



Monday, April 12, 2010

11:39:37 AM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 3349

दिनांक 12/04/2010

गावाचे नाव कांदिवली

दस्तऐवजाचा अनुक्रमांक

वदर11 - 03347 - 2010

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: कमला जे शेंद्री - -

नोंदणी फी

:-

8350.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

:-

600.00

एकूण

रु.

8950.00

आपणास हा दस्त अंदाजे 11:54AM ह्या वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-बोरीवली 5

बाजार मुल्य: 834000 रु. मोबदला: 0रु.

भरलेले मुद्रांक शुल्क: 24330 रु.

देयकाचा प्रकार :डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: विजया बँक लि ;

डीडी/धनाकर्ष क्रमांक: 308907; रक्कम: 8350 रु.; दिनांक: 08/04/2010

सह दुय्यम निबंधक बोरीवली क्र.५  
मुंबई जिल्हा.



REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON.....

↑ 2 APR 2010



No. 189906

ग्राहकाची प्रत/Party Copy  
The Greater Bombay Co-op. Bank Ltd.  
(Scheduled Bank)

शाखा / Br.

दि ग्रेटर बॉम्बे को. ऑप. बँक लि.

दिनांक / Date 31/12/09

मुद्रांक शुल्क / Stamp Duty रु. / Rs. 24430/-

सेवा आकारणी शुल्क / रु.  
Service Charges/Rs. 201-

No. of Documents 2

एकूण / Total Amount रु. / Rs. 244501-

अक्षरी रूपये / Amount in Words Twenty  
four thousand four  
hundred fifty only

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of stamp duty

Paying party Kamala J. Shetty

पॅन नं. / Pan No.

पत्ता / Address & Tel. No.

20/804 Sanjay Apt

Dhanukar wadi Dahanu

Road Kamalvali

समोरच्या पक्षकारचे नांव / Name of counter party

DANI DEVELOPER

व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction

Agreement for sale

घनादेश / पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नाव व शाखा /

Name of the Drawee Bank & Branch

डि.डि. पे ऑर्डर चेक नं.

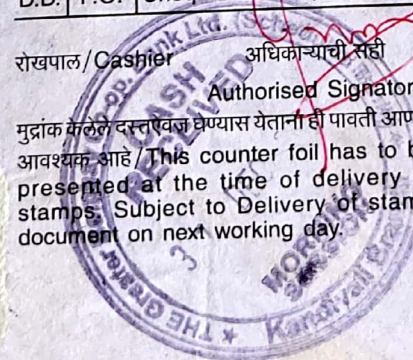
D.D. P.O. Cheque No. If any

रोखपाल / Cashier

अधिकार्याची सही

Authorised Signatory

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आपणे  
आवश्यक आहे / This counter foil has to be  
presented at the time of delivery of  
stamps. Subject to Delivery of stamp  
document on next working day.



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part of forming Dahanukarwadi Scheme of Kandivali (West) (hereinafter referred to as 'the said property') and more particularly described in the Schedule hereunder written.

(B) The said Building was comprising of 12 flats occupied by Members of the Society. The Member herein is one of the Members of the Society and is in exclusive use, occupation and possession of Flat No. 2, admeasuring about 461 sq.fts. carpet area on the 6<sup>th</sup> Floor of said Building of the Society; (hereinafter referred to as 'the said Flat'). The Society has issued Share Certificate No. 29 dated 21/06/1980 comprising of 5 shares bearing distinctive Nos. 11 to 15 (hereinafter referred to as 'the said Shares') in favour of the Member herein.

(C) The Society in its Special General Body Meeting held on 11/08/2006 passed a resolution to the effect that the said property should be re-developed through the Developer herein. By an MOU/Agreement dated            made and entered into between the Society herein therein also called the Society and the Developer herein therein also called the Developer of the Other Part, the Society herein did for the consideration mentioned therein granted the rights of development in favour of the Developer herein and agreed to allow the Developer to develop the said property upon the terms and conditions more particularly described in the Schedule herein written. The Society will also granted necessary Power of Attorney in favour of the Developer herein. The said Agreement and the said power of attorney will be registered with the Sub-Registrar.

(D) As agreed by the parties hereto,            the said flat the Member shall be provided with a flat being Flat No. 204 on 2<sup>nd</sup> floor, admeasuring 525 sq.fts. Carpet area in the new building proposed



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to be constructed on the said property. Copy of the plan of the said new flat is annexed as Annexure '\_\_\_\_' hereto and is hereinafter referred to as 'the said new flat').

(E) The parties hereto are desirous of recording the terms and conditions mutually agreed by the parties hereto as follows:

NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The parties hereto hereby declare and confirm that what is recited hereinabove shall be treated as declarations and representations on their respective part and forming part of this clause as if set out herein in verbatim.
2. The Developer shall be entitled to develop the said property more particularly described in the Schedule there under written as per the plans and specifications as may be approved and sanctioned by the Municipal Corporation of Greater Mumbai and other concerned authorities and as per the terms and conditions of the said MOU/Agreement dated . The Member herein confirms the said Agreement.
3. In consideration of the Member having agreed to co-operate with the Society and the Developer herein in their development of the said property and allowing the Developer to demolish the said building including the said Flat occupied by him as per the terms and condition of the said Agreement, executed by the Society with the Developer herein, and in lieu of the said flat, the Member shall be provided with the said new flat i.e. Flat No. 801 on 2nd floor, in the new building to be constructed by the Developer on the said property more particularly described in the Schedule hereunder on Ownership basis free of construction cost for equal area of the said flat. The said existing flat is admeasuring 461 sq.fts. and the said committed area of the flat as per Agreement is 525 sq.fts.



*M. S. M.*

525	बदल ११/
3380	8
2020	

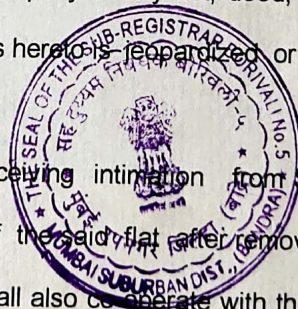
Carpet area. The said new flat shall be admeasuring 525 sq.fts. M.  
S.L.  
Carpet area. Thus, the difference i.e. additional area shall be —  
sq.fts. Carpet area i.e. — sq.fts. built up vice versa. The Member  
agrees to pay the cost of the said additional area as will be mutually finalized  
between the Member and the Developer herein rate as per decided.

4. It is agreed by and between the parties hereto that simultaneously  
upon the member being put in possession of the new flat to be provided under the  
said Agreement, the Member shall discontinue to use the temporary  
alternate accommodation and the said compensation for temporary  
accommodation shall also be discontinued.

5. The Member hereby agrees and undertakes that he shall give full co-  
operation and render all assistance till the entire project of development will be  
completed in all respects.

6. The parties hereto agree to co-operate with each other in implementing  
the terms and conditions of the said development Agreement and also  
further agrees not to do or be party or privy to any act, deed, matter or thing  
whereby the rights of any of the parties hereto is jeopardized or prejudiced.

7. The Member herein upon receiving intimation from Society and/or  
Developers agrees to hand over keys of the said flat after removing his/her all  
belongings for the said purpose and shall also co-operate with the Society and  
the Developer to demolish the old building so as to commence the  
construction of new building on the said property.



*M.*

- 4 -

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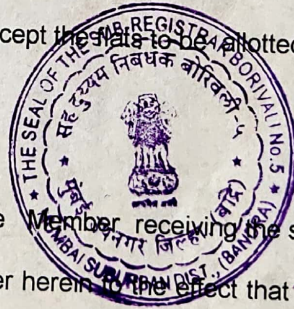
8. As we have mutually agreed that the compensation to be paid for temporary alternative accommodation to the members of the Society. The parties hereto confirm the same. The Developer will pay to the Society being the compensation payable for eleven months to the members at the rate finalized per month to each member till repossession.

9. The Member agrees to receive the possession of the said new flat within 15 days from the date of the Society offers in writing the same and shall pay the maintenances from that date.

10. The Society and the Developer shall be entitled to take all such steps including to make, sign, and submit all such further and other applications, plans, schemes, documents including submitting this Agreement to the concerned authorities inclusive of Municipal Corporation of Greater Mumbai to apply for and obtain all such requisite orders, N.O.C. sanction of plans, permissions etc, for the purpose of development of the said property as it may require.

11. The Member hereby declares that the Developer shall be at liberty to put up construction as per the Municipal sanctioned Plan and to dispose of the same in favour of prospective Purchasers except the flats to be allotted to the Members of the Society.

12. The Society shall simultaneously with the Member receiving the said new flat shall issue letter in favour of the Member herein to the effect that the said shares shall be representing to and in respect of the said new flat.



Handwritten signature and a purple ink fingerprint.

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13. Stamp duty Registration charges in respect of this Agreement shall be borne and paid by the Member herein.

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

### SCHEDULE OF THE PROPERTY

A Plot of Land admeasuring 556 sq.yards. with building standing thereon known as "KANDIVLI SANJAY" situated at Datta Mandir Road, Kandivli (West), Mumbai- 400 067; bearing Plot No.80, of Dahanukarwadi Scheme, C.T.S.No. 938, Revenue Village Kandivli, Taluka Borivli, Mumbai Suburban District and shown with red coloured boundary lines on the plan annexed hereto.

SIGNED SEALED AND DEVEPER )  
by the within named 'THE DEVELOPER' )  
M/s DANI DEVELOPER )  
of SHRI UMESH N.DANI )  
in the presence of..... )

*Umesh Dani*

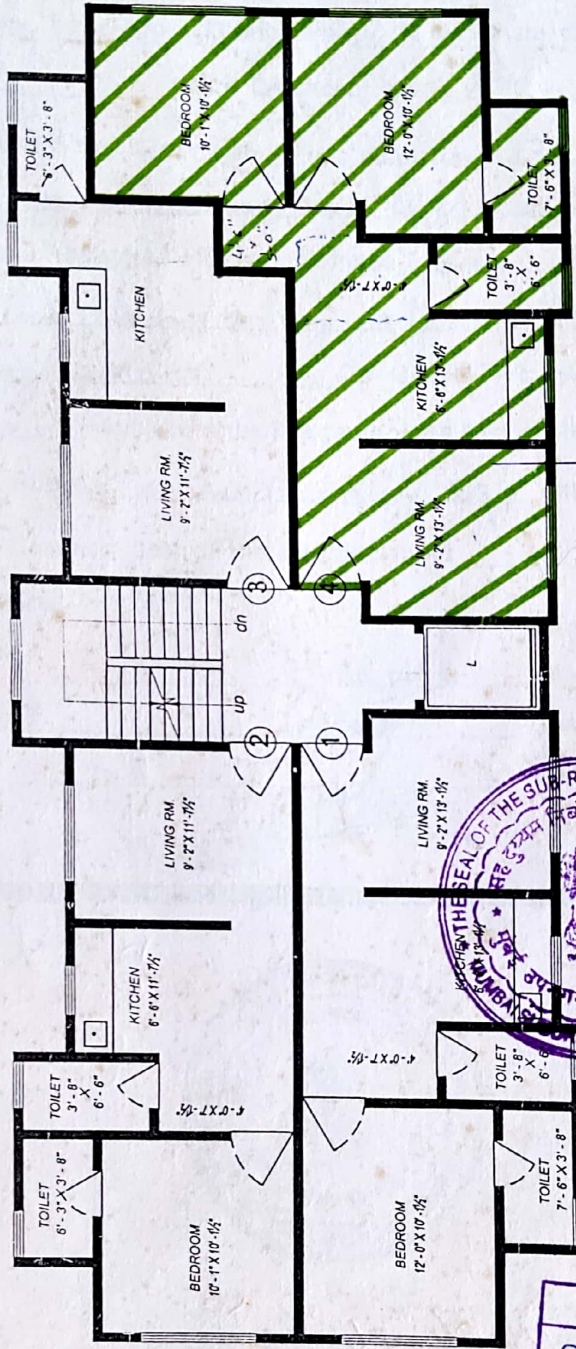


SIGNED SEALED AND DEVEPER )  
by the within named 'THE MEMBER ' )  
Ms. Kamala J. Shetty )  
in the presence of..... )



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3380	V.
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Chunni  
Dak

FLAT NO. 204  
ON 2ND FLOOR

SANJAY APPARTMENT V

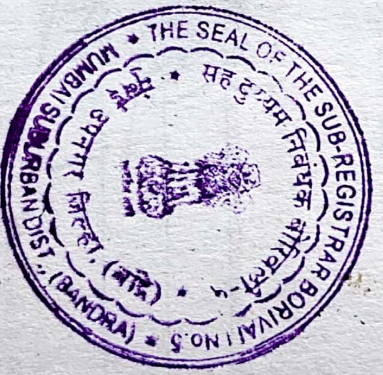


बदर-११/  
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2020

SECOND FLOOR PLAN

Memorandum of the transfers of the within mentioned Shares

Date of Transfer	Transfer No.	Share Regr. No. (Old)	To whom transferred	Share (New)
21/6/80	29	2. 1	SMT KANALA JAGANNATH SHEETTY	



*K. K. K.*  
Chairman

*M. S.*  
Hon. Secretary

Committee Member

बदल-११/	
३३८०	१०.
२०	





सत्यमेव जयते

भारत निवडणूक आयोग  
ओळखपत्र  
ELECTION COMMISSION OF INDIA  
IDENTITY CARD

AVE0099681

DUP



मतदाराचे नांव : कमला जगन्नाथ शेटी  
Elector's Name : Kamala Jagannath Shetty  
पतिचे नांव : जगन्नाथ शेटी  
Husband's Name : Jagannath Shetty  
लिंग / Sex : स्त्री / FEMALE  
जन्म तारीख / Date of Birth : XX/XX/1937

बंदर-११/  
३३८०  
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AVE0099681

पत्ता : प-2, संजय सोसायटी, दत्तमंदीर क्रॉस रोड उद्दणूक  
वाडी कांदिवली पश्चिम म

तालुका. बोरिवली  
जिल्हा. मुंबई उपनगर (महाराष्ट्र)-400067

Address: P 2, Sanjay Society, Dattamandir Cross Road  
Dahanukar Wadi, Kandivali W.

TEHS: Borivali  
DIST: Mumbai Suburban Dist. (M.H.)-400067

VANANA SURYAVANSHI  
Date : 07/01/2010  
161 चार्कॉप विधानसभा मतदारसंघ करिता  
मतदार नोंदणी अधिकारी  
यांच्या सहकार्याने  
161-CHARKOP  
Facsimile Signature of the  
Electoral Registration Officer  
for 161-Charkop Constituency

पत्ता बदलविण्याकरीता नवीन पत्त्यावर आपले नाव मतदार यादीत  
समाविष्ट करावे, आणि या पत्त्यावर याच नंबर चे काई प्रेषणाकर  
ता फॉर्मवर द्यापला काई नंबर अचरय लिहावा.  
In case of change in address, mention this Card No. in  
the relevant Form for including your name in the roll at  
the changed address and to obtain the card with same  
number 161/62/490/08



Monday, July 02, 2007  
4:21:31 PM

पावती

Original  
नॉटची 39 नं.  
Hugli 31 M

पावती क्र. : 3621

दिनांक 02/07/2007

गावाचे नाव कांदिचवली  
दरतरेवजाचा अनुक्रमांक वदर11 - 05618 - 2007  
दरता रेवजाचा प्रकार करारनामा विद्या खाते आणि 100 कि.मी. कडार संपादन

सादर करणाराचे नाव: दानी डेव्ह. वे प्रोफ. लोथ एन दानी

नॉटची फी	30000.00
नवकरत (अ. 11(1)), पृढांकनाची नवकरत (अ. 11(2)).	540.00
रुजवत (अ. 12) व छायाविद्युण (अ. 13) -> एकत्रित एनी (27)	30540.00
एकूण	रु. 30540.00

आवणास हा दरस अंदाजे 4:08PM हा वेळस किंवा

दुसरा निवेदक  
दानी डेव्ह. वे प्रोफ. लोथ एन दानी

गाजार मुल्य: 7760000 रु. मंत्रालय: 1 रु. दायम निवेदक नॉटची क्र. 1,  
गरतेले मुद्रांक शुल्क: 77600 रु. मुद्रांक उपगणर विस्तार.

दयाकाचा प्रकार - डीडी/दयाकाचादार,  
दकेचे नाव व पत्ता: मुला वेत नं 65,  
डीडी/दयाकाचा प्रकार: 181908; रकम: 30000 रु. दिनांक: 25/06/2007

*Amulm*  
*Shree*

REGD. CHIEF FINANCIAL OFFICER  
DELIVERED ON 07/07/07

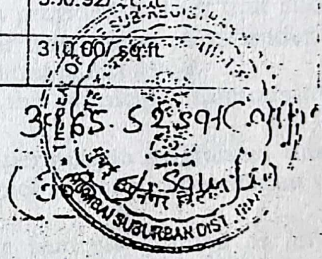


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**KANDIVLI SANJAY CO-OP. HSG. SOC. LTD**

**List of Members**

FLAT NO.	NAME OF MEMBERS	Existing Flat area(sq.ft)
01	MR. JAYANT A. TRIVEDI MRS. MINAXI J. TRIVEDI	200.00/ sq.ft.
02	MRS. KAMLA JAGANNATH SHETTY	465.92/ sq.ft.
03	MR. NARAYAN H. MANE	350.92/ sq.ft.
04	MR. PRAVIN M. THAKKAR	310.00/ sq.ft.
05	MR. YASVANT M. YASAWARE	310.00/ sq.ft.
06	MRS. PREETI N. TALUKDAR	350.92/ sq.ft.
07	MRS. AVANTICA K. MALI	350.92/ sq.ft.
08	MR. PRABHAKAR A. PETHE	310.00/ sq.ft.
09	MR. JAGDISH C. SHAH	310.00/ sq.ft.
10	MR. MANHAR D. TAMKE	350.92/ sq.ft.
11	MR. GIRDHARLAL H. DAVE	350.92/ sq.ft.
12	MST RAJ K. KAPADIA	310.00/ sq.ft.



बदर-११/  
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बदर-११/  
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6 FEB 2008

**COMMENCEMENT CERTIFICATE**

Kandivali Sanjay CHS Ltd.,

With reference to your application No. 68 dated 09.07.2007 for Development Permission and grant of Commencement Certificate under Section 45 & 49 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of

Residential Bldg. with shop  
 C.T.S. No. 938  
 at premises at Street Datta Mandir Road  
 Village Kandivali Plot No. \_\_\_\_\_  
 situated at Dahanukarwadi, Kandivali (W) Ward R/South

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 form part of the public street.
2. That no new building or part thereof 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 and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if :-
  - (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 for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application 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 43 or 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 on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri S.N. Abhang Executive Engineer to exercise his power and functions of the planning Authority under Section 45 of the said Act.  
 This C.C. is restricted for work up to 1st floor slab level



बदर-११/	
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**CERTIFIED TRUE COPY**  
  
 For VASTU-SHILP

For and on behalf of Local Authority  
 Brihanmumbai Mahanagarpalika  
  
 Executive Engineer, Building Proposal (W. S.)  
 'P' & 'R' Wards  
 FOR

**MUNICIPAL COMMISSIONER FOR GREATER MUMBAI**

8) This C.C. is now further extended & valid for the entire work i.e. Still + 2 upper floors as per approval plans dated 25.10.2007.

16 MAY 2008

*[Signature]*  
E.E. (B.P.) R-ward.

9) This C.C. is now valid & further extended for work for SHIT + 4 upper floors as per amended approved plan dt. 22.10.2008.

7 NOV. 2008

*[Signature]*  
EXECUTIVE ENGINEER,  
BUILDING PROPOSAL (W.S.) B-WARD

10) This C.C. is now valid & further extended for the work for GR (PL) + SHIL (PL) + 1 to 5 + 6 (PL) upper floors as per approval plans dt. 27.02.2009

9 MAR 2009

*[Signature]*  
E.E. (B.P.) R-ward

11) This C.C. is now valid & further extended for the entire work i.e. GR (PL) + SHIL (PL) + 1 to 5 + 6 (PL) upper floors as per approval plans dt. 02.06.2009.

5 JUN 2009

*[Signature]*  
E.E. (B.P.) R-ward.

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CERTIFIED TRUE COPY  
*[Signature]*  
For VASTU-SHILP

**BRIHANMUMBAI MAHANAGARPALIKA.**

NO.CHE/A-4255/BP(WS)//AR of **15 OCT 2009**

To,  
Kandivali Sanjay Co. Op. Hsg. Soc. Ltd.  
Owner.

Office of the Dy.Ch.Eng. (B.P.) W.S.-II  
Municipal Bldg. 'C' Wing,  
Near Chhatrapati Shivaji Maharaj  
90ft, C.P. Rd., Kandivali (E);  
Mumbai-400 101.

Sub : Permission to occupy the proposed building on plot bearing C.T.S. No. 938 and New CTS No. 938 /A & B of village Kandivali at Dahanukarwadi, Kandivali (W), Mumbai.

Ref :- Your Licensed Surveyor letter VSJ-668 dated 15.06.2009

Sir,

The development work of Bldg. comprising of Gr. (pt.) + Stilt (pt.) + 1<sup>st</sup> to 5<sup>th</sup> + 6<sup>th</sup> (pt.) upper floors on plot bearing CTS No. 938 and New CTS No. 938 /A & B of village Kandivali at Dahanukarwadi, Kandivali (W), Mumbai completed under the supervision of Shri S.S. Kalbag Lic. Surveyor having Lic. NoK/230 Shri R.D. Magdum Lic. Structural Engineer having Lic. No. STR/M-14 and Lic. Site Supervisor Shri Dineshkumar N. Dani having Lic. No. D/99/SS-I may be occupied on the following conditions:-

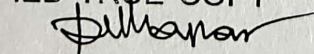
- 1) That the certificates under Section 270-A of B.M.C. Act shall be obtained from A.E.W.W. 'R/South' Ward and a certified copy of the same shall be submitted to this office.
- 2) That all the deposit shall be claimed within 6 years from the date of payment of within a year from the date of B.C.C. whichever is earlier, failing which the same shall be forfeited.

A set of certified completion plan is returned herewith

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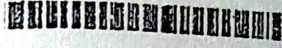
Yours faithfully,

CERTIFIED TRUE COPY

  
For VASTU-SHILP

Sd  
Exec. Eng. (Bldg. Prop.) W.S. 'R' Ward





Wednesday, January 17, 2007  
11:23:22 AM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

गावाचे नाव बोरीवली  
पावती क्र. : 473  
दस्ता ऐवजाचा प्रकार बंदर 11 - 00475 - 2007  
दस्ता ऐवजाचा प्रकार मुखत्यारनामा  
दिनांक 17/01/2007

सादर करणाराचे नाव: उमेश एन दानी

नोंदणी फी :- 100.00  
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),  
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (5) :- 100.00  
एकूण रु. 200.00

आपणास हा दस्त अंदाजे 11:38AM ह्या वेळेस मिळेल

सह न्याय निबंधक बोरीवली क  
मुंबई उपनगर जिल्हा, (बंदर) बोरीवली 5

दाजार मुल्य: 1 रु. मोबदला: 0 रु.  
भरलेले मुद्रांक शुल्क: 100 रु.

*Amish Dhan*



बंदर-११/  
3380 29  
२०१०



प्राधिकृत प्रति / Party Copy  
The Greater Bombay Co-op. Bank Ltd.  
(Scheduled Bank)

केंद्र / Office  
रि. प्रेंटर बाँचे को ऑफ. बँक लि.  
दिनांक / Date 16/11/07

मुद्रांक मुल्य / Stamp Duty ₹ / Rs. 10/-  
सेवा अकारणी मुल्य / ₹.  
Service Charges / Rs. 10/-  
No. of Documents 1  
एकूण / Total Amount ₹ / Rs. 110/-

अदारी रुपये / Amount in Words 110/-  
अदारी कर / Name of stamp duty  
Mumbai Development  
पं. क्र. / Pan No.  
पत्ता / Address & Tel. No.  
संशोधक / Name of the party



व्यवसायाच्या उद्देशाचे कारण / Purpose of transaction  
Burr (of Agency)

पत्रक / Name of the Document  
D.D. No. if any  
दिनांक / Date  
पत्रक / Name of the document on which stamp duty is to be paid  
पत्रक / Name of the document on which stamp duty is to be paid

बदर-११ IV  
४०५ 9  
२००७

SPECIFIC POWER OF ATTORNEY

KNOW ALL MEN BY THIS PRESENTS that I MR. UMESH NATWARLAL DANI An adult Indian Inhabitant of Mumbai, having address at 101, B, Gaurav Dhroov, Behind Bhatia School, Saibaba Nagar, Borivali (West), Mumbai - 400 092, Send Greetings:

WHEREAS, I am Proprietor / Partner / Director in various Firms and Companies and I basically deal with the Constructions Swelling Unit/ Residential Premises / Commercial Shops Offices Garages & parking in my newly constructed buildings.



INDIA  
STAMP DUTY  
RAJESH M. DESAI  
(Authorised Signatory)

बदर-११/  
3380 22  
२०१०

Rs. 100/- (Rupees One Hundred Only) P/14444/11/07

The Greater Bombay Co-operative Bank Ltd. Bhoormi Apt. Building No. 8, Dahanukar wadi, Sector 4, Panchsheel Enclave, Kandivli (W), Mumbai-400057.  
D-5, STR(VI) ER, 10/20/10/2108-715

भारत 75626  
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JAN 16 2007

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JAN 16 2007

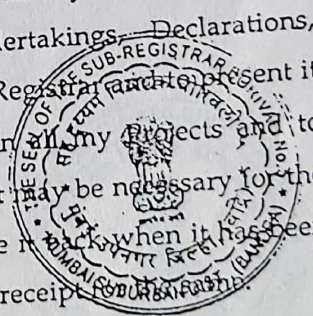
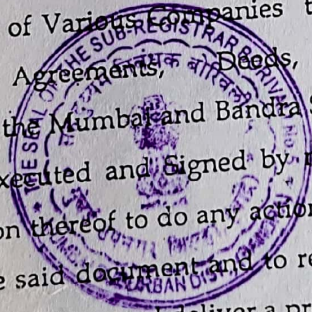
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JAN 16 2007

भारत 75626  
172136  
JAN 16 2007

AND WHEREAS I am entitled to Purchase Various Properties Residential / Commercial / Plots and or Development Rights in my Favour as a capacity of Proprietor / Partners / and Directors of Various Firms and Companies and / or We are entitle to Sell the Said Dwelling Houses / Offices / Shops and Garages to the Prospective Purchasers in my Various Projects.

AND WHEREAS I Require to enter in to and /or to Execute Various Agreements / Deeds Conveyances and Or Development Agreements as a capacity of Proprietor / Partner / and Director of Various Firms and Companies for the purpose of Sell and or Purchase of Dwelling Houses / Offices / Shops and Parking Space /Garages or Plots in favour of Prospective Purchasers and /or In favour of my respective Companies in my Various Projects.

AND WHEREAS being unable to attend the Offices of Sub - Registrar of Assurances for the Purpose of Admitting my Execution and for the purpose of Lodging the above referred Agreements and deeds at their Bandra / Borivali / Goregoan / Mumbai / Chembur offices I do hereby appoint MR. VINOD KUMAR MISHRA, aged 23 years having address at 101, B, Gaurav Dhroov, Behind Bhatia School, Saibaba Nagar, Borivali (West), Mumbai - 400 092 as my True Attorney under Registration Act, 1908 on my behalf as my Individuals Capacity of Proprietor / Partners and / or Directors of Various Companies to admit my Execution and to Lodge the said Agreements, Deeds, Undertakings, Declarations, Indemnity before the Mumbai and Bandra Sub-Registrar and to present it for Registration executed and Signed by me in all my Projects and to admit the execution thereof to do any action that may be necessary for the Registration of the said document and to receive it back when it has been duly registered and to sign and deliver a proper receipt.



*Mr. Vinod*

बंदर-११/	
3380	23
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बंदर-११ IV	
४७५	२
२००७	

THE SAID VINODKUMAR MISHRA is also authorized to appear before the Registrar of Assurances Mumbai / Bandra to Lodge the Documents like Undertaking, Declaration, Affidavits, Indemnity Bond Which are required to be Submitted to the Municipal Corporation Of Greater Mumbai, State or Union Government and shall admit my Execution before the Registrar of Assurances Mumbai / Bandra on my behalf.

IN WITNESS WHEREOF I have signed this Special Power to present the Document for Registration at Mumbai on this 16<sup>th</sup> day of JAN. 2006.

SIGNED, SEALED AND DELIVERED )

By the within named )

MR. UMESH NATWARLAL DANI ) Umesh Dani

In the presence of..... )

..... )

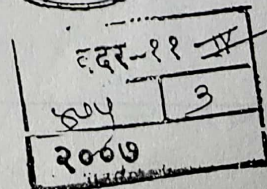
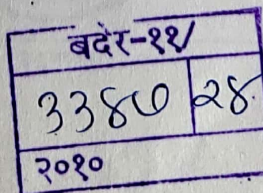
I ACCEPT THE ABOVE;  
ATTORNEY'S SPECIMEN SIGNATURES

Vinodkumar  
(VINODKUMAR MISHRA)

Identified by me:

1.

2.



17/01/2007  
11:24:15 am

दुय्यम निबंधकः  
सह दु.नि.का-बोरीवनी 5





दस्ता गोधवारा भाग-1

बदर-11

दस्ता क्र 475/2007

दस्ता क्रमांक : 475/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नामः उमेश एन दानी पत्ता: घर/फ्लॅट नं: 1 गल्ली/रस्ता: - इंभारतीचे नायः गोरोव सितार समोर भाटीया स्कूल साईबाबा नगर बोरीवली प मु 92 इंभारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन	लिहून देणार वय 40 सही <i>Umesh Dani</i>		
2	नामः विनोद कुमार मिश्रा पत्ता: घर/फ्लॅट नं: देगाच्याप्रमाणे गल्ली/रस्ता: - इंभारतीचे नायः - इंभारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन:- पॅन नम्बर:-	लिहून घेणार वय 23 सही <i>Vinod</i>		



दर-११ IV  
004 100  
२००७



बदर-११/  
3380 24  
२०१०

दस्ताऐवज करून देणार. तथाकथीत [मुखत्यारनामा] दस्ताऐवज करून दिल्याचे कयूल करतात.

दस्त गोधवारा भाग - 2

बदर 11  
दस्त क्रमांक (475/2007)

दस्त क्र. [बदर 11-475-2007] या गोधवारा  
शाजार मुल्य : 1 मोबदला 0 भरतेले मुद्रांक शुल्क : 100

दस्ता हजर केल्याचा दिनांक : 17/01/2007 11:20 AM  
निश्चयनाचा दिनांक : 16/01/2007  
दस्त हजर करणा-याची राही :-

*Chinm Suni*

पावती क्र.: 473 दिनांक: 17/01/2007  
पावतीचे वर्णन  
नाम: उमेश एन दानी

100 : नोंवणी फी  
100 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

200: एकूण

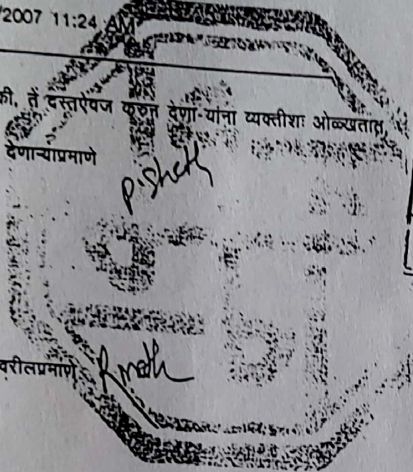
दु. निबंधकर्त्या सही, सह दु.नि.का-बोरीवली 5

दस्ताचा प्रकार : 48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 17/01/2007 11:20 AM  
शिकका क्र. 2 ची वेळ : (फी) 17/01/2007 11:23 AM  
शिकका क्र. 3 ची वेळ : (कुबुली) 17/01/2007 11:24 AM  
शिकका क्र. 4 ची वेळ : (ओळख) 17/01/2007 11:24 AM

दस्त नोंद केल्याचा दिनांक : 17/01/2007 11:24

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तारपेज करून देणा-यांना व्यक्तीशा ओळखतात  
य त्यांचा ओळख पटवितात.

- 1) प्रकाश शेट - घर/फ्लॅट नं: देगाच्याप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -
- 2) उमेश मेहता - घर/फ्लॅट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



बदर-११ IV  
४७५ / ५  
२००७

प्रमाणित करण्यात येते की, वर  
दस्ताःचे एकूण... पाणे...

मह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा.



बदर-११/ २००७  
नक्कल क्रमांक ४ क्रमांक.....  
दिनांक : 17 JAN 2007

मह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा.

बदर-११/  
3380 2E  
२०१०

दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 5



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

PREETI N TALUKDAR

PRASADKUMAR RAJKISHORE  
CHATTERJEE

25/12/1962  
Permanent Account Number

AFPT7853Q

*P. Talukdar*  
signature



0504/2007



बंदर-११/	
33800	RL
२०१०	





12/04/2010  
11:41:10 am

दुय्यम निबंधकः

सह दु.नि.का-बोरीवली 5

दस्त गोषवारा भाग-1

बदर11

दस्त क्र 3347/2010

दस्त क्रमांक : 3347/2010

दस्तावा प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: कमला जे शेंडी - -  
पत्ता: घर/फ्लॅट नं: -  
मल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: 2 कांदिवली संजय को ऑ हौ सोसा लि,  
डहाणुकरवाडी कांदिवली मुं 67  
पेट/वसाहत: -  
शहर/गाव: -  
तालुका: -  
फि

लिहून घेणार

वय 75

सही



2 नाव: मे दानी डेव्ह. चे प्रोप्रा उमेश एन दानी तर्फे  
मुखत्यार विनोदकुमार मिश्रा - -

पत्ता: घर/फ्लॅट नं: -

मल्ली/रस्ता: -

ईमारतीचे नाव: ऑफीस नं 1 गौरव सितार भाटीया  
स्कूल समोर साईबाबा नगर

लिहून देणार

वय 25

सही



बदर-११/  
३३४७ २९.  
२०१०

पक्ष करुन देणार तथाकथीत [करारनामा] दस्तऐवज करुन दिल्याचे कबूल करतात.

1 OF 1

दस्ता गोषवारा भाग - 2

बदर 11  
दस्ता क्रमांक (3347/2010)

दस्ता क्र. बदर 11-3347-2010] चा गोषवारा  
दस्ता मुद्दा: 834000 मोबदला 0 भरलेले मुद्रांक शुल्क : 24330

दस्ता हजर केल्याचा दिनांक : 12/04/2010 11:35 AM  
दस्ता द्यानाचा दिनांक : 31/12/2009  
दस्ता हजर करणा-याची सही :



दस्ताचा प्रकार :25) करारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 12/04/2010 11:35 AM  
शिकका क्र. 2 ची वेळ : (फी) 12/04/2010 11:39 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 12/04/2010 11:40 AM  
शिकका क्र. 4 ची वेळ : (ओब्ख) 12/04/2010 11:40 AM

दस्ता नोंद केल्याचा दिनांक : 12/04/2010 11:41 AM

पापती क्र.:3349 (दिनांक:12/04/2010)  
पापतीचे वर्णन  
नाम: कमला जे शेही  
8350 :नोंदणी फी  
600 :नक्कल (अ. 11(1)), पुढाकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
8950: एकूण  
दु. निबंधकाची सही, सह दु.नि.का-बोरीवली 5

आद्य :  
दस्तात इसम असे निवेदीत करतात की, ते दस्तारखज करून देणा-याना व्यक्तीशः ओब्खतात,  
यांनी ओब्ख पटवितगत.

यांनी तालुकर - - - ,घर/फ्लॅट नं. -

दस्ता/रस्ता:  
दस्ता/रतीचे नाव: कादिवली संजय सोसा कादिवली मुं 67



दस्ता नं. -  
पेट/वसाहत:

शहर/गाव:-  
तालुका:-

पिन:-

2) नारायण माने - - ,घर/फ्लॅट नं. -

गल्ली/रस्ता:-

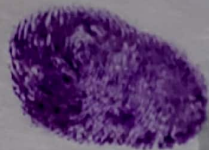
दस्ता/रतीचे नाव: वरीलप्रमाणे

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-



बदर-११/	
३३४७	३२०
२०१०	

प्रमाणित करण्यात येते की, या  
दस्तामध्चे एकूण...३२०.पाने आहेत.

सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा

दु. निबंधकाची सही  
सह दु.नि.का-बोरीवली 5



बदर-११/ २०१०  
पुस्तक क्रमांक, क्रमांक .....वर  
नोंदला. 12 APR 2010  
दिनांक  
सह दुय्यम निबंधक, बोरीवली क्र. ५,  
मुंबई उपनगर जिल्हा



दस्तावेज क्रमांक व वर्ष: 3347/2010

Monday, April 12, 2010

11:41:25 AM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 5

# सूची क्र. दोन INDEX NO. II

गावाचे नाव : कांदिवली

नोदणी 69 म  
Riggn 69 m e

- (1) विलेखावा प्रकार, मोबदल्याचे स्वरूप करारनामा व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 0.00  
बा.भा. रु. 834,000.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सिटिएस क्र.: 938 वर्णन: सदनिका क्र. 204, 2 रा मजला, कांदिवली संजय को ऑ ही सोसा लि, डहाणुकरवाडी कांदिवली प. मुं-67 (पयसो जागेचा करारनामा)
- (3) क्षेत्रफळ (1) 58.55 चौ मी बिल्ट अप

- (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) मे दानी डेक्. चे प्रोगा उमेश एन दानी तर्फे मुखत्यार विनोदकुमार मिश्रा - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: ऑफिस नं 1 गौरव सितार माटीया स्कूल समोर साईबाबा नगर कांदिवली प मु 67; ईमारत नं: -; पेट/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) कमला जे शेडी - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: 2 कांदिवली संजय को ऑ ही सोसा लि, डहाणुकरवाडी कांदिवली मुं 67; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -

- (7) दिनांक करून दिल्याचा 31/12/2009
- (8) नोंदणीचा 12/04/2010
- (9) अनुक्रमांक, खंड व पृष्ठ 3347 /2010
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 24300.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 8350.00
- (12) शेषा

