



Tuesday, December 06, 2005

2:28:03 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 2150

गावाचे नाव खारघर

दिनांक 06/12/2005

दस्तऐवजाचा अनुक्रमांक उरण - 08333 - 2005

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: नविनकुमार शर्मा - -

नोंदणी फी :- 12000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)), :- 440.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (22)

एकूण रु. 12440.00

आपणास हा दस्त अंदाजे 2:42PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.पनवेल 2

बाजार मुल्य: 867052 रु. मोबदला: 1200000 रु.

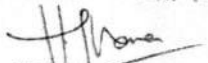
भरलेले मुद्रांक शुल्क: 55800 रु.

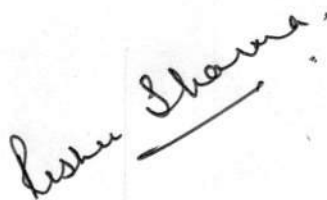
मुळ दस्तऐवज परत घेता.



दुय्यम निबंधक, उरण

मुळ दस्तऐवज परत मिळाला


पक्षकाराची सही





HOUSING DEVELOPMENT FINANCE CORPORATION LIMITED
www.hdfc.com

Ref : Acct NO: 211728736

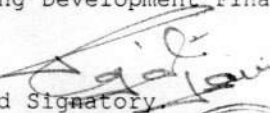
Date :12-JAN-2022

TO WHOMSOEVER IT MAY CONCERN

This is to put on record that MAJOR SHARMA NAVEEN KUMAR AND MRS SHARMA RESHU to whom Housing Development Finance Corporation Ltd. (HDFC) has granted a HOUSING LOAN of Rs. 1100000 in terms of the Loan Agreement dated 08-DEC-2005 has/have repaid the same in full with all dues and that no amount is now due from him/her/them towards or in respect of the said loan.

In view of the above HDFC has no claim, right, title or interest in respect of the property being Q 403 ON FOURTH FLOOR, AIRFORCE NAVAL HOUSING BOARD, PHASE II, PLOT NO 22, SECTOR 20, KHARGAR, Pin : 410208 .

Yours faithfully,
For Housing Development Finance Corporation Ltd,


Authorised Signatory



S.C.O. 153-155, Sector-8C, Madhya Marg, Chandigarh 160 008.

Tel.: 6761000. Fax: 0172-2724860.

Regd. Office: Ramon House, H T Parekh Marg, 169, Backbay Reclamation, Churchgate, Mumbai 400 020.

Corporate Identity Number: L70100MH1977PLC019916

नोंदणी व मुद्रांक विभाग
दुय्यम निबंधक कार्यालय, पनवेल.

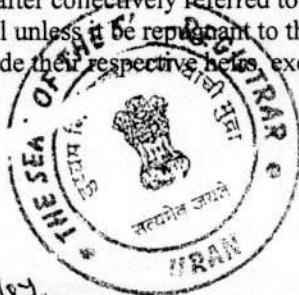
शासनास केंद्रास 30x00
श्री नवीन कुमार शर्मा 21/12/04
यांचेकडून क. 440001 - एम परागत अद्वि
अक्षरी पंचायत एजार 31121 गडी
प्रॉकिंग करिता पनवेल
अर्ज क्र. : 70600
चलन क्र. : 32
दिनांक : 21/12/04
PROPER OFFICER
Sub Registrar, Panvel.
Dist Raigad

Owner Pan No.: **AAJPK 9268 'P'**

Buyer Pan No.: **AQFPS 8460 'D'**

DEED OF AGREEMENT

THIS DEED made at Kharghar, Navi Mumbai, this 5th day of Dec 05
BETWEEN **Wg.Cdr.S.K. KAPOOR S/O Late G.G.KAPOOR Aged-62yrs**, Indian
Inhabitant, having address at 174 SECTOR A, POCKET C, VASANT KUNJ, NEW
DELHI-110070, thru its Power of Attorney Holder son **Mr. KUNAL KAPOOR Aged**
34yrs, resident of 1401, CASUARINA-"B", EVERSHINE GREEN, ANDHERI(W),
MUMBAI-400053. Hereinafter referred to as "the Vendor/Transferor" (which expression
shall unless it be repugnant to the context or meaning thereof, deemed to mean and
include his heirs, executors, administrators and assigns) of the **One Part, (1) MAJ.**
NAVEEN KUMAR SHARMA S/O Shri.A.K.SHARMA Aged 32yrs
and (2) **Mrs. RESHU SHARMA W/O MAJ. NAVEEN KUMAR SHARMA Aged 31**
yrs Both residing at F1/4, SECTOR -4 CBD BELAPUR NAVI MUMBAI-
400614. Hereinafter collectively referred to as "the Purchaser/Transfree" (which
expression shall unless it be repugnant to the context or meaning thereof, deemed to
mean and include their respective heirs, executors, administrators and assigns) of the
Other Part.



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30x00 दि. 21/12/04
पनवेल चलन क्र. 32 दि. 21/12/04
नवीन कुमार शर्मा
बेलापूर
पनवेल

U.K. CHAVAN
PROPER OFFICER
Sub Registrar Panvel,
Dist. Raigad.

पंचायत एजार (अति) मीना
OFFICE OF THE SUB-REGISTRAR
PANVEL, DIST.- RAIGAD
MAHICRA/08/YEAR - 2008
INDIA
STAMP DUTY MAHARASHTRA
R00055800/PB 0006
1587
022005
0690
022005

WHEREAS:

1. The City and Industrial Development Corporation of Maharashtra Ltd., a Company incorporated under the companies Act.1956, having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai-400021.(hereinafter referred to as "the CIDCO"), is the New Town Development Authority declared for the area designated as site for the New Town of Navi Mumbai by the Govt. of Maharashtra in exercise of its powers under Sub-section (1) and (3A) of Section 113 of the Maharashtra Regional and Town Planning Act 1966, hereinafter referred to as "the MRTP ACT".
2. The Govt. of Maharashtra is, pursuant to the Section 113A of the MRTP ACT, acquiring lands and vesting such lands in the CIDCO for development and disposal.
3. The CIDCO has laid down suitable plots out of the lands situated at Sector – 20, Kharghar, Navi Mumbai so acquired and vested by the Govt, of Maharashtra in the CIDCO.
4. The Air Force Naval Housing Board is a society registered under the Societies Registration Act 1960 with the Registrar of Societies, Delhi under certificate of registration No.S/11008 of 19th May 1980 and having its registered office at Air Force Station, Race Course, New Delhi (hereinafter referred to as the AFNH Board).
5. By an Agreement to lease made at CBD Belapur, Navi Mumbai Between the CIDCO, therein referred to as the Corporation of the One Part and the AFNH Board therein referred to as the Licensee of the Other Part, (hereinafter referred to as the "said Agreement to Lease"), the CIDCO permitted the AFNH Board to enter upon the land being Plot No-22, admeasuring 20,000.01 square meters or thereabout situated in Sector-20, Kharghar, Navi Mumbai ,pertaining to revenue Village – kharghar, Taluka – Panvel, Dist – Raigad for construction of flats,The Agreement to lease for this land has been executed between CIDCO ltd . and AFNHB on 27th December 1998 and whereas AFNHB has constructed self financed housing scheme.
6. The Vendors/Transferor is a member of the AFNH Board and hence the AFNH Board has allotted to the Vendor/Transferor having registration No.KGA/0219 a FLAT No.Q-403^{1st 4th Floor} admeasuring built up area 753 square feet i.e 69.98 Sq.Meter .
7. By an Agreement for Allotment made on the 4th day of March 1996 between the AFNH Board therein referred to as the Board of the First part and the Vendor/Transferor therein referred to as the Allottee of the Second part (hereinafter referred to as the said Agreement), the AFNH Board has agreed to allot the Transferor the said shop in the complex known as Jal Vayu Vihar constructed by the AFNH Board at Sector-20, kharghar, Navi Mumbai. The said agreement has been duly stamped and registered at the office of the sub registrar of Panvel under receipt, **9291-2004 DATED 20-12-2004.**

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8. The AFNH Board constructed the intended buildings in the complex by the name of JAL VAYU VIHAR and obtained occupancy certificate and thereafter handed over to the Vendor/Transferor the possession of the said shop.
9. The AFNH Board intends to form and register a Co-operative Housing Society among all the allottees of the flat in the building.
10. The Purchaser/Transferee being in need of residential accommodation, approached the Vendor/Transferor and requested him to sell and transfer to the Purchaser/Transferee the said FLAT being ^{1st Flt. Flat} No Q-403, having Build-up area of 753 Sq.ft. and in the complex known as JAL VAYU VIHAR, PHASE - II, PLOT NO - 22, SECTOR - 20, KHARGAR, situated on the said land together with all the fittings and fixtures in the said Flat and also together with his absolute right to use and occupy the said Flat in the consideration of sale price of 12,00,000/- (Twelve Lakh only). (69.98
502)
11. The Purchaser/Transferee has paid to the Vendor/Transferor on or before the execution of these presents a sum twelve lakh only, being full and final payment of the sale price of the said Flat.
12. The Vendor/Transferor has accordingly applied to the CIDCO for granting permission to transfer the said Flat in favor of the Purchaser/Transferee and the Vendor has got the requisite permission through the letter of the CIDCO dated 24/11/2005 having reference No. CIDCO /EMS/AEO(HQ)2005, and the Vendor/Transferor has also paid to the CIDCO the transfer charges as prescribed (A copy of which is annexed hereto and marked as ANNEXURE A).
13. The Transferor has presented to the said AFNH Board an application for grant of permission to sell and transfer to the transferee the said flat, the said shares and his right to occupy the said Flat and as agreed and declared between the parties that the transfer charges/premium which was to be paid to the said AFNH Board was to be borne and paid by the Transferor and the Transferee in equal proportion, which sum has been paid. The AFNH Board has granted its NO OBJECTION by its letter bearing No. AFNHB /ADM/KGA0219 dated 24Aug 2005. (A copy of which is annexed hereto and marked as ANNEXURE B).
14. The Transferor had agreed to hand over to the Transferee physical possession of the said flat execution of this Deed, which possession the Transferor has delivered to the Purchaser, the receipt whereof the Purchaser both hereby acknowledges and admits.
15. Both the Vendor/Transferee are desirous of recording the presents which they do as under:

NOW THIS DEED WITNESSETH that in pursuance of the permission granted by the CIDCO and the AFNH Board to the Vendor/Transferor to transfer the FLAT and in consideration of the said price of Rs.12,00,000/- (Rupees Twelve lakh only) paid by the Purchaser/transferee to the Vendor/Transferor on full and final payment of the sale price of the said Flat, the receipt whereof the Vendor/Transferor hereby acknowledges and admits and of and from the same and every part thereof for ever doth acquit, release and discharge the Purchaser/Transferee, the Vendor/Transferor DOTI HEREBY sells and transfer to the Purchaser/Transferee DOTI HEREBY purchases from the



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Vendor/Transferor the said FLAT being **No- Q 403** having Built-up area of **753 sq.ft** .i.e 69.98 Sq.Meter, in the Complex known as JAL VAYU VIHAR situated on the said land together with his absolute right to use and occupy the said flat and also together with all his rights, title, claims, membership, benefits, occupancy rights, ownership rights and interest in respect of the said Flat and all sum paid by the Vendor/Transferor to the AFNH Board being his proportional contribution to the sale price of the said flat, free from all encumbrances TO HAVE AND TO HOLD the same unto and to the use of the Purchaser absolutely and forever subject to the payments of all rents, rates, taxes, assessments, dues and duties now chargeable and payable and that may become chargeable and payable from time to time thereafter in respect of the said flat to the Government or the Municipal Corporation or any other local or public authority AND the Vendor/Transferor hereby covenants with the Purchaser/Transferee that the Purchaser/Transferee is entitled to have and hold, possess, occupy and enjoy the said flat without any interruption from the Vendor/Transferor or his heirs, executors and administrators AND the Vendor/Transferor further declares that he has not done and performed or caused to be done or performed any act, deed, matter or things whatsoever whereby he may be prevented from entering into an agreement and/or selling or transferring the said Flat to the Purchaser/Transferee as purported hereby to be done and whereby the Purchaser/Transferee may be obstructed or prevented or hindered in enjoying the peaceful possession of the said flat or whereby quiet and peaceful enjoyment or possession of the Purchaser/Transferee in respect of the said flat may be disturbed and in the event of it being found that the Vendor/Transferor was not entitled to enter into an agreement and sell and transfer to the Purchaser/Transferee the said flat and his right to occupy the said flat, the Vendor/Transferor shall be liable to compensate. Indemnify and/or reimburse the Purchaser/Transferee the loss or damages which the Purchaser/Transferee may suffer or sustain in this behalf.

AND THE PARTIES HERETO DOTHT HEREBY COVENANT UNTO THE OTHER THAT:

- (1) The Vendor/Transferor now has in himself good right and full power to convey and transfer by sale all his said undivided right, title and interest in the said flat hereby conveyed or intended so to be unto and to the use of the Purchaser/Transferee in manner aforesaid and that the Vendor has discharged the full consideration and has paid all rents, taxes, charges and other payments as are payable under the said Agreement for Sale and has observed and performed all the obligation and the terms and conditions contained in the said Agreement of Sale.
- (2) The Purchaser/Transferee may from time to time and at all times hereafter peaceably and quietly enter upon, occupy, possess and enjoy the said flat and to receive the proportionate share in the rents, income and profits thereof and every part thereof for his own use and benefit without any suit, lawful interest or interruption claim or demand whatsoever from or by the Vendor/Transferor or his heirs or any of them or by any person or persons claiming or to claim from, under or in trust for him and any of them.



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- (3) The Purchaser/Transferee shall hold the said undivided share, right, title and interest in the said Flat free and clear, freely and clearly and absolutely exonerated and for ever released and discharged or otherwise by the Vendor/Transferor and well and sufficiently saved, defended, kept harmless and indemnified from and against all former and other estates, title, charges and encumbrances whatsoever made, occasioned or suffered by the Vendor/Transferor or by any other persons claiming to claim by, from, under or in trust from him.
- (4) The Vendor/Transferor and all persons having or claiming any estate, right, title or interest in the said undivided right, title and interest of the Vendor/Transferor in the said Flat hereby conveyed or any part thereof by, from, under, or trust for the Vendor/Transferor or his heirs, executors, administrators or any of them shall and will from time to time and at all times hereafter at the request and cost of the Purchaser/Transferee do and execute and cause to be done and executed all such further and other lawful acts, deeds and things in the law whatsoever for the better and more perfectly and absolutely granting the said undivided share, right, title and interest in the said Flat and every part thereof unto and to the use of the Purchaser/Transferee in the manner aforesaid as by the Purchaser/Transferee, his heirs, executors and administrators and assigns shall be reasonably be required.
- (5) The Purchaser/Transferee doth hereby covenant with the Vendor/Transferor and undertakes that the Purchaser/Transferee shall observe and abide by all the covenants, terms and conditions contained in the said Agreement to Lease. The Purchaser/Transferee herein doth further covenant with the Vendor/Transferor and undertakes that the Purchaser/Transferee shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly his said undivided share, right, title and interest in the said flat or part wholly or partly with the possession of the said shop save and except with the previous written permission of the CIDCO which permission shall not be refused if the Purchaser/Transferee performs and is willing to perform the conditions that is to day:-
- The Purchaser/Transferee pays to the CIDCO the prescribed transfer charges for the transfer of the said flat.
 - In the instrument by which the Purchaser/Transferee will sell, assign, transfer his undivided share, right, title and interest in the said flat, the Purchaser/Transferee binds his Purchaser/Transferee not to sell, assign, transfer his undivided share, right, title and interest in the said flat wholly or partly or part wholly or partly with the possession of the said flat save and except upon observance and performance of the conditions herein written.
 - A true certified copy of the instrument of transfer executed between the Purchaser/Transferee and his Purchaser/Transferee is deposited with the Estate Officer of the CIDCO within seven days from the date of its execution.
- (6) The Purchaser/Transferee hereby covenants to become a member of the said Society to be formed and registered by the AFNH Board and to abide by all and singular the bye-laws, rules and regulations that may be adopted by the said society or which the said society may adopt from time to time.



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Handwritten signature: Hhona
Handwritten signature: Reshu Sharma
Handwritten initials: CSK

- (7) The Purchaser/Transferee hereby covenants to pay to the said society regularly the monthly maintenance charges for every month. The Purchaser/Transferee also covenants to pay to the said society periodical ground rent, municipal taxes including property taxes, water charges and other outgoings in respect of the said flat and shall not withhold payment of the forgoing charges for any reason whatsoever and shall indemnify the Vendor/Transferor in this behalf.
- (8) The Vendor/Transferor hereby declares that he has not on or before the date of execution of these presents transferred, assigned or in any other way encumbered or alienated the said flat.
- (9) It is hereby declared and agreed by and between the Vendor/Transferor and the Purchaser/Transferee that the Vendor/Transferor shall pay wholly and exclusive all the maintenance charges, municipal taxes, Property taxes, water charges, service charges, MSEB charges and all other out goings in respect of the said shop for the period prior to the date of handing over to the Purchaser/Transferee the physical possession of the said flat and that the Purchaser/Transferee shall pay wholly and exclusive such charges in respect of the said flat from the date of taking over the physical possession of the said flat. The Vendor/Transferor shall compensate, indemnify and reimburse the Purchaser/Transferee the payment of any amount paid by the Purchaser/Transferee in respect of the said flat on account of any dues which are remained to be paid by the Vendor/Transferor pertaining to the period prior to handing over the physical possession of the said flat by the Vendor/Transferor to the Purchaser/Transferee. Vendor has execute this agreement in capacity of Power of Attorney holder for SK Kapoor this matter is also known to purchaser

IN WITNESS WHEREOF, the parties hereto set their respective hands hereunto the day and the year first herein above written.

Reshu Sharma
Kunal Kapoor

Reshu Sharma



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FIRST SCHEDULE ABOVE REFERRED TO

ALL That piece of land known as Plot No.22 situated at sector-20, kharghar containing by admeasuring 20000.01 square meters or there about and bounded as follows that is to say:

ON OR TOWARDS THE NORTH:- OPEN SPACE
 ON OR TOWARDS THE EAST:- PLOT 23
 ON OR TOWARDS SOUTH:- OPEN SPACE
 ON OR TOWARDS WEST:- 15mtr ROAD

SECOND SCHEDULE ABOVE REFERRED TO

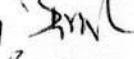

16. ALL THAT Flat being No- Q-403 having Built-up area of 753 Sq.ft. in the COMPLEX known as JAL VAYU VIHAR, PHASE - II, situated on the said land described in the first schedule hereinabove and which the flat is bounded as follows that is to say :-


ON OR TOWARDS THE NORTH:- Z BLOCK
 ON OR TOWARDS THE EAST:- OPEN SPACE
 ON OR TOWARDS SOUTH:- Q. 501
 ON OR TOWARDS WEST:- Q. 502

SIGNED, SEALED AND DELIVERED]
 By the within named Vendor/Transferor]

Mr. KUNAL KAPOOR
 (Power Attorney Holder of)
 Wg.Cdr. S. K. KAPOOR (Retd.)

In the presence of

- [1] BHASWATI SINGH 
 [2] JSSAINI 





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SIGNED, SEALED AND DELIVERED]

By the within named Purchaser/Transferee]

(1) MAJ. NAVEEN KUMAR SHARMA] *H Sharma*(2) MRS. RESHU SHARMA] *Reshu Sharma*

In the presence of

[1]

BHARWAT LINGU SINGH

[2]

J S SHANI

RECEIPT

Received of and from the within named MAJ. NAVEEN KUMAR SHARMA and Mrs. RESHU SHARMA Purchaser/Transferee a sum of Rupees Twelve lakh only. being the full and final payment towards the said sale price of the said flat payable by the Purchaser/Transferee to me, in the following manner :-

| Sr.No. | Cheque/DD | date | Drawn on | Amount(Rs.) |
|--------|-----------|-----------------|----------|----------------|
| 1) | <i>DD</i> | <i>25.11.05</i> | SBI | 1,00,000.00/- |
| 2) | | | HDFC | 11,00,000.00/- |

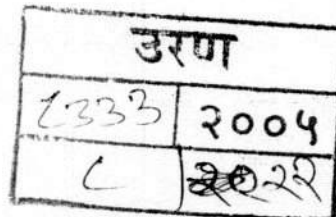
TOTAL AMOUNT Rs.12,00,000.00/-

I SAY RECEIVED Rs 12,00,000/- (Rs. Twelve lakh only.)

Kunal Kapoor
 Mr. KUNAL KAPOOR
 (P O A HOLDER OF)
 Wg.Cdr S .K .KAPOOR



VENDOR/TRANSFEROR

*BEE*

सिडको

शहर व औद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित

संलग्नीत कार्यालय:

'निर्मल', दुसरा मजला, मरिचम पोईट,

मुंबई - ४०० ०२९

दूरध्वनी : २०२ २४८९ / २०२ २४२० / २०२ २५७९

फॅक्स : ००-९९-२२-२०२ २५०९ • ग्राम: सिआयटीडब्ल्यूआयएन

टेलिक्स : ०९९-८३२५८ सिआयटीसी आयएन

संदर्भ क्र:

मुख्य कार्यालय:

'सिडको' भवन, सी.बी.डी., वेलापूर,

नवी मुंबई - ४०० ६९४

दूरध्वनी : ७५७ ९२४९-४७-४४ / ७५७ ०९९२

७५७ २६३९ / ७५७ ९०६९

फॅक्स : ००-९९-२२-७५७ ९०६६

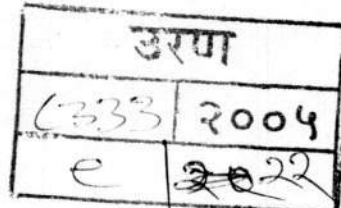
दिनांक: २०/११/२००४

REF NO: EE(BP)/ATPO / 1648

OCCUPANCY CERTIFICATE

I hereby certify that the development of Residential building (BUA= Bldg no.A1,A2,A10=5799.51 Sq.m., Bldg.no.A3, A4=3352.832 Sq.m. Bldg.no.B1=1350.47 Sq.m., Clt. House=191.45 Sq.m.=Total area=10,703.262 Sq.m.) on Plot no 22 Sector no.20. at Kharghar of Navi Mumbai completed under the supervision of M/s. KALAYOGAN 303, Aristo House, RC has been inspected on 05/09/2001 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the commencement certificate dated 28/05/99 and that the development is fit for the use for which it has been carried out.

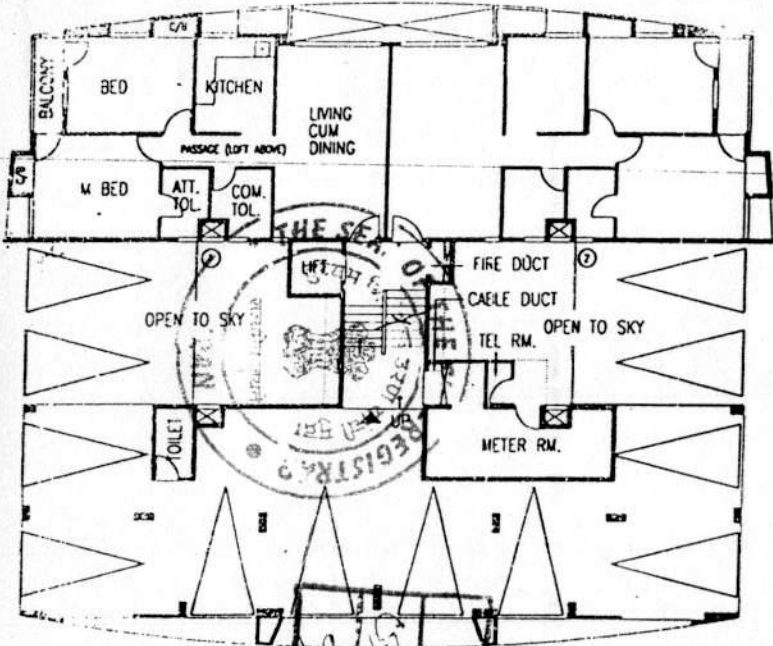
(S.V.JOSHI) 20/11/04
EXECUTIVE ENGINEER(BLDG PER.)
ADDL.TOWN PLANNING OFFICER



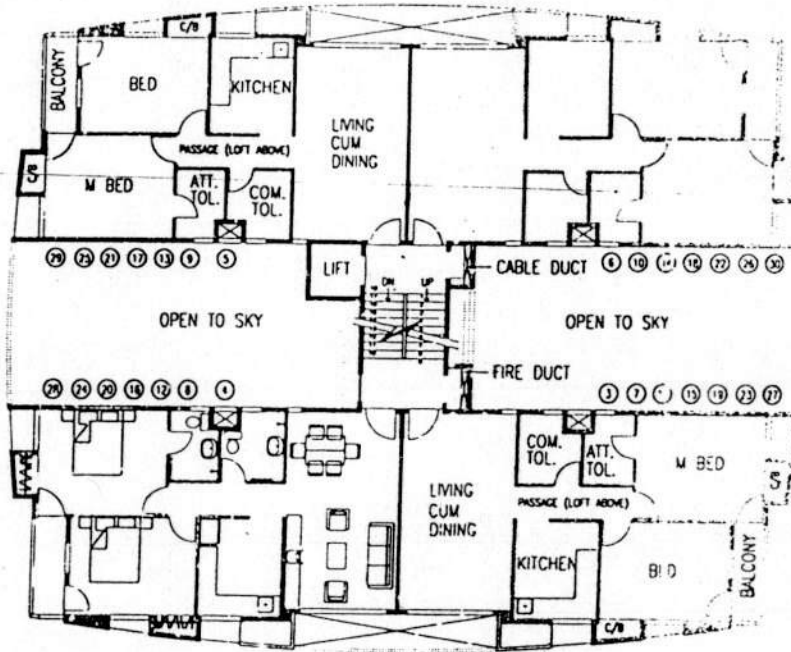
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Reshree Shamma

OFFICERS' FLATS



STILT/GROUND FLOOR PLAN



TYPICAL FLOOR PLAN

DIA NO.2

PLANS OF BUILDING : A1, A2, A9, & A10 (G+7/S+7.)

3707
DIA NO. 1
2004

Reshu Sharma

0.403

ANNEXURE 3

Tel: 379-3462/3463
Fax: 011-3014942
E-Mail: afnhb@del3.vsnl.net.in
Website: www.afnhb.org

Air Force Naval Housing Board
Air Force Station
Race Course
New Delhi 110 003

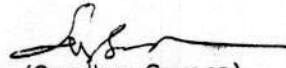
AFNHB/ADM/KGA0129

24 Aug 2005

Wg Cdr S K Kapoor
174, Sector A, Pkt C
Vasant Kunj
New Delhi -110070

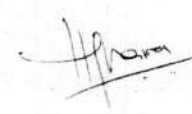
NO OBJECTION CERTIFICATE
DWELLING UNIT NO.Q-403, JVV, KHARGHAR PHASE - II

1. Please refer to your letter dated 26 Jul 05.
2. The Air Force Naval Housing Board has no objection in transferring the **Dwelling Unit No.Q-403** with **Car Parking Open Space No.133** in Jal Vayu Vihar, Kharghar Phase - II in favour of **Maj Naveen Kumar Sharma** subject to the terms and conditions of City and Industrial Development Corporation of Maharashtra Limited (CIDCO) for transfer of ownership.
3. A certificate for change of allotment of flat will be issued on receipt of the confirmation from you on enclosed draft letter on Rs.10/- non-judicial stamp paper duly attested by Notary.



(Sandhya Saxena)
Asst Director (Admin)
for Director General

Encl: As above.




Reshu Sharma

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| 3004 | 3004 |

3004

Director, Government of India, New Delhi

आचार मूल्य: 753000 रु. भवता: 753000 रु.
भारतीय मुद्रांक शुल्क: 29000 रु.

3004
3004

अध्यास हा दस्त अंदाज 12:27PM हा वेळीस मिळेल

7530.00 रु.
नकल (अ. 11(1)), प्रकाशनाची नकल (अ. 11(2)),
रुबात (अ. 12) व अर्जाविलेला (अ. 13) -> एकत्रित फी (16)
7850.00 रु.

सादर करण्यात येत आहे: एका कॅम्पेस यादें तसेच अशा. कुणाल मधु.

भारतीय न्याय विभाग
दस्तावेजांचा अर्थसमांक
वचना - 09291 - 2004
दिनांक 20/12/2004
भारतीय न्याय विभाग
दस्तावेजांचा अर्थसमांक
वचना - 09291 - 2004
दिनांक 20/12/2004

Original
दिनांक 30 म
Regn 39 M
भारतीय न्याय विभाग
दस्तावेजांचा अर्थसमांक
वचना - 09291 - 2004
दिनांक 20/12/2004
Monday, December 20, 2004
12:51 PM
भारतीय न्याय विभाग
दस्तावेजांचा अर्थसमांक
वचना - 09291 - 2004
दिनांक 20/12/2004

Annexes should not be registered

50 Rs.



पुनर्विभागात् दिनांक 27 OCT 2004
इसकोबागारचेनांव पत्रवेळ, जि. रायगड

उपकोषप्रमाण अधिकारी, पत्रवेळ



रुपये 50 अ. नं. 33626 दिनांक 27/10/04
श्री सत्यव्रत कौण्डिन, पत्रवेळ
नाव श्री. एस. के. कापूर
201682
पत्नी प्रशवेन मोदी
S. Paulhi
(सुनिल वि. परदेशी)
बेनुजपी क्र. पत्रवेळ 2/04-06 सत्य वेळ



**GENERAL POWER OF ATTORNEY
TO ALL TO WHOM IT MAY CONCERN**

I, WG. CDR. S. K. KAPOOR (RETD.), S/o. LATE SH. G. L. KAPOOR, Age 62 years, residing at - Flat No. 174, Sector - A, Pocket-C, Vasant Kunj, New Delhi-110070 (Today at Kharghar, Navi Mumbai Dist. Raigad) do hereby send greeting



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| उरण | |
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| १४ | २०२२ |

---2/-

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पुरवर्तमान दिनांक 27 OCT 2004
 डेप्युटी कमिश्नरचे नांव - स. नं. देव, जि. अहमदाबाद
 उपकलेक्टर अधिकारी, प. उ. घे. ल.

रुपये 50 अ. नं. 33626 दिनांक 27/10/04
 श्री सार्जनिका डोरेंडना, पलवेल
 नांव श्री. वस. क. कर्कर
 यतीने यशवंत मोडेंड
 (सुनिल वि. परदेशी)
 अनुमती क्र. २१२२/१९९-९० रवींद्र वेंडर



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AND WHEREAS :

I am allottee of Air Force Naval Housing Board for Flat No. Q-403, 4th floor, Jalvayu Vihar, Phase - II, Plot No. 22, Sector - 20, Kharaghar, Navi Mumbai, admeasuring about 867 Sq. Ft. Super Built up 1697 Sq. Ft. Built up i.e. 64.49 Sq. Mtr.).



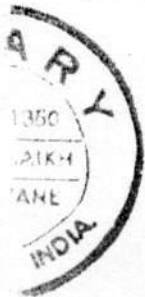
AND WHEREAS :

Due to certain reasons and unavoidable circumstances, I am unable to appear before the Sub Registrar and other relevant departments for completion of the Legal Formalities & hence it has become necessary for me to appoint some fit and proper person and confer upon him the powers herein below stated :-

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| २००३ | २००४ |
| २५ | २० २२ |

---3/-

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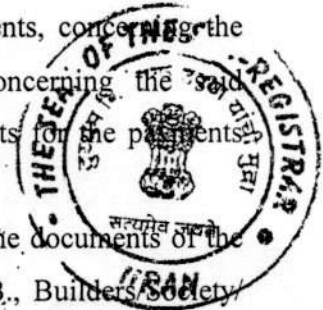
NOW THESE PRESENTS WITNESSETH THAT:

I, **WG. CDR. S. K. KAPOOR (RETD.)** do hereby irrevocably nominate, constitute and appoint my son **CAPT. KUNAL KAPOOR S/o. WG. CDR. S. K. Kapoor**, Residing at Flat No. 174, Sector – A, Pocket-C, Vasant Kunj, New Delhi-110070 (Today at Kharghar, Navi Mumbai) to be my true & lawful attorney to do or cause. To be done for me and to do or cause, to be done for all or any of the following acts, deeds, matters hereinabove stated:

- 1) To admit and execute the Agreement of Allotment, application, affidavit or relevant documents to the above said property.
- 2) To admit and execute the Leave and License Agreement/ Transfer Deed / Sale Deed / Agreement for Sale / Agreement to Resale, before the Sub-Registrar, Panvel/Uran.
- 3) To apply for the registration of the Agreement of Allotment / Leave and License Agreement / Transfer Deed / Sale Deed/ Agreement to Resale & to execute the same, before the Sub-Registrar at Uran/Panvel and Air Force Naval Housing Board's Office for the registration of the same and any other documents, concerning the said Premises and any other documents, concerning the said Apartment /Premises and to obtain valid receipts for the payments made therein.
- 4) To appear before the authorities for collecting the documents of the above said Flat and clearing the loan, M.S.E.B., Builders Society/ Board, Semi Government, Government Offices & any other Competent Authority from time to time, concerning the above said property. Obtaining the NOC from the Air Force Naval Housing Board.
- 5) To deal with all the matters concerning the above said property as may be there from time to time.

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| १६ | २०२२ |

(Signature)



I hereby agree that all acts, deeds, matters, lawfully done or cause to be done by my ATTORNEY HOLDER or any substitute shall be construed to be as acts, deeds, matters and things done by me and I hereby RATIFY AND CONFIRM and agree to ratify all and whatever my attorney shall do or cause to be done for me by virtue of these presents.

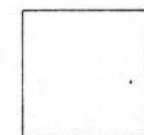
SCHEDULE

Flat No. Q-403, 4th floor, Jalvayu Vihar, Phase – II, Plot No. 22, Sector – 20, Kharghar, Navi Mumbai, admeasuring about 867 Sq. Ft. Super Built up (694 Sq. Ft. Built up i.e. 64.49 Sq. Mtr.).

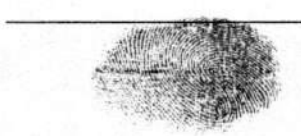
In witness whereof, I **WG. CDR. S. K. KAPOOR (RI)** hereby set & subscribed my respective hands on the day & hereinabove mentioned.



Witnesses:-



WG. CDR. S. K. KAPOOR (RETD)
EXECUTANT



EXECUTANT



CAPT. KUNAL KAPOOR
Accepted by me.



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| उरण | |
| L333 | 2004 |
| 90 | 2022 |

ATTESTED

A. SHAIKH NOTARY
GOVT. OF INDIA

[Signature]
11/11/2021

Tel: 379-3462/3463
Fax : 011-3014942
E.Mail : afnhb@del3.vsnl.net.in

Air Force Naval Housing Board
Air Force Station
Race Course,
New Delhi 110 003

No. AFNHB/ADM/KGA/KGA0129

05 Oct 2001

WG CDR SK KAPOOR (RETD)
174 SECTOR-A POCKET-C
VASANT KUNJ
NEW DELHI
110070

**ALLOTMENT OF SPECIFIC DWELLING UNIT AND
HANDING / TAKING OVER OF TYPE 'A' AND 'B' DWELLING UNITS
KHARGHAR PHASE II SCHEME**

AMENDMENT

1. Refer to this office letter No. AFNHB/ADM/KGA0129 dated 20 Sep 2001
2. It is requested that the undermentioned amendment may be incorporated in letter ibid:-

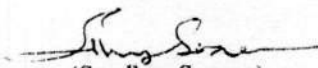
Para 4

FOR EXISTING:

READ:

The final payment towards the cost of the Dwelling Unit allotted to you is due on 15 Oct 2001 or prior to collection of possession letter. **The latest Statement of Account is enclosed herewith.** The Possession letters will be issued to only those allottees, from whom full payment of Dwelling Unit and Parking including Long Term Maintenance Fund (LTMF) of Rs.28,000/- (Rupees twenty eight thousand only) and interest, if applicable has been received at our Delhi Headquarters. Also the balance payments with interest, if any would be accepted by the AFNHB in the form of Bank Draft / Pay Order favouring Air Force Naval Housing Board payable at New Delhi. **NO (REPEAT) NO CHEQUES ARE ACCEPTABLE.**




(Sandhya Saxena)
Asst Dir (Admin)
For Director General

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| 633 | 2004 |
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पत्र सं/..... सं. 125/14 दिनांक 513485
 6-12-05
 श्री राजेंद्र रामदास शेंडगे, परतेल
 पत्ता
 पोस्टां
 पत्ता
 तारीख
 भा. 01/12/2005
 (सुनिश्चित दि. परदेशी)
 स.प. वेंडर

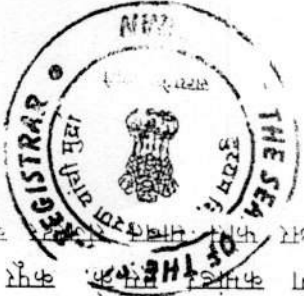
:- ऑफिशियल टिकट :-

म.प.दलक नाटकी/वैशाल्यर म.प.प. सं. 22, खारवार.

मी खालील सही करणार, श्री. कुमाल कपूर, सजान, ग. आज मुककाम

क.पू. 403, जल बांधू हिफ्ज ए.क.लय (फज 2), सक्तर-20, काँट नं. 22, खारवार.
 सत्यप्रतिज्ञावर ऑफिशियल टिकट लिहून देवा का,

वरील नमूद कोल्या फाँट्या फाँट्या ताबाकवाजा रि.03 आकारावर 2001 रोजी म.प.प.
 कांस नवल होसिंग बाँड यांचेकडेन माझे वहील श्री. विंग कमांडेर एस.के. कपूर
 यांना झालेला आहे. सक्तर आहे. आलाटमेटव्या तांद्या प्रत सावत जोडलेली आहे. य
 त्यानंतर दि. 11/12/2004 रोजी माझे वहील श्री. विंग कमांडेर एस.के. कपूर यांना
 मला मुलगा म्हणून पावर ऑफ अटनी सक्तर फाँट फाँट म.प.प. कांस



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| 22 | 3004 |



महाराष्ट्र MAHARASHTRA
 5 DEC 2005
 (Seal of the Registrar of Companies, Maharashtra)

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| 3701 | |
| 6333 | 2004 |
| 30/22 | |

1855/01



श्री. कृपाल कर्ण
 श्री. कृपाल कर्ण

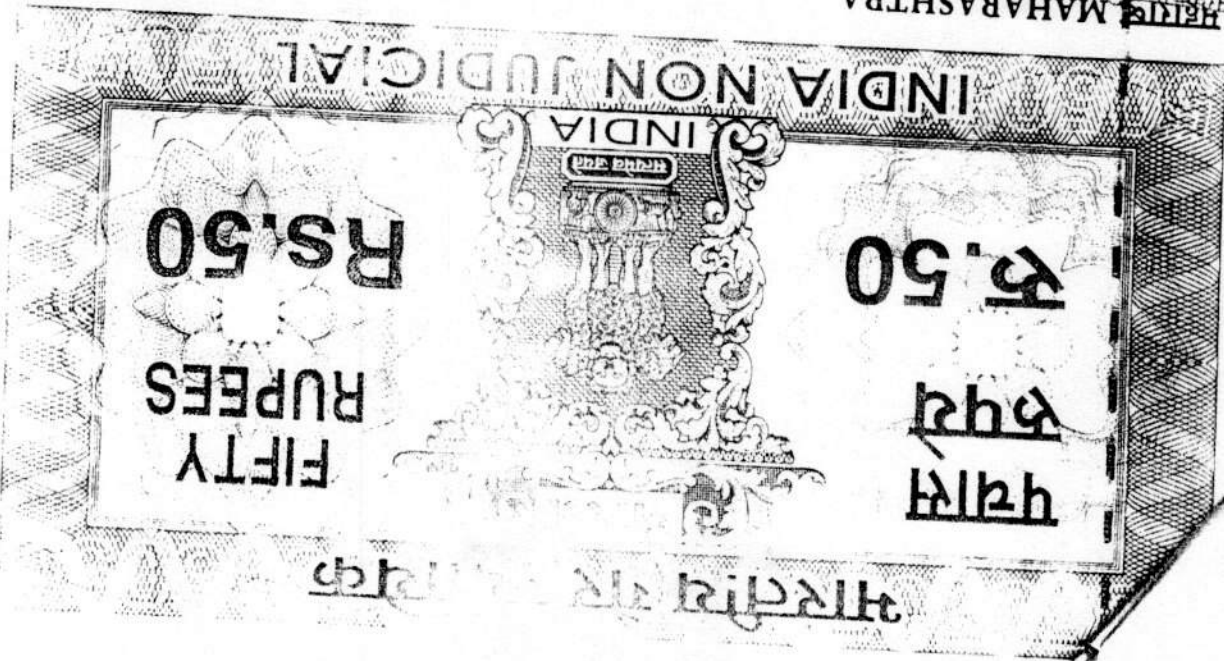
आज तारीख - 18/12/05
 पत्र

यह लिखित पत्र मजकूर माझे माहिती व समजावणाला खरा व खरोबर अर्थ
 खबर ही आतरी मजकूर माझे सही केली आहे.



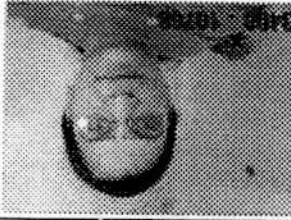



माझ्यावर राहिल. त्याचकरीता हे ऑफिसेरकडे केली आहे.
 करण्युक्तता आहे परंतु ऑफिसेरकडे केली आहे अर्थ सही असावया
 किंवा मजकूर फक्त तिजवणाला किंवा फक्त तिजवणाला आहे. ही खात्री आहे (युनिवर्सिटी)
 मजकूर मजकूर आहे.

श्री. कृपाल कर्ण
 12/12/05 दिनांक 6-12-05
 513484 E

5 DEC 2005
 MAHARASHTRA





| अनु क्र. पक्षकाराचें नाव व पत्ता | पक्षकाराचा प्रकार | छायाचित्र | अंगाच्याचा रस |
|--|-------------------|---|--|
| 1 नाव: नावीकुमार शर्मा पत्ता: घर/प्लॉट नं: एक-1-4, सक्टर 4, सीबीडी गांव गावठी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - घेव/वसाहत: - शहर/गाव: - तालुका: - जिल्हा: - पुन नंबर: एचयुएफपीएस 8460 डी | लिहून देणार |  3108 - 10267 |  |
| 2 नाव: रेशू शर्मा पत्ता: घर/प्लॉट नं: 11 गावठी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - घेव/वसाहत: - शहर/गाव: - तालुका: - जिल्हा: - पुन नंबर: एचयुएफपीएस 8460 डी | लिहून देणार |  3108 - 10267 |  |
| 3 नाव: एस के कपूर यांचे लॉक अख.कुपाल कपूर पत्ता: घर/प्लॉट नं: 1401, केशरिना/बी, एवराडॉन मीन गावठी/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - घेव/वसाहत: - शहर/गाव: - तालुका: - जिल्हा: - पुन नंबर: एचयुएफपीएस 8460 डी | लिहून देणार |  3108 - 10267 |  |

दस्तावेजाचा प्रकार : कारनामा
 दस्ता क्रमांक : 8333/2005

06/12/2005
 2:31:07 pm
 सध द.नि.पनावल 2
 दस्ता निबंधक:
 दस्ता गीणवारा भाग-1
 रचना
 दस्ता क्र 8333/2005
 २१/११



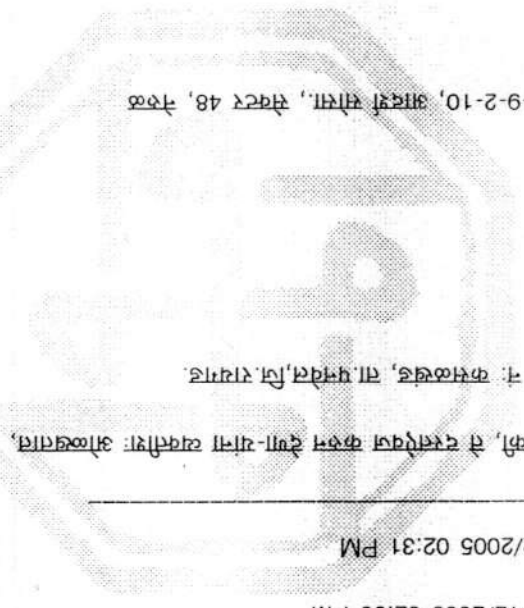


Handwritten notes at the top left, including '96' and '30' with some illegible text.

Handwritten text '2333' and '9' with a horizontal line through it.

Handwritten signature and text: '2 दि. पनवल 2' and 'दि. पनवली सही'.

Handwritten signature and text: 'पणवली सही' and 'दि. पनवली सही'.



Vertical list of fields: 'दिनांक', 'शहर/गाव', 'पद/वसाहत', 'ईमारत नं.', 'ईमारतीचे नाव', 'माली/रस्ता'.

Text: '2) मला सिंग - - , पर/फ्लॉट नं: जी-9-2-10, आदर्य सोसा, सेक्टर 48, नेरळ'.

Text: '1) दिपक गुणपत मते - - , पर/फ्लॉट नं: कसळखंड, वा.पनवल, जि. रायगड'.

Text: 'आलेख : खालील इमम असे निवेदीत करताना की, ते दर्शविलेले करून देणा-यांना व्यक्तीस: ओळखतात, व त्याची ओळख पटवितात.'

Text: 'दस्त नोंद केल्याचा दिनांक : 06/12/2005 02:31 PM'.

Text: '2 दि. पनवली सही, सहा दि. पनवली सही'.

Text: 'दस्तावा प्रकार: (25) करारनामा', 'शिफा क. 1 ची वेळ: (सादरीकरणा) 06/12/2005 02:22 PM', 'शिफा क. 2 ची वेळ: (फी) 06/12/2005 02:28 PM', 'शिफा क. 3 ची वेळ: (कर्जती) 06/12/2005 02:29 PM', 'शिफा क. 4 ची वेळ: (ओळख) 06/12/2005 02:30 PM'.

Text: '12000 : नोंदणी फी', '440 : नक्कल (अ. 11(1)), पुस्तकनावी', 'नक्कल (अ. 11(2))', 'रुजवात (अ. 12) व छयाविज्ञान (अ. 13) -> एकत्रित फी'.

Text: 'दस्त हजर करणा-याची सही :', 'निष्पादनाचा दिनांक : 05/12/2005', 'दस्त हजर केल्याचा दिनांक : 06/12/2005 02:22 PM'.

Text: 'शावणी क. 2150 दिनांक: 06/12/2005', 'शावणीचे वर्णन', 'नाव: नविनकुमार शर्मा - -'.

Text: 'दस्त क. [उप-8333-2005] या गांधारवा', 'शावर मूल्य: 867052 माहदला 1200000 मरतेले मूद्राक शुल्क : 55800'.

Table with 2 columns: 'दस्त क्रमांक (8333/2005)', 'उप'.

Text: 'दस्त गांधारवा भाग - 2'.

