



Saturday, December 30, 2006

1:24:37 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9941

गावाचे नाव नेरुळ

दिनांक 30/12/2006

दस्तऐवजाचा अनुक्रमांक

टनन3 - 09678 - 2006

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: राकेश कुमार अग्रवाल - -

नोंदणी फी

:-

30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:-

380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण

रु.

30380.00

आपणास हा दस्त अंदाजे 1:39PM ह्या वेळेस मिळेल

दुय्यम निबंधक

टाणे 3

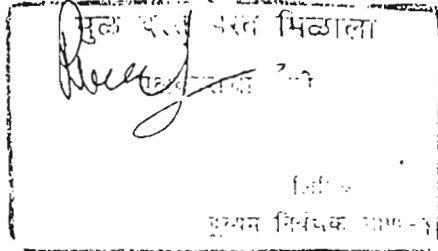
बाजार मूल्य: 3765000 रु. मोबदला: 4400000 रु.

भरलेले मुद्रांक शुल्क: 202600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि बँक ऑफ राजस्थान लि.;

डीडी/धनाकर्ष क्रमांक: 106977; रक्कम: 30000 रु.; दिनांक: 29/12/2006



AJASTHAN LTD.
MUMBAI (3610)

Valid for Six months only from the date of issue

DATE 29-12-2006

TO JOINT SUB REGISTRAR, THANE *****
OR ORDER *****

Thousand only *****
FOR VALUE RECEIVED. *****

NOT OVER RS. 30000.00 (3/5)

VNMBYE/00415

Rs. *****30000.00

For THE BANK OF RAJASTHAN LTD.

RAJASTHAN LIMITED
CEBR. (4150)
Bank & Branch

ATTORNEY

106977 000043000

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THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Deposit Br.

Date : 29/12/06

Pay to : The Bank of Rajasthan Ltd. Stamp FRK A/c

Franking Value	Rs.	202600
Service Charges	Rs.	10
Total	Hs.	202610

Name of Stamp duty paying party :

Rakesh K. Agarwal & Madhu Aggarwal

ट. न. नं.-३
REUC 12/06
२००६



DD / Cheque No.

Drawn on Bank

Signature and date 29/12/06

(For Bank's Use only)

Tran ID

Franking Sr. No.



Saturday, December 30, 2006

1:24:37 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9941

गावाचे नाव नेरुळ

दिनांक 30/12/2006

दस्तऐवजाचा अनुक्रमांक

टनन3 - 09678 - 2006

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: राकेश कुमार अग्रवाल

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 380.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (19)

एकूण रु. 30380.00

आपणास हा दस्त अंदाजे 1:39PM ह्या वेळेस मिळेल

दुय्यम निबंधक

टाणे 3

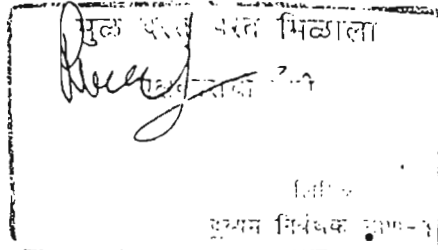
बाजार मुल्य: 3765000 रु. मोबदला: 4400000 रु.

भरलेले मुद्रांक शुल्क: 202600 रु.

दस्ताचा प्रकार : डीडी/धनाकर्षाद्वारे;

दस्ताचे नाव व पत्ता: दि. बँक ऑफ राजस्थान लि.;

डीडी/धनाकर्ष क्रमांक: 106977; रक्कम: 30000 रु.; दिनांक: 29/12/2006



THE BANK OF RAJASTHAN LTD.
VASI-NAVI MUMBAI (3610)
ISSUING BRANCH

Valid for Six months only from the date of issue

DATE 29-12-2006

ON DEMAND PAY TO JOINT SUB REGISTRAR, THANE *****

OR ORDER

RUPEES Thirty Thousand only *****

FOR VALUE RECEIVED.

NOT OVER RS. 30000.00 (3/5)

OT TT OL TL ;VNMBYF/00415

Rs. *****30000.00

For THE BANK OF RAJASTHAN LTD.

THE BANK OF RAJASTHAN LIMITED
MUMBAI SERVICE BR. (4150)

(Drawee Bank & Branch)

ATTORNEY

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106977 0000430001

16



3000
26/12/06
31-3

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

(Customer Copy)

THE BANK OF RAJASTHAN LTD.

Deposit Br.

Date: 29/11/06

Pay to: The Bank of Rajasthan Ltd. Stamp FRK A/c

Franking Value	Rs.	202600
Service Charges	Rs.	10
Total	Rs.	202610

ट. न. न.-3
 REUC 12.9E
 2006

Name of Stamp duty paying party:

Rajesh K.
 Agarwal &
 Madhu Agarwal



DD / Cheque No.

Drawn on Bank

[Signature]
 29/11/06

(For Bank's Use only)

Tran ID

Franking Sr. No.

Officer

ADHS-1 / 25,000 P x 15 L / 2005

The Bank of Rajasthan Limited.
Plot No.3,3A,4,Kalindi Building,
Sector 19C,Vashi,
Navi Mumbai.-400 705.
D-5/STP(V)/C.R.1001/18/05/1479-82

Authorised Signatory
Bank of Rajasthan
Vashi; Navi Mumbai

भारत 17396
114141

202600
SPECIAL
ADHESIVE
महाराष्ट्र
DEC 29 2006



13:05
R.02026001-PB5132

INDIA STAMP DUTY MAHARASHTRA

ट. ज. ल.-3
₹ 13.98
2006



AGREEMENT FOR SALE

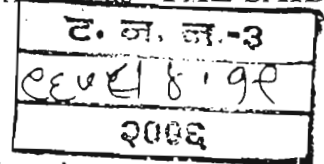
THIS AGREEMENT is made and entered into at Navi Mumbai, this 29th day of Dec 2006, BETWEEN MRS. GUPTA LAJWANTI SUBASH an adults, Indian inhabitant having address at P.O. BOX 16949, DUBAI, U.A.E., through her C. A. MRS. GEETA GUPTA having address at 12, REHMAT MANZIL, 75, VEER, NARIMAN ROAD, MUMBAI - 400 020, hereinafter called "THE FLAT OWNER" (which expression shall unless repugnant to the context or meaning thereof shall mean and include his heirs, executors, administrators, attorney and assigns) of the ONE PART AND MR. RAKESH KUMAR AGARWAL & MRS. MADHU AGARWAL having address at FLAT NO - 1202, IN BUILDING NO - 13, SEAWOODS ESTATE, N.R.I. COMPLEX, SECTOR - 54/56/58, NERUL, NAVI MUMBAI - 400 706, hereinafter referred to as "THE PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof shall mean and include their heirs, executors, administrators, and assigns) of the OTHER PART:

Geeta Gupta
[Signature]

[Signature]

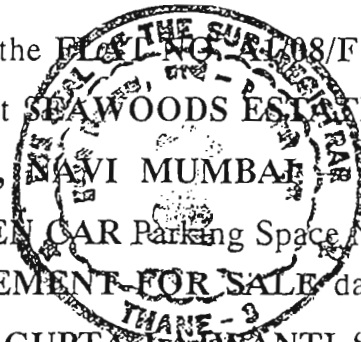
Madhu Agarwal

WHEREAS "THE STATE GOVERNMENT" in pursuant to section 113-A of the Maharashtra Regional Town Planning Act acquired the land and vested in City and Industrial Development Corporation of Maharashtra Limited, hereinafter known as "CIDCO" for development and disposal inter alia a piece or parcel of land situated at SEAWOODS ESTATES LTD, SECTOR - 54,56&58, NERUL NODE, NAVI MUMBAI, DIST. THANE (hereinafter referred to as "THE SAID LAND").



WHEREAS "THE CIDCO" has developed the said land and constructed on a portion thereof, buildings consisting of Ground + 13th floor only and designated as A-1 Type buildings situated at SEAWOODS ESTATES LTD, SECTOR - 54, 56 & 58, NERUL NODE, NAVI MUMBAI, DIST. THANE.

WHEREAS THE FLAT OWNER purchased the FLAT NO. A1/08/F1/102, on the FIRST FLOOR, in BUILDING NO. 08, at SEAWOODS ESTATES LTD, SECTOR - 54, 56 & 58, NERUL NODE, NAVI MUMBAI - 400 706, admeasuring 112.26 SQ.MTRS along with OPEN CAR Parking Space No. 8/102 from CIDCO on ownership basis. (1) AGREEMENT FOR SALE dated 11TH MARCH 1999 between CIDCO AND MRS. GUPTA LAJWANTI SUBASH AND (2) DEED OF CONFIRMATION dated 6TH NOVEMBER 2006 between CIDCO AND MRS. GUPTA LAJWANTI SUBASH.



AND WHEREAS "THE FLAT OWNER" is absolutely seized and possessed of or otherwise well and sufficiently entitled to THE SAID FLAT NO. A1/08/F1/102, on the FIRST FLOOR, in BUILDING NO. 08 at SEAWOODS ESTATE, NRI COMPLEX, SECTOR - 54, 56 & 58, NERUL, NAVI MUMBAI - 400 706 together with the certain share in common undivided interest appurtenant to THE SAID FLAT and has agreed to sell THE SAID FLAT to THE PURCHASERS on Ownership basis with the condition that the allottee of the Flat in the said Building shall promote and registered a company under the provisions of the Companies Act 1956 (here-in-after called "THE SAID ACT") as

Madhu Arora

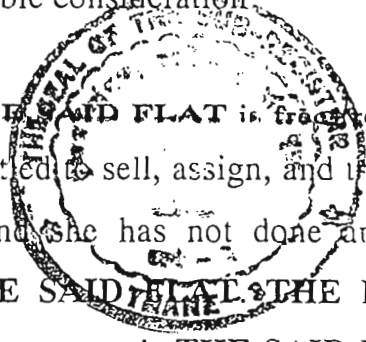
hereinafter mentioned and upon **THE PURCHASERS** paying in full all the dues payable to **THE FLAT OWNER** under these presents and complying with all the terms and conditions thereof.

5. **AND WHEREAS** "THE PURCHASERS have agreed to Purchase the **FLAT NO. A1/08/F1/102**, upon and subject to terms and conditions of the lease of the said land executed by the **CIDCO** in favor of **THE FLAT OWNER** and the Company of **THE FLAT OWNER** constituted under the provisions of **THE SAID ACT** (here-in-after referred to as "**THE SAID COMPANY**" as per the terms of the lease.

2008
2008

AND WHEREAS "**THE FLAT OWNER**" is the absolute **OWNER** of the **FLAT NO. A1/08/F1/102**, and is fully seized and possessed of the necessary documents relating thereto and further entitled to transfer and assign all their rights, title and interest in favor of **THE PURCHASERS** for valuable consideration

7. **THE FLAT OWNER** hereby and declare that **THE SAID FLAT** is free from all encumbrances and or liabilities and that she is entitled to sell, assign, and transfer **THE SAID FLAT** to **THE PURCHASERS** and she has not done any act whereby she is prevented from transferring **THE SAID FLAT**. **THE FLAT OWNER** further agrees that she has cleared all dues towards **THE SAID FLAT** till **NOC** and has not created any liability against the same.



NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

THE FLAT OWNER has agreed to sell and **THE PURCHASERS** have agreed to purchase **THE SAID FLAT NO. A1/08/F1/102**, on the **FIRST FLOOR**, in **BUILDING NO. 08** at **SEA WOODS ESTATE, NRI COMPLEX, SECTOR - 54, 56 & 58, NERUL, NAVI MUMBAI - 400 706**, with certain percentage specified in the Declaration made by the Corporation under "**THE SAID ACT**" of

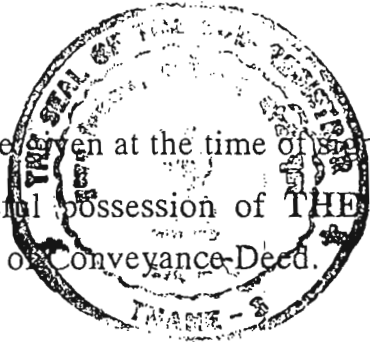
the undivided interest appurtenant to such FLAT as tenant in common with the OWNER of the other flats and to the common areas and facilities of THE SAID LAND and building of THE SAID FLAT and percentage hereinafter collectively referred to as "THE SAID PREMISES" are heritable, transferable and immovable property for a price of Rs. 44,00,000/- (RUPEES FORTY FOUR LACS ONLY), including Open Car Parking and Miscellaneous deposits, which THE PURCHASERS agree to pay THE FLAT OWNER as follows:

2. 4. 0. 0. 0. 0
 44,00,000/-
 2008

a) Rs.4,00,000/- (RUPEES FOUR LACS ONLY) to be paid on or before signing of AGREEMENT FOR SALE as ADVANCE & PART PAYMENT.

b) And balance of Rs.40,00,000/- (RUPEES FORTY LACS ONLY) to be paid from the financial institution.

c) The possession of THE SAID FLAT will be given at the time of signing of the Agreement and the Physical & Peaceful possession of THE SAID FLAT will be given at the time of execution of Conveyance Deed.



d) If the payment Cheque / instruments are not honored for any reason the agreement will stand null and void and the property ownership will revert to THE FLAT OWNER automatically.

302 Jan 07

e) THE SELLER shall execute the Conveyance Deed within TEN DAYS.

On or before 302 Jan 07

2. THE POSSESSION of THE SAID FLAT shall be delivered to THE PURCHASERS immediately on getting the full payment and THE PURCHASERS shall take the possession of THE SAID FLAT after the Agreement for sale is executed by and between the parties hereto and as soon as

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Madhu Agarwal

the full payment of the same price is made as agreed here-in-above. Time has an essential part of this Agreement for Sale.

3. UPON POSSESSION of THE SAID FLAT being delivered to THE PURCHASERS shall be entitled to the use and occupation of THE SAID PREMISES and shall thereafter have no claim against THE FLAT OWNER in respect of any item of work in THE SAID PREMISES, which may be alleged not to have been carried out, or completed.

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for electricity and


4. THE SELLER shall be liable to pay all property taxes, charges for electricity and other services and all other out goings and their share according to the percentage in common expenses payable in respect of THE SAID FLAT up to NOC.

5. THE PURCHASERS agrees and bind themselves to pay regularly every month by the FIFTH of each month to the CIDCO and thereafter to the said Association/Company and the proportionate share of THE PURCHASERS that may specified by the CIDCO and/or by the said Association/Company i.e.

- Insurance Premium.
- All Service Charges, Municipal and other taxes and out goings that may from time to time levied against the land or building including water taxes and water charges.
- Out-goings for the operations, maintenance and management of the building open area, compound wall, common facilities, services, utilities and other out-goings and collective charges incurred in connection with THE SAID FLAT/PREMISES and also the proportionate share of the ground rent payable to the CIDCO.

6. THE PURCHASERS shall use THE SAID FLAT for residential purpose only.

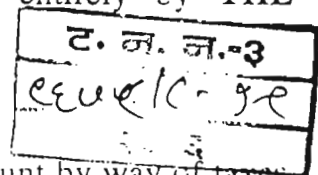
7. THE PURCHASERS shall from the date of possession maintain THE SAID FLAT at the cost of THE PURCHASERS in a good and tenantable repair and



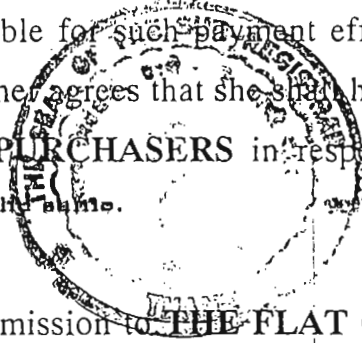
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condition and shall not do or suffer to be done anything in or to the said building or FLAT or common areas and facilities which may be against the rules, regulations and / or bye laws of the CIDCO/ NMMC or the said association/ Company in or to the said premises or to the building or any part thereof.

8. ALL COSTS, charges and expenses in connection with the formation preparing, approving and endorsing, stamping and registration of the conveyance to be executed between the parties shall be borne and paid entirely by THE PURCHASERS.



THE FLAT OWNER undertake to pay all the outgoing amount by way of taxes, maintenance charges and other dues till the date of NOC to THE PURCHASERS and THE PURCHASERS shall be responsible for such payment effective from the date of NOC. THE FLAT OWNER further agrees that she shall hand over all the ORIGINAL DOCUMENTS to THE PURCHASERS in respect of THE SAID FLAT and shall obtain the receipt for the same.



10. WHEREAS the corporation has granted permission to THE FLAT OWNER to sell THE SAID FLAT to THE PURCHASERS vide its letter No. CIDCO/AEO (NERUL) 2006/8323 dated 4/12/2006 AND SOCIETY SEAWOODS ESTATE LTD SEL/NOC/1912/06 dated 30/11/2006, on certain terms and conditions, which have been fully complied with by THE FLAT OWNER.

It is further agreed that THE PURCHASERS shall not sell assign, mortgage, under-let or otherwise transfer wholly or partly the said premises, save and except with the previous written permission of the city and industrial development corporation which permission shall not be refused if THE PURCHASERS performs or is willing to perform the following conditions.

19 11 06

s to say:-

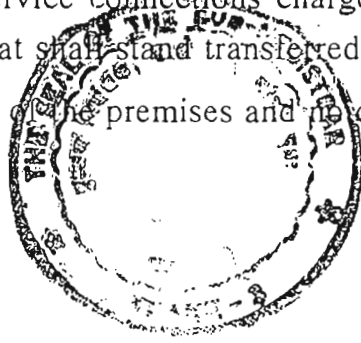
the instrument by which **THE PURCHASERS** shall impose upon to whom the said premises, **THE PURCHASERS** shall impose upon the persons to whom the said premises are transferred to perform and observe to the corporation all the conditions and covenants of the lease granted to them including this covenant.

A true certified copy of the instrument of transfer executed between **THE PURCHASERS** and the transferee is deposited with the estate officer of the corporation within seven days from the date of execution.

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THE PURCHASERS shall obtain any other permission as may be required by any other law or law being in force.

It is agreed by **THE FLAT OWNER** that the share money and entrance fee and deposits paid by **THE FLAT OWNER** and service connections charges if any paid to the **M.S.E.B**, which is attached to the flat shall stand transferred to **THE PURCHASERS** consequent upon the execution of the premises and no claim for refund of these amounts will be entertained.



SCHEDULE - I

A **FLAT** piece or parcel of land admeasuring 169542 sq. mtrs. Or thereabout being 01 (one) of the layout of land situated laying and being at Village: Karave, Thane, District Thane in the registration Sub-District Thane and District Thane defined as follows that is to say:

- TOWARDS THE NORTH BY : PALM BEACH MARG
- TOWARDS THE SOUTH BY : THANE CREEK
- TOWARDS THE EAST BY : SECTOR NO.52

TOWARDS THE WEST BY : SECTOR NO.58 (PART)

SCHEDULE-II

F NO. A1/08/F1/102, on the FIRST FLOOR, in BUILDING NO. 08, on PLOT 01(ONE) aforesaid, at SEAWOODS ESTATES LTD, SECTOR - 54, 56 & 58, JULIUS NODD, NAVI MUMBAI - 400 706.

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

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२००६

SIGNED SEALED AND DELIVERED BY

within named "THE FLAT OWNERS"

MS. GUPTA LAJWANTI SUBASH
through her C.A.

[Handwritten signature]

MS. GEETA GUPTA

in the presence of

[Handwritten signature]



SIGNED SEALED AND DELIVERED BY

within named "THE PURCHASER"

MR. RAKESH KUMAR AGARWAL &

[Handwritten signature]

MRS. MADHU AGARWAL

in the presence of

[Handwritten signature]
Madhu Agarwal

RECEIPT

RECEIVED a sum of Rs. 4,00,000/- (1) Rs. 2,50,000/- (RUPEES TWO LACS AND FIFTY THOUSAND ONLY) VIDE Cheque No. 748880, Dated 2ND NOVEMBER

2006, Bank Name & Branch BANK OF BARODA, VASHI drawn on MRS. GUPTA LAJWANTI SUBASH ("THE SELLERS") through her C. A. MRS. GEETA GUPTA,

AND (2) Rs. 1,50,000/- (RUPEES One lakh fifty thousand ONLY) VIDE Cheque No. 106978, Dated

2/06, Bank Name & Branch The Bank of Rajasthan Ltd. Vashi Navi Mumbai drawn on MRS. GUPTA LAJWANTI

Subash ("THE SELLERS") through her C. A. MRS. GEETA GUPTA FOR MR. KESH KUMAR AGARWAL & MRS. MADHU AGARWAL ("THE

PURCHASERS") having address at FLAT NO - 1202 IN BUILDING NO - 13, SEAWOODS ESTATE, N.R.I. COMPLEX, SECTOR - 54/56/58, NERUL, NAVI MUMBAI - 400 706, here in above named towards the ADVANCE AND PART

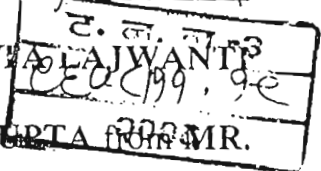
PAYMENT to be paid to THE FLAT OWNER against the Sale Price of the FLAT NO A1/08/F1/102, IN BUILDING NO - 08, SEAWOODS ESTATE, N.R.I. COMPLEX, SECTOR - 54/56/58, NERUL, NAVI MUMBAI - 400 706, the property

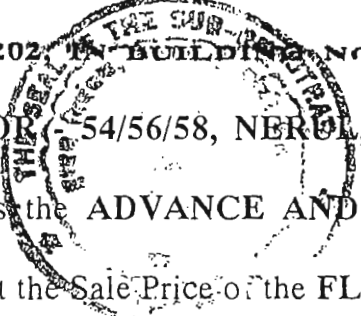
as above mentioned. Receipt subject to realization.

WE SAY RECEIVED



MRS. GUPTA LAJWANTI SUBASH &
Through her C.A. MRS. GEETA GUPTA
(THE SELLERS)





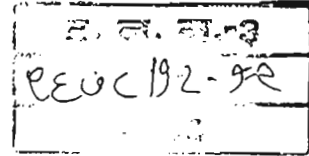


Reg. Office: Seawoods Estates Ltd., NRI Complex
Sector 54, 56, 58, Nerul, Navi Mumbai.-400 706
Tel: 39224442 Fax: 39224443. Email: : seawoods@rediffmail.com

SEL/NOC/ 1885/06

November 21, 2006

To,
Mr. Gupta Lajwanti Subash
P. O. Box Box 16949
Dubai, UAE



Dear Sir,

Sub: No Objection Certificate for Flat No. 8/102

With reference to your letter dated 17th November'06, regarding transfer of your flat No. 8/102 to **Mr. Rakesh Kumar Agarwal & Mrs. Madhu Agarwal** having address Bldg./Flat No. 13/1202, Seawoods Estates Ltd., Nerul, Navi Mumbai - 400706.

We inform that we have no objection to the said transfer of the flat.

Thanking you

Yours Sincerely

Seawoods Estates Ltd.

Mr. Rajesh Vaishampayan
Director



CC to: Mr. Rakesh Kumar Agarwal
CIDCO.

CIDCO

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

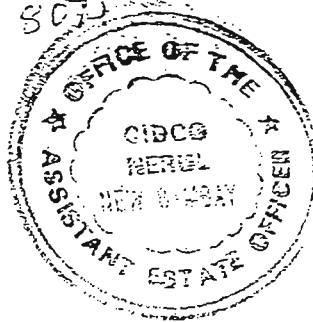
HEAD OFFICE :
CIDCO Bhavan, CBD-Saladar,
Navi Mumbai - 400 614
PHONES : 202 2481, 202 2421, 202 2579
FAX : 00-91-22-202 2509

HEAD OFFICE :
CIDCO Bhavan, CBD-Saladar,
Navi Mumbai - 400 614
PHONES : 757 1241, 9 Lines
FAX : 00-91-22-757 1056

Ref No : CIDCO/AEO/(NERUL)/~~XXXX~~ 2006/ 8075

Date : 22/11/2006

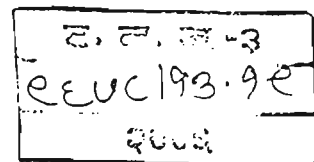
MRS. GUPTA LAJWANTI SUBASH.
P.O. BOX 16949,
DUBAI U.A.E.



Sub. : Grant of permission to transfer your apartment No. A1/F2/8/102 on the 1st floor, in building No. 08 in Seawoods Estate, Nerul, Navi Mumbai.

Ma'am

Please refer to your letter received on dated 20/11/2006



~~XXXX~~ Rs. 79,000/-

Since you have paid a sum of ~~100000~~ towards the Transfer Charges, the Corporation is pleased to permit you to transfer the aforesaid apartment to MR. RAKESH KUMAR AGARWAL & MRS. MADHU AGARWAL. subject to the following terms and conditions:

- 1) The transfer shall be effected after obtaining permission of the Competent Authority under Urban Land (Ceiling & Regulation) Act 1976 by a regular conveyance according to law at the cost of the parties.
- 2) The conveyance shall be registered with the Sub-Registrar of Assurance within 90 days or before 21/11/2007.
- 3) The conveyance shall contain the following covenant:
 - a) The purchaser shall not sell, assign, mortgage, underlet or otherwise transfer wholly or partly the said premises save and except with the previous written permission of the Corporation. Which permission shall not be refused if the purchaser performs or is willing to perform the following conditions, that is to say
 - b) In the instrument by which the purchaser shall transfer the said premises, the purchaser shall impose upon the person to whom the said premises are transferred to perform and observe all the conditions and covenants of the lease granted to him including this covenant.
- 4) A true certified copy of the instrument of transfer executed between the purchaser and the transferee is deposited with the Estate of the Corporation within seven days from the date of its execution.
- 5) You shall obtain any other permission, as may be required by any other statute or law being in force.

Cont...2

permission hereby granted shall lapse and shall be of no effect if the Deed of Apartment, the transfer of ownership of the apartment, a copy of the deed of mortgage and the original copy of the Deed of Assurances on or before 21/11/2007 and a certified copy of the deed of mortgage on the date is deposited with the Corporation in the Estate Section with a seven days notice to the Registrar for effecting consequential changes in our records.

It is appreciated if you kindly note that the share money and the deposits paid by you and interest on charges if any, paid to the M.S.E.B. which are attached to the apartment stand tied with the apartment consequent on the above sale and no claim for refund of these sums will be entertained.

Thanking you,

Yours faithfully

[Signature]
22/11

Asst. ESTATE OFFICER
Assistant Estate Officer
(NBI, NERUL)
SIDCO Ltd., Nerul Sanpada

to :
MR. RAKESH KUMAR AGARWAL &
MRS. MADHU AGARWAL.
FLAT NO. 1202, BUILDING NO. 13
SEAWOODS ESTATE NRI COMPLEX,
NERUL, NAVI MUMBAI.

2. 11. 07-3
CEUC 198.92
00.00



GENERAL POWER OF ATTORNEY

INDIA STAMP DUTY MAHARASHTRA

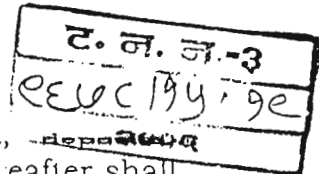
TO ALL TO WHOM THESE PRESENTS SHALL COME

I, Mrs. **GUPTA LAJWANTI SUBASH**, Indian National, holder of Indian Passport No: **E-0953183** inhabitant, having address at PO Box No: 16949, Dubai, U.A.E.

NOW KNOW YE AND THESE PRESENTS witnessed that I, Mr. **GUPTA SUBASHKUMAR RAJNATH**, owner of the Flat No: **A1/F2/08/0102** in Building No: 8, Type A1/F2, Seawoods Estate, NRI Complex, Nerul, Navi Mumbai - 400 706 (hereinafter referred to as "THE SAID PREMISES") do hereby nominate, constitute and appoint solely and severally Mrs. **GEETA VIJAY GUPTA** having address at **12, REHMAT MANZIL 75, VEER NARIMAN ROAD, MUMBAI - 400 020** for my Flat No: A1/F1/08/0101 to be my true and lawful attorney for me and in my name and on my behalf to do or cause to be done all or any of the following acts, deeds, matters and things that I would have done personally in respect of the said premises. (Flat No: **A1/F1/08/0102**) (Hereinafter referred to as "THE SAID PREMISES")

THAT IS TO SAY:

- 1) TO RECEIVE, collect, recover all income rent, deposits, cheques, dividends and profits which now are or hereafter shall be due and owing or arise to one in any manner howsoever in respect of said premises.
- 2) TO RECEIVE and give receipts for moneys due to me in any manner howsoever and to adjust and settle all accounts relating to me in respect of said premises.
- 3) TO CONDUCT, attend to inspect, manage, carry on and supervise all my affairs relating to the said premises and to do or cause to be done all acts, matters and things requisite or necessary or any manner connected thereto.
- 4) TO NEGOTIATE the sale and purchase of the said premises with such prospective purchasers and on such terms and conditions as my Attorney may deem fit and proper.
- 5) TO SIGN, seal and execute and deliver all agreements such as agreements to lease agreements to assignments, sale deeds license, leave and license agreement or any other agreements or documents or instruments as may be necessary or required for and on my behalf with respect to the said premises.



J. S. Gupta

6) ALSO TO ASSIGN, seal and execute and deliver all contracts, leases, licenses, conveyances, agreements for sale/purchase. Memorandum of Understanding assignments any other documents or instruments as may be required for and on my behalf of said premises and to accept consideration under the above agreements on my behalf.

7) TO APPEAR before any Registrar or Sub-Registrar of Assurances of Mumbai, Thane or elsewhere or any other officer or officers or any Appropriate Registering Authority and to present and lodge for Registration and/or admit execution for and on my behalf of any documents, deeds, writings or other assurances executed by me or my Attorney on my behalf and to do all other acts, deeds and things in relation to the said Premises thereof which may be requisite or necessary.

8) TO APPEAR for me in my personal capacity before the Income-tax and Wealth-tax authorities, Reserve Bank of India, CIDCO, Seafood Estate Ltd., NMMC, MSEB, MTNL. Competent Authority under any law and/or any other Revenue Authorities and/or any appropriate authorities for the purpose of arranging for and obtaining of Clearance or No-Objection Certificate that may be required to enable my attorney to effectually transfer the said premises or any part thereof of for registering or filing any documents or instruments executed in connection with said Premises.

9) AND GENERALLY to do, execute and perform any act, deed, matter or thing which ought to be done and performed by me in relation to the said premises as fully and effectually in all respect as I could have done if personally present AND I HEREBY RATIFY and confirm all and whatsoever my attorney shall lawfully do or purport to do under or by virtue of these presents.

10) TO NOMINATE, appoint and engage Attorneys, Advocates Auctioneers, Income-tax and Sales-tax Practitioners, Chartered Accountants, Architects, Surveyors, Engineers and other agents And to sign and give warrants or other vakalathnams or other necessary authorities in their favor and such authorities and retainers from time to time revoke and to pay their remuneration including special fees & charges.

11) TO APPEAR in any Court and before any Authority whatsoever and to depose and lead evidence touching any of the matter aforesaid or any other matter in respect of any movable and immovable properties belonging to me wheresoever situated.

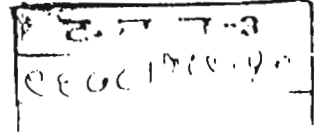


J. S. Gupta

ALL SUCH cases, present and future & Plans, Petitions, Written Statements, Affidavits, Declarations, Appeals, Applications, Complaints and other processing whatsoever.

SIGNED AND SEALED BY THE WITHIN NAMED

Mrs. GUPTA L.A. IWANTI SUBASHI



ON THIS 28th DAY OF SEPTEMBER, 2006

L. P. Gupta



Name (as per Passport) : LATWANTI SUBASHI GUPTA
Passport No. : E 0953183 ✓
Place of Issue : DUBAI ✓
Date of Issue : 06-03-2002 ✓
Local Address (UAE) : PO BOX 16949 DUBAI U.A.E.



Tika Ram
TIKA RAM
Vice Consul
Consulate General of India
Dubai (U.A.E.)



45310/06

28 SEP 2006

Signed in my presence. He / She has been identified by his / her passport No. issued at on SL.N.A.D. While the photographs and signatures are attached no responsibility is accepted by this office for the content of this document





30/12/2006

दुय्यम निबंधकः

1:26:35 pm

ठाणे 3

दस्त गोषवारा भाग-1

टनन3

दस्त क्र 9678/2006

9C-9C

दस्त क्रमांक : 9678/2006

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र अंगठ्याचा ठसा

1 नावः राकेश कुमार अग्रवाल - -
पत्ता: घर/फ्लॅट नं: 13 / 1202
गल्ली/रस्ता: -
ईमारतीचे नावः सीवुड इस्टेट
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:सेक्टर 54/56/58 नेरुळ
तालुका: नवी मुंबई
पिन: -
पॅन नम्बर:-A

लिहून घेणार

वय 54

सही



नावः मधु अग्रवाल - -
पत्ता: घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: सदर
तालुका: -
पिन: -
पॅन नम्बर: ABNPA4896Q

लिहून घेणार

वय 52

सही



3 नावः गुप्ता लाजवंती सुमाष तर्फे कु.मु.श्रीमती गीता गुप्ता
- -
पत्ता: -
गल्ली/रस्ता: -
ईमारतीचे नावः -
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव:नरीमन रोड, मुंबई-20
तालुका: -
पिन: -
पॅन नं-

लिहून घेणार

वय 51

सही





दस्त गोपवारा भाग - 2

टनन3

दस्त क्रमांक (9678/2006)

9678

दस्त क्र. [टनन3-9678-2006] चा गोपवारा
बाजार मुल्य :3765000 मोवदला 4400000 भरलेले मुद्रांक शुल्क : 202600

पावती क्र.:9941 दिनांक:30/12/2006
पावतीचे वर्णन
नांव: राकेश कुमार अग्रवाल - -

दस्त हजर केल्याचा दिनांक :30/12/2006 01:19 PM
निष्पादनाचा दिनांक : 29/12/2006
दस्त हजर करणा-याची सही :

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

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 30/12/2006 01:19 PM
शिक्का क्र. 2 ची वेळ : (फी) 30/12/2006 01:26 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 30/12/2006 01:26 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 30/12/2006 01:26 PM

30380: एकूण

दु. निबंधकाची सही, ठाणे 3

दस्त नोंद केल्याचा दिनांक : 30/12/2006 01:26 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीशः ओळखतात.
व त्यांची ओळख पटवितात.

1) अजय पाटील- - ,घर/फ्लॅट नं: -

गल्ली/रस्ता: -
ईमारतीचे नावा: -
पेठ/वसाहत: -

शहर/गाव:सेक्टर 19, वाशी
तालुका: नवी मुंबई
पिन: -

2) दिपक पाटील- - ,घर/फ्लॅट नं:

गल्ली/रस्ता: -
ईमारतीचे नावा: -
ईमारत नं: -
पेठ/वसाहत: -

शहर/गाव: सदर
तालुका: -
पिन: -

दु. निबंधकाची सही
ठाणे 3

प्रमाणित करण्यात येते की
दस्ता नोंद झाला आहे
असे
दस्ता निबंधक ठाणे-3



दस्ता नोंद झाला आहे
दस्ता नोंद झाला आहे
दस्ता नोंद झाला आहे
दस्ता नोंद झाला आहे
दस्ता नोंद झाला आहे