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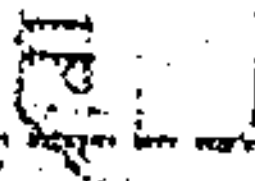
पायती क्र. : 10358

दिनांक 01/08/2011

वर्ष 2011

वर्षावधि 12/08/2011 - 2011

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S. Asha

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Customer's Copy
THE KAPOL CO-OP BANK LTD
 FRANCHISE DEPOSIT SLIP

Branch **35298**

Pay to and Bearer's Name **_____** Date **21-07-11**

Franchise Value	Rs 55700
Service Charge	Rs _____
TOTAL	Rs 55700

Name & Address of the Stamp duty paying party
Sandeep D. Biker
C-13, Sector 10, Elite
Estates, Gurgaon, Haryana
 Tel. Number **9823412341**

Date of Issuance **21-07-11**

From **_____** All Rs **_____**

Cashier **_____** Officer **_____**

पार्क-१
 35298/2011
 9/32



THE KAPOL CO-OP BANK LTD.
 FRANCHISE DEPOSIT SLIP

Branch **35299**

Pay to and Bearer's Name **_____** Date **21-07-11**

Franchise Value	Rs _____
Service Charge	Rs 1100
TOTAL	Rs _____

Name & Address of the Stamp duty paying party
Sandeep D. Biker
C-13, Sector 10, Elite
Estates, Gurgaon, Haryana
 Tel. Number **9823412341**

Date of Issuance **21-07-11**

From **_____** All Rs **_____**

Cashier **_____** Officer **_____**

Agreement	
Vasai-3	
78949	
B-204	
12,15,000	
Sandip Asher	
Viral Kansara	
Vishal Patel	
55700	
THE KAPCL CO-OP. BANK LTD.	
Authorized Signatory	



वर्ग-१
 रसा क१०५/२०११
 २/३६

र.२.६५
 २१/७/२०११

VILLAGE : VASAI
 SURVEY NO : 78949
 FLAT NO : 204 in B wing
 AREA IN BUILT UP : 44.50 Sq Mtrs
 AGREEMENT VALUE : Rs 12,15,000/-
 GOVT VALUE : Rs 12,18,000/-
 STAMP DUTY : Rs 55,700/-

AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made and entered into at Vasai on this 35 day of July 2011 between MR. VIRAL KANAYALAL KANSARA aged 32 years AND MRS. VANITABEN KANAYALAL KANSARA aged 59 years, both adult Indian inhabitants, having address at Flat No B/204, on the Second Floor, in Sakrupa Complex Co-operative Housing Society (M. Vasant Nagar, Vasai (East), Taluka Vasai, Dist-Thane, hereinafter called **THE TRANSFERORS** (which expression shall unless a context repugnant to the content or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors and assigns etc) of the **FIRST PART**

Handwritten mark

अभिमान साक्षर

S. Ashas

S. Ashas

FOR VEUSHALI LAD

Authorised Signatory
 THE KAPCL CO-OP. BANK LTD.
 R.0055700/-888881
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पॉई-१ ✓
पत्र क्र १०५५/२५११
३/३६

AND




MR. SAUDEEP ASHOKKUMAR ASHAR Aged 30 years AND MS. VRUSHALI LAD who MR. SAUDEEP ASHOKKUMAR ASHAR Aged 32 years, both adults, Indian Inhabitants, having address at C-19, Flat No. 10, Eka Co-operative Housing Society Ltd. UC Colony, Borivali (West), Mumbai 400103, hereinafter called 'THE TRANSFEREES' (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their heirs, legal representatives, administrators, executors and assigns etc) of the SECOND PART

WHEREAS THE TRANSFERORS have been admitted as members of Saurupa Complex Co-operative Housing Society Ltd., situated at Vasant Nagar, Village Achole, Vasai (East), Dist Thane, and WHEREAS THE TRANSFERORS acquired all and exclusive rights, title and interest in respect of Flat No. 204, admeasuring to 37.09 Sq. Mtrs (Carpet) equivalent to 44.53 Sq. Mtrs (Built Up) area, on Second Floor, in the Bth wing, of the Building known as 'SAUKRUPA COMPLEX Co-operative Housing Society Ltd., situated at Vasant Nagar, Revenue Village Achole, on Land bearing Survey No. 2, Vasai (East), Taluka Vasai, Dist Thane, within the Jurisdiction of Vasai-Visar Shahaar Mahanagarपालिका in the limit of Sub-Registration Office Vasai, Dist Thane, (hereinafter referred to as 'the Said Flat for brevity's sake)

WHEREAS the Saurupa Complex Co-operative Housing Society Ltd., has been registered under Registration No. 22162/2016-2019 under Maharashtra Co-operative Societies Act, 1960, (hereinafter referred to as 'the said Society)



WHEREAS by an Agreement For Sale dated 30th April 2007, which was duly registered within the limit of Sub-Registration Office Vasai-3 vide registration No. Vasai-3-004814-2007 on dated 30th April 2007, the present Transferors have purchased and acquired said flat from M/S. Sai Dhara Enterprises, having its office at 9, Munsurvat Apartment, Opo-Railway Station, Achole, Vasai (East), Taluka Vasai, Dist-Thane, therein referred to as 'THE DEVELOPERS'.




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पसंद-१
राज बसुवा १२/२०११
४/३६

WHEREAS as members of the said Society and owners of the said Flat, the TRANSFERORS are entitled to five fully-paid-up shares of the said Society of face value of Rs 50/- (Rupees Fifty Only) bearing distinctive numbers from _____ to _____ (both inclusive) in member's register folio No _____ issued by the said Society in respect of the said Flat


AND WHEREAS the TRANSFERORS are now absolutely seized and possessed of and are otherwise well and sufficiently entitled to the said Flat in the said Building of the said Society,

AND WHEREAS the TRANSFERORS herein have agreed to sell, transfer and the TRANSFEREES have agreed to acquire all rights, title and interest of the TRANSFERORS in the Said Flat and all rights and interest of the TRANSFERORS in the Said Society, together with the share certificate No _____ of the said five shares of Rs 50/- (Rupees Fifty only) each, of the aggregate value of Rs 250/- (Rupees Two Hundred Fifty only) bearing distinctive Nos. From _____ to _____ (both inclusive) in member's register folio No _____ issued by the said Society in respect of the said Flat with all legal consequences including the right of ownership, right of occupation, all other rights, title and interest in the said Flat

And WHEREAS the Hon. Secretary/ Chairman/ Treasurer/ Managing Committee of the said Society have granted request of the TRANSFERORS to transfer the Flat _____ of Building known as "Gaurupa Complex Co-op. Housing Society Ltd. to the TRANSFEREES

AND WHEREAS the Parties hereto have agreed to reduce by writing the Terms and Conditions on which the TRANSFERORS has agreed to transfer and the TRANSFEREES has agreed to purchase and acquire all rights, title and interest of the TRANSFERORS in the said Flat including the entire interest of the TRANSFERORS in the said Society.

NOTES IDENTURE WITNESSES AS UNDER:



 [Signature]

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दि २९/०५/२०११
५/३९

1. The TRANSFERORS are sole and absolute owners and in their exclusive possession of the said Flat No. 204 on the Second Floor, of the "B" wing, in Building known as "SAKRUPA COMPLEX Co-operative Housing Society Ltd. situated at Vasant Nagar, Village Achole, Vasa (East), Taluka Vasa, Dist Thane

2. The TRANSFERORS doth hereby agree to transfer unto the TRANSFEREES and the TRANSFEREES doth hereby agree to purchase and acquire all rights, title and interest of the TRANSFERORS in the said Society including the said Flat measuring 37.09 Sq. Mtrs (Carpet), which is equivalent to 44.50 Sq. Mtrs (Built Up) area, on the Second Floor, in the "B" wing of the Building known as "SAKRUPA COMPLEX Co-operative Housing Society Ltd. together with the said Shares bearing distinctive Nos _____ to _____ (both inclusive) to be allotted under share certificate No _____ and all the rights of the TRANSFERORS as to the use, occupation and enjoyment and ownership of the said Flat together with all rights, title and interest of the TRANSFERORS in the said Society for a sum of Rs.12,15,000/- (RUPEES TWELVE LAKH FIFTEEN THOUSAND ONLY) as full and final consideration of their claim to the said agreement for sale.

3. The TRANSFEREES have paid the TRANSFERORS a sum of Rs 6,15,000/- (RUPEES SIX LAKH FIFTEEN THOUSAND ONLY) being part payment of the full consideration against prior the execution of this agreement (the payment and the receipt whereof the TRANSFERORS doth hereby acknowledge and acquit, release and discharge the TRANSFEREES from the payment and receipt thereof and every part thereof) AND WHEREAS The TRANSFEREES further agree to pay the balance consideration of Rs.6,00,000/- (Rupees Six Lakh only) by way of loan from financial institute / Bank within 60 (Sixty) working days from the date of registration of the agreement, and against the delivery of vacant, peaceful and exclusive possession of the said Flat by the TRANSFERORS to the TRANSFEREES



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Abhishek

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4. The TRANSFEREES shall pay the balance amount as aforesaid on the due date without fail and without any delay or default or demur as time in respect of the said payments is of the essence of the contract. In the event of termination of the contract owing to unforeseen circumstances, the TRANSFERORS agree to return the token amount and the consideration towards the said flat in full and without any interest.

5. A) Against receipt of the full and final consideration for the said flat as agreed upon, the TRANSFERORS shall, without any further delay, put the TRANSFEREES in exclusive possession of the said flat and all rights, title and interest of the TRANSFERORS in the said flat and all rights and interest in the said Society shall stand transferred in the name of the TRANSFEREES, who will be entitled to own, enter upon, occupy, possess and enjoy the said flat with all the amenities including electricity, sanitary, fittings and fixtures to the said flat given by the builders. The TRANSFERORS doth hereby agree that they will restore the wall on one side of the living room in its original form and that all the walls of the room will be newly painted. The TRANSFERORS hereby also agree to restore the kitchen platform and cabinets thereof in original condition.

B) The TRANSFERORS doth hereby agree to handover all original documents, pertaining to the said FLAT to the TRANSFEREES.

6. The TRANSFERORS hereby declare as under:
 a) That The TRANSFERORS have a CLEAR and BULKY TITLE to the property, and agree and undertake to indemnify the TRANSFEREES of all costs, expenses, damages, if any, and any defect in the title of the property.



b) That the said flat is mortgaged with Oriental Bank of Commerce having its loan Ac No 055360110016. The TRANSFERORS have expressly represented that they will pay all outstanding of the said loan, and also remit any added charges if applicable along with penalty in respect of the said housing loan of the said flat, and the

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 एफनामिन सिद्धार्थन
 S. Akhatar
 S. Akhatar

पार्क-१
 राठ ३१०२९/२०११
 ७/३६

TRANSFERORS will handover all original agreement papers in respect of said flat to the TRANSFEREES. The TRANSFERORS hereby state that except the said housing loan, there are no dues pending with regards to the said Flat, that the said property is free from all encumbrances and liabilities and demands of any nature whatsoever. And in the event if the TRANSFEREES have to spend any amount for past liabilities than the TRANSFERORS shall indemnify the TRANSFEREES for the same

- c) That the TRANSFERORS shall pay and discharge the rates and taxes, society charges and electricity charges if any, for the period upto the date of handing over possession to the Transferees
- d) That the flat belongs to the TRANSFERORS exclusively and that the TRANSFERORS have not sold, gifted, leased, exchanged, transferred, assigned or in any way encumbered or alienated their rights, title and interest in the said flat and the said shares on or before the date of execution of this agreement
7. That notwithstanding anything herein contained, any act, deed, matter or thing of whatsoever nature done by the TRANSFERORS or any person or persons lawfully or equitably claiming by, from, through or in trust for Him, the TRANSFERORS have full right, power and absolute authority to sell or transfer to the TRANSFEREES the said Flat and his right, title and interest in the said Society shares. The TRANSFERORS have not done or committed or omitted any act, deed, matter or thing whereby the ownership, possession and/or occupation of the said Flat by the TRANSFERORS may be required to be cancelled and/or unauthorised for any reason or on any account.
8. That the TRANSFERORS shall obtain from the said Society an Objection Certificate from the said Society for transfer, loss of interest of the TRANSFERORS in the said Society, as well as the right, title and interest of the TRANSFERORS in the said Flat as herein contained to the TRANSFEREES and also to the admission of the TRANSFEREES to the membership of the said Society in his place and instead of the TRANSFERORS when the sale herein is completed by delivering the



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vacant and peaceful possession of the said flat to The TRANSFERORS will co-operate with the TRANSFEREES in getting the said flat transferred on the name of the Transferees in municipal records and the Society and for the said purpose shall sign and execute any deed or writing as well as other papers, documents, all the letters applications and forms as and when required.

9. The TRANSFERORS state that their membership of the said Society is subsisting and is in full force and has not been terminated or suspended and/or affected. The TRANSFERORS also declare that the TRANSFERORS have full absolute right and authority to enter into this Agreement and The TRANSFERORS have not done or performed any act, deed or thing whatsoever whereby the TRANSFERORS may be prevented from entering into this agreement or transferring the said flat or the said shares entitlement and other rights and interest, whereby the TRANSFEREES hereto may be obstructed or hindered in enjoying exclusive complete and sole rights to be conferred or transferred in their favor

10. THE TRANSFERORS hereby declare that the TRANSFERORS shall pay all dues and outstanding, including their share of the water charges, electricity charges, maintenance charges, municipal taxes and other dues and outstanding for the said flat for the period up to the date of handing over possession of the said flat to the TRANSFEREES. The TRANSFERORS agree to pay their share of the said charges for such period

11. That in pursuance of this Agreement the TRANSFERORS relinquish the TRANSFEREES in quiet, vacant, free, clear, peaceful and peaceful possession of the said flat



12. The TRANSFERORS doth hereby undertake to do and to execute all acts, deeds, matters and things as and when it is necessary, proper or expedient for the purpose of fully and effectually transferring the said Flat and the said Shares of the said Society to and in favour of the TRANSFEREES in the record of the said Society to enable the

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S. Athar

S. Athar

पुस्तक-1 ✓
पत्र संख्या 2/2018
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TRANSFEREES to have and to hold the said Flat and the said Shares absolutely

13 The TRANSFEREES hereby declare and assure

- a) That they will become the members of the society
- b) That they will observe and perform all the terms and conditions contained in the aforesaid agreement for sale between the Developers as 'The Seller' and the present Transferees as the 'The Purchasers.'
- c) The Transferees hereby agree to abide by the Rules and Regulations and Bye laws of the Society of which they will be admitted as the members and to pay and discharge all the costs, demands, constructions and dues in respect of the said flat including Municipal Taxes from the date of handing over the possession of the said flat by the Transferees to the Transferees
- d) That they will abide by the orders singular, Byelaws, Rules and Regulations in force of the society and which it may adopt from time to time

14 The Transfer charges if any payable to the society will be borne equally by the Transferees and Transferees

15 The Stamp duty and Registration charges to be paid by the Transferees only



Subject to the clause 3 & 4 above the TRANSFERORS hereby assign all their rights, title and interest in the said flat and all the rights and interest in the said Society to the TRANSFEREES who are entitled to own, hold, possess, occupy and enjoy the said flat without any intimation from the TRANSFERORS or any of their assigns.

This Agreement shall always be subject to the provision of Maharashtra Co-operative Societies Act, 1960 and the rules made there under

[Signature]
 अश्विनी गणेशजी

[Signature]
[Signature]

उत्तर-१
पृष्ठ क्र. १०५/१०११
१०/३६

SCHEDULE OF THE PROPERTY

Flat No. 204, admeasuring to 37.09 Sq. Mtrs (Carpet) equivalent to 44.50 Sq. Mtrs (Built Up) area, on Second Floor, in B* wing, in Building known as "SAIKRUPA COMPLEX Co-operative Housing Society Ltd. situated at Vasant Nagar, Revenue Village Achole, on Land bearing Survey No. 2, Taluka Vasal, Dist Thane, within the Jurisdiction of Vasal-Vrur Shahr Ushahangarpalika in the limit of Sub-Registration Office Vasal, Dist Thane

Cl.



संविधान संशोधन

J. Asha

J. Asha

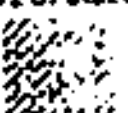

आयुक्त विभाग
 DISTRICT COMMISSIONER
 DISTRICT OF THANE
 15/12/1978
 15/12/1978
 15/12/1978

भारत सरकार
 GOVT. OF INDIA

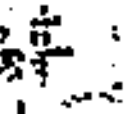

आयुक्त विभाग
 DISTRICT COMMISSIONER
 DISTRICT OF THANE
 15/12/1978
 15/12/1978

भारत सरकार
 GOVT. OF INDIA



आयुक्त विभाग
 DISTRICT COMMISSIONER
 DISTRICT OF THANE
 15/12/1978

भारत सरकार
 GOVT. OF INDIA

आयुक्त विभाग
 DISTRICT COMMISSIONER
 DISTRICT OF THANE
 15/12/1978




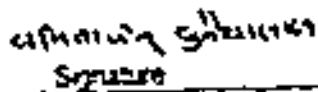




भारत सरकार
 GOVT. OF INDIA







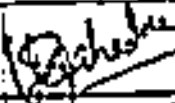
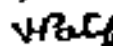

पार्क-3 ✓
 पत्ता नं. 02/2011
 27/3/21

IN WITNESS WHEREOF THE PARTIES HERETO HAVE HEREUNTO
 SET AND SUBSCRIBED THEIR RESPECTIVE HANDS TO THESE
 PRESENT ON THE DAY AND THE YEAR HEREBY ABOVE FIRST
 WRITTEN.

SIGNED, SEALED AND DELIVERED BY THE
 Within named TRANSFERORS

MR. VITAL KANAYALAL KANSARA  Signature		 L.H Thumb
MRS. VANITABEN KANAYALAL KANSARA  Signature		 L.H Thumb
In the presence of 1 Babhash Mahadeu 2 Vishal Patil  		

SIGNED, SEALED AND DELIVERED BY THE
 Within named TRANSFEREES

MR. SANDEEP ASHOKKUMAR ASHAR  Signature		
MRS. VRUSHALI LAD Through her constitute power of Attorney Holder MR. SANDEEP ASHOKKUMAR ASHAR  Signature		
In the presence of 1 Babhash Mahadeu 2 Vishal Patil  		



पृष्ठ-1
दिनांक 02/07/2011
92/13E

RECEIPT

WE, MR. VIRAL KANAIYALAL KANSARA and MRS. VANITADEVI KANAIYALAL KANSARA hereby received a sum of Rs.6,15,000/- (Rupees Six Lakh Fifteen Thousand Only) towards part payment of the consideration value of Flat No 204, in D wing, in Building known as "Sakrupa Complex Co-operative Housing Society Ltd. Vasant Nagar, Vazgo Achole, Taluka Vasai Dist - Thane, from MR. SAJDEEP ASHOKKUMAR ASHAR AND MS. VRUSHALI LAD (PURCHASERS/ TRANSFEREES)

CASH/CHQ NO	BANK/BRANCH	DATE	AMOUNT
914327	HDFC Bank	12/07/11	Rs 51,000/-
914347	HDFC Bank	30/07/11	Rs 3,00,000/-
914350	HDFC Bank	07/08/11	Rs 2,64,000/-
		TOTAL	Rs 6,15,000

WE SAY RECEIVED

Rs.6,15,000/-





(VIRAL KANAIYALAL KANSARA)



(VANITADEVI KANAIYALAL KANSARA)

DATE

PLACE VASAI

WITNESS 1 
 2 



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 તારીખ ૨૦/૦૫/૨૦૧૧
 ૧૫/૩૯

અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૧) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૨) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૩) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૪) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૫) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૬) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૭) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

૮) અધિકારીને જાણ કરવા અંગિકાની સંબંધિત વિગતો આ અધિકારીને જાણ કરવા માટે

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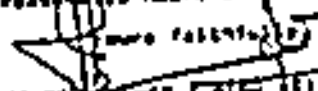
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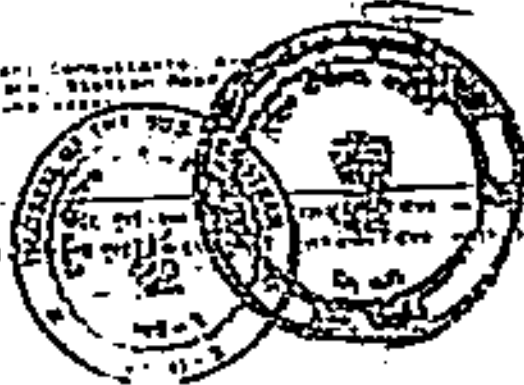
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पत्र-1 ✓
तार क्र. ५०५/२०११
20/3/11

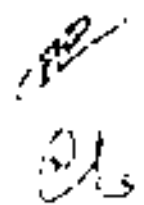
श्री. जे. ए. शिंदे
ऑद्योगिक विकास महामंडळ (महाराष्ट्र) मर्यादित
 अंतर्गत कार्यवाही करत असताना ही प्रतीपत्रे देण्यात येतात.
 एम. ए. नं. १२३४/२०११/२०११/२०११/२०११/२०११

- श्री. ए. ए. शिंदे
- श्री. ए. ए. शिंदे
- The undersigned hereby approved herewith superseding all the earlier approved plans. The conditions of commencement certificate no. 1234/2011/2011/2011/2011/2011 dated 17/03/2011 are applicable to this approval of approved plans along with following conditions:
- The Commencement Certificate for the buildings will be issued only after provision of potable water is made available to each occupant.
 - Notwithstanding anything contained in the commencement certificate condition it shall be lawful to the planning authority to direct the removal or alteration of any structures erected or use contrary to the provisions of this grant within the specific time.
 - The applicant is required to provide a solid waste disposal unit of 100 litres accessible to the municipal sweepers, to store/hold solid waste in 2 compartments of 0.50 cum capacity for every 10 occupants or part thereof for non-bio degradable & bio-degradable waste respectively.
 - The applicant shall not even after the officer issues grant of occupancy certificate for such as the existing structures and you shall also not the fire code before grant of occupancy certificate for these as per the following.
 - The Special Planning Authority reserves the right to enter the premises for inspection & maintenance of infrastructure facilities during reasonable hours of the day and with prior notice.


 ASSOCIATE ENGINEER (Civil)



पत्र- 5
तार क्र. ५०५/२००७
२०/३/११


 श्री. ए. ए. शिंदे

पृष्ठ-1
मा 3.90/2011
22/32

INDIA

INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

Artala Commercial Complex, Second Floor, Vashi (East), Dist. Thane - 401 210

Phone: (Code - 91250) 2326487 - Fax: (Code - 91250) 2326466

CIDCO/VVTA/POC/BP/ICC-20/V2/10A/E/ 378

Date

28/04/2011

... 2 ...

You are required to submit revised OIR map showing the roads, R.C. amenity plot, D.P. road reservation, buildings as constructed at site and you will also have to submit necessary mutations in 1/12 extracts showing these components before approaching for the provisional O.C.C./ O.C.C. of the last building.

You shall implement rain water harvesting scheme at site and inform for verification of the same before applying for final occupancy certificate.

Please note that security deposit paid by you earlier Rs.24,750/- is forfeited on the account of violation of Commencement Certificate condition

Security deposit shall be released after formation of society and its registration.

Yours faithfully,

[Signature]
24-04-11
EXECUTIVE ENGINEER (P&S)

encl.: n.s.

c.c. to:-

- 1) M/s. Shah Gattani Consultants, Architects
103, Lucky Palace, Station Road
Near State Bank of India, Vashi (M)
Taluka Vashi, Dist. Thane.
- 2) The Chief Officer
Mallawpara Municipal Council.



पार्स-१
 दिनांक १९०४/१२/०१
 ३०/३५

(TYPE AA)

SCHEDULE OF DUES & PAYMENTS

Sl. No.	Particulars	Amount	Remarks
1
2
3
4
5

GROUP NO. ... SCHEME AI VASAI (EAST)

SHRI R. K. WADHAWANI (P. HOLDER)

SHRI S. H. G. ... CONSULTANTS ...
 ARCHITECTS & ENGINEERS ...
 10, ...



पार्स-३
 दिनांक १९०४/१२/०१
 ३०/३५

(Handwritten signature)

पार्क-3
प्लॉट नं. 702/2012
20 3E

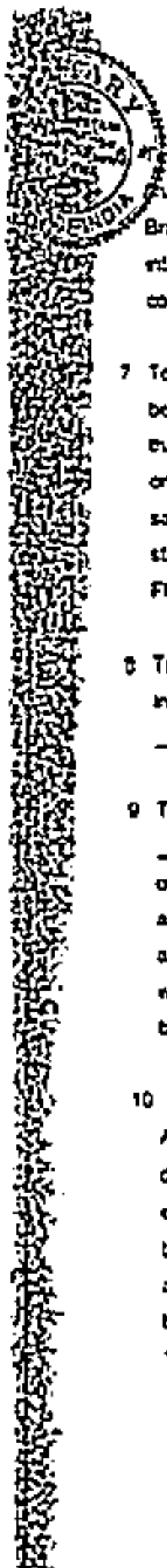
Whereas on account of work related assignment, I am unable to attend the affairs in respect of the said Flat or any other matters in which I or may hereafter be interested or concerned.

I MS. VRUSHALI LAD do hereby appoint my Husband MR SANDEEP ASHOKKUMAR ASHAR aged 30 years, Adult Indian Inhabitant, having address at C/18, Flat No 10, Elite Co-operative Housing Society Ltd, LC Colony, Borivali (West), Mumbai 400103 as my true and lawful attorney, for me, my name and on my behalf to do any one or all of the following acts, deeds, matters and things namely

- 1 To deal on behalf of me with _____ Branch related to the Mortgage loan of said Flat And to sign and execute all other needs, instruments, document, received all receipt of loan installments.
- 2 To discharge all or any the loan, debt or debts hereafter become due or owing by me and collect all documents in respect of said flat (mortgage Documents) from _____ Branch
- 3 To receive on behalf of me the amount due and payable to me on account of installment in respect of _____ Branch loan and general policy or policy in respect of said Flat
- 4 To make application to the _____ or Development society and represent me before or to attend all meeting of Builders or Developers or society and to comply with all the requirements as and when required in respect of _____
- 5 To accept the loan after letter/s and sign the acceptance there of in token of my acceptance of the terms and conditions thereon contained and to pay on my behalf the necessary fees if any and other charges leviable in respect of the said loan/s



S. Ashar



पार्स-1
दिनांक 05/11/2011
Branch of any office '32

The request _____ Branch of _____ Financial Institution or bank or agree with _____

Branch for any change or modification in the loan amount's, rate of interest, period of repayment of loan for any other terms and conditions in relation to the loan at any time or from time to time

7 To deposit on my behalf the documents of title and to state on my behalf to any Officer of _____ Branch that the said documents are being deposited for creating a security on the said Flat by way of equitable mortgage of repayment of the said loan. The attorney is fully authorized to make these statements and convey my intentions to create security on my said Flat

8 To receive loan and all other documents and papers required including title documents on my behalf from _____ Branch and execute receipts thereof

9 To receive all documents, agreements, papers mortgaged with _____ Branch, after paying all outstanding dues. (They are authorized to do all such acts, deeds and things including signing any papers/documents as necessary and incidental to the above) AND that any act or statement or writing of my said Attorney in pursuance hereto shall be deemed to be fully authorized and ratified

10 To present any such agreement or any other instrument i.e Agreement for Sale, contract for deed, purchase deed, releases deed, agreements, Lease & License Agreement, mortgage Deed etc, for registration, to admit execution of the same of consideration before the Registrar, Sub-Registrar of Assurances in any District and sub-District for the same to give any statement to sign in the book of Sub-Registrar, under provisions of Indian Registration Act, 1908 (XV) of 1908) or any statute modifying or extending the same



J. Ashas



पार्क-१
पत्र क्र. १०५/२०११
दिनांक २५-३-११

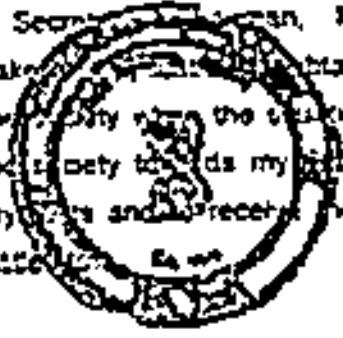
To appear before all civil, criminal, revenue, quasi-judicial officer or officer exercising administrative functions and before all local and public or other bodies and authorities as occasion may require in respect of all above mentioned Flat / properties

- 12 To engage or appoint a lawyer, Attorney or counsel in order to initiate or defend any legal proceeding and to declare and affirm all plans, written statements, applications, petitions, affidavits and other necessary documents in my name and on my behalf and appear before any Judge, Magistrate, Revenue Tenancy or other officer empowered by law to hear any suit or proceedings or any other inquiry to any of the matter affecting the said flat or any other matters in which I am or may hereafter be interested or concerned

- 13 To represent me before Development authorities e.g. Municipal Council / CIDCO or Builders / Developer or Co-operative Housing Society, or local or any other authorities constituted for any purpose whatsoever and to make the application for obtaining any letters, records, NOC, or to receive compensation or to give discharge in respect to any claim whatsoever arising howsoever in respect of the any properties

- 14 To represent before Secretary, Managing Committee on my behalf to make application for obtaining any letters, records, NOC, from the society when the situation arises and to make payments to the society towards my bill such as maintenance or any other payments and to receive the amount from the society which I am entitled to.

- 15 To take part in the General Body / Special Body Meeting/s and to discuss matter relating to my said flat and to find out a solution if any problem arises



J. Ashas



पार्क-३
 दिनांक ३०-०७-२०११
 Vashu Vashu

To represent on my behalf before Mahanagarपालिका and M S E B if the situation arises and to make application to carry out any of my work with them and pay necessary fee and to obtain refund from them

AND GENERALLY to act as my Attorney or Agent in relation to the matter aforesaid and on my behalf to execute and do all deeds, acts or things as fully and effectually in all respects as I, myself could do if personally present

AND I hereby ratify and confirm and agree to ratify and confirm whatsoever my said Attorney shall lawfully do or purport to do by virtue of this Deed

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 30th day of July 2011

SIGNED AND DELIVERED
 by the within named
 (MS. VRUSHALI LAD)



Specimen signature of Attorney
 (MR. SAHDEEP ASHOKKUMAR ASHAR)



In the presence of

BEFORE ME

Identified & Explained by me
 (Signature)

(Signature)
 30/07/11

Prakash Ladkaker
 Advocate
 Q1, Dadasai Park
 Kalyanda - Thane



S. S. MUSTARI
 ADVOCATE & NOTARY
 GOVT OF INDIA
 104, 84, 86, Dhule Road, Sion
 Thane (West), Maharashtra

गार्ड-३
 पता क्र. ७७९ / २०११
 ३२ / ३६

प्रमाणित गणना- नौदली व मुद्रांक विभाग
 मुम्बई महानगर पालिका

1. संपन्न नाम : छोटागोला अनुबंध क्रमांक : २५७
2. संपन्नकर्ता का : सौदीप सलोड वंगार गंगार
3. पत्तिका : वसई
4. पत्तिका नं. : आर०६०
5. संपन्नकर्ता का पता / स्थान व / स्थिति मुद्रांक क्रमांक : २
6. मूल दरिद्रता (रु०) : ३ दरिद्रता : _____
7. विक्रीत माला - मुद्रांक विभाग द्वारा अंदाजी
 की गई राशि : २४५००
8. संपन्न मूल माला विक्रीत क्रमांक : ११०५० संपन्न/माला का क्षेत्र/मुद्रांक
9. संपन्नकर्ता का पता : _____ क्षेत्र/मुद्रांक : _____
10. संपन्न मूल : २५०० संपन्न मूल : _____ रु०/रु०
11. संपन्न की : ५०० संपन्न : ५०० %
12. संपन्नकर्ता का पता : आर०६० / संपन्न मूल / स्थान / स्थिति
13. संपन्नकर्ता का पता नौदली मुद्रांक व : _____ संपन्न विभाग पता/मुद्रांक
14. संपन्न मूल संपन्नकर्ता का पता : _____ संपन्न मूल संपन्न : _____
 संपन्न/स्थिति : _____ संपन्न मूल/संपन्न मूल : _____
 1 संपन्न मूल : _____
 2 संपन्न मूल : _____
15. संपन्न मूल संपन्नकर्ता का पता : १२,१५,०००
16. संपन्न मूल संपन्नकर्ता का पता : १२,१५,०००
17. संपन्न मूल : ५५,३०० संपन्न मूल : ५५,३००
18. संपन्न मूल : १२,२००

दिनांक



सदर मुद्रांक विभाग

पार्क-१ ✓
दिनांक ०६/१२/२०११
२३/३६

प्रतिज्ञा / घोषणापत्र

मी/आम्ही — १) मी/मीमती मंदिप अशोकगार हाशार
 २) मी/मीमती बुखारी वाड
 ३) मी/मीमती _____

साथ इतिहास कथन करितो की, वस्तुवजायी विषयस्तु असतंती विकल्प ही कायूरी खोदी देण-दाने खोदी विडी महाम् दान् सीत्र् कुवत्दार घेटी व इतर अन्य प्रकारे खोदी प्रकल्पेविचरंज्ये पुनरितेती नाही. यापी नोंदनी कायदा - १९०८ मधील अचाना-या खोज (Search) एतदुदीनुकार खात्री करून घेतलेली आहे. एतेथ सदर विकल्प ही खोदी देणार नाम्नाथ मतकीदी आहे. कारणत मुज्दा अतितेथ फासुन खात्री करून घेतलेली आहे. व विकल्पकारत काही वाद उत्पन्न झाल्यात त्यापी सर्वस्वो प्रसारदापी मन्नी/अनदीप दहीत यापी मी/आम्ही हनी देतो.

१) J. Ashas

२) J. Ashas

खोदी देणार (Purchaser)



३०६-१
 सग ६१००२/२०११
 ३३/३६

ADVOCATE
 DISTRICT COURT OF
 MAHARASHTRA & GOA
 HIGH COURT BUILDING
 DISTRICT COURT BUILDING
 DISTRICT COURT BUILDING

NAME: Ashish H. Patil
 RESIDENCE: Ballasopara, Dist. Thane
 PHONE: १५५/ २१७३/२००८
 EMPLOYED ON: ०९-०५-२००८
 DATE OF BIRTH: २१-०८-१९८०

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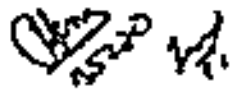
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 AUTHORIZED SIGNATURE

१००८७०५१ ६११ ००६२२ ७९९ ७११ ६२



