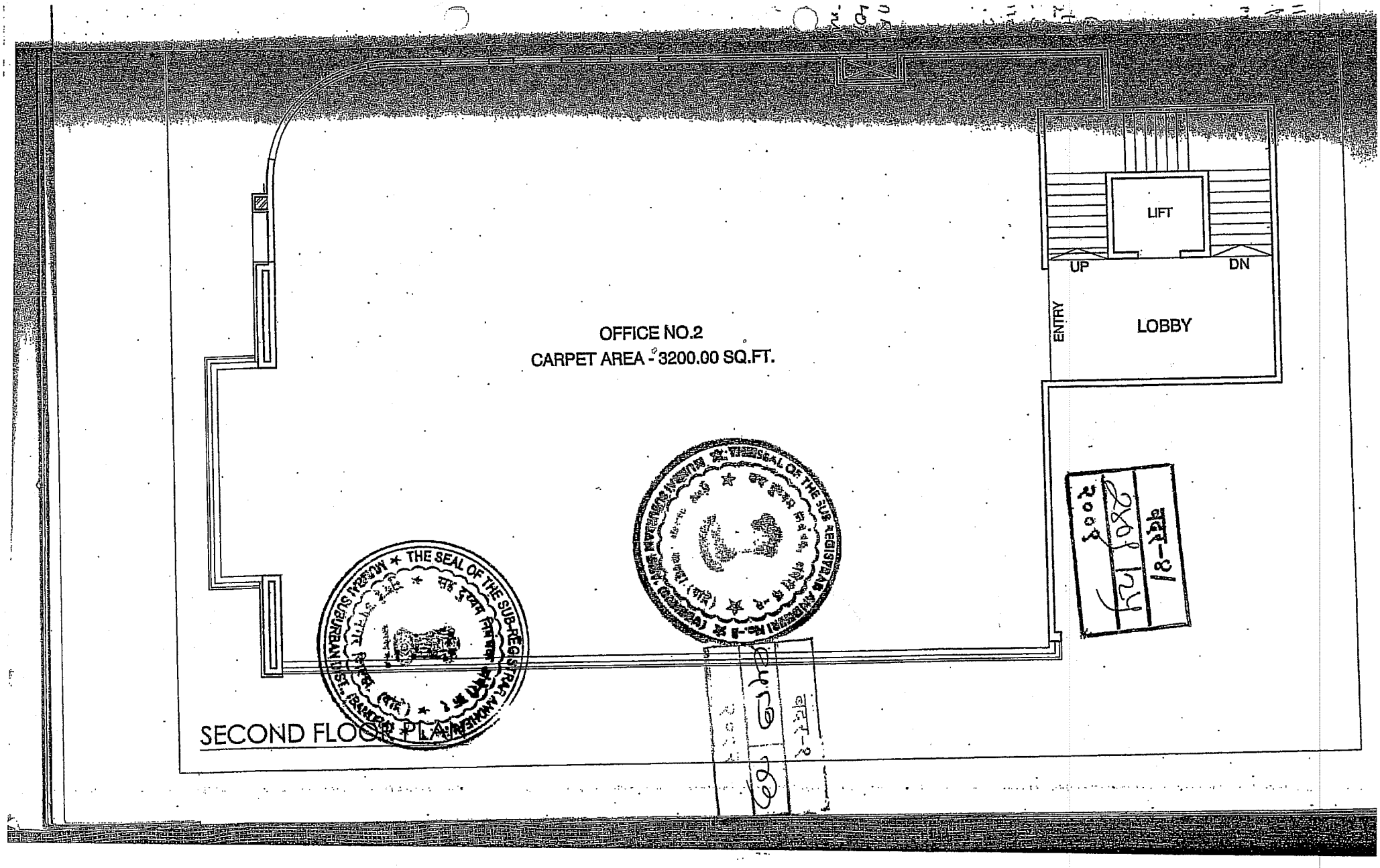
E. E. B. P. (W.S.) K/East Ward

बदर-४/
२००९ 128
२००९

बदर-१
[illegible]
२००९

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR MUMBAI SUBURBAN DIST. (BANDRA)


OFFICE NO.2
CARPET AREA - 3200.00 SQ.FT.
LIFT
UP
DN
ENTRY
LOBBY
THE SEAL OF THE SUB-REGISTRAR
SECOND FLOOR PLAN

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्त क्रमांक: 2826/2009

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव: विलेपार्ले

बदर-४/ २००९ १२६ / २००९

(1) विलेखाचा प्रकार: घोषणा पत्र

(2) मोबदला: रु. 0.00

बाजार भाव (भाडेपट्ट्याच्या बाबतीत पागडीची आकारणी देत असल्यास): रु. 1.00

(3) मालमत्तेचे वर्णन: (1) वर्णनः फ्लॅट नं . डी -9 , 4 था मजला , डी विंग , कैलाशपुरी सोसायटी , जुहू लेन , अंधेरी प ., मुं -- सी टी एस नं . 548ए -- विलेज - विलेपार्ले प -- क्षेत्र 588 चौ फुट बिल्ट अप ---सी ओ ए / ए वाय/ एम ए आर /20030/08 दि 17/3/09

(4) भाडेपट्ट्याचा कालावधी: (1)

(5) भूमापन क्रमांक (सर्व्हे नं./सिटी सर्व्हे नं./हिस्सा नं./वार्ड नं./गाव): (1)

(6) दस्तऐवज करून देणाऱ्याचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा असल्यास प्रतिवादीचे नाव व पत्ता: (1) - -; इमारत/फ्लॅट नं.: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दस्तऐवज करून घेणाऱ्याचे नाव किंवा दिवाणी न्यायालयाचा हुकूमनामा असल्यास प्रतिवादीचे नाव व पत्ता: (1) ज्योतिकेतन , विठ्ठलभाई रोड , विलेपार्ले प ., मुं 56; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: AABPN7976C

(8) दस्त ऐवज करून दिल्याचा दिनांक: 19/03/2009

(9) दस्त नोंदणी केल्याचा दिनांक: 19/03/2009

(10) दस्त नोंदणी क्रमांक: 2826 /2009

(11) बाजारभावाप्रमाणे मुद्रांक शुल्क: रु. 00.00

(12) बाजारभावाप्रमाणे नोंदणी फी: रु 30000.00

(13) शेरा:

बदर-१ ९५३ / २०२२

THE SEAL OF THE SUB REGISTRAR ANDHERI No-1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

SARITA REPORTS VERSION 5.2.19

दस्तऐवाक क्रमांक : 2325/2009

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

(1) वेळेचा प्रकार: मोबदल्याचे स्वरूप व जास्त भाव (भाडेपट्ट्याच्या बाबतीत पागडीची/सुधारणेची आकारणी देतो की पहाता येणारा मोबदला) घोषणा पत्र

मोबदला रू. 0.00

बा.भा. रू. 1.00

(2) भूमापन क्रमांक किंवा सर्व्हे नं. (1) वर्णनः फ्लॅट नं . बी -6 , 2 रा मजला . कैलाशपुरी सोसायटी , जुहू लेन , अंधेरी प ., मुं -- सी टी एस नं . 548ए -- विलेज - विलेपार्ले प -- क्षेत्र 780 चौ फुट बिल्ट अप ---सी ओ ए / ए वाय /20115/08-- दि . 17/3/09 (1)

(3) अ.क्र.

(4) आकारणी किंवा जुडी देण्यात आलेल्या दस्तांचा क्र. (1)

(5) दस्त ऐवजाचा प्रकार व देण्या-या घेण्याऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) - - घर/फ्लॅट नं: - गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.

(6) दस्त ऐवजाचा प्रकार व देण्या-या घेण्याऱ्या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) रिव [illegible] घर/फ्लॅट नं: [illegible] गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नंबर: AAXPN2429B.

(7) दस्त ऐवज करून दिल्याचा दिनांक 19/03/2009

(8) नोंदणीचा दिनांक 19/03/2009

(9) अनुक्रमांक, खंड व पृष्ठ 2325 /2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. [illegible]

(11) बाजारभावाप्रमाणे नोंदणी रु.30000.00

(12) शेरा

बदर-१
८५८७ | ८५
२०२२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

SARITA REPORTS VERSION 5.2.19

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्त क्रमांक: 10458/2005

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

(1) दस्ताचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	अभिहस्तांतरणपत्र मोबदला रू. 7,096,860.00 बा.भा. रू. 5,240,950.00
(2) भूमापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) सिटिएस क्र.: 548/-/-/- वर्णनः विभागाचे नाव - विलेपार्ले पश्चिम (अंधेरी), उपविभागाचे नाव - 37/190 - भुभाग: उत्तरेस गावाची हद्द, पुर्वेस स्वामी विवेकानंद रोड, दक्षिणेस वैकुंटलाल मेहता मार्ग व पश्चिमेस गावाची हद्द. सदर मिळकत सि.टी.एस. नंबर - 548 मध्दे आहे. ----------सदनिका क्र 2, तळ मजला, मनो बिना बिल्डींग , मनो बिना को ऑ ही सोसा लि
(3) क्षेत्रफळ	(1)बांधीव मिळकतीचे क्षेत्रफळ 80.63 चौ.मी. आहे.
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)-
(5) दस्त ऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) [illegible] राव - -; घर/फ्लॅट नं: [illegible]ल्ली/रस्ता: -; ईमारतीचे नाव: मनो बिना सोसा; [illegible] पेठ/वसाहत: -; शहर/गाव: [illegible]अंधेरी प; तालुका: -; पिन: 58; पॅन नम्बर: -.
(6) दस्त ऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) [illegible] के नायक - -; घर/फ्लॅट नं: [illegible] -; गल्ली/रस्ता: 3 रा मजला, 11 वा रोड; ईमारतीचे नाव: [illegible] वसाहत: [illegible] जे व्ही पीडी विलेपार्ले प; शहर/गाव: -; तालुका: [illegible] 86[illegible]
(7) दस्त करून दिल्याचा दिनांक	27/10/2005
(8) नोंदणीचा दिनांक	29/10/2005
(9) अनुक्रमांक, खंड व पृष्ठ	10458/2005
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु.238600.00
(11) बाजारभावाप्रमाणे नोंदणी फी	रु.30000.00
(12) शेरा	

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (SUBURBAN)

THE SEAL OF THE SUB-REGISTRAR, ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (SUBURBAN)

दस्त क्रमांक/व वर्ष: 10537/2005

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

March 19, 2009

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

बंदर-१
२००५/१२
२००९

(1) दस्ताचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) — अभिहस्तांतरणपत्र

मोबदला रू. 8,719,090.00

बा.भा. रू. 5,110,500.00

(2) दस्तऐवज, पोटहिस्सा व घरक्रमांक (असल्यास) — (1) सिटिएस क्र.: 548/ बी -/-/- वर्णनः सदनिका क्र 3 , तळमजला मनोबिना विल्डींग मनोबिना को ऑ हौ सोसा* लि

(3) क्षेत्रफळ — (1)704.98 चौ फुट बांधीव

(4) आकारणी किंवा जुडी देण्यात आली तेव्हा — (1)

(5) दस्तऐवज करून देण्या-याचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता — (1) राजेश कांतीलाल शहा, [illegible] एफ चे कर्ता राजेश कांतीलाल शहा-- - -; घर/फ़्लॅट नं: 3 , तळमजला मनोबिना सोसा अंधेरी मु 58-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) [illegible] राजेश शहा[illegible] - -; घर/फ़्लॅट नं: [illegible]लप्रमोण -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: [illegible] पेठ/वसाहत: -; शहर/गाव: [illegible]तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-याचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता — (1) [illegible] , पुनम 3 रा मजला , विलेपार्ले मु 56-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: [illegible] वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक — करून दिल्याचा 07/11/2005

नोंदणीचा 07/11/2005

(8) अनुक्रमांक, खंड व पृष्ठ — 10537 /2005

(9) बाजारभावाप्रमाणे मुद्रांक शुल्क — रू. 872000.00

(10) बाजारभावाप्रमाणे नोंदणी — रू.30000.00

(11) शेरा

बंदर-२
२००५

THE SEAL OF THE SUB REGISTRAR ANDHERI (SUBURBAN DIST.) BANDRA (MAH.)

THE SEAL OF THE SUB-REGISTRAR ANDHERI (SUBURBAN DIST.) (BANDRA)

SARITA REPORTS VERSION 5.2.19

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

दस्त क्रमांक व वर्ष: 10537/2005

March 19, 2009

नोंदणी 63 म.

Regn. 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : विलेपार्ले

बदर-१ २००१/१२ २००१

(1) दस्ताचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) — अभिहस्तांतरणपत्र

मोबदला रु. 8,719,090.00

बा.भा. रु. 5,110,500.00

(2) हस्तांतरण, पोटहिस्सा व घरक्रमांक (असल्यास) — (1) सिटिएस क्र.: 548/ बी -/-/- वर्णनः सदनिका क्र 3 , तळमजला मनोबिना बिल्डींग मनोबिना को ऑ हौ सोसा* लि

(3) क्षेत्रफळ — (1)704.98 चौ फुट बांधीव

(4) आकारणी किंवा जुडी देण्यात आली 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) राजेश कांतीलाल शहा -- एफ-१ एफ चे कर्ता राजेश कांतीलाल शहा-- - -; घर/फ्लॅट नं: 3 , तळमजला मनोबिना सोसा. नेपियन मु 58-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.
(2) [illegible] राजेश शहा - -; घर/फ्लॅट नं: [illegible] मातीलप्रमोण -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता — (1) [illegible] रोड , पुनम 3 रा मजला , विलेपार्ले मु 56-; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(7) दिनांक — करून दिल्याचा 07/11/2005

(8) नोंदणीचा — 07/11/2005

(9) अनुक्रमांक, खंड व पृष्ठ — 10537 /2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क — रु 4109090.00

(11) बाजारभावाप्रमाणे नोंदणी — रु 30000.00

(12) शेरा

बदर-१ २००१/१२ २००१

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR ANDHERI NO. 1 MUMBAI SUBURBAN DIST. (BANDRA)

SARITA REPORTS VERSION 5.2.19

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मुं. ४०० ००१.
संकेतस्थळ : www.mcgm.gov.in
मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा	गाळे क्रमांक	मालमत्ता करवर्ष
[illegible]/2/2/2/2/2	KW2[illegible]180080000	–	2008-2009

मुख्य कार्यालय : 'के/पश्चिम' विभाग, महापालिका कार्यालय इमारत, पालिका मार्ग, अंधेरी (पश्चिम), मुंबई ४०० ०५८.

मालमत्ता धारक :
[illegible] CO OP [illegible]
[illegible] 14 JUHU LANE, ANDHERI, MUMBAI 58

'K/West' Ward, Municipal Office Building, Pallikam Rd., Off S V Rd., Opp. Andheri Station, Andheri (W), Mumbai 400 058

मालमत्तेचे ठिकाण, इमारतीचे नाव, विंग/सी.टी.एस. क्र./प्लॉट क्र. मार्गाचे नाव, मार्ग क्र., मार्गाचे नाव, विभाग, मालमत्तेचे वर्णन, करआकारणी नावे :
7711(2&4)7711(3), 7711(5)&(5A), JUHU LANE CTS NO 548A/548B OF VILLAGE VILEPARLE (W) PLOT OF LAND, MUMBAI

SHANTIG BARFIWALLA ,

प्रथम करनिर्धारण दिनांक	Prior to 1961-62	थकबाकी ३१/०३/२००८ या तारखेपर्यंत		0
एकूण करपात्र मूल्य रु.	1001370	नोटीस शुल्क		0
करमाफी दिलेले मूल्य रु.	0	जप्ती शुल्क		0
निवासी करपात्र मूल्य रु.	1001370	पाणीपट्टी दंड		0
अनिवासी करपात्र मूल्य रु.	0	मालमत्ता कर दंड		0
एकूण वार्षिक देयकर	836144	[illegible]		

[illegible]7427[illegible]080
[illegible]30-SEP-08

कर/ Tax		निवासी / अनिवासी/R / NR		
159206	सामान्य कर/ General Tax		30	159206
0	पाणीपट्टी/ Water Tax	निवासी/ R	65	0
0		अनिवासी/ NR	130	0
62586	जलआकार/ Water Benefit Tax	निवासी/ R	12.5	62586
0		अनिवासी /NR	25	0
0	मलनिस्सारण कर/ Sewerage Tax	निवासी/ R	39	0
0		अनिवासी/ NR	78	0
37551	मलनिस्सारण आकार/ Sewerage Benefit Tax	निवासी/ R	7.5	37551
0		अनिवासी/ NR	15	0
60082	म.न.म. शिक्षण उपकर/ Mun. Education Cess		17	60082
30041	राज्य शिक्षण उपकर/ State Education Cess	R	6	30041
0		NR	12	0
0	रोजगार हमी उपकर/ Employment Guarantee Cess		3	0
2503	वृक्ष उपकर/ Tree Cess		0.5	2503
75103	पथकर/ Street Tax		15	75103
418672				418672
15-07-2008				2000

PAID
Chq. No. 901646
Date 25/07/08
Bank
बँक रक्कम
Branch
Amount 123-4-15

[illegible]
[illegible] आहेत.
[illegible] करावयास भरणा करावा.
[illegible] अधिकार राखील.
[illegible] मार्च ३१ ताम नोंदणीकृत [illegible] क्र. [illegible].
[illegible] व्यवस्थापन केंद्र [illegible] २२६१४७३७
[illegible] भरणे

E & OE

System is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with

सालमत्ता पत्रक

बदर-४१
२४०९ | ३९
२००९

THE SEAL OF THE SUB-REGISTRAR ANDHERI No.1
MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No.1
MUMBAI SUBURBAN DIST.

बदर-०१
३०४३८ | २०
२००५

KW210621 01/10/2005-31/03/2006 KW-7711(5)

THE SECY MANDBEENA
CO OP HSG SOC LTD
14 JUHU LANE
ANDHERI W
MUMBAI 58

	अधिकारांचा विवरण	विभागाचे नाव
PR		

	नोंदणी शुल्क	भरणी शुल्क
P		

लेखा क्रमांक		खातेदार
KW-21-0621-00-9		200520
देयक क्रमांक		देयकाची रक्कम
209201		18070

सहायक कर निर्धारक व संकलक

K/W WARD - UPR DIV STN PALIRAM
RD ANDHERI (WEST) MUMBAI 58.

THE SEAL OF THE SUB-REGISTRAR AMBERNATH No. 1 (URBAN) DIST. (THANA)

THE SEAL OF THE SUB-REGISTRAR AMBERNATH

बदर-४
२००९

बृहन्मुंबई महानगरपालिका
कर निर्धारण व कर संकलन खाते
मालमत्ता कायदे विषयक तथा पाणी
अधिकार कैलासाठी ही पावती मिळेल

अधिसूचना दिनांक	खोलाचा विभागाचे नाव	नोटिस शुल्क			
		315			

209201

अधिसूचना देणाऱ्याची सही
दोहोंने / प्रमाणित करण्यासाठी अधिकार निशाणे

प्रथम अधिसूचनेची पावती

	या तारखेला पूर्वीची थकबाकी ☆		या दिवशी देय झालेला देय
	30/09/2005		01/10/2005
	38786	म.न.पा.	0
		राज्य शासन	0

शीर्षा क्रमांक	मालमत्ता वर्गाचे	कालखंड		तारीख
KW-21-0621-00-7	2005-2006	200520	01/10/2005	

मालमत्ता क्रमांक

मार्ग क्रमांक, सोसायटी नाव, मालमत्तेचे वर्णन

KW-77|1(5),14/A JUHU LANE HOUSE "MANDBEENA"
SMT SHANTI CHUNILAL BARFIWALLA

मालकाचे नाव

दिनांक पासून वर्षाच	गृहकर आधार मूल्य	कामाकरिता वितरित मूल्य	निवासी कारणासाठी मूल्य	अ-निवासी कारणासाठी मूल्य
01/10/2005-31/03/2006	29500	0	29500	0

मालमत्ता धारकाकडून						राज्य शासनाचे कर		महानगरपालिकेचे कर	
सर्व साधारण कर दर / रक्कम रु.	पाणी पट्टी दर / रक्कम रु.	जल लाभ कर दर / रक्कम रु.	मलनिःसारण कर दर / रक्कम रु.	मलनिःसारण लाभ कर दर / रक्कम रु.	म.न.पा. शिक्षण उपकर दर / रक्कम रु.	राज्य शिक्षण उपकर दर / रक्कम रु.	रोजगार हमी उपकर दर / रक्कम रु.	पूर उपकर दर / रक्कम रु.	पथ कर दर / रक्कम रु.
30.00% 4425	0	18.50% 1844	7.50% 1106	0	12.00% 1770	6% 885	0	0.50% 74	15% 2213

प्रथम कानिर्माण दिनांक	एकूण रक्कम रु.	या कालखंडाची भरलेली रक्कम		देय रक्कम
01/06/1972	18070			18070

WSKW.210621000520052.0.29500.0.18070

अ. सवलती पुढे ४/१० [illegible] ब. सवलतीपूर्वी ५/१० [illegible] आकारणी नाव कालबंधी [illegible] थकबाकीसह सर्व रक्कम [illegible] आहे.

• थकबाकीमध्ये मूळभूत [illegible] निवासी [illegible] आणि [illegible] थकबाकी [illegible] आणि [illegible] आहे.

• R निवासी [illegible] NR अनिवासी कारणासाठी [illegible] या भागातील थकबाकी [illegible] महानगरपालिका [illegible] उपलब्ध आहे.

डॉ. सविता पिंटे
सह आयुक्त (सुधार)

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 (MUMBAI)

पावती-४/
२००५

मालमत्ता पत्रक

विलेपार्ले(प) तालुका न.भू.मा.का. -- न.भू.अ.विलेपार्ले जिल्हा -- मुंबई उपनगर जिल्हा

हिस्सा नंबर	प्लॉट नंबर	क्षेत्र चो.मी.	भारणाधिकार	[illegible]
५४८ ब		चो.मी. १६२२.८६	(	[illegible]

बदर-४/ २४०९ | १३६ / २००९

--	

आधार		संक्षिप्त प्रमाणक	नोंदवा प्रमाणक (मा) नोंदवा (प) [illegible]
१९७८	सा.र.मु.र.नं. ४६२१/दि.२६-०६-७२ र.रू.२०९६२८.०० चे खरेदीने	S.I.F. न.भू.अ. आदेश दि.०४-०४-७८	(II) मनोमिना को.आ.ले.[illegible]

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

न.भू.अ.विलेपार्ले

मुंबई उपनगर जिल्हा

पुरी तपशील -

बदर-१ / ९५९ / [illegible]

[illegible] २५८

[illegible] २५८ नकलेचा प्रकार ...

[illegible] ...

[illegible] ...

[illegible] ...

[illegible] ...

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 8 MUMBAI SUBURBAN DIST.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 8 MUMBAI SUBURBAN DIST. (BANDRA)

बदर- / ९०४३७ | ९० / २००५

मी Mapendu Ajinath याद्वारे घोषित करतो की, दुय्यम निबंधक Andheri II यांचे कार्यालयात Agreement या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री Karma Trading & Industries व इ. यांनी 11/8/07 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. व कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. वे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहीन याची मला जाणीव आहे.

ठिकाण :- 19/3/09

कुलमुखत्यारपत्रधारकाचे नाव
व सही

बदर
६५७

THE SEAL OF THE SUB REGISTRAR ANDHERI No-II MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI No-II MUMBAI SUBURBAN DIST. (BANDRA)

पावती क्र:

नोंदणी ३९ म.
Regn. 39 m.

बदर-४/
2809 /BC
२००९

दस्तऐवजाचा/अर्जाचा अनुक्रमांक

दिनांक 29/8/09 सन २००९

दस्तऐवजाचा प्रकार— मुखत्यारनामा (अधिप्रमाणन)

सादर करणाराचे नाव— राजेश ध्रुव

खालीलप्रमाणे फी मिळाली:—

	रु.	पै.
नोंदणी फी		
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपालखर्च		
नकला किंवा शोधने (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड—कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क.		
" "		
" "		
" "		
" "		
एकूण		

नो.फी. 25/-

बदर-१/ 4103/09

रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली जाईल.
या कार्यालयात घेऊन जावे.

सह दुय्यम निबंधक/दुय्यम निबंधक
मुंबई उपनगर जिल्हा.

दस्तऐवज [illegible] व्यक्तीच्या नावे नोंदणीकृत डाकेने पाठवावा.
हवाली करावा.

सादरकर्ता

बदर-१
453

THE SEAL OF THE SUB-REGISTRAR ANDHERI
MUMBAI SUBURBAN DIST. (BANDRA)

2192434 इतर फीची अनुसूची

१. जादा नोंदणी फी अनुच्छेद सतरा किंवा अठरा अन्वये.

२. रुजवात फी.

३. फाईल करण्याची फी.

अनुच्छेद अकरा अन्वये.

अनुच्छेद वीस अन्वये.

४. मुखत्यारनामा अनुप्रमाणन.

५. गृहभेट फी.

६. सुरक्षित ठेवा फी.

७. मोहोरबंद पाकिटांचा निक्षेप.

८. मोहोरबंद पाकिटे उघडणे.

९. मोहोरबंद पाकिटे परत मागे घेणे.

१०. अडत.

११. परिचारिका किंवा स्त्री परिचाराची सेवा.

१२. न्युन आकारित फीची वसुली.

१३. जड संग्रहाच्या वस्तूंच्या विक्रीचे उत्पन्न.

१४. विलंब झाल्यास नकला पाठविण्याचा प्रत्यक्ष खर्च.

१५. प्रवास खर्च.

१६. भत्ता.

बदर-४/
2009 | 13
२००९

THE SEAL OF THE SUB REGISTRAR ANDHERI No-1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१
९५३ | ५
२०१

दुय्यम निबंधक

दस्तऐवज परत केला.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST., (BANDRA)

ICICI Bank

Customer Copy

Deposit Br. BDR

Date: 31/08/07

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	100
Service Charges	Rs.	10
Total	Rs.	110

Name of Stamp duty paying party : Mr. Rajen V. Dhruv

FRANKING DEPOSIT SLIP

DD / Cheque No.

Received from Bank Franks

Rs.

Payment Date

(For Bank's Use only)

Tran ID

Franking Sr. No.

Officer

बंदर-

2809/80

2009

बंदर-

2403/96

2007

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

POWER OF ATTORNEY

TO ALL to whom this presents shall come I, Mr. RAJEN V. DHRUV, having office at Dheeraj Plaza, 4th Floor, Opp. Bandra Police Station, Hill Road, Bandra (West), Mumbai 400 050; SEND GREETINGS:

Rupees One Hundred Only

G.C.I.C.I. Bank Ltd. Krystal Point Water-Field Road Bandra Mumbai-400050.

Shivaji Desai

ICICI Bank Ltd.

Special Adhesive AUG 31 2007

638

805

10:49

PB5148

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

WHEREAS:

I, Mr. RAJEN V. DHRUV, in my personal capacity has a Proprietor of i) M/s. Agnel Enterprises, & Director of i) M/s. Karm Trading and Investment PVT. LTD., ii) M/s. Midicity Bhoomi Developers Pvt. Ltd. iii) M/s. Primo Realtors PVT. LTD. and Partner of i) M/s. Aditya Builders ii) M/s. Orbit Enterprises, iii) M/s. Orbit Ventures, iv) M/s. Orbit Ventures Co. v) M/s. Orville Constructions, vi) M/s. Suburban Developers, vii) M/s. Orbit Ventures Developers, all Companies registered under companies Act 1956, (hereinafter referred to as the said "Companies").

For registration of Development Agreements, Conveyances, ›ement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of firmation, Leave And License Agreement, Undertakings, Deed of cellation, Deed of Rectification, Declarations, Indemnity Bonds, lavits, Applications and all other deeds and documents in respect of the ve said companies., on behalf of me as well as other Proprietors ctors, Partners of the aforesaid Companies agreed as individual acity, (hereinafter referred to as the "said Documents").

The said Documents required to be lodged for registration in the ice of the Registrar /Sub-Registrar.

I am unable to appear before the Sub- Registrar for registration of the said Documents in respect of the aforesaid Companies as well as sonal capacity.

I am therefore, desirous of appointing Mr. NAGENDRA S. NIHOTRI having office at Dheeraj Plaza, 4th Floor, Opp. Bandra Police ation, Hill Road, Bandra (West), Mumbai 400 050, as my Attorney to tend the any office of the Registrar /Sub-Registrar Mumbai and other istricts in Maharashtra for registering the Documents on my behalf and hich the said attorney has agreed to do.

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS

hat I am unable to appear before the Sub- Registrar for registration of the said Documents in respect of the aforesaid Companies as well as personal capacity so I hereby nominate, constitute and appoint Mr. NAGENDRA S. AGNIHOTRI to be my true and lawful attorney for the purpose expressed that is to say:

1) To present and lodge in the any office of the Registrar/Sub-Registrar of Assurances at Mumbai and other District in Maharashtra, and to register the said Documents i.e. Development Agreements, Conveyances, Agreement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave And License Agreement, Undertakings, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said companies and to do all acts and things necessary for effectively registering the said Documents.

2) AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

IN WITNESS we have put our hand on this 31st day of August 2007.

SIGNED, SEALED AND DELIVERED)
By the withinnamed "EXECUTANT")
Mr. RAJEN V. DHRUV)
In the presence of .....
1)
2)

SPECIMEN SIGNATURE OF DULY)
CONSTITUTED ATTORNE i.e.)
Mr. NAGENDRA S. AGNIHOTRI)
In the presence of .....
1)
2)

2805/182
२००९

1) To present and lodge in the any office of the Registrar/Sub-Registrar of Assurances at Mumbai and other District in Maharashtra, and to register the said Documents i.e. Development Agreements, Conveyances, Agreement for Sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave And License Agreement, Undertakings, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said companies and to do all acts and things necessary for effectively registering the said Documents.

2) AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

IN WITNESS we have put our hand on this 31st day of Aug 2007.

SIGNED, SEALED AND DELIVERED)
By the withinnamed "EXECUTANT")
Mr. RAJEN V. DHRUV)
In the presence of .....
1)
2)

SPECIMEN SIGNATURE OF DULY)
CONSTITUTED ATTORNE i.e.)
Mr. NAGENDRA S. AGNIHOTRI)
In the presence of .....
1)
2)

बदर-१/ ६७३ /०७

बदर-१/
२८०९ /८३
२००९

बदर मुख्त्यारनामा आज तारीख ३१/८/०७ रोज
श्री. रमेश व्ही. शुक्ल
३. मरिना प्लाझा, ७ वा माळा
हिल रोड, बांद्रा (प.) ५०
यांनी माझ्या समक्ष साक्षांकित करून दिला व
त्याच्या ओळखी विषयी १). प्रकाश राजा
२. दिलीप राजभोज
१). शैलेश डा. चव्हाण
२). दि० [illegible]
यांनी माझी खात्री पटविली अदिमभागाव की
रु. २५/- मिळाली.
तारीख ३१/८/०७

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१
६५३ / ६७
२०१२

सह दुय्यम निबंधक अंधेरी-१
मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

महानगर टेलीफोन निगम लिमिटेड, मुंबई

MTNL MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI

Service Provider टेलीफोन बिल पत्रक / Telephone Bill Foil

HEAD OFFICE: DEEVAN BHAVAN, 9th FLOOR, 12A, CONNAUGHT CIRCUS, NEW DELHI-110011

क्रमांक No.	दूरभाष क्रमांक Telephone No.	बिल तारीख Bill Date	दिनांक तक भुगतान करें Due Date	बिल क्रमांक Bill No.	देय राशि Amount Payable
5590	26041491	08/07/2007	30/07/2007	1061000105	1496.00

Address Ref: 437

DHRUV VASANT RAJAN User: DHRUV
4TH FLR
DHEERAJ PLAZA
HILL RD BANDRA WEST
MUMBAI 400050

ध्रुव वसंत राजन
४थाँ फ्लोर
धीरज प्लाझा
हील रोड, बांद्रा पश्चिम
मुंबई ४००५०

NON-OYT GENERAL Tariff plan : PLAN 290 Page No 1 of 1

रीडिंग Reading	मौजूदा मीटर रीडिंग Current Meter Reading	मीटर की गई कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	निशुल्क कॉल Free Calls	विशुद्ध प्रभार्य कॉल Net Chargeable Calls
07/2007	99024 30/06/2007	847	75	0	300	622

Details

	From dt.	Amount
ON FEE	14/05/2007	100.00
CESS ON SERVICE TA	08/07/2007	5.13

Details

	From dt.	Amount
FIXED MONTHLY CHARG	22/05/2007	144.50

Details of Payment received after last bill

BillAmnt	BillDate	PaidDate	PaidAmn
1994.00	14/05/2007	31/05/2007	2034.00
1477.00	19/05/2007	07/07/2007	1477.00

Cheque No. 099072
Date 24/7/07
Drawn
Bran
Amount Rs. 1756/-

स्थानीय प्रभार /Call Charges	746.40
नियत मासिक प्रभार / Fixed Monthly Charges (.01/05/2007 to 30/06/2007)	578.00
अन्तर्राष्ट्रीय कॉल /Trunk Calls – Overseas	0.00
अन्तर्देशीय कॉल /Trunk Calls – Inland	0.00
फोनोग्राम प्रभार /Phonograms	0.00
विविध वैकल्पिक सेवाओं के लिए प्रभार Misc. charges for Optional services	0.00
नामे / Debits	05.13
सेवाकर / Service Tax @ 12%	7.09
जमा / Credits	0.00
देय दिनांक तक भुगतान की जानेवाली राशि Amount Payable upto due date	
देय दिनांक के पश्चात भुगतान की जानेवाली राशि Amount payable after due date	1496.00

ONLINE PAYMENT OF MTNL LANDLINE BILLS
VISIT "http://selfcare.mtnl.net.in"

SERVICE TAX REGN. NO.:- AAACM0828RST001

मुख्य लेखा अधिकारी सी.एस.एम.एस. (पश्चिम-1)
Chief Accounts Officer(CSMS)- West-1

Pay your bills on or before 30/07/2007 to avoid inconvenience of DISCONNECTION.

NEW YEAR 2007 - CONSERVE WATER SAVE LIFE

Addition/deletion/modification in your group/bold/additional entries in the MTNL Telphone Directory contact AGM (Directory) Telephone-23724100,Fax no.23770902.

WRITE YOUR TELEPHONE NUMBER AND CUSTOMER ACCOUNT NO.ON THE BACK OF THE CHEQUE

ATTACH BILL COUNTERFOIL WITH THE CHEQUE.

Printed on Ceb Printing Systems At CMS Corporate. For details visit us at www.cms.com

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 7 BANDRA DIST. (BANDRA)

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

PRAKASH EKANATH RAUT

EKANATH KASHINATH RAUT

27/03/1983

Permanent Account Number

AGSPR2841N

XEROX

Signature

बदर-४/
२००९

614 Mankinbai Chawl
Kamani Kurla(w)
Mum-70

In case this card is lost / found / please inform / return to:
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur
Navi Mumbai - 400 614.

यदि यह कार्ड खो जाये या पाया जाये तो कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सीबीडी बेलापुर
नवी मुंबई-400 614.

XEROX

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

बदर-१
२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

घोषणापत्र

मी Nagendra Agnihotri यादारे घोषित करतो की, दुय्यम निबंधक Andheri II यांचे कार्यालयात Agro-ver या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री Kailash Pan Wg. Gupta व इ. यांनी 14/11/06 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द झालेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास सदर कुलमुखत्यारपत्र अस्तित्वात आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

बदर-१
९५३ | ६०
२००२

दिनांक :- 19/3/09

कुलमुखत्यारपत्रधारकाचे नाव व सही

बदर-४/
२४०९ | ४८
२००९

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BOMBAY)

Industrial Development Bank of India Limited

Customer Copy

Sr. No. 28486

Date 9/

Deposit Br.

Pay to : Acct. No. 0993728001 0056-idbi bank A/c

Type of Document

Type of Stamp — Special Adhesive

Franking Value — Rs. 260/-

Service Charges — Rs. 10/-

Total — Rs. 270/-

Name of stamp duty paying party: Kailash Puri Co-operative Hsg. Soc. Ltd. C.D. Barfiwala Road, Andheri West, Mumbai 400 058.

Cheque/DD. No.

Drawn on Bank

Signature of purchaser

(For Bank's Use only)

DC No.

Franking Br. No. 23366

Authorised by (Sign. Name & Br.) FROM COURT NO.

Date :

Please sign the declaration printed on rind

Industrial Development Bank of India Limited, Central Processing Unit, Central Road, Elemarch Building, Plot No. 61/63 Road No. 7, Street No. 15, M.I.D.C. Andheri East, Mumbai-400 093.

DISTPIV/C.L.100/01/05/1024/02/27

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society incorporated under the provisions of the Maharashtra Co-operative Societies Act, 1960, under Registration No. BOM/HSG/3017/1971 and having its registered office at C. D. Barfiwala Road, Andheri West, Mumbai – 400 058 through Honorary Secretary Shri Nilesh Kamdar and its Treasurer Shri Sunil Shah GREETINGS:

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA

AUTHORISED SIGNATORY

WHEREAS :-

A. KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED [hereinafter referred to as "the said Society"] are owners of the plot of land, bearing C.T.S. No. 548-A of Village Vile Parle West, Taluka Andheri, in the Registration District of Mumbai Suburban, admeasuring about 2,358 square meters (as per P.R. Card), situate at C. D. Barfiwala Road, Andheri West, Mumbai – 400 058 more particularly described in the First Schedule hereunder written [hereinafter referred to as "Plot of Kailashpuri"]

B. The said Society has permitted one KARM TRADING & INVESTMENT PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at Dheeraj Plaza, Hill Road, Bandra West, Mumbai [hereinafter referred to as "KARM"] demolish its building situate on the Plot of Kailashpuri, develop the Plot of Kailashpuri together with adjoining plot by amalgamating the same into a common layout and construct a new building on such amalgamated plot;

C. Accordingly KARM formed a layout comprising of the Plot of Kailashpuri and an adjoining plot described in the Second Schedule hereunder written [hereinafter referred to as "Plot of Manobeena"] belonging to MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960 [hereinafter referred to as "Manobeena Society"]. Plot of Kailashpuri and Plot of Manobeena are hereafter collectively referred to as "the said Plot";

D. KARM got the said layout of joint development approved by the Municipal Corporation of Greater Mumbai ["MCGM"] and commenced construction of a building on the said plot with consent of the said Society and Manobeena Society;

E. Agreements for sale of flats and premises are required to be executed in respect of flats and premises in the new building being constructed on the said Plot by the said Society together with Manobeena Society and KARM [hereinafter referred to as "the said New Building"];

F. Property registry Cards in respect of the said Plot are annexed hereto as Annexures A and B. Plan of the said Plot together with

location/footprint of the said New Building is annexed hereto as **Annexure C;**

G. Office bearers of the said Society due to their pre-occupation and other practical difficulties are unable to personally execute such agreements for Sale with the purchasers of flats and premises in the said new building and are also unable to attend to the formalities/procedure for registration of such Agreements for sale [hereinafter referred to as "the said Agreement/s"]

H. Hence the said Society is therefore desirous of appointing **Shri. HIREN DHRUV & Shri RAJEN DHRUV** as its true and lawful attorneys to act jointly and/or severally for them in its name and on its behalf in the manner appearing hereinafter :

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED doth hereby nominates, constitutes and appoints **Shri HIREN DHRUV & Shri RAJEN DHRUV** to be its true and lawful Attorneys (hereinafter referred to as "the Attorneys") to act jointly and/ or severally for it, in its name and on its behalf to do and execute all or any of the following acts, deeds, matters and things and to exercise all or any of the powers and authorities hereby conferred upon them that is to say:

1. To sign, execute and deliver the Agreement/s for Sale in respect of Flats and premises in the said new Building being constructed on the said plot.

2. To appear before the office of the Sub Registrar of Assurances at Mumbai and to present for lodgement and admit execution of such Agreement/s for Sale in the said new Building being constructed on the said Plot and to do all acts, deeds, matters and things necessary for registering such Agreement/s for Sale.

3. To appear before the Valuation Cell for adjudication of stamp duty on such agreement/s for sale and get the same ascertained and approved and to make representations and to file appeals, statements, forms, petitions, writs, plaints, representations and get the said Agreement released from query of valuation and for that purpose to sign such papers, appeal, memorandums, vakalatnama and writings as may be necessary.

4. To approach and to make representations and submissions for :

a. registering the said Agreement.

b. remove and/or rectify any encumbrance or any restrictive entry or entries in the statutory or revenue records of Societies in respect of the flats or any part or parts thereof.

c. submit/receive agreements, documents, deeds, letters, writings.

5. For any of the aforesaid purposes, to sign and execute all letters, correspondence, writings, documents, forms, proformas, undertakings, declarations, affidavits, indemnities including Deed of rectification to the said Agreement, Deed of Confirmation or any other writing by whatever name called as may be found necessary by the Attorneys.

AND for better doing, performing and executing all the matters and things aforesaid, the Attorneys are hereby granted full power and absolute authority to appoint one or more substitute or substitutes in their place and stead on such terms as they shall think fit from time to time as one or more attorney or attorneys with the same or limited powers and to remove at pleasure such substitute or substitutes and appoint another or others in their place and stead.

PROVIDED however that this Power of Attorney shall not authorise the Attorneys to do or carry out anything contrary to the written understanding between the Society and KARM.

PROVIDED further that the Society and its office bearers shall not be responsible for any cost, charges and expenses in respect of any acts permitted to be carried out or done by the said Attorneys by virtue of this Power of Attorney and the said Attorneys shall indemnify an keep indemnified the said Society and it office bearers from time to time and at all times from and against any claims and demands which may arise as a result of any acts or deeds of said Attorneys by virtue of this Power of Attorney.

AND WE HEREBY agrees to ratify and confirm that whatever the Attorneys shall lawfully do or purport to be done by virtue of these presents.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-

("Plot of Kailashpuri")

ALL THAT piece or parcel of land or ground admeasuring 2,358 square meters or thereabouts bearing City Survey No. 548-A of Vile Parle Village in Andheri Taluka in Mumbai Suburban District situate at C. D. Barfiwala Road (Juhu Lane), Andheri West, Mumbai – 400 058, and bounded on or towards the North by C. D. Barfiwala Road (Juhu Lane), on or towards the East by the adjoining plot i.e. the plot bearing City Survey No. 548-B of Village Vile Parle, on or towards the West by the property formerly known as "Bhavsar Wadi" now known as the compound of Jamuna Vihar and Ganga Vihar and or towards the South by the property of Anand Co-operative Housing Society.

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:-

("Plot of Manobeena")

ALL THAT piece or parcel of land or ground admeasuring 1,622 square meters or thereabouts bearing City Survey No. 548-B of Vile Parle Village in Andheri Taluka in Mumbai Suburban District situate at C. D. Barfiwala Road (Juhu Lane), Andheri West, Mumbai – 400 058, and bounded on or towards the North by C. D. Barfiwala Road (Juhu Lane), on or towards the East by the plot known as "Local Self Government", on or towards the West by the plot of the said Society bearing City Survey No. 548-A of Village Vile Parle and or towards the South by the property of Anand Co-operative Housing Society.

IN WITNESS WHEREOF We have hereto set and subscribed our hands at Mumbai this 14th day of November, 2006.

SIGNED, SEALED AND DELIVERED]
by the withinnamed SOCIETY i.e.]
KAILASHPURI CO-OPERATIVE]
HOUSING SOCIETY LIMITED by]
the hand of its Hon. Secretary]
Shri Nilesh Kamdar & its Treasurer]
Shri Sunil Shah]
in the presence of:]

For Kailashpuri Co–op. Hsg. Soc. Ltd.

Hon. Chairman Secretary

Treasurer

BEFORE ME :

Specimens Signature:

Shri HIREN DHRUV

Shri RAJEN DHRUV

जबाब-४/
2805/42
२००९

PHOTOGRAPH, THUMB IMPRESSION AND SIGNATURE
OF GRANTOR OF THE POWER OF ATTORNEY

KAILASH PURI CO-OPERATIVE HOUSING SOCIETY LIMITED through its Hon. Secretary Shri Nilesh Kamdar

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION SPECIMEN SIGNATURE

KAILASH PURI CO-OPERATIVE HOUSING SOCIETY LIMITED through its Treasurer Shri Sunil Shah

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION SPECIMEN SIGNATURE

A. N. PANDE
B.A.LL.B.
ADVOCATE HIGH COURT
Chakala Andheri East
MUMBAI-400093

NOTARY
A. P. MAROO
MAHARASHTRA
Regd. - 1962
GOVT. OF INDIA

BEFORE ME

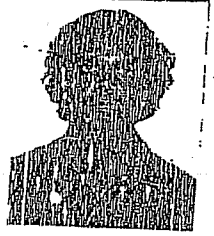
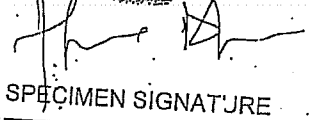
A. P. MAROO
NOTARY
MAHARASHTRA
(GOVT. OF INDIA)
TEL. 28771111

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

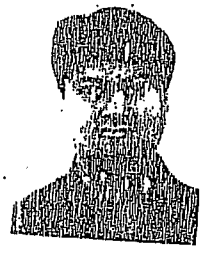
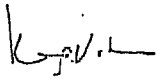
बदर-४/
2805 N3
२००१

PHOTOGRAPHS, THUMB IMPRESSIONS AND SIGNATURES
OF THE POWER OF ATTORNEY HOLDERS

SHRI HIREN DHRUV

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION  SPECIMEN SIGNATURE

SHRI RAJEN DHRUV

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION  SPECIMEN SIGNATURE

बदर-१
8453 | 09
२०५२

THE SEAL OF THE SUB REGISTRAR ANDHERI No.-2 MUMBAI SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR ANDHERI No.1 MUMBAI SUBURBAN DIST. (BANDRA)

घोषणापत्र

बदर-१
२४०१ ५४
२००६

मी ..... यादारे घोषणा करतो की, दुय्यम निबंधक ..... यांचे कार्यालयात ..... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री ..... व इ. यांनी दि. 14/11/06 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे / निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र [illegible] नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास [illegible] सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ [illegible] कलम [illegible] अन्वये [illegible] मी पात्र राहीन याची मला जाणीव आहे.

बदर-१
२४०१ ६२
२००६

दिनांक :- 19/8/06

कुलमुखत्यारपत्रधारकाचे नांव
व सही

बंदर-४/
२४०९/५५
२००९

IDBI BANK
Industrial Development Bank of India Limited

Customer Copy
Sr. No. 28485
Deposit By
Date 9/11/06
Pay to : Acct. No. 8993720001005S-idbi bank A/C stamp duty.
Type of Document: Power of Attorney
Stamp Duty Rs. 2000/-
Special Adhesive Rs. 10/-
Parking Vouchers Rs.
Service Charges Rs.
Total: Rs. 2010/-
Name of stamp duty paying party: Manobeena Co-operative Hsg Ltd C.D. Barfiwala Road, Andheri (W) Mumbai 400058.
Drawn on Bank
Cheque/ DD. No.
THE SUB REGISTRAR ANDHERI
INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
CPU, ANDHERI
FRANKED ON
Signature of purchaser
(For Bank's Use only)
DC No.
Franking St. No.
Date:
Authorised by (Sign., Name & EIN)
FROM COUNTER NO.
Please sign the debossed notified behind.

NOTARY GOVT. OF MAHARASHTRA

दर-१
६५
२२

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED, a Co-operative Housing Society incorporated under the provisions of the Maharashtra Co-operative Societies 1960, under Registration No. BOM/HSG/2583/1970 and having its registered office at. C. D. Barfiwala Road, Andheri West, Mumbai – 400 058, through Hon. Secretary Mr. Prakash S. Parekh and its Chairman Shri Ms. Ruby R. Dhruv SEND GREETINGS:

Industrial Development Bank of India Ltd. Central Processing Unit, Plot No.02/B3, Road No.2, Sector No.-5, M.I.D.C. Andheri East, Mumbai-400 093.
D-S/STP(V)/C.R.100/2006-07

SUB REGISTRAR ANDHERI No. 1 THE SUBURBAN DIST., (BANDRA)

INDIA STAMP DUTY MAHARASHTRA
Rs. 0000200/-PB5120
15:26
NOV 09 2006
Special Adhesive 005
महाराष्ट्र

FOR INDUSTRIAL DEVELOPMENT BANK OF INDIA LTD.
AUTHORISED SIGNATORY

WHEREAS :-

A. MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED [hereinafter referred to as "the said Society"] are owners of the plot of land, bearing C.T.S. No. 548-B of Village Vile Parle West, Taluka Andheri, in the Registration District of Mumbai Suburban, admeasuring about 1,622 square meters (as per P.R. Card), situate at C. D. Barfiwala Road, Andheri West, Mumbai – 400 058 more particularly described in the **First Schedule** hereunder written [hereinafter referred to as "**Plot of Manobeena**"]

B. The said Society has permitted one KARM TRADING & INVESTMENT PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 having its registered office at Dheeraj Plaza, Hill Road, Bandra West, Mumbai [hereinafter referred to as "KARM"] demolish its old building situate on the Plot of Manobeena, develop the Plot of Manobeena together with adjoining plot by amalgamating the same into a common layout and construct a new building on such amalgamated plot;

C. Accordingly KARM formed a layout comprising of the Plot of Manobeena and an adjoining plot described in the Second Schedule hereunder written [hereinafter referred to as "**Plot of Kailashpuri**"] belonging to KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative society registered under the Maharashtra Co-operative Societies Act, 1960 [hereinafter referred to as "**Kailashpuri Society**"]. Plot of Manobeena and Plot of Kailashpuri are hereafter collectively referred to as "**the said Plot**";

D. KARM got the said layout of joint development approved by the Municipal Corporation of Greater Mumbai ["MCGM"] and commenced construction of a building on the said plot with consent of the said Society and Kailashpuri Society;

E. Agreements for sale of flats and premises are required to be executed in respect of flats and premises in the new building being constructed on the said Plot by the said Society together with Kailashpuri Society and KARM [hereinafter referred to as "**the said New Building**"];

Property registry Cards in respect of the said Plot are annexed hereto as **Annexures A and B.** Plan of the said Plot together with location/footprint of the said New Building is annexed hereto as **Annexure C;**

Office bearers of the said Society due to their pre-occupation and other practical difficulties are unable to personally execute such agreements for Sale with the purchasers of flats and premises in the said new building and are also unable to attend to the formalities/procedure for registration of such Agreements for sale [hereinafter referred to as "the **said Agreement/s**"]

H. Hence the said Society is therefore desirous of appointing **Shri. HIREN DHRUV & Shri RAJEN DHRUV** as its true and lawful attorneys to act jointly and/or severally for them in its name and on its behalf in the manner appearing hereinafter :

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED doth hereby nominates, constitutes and appoints **Shri HIREN DHRUV & Shri RAJEN DHRUV** to be its true and lawful Attorneys (hereinafter referred to as "the Attorneys") to act jointly and/ or severally for it, in its name and on its behalf to do and execute the following acts, deeds, matters and things and to exercise all or any of the powers and authorities hereby conferred upon them that is to say:

1. To sign, execute and deliver the Agreement/s for Sale in respect of Flats and premises in the said new Building being constructed on the said plot.

2. To appear before the office of the Sub Registrar of Assurances at Mumbai and to present for lodgement and admit execution of such Agreement/s for Sale of the said new Building being constructed on the said Plot and to do all acts, deeds, matters and things necessary for registering such Agreement/s for Sale.

3. To appear before the Valuation Cell for adjudication of stamp duty on such agreement/s for sale and get the same ascertained and approved and to make representations and to file appeals, statements, forms, petitions, writs, plaints, representations and get the said Agreement released from query of valuation and

for that purpose to sign such papers, appeal, memorandums, vakalatnama and writings as may be necessary.

6. To approach and to make representations and submissions for :

a. registering the said Agreement.

b. remove and/or rectify any encumbrance or any restrictive entry or entries in the statutory or revenue records of Societies in respect of the flats or any part or parts thereof.

c. submit/receive agreements, documents, deeds, letters, writings.

5. For any of the aforesaid purposes, to sign and execute all letters, correspondence, writings, documents, forms, proformas, undertakings, declarations, affidavits, indemnities including Deed of rectification to the said Agreement, Deed of Confirmation or any other writing by whatsoever name called as may be found necessary by the Attorneys.

AND for better doing, performing and executing all the matters and things aforesaid, the Attorneys are hereby granted full power and absolute authority to appoint one or more substitute or substitutes in their place and stead on such terms as they shall think fit from time to time as one or more attorney or attorneys with the same or limited powers and to remove at pleasure such substitute or substitutes and appoint another or others in their place and stead.

PROVIDED however that this Power of Attorney shall not authorise the Attorneys to do or carry out anything contrary to the written understanding between the Society and KARM.

PROVIDED further that the Society and its office bearers shall not be responsible for any cost, charges and expenses in respect of any acts permitted to be carried out or done by the said Attorneys by virtue of this Power of Attorney and the said Attorneys shall indemnify an keep indemnified the said Society and its office bearers from time to time and at all times from and against any claims and demands which may arise as a result of any acts or deeds of said Attorneys by virtue of this Power of Attorney.

नदर-४/
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AND WE HEREBY agrees to ratify and confirm that whatever the Attorneys shall lawfully do or purport to be done by virtue of these presents.

THE FIRST SCHEDULE HEREINABOVE REFERRED TO:-
("Plot of Manobeena")

ALL THAT piece or parcel of land or ground admeasuring 1,622 square meters or thereabouts bearing City Survey No. 548-B of Vile Parle Village in Andheri Taluka in Mumbai Suburban District situate at C. D. Barfiwala Road (Juhu Lane), Andheri West, Mumbai – 400 058, and bounded on or towards the North by C. D. Barfiwala Road (Juhu Lane), on or towards the East by the plot known as "Local Government", on or towards the West by the plot of the said Society bearing City Survey No. 548-A of Village Vile Parle and or towards the South by the property of Anand Co-operative Housing Society.

बदर
४५३

THE SECOND SCHEDULE HEREINABOVE REFERRED TO:-
("Plot of Kailashpuri")

ALL THAT piece or parcel of land or ground admeasuring 2,358 square meters or thereabouts bearing City Survey No. 548-A of Vile Parle Village in Andheri Taluka in Mumbai Suburban District situate at C. D. Barfiwala Road (Juhu Lane), Andheri West, Mumbai – 400 058, and bounded on or towards the North by C. D. Barfiwala Road (Juhu Lane), on or towards the East by the adjoining plot i.e. the plot bearing City Survey No. 548-B of Village Vile Parle, on or towards the West by the property formerly known as "Bhavsar Wadi" now known as the compound of [illegible]una Vihar and Ganga Vihar and or towards the South by the property of [illegible]nand Co-operative Housing Society.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

बंदर-१
2805 | 60
२००९

IN WITNESS WHEREOF We have hereto set and subscribed our hand at Mumbai this 14th day of November, 2006.

SIGNED, SEALED AND DELIVERED]
by the withinnamed SOCIETY i.e.]
MANOBEENA CO-OPERATIVE]
HOUSING SOCIETY LIMITED by]
the hand of its Hon. Secretary]
Shri Prakash O. Parekh]
And Chairman Shri Mrs Ruby R. Dhruv]
in the presence of:]

For Manobeena Co-op. Hsg. Soc. Ltd.

P. O. Parekh — Secretary
R. Dhruv — Chairman
Treasurer

बंदर-१
2403 | 60
२००२

BEFORE ME

Specimens Signature:

Shri. HIREN DHRUV

Shri RAJEN DHRUV

Identified

A. N. PANDE
B.A.,LL.B.
Bombay HIGH COURT.
Ambedkar Bldg; Bandra Court
MUMBAI-400 051.

NOTARY
A. P. MAROO
MAHARASHTRA
Regd. - 1982
GOVT. OF INDIA

BEFORE ME

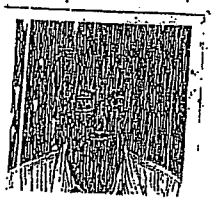
A. P. MAROO
NOTARY
MAHARASHTRA
(GOVT. OF INDIA)
TEL. 28771111.

WITNESS AS TO SIGNATURE ONLY
Document(s) not prepared reviewed or advised upon

बदर-४/
२४०९/६९
२००९

PHOTOGRAPH, THUMB IMPRESSION AND SIGNATURE
OF GRANTOR OF THE POWER OF ATTORNEY

MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED through its Hon. Secretary Shri Prakash S. Parekh

PHOTOGRAPH	
	P. S. Parekh LEFT HAND THUMB IMPRESSION SPECIMEN SIGNATURE P. S. Parekh

बदर-१
०४५३/०९
२००९

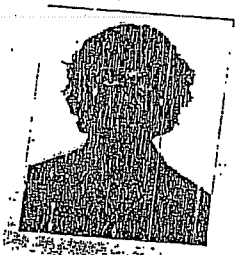
MANOBEENA CO-OPERATIVE HOUSING SOCIETY LIMITED through its Hon. Chairman ~~Shri~~ Mrs Ruby R. Dhruv

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION R.R. Dhruv SPECIMEN SIGNATURE

बदर-१/
2805/
२००९

PHOTOGRAPHS, THUMB IMPRESSIONS AND SIGNATURES
OF THE POWER OF ATTORNEY HOLDERS

SHRI HIREN DHRUV

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION SPECIMEN SIGNATURE

बदर-१
८५३

SHRI RAJEN DHRUV

PHOTOGRAPH	
	LEFT HAND THUMB IMPRESSION SPECIMEN SIGNATURE

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST. (BANDRA)

VALUATION CHART

- Area provided as free

Alternate accommodation	:	3200 sq. ft carpet
i. e.	:	3840 sq. ft built up
i. e.	:	356.87 sq. mtrs built up
➢ Cost of Construction	:	Rs. 10,000/- per sq. mtrs.
➢ Market Value	:	356.87 x 10,000
Total A	:	= 3568700/-

Area Provider For Car Parking

➢ No. of Car parking	:	6 Nos.
➢ Area	:	11.15 sq. mtrs each
➢ Market Value	:	6 x 11.15 x 10000
Total B	:	= 669000/-
A + B	:	3568700 + 669000
	:	= 4237700/-
➢ Stamp Duty	:	211900/-
➢ Registration Fee	:	30000/-

THE KAILASHPURI
CO-OPERATIVE HOUSING SOCIETY LTD.

PLOT NO. 209-B, 210-A, JUHU LANE, ANDHERI (WEST), BOMBAY 58

Registration No. BOM/HSG/5917 of 1971

This is to certify that Shri/Smt. Jayant Ramanna Shetty

of Bombay is at the date hereof the

Registered Holder of 5 (IN FIGURES) (Five (IN WORDS)) fully paid up shares of Rs. 50/- each

Numbered from twenty one to twenty five both inclusive in

THE KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, BOMBAY 58

subject to the bye-laws of the said Society. Given under the common seal of the Society at Bombay

this 24 day of March 197

Chairman

Hon. Secretary

Member of the Committee

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 (BOMBAY) MUMBAI SUBURBAN DISTRICT

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 (BOMBAY) MUMBAI SUBURBAN DISTRICT

BOMBAY

2006 | 883 | 1/8-पहिले

TRANSFERS OF THE WITHIN MENTIONED SHARES

DATE OF TRANSFER	TRANSFER NO.	SHARE REGISTER NO (OLD)	TO WHOM TRANSFERRED	REGISTER NO. (NEW)	SIGNATURE OF OFFICE BEARERS CHAIRMAN	Hon. SECRETARY
1-11-1996	65	5	MRS. [illegible] KUMAR CHU[illegible] GOE[illegible] AND MR KIRTI KUMAR URPSEN GOELIA	65	M. DAID	
15-12-2005		28	RITA KANER NAYAK	114		

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 (MUMBAI SUBURBAN DISTRICT)

THE SEAL OF THE SUB REGISTRAR ANDHERI No.-2 (MUMBAI SUBURBAN DISTRICT)

R SHAH

D-9

CO-OPERATIVE HOUSING SOCI[illegible]TD.

PLOT NO. 209-B, 210-A, JUHU LANE, ANDHERI (WES[illegible] 58

Registration No. BOM.HSG/3017 of 1971

This is to certify that Shri/Smt. Amar Parmanand [illegible]

of Bombay is at the date [illegible]

Registered Holder of Five (5) (Five only) fully paid up shares of Rs. [illegible]
(IN FIGURES) (IN WORDS)

Numbered from 201 to 205 both inclusive

THE KAILASHPURI CO-OPERATIVE HOUSING SOCIETY LIMITED, BOMBAY 58

subject to the bye-laws of the said Society. Given under the common seal of the Society at Bombay

this 25th day of December 1972.

Chairman

Hon. Secretary

Member of the Committee

D.O.P. REGISTRATION BOMBAY 1971

THE SEAL OF THE SUB REGISTRAR ANDHERI

THE SEAL OF THE SUB REGISTRAR ANDHERI No. 1 (VIDARBHA) DIST. (BOMBAY)

2808 / 163

19-05-90			SMT. Ajit Parmanand Khatri			
11-12-93	I-Register 70-79	—	MRS. SWATI AMRISH SHAH & SRI AMRISH K. SHAH (Transferred as per Agm resolution held on 11-2-93) (11-DEC-93)			
			—X—			
17-9-99	87	79	MS. SOHINI MAHENDRA SHAH & MR. MAHENDRA PURSHOTTAMDAS SHAH	87		
15-12-05	165	32	JYOTI KANU NAYAK	126		

THE SEAL OF THE SUB-REGISTRAR

Certificate
No. 14

Member's Register No. 14

SHARE CERTIFICATE

Manobeena Co-operative Housing Society Ltd.

(Reg. No. BOM/HSG/2583 of 1970 dt. 5/9/1970)

This is to Certify that Uppinangady Srinivas Rao

is/are the Registered Holder of fifty-seven full paid-up Shares Numbered 366-390, 391-410, 596-607 to inclusive, of Rs. 50/- each in the above named Manobeena Co-operative Housing Society Ltd. subject to the Bye-laws thereof.

Rs. 2,850/-

Given under the Common Seal of the said Manobeena Co-operative Housing Society Ltd. this 10th day of August 197[illegible]

Chairman

THE MANOBEENA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE SUB-REGISTRAR AND HEAD OF THE SUBURBAN DIST. (BANDRA) BOMBAY

Honesty & Co., Bombay 4.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
15.01.2006		24	Rita Kinner Nayak	24	S. J. Parek

नंबर-१
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२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI
उप निबंधक अंधेरी क्र. १
मुंबई
BANDRA SUBURBAN DIST., (BANDRA)

THE SEAL OF THE SUB REGISTRAR ANDHERI
उप निबंधक अंधेरी क्र. १
मुंबई

331 | 2012
18-

Certificate No. 18

Member's Register No. _____

SHARE CERTIFICATE

Manobeena Co-operative Housing Society Ltd.

This is to Certify that Shri S. S. Rao

is/are the Registered Holder of Twenty fully paid-up Shares Numbered 921 to 940 inclusive, of Rs. 50/= each in the above named subject to the Bye-laws thereof.

Rs. 1000/=

Given under the Common Seal of the said this 22nd day of October

Hon. Secretary

Chairman

Honesty & Co., Bombay 4.

THE MANOBEENA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE SUB-REGISTRAR SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR SUBURBAN DIST. (BANDRA)

2022

2080

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
01.2006		24	Rita Kinner Nayak	24	P. J. Parekh

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२०६२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 SUBURBAN DIST. (BANDRA)

THE SEAL OF THE SUB REGISTRAR ANDHERI-II

१००६
६०१ | १९९६
१८-६६६

(3)

Certificate
No. 16

Member's Register No. 16

SHARE CERTIFICATE

Manobeena Co-operative Housing
Society Ltd.
(Reg. No. BOM/HSG/2583 of 1970 dt. 5/9/1970)

This is to Certify that Prasannakumar Ghanasham Pitale

is/are the Registered Holder of fifty-Seven full paid-up Shares
Numbered 800-804
837-888 to
inclusive, of Rs. 50/-
each in the above named Manobeena Co-operative Housing Society Ltd. subject to the Bye-laws thereof.

Rs. 2850/-

Given under the Common Seal of the said Manobeena Co-operative Housing Society Ltd. this 10th day of August 1971

THE MANOBEENA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE SUB-REGISTRAR, KHERWADI No. 1 (BANDRA) SUBURBAN DISTRICT

Secretary

Chairman

Honesty & Co., Bombay 4.

2850/-
10/8/71

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
22-10-78	2	16	Smt Sheroo Homi Irani	16	[illegible]
9.5.80		16	Smt K.A. Belgi	16	M.Y.S. Avinoya
27.2.91	—	16	Charuhas Arun Belgi and Samir Arun Belgi	16	[illegible] बदर-१
6.4.91		16	Rajesh Kantilal Shah (HUF) and Mrs. Daksha Rajesh Shah	16	[illegible]
15.01.2006	—	16	Rita Kinner Nayak	16.	P. J. Parekh

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 (BANDRA)

THE SEAL OF THE SUB-REGISTRAR ANDHERI (BANDRA)

बदर-१

Certificate
No. 19

Member's Register No. 16

SHARE CERTIFICATE

Manobeena Co-operative Housing
Society Ltd.

This is to Certify that Smt. Sheroo Homi Irani

is/are the Registered Holder of Twenty full paid-up Shares
Numbered 941 to 960 inclusive, of Rs. 50/=
each in the above named subject to the Bye-laws thereof.

Rs. 1000/=

Given under the Common Seal of the said

this 22nd day of October

THE MANOBEENA CO-OPERATIVE HOUSING SOCIETY LTD. BOMBAY

THE SEAL OF THE SUB-REGISTRAR ASSURANCES

Hon. Secretary

Chairman

Honesty & Co., Bombay 4.

MEMORANDUM OF TRANSFERS OF THE WITHIN MENTIONED SHARES

Date of transfer	No. of transfer	Reg. No. of Transferer	To whom transferred	Reg. No. of Transferee	Signature of Secretary
9.5.80		16	Smt Kunda Arun Belgi	16	Mrs A Belgi
27.2.91		16	Charuhas Arun Belgi and Samir Arun Belgi	16	
6-4-91		16	Rajesh Kantilal Shah (HUF) and Mrs. Daksha Rajesh Shah	16	
15.01.2006	—	16	Rita Kinner Nayak	16	P. P. Pare

THE SUB REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

M/s. U. V. ENTERPRISES
Tel No. 26558640

Name : Ram P. Tripathi
Add : 302, Bandra Arcade,
Nandi Lane,
Opp. Bandra Rly. Station,
Bandra (w), Mumbai - 50

For U. V. Enterprises.

Designation : Executive

Proprietor

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST.

बदर-१/ ४४
२८०९/ ४४
२००९

M/S. U. V. ENTERPRISES
TEL. NO. 2655 6640

NAME : DEEPAK A. KAKDE
ADD : 302, Bandra Arcade,
Nandi Lane,
Opp. Bandra Rly. Station,
Bandra (W), Mumbai- 50

For U. V. Enterprises.

DESIGNATION : EXECUTIVE

Proprietor.

बदर-१
४५३ | ०८
२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST.

43 pm अंधेरी 2 (अंधेरी)

क्रमांक : 2409/2009

त्रा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
ः ज्योती के नायक - - ः घर/फ्लॅट नं: 10, श्रीनिकेतन, विठ्ठलभाई रोड, पार्ले प .मुं-56 ती/रस्ता: - रतीचे नावः - रत नं: - वसाहत: - र/गाव:- का: - - नम्बर: -	लिहून घेणार वय 69 सही		
रिटा के नायक - - घर/फ्लॅट नं: वरीलप्रमाणे ी/रस्ता: - तीचे नावः - त नं: - साहत: - गाव:- का: - - म्बर: -	लिहून घेणार वय 38 सही		
कर्मा ट्रेडींग ॲन्ड इन्व्हेस्टमेंटस् प्रा.लि. चे क, राजेन वसंत ध्रुव तर्फे मुखत्यार नागेंद्र ोत्री - - घर/फ्लॅट नं: 4 धिरज प्लाझा, हिल रोड, बांद्रा प. रस्ता: - ा	लिहून देणार वय 36 सही		
कैलाशपुरी को.ऑप हौ सोसा.लि. व मनोविना प हौ सोसा.लि. तर्फे मुखत्यार राजेन वसंत ध्रुव तर्फे मुखत्यार नागेंद्र अग्निहोत्री - - र/फ्लॅट नं: सी डी बर्फीवाला मार्ग, अंधेरी	मान्यता देणार वय 36 सही		

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९५३/९५
१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 BANDRA DIST.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 BANDRA DIST.

ा देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

वदर4

दस्त क्रमांक (2409/2009)

७८/७८

[वदर4-2409-2009] चा गोषवारा

ज्य :4240000 मोबदला 0 भरलेले मुद्रांक शुल्क : 212000

पावती क्र.:2412 दिनांक:20/03/2009

पावतीचे वर्णन

नांव: ज्योती के नायक - -

र केल्याचा दिनांक :20/03/2009 04:16 PM

ा दिनांक : 19/03/2009

करणा-याची सही :

30000 :नोंदणी फी

1560 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी

31560: एकूण

कार :25) करारनामा

1 ची वेळ : (सादरीकरण) 20/03/2009 04:16 PM

2 ची वेळ : (फ़ी) 20/03/2009 04:23 PM

3 ची वेळ : (कबुली) 20/03/2009 04:25 PM

4 ची वेळ : (ओळख) 20/03/2009 04:25 PM

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

केल्याचा दिनांक : 20/03/2009 04:25 PM

मि असे निवेदीत करतात की, नोंदणीस सादर करणारे व्यक्तीशः ओळखतो व ओळख पटवितात.

पार्टी- - ,घर/फ़्लॅट नं: 40 [illegible] आर्केड, [illegible] लेन, बांद्रा प. मुं-50

नावः -

,घर/फ़्लॅट नं: वरीलप्रमाणे

नावः -

सही

ी)

वदर-१

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२०१२

बदर-४/२४०९/२००९

पुस्तक क्रमांक १. क्रमांक.....वर नोंदला.

दिनांक : २०/३/२००९

नोंदणीत करणेत येते की, या [illegible] एकूण ...७८... पाने आहेत.

सह. दुय्यम निबंधक अंधेरी क्र. २. मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक, अंधेरी क्र. २. मुंबई उपनगर जिल्हा.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

SSR323 Prepared on: 20/03/2009 16:25:44

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तक्रमांक व वर्ष: 2409/2009

Friday, March 20, 2009

4:26:48 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : विलेपार्ले

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा

मोबदला रु. 0.00

बा.भा. रु. 4,240,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णनः अल्टरनेट ॲकोमोडेशन---------ऑफिस नं 202, दुसरा मजला, वॉटरफोर्ड, सी/विंग, ----------सिटीएस नं. 548-ए, 548-बी,-- -----विलेज-विलेपार्ले प.---------क्षेत्र 3200 चौ.फुट कारपेट व 6 खुले कारपार्किंग, क्षेत्र 66.91 चौ.मी.

(3)क्षेत्रफळ (1)

(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) कर्मा [illegible] प्रा.लि. चे संचालक राजेन वसंत ध्रुव तर्फे मुखत्यार नागेंद्र अग्निहोत्री [illegible] प्लाझा, हिल रोड, बांद्रा प. मुं.50; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AABCK6821D.

(2) [illegible] हौ सोसा.लि. व [illegible] को.ऑप हौ सोसा.लि. तर्फे मुखत्यार राजेन वसंत ध्रुव [illegible] घर/फ्लॅट नं: सी डी बर्फीवाला मार्ग, अंधेरी प. मुं-58; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -.

(6) दस्तऐवज करून घेण्यां-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता

(1) [illegible] घर/फ्लॅट नं: 10, [illegible] केतन, विठ्ठलभाई रोड, विलेपार्ले प .मुं-56; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.

(2) [illegible] के नायक [illegible] घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत [illegible] शहर/गाव: [illegible] तालुका: -; पिन: -; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 19/03/2009

(8) नोंदणीचा 20/03/2009

(9) अनुक्रमांक, खंड व पृष्ठ 2409/2009

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु. 212000.00

(11) बाजारभावाप्रमाणे नोंदणी रु.30000.00

(12) शेरा

बदर-१
८५७ | ८७
२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m.

दस्तऐवजाचा/गजाचा अनुक्रमांक बदर ४/८०२/१०

दिनांक १५/२/ सन २०१०

दस्तऐवजाचा प्रकार– मुखत्यारनामा (आधिप्रमाणन)

सादर करणाराचे नाव– रिता किन्नर नायक

खालीलप्रमाणे फी मिळाली:–

	रु.	पै.
नोंदणी फी	१००/–	
नक्कल फी (फोलिओ)		
पृष्ठांकनाची नक्कल फी		
टपालखर्च		
नकला किंवा शापने (कलम ६४ ते ६७)		
शोध किंवा निरीक्षण		
दंड–कलम २५ अन्वये		
कलम ३४ अन्वये		
प्रमाणित नकला (कलम ५७) (फोलिओ)		
इतर फी (मागील पानावरील) बाब क्र.		
" SD- ५००/–		
" "		
" "		
एकूण	१००/–	

बदर-१
६५७ | ९८

दस्तऐवज नक्कल रोजी तयार होईल व नोंदणीकृत डाकेने पाठवली/जाईल. या कार्यालयात घेण्यात येईल.

सह. दुय्यम निबंधक,
मुंबई उपनगर जिल्हा.

दस्तऐवज खाली नाव दिलेल्या व्यक्तीच्या नावे नोंदणीकृत डाकेने मुंबई उपनगर जिल्हा. हवाली करावा.

THE SEAL OF THE SUB-REGISTRAR, ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

ये.का.मु.–५,००० पु. (१०० पानी)–१-२०१०–पीए ४"-(इएं) १४७०

बंदर-१
९५८३ | ९८०
२०१२

Tel.: 26470509

SMT. KANCHAN HARSHAD BONGALE

LICENSE STAMP VENDOR LIC. NO. 222/98

Opp. Bandra Court, A.K. Marg, Bandra(East), Mumbai - 400 051.

Bill No.: 1978 Date: 15/12/10

M/s. Rita Nayak

S.No.	Description	Quantity	Amount Rs.
1.	STAMP PAPER	500x1	500/-
2.	COURT FEE STAMPS		
3.	REVENUE STAMPS		
4.	IMPRESS COURT FEE		
		Less Advance	—
		TOTAL	500/-

For Kanchan Harshad Bongale

E. & O.E.

Proprietor

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 SUBURBAN DIST. (BANDRA)

For registration of Development Agreements, Conveyances, Agreement for sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said company., on behalf of me as well as partner of the aforesaid company agreed as individual capacity (hereinafter referred to as the "said documents").

The said documents required to be lodged for registration in the office of the Registrar/ Sub-Registrar, which are executed by us.

I am unable to appear before the sub Registrar of registration of the said documents in respect of the aforesaid company as well as personal capacity.

I am therefore, desirous of appointing **MR. YOGESH KANTILAL GANDHI** having address at 19/297, Siddharath Nagar No. 4, Near Vivek College, Goregaon (West), Mumbai - 400 062, as my attorney to attend the any office of the Registrar/Sub Registrar Mumbai and other Districts in Maharashtra for registering the documents on my behalf ad which the said attorney has agreed to do.

बदर-१
८५३/१०१
०१.२

NOW KNOW YOU ALL AND THESE PRESENTS WITNESS

That I am unable to appear before the Sub-Registrar for registration of the said company as well as personal capacity so I hereby nominate, constitute and appoint **MR. YOGESH KANTILAL GANDHI** to be my true and lawful attorney for the purpose expressed that is to say:

1. To present and lodge in the any office of the Registrar/ Sub Registrar Assurances at Mumbai and other District in Maharashtra and to register the said Documents i.e. Development Agreements, Conveyances, Agreement for sale, Sale Deed, Lease Deed, Transfer Deed, Deed of Confirmation, Leave and License Agreement, Undertaking, Deed of Cancellation, Deed of Rectification, Declarations, Indemnity Bonds, Affidavits, Applications and all other deeds and documents in respect of the above said company., on behalf of me as well as partner of the aforesaid company and to do all acts and things necessary for effectively registering the said documents, which will be executed by us.

2. AND WE DO HEREBY agree to rectify and confirm all and whatever my said attorney shall or purpose to do or cause to be done by virtue of these presents.

IN WITNESS I have put or hand on this 15th day of **December 2010.**

SIGNED AND DELIVERED)

By the withinnamed **"EXEUCTANT"**)

Signature & Thumb impression

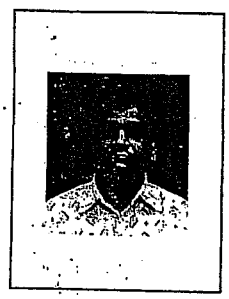
MRS. RITA KINNER NAYAK)

In the presence of

बदर-१
९५३ | ९०२
२०१२

SPECIMEN SIGNATURE OF DULY)

CONSTITUTED ATTORNE i.e.)



Signature & Thumb impression

MR. YOGESH KANTILAL GANDHI)

In the presence of

1.

2.

महानगर टेलीफोन निगम लिमिटेड, मुंबई.

MAHANAGAR TELEPHONE NIGAM LIMITED, MUMBAI.

टेलीफोन बिल पत्रक / Telephone Bill Foil

पंजीकृत कार्यालय : जीवन भारती, टावर – 1, 12 वी मंजिल, 124, कनाट सर्कस, नई दिल्ली – 110001

Regd. office : Jeevan Bharti, Tower - 1, 12th Floor, 124, Connaught Circus, New Delhi - 110001

MTNL

PinSr: 980 PSTN :06

Name & Address :
NAYAK RITA KINNER
2ND FLOOR
DHEERAJ PLAZA 200
OPP/BDR POLICE STATN BANDRA WEST HILL
MUMBAI 400050

03/11/2010

26452727

SL: 00141468

नाम और पता :
नायक रीटा किन्नर
2रा तल
धीरज प्लाझा 200
ऑप/बीडीआर पुलिस स्टेशन बांद्रा पश्चिम हिल रोड
मुंबई 400050

बिल की अवधि Billing Period	01/10/2010 से / to 31/10/2010
अंतिम तारीख Due Date	24/11/2010
देय राशि Amount Payable	3607.00

2060287504 1068288918031120100000 3607

टेलीफोन नं. Telephone No.	ग्राहक खाता कमांक C.A.No.	बिल नं. Bill No.	बिल की तारीख Bill Date	श्रेणी कोड Category Code	शुल्क योजना Tariff Plan	ग्रुप कोड Group Code	ब्रॉडबैन्ड शुल्क योजना Broadband Tariff Plan
26452727	2060287504	1068288918	03/11/2010	NON-OYT GENERAL	MTNL Economy		

प्रारंभिक मीटर रिडिंग Opening Meter Reading	अंतिम मीटर रिडिंग Closing Meter Reading	मीटर कॉल Metered Calls	डेबिट कॉल Debit Calls	क्रेडिट कॉल Credit Calls	मुफ्त कॉल Free Calls	निवल कॉल शुल्क Net Calls Chargeable
[illegible]	70896	2788	0	0	60	2728

Details of Payments received after last bill :

BillDate	BillAmnt	DueDate	PaidDate	PaidAmnt
03/10/2010	3188.00	25/10/2010	19/10/2010	3188.00

वर्तमान शुल्क {विवरण} Current Charges Details	राशि (रुपये में) Amount (Rs.)
मासिक सेवा शुल्क Monthly Service Charges	250.00
कॉल शुल्क Call Charges	3020.00
ब्रॉडबैन्ड मासिक सेवा शुल्क Broadband Monthly Service Charges	0.00
ब्रॉडबैन्ड उपयोग शुल्क Broadband Usage Charges	0.00
मासिक सीपीई सेवा शुल्क Monthly CPE Service Charges	0.00
डेबिट Debits	0.00
क्रेडिट Credits	0.00
सेवा कर @10% Service Tax @ 10%	327.00
शिक्षा कर @3% Educational Cess @ 3 %	9.81
देय तारीख तक भुगतान Amount Payable upto Due Date	3607.00
विलंब शुल्क सहित Late Fee	0.00
अधिभार Surcharge	0.00
देयतारीख के बाद देय राशि Amount Payable after Due Date	3607.00

ISD CALLS TO USA, CANADA, CHINA, HONG KONG, SINGAPORE & THAILAND as low as 80 p/min* (60 sec pulse) From Landline

*rates may vary from 80p/pulse to 120p/pulse as per landline plan

Dial 1500 (Toll Free)

This is a computer generated bill. No signature is required

E & O. E. MTNL MUMBAI SERVICE TAX REGN NO.: AAACM0828RST001

CONSOLIDATED STAMP DUTY PAID BY ORDER NO. MUDRANK 0415/2891/CR 530/M1 dated 30/08/2004

Cheque / DD Should be drawn in favour of "MTNL MUMBAI" 2060287504 "

"Please ensure that your phone is not used for making unsolicited telemarketing calls or SMSs to avoid penalty / disconnection under UCC Regulation 2007."

"To avoid unwanted telemarketing calls, register your telephone number in NDNC Registry – Call 1909 or SMS "START DND" on 1909"

Website: http://mtnlmumbai.in Dial 1660 for your Billing Details(IVRS based) "

GO Green

Get Landline Bills through email by "E-Bill registration" Visit http:// selfcare.mtnl.net.in

MTNL Triband Broadband Service from MTNL

No. 1 and growing

MTNL Triband
- Surf at Speed upto 4 Mbps
- Browse while you talk with Combo Plans
- Most Economic Broadband Plans - starting Rs 49/-month

भारत गणराज्य REPUBLIC OF INDIA

सत्यमेव जयते

इसमें इसमें, भारत गणराज्य के राष्ट्रपति के नाम पर, उन सभी से जिनका इससे संबंध हो, अनुरोध एवं अपेक्षा की जाती है कि वे धारक को बिना किसी रोक-टोक के स्वतंत्र रूप से आने-जाने दें, और उसे हर तरह की ऐसी सहायता और सुरक्षा प्रदान करें जिसकी उसे आवश्यकता हो।

THESE ARE TO REQUEST AND REQUIRE IN THE NAME OF THE PRESIDENT OF THE REPUBLIC OF INDIA ALL THOSE WHOM IT MAY CONCERN TO ALLOW THE BEARER TO PASS FREELY WITHOUT LET OR HINDRANCE AND TO AFFORD HIM OR HER EVERY ASSISTANCE AND PROTECTION OF WHICH HE OR SHE MAY STAND IN NEED.

भारत गणराज्य के राष्ट्रपति के आदेश से

BY ORDER OF THE PRESIDENT OF THE REPUBLIC OF INDIA

डि. के. कडु / D. K. KADU
अधीक्षक / Superintendent
क्षेत्रीय पासपोर्ट कार्यालय, मुंबई
Regional Passport Office, Mumbai

THE SUPREME COURT OF INDIA

REPUBLIC OF INDIA

Surname: NAYAK
Given Name(s): RITA KINNER
Nationality: INDIAN
Place of Birth: MUMBAI
Place of Issue: MUMBAI
Date of Issue: 11/09/2006
Date of Expiry: 10/09/2016
Sex: F
Date of Birth: 11/10/1970
Place of Birth: MUMBAI
Country Code: IND
Passport No.: Z2026090

P<INDNAYAK<<RITA<KINNER<<<<<<<<<<<<<<<<<<<<
Z2026090<6IND7010116F1609110<<<<<<<<<<<<<<02

THE SUPREME COURT OF INDIA
REGISTRAR NUMBER No. 1
THE SEAL OF THE SUPREME COURT OF INDIA
THE SUPREME COURT OF INDIA
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THE SEAL OF THE SUPREME COURT OF INDIA
THE SUPREME COURT OF INDIA
THE SEAL OF THE SUPREME COURT OF INDIA

पंजीकरण

विदेशों में रहने वाले भारतीय नागरिकों को सलाह दी जाती है कि वे निकटतम भारतीय मिशन/... में अपना पंजीकरण कराएं।

चेतावनी

यह पासपोर्ट भारत सरकार की सम्पत्ति है। इस पासपोर्ट के बारे में किसी पासपोर्ट अधिकारी से इसके धारक को यदि कोई सूचना मिलती है जिसमें पासपोर्ट लौटाने की मांग भी शामिल है उसका तुरंत अनुपालन किया जाए।

यह पासपोर्ट डाक द्वारा किसी भी देश से बाहर न भेजा जाए। यह पासपोर्ट धारक या उसके द्वारा प्राधिकृत व्यक्ति के कब्जे में ही होना चाहिए। इसमें किसी भी प्रकार का फेरबदल या विकृति नहीं की जानी चाहिए।

पासपोर्ट गुम हो जाने, चोरी हो जाने अथवा नष्ट हो जाने पर उसकी सूचना भारत में सबसे निकटतम पासपोर्ट अधिकारी को अथवा यदि पासपोर्ट धारक विदेश में है तो निकटतम भारतीय मिशन/केन्द्र और स्थानीय पुलिस को तत्काल दी जानी चाहिए। विस्तृत पूछताछ के बाद ही डुप्लीकेट पासपोर्ट जारी किया जाएगा।

REGISTRATION

INDIAN CITIZENS RESIDENT ABROAD ARE ADVISED TO REGISTER THEMSELVES AT THE NEAREST INDIAN MISSION/POST.

CAUTION

THIS PASSPORT IS THE PROPERTY OF THE GOVERNMENT OF INDIA. ANY COMMUNICATION RECEIVED BY THE HOLDER FROM A PASSPORT AUTHORITY REGARDING THIS PASSPORT, INCLUDING DEMAND FOR ITS SURRENDER, SHOULD BE COMPLIED WITH IMMEDIATELY.

THIS PASSPORT SHOULD NOT BE SENT OUT OF ANY COUNTRY BY POST. THIS SHOULD BE IN THE CUSTODY EITHER OF THE HOLDER OR OF A PERSON AUTHORISED BY THE HOLDER. IT MUST NOT BE ALTERED OR MUTILATED IN ANY WAY.

LOSS, THEFT OR DESTRUCTION OF THIS PASSPORT SHOULD BE IMMEDIATELY REPORTED TO THE NEAREST PASSPORT AUTHORITY IN INDIA OR IF THE HOLDER IS ABROAD, TO THE NEAREST INDIAN MISSION/POST AND TO THE LOCAL POLICE. ONLY AFTER EXHAUSTIVE ENQUIRIES SHALL A DUPLICATE PASSPORT BE ISSUED.

04

पिता / कानूनी अभिभावक का नाम / Name of Father / Legal Guardian
BAROT BIPINCHANDRA SHANKARLAL

माता का नाम / Name of Mother
BAROT YOGINI BIPINCHANDRA

पति / पत्नी का नाम / Name of Spouse
NAYAK KINNER KANNUBHAI

पता / Address
303/403, POONAM APTS, PLT NO.23,
THE NEW INDIA CHS LTD, N.S. RD.NO.11
J.V.P.D. SCHEME, VILEPARLE(W), MUM-56

पुराने पासपोर्ट का नं. और उसके जारी होने की तिथि एवं स्थान / Old Passport No. with Date and Place of Issue
A7766470 22/04/1999 MUMBAI
BOM L02539509 - OLD PPT CLD & RETU

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAXPN2429B

नाम /NAME

RITA KINNER NAYAK

पिता का नाम /FATHER'S NAME

BIPIN SHANKERLAL BAROT

जन्म तिथि /DATE OF BIRTH

11-04-1970

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर योजना)

Commissioner of Income-tax (Computer Operations)

वंदर-१

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस करें

आयकर आयुक्त (कम्प्यूटर केन्द्र),

सी-13, प्रत्यक्षकर भवन,

बांद्रा-कुर्ला कॉम्प्लेक्स,

मुंबई - 400 051.

In case this card is lost/found kindly inform/return to

the issuing authority:

Commissioner of Income-Tax (Computer Operations),

C-13, Pratyakshakar Bhavan,

Bandra-Kurla Complex,

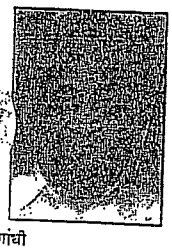
Mumbai - 400 051.

THE SEAL OF THE SUB-REGISTRAR ANDHERI NO. 1 DIST. (BANDRA)

सत्यमेव जयते

भारत निवडणूक आयोग
Election Commission of India
ओळखपत्र
IDENTITY CARD

FVY1533207



मतदाराचे नांव : योगेश कांतीलाल गांधी
Elector's Name : Yogesh Kantilal Gandhi

वडीलांचे नांव : कांतीलाल गांधी
Father's Name : Kantilal Gandhi

लिंग : पु Sex : M

1/1/2006 रोजी वय :
Age as on 1/1/2006 : 44

FVY1533207

पत्ता डु-297, सिदधार्थ नगर अपार्टमेंट नं 19 हॅप्पी होम सोसायटी, ओल्ड पोलीस स्टेशन रोड, सिद्धार्थ नगर, गोरेगांव (प)
मुंबई उपनगर- 400062

Address Du-297, Siddharth Nagar Apartment No.19 Happy Home Society, Old Police Station Road, Siddharth Nagar, Goregaon (W)
Mumbai Suburban- 400062

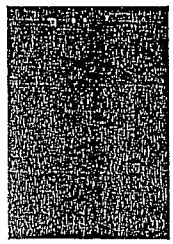
मतदार नोंदणी अधिकारी
42-गोरेगाव विधानसभा मतदारसंघ करिता
Electoral Registration Officer
For-42-Goregaon Assembly Constituency

स्थळ : मुंबई उपनगर
Place : Mumbai Suburban

दिनांक / Date : 31/10/2007

ह्या शासनाच्या विविध योजनांसाठी ओळखपत्र म्हणून उपयोगात आणता येईल.
This card may be used as an identity card under different Government Schemes

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER
AABPG0062H



नाम /NAME
YOGESH KANTILAL GANDHI

पिता का नाम /FATHER'S NAME
KANTILAL GABHARUBHAI GANDHI

जन्म तिथि /DATE OF BIRTH
13-10-1961

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)
DIRECTOR OF INCOME TAX (SYSTEMS)

बदर-१
४५३/२०६
१०६२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

M/s. U. V. ENTERPRISES
Tel No. 26558640

Name : Rohit Katya
Add : 401, Bandra Arcade,
Nandi Lane,
Opp. Bandra Rly. Station,
Bandra (w), Mumbai
For U. V. Enterprises.
Designation : Executive
Proprietor.

बंदर-१
४५३७००

M/s. U. V. ENTERPRISES
Tel No 26558640

Name : Deepak A. Kakde
Add : 401, Bandra Arcade,
Nandi Lane,
Opp. Bandra Rly. Station,
Bandra (w), Mumbai – 50
For U. V. Enterprises.
Designation : Executive
Proprietor

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (MAHARASHTRA)

दिनांक :-- 9/12/10 बदर ४/ 802 /२०१०

मुखत्यारनामा लिहुन देणा-याची सही,
फोटो व अंगठा

मुखत्यारनामा लिहुन घेणा-याची सही,
फोटो व अंगठा

सदर मुखत्यारनामा श्री/ रिता किन्नर नायक
श. बोंद्रे
यांनी माझ्या समक्ष आज दि 9/12/10 रोजी
[illegible] व [illegible]
1) राहुल कायाल
2) दिपक काकड
[illegible] 900/-
[illegible] 802/10 [illegible]
दि 9/12/10 रोजी अधिप्रमाणित/साक्षांकित केला.

सह. दुय्यम निबंधक अंधेरी २,
मुंबई उपनगर जिल्हा.

बदर-१
25B 906

साक्षीदारांची सही, फोटो व अंगठा

१)

२)

सदर मुखत्यारनामामध्ये एकुण 10 पाने असुन पान क्र. — व — वर खाडाखोडी ~~आहेत~~ / नाहीत.

सह दुय्यम निबंधक अंधेरी क्र. २

आयकर विभाग भारत सरकार

INCOME TAX DEPARTMENT GOVT OF INDIA

PRAGNA KEDIA

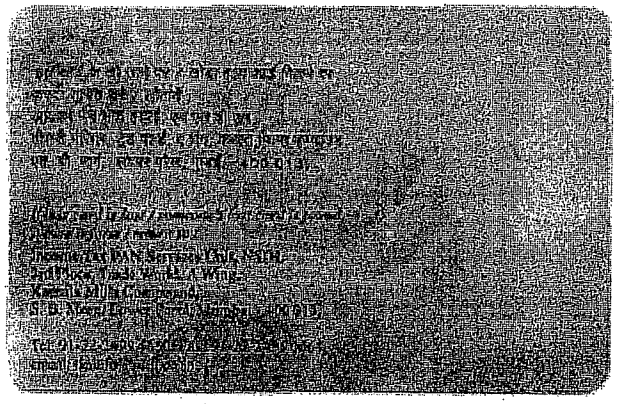
ARVINDBHAI MINAWALA

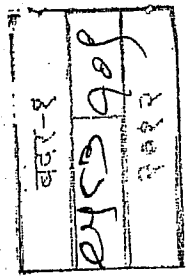
26/10/1982

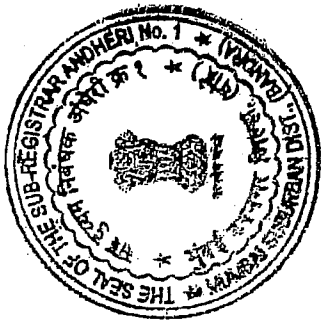
Permanent Account Number

ADWPK6701F

Signature






THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 (MAHARASHTRA)

स्थाई लेखा संख्या /PERMANENT ACCOUNT NUMBER

AAXPN2429B

नाम /NAME

RITA KINNER NAYAK

पिता का नाम /FATHER'S NAME

.BIPIN SHANKERLAL BAROT

जन्म तिथि /DATE OF BIRTH

11-04-1970

हस्ताक्षर /SIGNATURE

आयकर आयुक्त (कम्प्यूटर केन्द्र)

Commissioner of Income-tax (Computer Operations)

इस कार्ड के खो / मिल जाने पर कृपया जारी करने वाले प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कम्प्युटर केन्द्र),
सी-13, प्रत्यक्षकर भवन,
बांद्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform/return to the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

बदर-१

६५३	११०
	२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 7

आयकर विभाग INCOME TAX DEPARTMENT

भारत सरकार GOVT. OF INDIA

JYOTI KANU NAYAK

JAYASHANKER NAYAK

22/06/1940

Permanent Account Number

AABPN7797C

Signature

वदर-१

४५३ /१९९

In case this card is lost / found, kindly inform / return to :
Income Tax PAN Services Unit, UTITSL
Plot No. 3, Sector 11, CBD Belapur,
Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लौटाएं :
आयकर पैन सेवा यूनिट, UTITSL
प्लाट नं. 3, सेक्टर 11, सी.बी.डी. बेलापुर,
नवी मुंबई-400 614.

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1
MUMBAI SUBURBAN DIST., (MAHARASHTRA)

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

RAJESH VISHNU HODGE

VISHNU HONDBAJI HODGE

25/07/1973

Permanent Account Number

AAN[illegible]

Signature

आयकर विभाग भारत सरकार
INCOME TAX DEPARTMENT GOVT OF INDIA

NAMIL D MORE

DATTATRAY SHIVRAM MORE

05/11/1984

Permanent Account Number

APEPM1081Q

Signature

THE SEAL OF THE SUB-REGISTRAR MOHERI TQ. MURBAD DIST. THANE

ummary1 (GoshwaraBhag-1)

ळवार,04 सप्टेंबर 2012 12:14 म.नं.

दस्त गोषवारा भाग-1

वदर1

दस्त क्रमांक: 9583/2012

स्त क्रमांक: वदर1 /9583/2012

बाजार मुल्य: रु. 7,98,78,000/- मोबदला: रु. 8,00,00,000/-

रलेले मुद्रांक शुल्क: रु.40,00,000/-

. नि. सह. दु. नि. वदर1 यांचे कार्यालयात

: क्रं. 9583 वर दि.03-09-2012

जी 2:21 म.नं. वा. हजर केला.

पावती:9817 पावती दिनांक: 04/09/2012

सादरकरणाराचे नाव: प्रज्ञा किर्ती केडीया

नोंदणी फी	रु. 30000.00
दस्त हाताळणी फी	रु. 2280.00
डाटा एन्ट्री	रु. 20.00
पृष्टांची संख्या: 114	
एकुण:	32300.00

P K Kale

स्त हजर करणाऱ्याची सही:

सह. दुय्यम निबंधक अंधेरी-१.
मुंबई उपनगर जिल्हा.

सह. दुय्यम निबंधक अंधेरी-१.
मुंबई उपनगर जिल्हा.

स्ताचा प्रकार: अभिहस्तातंरणपत्र

द्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या णत्याही नागरी क्षेत्रात

क्का क्रं. 1 04 / 09 / 2012 12 : 13 : 19 PM ची वेळ: (सादरीकरण)

क्का क्रं. 2 04 / 09 / 2012 12 : 14 : 00 PM ची वेळ: (फी)

बदर-१
९५८३ | ९९३
२०१२

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST., (BANDRA)
सह दुय्यम निबंधक अंधेरी क्र. १
मुंबई उपनगर जिल्हा, (बांद्रा)

प्रमाणित करणेत येते की, या ९९२
दस्तामध्ये एकूण.....पाने आहेत.
पुस्तक क्र.१ /वदर-१ /क्रमांक ९५८३ /२०१२
बर नोंदला दिनांक : 4 SEP 2012

सह दुय्यम निबंधक, अंधेरी क्र. १,
मुंबई उपनगर जिल्हा

Summary-2(दस्त गोषवारा भाग - २)

4/09/2012 12 17:48 PM

दस्त गोषवारा भाग-2

वदर1
दस्त क्रमांक:9583/2012

स्त क्रमांक :वदर1/9583/2012
स्ताचा प्रकार :-ट्रान्सफर डीड

नु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:ज्योती के. नायक पत्ता:प्लॉट नं: 10, माळा नं: 6, इमारतीचे नाव: श्री निकेतन , ब्लॉक नं: विलेपार्ले , रोड नं: विठ्ठलभाई रोड , महाराष्ट्र, मुम्बई. पॅन नंबर:AABPN7797C	लिहून देणार वय :-71 स्वाक्षरी:-		
2	नाव:रिटा नायक तर्फे मुखत्यार योगेश कांतीलाल गांधी - - पत्ता:प्लॉट नं: 10, माळा नं: 6, इमारतीचे नाव: श्री निकेतन , ब्लॉक नं: विलेपार्ले , रोड नं: विठ्ठलभाई रोड , , . पॅन नंबर:AABPG0062H	लिहून देणार वय :-41 स्वाक्षरी:-		
3	नाव:प्रग्ना किर्ती केडीया पत्ता:प्लॉट नं: -, माळा नं: 6, इमारतीचे नाव: विश्वशांती , ब्लॉक नं: 30/ई, आझाद रोड , रोड नं: जुहू कोळीवाडा , महाराष्ट्र, मुम्बई. पॅन नंबर:ADWPK9701F	लिहून घेणार वय :-50 स्वाक्षरी:-		

ील दस्तऐवज करुन देणार तथाकथीत ट्रान्सफर डीड चा दस्त ऐवज करुन दिल्याचे कबुल करतात.
क्का क्र.3 ची वेळ:04 / 09 / 2012 12 : 16 : 32 PM

ऊख:-
लील इसम असे निवेदीत करतात की ते दस्तऐवज करुन देणा-यांना व्यक्तीश: ओळखतात, व त्यांची ओळख पटवितात

नु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजेश - होडगे वय:39 पत्ता:सी 302, वॉटरफोर्ड, अंधेरी (प) मुं पिन कोड:400058 स्वाक्षरी		
2	नाव:नमिल - मोरे वय:28 पत्ता:वरीलप्रमाणे पिन कोड:400058 स्वाक्षरी		

क्का क्र.4 ची वेळ:04 / 09 / 2012 12 : 17 : 11 PM

क्का क्र.5 ची वेळ:04 / 09 / 2012 12 : 17 : 45 PM नोंदणी पुस्तक 1 मध्ये

दुय्यम निबंधक अंधेरी-१.
मुंबई उपनगर जिल्हा.

बदर-१
२०१२

9583 /2012

THE SEAL OF THE SUB-REGISTRAR ANDHERI No. 1 MUMBAI SUBURBAN DIST. (BANDRA)

****
Dated this day of 2012
****
Between

Mrs. Jyoti K. Nayak & Anr

... Transferors

And

Mrs. Pragna Kedia ...Transferee

Deed of Transfer