

102

47



Thursday, November 16, 2006

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Original

नोंदणी 39 म
वेळीस ३५ म

पावती

पावती क्र. : 8440

गावाचे नाव नेरुळ

दिनांक 16/11/2006

दस्तऐवजाचा अनुक्रमांक टनन3 - 08230 - 2006

दस्ता ऐवजाक प्रकार धान्यता पत्र

सादर करणाराचे नाव: श्रीमती लाजवती सुभाष मुक्ता तर्फे कु. नु. अनंती मीता मुक्ता - -

नोंदणी फी	-	20620.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),	-	600.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)	-	
एकूण	रु.	21220.00

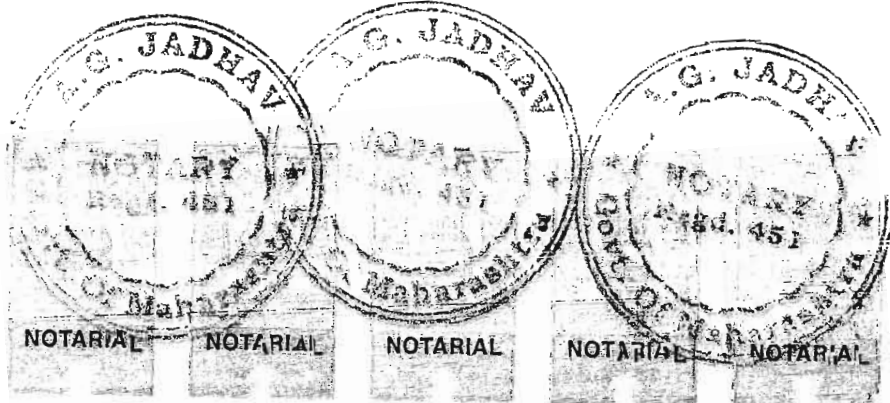
आपणास हा दस्त अंदाजे 4:35PM. सा वेळेस मिळेल

(Handwritten Signature)
 दुसरे मितवधक
 पाने 3

बाजार मूल्य: 2062000 रु. मोबदला: 2062000 रु.
भरलेले मुद्रांक शुल्क: 100 रु.

देयकाचा प्रकार चलनाने;
चलन क्रमांक: 101, रक्कम: 20620 रु., दिनांक: 16/11/2006

(Handwritten Signature)
 दुसरे मितवधक



0100

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD.

Office of the Assistant Estate Officer
CIDCO Site Office, Sector 3
Nerul, Navi Mumbai - 401 006

CIDCO EMS AEO /NERUL / SANPADA / 2006

Date 6/1/06

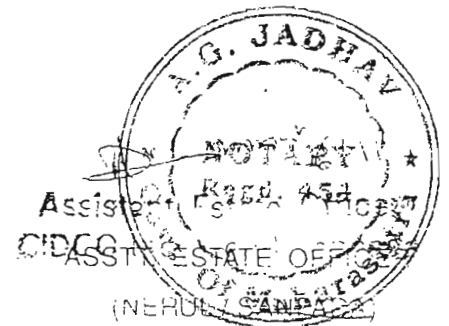
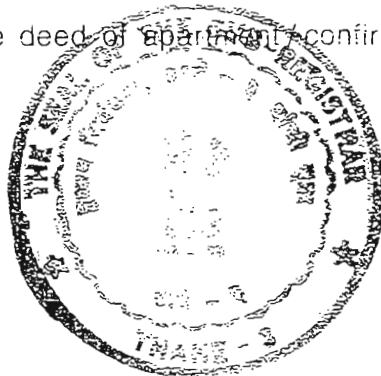
Subj. Grant of Deed of Apartment / Confirmation

Shri. / Smt. Gupta Jaywanti Subhash

is an apartment owner of Apartment No. A118/F1/102 Sector 54, 56, 58
(^{NERUL} Nerul / Sanpada) Navi Mumbai.

~~He~~ / ~~Sne~~ has complied with all terms and conditions of the Agreement made by ~~him~~ / ~~her~~ with the Corporation. There is no objection to grant ~~him~~ / ~~her~~ deed of apartment. ~~He~~ / ~~She~~ has paid to the corporation all the dues including service charges and Water Charges

I have verified the name of the apartment owner, cost of the ~~Apartment~~ / ~~Confirmation~~ boundaries of the apartment information relating to date of declaration etc. The contents in ~~deed~~ of ~~Apartment~~ / ~~Confirmation~~ has been verified with reference to the declaration and also to the file of the said apartment. The deed of ~~apartment~~ / ~~confirmation~~ is in order and may be executed



ESTATE OFFICER
CIDCO SITE OFFICE
ESTATE OFFICER (H)

5230 / 2-30

20620

मुद्रांक विक्रेता : रविन्द्र विष्णू शिंगाडे परवाना क्रमांक : १३/२०००

विक्रीचे ठिकाण : सुनिता सर्हिसेस

घर क्र. ८४६, शिरवणे, नेरुळ, नवी मुंबई - ४०० ७०६.

दिनांक : ३०/०७/०६

अनुक्रमांक : १२०११ पासून _____ पर्यंत.

श्री./श्रीमती./मं. Msy L.S. Jadhav

राहणार Msy

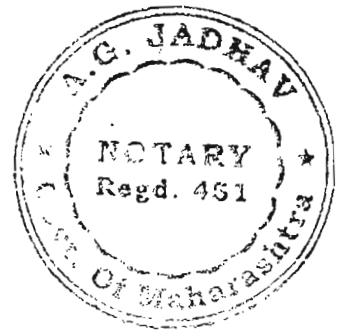
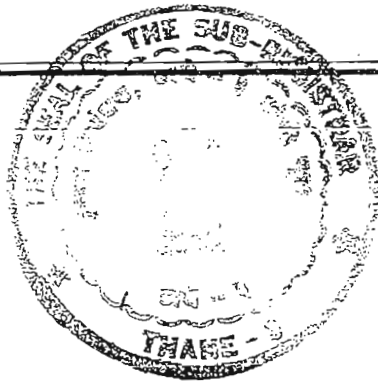
ह्यांना खालील प्रमाणे मुद्रांक पेपर विकले.

रु. ५०००/-	X =	
रु. १०००/-	X =	
रु. ५००/-	X =	
रु. १००/-	X =	१००
रु. ५०/-	X =	
रु. २०/-	X =	एकूण मुद्रांक : !
रु. १०/-	X =	एकूण रुपये : १००

अक्षरी रुपये One Hundred Only मात्र

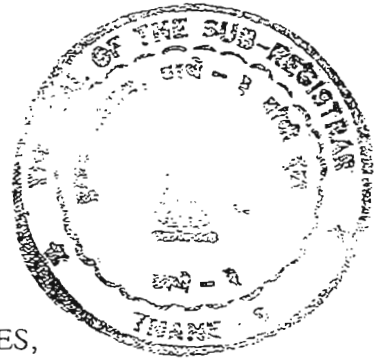
H. Jadhav

मुद्रांक विक्रेत्याची सही



८२३० / ३-३०

CONFIRMATION DEED

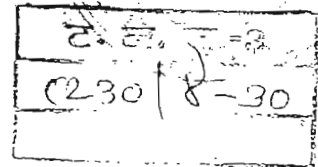
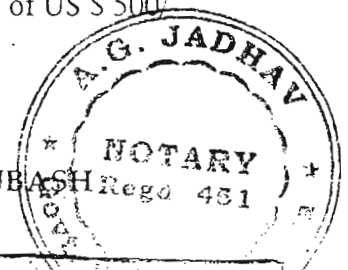



FLAT NO. : A1/8/F1/102
SEAWOODS ESTATES,
NRI COMPLEX,
NERUL, NAVI MUMBAI.

PURCHASE VALUE : US \$ 56780/- (US \$ FIFTY SIX THOUSAND
SEVEN HUNDRED EIGHTY ONLY) and Car
Parking Space No. 8/102 for Price of US \$ 500/
(US \$ FIVE HUNDRED ONLY)

AREA : 112.26 Sq. Mtrs.

NAME OF THE OWNER : MRS. GUPTA LAJWANTI SUBASH




CIDCO Officer
CIDCO Ltd. CIDCO Bhavan.



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA
INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

संज्ञक क्रमांक :- सुनिता सहिसेस AC 4788

म. नं. ८९६, शिवाजी, नेहरू, नवी मुंबई - ४००६०६

म. म. १२००४ रु. १०००

म. म. Mrs. L. S. Gupta

म. म. ...

मुद्रांक प्रमुख

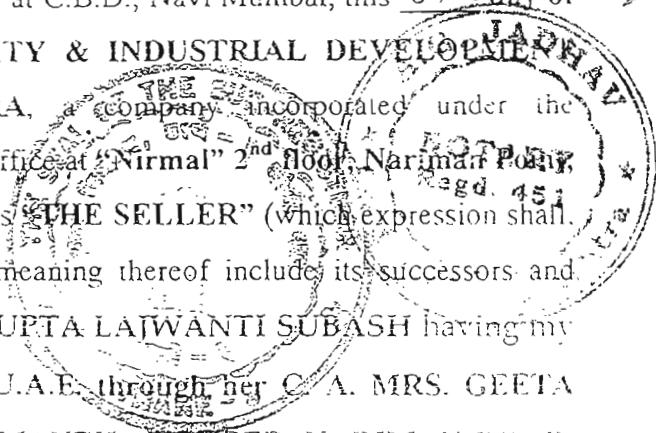
श्री रविन्द्र वि. शिमाडे

मुद्रांक विक्रेता ला. ना. ९३/२०००

10 OCT 2006

DEED OF CONFIRMATION

THIS DEED OF CONFIRMATION made at C.B.D., Navi Mumbai, this 6th day of November, 2006 between CITY & INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA, (company incorporated under the Companies Act, 1956 having its registered office at "Nirmal" 2nd floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "THE SELLER" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the ONE PART AND MRS. GUPTA LAJWANTI SUBASH having my address as 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 referred to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof includes his/her heirs, executors, administrators and permitted assigns) of the OTHER PART

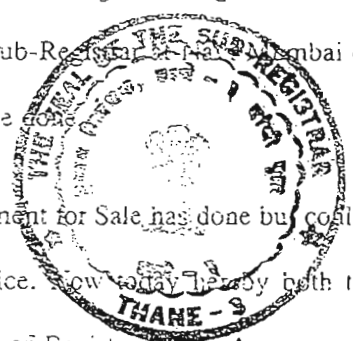


(Signature)

WHEREAS the Corporation had entered into an Agreement of sale with the Purchaser on 11.03.1999, at Navi Mumbai for sale of FLAT No. A1/8/F1/102 in Building No. 8 at SEAWOODS ESTATE, Sector-54/56, NERUL, NAVI MUMBAI- 400 706. or for the total a price of US \$ 53820/- (US \$ FIFTY THREE THOUSAND EIGHT HUNDRED TWENTYY ONLY) and Parking Space No. 8/102 at or for price of US \$ 500/- (US \$ FIVE HUNDRED ONLY) on "Ownership Basis" upon certain terms and conditions in the said Agreement of sale.

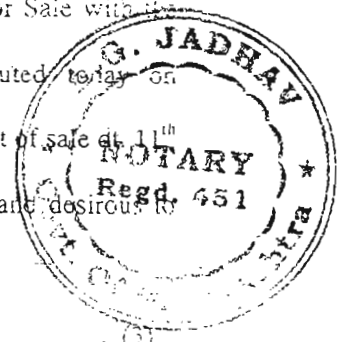
The corporation agreed to sell and the Purchaser agreed to purchase the Flat bearing No. A1/8/F2/102 in Building No. 8, at SEAWOODS ESTATE, Sector-54/56, NERUL, NAVI MUMBAI- 400 706, on admeasuring 112.26 Sq. mtrs. for the price of US \$ 56780/- (US \$ FIFTY SIX THOUSAND SEVEN HUNDRED EIGHTY ONLY) and Parking Space No. 8/102 at or for Price of US \$ 500/- (US \$ FIVE HUNDRED ONLY) which the purchaser has paid the receipt of whereof the Corporation doth hereby acknowledge.

That due to some bonafide mistake and over sight this Agreement of sale could not be produced by the purchaser before the Sub-Registrar, Navi Mumbai of registration and execution, hence nothing further could be done.



That though the execution of the Agreement for Sale has done but could not be registered in the office of the Sub-Registrar Office. Now today hereby both the parties i.e. the Corporation and Purchaser are desirous of Registering the Agreement for Sale with the Sub-Registrar, Navi Mumbai, by this Deed of Confirmation executed today on

6th Nov 2006 both the parties Confirm and agree to Original Agreement of sale dt 11th March, 1999, by producing it before the Sub-Registrar, Navi Mumbai and desirous to register the same and agreed to it and confirm the same by this writing.



[Signature]
Estate Officer
CIDCO Ltd. CIDCO Bhavnagar
New Loc. v-40(x)

[Signature]
7230 / E-30

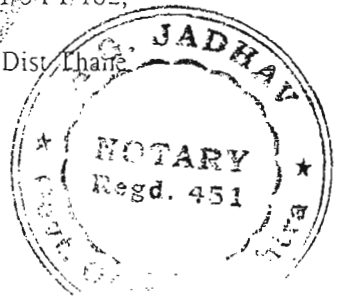
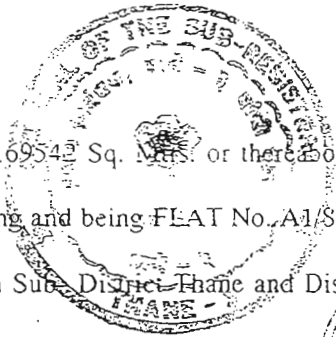
NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- (a). That the Corporation hereby confirm the Agreement of sale dt. 11th March 1999.
- (b). That the Corporation has no objection whatsoever to complete all the formalities and executing the Agreement of sale 11.03.1999, before the Sub-Registrar Navi Mumbai as the purchaser has agreed consented and has confirmed even though there is a delay.
- (c). That the purchaser has agreed that consented and confirm the agreement dated _____, annexed as Exhibit 'A' hereto that the Corporation sold the premises to the purchaser as on ownership basis described in the Schedule hereunder written to purchaser and the Corporation confirms that the purchaser is the full owner thereof by virtue of the said agreement. The Corporation agrees and undertakes to admit the execution of this deed in the office of the Sub- Registrar of Assurances at Navi Mumbai and will admit the execution thereof, and the same may be treated as admission of the agreement dated _____ and deemed to the duly registered and confirmed by both the parties hereto.

SCHEDULE

ALL THAT piece or parcel of land admeasuring 16954³ Sq. Mts. or thereabout being Plot No. 01 (One) of the layout of land situated lying and being FEAT No. A1/S-F1/102, Tehsil- Thane & District- Thane in the registration Sub- District Thane and Dist Thane bounded follows that is to say:

- On or towards the North by Palm Beach Marg
- On or towards the South by Thane Creek
- On or towards the East by Sector 52
- On or towards the West by Sector No.58(Part)



[Signature]
Estate Officer
CID-1, CID-2, CID-3, CID-4
New Bombay-400 001

[Signature] (4)
[230] 0-30

IN WITNESS WHEREOF the parties hereto have hereto and to a duplicate set and subscribed their respective hands the day and the year first herein above written.

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF

SHRI. AV Kadam

[Signature]
Estate Officer
CIDCO Ltd. CIDCO
New Bombay-400 014

In the presence of

1. Sri A.L. Deshmukh

[Signature] 6/11
Assistant Estate Officer
CIDCO Ltd. New

2. Mrs S.S. Pathak

SIGNED SEALED AND DELIVERED
BY THE WITHIN NAMED

MR. GUPTA LAJWANTI SUBASH

Through her C.A. MRS. GEETA GUPTA

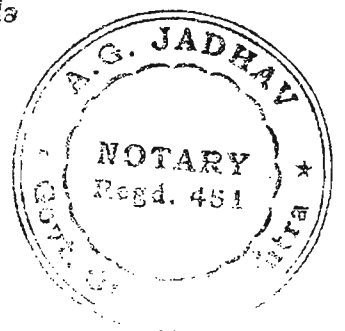
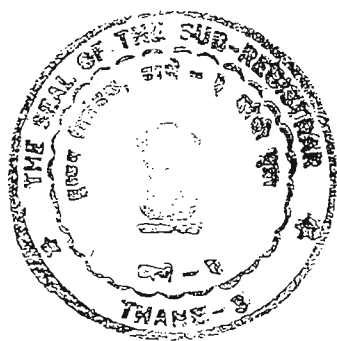
[Signature]

In the presence of

1. Sri A.L. Deshmukh

[Signature] 6/11
Assistant Estate Officer
CIDCO Ltd. New

2. Mrs S.S. Pathak



2230 / 7-3

OFFICE OF THE
JOINT DISTRICT REGISTRAR
THANE, MAHARASHTRA
MAH/DCRA/DIST/003

INDIA
281986
11.5.99
00040
MAHARASHTRA
1111031027

123716/-
Cheque No 755369/-
Rs. one lac Twenty Three Thousand Seven hundred and Sixty Nine

11-389
PROPER OFFICER
COLLECTOR OF STAMPS
THANE

CIDCO



Agreement of Sale

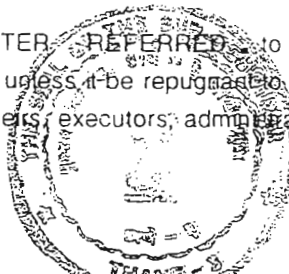
~~9 FEB 1999~~

THIS AGREEMENT made at SEAWOODS ESTATE Nerul Node Navi Mumbai, this 11th day of ~~9 FEB 1999~~ March One Thousand Nine Hundred Ninety Nine between CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 having its registered office at "Nirmal", 2nd floor, Nariman Point, Mumbai - 400 021, hereinafter referred to as "The Corporation" (which expression shall, unless it be repugnant to the context or meaning thereof include its successors and assigns) of the One Part AND Mrs Grupta Lajwanti Subash

P. O. Box 16949
Dubai
U. A. E.

Indian inhabitant.

HEREINAFTER REFERRED to as "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof include his/her heirs, executors, administrators and permitted assigns) of the other part:



2.3.3
1230 / 18-30
2008

WHEREAS

1 The Corporation is the New Town Development Authority declared for the area designated as a site for the new town of Navi Mumbai by the Government of Maharashtra Regional and Town Planning

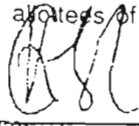


Asst. Executive Engineer (NRI)
CIDCO LTD.

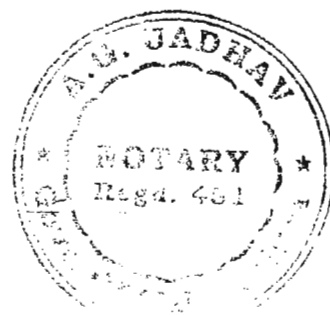
P.O.A.

Act, 1966 (Maharashtra XXXVII of 1966) (hereinafter referred to as "the MRTTP Act").

2. The State Government has pursuant to Section 113A of the MRTTP Act, is acquiring lands described therein and vested such lands in the Corporation for Development and disposal.
3. The Corporation has constructed on one of such lands building of ground and 13th upper floors, such building, comprising of flats and being designated as A-1 type building.
4. The Purchaser has before applying to the Corporation for purchase of flat in the said buildings, made requisition for inspection from the Corporation and the Corporation has given inspection to the Purchaser of the original building plans and its specifications which the Purchaser both hereby confirm and which has been duly approved by the Corporation.
5. The Certificate of title and Deeds as disclosed by the Corporation pertaining to the said land have been inspected by the Purchaser.
6. The Corporation has decided that the said flat should be sold on what is known as "ownership basis" with the condition that the allottees of the flats in the said buildings shall promote and register


Asstl Executive Engineer (NRI)
CIDCO LTD





a company under the provisions of the companies Act 1956 after payment by them in full to the Corporation of the respective sale prices of the flats agreed to be sold to them and all other money payable by them under their respective Agreements for sale with the Corporation and that the Corporation would thereafter grant to such Company a Lease of land on which the said building is constructed together with the said land and more particularly described in the Schedule hereunder written for a period of sixty years on the nominal rent of Rupees One Hundred per year.

7. The Corporation has disclosed to the Purchaser the nature of fixtures, fittings and amenities provided for in the said building.
8. A draft of the Lease Deed annexed hereto to be executed with the said Company on its registration by the Purchaser of the said flats has been shown to the Purchaser for inspection and the Purchaser both hereby confirm to have inspected and approved of it without any reservation.
9. The Purchaser has agreed to purchase from the Corporation on what is known as "Ownership Basis" a flat No. A1 | 8 | F2 | 102 at or for the total price of US \$ 56780/- (US \$ Fifty six Thousand Seven Hundred eighty only) and parking space No. 8/102 at or for price of US \$ 500=00 (US \$ Five Hundred only) upon the subject to the terms and conditions hereinafter contained and also upon subject to the terms and conditions of the Lease of the said land and building to be granted by the Corporation to the Company, as aforesaid.

NOW IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO as follows:

1. The Purchaser has prior to the execution of this Agreement satisfied himself about the title of the Corporation to the said land and the Purchaser shall not be entitled further to investigate the title of the Corporation to the said land and no requisition or objection shall be made or raised by the Purchaser on any issue relating thereto and arising therefrom.
2. The Corporation agrees to sell and the Purchaser agrees to purchase flat bearing No. 102 on 1st floor

referred to as "the said flat") admeasuring 112.26
 sq. Mtrs. or thereabouts as per the Plan and specifications seen
 and approved by him, copy whereof is hereto annexed marked
 "annexure A" at or for the price of US \$ 56780=00
 (US \$ Fifty Six Thousand Seven Hundred eighty only)
 which shall be paid by the Purchaser before the execution of
 this Agreement, which the Purchaser has paid, the receipt of
 whereof the Corporation doth hereby acknowledged and parking
 space No. 8/102 at or for the price of US \$ 500=00
(US \$ Five Hundred only)

3. Without prejudice to other rights of the Corporation under this Agreement and/or law, the time being in force Purchaser shall be liable to pay to the Corporation interest at the rate of 21% per annum on all amounts becoming due and payable by the Purchaser under this Agreement if such amount remains unpaid for seven days or more after becoming due upto period of 6 months and thereafter the interest will be payable at the rate or 25% per annum on such amount.
4. Possession of the said flat shall be delivered to the Purchaser on the date of the execution of this Agreement. The Purchaser hereby confirms to have received the possession of the said flat.

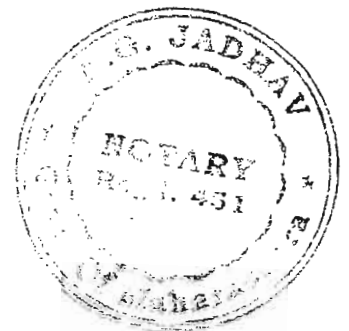
ट. व. क. र. २३०

Upon possession of the said flat being delivered to the Purchaser, he shall be entitled to use and occupy of the said flat for the residence of himself and his family and he shall thereafter have no claim against the Corporation in respect of any item of work in the said flat or building which may be alleged not to have been carried out or completed

6. The Corporation shall have the right to the execution of the Lease in favour of the said Company when desired to make additions or alterations to the said building (but not so as to adversely affect the said flat or its user). The terrace of the top floor of the building including the parapet walls thereof shall, until the transfer of the property to the Company ~~thereafter~~, always be the property of the Corporation, and this Agreement and all other Agreements for sale with the other Purchaser of flats in the said building shall be subject to the aforesaid rights of the Corporation which shall be entitled to use the terrace including the parapet walls for any purpose and the purchaser shall not be entitled to raise any objection on the ground of inconvenience, nuisance or any other ground whatsoever.

AS
 Asstt. Executive Engineer (NRI)
 CIDCO LTD.

SA



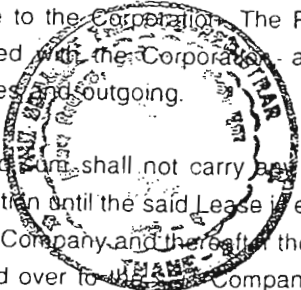
7. The Purchaser shall have no claim to any portion of the said land and building save and except in respect of the said flat nor shall he have claim or right of any nature whatsoever over any open space, lobbies, staircases, common terraces, which will remain the property of the Corporation until the said land and building are absolutely transferred to the said Company when formed, but subject to the right of the Corporation as mentioned in 'clause 7 hereof.

8. The purchaser shall be liable to bear and pay his proportionate share of all property taxes and charges for electricity meter and other service and all other out-goings and his share in common expenses payable in respect of the said flat and referred to in 'clause 9 hereof.

9. The Purchaser agrees and binds himself to pay regularly every month, by the fifth of each month to the Corporation, until the Lease has been executed by the Corporation in favour of the Company, and thereafter to the said Company, his proportionate share that may be specified by the Corporation and/or the said Company of (a) insurance premium, (b) all service charges, Municipal taxes and other rates, taxes, charges and out-goings that may from time to time be levied against the land and/or building, including water taxes and water charges. (c) out-goings for the maintenance, repair and management of the said building, open areas, compound walls, common facilities, services and utilities and other outgoings and collection charges incurred in connection with the said flat and/or the said building and also his proportionate shares of the ground rent payable to the Corporation. The Purchaser shall deposit and keep deposited with the Corporation as deposit towards the aforesaid expenses and outgoing.

The said sum shall not carry any interest and will remain with the Corporation until the said Lease is executed between the Corporation and the Company and thereafter the said deposit shall be transferred and paid over to the said Company for being held in deposit.

10. In the event of any amount by way of premium of the State Government or betterment charges or development tax or payment of a similar nature becoming payable by the Corporation in respect of the said land and/or building the same shall be reimbursed by the Purchaser to the Corporation in proportion of the areas of the said flat to the total

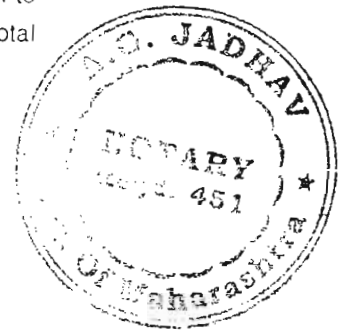


1230 198-30

[Handwritten Signature]

Asst. Executive Engineer (N.E.)
CIDCO LTD.

[Handwritten Signature]




area of all flats and in determining such amount the decision of the Corporation shall be conclusive and binding upon the Purchaser.

11 (a) The purchaser shall obtain electricity connection after completion of necessary formalities. The Purchaser shall pay to the Maharashtra State Electricity Board connection charges and electric energy charges for the electricity consumed in respect of the said flat as recorded by the meter separately attached to the said flat.

(b) The Purchaser shall make if necessary an application to the concerned authority after completion of necessary formalities. The Purchaser shall pay to the said Corporation water charges as may be apportioned and determined in respect of the said flat by the Corporation. The Purchaser agrees and declares that such apportionment or determination of water charges by the Corporation shall be final and conclusive and binding on him.

12. The Purchaser shall not without the previous permission in writing of the Corporation, let, sub-let, sell, transfer, assign or part with his interest in or beneficiary of this Agreement by way of sale, Gift, Lease or in any other manner in favour of any person or persons or part with the possession. The Corporation shall not withhold the transfer charges to the Purchaser the permission shall be grantable subject to such terms and conditions as may be specified by the Corporation from time to time including the condition for payment of additional price (transfer charges) and in accordance with terms, conditions, covenants contained in respect of the Lease Deed to be granted by the Corporation to the said Company. The Purchaser hereby agrees to observe all the terms, conditions, covenants contained in the Lease Deed to be executed in between the Corporation and the Public Ltd. Co. of the Purchaser to be formed, the draft of which has been inspected by the Purchaser.

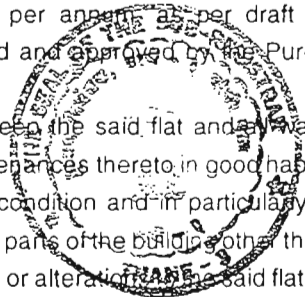
13. On delivery of the possession of the said flat, the Purchaser shall insure and keep insured the said flat against loss or damage by fire for such value as may be required by the Corporation in joint names of the Corporation and Purchaser with such Insurance Company as the Corporation shall determine and whenever is required to produce to the Corporation the policy or policies of such Insurance and the Receipt of the payment of the last premium for the same and in the event of the said flat being damaged or destroyed by fire, as soon


Asst. Executive Engineer (NRI)
CIDCO LTD



as reasonably practicable, lay out the insurance money in the repair, re-building or reinstatement of the said flat.

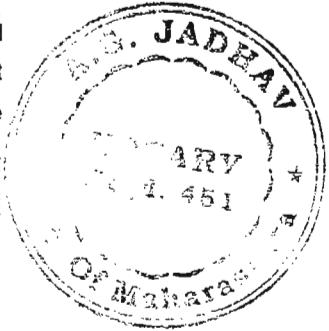
- 14. The Purchaser alongwith other Purchasers of flats, shall join in forming and registering Company under provisions of the Companies Act 1956. On the registration of the Company the right of the purchaser of the flat under this agreement shall be recognised and regulated under the memorandum of Association and Articles of Association of the Company. The Purchaser hereby agrees and further undertakes that he will join and co-operate with the owners of the other flats in the said building and the Corporation in forming the Company and for that purpose, will from time to time sign and execute all applications and other papers and documents as may be required for the formation and registration of the Company.
- 15. The Purchaser shall sign all papers and documents and all other acts and things as the Corporation may require him to do or obtain to do from time to time for safeguarding the interest of the Corporation and the purchasers of these flats in the said building.
- 16. The Corporation agrees and binds itself that on the Purchasers of all the flats paying in full their respective dues payable to the Corporation and complies with all the terms and conditions of their respective Agreement with the Corporation and after the Company is registered, the Corporation will execute in favour of the Company a lease of the said land and building for a term of sixty years at a nominal rent of Rupees one hundred per annum as per draft annexed with the Scheme brochure read and approved by the Purchaser.
- 17. The Purchaser shall keep the said flat and all walls, partition walls, drain pipes and appurtenances thereto in good habitable and carry on repair and to upkeep condition and in particular so as to support, shelter and protect and parts of the building other than his flat and shall not make any additions or alterations to the said flat or any part thereof without prior permission of the Corporation in writing.
- 18. Nothing contained in this Agreement shall be construed or intended or deemed to be a grant, demise or assignment in law of the said flat to the Purchaser so as to create or confer in favour of or upon the Purchaser of any interest of property in the said land or the said flat.




[Handwritten Signature]
 Asstt. Executive Engineer (NRI)
 CIGCO LTD.

[Handwritten Signature]

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19. The Purchaser shall from the date of possession maintain at his own cost the said flat in good habitable repair and condition and shall not do or suffer to be done anything in or to the said flat which may be against the rules of by laws of the Corporation or Municipal or local or any other public body authority is in force or which may be distractive of or injurious to the said flat or be a nuisance or annoyance to the inhabitants/residents of the same neighbourhood nor shall Purchaser effect any additions, alterations in or to the said flat or any part thereof.
20. If the Purchaser commits breach of any or the terms, conditions and stipulation of this Agreement, the Corporation shall be at liberty to determine this Agreement by giving 30 days notice to the Purchaser. On the expiry of such notice, the Corporation shall re-enter on the said flat or any part thereof in the name of the whole and to quietly possess and enjoy the said flat free from any right, claim or interest of the Purchaser and without any interruption or disturbance whatsoever by the Purchaser but without prejudice to the Corporation's any other rights in respect of such breach or breaches.
21. On the expiry of the notice referred to in the foregoing clause, this Agreement shall stand determined. Upon the determination of this Agreement for any reason whatsoever, all the instalments paid by the Purchaser till then, including the interest payments made by him as stated hereinbefore, shall be appropriated by the Corporation as compensation for use and occupation of the said flat by the Purchaser till the date of such determination and the Purchaser shall not then be entitled to claim refund of the said amount or any portion thereof.
22. Any delay of indulgence by the Corporation in enforcing any of the terms of this Agreement or any forbearance or giving of time to the Purchaser shall not construed as a waiver on the part of the Corporation any breach or non-compliance of any of the terms and conditions of this Agreement by the purchaser nor shall the same in any manner prejudice the rights of the Corporation.
23. The Purchaser shall bear and pay the stamp duty registration charges in respect of this Agreement and its duplicate, and also the cost of the attorneys of the Corporation of and incidental to the preparation of this Agreement.

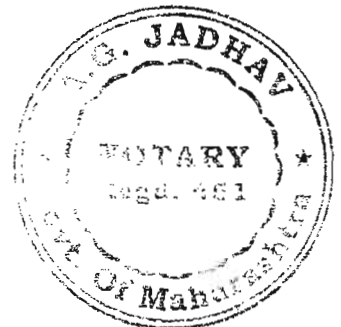
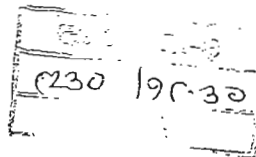

Asst. Executive Engineer (NRI)
CIDCO LTD.





- 24. All costs, charges and expenses in connection with registration of the Company as well as costs of preparing, engrossing, stamping and registering and Deed of Lease or any other document or documents required to be executed by the Company or by the Purchaser of the flat, the said Building as well as the costs of the Attorneys of the Corporation of and incidental to the preparing and approving all such documents shall be borne and paid proportionately by the Purchasers of the flats in the said building.
- 25. All notices or communications to be served on the Purchaser, as contemplated by this Agreement or otherwise shall be deemed to have been duly served on the Purchaser if sent to him by prepaid post under Certificate of Posting at the address of the said flat of at his last known address.

Asst. Executive Engineer (NRI)
CIDCO LTD.



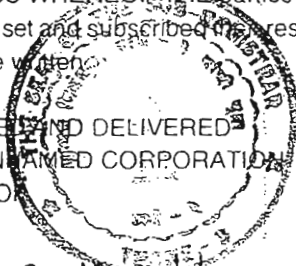
SCHEDULE

ALL THAT piece or parcel of land admeasuring 169542 Sq. Mtrs or thereabout being Plot No. 01 (One) of the layout of land situated lying and being at Village : Karave, Tehsil Thane, District Thane in the registration Sub-District Thane and District Thane and bounded as follows that is to say :

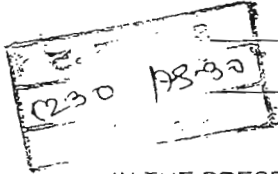
- On or towards the North by : Palim Beach
- On or towards the South by : Thane Creek
- On or towards the East by : Sector No. 52
- On or towards the West by : Sector No. 58 (Part)

IN WITNESS WHEREOF THE parties hereto have hereunto and to a duplicate hereof set and subscribed in their respective hands the day and year first hereinabove written.

SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED CORPORATION
BY THE HAND OF



Shri/Smt. V. C. Kamble



[Signature]
Asst. Executive Engineer (P&S)
CIDCO Ltd.
(Designation)

IN THE PRESENCE OF

- (1) Shri/Smt. D. G. Gawade
- (2) Shri/Smt. _____

[Signature]

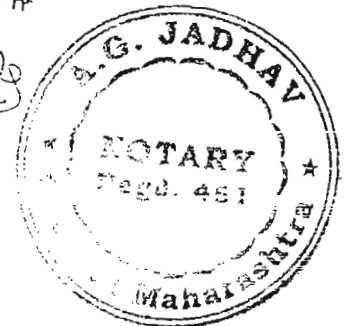
SIGNED, SEALED AND DELIVERED
BY THE WITHIN NAMED
Mrs. Gupta Jaywanti Subhash
Shri/Smt. _____

[Signature]
POA

IN THE PRESENCE OF

- (1) Shri/Smt. D. G. Gawade
- (2) Shri/Smt. _____

[Signature]



CIDCO

**CITY AND INDUSTRIAL DEVELOPMENT CORPORATION
OF MAHARASHTRA LIMITED**

SEAWOODS ESTATE,
NRI Complex,
Nerul

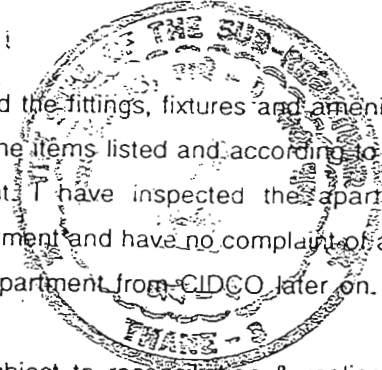
Date
- 9 FEB 1999

POSSESSION RECEIPT

Mrs. Gupta Lajwanti Subash.

We, Shri/Smt. _____
have this _____ day of **- 9 FEB 1999**, 1997 received possession
of a Flat No. A1/FL/8/102 in SEAWOODS ESTATE, NRI Complex,
Nerul, Navi Mumbai.

Before taking over possession, I have verified the fittings, fixtures and amenities in the
above apartment and they are according to the items listed and according to plans and
specifications enclosed with the agreement. I have inspected the apartment and
satisfied myself. I accept the above said apartment and have no complaint of any nature
whatsoever and I would not claim another apartment from CIDCO later on.



Possession of the tenement handed over subject to reconciliation & realisation of all
payments.

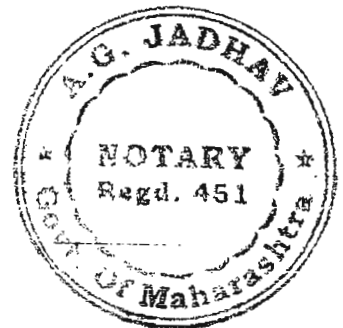
**Possession of the tenement
handed over to you subject to
reconciliation and realisation**

Received Lock No. _____ of payment _____ with duplicate key.

[Signature]
HANDED OVER
Asstt. Executive Engineer (NRI)
CIDCO LTD.

2230 / 2230

[Signature]
TAKEN OVER
POA



CIDCO

Ref. No. EMS/NERUL /

Date :
- 9 FEB 1999

Sub. : Handing over possession of

Apartment No. A1/8/F2/102

at SEAWOODS ESTATE, Nerul

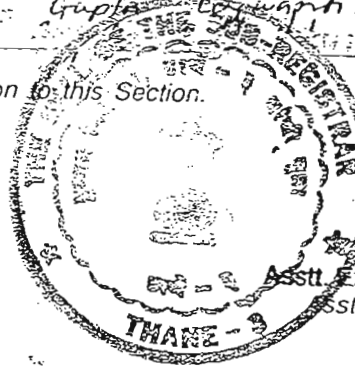
Please arrange to hand over possession of
Apartment No. A1/8/F2/102 at SEAWOODS ESTATE,

Nerul to the allottee

Mr./Mrs./M/s

Mrs. Gupta Rajwanti Subash

under intimation to this Section.

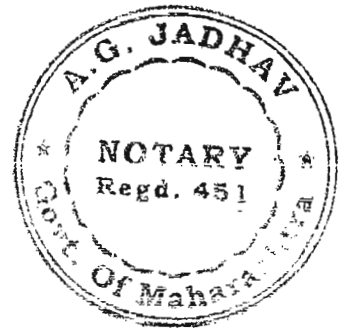
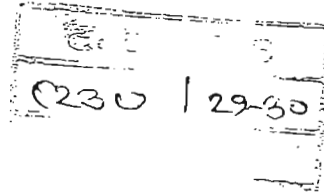


Asstt. Executive Engineer (NRI)
Asstt. Estate Officer

NRI (Nerul)

To,

The Asstt. Executive Engineer
NRI (Nerul)



ELECTRICAL FITTINGS

CIDCO's NRI HOUSING PROJECT (PHASE I)

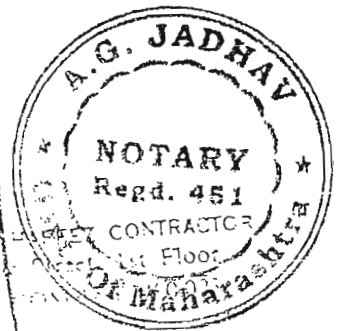
ARCHITECT & PMC : ARCHITECT HAFEEZ CONTRACTOR

TYPE - F2

SR NO	DESCRIPTION	LIVING	KITCHEN	SERVANT	BED ROOM	BED ROOM	TOILET	TOILET	PASSAGE	TOTAL
		QINING	DRY BAL	ROOM	1	2		2		
1	Ceiling light point	4	1	1	2	2	2	1	1	14
2	wall light point	2	2	1	1	1	1	1		9
3	Fan point	3	1	1	1	1				7
4	A/C point	1			1	1				3
5	Geyser point						1	1		2
6	15 Amp.socket	1	2	1						4
7	5 Amp.socket	7	1	1	3	2	1	1		16
8	Bell point	1								1
9	Telephone point	1			1	1				3
10	T.V point	1			1	1				3
11	32 Amp.D.P.Switch						1	1		2
12	Switch Board	4	1	1	2	1	1	1		11
13	M.C.B.D.Board		1						1	2
14	Bulk-head point									2



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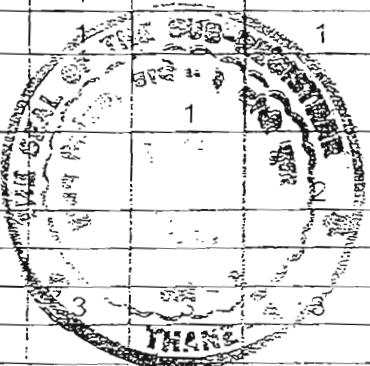
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Asstt. Executive Engineer (NRI)

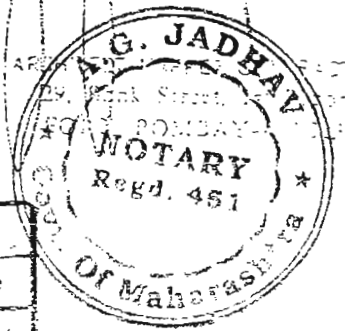
230/28-30

HARDWARE ITEMS
CIDCO's NRI HOUSING PROJECT (PHASE I)
ARCHITECT & PMC : M/S ARCHITECT HAFEEZ CONTRACTOR
FLAT TYPE F2

DESCRIPTION	MAIN ENT.DR	KITCH DOOR	Toilet & servant door	TOIL DRY EALDR	KIT DRY BAL.DR	BED ROOM D2	TERRACE TO HALL D8	ELECT BOX W23	TOT
	D-1	D 2	D3	D-4	D-5				
No of Doors	1	1	4	1	1	2	3	1	14
Handle Special	2						4		14
Door closer									
Door stopper	1	1				1			4
Night Latch	1								1
Magic Eye	1								1
Name Plate									1
No. Plate	1								1
Tower bolt.(200mm)	1								1
Nylon buffer	1	1			1	1			4
Mortice Lock(6 Lever)		1					1		2
Tower bolt (150mm)		1		1	1	1			4
Mortice lock with cleat inside				1					1
Handle-both side c' shaped					2				2
Latch for D8							1		1
Circular tower bolt							1		1
Hinges	3	3			3	3	3	2	18
Brass bail catch								2	2
Brass Knob								1	1



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230 | 23-30

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Asstt. Executive Engineer (NRI)
 CIDCO LTD

TOILET & KITCHEN FIXTURES
 CIDCO's NRI HOUSING PROJECT (PHASE I)
 ARCHITECT & PMC : ARCHITECT HAFEEZ CONTRACTOR
 FLAT TYPE: F2 . F4

SR NO.	DESCRIPTION	TOILET T1	TOILET T5	TOILET T4	KITCHEN K2	TOTAL
1	5way diverter mixer set	1	1			2
2	C.P.Key Shower	1	1			2
3	C.P.telephonic Shower with hork	1	1			2
4	C.P.Spout	1	1			2
5	C.P. Bib Tap	1	1	1		3
6	C.P.conceal stop cock 15 mm	2	2		1	5
7	Pedestal wash Basin	1				1
8	Counter hole wash basin		1			1
9	Mixture set for wash basin	1	1			2
10	C.P.Waste Coupling with plug	1	1			2
11	C.P.Bottle Trap	1	1		1	3
12	C.P.Angle Cock 15 mm	3	3		1	7
13	C.P. inlet connector 450 mm	3	3		1	7
14	European W.C with plastic Seat & cover	1	1			2
15	A.I.W.C with plastic Seat & cover			1		1
16	C.P.Fush vaive 25 mm /Flushing Cistem	1	1	1		3
17	Stainless steel jali for Nahani Trap	2	1	1	1	5
18	Mirror	1	1			2
19	Towel rail	1	1			2
20	Toilet paper holder	1	1			2
21	Kitchen sink				1	1
22	Kitchen Sink Mixer set				1	1

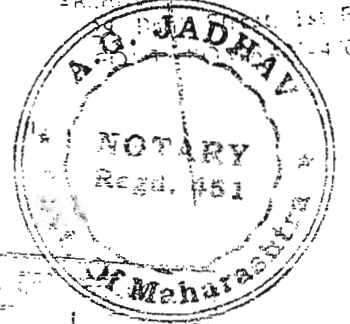


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Asstt. Executive Engineer (NRI)
 CIDCO LTD.

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230 / 28-30

The Managing Director, Eastern
Airline Branch, Krushi Utpanna
Bazar Samitee, Fruit Market Bldg.,
Authorised Signatory, Navi Mumbai-400 705
D-5/STP(V)/C.R./060/08/05/1951-54

भारत 42718
143145

MAHARASHTRA
NOV 03 2006



GENERAL POWER OF ATTORNEY

INDIA STAMP DUTY MAHARASHTRA

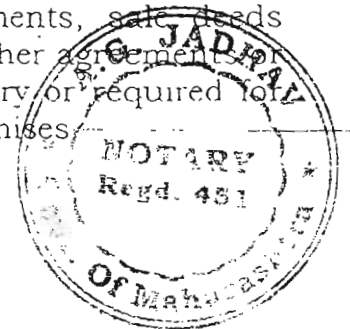
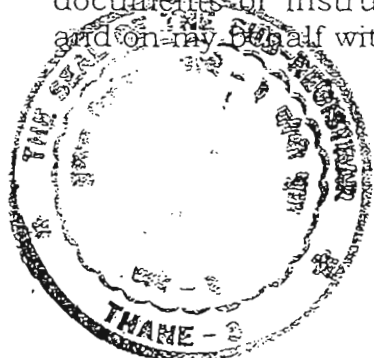
TO ALL TO WHOM THESE PRESENTS SHALL COME

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 SUPASUKUMAR RAJINATH**, 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")

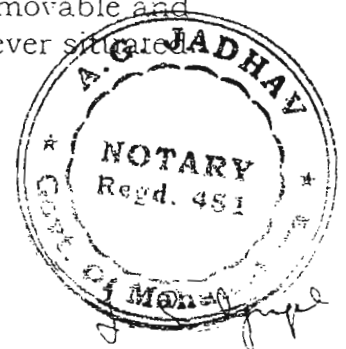
THAT IS TO SAY:

- 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 therefore.
- 4) TO NEGOTIATE the sale and/or 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 agreement 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 vakalathnamas 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.



12) TO SIGN verify present and declare all Plaints, Petitions Written Statements, Affidavits, Declarations, Appeals, Applications, Complaints and other processing whatsoever.

SIGNED AND SEALED BY THE WITHIN NAMED

Mrs. GUPTA LAJWANTI SUBASH

ON THIS 28th DAY OF SEPTEMBER, 2006

L. L. Gupta



Name (as per Passport) : LAJWANTI SUBASH GUPTA
Passport No. : E 0953183
① 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 28/9/06. While the photographs and signatures are attached no responsibility is accepted by this office for the content of this document.



28/9/06
1230/2006

15.11.20

दुय्यम निबंधकः

4:22:15 pm

तण्णे 3



दस्त गोषवारा भाग-1

टन-

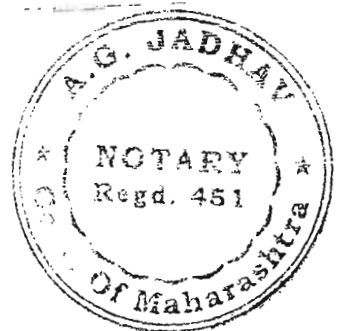
दस्त

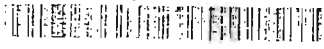
दस्त क्रमांक : 8230/2006

दस्ताचा प्रकार : मान्यता पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ट
1	<p>नाम श्रीमती लाजवती सुभाष गुप्ता तर्फे कु.मु.श्रीमती गीता गुप्ता - पत्ता: घर/फ्लॅट नं: 75 गल्ली/रस्ता ईमारतीचे नाव: वीर ईमारत नं: रश्मि मजिलु पेट/वसाहत: - शहर/गाव: नरीमन पॉईंट रोड, मु</p>	<p>लिहून घेणार वय 51 सही</p>		
	<p>नाम सिडको लि तर्फे ए.ली. कदम पत्ता: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -</p>	<p>लिहून देणार वय - सही</p>	<p>उपलब्ध नाही</p>	<p>उपलब्ध नाही</p>

कलम 88 खाली कबुलीसाठी सुट

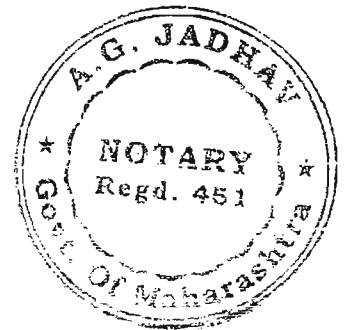




गावाचे नाव : नेरुळ

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मान्यता पत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 2,062,000.00
वा.भा. रु. 2,062,000.00
- (2) भू-मापन, पोटहिरसा व धरकमांक (अस्तित्वास) (1) वणना फ्लॅट नं.ए-1 / 8 / एफ-1 / 102, एन.आर.आय.कॉम्प्लेक्स, सीगुड इस्टेट, कारपार्किंग स्पेस नं.5 / 102, सेक्टर 54/56/58, नेरुळ, नवी मुंबई
- (3) क्षेत्रफळ (1) 112.25 चौ.मी. बिल्टअप
- (4) आकारणी किंवा जुडी देण्यात अत्तेल लेव्ह (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) सिडका अल.तर्फे ए.व्हा.कदम; घर/फ्लॅट नं. -; गल्ली/रस्ता: -; इमारतीचे नाव: -; ईमारत नं. -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) श्रीमती लाजवती सुभाष गुप्ता तर्फे कु.मु.श्रीमती गीता गुप्ता -; घर/फ्लॅट नं. 75; गल्ली/रस्ता: -; इमारतीचे नाव: वीर; ईमारत नं. रहमत मंजिल, पेठ/वसाहत: -; शहर/गाव: नरीमन पोईंट रोड, मुंबई; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 06/11/2006
- (8) नोंदणीचा 16/11/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 8230 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 0.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 20620.00
- (12) शंरा

दुय्यम निबंधक ठाणे नं. 3



दस्त क्र. [टनन3-8230-2006] चा गोषवारा
बाजार मुल्य :2062000 मोबदला 2062000 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :16/11/2006 04:17 PM
निष्पादनाचा दिनांक : 06/11/2006
दस्त हजर करणा-याची सही :

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पावती क्र.:8440 दिनांक:16/11/2006
पावतीचे वर्णन
नांव: श्रीमती लाजवंती सुभाष गुप्ता लॉक
दु. मु. श्रीमती गीता गुप्ता -

20620 नोंदणी फी
600 नक्कल (अ. 11(1)) कृषकान्याची नोंद
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

21222 एकूण

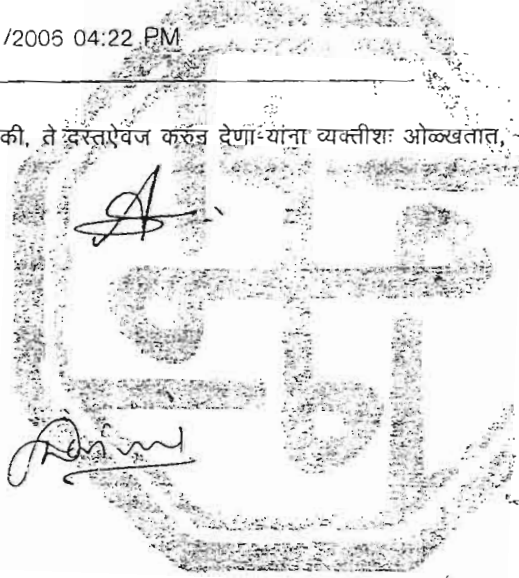
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दु. निबंधकाची सही, टाणे 3

दस्ताचा प्रकार :25) मान्यता पत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 16/11/2006 04:17 PM
शिकका क्र. 2 ची वेळ : (फी) 16/11/2006 04:21 PM
शिकका क्र. 3 ची वेळ : (केबुली) 16/11/2006 04:21 PM
शिकका क्र. 4 ची वेळ : (ओळख) 16/11/2006 04:21 PM

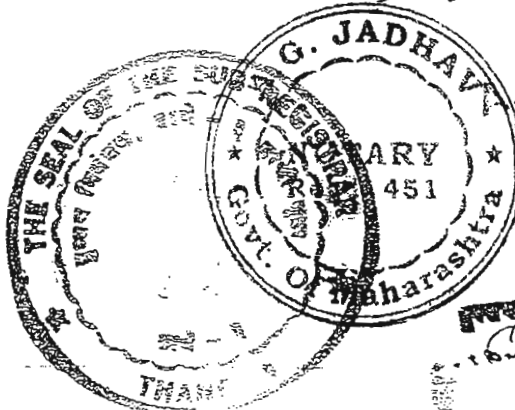
दस्त नोंद केल्याचा दिनांक : 16/11/2006 04:22 PM

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 नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव:सेक्टर 19, वाशी
तालुका: नवी मुंबई
पिन: -
- 2) दिपक पाटील - - ,घर/फ्लॅट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: सदर
तालुका: -
पिन: -



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दु. निबंधकाची सही
टाणे 3



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22/12/2011
Ph: [0] 2782 50 26
G. Jadhav B.A.L.L.B.
HIGH COURT ADVOCATE &
NOTARY
E-6,1:1, 1st Floor, Sector-1
Vashi, Navi Mumbai - 400 701

प्रमाणित करण्यात येते की
दस्तऐवज सत्य व वैध आहे.
[Handwritten signature]
दस्तावेज क्र. 8230-3

दस्त क्र. 8230
[Handwritten signature]
दस्तावेज क्र. 8230-3