Thursday, July 05, 2012
12:02:02 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 5808

गावाचे नाव लोअर परेल

दिनांक 05/07/2012

दस्तऐवजाचा अनुक्रमांक बबइ1 - 05778 - 2012

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: अनिल नाहर व शकुंतला नाहर तर्फे कु मु सौरभ नाहर - -

नोंदणी फी	:-	30000.00
नकाल (अ. 11(1)), पृष्ठांकनाची नकाल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) - > एकाच्या की (52)	:-	1040.00
एकूण	रु.	31040.00

आपणास हा दस्त अंदाजे 12:15PM ला वेळेस मिळेल

दुय्यम निबंधक
सह दुय्यम निबंधक
मुंबई शहर क्र. १

बाजार मुल्य: 17341500 रु. मोबदला: 40000000रु.
भरलेले मुद्रांक शुल्क: 2000000 रु.

धनाकर प्रकार : डीडी/धनाकर्षद्वारे;
बँकेचे नाव व शाखा: एस बी एम सी बँक;
डीडी/धनाकर्ष क्रमांक: 009682; रक्कम: 30000 रु.; दिनांक: 04/07/2012

NOTARY
GOVT. OF INDIA

मूल्यांकन पत्रक

मूल्यांकनाचे वर्ष	2012	दिनांक	7/5/2012
जिल्हा	मुंबई(मेन)		
प्रमुख मुल्य विभाग	- 12-लोअर परेल डिव्हीजन		5778/12
उपमुल्य विभाग	- 12/91 -भुभाग : पूर्वेस पश्चिम रेल्वे लाईन,पश्चिमेस ई.मोझेस रोड व जी.एम.भोसले मार्ग,उत्तरेस पांडुरंग बुधकर मार्ग,गोखले रोड वरुन बाळशेठ मदुरकर मार्ग (कॅरल रोड) यामधील त्रिकोणाकृती		
मिळकतीचा क्रमांक	सि.टी.एस.मुंबई मिल 42		
नागरी क्षेत्राचे नांव	मुंबई(मेन)		
मिळकतीचे वर्गीकरण	बाधीत		

वाजार मूल्य दर तक्त्यानुसार प्रति चौ. मीटर मुल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
76,900	170,500	187,800	200,700	170,500

मिळकतीचे क्षेत्र	80.11	चौरस मीटर	बांधकामाचे वय	आर सी सी
मिळकतीचा प्रकार	निवासी सदनिका		उद्वाहन सुविधा	आहे
मिळकतीचे वय	0 TO 2	(Rule 5)	मजला	31st and Above

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

= 170,500.00 * 100.00 /100

= 170,500.00

A) मुख्य मिळकतीचे मुल्य (Rule 19 or

= घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मुल्यदर * मिळकतीचे क्षेत्र * मजला निहाय घट/वाढ

= 170,500.00 * 80.11 * 120.00 /100

= 16,390,506.00

E) बंदिस्त वाहन तळाचे क्षेत्र = 22.30 चौरस मीट (Rule 17(1))

बंदिस्त वाहन तळाचे मुल्य = 22.30 * (25.00 / 100) * 170,500.00

= 950,537.50

एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मुल्य + तळघरांचे मूल्य + पोटमाळ्याचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + इमारतीभोवतीच्या खुल्या जागे

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

= 16,390,506.00 + 0.00 + 0.00 + 0.00 + 950,537.50 + 0.00 + 0.00 +

= 17,341,044.00

लिपीक
सह दुय्यम निबंधक
मुंबई शहर क्र. १

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सह दुय्यम निबंधक
मुंबई शहर क्र. १

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CERTIFIED TRUE COPY
A. N. PANDE
NOTARY, MUMBAI & THANE
MAHARASHTRA
GOVT OF INDIA

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY
MUMBAI

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AGREEMENT FOR SALE

THIS AGREEMENT made and executed at Mumbai this 4th day of July, 2012 BY AND **BETWEEN MRS. VIMAL THAKORE** [PAN: AAAPT6932A] **AND MR. HARSH SANDEEP THAKORE** [PAN: AAAPT4930A], both adults, Indian Inhabitants, both having their residence at Harvansh, 8th Road, JVPD, Juhu, Mumbai – 400 049, hereinafter referred to as **"the Vendors"** (which expression shall unless it be repugnant to the context or meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the ONE PART

AND

MR. ANIL NAHAR [PAN: AECPN4330A] **AND MRS. SHAKUNTALA NAHAR** [PAN:AEWPN5960N], both adults, Indian Inhabitants, both having address at 20th floor, B-Wing, 98208, Shantinagar, Nepeansea Rd, Mumbai 400006 hereinafter collectively referred to as **"the Purchasers"** (which expression shall unless it be repugnant to the context of meaning thereof shall mean and include their respective heirs, executors, administrators and assigns) of the OTHER PART.

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WHEREAS:

A. Marathon Nextgen Realty Limited (formerly known as Marathon Nextgen Realty & Textiles Limited originally known as Piramal Spinning & Weaving Mills Limited) (hereinafter referred to as "the **Land Owner**"), a company incorporated under the Companies Act, 1956 and having its registered office at Marathon NextGen, Ganpatrao kadam Marg, Lower Parel, Mumbai 400 013, is the owner of a piece of land bearing Cadastral Survey No.2/142 (Lower Parel Division) admeasuring 34, 749.78 Square Meters as per Property Register Card and on actual measurement, 35,499.83 Square Meters as indicated in black outline on Plan hereto annexed and marked as "**Annexure A**" and is more particularly described in the First Schedule hereunder written and shall hereafter be referred to as "**Larger Property**".

B. By a Development Agreement dated 29 December 2003 ("the "Development Agreement"), the Land Owner granted development rights to MARATHON REALTY PRIVATE LIMITED ("the Developer") whereby the Developer is authorized to construct two wings of the residential Tower being Era II, and Era III and consuming up to 8,450 Square Metres of Floor Space Index (FSI) on the said Property, to sell flats etc. therein. The Purchasers have been informed that the BMC has permitted within each flat, an extra space as "planter" which is at a lower level than that of the flat. The same shall be referred to as "planter area";

C. By a Premises Ownership Agreement dated 25th February 2008 executed between MARATHON REALTY PRIVATE LIMITED through its Director 1. MR. CHETAN R. SHAH of the One Part and the Vendors herein of the Other Part, duly registered at Sub Registrar of Assurance, Mumbai under Serial No. BBE2/01817/2008 dated 19/03/2008, Receipt No.1833, MARATHON REALTY PRIVATE LIMITED did sell, transfer and assign all right, title, interest and benefit in respect of Flat No. 3401, on 34th floor, admeasuring about 80.08 sq.mtrs. Carpet area equivalent to 862 Sq. Ft. built up area, in the building known as Era II situated at Marathon NextGen, Veer Santaji

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Marg, Off Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 ("the said Flat") alongwith 2 (Two) Car Parkings (No.PIV 91 and PIV 92) for the consideration and upon the terms and conditions set out therein to the Vendors;

D. The Vendors and other Purchasers of flats in Era II formed Society of the owners in the buildings in which the said Flat is situate named as Marathon Era Co-operative Housing Society Ltd., (hereinafter referred to as "**the said Society**") under the Maharashtra Co-operative Societies Act, 1960 having Registration No. MUMWCS/HSG/TC/8936/09-10/2010 dated 19/01/2010;

E. The said Society issued 5 (five) fully paid up shares of Rs.100/- each bearing Distinctive Nos.566 to 570 (both inclusive) under Share Certificate No.109 (hereinafter referred to as "**the said Shares**") to the Vendors. The said Flat, the said car parkings and the said Shares are hereinafter collectively referred to as "**the said Premises**" and more particularly described in the Second Schedule herein underwritten);

F. The Vendors are in possession of and entitled to own, use, occupy and possess on "**ownership basis**" the said Flat and the said Premises together with the share in the undivided interest in the common areas and facilities;

G. The Vendors have agreed to sell, assign, transfer and grant to the Purchasers and the Purchasers have agreed to purchase and acquire all the rights, title, interest and benefit of Vendors in the aforesaid Premises held under the said Agreement dated 25th February, 2008 for the consideration and upon the terms and conditions herein recorded;

H. The Vendors have represented and warranted to the Purchasers that (i) their title to the said Premises is free from all encumbrances and the same is marketable; and (ii) the said Agreement dated 25th February, 2008 and their membership of the said Society are valid and subsisting;

I. The Parties have agreed to record the terms and conditions for the sale and transfer of the said Premises being these presents.

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NOW THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:

1. The Vendors do hereby for the consideration stated herein sell transfer and assign unto the Purchasers and the Purchasers do hereby purchase and acquire from the Vendors the said 5 (five) fully paid up shares of the Marathon Era Co-operative Housing Society Limited, registered under the Maharashtra Co-operative Societies Act, 1960 (Registration No. MUM/WGS/HSG/TC/8936/09-10/2010 dated 19/01/2010) (hereinafter referred to as "the said Society") of the face value of Rs.100/- each bearing Distinctive Nos.566 to 570 (both inclusive) held under Share Certificate No.109 issued by the said Society and endorsed in the name of the Vendors ("the said Shares") and incidental thereto all the right, title and interest of the Vendors in the premises being Flat No. 3401, on 34th floor, admeasuring about 80.08 sq.mtrs. Carpet area equivalent to 862 Sq. Ft. built up area, in the building known as Era II situated at Marathon NextGen, Veer Santaji Marg, Off Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 ("the said Flat") alongwith 2 (two) Car Parking (No.PIV 91 and PIV 92) bearing CTS No. ____ and Municipal No.___ of Lower Parel Division, Mumbai, within the Registration District and Sub-District of Mumbai City ("the said Flat") and more particularly described in the Schedule hereunder written (hereinafter the said Shares, the said Flat and the said car parking spaces are collectively referred to as "the said premises") along with all rights, privileges, advantages and assurances and things whatsoever in, to or upon the said premises belonging to or in any way appurtenant thereto or with the same or any part thereof now or at any time hithertofore actually held, used, enjoyed or occupied therewith or reputed or known as part or member thereof or to belong or be appurtenances thereof and also the rights, together with all the rights, title and interest of the Vendors in, over and upon the Sinking Fund and other statutory funds/ deposits of the said Society owned by the Vendors free from all encumbrances and the Purchasers to have and to hold the said premises hereby granted and conveyed to them forever together with all the benefits of all the contracts under the previous agreements in respect of the said premises.

2. The said total lump sum consideration of Rs.4,00,00,000/- (Rupees Four Crore only) shall be paid by the Purchasers to the Vendors as under:

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(a) a sum of Rs.1,00,00,000/- (Rupees One Crore only) as and by way of advance/part payment towards the total consideration has been paid by the Purchasers to the Vendors by NEFT transfer Reference No.1842/12 dated 26th June, 2012 in the sum of Rs.97,00,000/- (Rupees Ninety Seven Lacs only) from OIB Bank and cheque drawn on HDFC Bank, Mumbai, bearing No. 446688 dated 27th June, 2012 in the sum of Rs.3,00,000/- (Rupees Three Lac only) (the payment and receipt whereof the Vendors do hereby admit and acknowledge and of and from the same do hereby acquit and release the Purchasers for the same forever);

(b) the balance amount of consideration of Rs.3,00,00,000/- (Rupees Three Crore only) shall be paid by the Purchasers to the Vendors by the Pay Order in the sum of Rs.3,00,00,000/- (Rupees Three Crore only) drawn by the HDFC Bank, Mumbai within a period of five days from the date of Registration of this Agreement with the Sub-Registrar of Assurances, Mumbai;

(c) it is agreed and confirmed that in case the Vendors do not receive the balance amount of consideration as mentioned in sub-clause (b) above, then, the transaction herein and this Agreement even if lodged for registration and/or registered shall be ipso facto treated as cancelled and be null and void. In such an event the Vendors shall return/refund advance amount to the Purchasers after deducting 10% therefrom.

3. The Vendors hereby declare and confirm that:

(a) on or before the execution hereof, the Vendors have paid and discharged all the outgoings including maintenance charges, telephone, electricity, water and property taxes and dues in respect of and pertaining to the said premises upto the date of this Agreement to the said Society;

(b) they have obtained "No Dues" letter for maintenance charges, taxes, duties, levies etc, from the said Society and in-principle permission in respect of the sale and transfer of the said premises to and in favour of the Purchasers;

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(c) on receipt of the balance amount of consideration, they shall hand over vacant and peaceful possession of the said premises to the Purchasers;

4(a) The Purchasers do hereby agree and undertake that they shall apply for the membership of the said Society;

(b) The Vendors and the Purchasers have also executed Transfer forms and other requisite forms and writings as required to be executed and submitted the same to the said Society.

5. The Vendors do hereby declare and covenant with the Purchasers as follows:

(a) they had purchased and acquired the said premises from Marathon Reality Private Limited pursuant to the Agreement for Sale dated 25 February, 2008 by paying the full purchase consideration in respect thereof to them and the said Agreement for Sale has been duly registered;

(b) they are the absolute owners of the said premises hereby transferred and sold to the Purchasers and no other person has or have any claim, right, title or interest in the said premises or any part thereof, whether by way of lease, sale, exchange, charge, mortgage, lien, gift, trust, inheritance, license, easement or otherwise howsoever and that he has good right, full power and absolute authority to transfer and sale to the Purchasers the same and the right to own, use, occupy, possess and enjoy the same;

(f) they have not nor anyone on their behalf has done committed or omitted to do any act, deed, matter or thing whereby the said shares or his right to own, use, occupy, possess and enjoy the said premises is or can be forfeited, extinguished or rendered void or voidable;

(g) neither they nor anyone on their behalf has entered into any agreement or memorandum of understanding or writing of any nature with any other person or party for the sale and/or transfer of the said

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premises or any part thereof or has received any amount by way of advance, earnest, consideration or otherwise;

(h) they have not in any way encumbered or agreed to encumber by way of lease, license, charge, lien, gift, trust, sale mortgage, pledge hypothecation, exchange or whatsoever nature or otherwise and that the same are free from all other encumbrances whatsoever and are not the subject matter of any dispute, litigation or stay order or any prohibitory order, that they have not created any adverse right whatsoever in favour of any one in respect of the same or any of them and that the said premises have not been attached either before or after judgment or by or at the instance of any taxation authorities, that the Vendor has not given any undertaking to the taxation authorities or any other authorities not to deal with or dispose of the said premises;

6. The Vendors further agree and undertakes to sign and execute at the cost of the Purchasers all other documents, papers, share transfer forms, instruments and other writings in favour of the Purchasers as may be required to effectively assign, transfer and vest the said premises in the Purchasers and co-operate fully to getting the Purchasers enrolled as a member of the said Society and in getting the said premises transferred to Purchasers' names in the Society's records and ensure the proper and absolute transfer and vesting of the said premises in the Purchasers as the Purchasers and holders thereof from the said Society subject to its bye-laws, rules and regulations without any claim being made thereto by the Vendors or by any other person claiming by under or through the Vendors.

7. The Purchasers hereby covenant with the Vendors as follows:

(a) they have perused and arranged to investigate title of the Vendors to the said premises and have confirmed that the same is clear and marketable. Further, they shall not raise any requisition in respect thereof;

(b) they shall be responsible to comply with and abide by the contents of the aforesaid Agreement dated 25th February, 2008;

(c) from and after the date hereof, the Purchasers shall be responsible for paying regularly to the said Society their contribution of all taxes,

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outgoings and maintenance charges payable in respect of the said premises; and

(d) on being admitted as Member of the said Society to duly observe, perform and abide by all the rules, regulations and bye-laws of the said Society from time to time in force.

8. The Vendors shall request the said Society to transfer in favour of the Purchasers all statutory funds, deposits and other amounts standing to the credit of the Vendors in the Books of the said Society.

9. All expenses including stamp duty and registration charges for and incidental to the sale and transfer as herein contemplated, transfer fee, premium and voluntary donation, if any, payable to the said Society, in connection with the transfer and sale of the said premises shall be borne and paid for exclusively by the Purchasers only.

THE SCHEDULE ABOVEREFERRED TO:

All rights, title and interest of the Vendors in the 5 (five) fully paid up shares of Rs.100/- each bearing Distinctive Nos.566 to 570 (both inclusive) under Share Certificate No. 109 of the Marathon Era Co-operative Housing Society Ltd., (Registration No. MUM/WGS/HSG/TC/8936/09-10/2010 dated 19/01/2010) and incidental thereto all the right, title and interest of the Vendors in the residential premises being Flat No. 3401, on 34th floor admeasuring about 80.08 sq.mtrs. Carpet area equivalent to 862 Sq. Ft. built up area, in the building known as Era II situated at Marathon NextGen, Veer Santaji Marg, Off Ganpatrao Kadam Marg, Lower Parel, Mumbai 400 013 ("the said Flat") alongwith 2 (Two) Car Parking (No.PIV 91 and PIV 92) bearing CTS No.2/142 and Municipal No.__ of Lower Parel Division, Mumbai City within the Registration District and Sub-District of Mumbai City in _____ Ward. The year of construction of the Building is ____.

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

SIGNED AND DELIVERED by the withinnamed "Vendors"
(1) MRS. VIMAL THAKORE and

(2) MR. HARSH SANDEEP THAKORE
in the presence of .....

HARSH THAKORE
Constituted Attorney

SIGNED AND DELIVERED by the withinnamed "Purchasers":
(1) MR. ANIL NAHAR and

(2) MRS. SHAKUNTALA NAHAR
in the presence of .....

RECEIPT:

RECEIVED of and from the withinnamed Purchasers the sum of Rs.1,00,00,000/- (Rupees One Crore only) being the advance and part consideration to be paid by the Purchasers to the Vendors : Rs.1,00,00,000/-

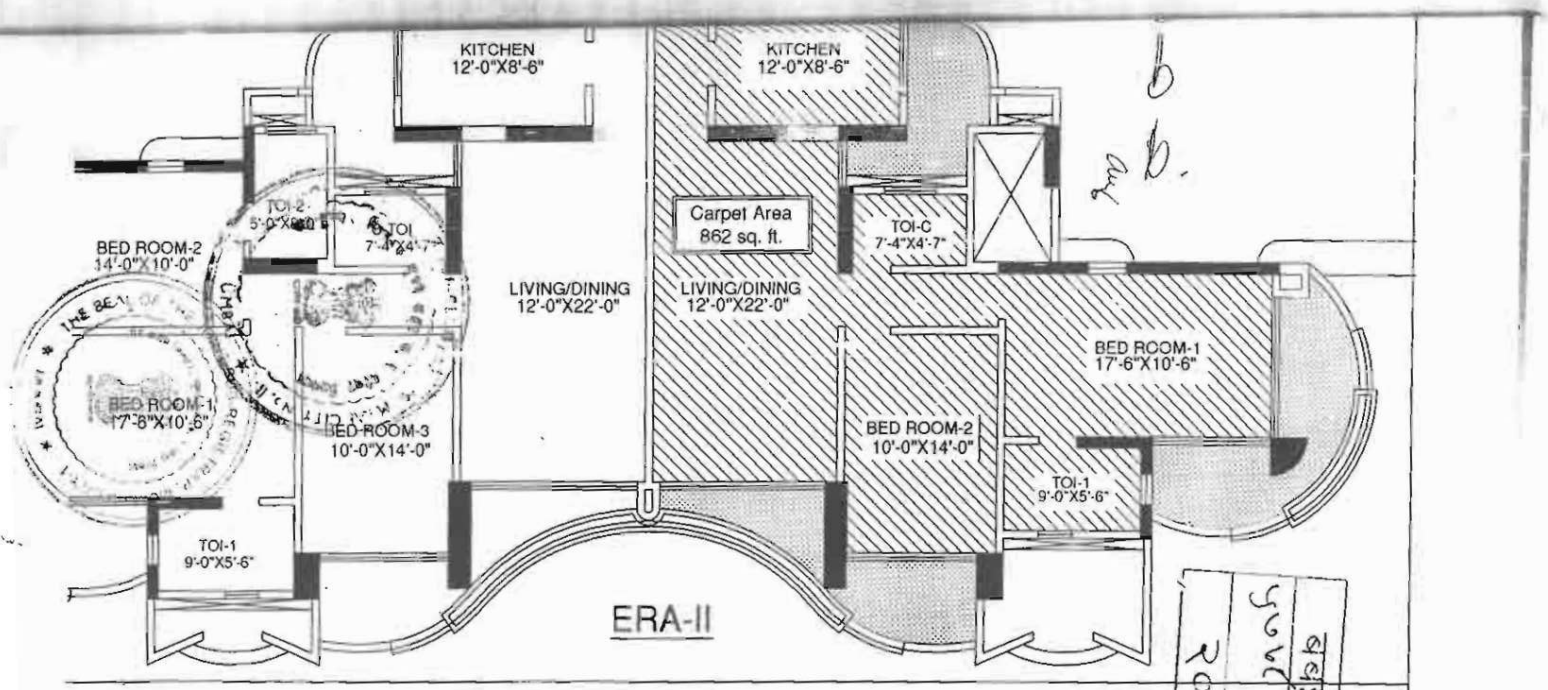
WE SAY RECEIVED

VIMAL THAKORE

HARSH THAKORE
Constituted Attorney
HARSH SANDEEP THAKORE
[VENDORS]

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY-1

NOTARY
GOVT. OF INDIA



II

OR NO. THIRTY FOURTH FLAT NO. 3401

NOTARY GOVT. OF INDIA

SHARE CERTIFICATE

Marathon Era Co-Operative Housing Society Limited

MARATHON NEXT GEN, VEER SANTAJI MARG, OFF G. K. MARG, LOWER PARE (W), MUMBAI - 400 013.

(Reg. No. MUM / WGS / HSG / TC / 8936 / 09-10 / 2010 DATED 19/11/2010)

Registered under the Maharashtra Co-operative Societies Act, 1960 (Maharashtra Act XXIV of 1961)

Certificate No. 109 Member's Register No. 109

Authorised Share Capital Rs 2,99,999 Divided into 2999 Shares each of Rs. 100/- each.

This is to Certify that ~~Mr./Ms./Mrs./Messrs.~~ Vimal Thakore & Mr. Harsh Sandeep Thakore of is/are the Registered Holder(s) of 5 Shares bearing distinctive Nos. from 566 to 570 (both inclusive) of Rs. 100/- (Rupees One Hundred Only) in the Marathon Era Co-Operative Housing Society Limited., Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees One Hundred has been fully paid up.

Given under the Common Seal of the said Society at Mumbai this 1st day of January 2011

For Marathon Era Co-Op. Hsg., Society Ltd.

Chairman

Hon. Secretary

Hon. Treasurer

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

NOTARY OF INDIA

नवरंग - 8

MARATHON ERA CO-OP. HOUSING SOCIETY LTD.

(Reg. No. MUM/WGS/HSG/TC/8936/09-10/2010 Dated 19/01/2010)
CS No. 2/142, Veer Santaji Lane, Off G. K. Marg, Lower Parel, Mumbai - 400 013.
Tel. : 022-24933422

1st July, 2012

Mr Vimal Thakore,
Mr Harsh Sandeep Thakore,
Flat no.3401, Era-II,
Marathon Era Co-Operative Housing Society Ltd,
Veer Santaji Marg, Off. Ganpatrao Kadam Marg,
Lower Parel (West), Mumbai – 400013.

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Dear Sir,

Re: No Objection Certificate of the Society in favour of Mr. Anil Kumar Nahar and Mrs. Shakuntala Nahar, the proposed purchasers residing at Bahwan Engg Company. LLC, P.O. Box No. 703, P.C. Ruwi - 112, Sultanate Of Oman.

We bring to your notice that a member desiring to transfer the shares and interest in the capital/property of the society shall give notice of 15 days of your intention to do so to the Secretary alongwith the consent of the proposed transferee by filing Form No. 20(1) and Form No. 20 (2), complete in all respects and duly signed by the member (Transferor) and the purchaser (proposed Transferee) for issuance of No Objection Certificate in favour of the proposed transferee.

We have No Objection for proposed transfer of the said flat subject to following Compliances :

1) The transferors and the proposed transferee shall submit the following documents and make the compliance as under:
   i. There should not be dues outstanding against the transferors
   ii. The agreement for sale has been adjudicated by the requisite State Government Stamp authority for requisite and appropriate stamp duty payable.
   iii. Stamp duty paid agreement is submitted
   iv. Submission of application for Membership of the Society by the proposed transferee in the prescribed form.
   v. Submission of resignation of the proposed transferor,in the prescribed form
   vi. **Indemnity Bond duly Notarised, to discharge the liabilities to the society by the transferees' and which states and wherein the proposed transferee undertakes that:**
      a) They undertake to discharge the liabilities to the society which may become due to the society which relate to the period of the transferors'

1/7/2012

MARATHON ERA CO-OP. HOUSING SOCIETY LTD.

(Reg. No. MUM/WGS/HSG/TC/8936/09-10/2010 Dated 19/01/2010)
CS No. 2/142, Veer Santaji Lane, Off G. K. Marg, Lower Parel, Mumbai - 400 013.
Tel. : 022-24933422

b) membership with the society and payable by you after the cessation of the transferors' membership of the said society, due to any demand made by the builders (Marathon Next Gen Realty Ltd), local authority, Government or by any other authority on any account and under any circumstances, after cessation of transferors' membership.

vii. Society Entrance fee Rs 500/-

viii. Membership fees Rs 100/- per member.

ix. Pay the amount of premium fixed at the rate fixed by the General Body Meeting

x. The undertaking/declaration in Compliance with the provisions of any law for the time being in force in such as may be prescribed under the bylaws.

xi. The transferee shall also give an Affidavit that :
Undertaking from transferee that the aforesaid flat proposed to be purchased from the transferors will be used only for the purposes of " Residence" and not for any other purpose.

xii. The transferor shall abide by the byelaws of the Society, and all other rules and regulations that are in force from time to time.

There are no dues outstanding on the said flat as of 1st July 2012 and the maintenance amount has been paid for the period from April 1st 2012 to 30th June, 2012.

The Society may be called upon to pay to the BMC, previous Property Tax dues, plus any interest and or penalty for the period prior to the formation and registration of the Society and in which case, the same shall be passed on to all members, irrespective of the date of their ownership or possession of the flat.

The Transfer of the flat in favour of the purchaser will be effected by the Society, only if all the documentation of transfer are found to be in order and in accordance with the applicable laws of the land, all stamp duties and other charges payable to the Government /local bodies are paid and all dues are paid to the Society including transfer, society and membership fees.

For Marathon Era Co-op Hsg Soc., Ltd.,

1/7/2012

Hon Secretary.

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

NOTARY R. MAURYA GOVT. OF INDIA

THE JOINT SUB-REGISTRAR MUMBAI CITY I

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY I

NOTARY GOVT. OF INDIA

NOTARY INDIA

CITY SURVEY & LAND RECORDS

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MUNICIPAL CORPORATION OF GREATER MUMBAI

FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966.

NO. EEBPC/ 122 / GS/A of 5/2/2004

COMMENCEMENT CERTIFICATE

To,

M/s. Ithaca Informatics Pvt. Ltd.
C/o To Piramal Spg & Mfg. Mills Ltd
C.S. No. 2/142 Lower Parel
Mumbai

Ex. Engg. Bldg. Proposal (City)
E Ward Municipal Offices, 3rd Floor,
10 S.K. Bolle Road, Byculla,
Mumbai - 400 008

Sir,

With reference to your application No. 3678 dated 10/5/2003 for Development Permission and grant of Commencement Certificate under Section 44 and 69 of the Maharashtra Regional and Town planning Act, 1966, to carry out development for Proposed Residential Bldg. on Plot bearing C.S. No. 2/142 of Lower Parel Division

and building permission under section 345 of the Bombay Municipal Corporation Act, 1888, to erect a building in Building No. ____ on Plot No./C.S.No./C.T.S. No. 2/142 Division Village/Town Planning Scheme No ____ Situated at Road / Street Lower Parel Division Ward G/S 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 & 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 sanction 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 misrepresenting and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Sec.43 & 45 of the Maharashtra Regional and Town Planning Act 1966.

P.T.O.

NOTARY GOVT. OF INDIA

7) The conditions of this Certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successor and every person deriving title through or under him.

8) The Municipal Commissioner has appointed Shri S.V. GAJAR GAONKAR Assistant Engineer, to exercise his powers and functions of the Planning Authority under section 45 of the said Act.

9) This C.C is issued up to Plinth Level only

This Commencement Certificate is valid upto 9/12/2005

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

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

Assistant Engineer
Building Proposals (City)/(P.A.R.)

FOR MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

EB/122/GS/A 6/1/2005

This C.C is Extended for Entire work up to 20th Floors of 2 blocks & up to 4th Floor for Remaining 3 Blocks.

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

A.E.B.P.(C)

EB/122/GS/A 31-3-2005

This C.C is further Extended for the Entire work as per Amended Plan dated 29/12/2005 (i.e. full C.C.)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

A.E.B.P.(C)

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NOTARY GOVT. OF INDIA

NOTARY GOVT. OF INDIA

भारतीय गैर न्यायिक

भारत INDIA

रु. 500 FIVE HUNDRED RUPEES

पाँच सौ रुपये Rs. 500

सत्यमेव जयते

INDIA NON JUDICIAL

19 MAR 2012

MAHARASHTRA L 224911

19 MAR 2012

16 MAR 2012

2012

K. R. MIDGE

श्री/श्रीमती Anil Nahar

Nepeansea Rd mum-03

033161

SUB-REGISTRAR

परवाना धारक

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that we, (i) Mr. Anil Nahar, aged about 55 years, holder of Indian Passport no :Z 1752514 (ii) Mrs. Shakun Nahar, aged about 55 years, holder of Indian Passport no : Z 1600536 both permanently residing at 20th floor, B-Wing, 98208, Shantinagar, Nepeansea Rd, Mumbai 400006, do hereby constitute, nominate and appoint our Attorney our son Mr. Saurabh Anil Nahar aged 27 years holder of Indian Passport no. [illegible]321 permanently residing at 20th floor, B Wing, 98208, Shantinagar, Nepeansea Rd, Mumbai 400006 to act in our name and on our behalf, to do or execute all or any of the acts, deeds and things, set out herein:

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WHEREAS

We are now staying/working at Muscat , Sultanate of Oman ,and are unable to attend to the affairs, it is necessary for us to appoint another to look after the said affairs, we have deemed it expedient to execute this Power of Attorney.

NOTARY OF INDIA

EMBASSY OF INDIA MUSCAT

Anil Nahar Shakuntala Nahar

Passport No. Z-1752514 Passport no. Z-1600536

b) We intend to purchase a property **(hereinafter referred to as Property)** which is more fully described in the Sale deed to be entered into and presented before the registering authority.

c) We do hereby appoint, constitute and nominate Mr. Saurabh Anil Nahar aged 27 years holder of Indian Passport no: J 4982321 permanently residing at 20th floor, B-Wing, 98208, Shantinagar, Nepeansea Rd, Mumbai 400006 to be our true and lawful Attorney (hereinafter referred to as Agent) to execute all or any of the things hereinafter mentioned in our name, on our behalf.

d) And whereas the Agent has agreed to act as our Power of Attorney holder for the said purposes;

1. To enter into a purchase Agreement, for the Property in our name with the prospective seller, and pay the advance sale consideration by way of crossed cheque in favour of the prospective seller against receipt AND TO get the purchase Deed executed in our name and to pay the balance sale consideration by way of crossed cheque against receipt, sign in the sale deed document, comply with all registration formalities required for proper purchase of the Property, to receive the registered sale deed from the registering authority and to do all acts, deeds and things necessary for the smooth function of all respects as directed by the registering authority as necessary to complete the transaction.

2. To purchase any stamp paper or other instruments as may be necessary in our name for carrying out any one or more purposes of this deed and to file and prosecute necessary proceedings in this regard.

3. To apply to the registering authorities or revenue authorities or local body authorities or any other public authorities to inspect all records and documents in respect of the Property.

4. To effect necessary mutation of records in respect of the Property in Revenue Records in the concerned corporation / municipal / village /panchayat authorities in our name.

Shakuntala Nahar

Passport no. Z-1752514 Passport no. Z-1600536

5 To complete all the formalities with the revenue authorities, in respect of the Property, in our name.

6 To apply to the competent authorities for the necessary approvals / sanctions / regularizations and permits in respect of plan / for construction / restoration / repairs of any building(s) / any other construction, in the Property after written approval of the Executants.

7. To safe guard the property on our behalf and look after the same and evict any unauthorized trespassers etc., from the Property, on our behalf.

8. To lease out the Property and to receive the rent thereof and to grant receipt or effectual discharge and to execute, sign and get registered lease agreements necessary to complete the said lease, to realise rents and to eject tenants and to take all necessary legal proceedings and to institute suits in connection therewith.

9. To receive any money due to us from any other person and to grant receipts and discharges for the same.

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10. To sign on our behalf before any appropriate authority that may be required under law any declaration, statement, application in connection with holding, possessing, acquiring, transferring, receiving or otherwise dealing with the Property.

11. To pay, settle, adjust any public dues in respect of the Property and obtain receipt on our behalf.

12. To appear before any court and revenue or Government departments etc., to defend/protect the Property on our behalf and to give evidence before any court or tribunal, to appoint advocates and to give petition and to sign all necessary papers on our behalf and to sign all papers, plaint, statement as necessary to safeguard the Property and to give complaint etc., before the jurisdictional police etc., on our behalf and in our name.

Shakuntala Mahi
Passport no. Z-1752514 Passport no. Z-1600534

13. To demand, collect, receive and give effectual discharge of all debts, advances and claims due to us and to take and use all lawful proceedings and means for recovering the said debts and advances and also to institute, defend, conduct, compromise, or withdraw any suit or other proceedings relating to the Property or affairs or for the realisation of decree in our favour and to compound or abandon or delay to enforce any debt or decree in our favour or settle any question affecting us.

14. To sign and verify plaints, written statements, petitions of claims and objections, memorandum of appeal and petitions and applications of all kinds and to file them in any such Court or office.

15. To appoint any advocate, pleader, revenue agent or any other legal practitioner.

16. To obtain refund of stamp duty or repayment of Court fees.

17. To accept service of any summons, notice or writ issued by any Court or office against any of us.

18. To appear and act in all forums whether criminal /civil / original or appellate before any court in any Office of Government or any other Inst/Authority on our behalf.

19. To apply to courts and offices for copies of documents and papers.

20. To execute or register any deed of rectification, ratification, disclaimer, undertaking, declaration, affidavit or any other deed or document or paper in connection with all or any of the above.

21. Generally to do all and everything requisite for all or any of the aforesaid powers.

NOTARY GOVT. OF INDIA

Shakuntala Nahar
Passport no. Z-1600536

Passport- no. Z-1752514

No consideration has been received for executing this Power of Attorney.

AND we do hereby agree and ratify and confirm, that all acts deeds and things lawfully and bonafide done by our attorney shall be construed as acts, deeds and things done by us and we undertake to ratify and confirm all and whatsoever that our said attorney shall lawfully do or cause to be done for us by virtue of the Power hereby given.

IN WITNESS WHEREOF we have signed this Power of Attorney on this 24 rd day of March 2012.

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Specimen Signature of Attorney

Mr. Anil Nahar
Passport No. Z-1752514

Mrs. Shakun Nahar
Passport No. Z-1600536

Witness:

1. B. CHANDRAMOULI

2. PRAVIN KUMAR M.

EMBASSY OF INDIA MUSCAT
NO. C 10766/MUS/12 DATE 24 MAR 2012
SIGNED BEFORE ME

ATTESTED PHOTOGRAPH OF
MR Anil Kumar Nahar
WITH THE HELP OF INDIAN PASSPORT
NO. Z1752514 ISSUED AT Muscat
ON 24/5/2008 AND MRS Shakuntala Nahar
PASSPORT NO. Z1600536 ISSUED
AT Muscat ON 21/3/2005
NO RESPONSIBILITY IS ACCEPTED
FOR THE CONTENTS

एस. मगेश कुमार
S. Magesh kumar
सहायक कोंसलर अधिकारी
Asstt. Consular Officer
भारत का राजदूतावास
Embassy of India
मस्कत / Muscat

घोषणापत्र

मी सौरभ अनिल नाहर खालीलप्रमाणे घोषित करतो की, दुय्यम निबंधक मुंबई यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. अनिल नाहर व शकुंतला नाहर व इ. यांनी दि. 24/3/12 रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून सदरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 5/7/12

कुलमुखत्यारपत्रधारकाचे नाव व सही

NOTARY OF INDIA

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Customer's Copy	
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP	
DOCUMENT DELIVERED	Date : 30/7/10
Franking Stamp Duty	
Franking Value	Rs. 500/-
Service Charges	Rs. 10/-
TOTAL	Rs. 510/-
Name & Address of the Stamp duty paying party	
Harsh Sandip Thakore Harvansh, N.S. Road No 8 Juhu Scheme Mumbai - 400049	
Tel./Mobile No. 9821113811	
Desc. of the Document	
DD/Cheque No.:	
Drawn on Bank :	
(For Bank's Use only)	
Tran ID A25-Rs. PL-346 Rs.	
Franking Sr. No.	
Cashier	Officer

THE SEAL OF THE JOINT SUB-REGISTRAR ... Kapol Co-op. Bank Ltd.

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, **HARSH SANDIP THAKORE, SEND GREETINGS:**

WHEREAS I , the undersigned, **HARSH SANDIP THAKORE** of Mumbai, Indian Inhabitant, aged 42 years and residing at "Harvansh", N.S.Road No. 8, Juhu Scheme, Mumbai – 400 049, **(PAN No. AAAPT4930A)** desirous of appointing my mother **MRS. VIMAL SANDIP THAKOR**, aged of Mumbai, Indian Inhabitant,

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The Kapol Co-operative Bank Ltd., Vile Parle (East) Branch, 107/108,D-Shyamkamal Building, Near B.N.Agarwal Market, Vile Parle (East) Mumbai-400 057. P.S/TPV/C.R.06/05/09-10

भारत 20373 174367 JUL 30 2010 SPECIAL ADHESIVE INDIA STAMP DUTY MAHARASHTRA R 00005001-PB5503 12:03

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI
MUMBAI

aged 72 years, residing at "Harvansh", N.S.Road No. 8, Juhu Scheme, Mumbai – 400 049, **(PAN No. AAAPT6932A)** to be my true and lawful Attorney for me in my name and on my behalf to conduct and manage all my respective affairs and properties both moveable and immoveable of whatsoever nature and wheresoever situated without any monetary consideration and to do all or any of the following acts, deeds and things:

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NOTARY
GOVT. OF INDIA

NOW KNOW YE AND THESE PRESENTS WITNESS that I, **HARSH SANDIP THAKORE**, do hereby nominate, constitute and appoint my mother **MRS. VIMAL SANDIP THAKOR** to be my true and lawful Attorney for me and in my name or in the name of my Attorney and on my behalf without any monetary consideration to do all or any of the following acts, deeds, matters and things that is to say:

1. To carry on, look after, manage and conduct my respective affairs and to do and perform all acts, deeds, matters and things that may be necessary and expedient in the conduct of my respective affairs and for the management of all my respective personal assets and properties both moveable and immoveable of whatsoever nature and wheresoever situate including my respective shares, securities and investments of any nature whatsoever presently held by me in my name or jointly with another, or jointly with others as well as those that may be acquired by me through my said Attorney under or pursuant to this Power of Attorney or otherwise.

2. To look after, manage and administer all of my properties which I own either solely or jointly with any other person and to pay all taxes, rates, assessments charges, cess, expenses and all other payments and outgoings whatsoever due and payable or to become due and payable in relation to the said properties.

3. To enter into and carry out and perform all existing and future agreements, contracts and engagements entered into by me either solely or jointly with another or jointly with others in connection with my affairs and properties and to pay and discharge all debts, liabilities and obligations under the same.

4. For me and in my name and on my behalf to receive every sum of money whatsoever which now is or may hereafter become due, arising or belonging me jointly or solely and on receipt thereof to make, sign, seal, execute, deliver and give good and sufficient releases, acquaintance or other discharges for the same, and also to sign, seal, execute, make and deliver all proper and sufficient re-conveyance, re-assignments, releases and other assurances in respect of the properties and also to consent to any such alterations or modifications of the required nature on the terms and conditions as my Attorney shall think fit.

H.T.

5. To enter into, make, sign, seal, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, declarations, bonds, deeds, assurances, documents, papers, writings, applications and things that may be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for any of the purposes of these presents or in which I am or may be party or in any way interested as against the said properties either solely or jointly with any other person.

6. To carry on correspondence with and make personal representations to all concerned Authorities and Bodies including the Government in all its Departments as my said Attorney may deem fit and proper.

7. To represent me either solely or jointly before the Income tax, revenue-tax, assessments, rates and other taxation (direct or indirect and whether levied by the Central Government, State Government, Municipal Corporation or any other body whatsoever) and to do all such acts and things and to sign all such statements, returns and other papers and to make such appeals and take such other proceedings as in the opinion of my said Attorney may be necessary or proper in my interest.

8. To ask, demand, sue for, recover and receive from every person and every body politic or corporate whom it shall or may concern all sums of money, issues, profits, debts, dues, effects and things of any nature or description whatsoever which now are or which at any time or times during the subsistence of these presents shall or may be or become due or accrued owing payable or belonging to us either in my individual name or jointly with each other or jointly with any other person or by any right title ways or means howsoever and upon receipt thereof or of any part thereof to make sign execute and deliver such receipts releases or other discharges for the same respectively as my Attorney shall think fit or be advised.

9. To take or enter into possession, receive compensation and profit and income of our respective said assets and/or properties or of other houses, tenements and hereditaments which may hereafter be vested in

H.T.

me either alone or jointly with each other or jointly with any other person either absolutely or by way of mortgage or otherwise howsoever.

10. To let or lease or give on leave and license basis or otherwise any of my respective house/s, land/s, flat/s, tenement/s, shop/s office premises and other properties or any part thereof and hereditaments held by me either alone or jointly with each other or jointly with any other person from month to month or for any term at such rent/license fees and upon such terms and conditions as my said Attorney shall think fit.

11. To collect and receive of and from the tenants and occupiers of any such houses shops, office, blocks and/or lands and/or premises all rents, compensation and sums of money now due or hereafter to become due for the use and occupation thereof and to take all lawful proceedings by way of distress suit or otherwise for recovery of all arrears of rent now due or hereafter to become due to me in my individual name or jointly with other person.

12. To purchase and/or acquire for me and for my benefit any freehold and leasehold misusages, lands, tenements, ownership flats, shops, offices, and premises and to procure the said hereditaments, lands and premises conveyed, assigned or surrender to or in trust for me my respective heirs, executors, administrators and assigns respectively or to such users and in such manner as my said Attorney shall deem most beneficial to me.

13. To invest any of my respective monies at interest on the mortgage of any immovable property of freehold or leasehold tenure or on the mortgage of stocks, funds or other securities or to invest any of my respective monies in shares, debentures and securities or on pledge or mortgage of movable property or to deposit the same with any merchants, mills, banks, firms, societies, corporations and/or bankers with or without securities or with the depositories and the investments shall be made either in my own name or in the name of my said Attorney or of any person in trust for me and from time to time to vary the investments or any of them in or for others of the same or a like nature as my said Attorney shall think fit.

14. To demand, sue for and enforce payment of and receive and give discharge for all monies, securities for moneys, debts due, stocks, shares and other assets/estates now belonging or hereafter to belong to me either in my own name or jointly with any other person or persons.

15. To commence, prosecute, carry on or defend all actions or other proceedings touching my respective assets/estates or any part thereof or touching anything in which I may in any wise be concerned or interested or for recovering any monies due to me from any other firm, company, or person.

16. To settle, compromise or submit to arbitration all accounts, claims and demands between me and any other persons or persons, firms or firms, company or companies, any governmental authority and to enforce the awards made therein and to apply for and obtain decree or decrees in terms of such award.

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17. To invest my money in Government Securities.

18. To purchase, sell, endorse, transfer and assign all or any Government Securities and Securities of any description whatever.

19. To demand and receive all interests and dividends due or accrued due on all or any such securities.

20. To exercise all such rights, authorities, privileges and powers which may now or hereafter accrue to me in respect of the various shares and debentures/bonds including Right shares and Right debentures/ bonds which are in my respective name or otherwise belong to me either solely or jointly with any other person or persons.

21. To open and/or operate a Depository account or accounts with any of the Depository participants of the National Securities Depository Limited and/or the Central Depository Services Limited in connection with

purchase and sale of shares, debentures, Bonds, Government Securities etc. and I hereby authorise my said Attorney:

(a) To open, operate and close said Account(s).

(b) To make payment of Depository Fees payable from time to time, by operating upon the said Account(s).

(c) To operate the said Account(s) to make purchases and sales of securities through Stock Exchanges in India.

(d) To operate the said Account(s) in order to apply for and accept allotments of any securities.

(e) To execute required indemnity bond/s in favor of the issuer of duplicate securities/certificate(s).

AND Generally to exercise all powers in respect of the said Account(s) as would be exercised by me.

I respectively agree and undertake to ratify all acts that may be done by my said Attorney pursuant to this Power of Attorney.

22. To sign my name to my Fixed Deposit, Loan Agreement or other receipts, shares, debentures, stocks, securities bond investments of all kind to operate on all my banking accounts whether current, savings, over- draft, safe custody or any account standing in my name, whether singly or jointly with another or others.

23. To open and operate upon any Bank account or any safe deposit lockers in any value in any Bank or Banks or Company or to hire such lockers and to deposit from time to time any cash, shares or securities and other articles or things therein and from time to time remove or withdraw the same therefrom.

24. To pay premia payable on Insurance Policies on my life with Life Insurance Corporation of India and to receive any monies becoming payable to me under such Policy or Policies.

25. To make gifts of any of properties including cash, shares, stocks, debentures and other moveable properties.

26. To settle, compromise or submit to arbitration all accounts, claims and disputes between me and any other person or persons or companies or firms in respect of my properties now or hereafter belonging to me to contest, carry out and declare all such settlements and adjustments and all awards that may be made as my said Attorney shall think proper.

27. To endorse and sign letters of offer, Forms of Acceptance and Forms of Renunciation and other documents which may be received by me from various companies as its shareholder or debenture holder/bond holder as the case may be.

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28. To sign and execute all deeds, forms, documents and other instruments necessary or required:

a) for acquiring and/or purchasing the Right Shares or the Right Debentures/ Bonds;

b) for exercising any right whatsoever in respect of the shares or debentures or in respect of the said Right Shares or Right Debentures /Bonds.

29. To accept transfers of any shares, securities or other funds which shall or may at any time hereafter be transferred to me either in my own name or jointly with any other person or persons.

30. To sell the shares or stocks or securities or debentures or Right shares or Right Debentures /Bonds or Coupons in and of any Company now or at any time hereafter standing in my name or jointly with any other person or persons and to execute the transfer thereof and to execute any document or instrument as may be necessary for such sale and transfer.

31(a) To open and/or operate upon any of my bank account or accounts either joint or several, including current, savings fixed deposits and overdraft accounts in any Bank, Corporation, Private or Public Company either in my respective name or in the name of

26. To settle, compromise or submit to arbitration all accounts, claims and disputes between me and any other person or persons or companies or firms in respect of my properties now or hereafter belonging to me to contest, carry out and declare all such settlements and adjustments and all awards that may be made as my said Attorney shall think proper.

27. To endorse and sign letters of offer, Forms of Acceptance and Forms of Renunciation and other documents which may be received by me from various companies as its shareholder or debenture holder/bond holder as the case may be.

बहुई – १
५६६१ | ३५
२०१२

28. To sign and execute all deeds, forms, documents and other instruments necessary or required:

a) for acquiring and/or purchasing the Right Shares or the Right Debentures/ Bonds;

b) for exercising any right whatsoever in respect of the shares or debentures or in respect of the said Right Shares or Right Debentures /Bonds.

29. To accept transfers of any shares, securities or other funds which shall or may at any time hereafter be transferred to me either in my own name or jointly with any other person or persons.

30. To sell the shares or stocks or securities or debentures or Right shares or Right Debentures /Bonds or Coupons in and of any Company now or at any time hereafter standing in my name or jointly with any other person or persons and to execute the transfer thereof and to execute any document or instrument as may be necessary for such sale and transfer.

31(a) To open and/or operate upon any of my bank account or accounts either joint or several, including current, savings fixed deposits and overdraft accounts in any Bank, Corporation, Private or Public Company either in my respective name or in the name of

34. To commence, carry on, prosecute or take all actions or other proceedings touching any of my assets or properties or wherein I shall have any share or interest or any part thereof and for the purpose aforesaid or any of them to declare and affirm plaints, written statements, affidavits, applications, petitions, memoranda of appeal applications for execution, reviews, revisions and other papers and proceedings and fro the said purpose to appear before any judicial or executive officer as occasion shall arise and to perform any other acts, deeds, matters and things as shall be requisite or expedient for the purpose according to law and to accept service of writ of summons or other process and to engage any pleader, Vakil, advocate, attorney or mukhtiar to conduct the said proceeding or any of them on my behalf and to sign the necessary Vakalatnamas or warrants in their favour, to execute any decree or order against any person against or by whom any proceedings may have been taken.

35. To appear before all and every or any Court or Courts Registration and Government or public officers, Reserve Bank, Municipal, Customs, Income-tax, Wealth-tax, Gift-tax, Estate Duty, Akbari, Revenue, Policy and other authorities Tribunals and officers whatsoever, and to make applications and petitions and prefer appeals and to answer defend and reply to all matters and things touching and concerning me or wherein I may be interested or concerned either solely or jointly with another or others and to execute any indemnity Bond and to present and make all applications and petitions and prefer appeal to the said Officers Tribunals and authorities.

36. To accept service of any writ, summons or other process or notice and to appear and to represent me in any Court and before all Magistrates Judicial revenue or other officers and Tribunals whatsoever as my Attorney shall be think fit or advisable and to institute any suit action or other proceeding in relation to any property any Court of Justice and before any Public Officer or Tribunal for the recovery or enforcement of any debt, sum of money, right, title and interest, or thing whatsoever now due or payable or to become due or payable or in anywise belonging to me by any means or on any account whatsoever, and in any action suit or proceedings to prosecute or discontinue or

become non-suited therein if my said Attorney shall see cause and also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like for recovering or getting in any such sum of money or other thing whatsoever which shall by my said Attorney be conceived to be due owing, belonging or payable to me by any person whatsoever and also to appoint pleaders, advocates, solicitors and legal advisers to prosecute or defend in the premises aforesaid or any of them as occasion may require And from time to time them or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as my said Attorney shall think fit or be advised And for all or any of the purposes aforesaid to sign, execute, deliver, file all necessary Vakalatnamas, Warrants of Attorneys, Plaints, Petitions, Applications, Defences, Statements of Accounts, Written Statements Declarations, Affidavits and other documents, papers and writings.

37. To make any affidavit of proof of any debt or debts due or claim to be due to me in any proceedings taken or hereafter to be taken or by or against any person, firm or company under any act or acts for the time being in force in relation to the relief or otherwise of insolvent debtors or firms or to the winding up of companies and to attend all meetings or creditors under any such proceedings by way of insolvency which may be taken against or for the relief or any debt as my said Attorney shall in his absolute discretion see fit.

38. To prosecute and defend actions, suits and other legal proceedings now instituted or hereafter to be instituted by or against me either solely or jointly with another or others, and generally for me and in my respective name or in the name of our said Attorney. AND ALSO to take such other lawful ways and means for the recovering or getting in any such sum of money or other thing whatsoever which shall by our said Attorney be conceived to be due, owing, belonging or payable to me by any person whomsoever and for the purposes aforesaid to make all such appointments, grant all such powers and authorities, make all such applications, engage all such Attorneys, Pleaders and Advocates, and do all such other acts, matters and things as, in the opinion of my said Attorney shall be necessary and expedient.

39. To sign, execute, present or lodge for registration before the Registrar of Assurances and other competent authorities, admit execution of, register or otherwise perfect or cause to be signed, executed, registered and perfected in my respective names and on my behalf any agreement other assurances, deeds documents and or writings relating to the said properties which may in the opinion of my said Attorney be expedient or necessary and to receive consideration from time to time and give valid receipts and effectual discharges in respect of the consideration/moneys received on my behalf.

40. For all or any of the purposes to substitute, nominate and appoint from time to time one or more attorney or attorneys under my said Attorney with the same or limited powers and such substitute or substitutes at pleasure to remove and other or others to appoint.

41. AND GENERALLY for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted both jointly as well as severally we hereby declare that the said powers hereby granted shall not be limited to such transactions and matters as are herein expressly mentioned but the same shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined but which in the course of management of my aforesaid affairs which may by my said Attorney be deemed to be requisite or expedient to be done or performed.

AND I DO HEREBY and confirm and agree to ratify and confirm for myself, my respective heirs and executors all and whatsoever my said Attorney shall lawfully do or cause to be done in or about the premises by virtue of these presents and DECLARE that these presents shall at all times be conclusively binding in favour of third parties who shall have not received notice of revocation, but so that the exercise by myself from time to time of any of the powers and authorities hereby conferred shall not be deemed to be a revocation or limitation.

IN WITNESS WHEREOF, I have hereunto set my hand at Mumbai, aforesaid this 30th day of July, 2010.

SIGNED AND DELIVERED]
by the withinnamed]
HARSH SANDIP THAKORE]
in the presence of ...ANIL KHANNA]

Deponent

I ACCEPT:

VIMAL SANDIP THAKOR

Before me,

बबई-१
५७६८ ३८
२०१२

WA No. 258118

संयुक्त पुरवठापत्रिका/शिधापत्रिका
शिधावाटप क्षेत्र/ जिल्हा
कोड क्रमांक ५०२/१६०९

अर्ज क्रमांक
नागरिकत्व भारतीय
कुटुंब प्रमुखाचे नाव ठाकोर विमल रतिए.
वय ७२ संपूर्ण पत्ता "सारदा" ३ रा. दमिन रोड नं. ८
जुहू स्कीम मुंबई -

अर्जात नमूद केलेले कुटुंबाचे एकत्रित वार्षिक उत्पन्न रु. १२,००,०००/-
गॅस वापरत असल्यास नोंदणीकृत ग्राहकाचे नाव
ग्राहक क्रमांक / मिटर क्रमांक CB सिलिंडर एक / दोन
गॅस वितरकाचे नाव व ठिकाण

कुटुंब प्रमुखाची सही किंवा डाव्या
हाताच्या अंगठ्याचा ठसा

युनिटांची संख्या			निरीक्षक / शिधावाटप अधिकाऱ्याची सही
प्रौढ	मुले	युनिटे	
३	०	६	

पुरवठापत्रिका / शिधापत्रिका दिल्याची तारीख २०/११/०९

निरीक्षक / पुरवठा अधिकाऱ्याची सही

जिल्हाधिकारी /
नियंत्रक, शिधावाटप, मुंबई.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने

प्रधान सचिव,
अन्न, नागरी पुरवठा व ग्राहक संरक्षण विभाग,
महाराष्ट्र शासन

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI CITY

NOTARY GOVT. OF INDIA

जुना पुरवठा / शिधापत्रिका क्रमांक दिनांक
रास्तभाव / अ. शि. दुकान क्रमांक संदर्भ क्रमांक

पुरवठापत्रिकेत / शिधापत्रिकेत समाविष्ट असलेली नावे

अनु-क्रमांक	नाव	वय	कुटुंब प्रमुखाशी नाते	निरीक्षक / शिधावाटप अधिकाऱ्याची सही
	विमल	७२	स्वतः	५/०९/१६०९
	हर्ष	४१	मुलगा	२०/११/०९
	आनंद	३८	मुलगा	२०/११/०९

मूल्य.—मूळ पत्रिकेस पन्नास रुपये, दुय्यम पत्रिकेस शंभर रुपये.

२०४२
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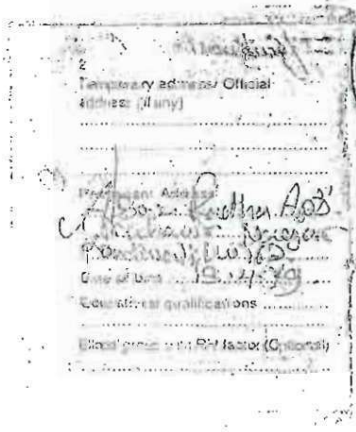
बबई – १

5661	89

2032



दिनांक :- 30/07/10

बदर4/ CL/2010

मुखत्यारनामा लिहुन देणा-याची
सही व अंगठा, फोटो

मुखत्यारनामा लिहुन घेणा-याची
सही व अंगठा, फोटो

सदर मुखत्यारनामा श्री हर्ष संदीप ठाकोर
.....
.....
यांनी माझ्या समक्ष आज दि 30/07/10 रोजी
नोंदणीत केला आहे. तुं तोच्या [illegible]
१) चंद्रकांत [illegible]
२) [illegible] गांधी
यांनी [illegible]
फक्त 900/- [illegible]
[illegible] "[illegible]" [illegible]
[illegible] नोंक बदर 4/ CL/ 90 [illegible]
दि 30/07/10 रोजी अधिप्रमाणित/सांकेतिक केला.

बबई – १	
५७८८	४२
२०१२	

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

साक्षीदारांची सही, फोटो व अंगठा

1)

2)

सदर मुखत्यारनामामध्ये एकुण १६ पाने असुन पान क्र. — व — वर
खाडाखोडी आहेत / नाहीत.

सह दुय्यम निबंधक अंधेरी क्र. 2

घोषणापत्र

मी विमल संदिप ठाकोर याव्दारे घोषित करतो की, मुख्य निबंधक मुंबई- यांचे कार्यालयात करदाता या शिर्षकांचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. हर्ष संदिप ठाकोर व इतर यांनी दि. 30/7/10 रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे निष्पादीत करुन कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र बातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून सदरचे कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक : 5/7/12

कुलमुखत्यारपत्रधारकाचे नावे व सही

बबई – १	
५७६८	३
२०१२	

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE

VALID FOR 3 MONTHS FROM THE DATE OF ISSUE

Ref. No 05471200 9984

D D M M Y Y Y Y
04/07/2012

Pay JOINT SUB REGISTRAR MUMBAI CITY 1 Or Order

आदा करें या उसके आदेश पर

Rupees THIRTY THOUSAND ONLY

रुपये

₹ *30,000.00

HDFC BANK LTD.

For HDFC BANK LTD.

MUMBAI - HUGHES ROAD

MUMBAI - 400 007

AUTHORISED SIGNATORIES

Please sign above

SBI/ASSOC/CFS/2010

BLUE REO

⑈008682⑈ 400240072⑆ 999991⑈ 12

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI

GOVT OF INDIA

2012	28	3-जुलाई

ANIL KUMAR NAHAR

THE SEAL OF THE JOINT SUB-REGISTRAR, MUMBAI

MUMBAI

बबई – १

५७६८ | ४

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LIBRARY GOVT. OF INDIA

बबई – १	
५४७६	५८
२०१२	

Hare Prabhe

बबई – १	
५७६८	४७
२०१२	

बबई – १	
५७६८	४८
२०१२	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

AUGUSTINE SOCORRO FERNANDES

AVELINO FERNANDES

15/03/1961

Permanent Account Number
AAMPF1544L

बबई – १	
५७७	४१
२०१२	

बबई – १	
५७८	४२
२०१२	

NOTARY GOVT. OF INDIA

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY * MUMBAI *

THE SEAL OF THE JOINT SUB-REGISTRAR * MUMBAI *

P. MAURYA NOTARY GOVT. OF INDIA

भारत निर्वाचन आयोग
Election Commission of India
पहचान पत्र
IDENTITY CARD

KNF1528025

मतदाता का नाम / Elector's Name	: विनय रमेश वाजे / Vinay Ramesh Vaje
पिता का नाम / Father's Name	: रमेश वाजे / Ramesh Vaje
लिंग / Sex	: M
1/1/2006 को आयु / Age as on 1/1/2006	: 24

W 5

बबई – १	
४५७	४८
२०१२	

पता : ए - 31 , गणेश मित्र मंडळ, रामन चाळ, नेहरू नगर नं. - 5, मोहित मेहता रोड, विले पार्ले (प)

शहर : मुंबई उपनगर - 400056

Address : A - 31 , Ganesh Mitra Mandal, Raman Chawl, Neharu Nagar No - 5, Mohit Mehata Road, Vileparle (W)

Metro : Mumbai Suburban - 400056

सहायक मतदाता पंजीयक अधिकारी
Assistant Electoral Registration Officer
For 38-Vile parle Assembly Constituency

स्थान / Place : मुंबई उपनगर / Mumbai Suburban

दिनांक / Date : 04/10/2007

This card may be used as an Identity Card under different Government Schemes

बबई – १	
५७७८	९०
२०१२	

NOTARY
L. P. MAURYA
REGN. NO. 12087
MUMBAI
MAHARASHTRA
NOTARY GOVT. OF INDIA

SHCIL-MAHARASHTRA

SHCIL 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151
E-mail :

Mode of Receipt

Account Id mhshcil01
Account Name SHCIL-MAHARASHTRA

Receipt Id RECIN-MHMHSHCIL0109423632246222K
Receipt Date 03-JUL-2012

Received From MR ANIL NAHAR AND MRS SHAKUNTALA NAHAR	Pay To
Instrument Type RTGS	Instrument Date 03-JUL-2012
Instrument Number OIBAP12185000010	Instrument Amount 2000000 (Twenty Lakh only)
Drawn Bank Details	
Bank Name OMAN INTERNATIONAL BANK	Branch Name NARIMAN POINT
Out of Pocket Expenses 0.0 ( )	

THE SEAL OF THE MUMBAI CITY SUB-REGISTRAR MUMBAI INDIA

S.H.C.I.L. Nariman Point D.P.-NPT. Mumbai

03/07/2012

HDFC BANK

A/C PAYEE ONLY
NOT NEGOTIABLE

MANAGER'S CHEQUE
VALID FOR 3 MONTHS FROM THE DATE OF ISSUE

Pl. 150 054712008954
D D M M Y Y
06/07/2012

Pay JOINT SUB REGISTRAR MUMBAI CITY I Or
आदा करें या उसके आ

Rupees THIRTY THOUSAND ONLY.
रुपये

₹ *30,000

HDFC BANK LTD.

For HDFC BANK LTD.

MUMBAI, HUGHES ROAD
MUMBAI - 400007

AUTHORISED SIGNATORIES

⑈008682⑈ 400240072⑆ 999991⑈ 12

बबई — १
५७५८ ५२
२०१२

NOTARY
GOVT. OF INDIA

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY I
MUMBAI

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दस्त क्र 5778/2012	
53	

05/07/2012 दुय्यम निबंधक
12:02:47 pm मुंबई शहर 1 (कोर्ट)

दस्त गोषवारा भाग-1

दस्त क्रमांक : 5778/2012
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिल नाहर व सकुंतला नाहर तर्फे कु मु सौरभ नाहर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: 36208 शांतीनगर 20 व. मजला बी विंग नेपीअन्सी रोड मुंबई 6 ईमारत नं: - पेठ/वसा	लिहून घेणार वय - सही		
1	नाव: विमल ठाकोर द्वारा स्वतःकरीता व हर्ष ठाकोर तर्फे कु मु - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: कस्तुरबा 8 वा रस्ता ने बी सी डी जुहु मुंबई 49 ईमारत नं: - पेठ/वसाहत शहर/गा	लिहून देणार वय - सही		

THE SEAL OF THE JOINT SUB REGISTRAR MUMBAI CITY 1 MUMBAI

सह दुय्यम निबंधक
मुंबई शहर क्र. 1
05 JUL 2012

NOTARY Nanded & Thane Maharashtra Regd. No. 8303 GOVT. OF INDIA

दस्त गोषवारा भाग - 2

बवइ1

दस्त क्रमांक (5778/2012)

48

दस्त क्र. [बवइ1-5778-2012] चा गोषवारा
बाजार मूल्य :17341500 मोबदला 40000000 भरलेले मुद्रांक शुल्क : 2000000

दस्त हजर केल्याचा दिनांक 05/07/2012 11:55 AM
निष्पादनाचा दिनांक : 04/07/2012
दस्त हजर करणाऱ्याची सही :

दस्ताचा प्रकार :25) करारनामा
डिलिव्हरी क्र. 1 ची वेळ : (सादरीकरण) 05/07/2012 11:55 AM
डिलिव्हरी क्र. 2 ची वेळ : (प्रति) 05/07/2012 12:02 PM
डिलिव्हरी क्र. 3 ची वेळ : (कबुली) 05/07/2012 12:02 PM
डिलिव्हरी क्र. 4 ची वेळ : (ओळख) 05/07/2012 12:02 PM

दस्त परत केल्याचा दिनांक : 05/07/2012 12:02 PM

पावती क्र.:5808 दिनांक:05/07/2012
पावतीचे वर्णन
नाव: अनिल नाहर व शकुंतला नाहर तर्फे कु मु सौरभ नाहर - -

30000 :नोंदणी फी
1040 :नकला (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

31040: एकूण

दु. निबंधकाची सही मुंबई शहर 1 (फोर्ट)

ओळख :
खालील इसमं असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना स्वतःच ओळखतात, व त्यांची ओळख पटवितात
1) ऑलस्टीन फर्नांडीस- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: 1 पार्क सो लाकीनाका मुंबई
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका:
पिन: -
2) विलास पाटे- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
इमारतीचे नाव: नेहरु नगर वी एम रोड मुंबई
इमारत नं: -
पेठ/वसाहत: -
शहर/गाव:-
तालुका: -
पिन:

दु. निबंधकाची सही
मुंबई शहर 1 (फोर्ट)

THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY 1

प्रमाणित करणेत येते की या दस्तामध्ये एकूण ४८ पाने आहेत
पुस्तक क्रमांक १, बंबई-१/ ५५५५ २०१२
वरील मोबदला
दिनांक- 05 JUL 2012
सह दुय्यम निबंधक मुंबई

NOTARY A. N. PANDE Mumbai & Thane MAHARASHTRA Govt. No. 9040 GOVT. OF INDIA

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A. N. PANDE
NOTARY, MUMBAI & THANE
MAHARASHTRA
GOVT OF INDIA

1 of 1

DATED THIS DAY OF JULY 20

सत्यमेव जयते

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Government of Maharashtra

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THE SEAL OF THE JOINT SUB-REGISTRAR MUMBAI CITY
MUMBAI

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