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No. 16726  
सातेवाराची प्रत / PARTY COPY  
दि महानगर को-ऑप. बँक लि.  
THE MAHANAGAR CO-OP. BANK LTD.  
शाखा / Branch Chembur

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मुद्रांक शुल्क र. / Stamp Duty Rs. 1800  
सेवा आकारणी शुल्क र. / Rs. 60  
Service Charges 6  
No. of Document 1800 6  
एकूण / Total Rs. One Thousand Eight Hundred  
अक्षरी रूपये / Amount in Words One thousand Eight Hundred Sixty only

मुद्रांक शुल्क भरणाऱ्याचे नांव / Name of Stamp Duty paying party Shivram Soc.

पत्ता / Address & Tel. No. Shivram Soc. Dina Deyal Rd. Mulund (W)

समोरच्या पक्षकाराचे नांव / Name of Counter Party Eveready Builders

उद्देशाने व घेण्याचे कारण / Purpose of transaction मुद्रांक देण्यासाठी आदेशाच्या खालील लॅम्प व तपासले व एच.एम.एन. मेळ बरोबर आढळून आले

घनादेश/पे ऑर्डर ज्या बँकेचा काउन्टर आहे, त्या बँकेचे नांव व शाखा / Name of the Drawee Bank & Branch

डी.डी./पे ऑर्डर/चेक नं. / D.D./P.O./Cheque No.

संपत्काल / Cashier  
मुद्रांक देण्याचे वेळी घेण्यात येणाऱ्या मुद्रांक शुल्काची प्रत आकारणी करावी. / This counterfoil has to be presented at the time of delivery of stamps. Subject to Delivery of Stamp documents on next working day.



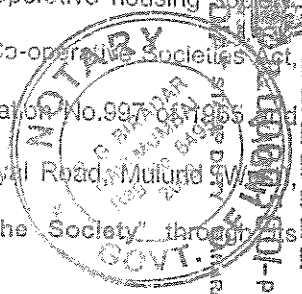
2 MAY 2013

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POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, WE SHIVRAM CO-OPERATIVE HOUSING SOCIETY LIMITED, a co-operative housing registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, registered on 24<sup>th</sup> June, 1965, bearing registration No. 997 of 1965 having its registered office at Samaj Nagar, Devidayal Road, Mulund Mumbai - 400080, hereinafter referred to as "the Society" through

THE MAHANAGAR CO-OP. BANK LTD.  
Chembur Branch  
S.D.O. Registrar Building,  
N.G. Acharya Marg, Chembur,  
Mumbai-400 071,  
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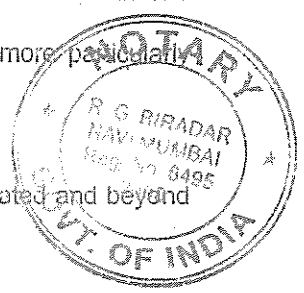
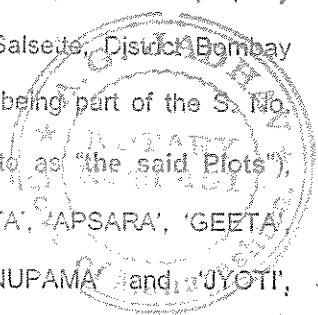
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Authorized Signatories (1) Mr.Vinay Mathuradas Thakkar- Chairman (2) Mr. Hemant Rasiklal Kamdar – Secretary. (3) Mr.Dhiren Keshavji Savla – Treasurer, (4) Mr.Jayesh Odhavji Chande – Committee Member, (5) Mr. Harshad Ratanshi Thakkar - Committee Member (6) Mr.Mathuradas Devichand Majethia - Committee Member, (7) Mrs. Jyoti Mangesh Gokarn - Committee Member. All members and elected representatives of the Managing Committee of the Society, hereinafter called "the Managing Committee", (which expression shall include those persons repugnant to the context or meaning thereof be deemed to mean their successors in Office for now and in future) SEND GREETINGS



WHEREAS

- A. The Society is seized and possessed of all otherwise well and sufficiently entitled to all that piece and parcel of land bearing Plot Nos.1088, 1095,1096, 1097, 1098, 1099 and 1101 (i.e. CTS Nos. 1050, 1106, 1105, 1104, 1103, 1102, and 1100 respectively), admeasuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and updation of property registration card, at Mulund Taiuka South Salseite, District Bombay suburban, registration sub district of Bandra, being part of the S. No. 1000 of Mulund B.S.D (hereinafter referred to as "the said Plots"), together with the buildings known as 'KAVITA', 'APSARA', 'GEETA', 'ANJALI', 'GEETANJALI', 'ANURAAG', 'ANUPAMA' and 'JYOTI', standing on the aforesaid plots (hereinafter referred to as "the Existing Buildings"). The said Plots and the Existing Buildings are hereinafter collectively referred to as "the said Property" and is more particularly described in the First Schedule hereunder written.
- B. All the Existing Buildings on the said Plot are old, dilapidated and beyond repairable condition and require immediate attention.



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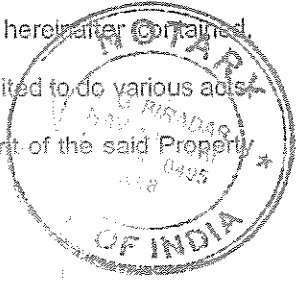
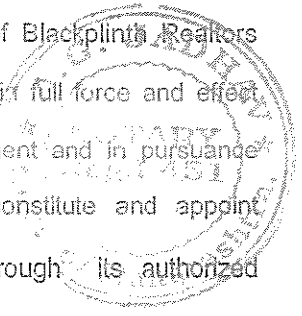
C. The Society and the members of the Society (Existing Members) are therefore desirous of exploring the potential of the said Property and intend to redevelop the said Property by demolishing the Existing Buildings on the said Plots and constructing new buildings on the said Property by exploiting, consuming and utilizing the full and maximum development potential of the said Property including the free sale FSI and/or maximum FSI and/or incentive FSI and/or any other FSI and/or Transferable Development Rights ("TDR") available in accordance with the Applicable Laws.



BDR 2/1593/2012

D. By a Development Agreement dated 28-09-2012 referred to as the "said Development Agreement") executed by and between ourselves, Blackplinth Realtors Private Limited and the Managing Committee of the Society, we have granted the development rights in respect of the said Property to Blackplinth Realtors Private Limited and permitted the Developers to demolish the Existing Buildings and re-develop the same as per the terms and conditions as stated therein;

E. Pursuant to the said Development Agreement and the said Resolution, we are executing this Power of Attorney in favour of Blackplinth Realtors Private Limited with an intention for it to remain in full force and effect throughout the term of the Development Agreement and in pursuance thereof, we desire to irrevocably nominate, constitute and appoint Blackplinth Realtors Private Limited (acting through its authorized representatives being Mr. Haresh Chandan and Mr. Kamlesh Mehta), as our true and lawful attorneys in our name and on our behalf and for us, and confer upon them certain powers and authorities hereinafter contained, inter-alia, to enable Blackplinth Realtors Private Limited to do various acts, deeds, matters and things in respect of development of the said Property



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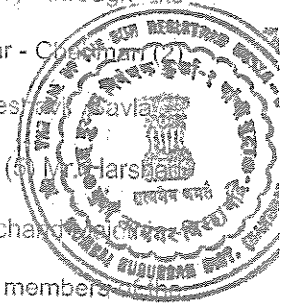
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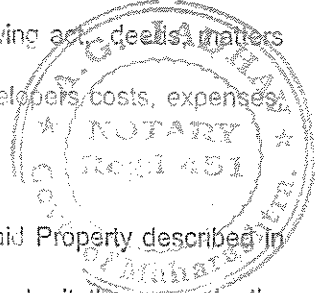
with an intention for it to remain in full force and effect throughout the term of the said Development Agreement;

F. This Power of Attorney is executed in pursuance of the said Development Agreement of even date, which is duly stamped in accordance with Article 25 of the First Schedule of the Bombay Stamp Act, and registered with the Sub-Registrar of Assurance.

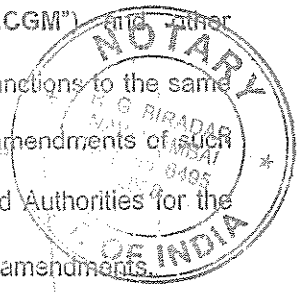
NOW KNOW WE AND THESE PRESENTS WITNESS THAT WE the aforesaid, Shivram Co-Operative Housing Society Limited, through its managing committee members (1) Mr. Vinay Mathuradas Thakkar - Chairman (2) Mr. Hemant Rasiklal Kamdar - Secretary, (3) Mr. Dhiren Kesavji Bhatnagar - Treasurer, (4) Mr. Jayesh Odhavji Chande - Committee Member, (5) Mr. Harshad Ratanshri Thakkar - Committee Member (6) Mr. Mathuradas Devichand Committee Member, (7) Mrs. Jyoti Mangesh Gokarn and all the members



said Society do and each of us doth hereby irrevocably nominate, constitute and appoint Blackplinth Realtors Private Limited ("the Developer") (acting through its authorized representatives being Mr. Haresh Chandan and Mr. Kamlesh Mehta, jointly and/or severally to be our true and lawful Attorneys (hereinafter referred to as "our said Attorneys") to do and execute and perform for us and in our name and on our behalf all or any of the following acts, deeds, matters and things in respect of the said Property at the Developer's costs, expenses, risks and responsibilities.



1. TO PREPARE plans for development of the said Property described in the First Schedule hereunder written and to submit the same to the Municipal Corporation of Greater Mumbai ("MCGM") and other Concerned Authorities for obtaining approval and sanctions to the same and to submit proposals from time to time for the amendments of such Buildings Plans to the MCGM and other Concerned Authorities for the purpose of obtaining approval and sanctions to such amendments.



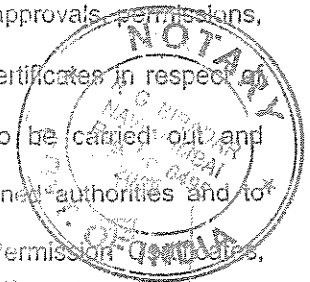
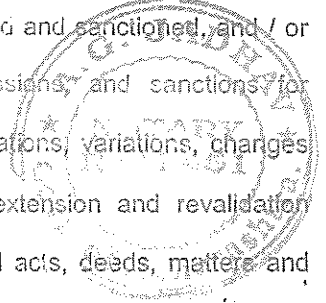
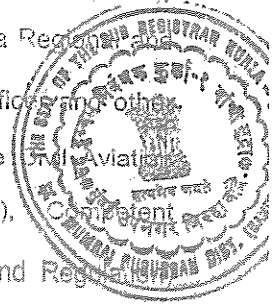
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2. TO CARRY OUT all the requisitions that may be made by any concerned authorities in connection with such plans or building plans submitted and/or that may be submitted by our said Attorney to the appropriate concerned authority/ies in pursuance of this presents.

3. TO SIGN and submit to the Corporation, the Maharashtra State Water Supply and Sewerage Board, the Pollution Control Board, Environmental and Ecological Authorities, Government of Maharashtra, Collector of Land Revenue and other Revenue Authorities and officers, the concerned officers and authorities under the Maharashtra Regional and Town Planning Act, 1966, the Concerned Chief Fire Officer and other Fire Brigade Authorities, Town Planning Authorities, the Civil Aviation Authorities, Directorate of Industries (Maharashtra), Authorities appointed under the Urban Land (Ceiling and Regulation) Act, 1976, MOEF, High Rise Committee, other development authorities, and/or to any other Government, Semi-Government, local or public body or authority concerned, the building plans, layout plans and other drawings, designs and specifications for and in respect of the construction of proposed building and structures to be erected on the said Property, and to have the same approved and sanctioned, and / or to apply for and obtain approvals, permissions, and sanctions for amendments, revisions, modifications, alternations, variations, charges and/or deletions thereto/therein, and / or extension and revalidation thereof, and otherwise to do and perform all acts, deeds, matters and things in connection therewith, as may be deemed fit and advisable by the Attorneys, and to apply for and obtain all the approvals, permissions, sanctions, exemptions, order and no objection certificates in respect of the development and/or redevelopment work to be carried out and completed on the said Property from all concerned authorities and to apply to the Corporation for and obtain IOD, Permission Certificates,



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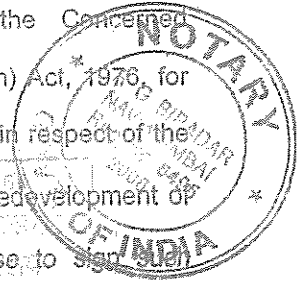
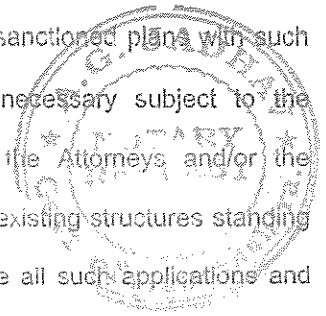
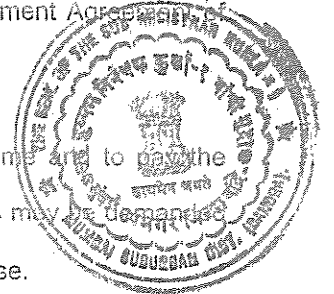
Building Commencement, Occupation and Completion Certificates and such other certificate/s and no objection certificates which may be necessary for commencing and completing the development and/or redevelopment work on the said Property;

4. TO MAKE applications, to deal and correspond with the Sub-Registrar of Assurances, Mumbai, Collector, State Government of Maharashtra, and City Survey Officers, MCGM, State Government of Maharashtra (including all their respective departments and officers) and other authorities in respect of the development and/or redevelopment work of the said Property, in pursuance of the said Development Agreement from the date to the date;

5. TO REVALIDATE such permissions from time to time and to pay the premium, charges, deposits and/or other amounts as may be demanded by the authorities from time to time for the said purpose.

6. TO ENTER upon the said Property, remain thereon and commence the work of development/construction on the said Property described in the First Schedule hereunder written as per the sanctioned plans with such modification and/or deviation as may be necessary subject to the Development Agreement and required by the Attorneys and/or the concerned authorities after pulling down the existing structures standing on the said Property, and for that to execute all such applications and writings as may be necessary.

7. TO APPROACH AND REPRESENT before all the Concerned Authorities under the Urban Land (Ceiling & Regulation) Act, 1976, for the purpose of obtaining exemption under the said Act in respect of the said Property for the purpose of development and/or redevelopment of the said Property, if necessary, and for that purpose to sign



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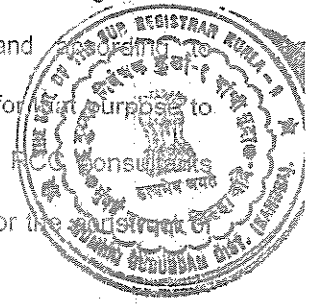
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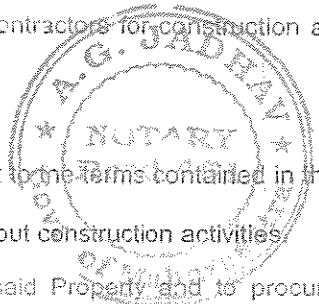
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applications, papers, writings, undertaking, etc. as may be required and to carry on correspondence with the Authorities under the said Act and also prefer appeal or appeals from any Order of the Competent Authority and/or any other Authority made under the provisions of the said Act in connection with the said Property and for this purpose, to do all acts, deeds, matter and things and to institute the filing of the said appeal, and for the purposes to sign and declare all petitions, Memo or Appeal, Affidavits, Plaints and all other proceedings as may be required.

8. TO CONSTRUCT buildings on the said Plot after demolishing the said Existing Buildings as per the sanctioned plan and specifications and other requirements of MCGM and for that purpose to employ contractors, architects, Structural Engineers, PCC Consultants and other professionals as may be required in and for the construction of the buildings.

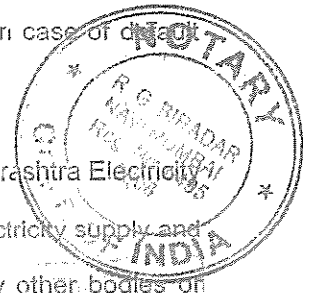


9. TO ENTER into and sign contracts with contractors for construction as well as contractors for labour and workers.



10. TO ENTER upon the said Property, subject to the terms contained in the said Development Agreement, for carrying out construction activities

11. TO NEGOTIATE with occupants of the said Property and to procure vacant possession of the said Property or any portion thereof for the purpose of development of the said Property as the case may be and to take necessary actions and proceeding against them in case of default by them of the terms of the Development Agreement.



12. TO SUBMIT proposals and deal with MCGM, the Maharashtra Electricity Supply Company Ltd./ Tata Power/ BEST (Bombay electricity supply and Transport Company)/ Reliance Energy Limited or any other bodies or authorities for providing services and facilities in the said Property,

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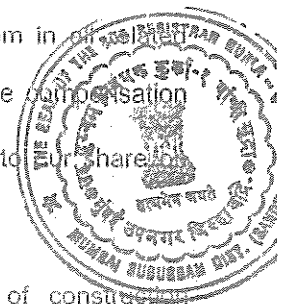
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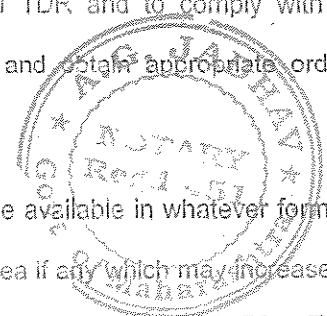
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including water supply, electric supply, drainage, telephones and gas connections, etc. and in such context submit proposals, information, declaration, letters, affidavits, documents, indemnities, guarantees, bonds and undertakings as such authorities may require and obtain necessary approvals and sanctions for construction on the said Property.

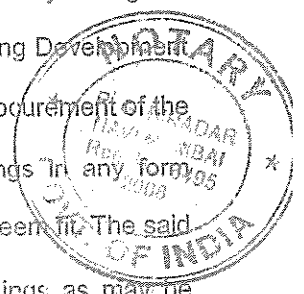
13. TO REPRESENT us before the Arbitrator or other authorities appointed in respect of the Town Planning Scheme, of which the said Property is a part, and in proceedings before him, and make and submit applications, petitions to them, appear and represent us before them in all matters, file objections, pay betterment charges, receive compensation and/or take possession of any additional area coming to our share in revision of the said Scheme.



14. TO APPLY for permission to transfer the benefit of construction permissible on any other property to the said Property, to which such transfer may be permissible by way of TDR and to comply with all relevant requisitions and requirements and obtain appropriate orders thereon.



15. TO TAKE all or any benefits that may be available in whatever form, in respect of the said Property (including area if any which may increase as a result of area correction) including in the form of FSI, TDR, Development Right Certificate ("DRC") or as a result of any change of law or otherwise as may be available as per the prevailing Development Control Regulations, 1991 at present in force until the procurement of the Occupation Certificate with respect to the new buildings in any form whatsoever in such manner as the said Attorneys may deem fit. The said Attorneys will be entitled to do all acts, deeds and things as may be necessary and sign and execute all papers, writings, applications, forms, proformas, letters, documents, declarations, affidavits, undertakings,



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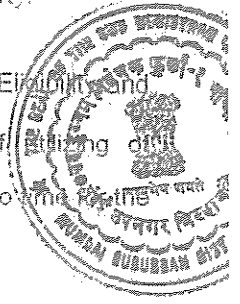
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powers by whatever name called to take advantage of any benefit that may be available in respect of the said Property including as a result of the road widening or otherwise.

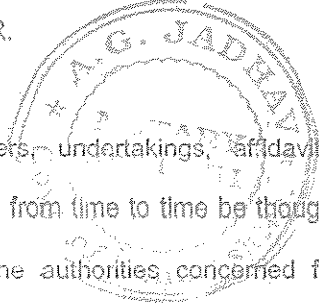
16. TO SIGN all applications, forms, writings, documents, proforma, declarations, undertakings, affidavits, confirmation deeds, rectification deeds or such correspondence or such papers or writings as may be necessary for the purpose of development of the said Property.

17. TO APPLY to MCGM for issue of letter of Intent, letter of Eligibility and such other permissions/approvals, remarks for grant of Utilizing of TDR/DRC and to collect the original DRC issued from time to time for the construction of the new buildings on the said Property.

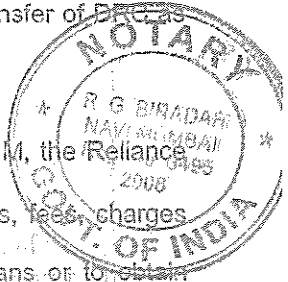


18. TO ENTER into agreement for purchase of TDR from the holder of DRC and utilize the same in the said Property for construction of additional area and to execute necessary declarations, affidavits and other papers required to be submitted to Brihanmumbai Mahanagar Palika and other authorities for the utilization of the said TDR.

19. TO SIGN all applications, forms, papers, undertakings, affidavits, declarations, terms and conditions as may from time to time be thought necessary or as may be required by the authorities concerned for utilizing the FSI of some other property by procuring transfer of DRC as per Development Control Regulations Act, 1991.



20. TO PAY to persons and authorities including the MCGM, the Reliance Energy Limited and other authorities / persons deposits, fees, charges and monies required to obtain sanction of building plans or to obtain services like water/electric supply, etc. on the said Property or for availing of amenities, services, facilities and conveniences on the said

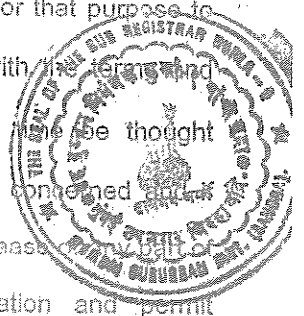


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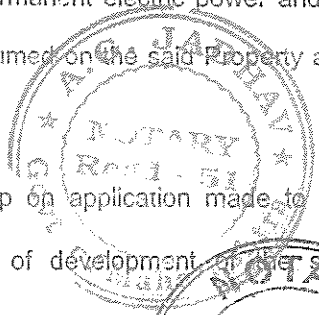
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Property including as security for proper performance of any obligation, payment of accruing charges and in due course apply for and collect refund of such monies and for such purpose correspond with authorities/persons concerned, and on receipt thereof issue receipts and discharges for the same.

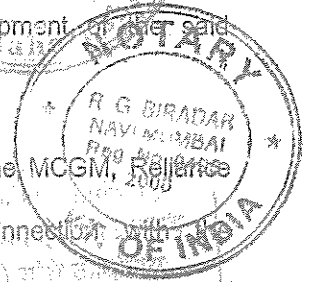
21. TO APPLY for and obtain electric power connection and supply from BSES Limited / Reliance Energy Limited/ Tata for and/or in respect of or relating to the construction of the said Property and for that purpose to sign all letters, applications, undertakings, comply with the terms and conditions and other papers as may from time to time be thought necessary or as may be required by the authorities concerned and as required by the said Company for that purpose grant lease of the said Property for construction of a Sub-Station and permit construction thereof on the said Property in the manner as may be stipulated by the said Company.



22. TO APPROACH MERC, MSEB or such other Company and/or Undertaking or as may then be in existence for removal/ shifting of high tension wires, obtaining temporary or permanent electric power and or additional power required for being consumed on the said Property and the building/s to be constructed thereon.



23. TO MAKE applications and to follow up on application made to the concerned authorities for the purpose of development of the said Property.



24. TO DEPOSIT amounts as may be required with the MCGM, Reliance Energy Limited, and other authority/ies in connection with development of the said Property or sanction of building plans or grant of permissions for development thereof and/or provision of amenities

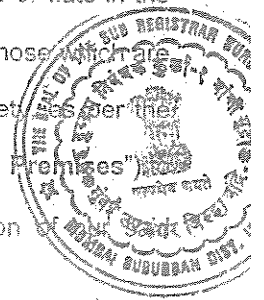
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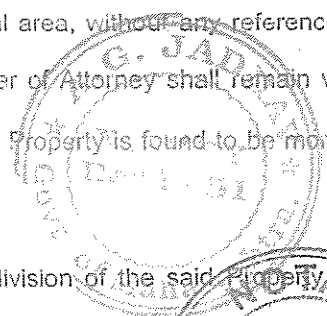
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services and facilities therein, and to apply for and receive refunds of such deposits and sign all effectual receipts and discharges for the same.

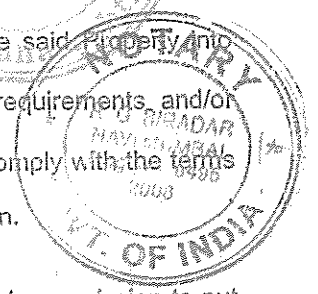
25. TO REPRESENT us before the appropriate local authority, Electric Supply Company and other authorities concerned in all matters relating to provision of amenities, services and facilities including water supply, electric supply, etc. in the said Property and/or for transfer of the installations provided therein with respect to the premises or flats in the proposed new building/s on the said Property (other than those which are to be handed over to the Existing Members of the Society, as per the terms of the said Development Agreement) ("Developer's Premises") and the name of any other person entirely at the discretion of our Attorneys.



26. TO APPLY for correction of area of the said Property, if necessary in the revenue and municipal records, and if the area of the said Property is found to be more than the area referred to in this Power of Attorney in such government records, then to take all necessary steps for developing and enjoying such additional area, without any reference or recourse to us. In any event, this Power of Attorney shall remain valid and binding even if the area of the said Property is found to be more or less than the area stated herein.



27. TO APPLY for amalgamation or sub-division of the said Property into one or more sub-plots and to comply with the requirements and/or authorities concerned for the purpose and also to comply with the terms and conditions of the said amalgamation/ sub-division.



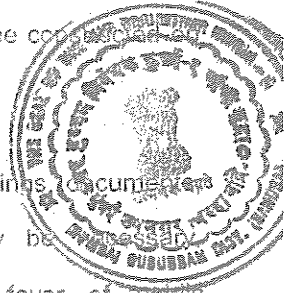
28. TO APPLY to the Civil Aviation authorities and obtain permission to put up multi-storied building/s on the said Property, if required.

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29. TO APPLY to and obtain from the Fire Brigade and other concerned authorities the necessary No Objection Certificates for construction of proposed high-rise building/s on the said Property, and for the said purpose submit proposals and comply with the requisitions of such authorities.

30. TO REPRESENT us before and apply to and obtain from the Public Works Department, Reliance Energy Ltd. and other authorities permission to erect lifts in the building/s proposed to be constructed on the said Property, and comply with their requisitions.

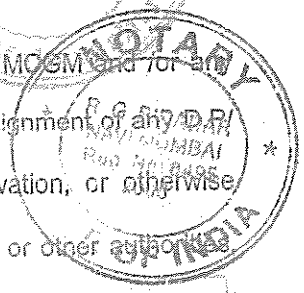


31. TO MAKE sign and execute applications, forms, writings, documents, rectification deeds or such other writing as may be necessary, Indemnities, bonds, guarantees, undertakings in favor of public authorities in our names and on our behalf in connection with the development of the said Property and procurements of sanctions and approvals thereof as our said Attorneys may think proper.

32. TO APPOINT Architects, R.C.C. Consultants and other professionals, and make sign and execute appropriate authorities in their favor authorizing them to obtain sanctions and permissions for development of or construction on the said Property, and also to design and supervise the construction buildings thereon and sign authority/appointment letter in their favor.



33. TO SURRENDER any part of the said Property to MCGM and for any other Concerned Authority if any falling within the alignment of any D.R./ Public Road/Road Set-back Line, or under reservation, or otherwise required to be handed over to the concerned local or other authority and hand over possession thereof and claim, compensation on account thereof in cash or by way of permission to put up additional construction



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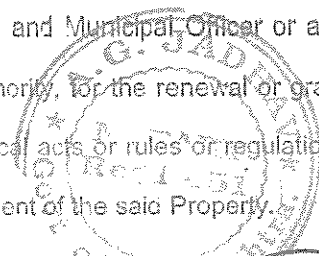
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on the remaining part of the said Property and for the said purpose enter into correspondence with, and surrender and hand over possession of portions of the said Property to such authorities and apply for and avail of the benefit of compensation as aforesaid and comply with the requirements of the concerned authorities, and wherever required make, execute and get registered appropriate Conveyances and other deeds / documents as our said Attorneys may think proper to transfer and convey unto and vest in the concerned authority/ies the said portion of the said Property so surrendered and got the same duly transferred and entered in the name of such authority in the public records.

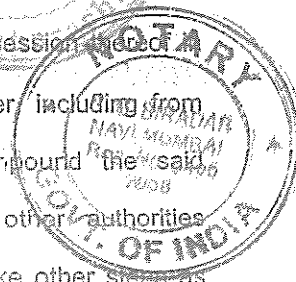


34. TO REPRESENT us in acquisition proceedings in case of acquisition of the said Property or any part thereof and to receive compensation and give receipt for moneys received and also to oppose the proceedings if they are of the opinion that the said proceedings are against our interest.

35. TO APPEAR AND REPRESENT our interest before the Commissioner of Income Tax, Collector of land revenue and Assessor or Municipal rates and Taxes, Commissioner of Police and Municipal Officer or any other public or Government officer or authority, for the renewal or grant of licence or permit required under any local acts or rules or regulations or guidelines or circulars, for the development of the said Property.



36. TO MANAGE the said Property and protect the possession thereof in such manner as our said Attorneys may think proper including from encroachments, engage security guards, fence/compound the said Property, lodge complaints with the police and other authorities whenever required, carry on correspondence, and take other steps as our said Attorneys may think proper for the purpose.



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37. TO INSURE the said Property in our names or jointly in the name of the Developers against risks of fire, collapse, destruction, riots, etc; and if any claim arises under such policy, to process the same, and demand recovery and receive the insurance monies and retain the same exclusively for the benefit of the Developers.

38. TO NEGOTIATE AND SELL the Developer's Premises, on ownership basis or on such other basis and for such consideration as the said Attorneys may deem fit and proper in their absolute discretion and for that purpose enter into and/or execute agreement/s for sale/allotment letter or such other documents as our Attorneys may deem fit and proper in favor of prospective purchasers/ tenants/lessees/licensee and register the said documents as required for registration and receive the same and receive consideration from the prospective purchasers/tenants/lessees/licensee and to give and pass effectual receipts and discharges for the same and appropriate the same for their own benefit and handover possession of the Developer's Premises to the prospective Purchasers/Tenants/Lessees/Licensees.

39. TO APPLY for and obtain appropriate consents permissions and sanctions from the concerned authorities for sale/transfer/leasing out of the said Property or any part thereof to the name of the Developer or its nominee/s and take all necessary steps for the same.

40. TO MORTGAGE and/or to create charge on the Developer's Premises on the said Property, and raise loans on the security thereof and pursuant thereto make and execute appropriate Deed/s of Mortgage and other documents as our said Attorneys may think proper in favour of any person/s, bank/s, financial institutions after making it clear and incorporating a condition in such deed/s that Society would not be responsible or liable on such mortgage or liability and that our said

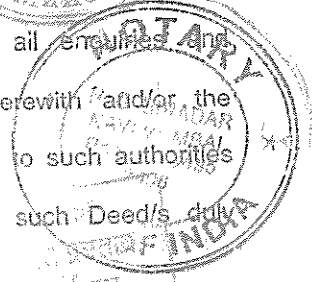
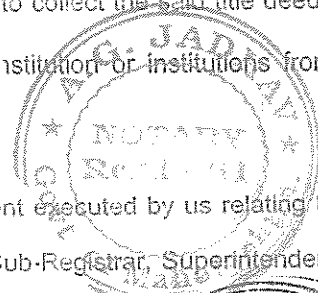
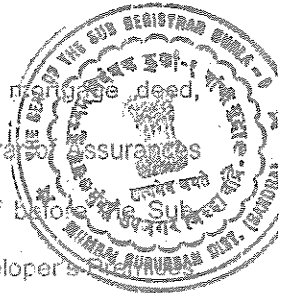
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Developers alone shall be liable on the same and that Society shall not be liable in any way on such mortgage and for the above purpose:

- (i) To enter into, make, sign, seal, execute, deliver, acknowledge and perform any contract, agreement, deed, mortgage deed, writing forms or things that may in the opinion of the said Attorneys be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed with respect to the Developer's Premises;
- (ii) To present such contract, agreement, deed, mortgage deed, writing or things for registration with Sub-Registrar of Assurances at proper place and to admit execution thereof before the Sub-Registrar of Assurances with respect to the Developer's Premises;
- (iii) to deposit title deeds in respect of Developer's title to the Developer's Premises with such bank or banks, financial institution or institutions as directed by the Developer with intent to create equitable mortgage on the Developer's Premises and on repayment of such borrowed money to collect the said title deeds from the bank or banks, financial institution or institutions from whom the money is borrowed.



41. TO TAKE all steps to register any document executed by us relating to the said Property and appear before the Sub-Registrar, Superintendent of Stamps and other concerned authorities in all enquiries and proceedings taken or adopted in connection therewith and/or the valuation of the subject matter thereof and furnish to such authorities necessary information and clarification and get such Deed/s duly registered under the Registration Act, 1908.

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15. [Signature]



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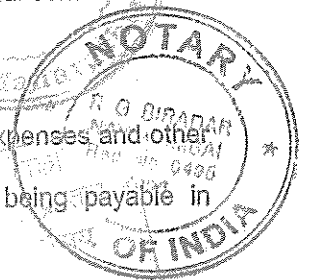
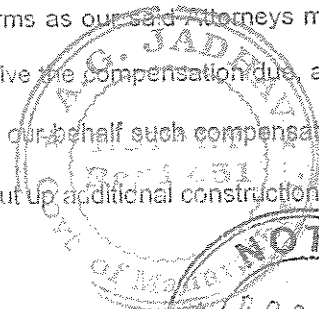
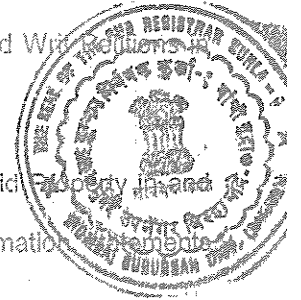
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42. TO REPRESENT us before the Registrar, Superintendent of Stamps, Chief Controlling Revenue Authority, Collector, Government of Maharashtra and other authorities in all matters arising out of or on the question of proper stamp duty payable on any document executed by us relating to the said Property, furnish required information to them, appear before them, participate in any enquiry held to ascertain the true market value of the subject matter thereof and the stamp duty or penalty, if any, payable thereon, contest the findings of such Authorities if thought proper, and file and prosecute Appeals, Revisions and Writ Petitions in such matters if thought expedient or necessary.

43. TO REPRESENT us in all matters concerning the said Property and before all authorities including the police, and file information and complaints in such matters.

44. TO REPRESENT us if any part of the said Property is reserved, acquired or requisitioned or proposed to be so done for any public purpose, in such matters before the concerned authorities, and oppose/contest such proposals, and/or apply for and get the said Property or portion/s thereof released from such proposals on such terms as our said Attorneys may think proper, and claim, demand and receive the compensation due, and issue receipts for the same, or receive on our behalf such compensation by way of TDR or grant of permission to put up additional construction on the remaining part of the said property.

45. TO PAY or allow rates, taxes, charges, deductions, expenses and other payments and outgoings whatsoever for the time being payable in respect of the said Property.



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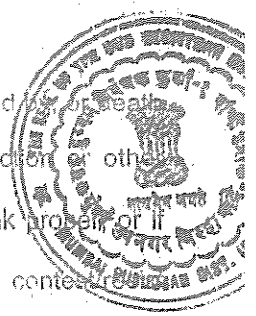
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46. TO DEAL with persons who may come upon the said Property at any time on whatsoever basis, and take and adopt steps for their removal there from as our said Attorneys may think proper.

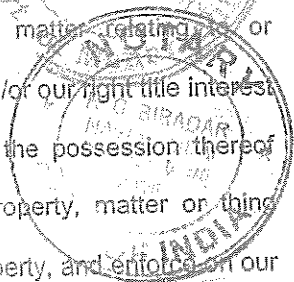
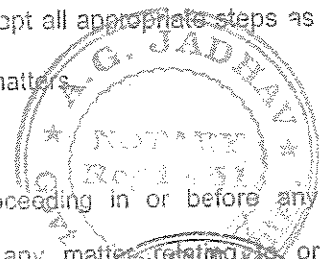
47. TO REPRESENT us before the owners/holders/ occupants of adjoining lands in the matter of fixing boundaries and other related matters, and to enter into commitments with them and carry out the same.

48. TO SETTLE, at their own cost, claim if any injury is suffered or death is caused to, any laborer/workman employed in construction or other work on the said Property as our said Attorneys may think proper, or if any proceedings are adopted by anyone in such matters, contest the same, and if thought proper compound compromise and/or settle the same, as our said Attorneys may think proper.



49. TO REPRESENT us and appear before the authorities in charge of assessment of the said Property to municipal local and revenue assessments/taxes, make and furnish statements and information to them, make and file appeals and revisions against orders passed by such authorities, and in general take and adopt all appropriate steps as our said Attorneys may think proper in such matters.

50. TO COMMENCE any action or other proceeding in or before any Competent Court, Authority or forum in any matter relating to or concerning development of the said property and/or our right title interest claim and demand thereto and therein and/or the possession thereof and/or for recovery of any sum of money, property, matter or thing whatsoever due to us as owners of the said Property, and enforce on our behalf our right title and interest thereto and the same action or proceeding to prosecute or discontinue, or become non-suited therein if



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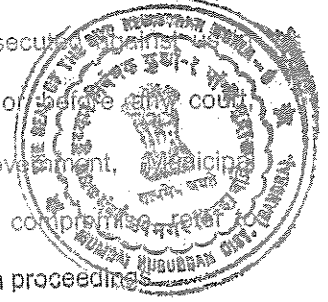
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our said Attorneys shall so think proper, and take all other lawful ways and means to enforce our claim demand and right in the said Property.

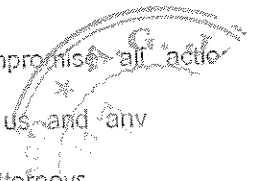
51. TO INSTITUTE, carry on, defend, compromise, abandon or submit to judgment in any legal proceedings including Writ Petitions concerning the said Property or our rights thereto and therein if our said Attorneys shall so think proper, and accept/dispute awards made therein and give security or indemnity for costs, receive/pay monies due there under and deposit in/withdraw from courts monies becoming due there under.

52. TO APPEAR in, defend and compromise any action or proceeding now or hereafter to be instituted, commenced or prosecuted in any court of law or before any authority or forum including offices of Government, Municipality or Corporation upto the highest court of law and to compromise, arbitrate, withdraw or suffer judgment in any such proceedings.



53. TO ACCEPT writs of summons, notices and other processes issued by any Court, Government or other authority in any matter concerning the said Property, and to sign and issue acknowledgements for the same.

54. TO SETTLE adjust, compound or compromise all actions, accounts, claims and disputes between us and any person or persons concerning the said Property, as our said Attorneys shall think proper.



55. TO APPEAR, act for and represent us in all actions, suits and proceedings in all courts and authorities in all actions, suits and proceedings which shall or may be had against us, or whereof we are the Society and our said Attorneys shall think proper to give notice.

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statements therein and contest and/or resist such proceedings as our said Attorneys may think proper.

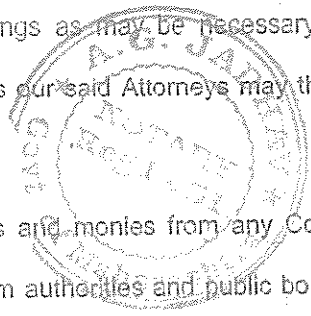
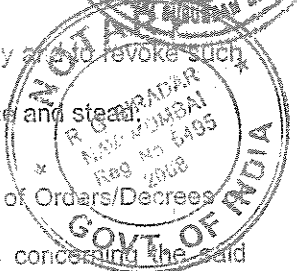
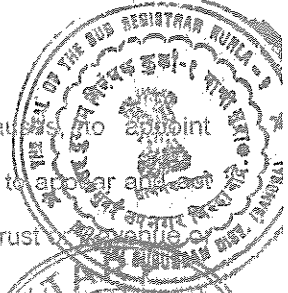
56. TO SIGN and verify all pleadings in matters aforesaid including plaints, written Statements, petitions of claims, Memoranda of Appeal and petitions and applications of all kinds including those for execution of decrees in matters concerning the said Property and/or our rights therein, and file them in and before any court authority forum or office, whether judicial or and non-judicial, and amend and alter the same as our said Attorneys may think proper.

57. For the purposes mentioned in the foregoing clauses, to appoint Pleaders, Solicitors, Advocates or Attorney or Lawyer to appear and act in any Court of Justice or before any Custom or Port Trust or any other officer or officers of any state or local authority and to revoke such appointment and to substitute any other in their place and stead.

58. TO SIGN, verify and file applications for execution of Orders/Decrees in any Court or of Competent Authorities in matters concerning the said Property and us, and do such other things as may be necessary to execute, and execute, Orders/Decrees as our said Attorneys may think proper.

59. TO WITHDRAW and receive documents and monies from any Court, office or Tribunal, opposite parties or from authorities and public bodies in execution of decrees or otherwise howsoever in matters concerning us and the said Property and do all acts necessary or incidental thereto, and give valid and proper receipts and discharges for the same.

60. TO EXAMINE adjust and settle all accounts and reckonings between us and any other person's whatsoever in matters relating to or concerning the said Property and/or our right title and interest thereto and therein,



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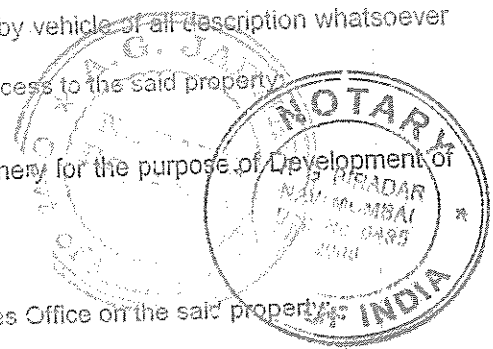
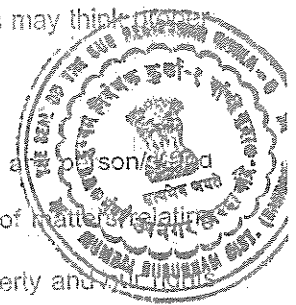
and pay or receive, as the case may be, the balance, if any, which shall appear to be due on the settlement of such accounts and compound any debt due to or owing by us.

61. In general, TO ATTEND to all matters of concerning affecting or relating to the development / redevelopment of the said Property and execute and perform or cause to be done executed and performed any other act deed matter or thing whatsoever as our said Attorneys may think proper to effectuate the provisions hereof.

62. TO CARRY on correspondence and negotiations with all person/s and government and semi-government bodies in respect of matters relating to the development / redevelopment of the said Property and all matters thereto and therein and take all decisions, make commitments and deal with all such matters in such manner as our said Attorneys may deem fit, without casting any financial or contractual obligation on us personally.

63. in the course of development of the said property:

- a. To construct a godown for the purpose of storage of materials like cement, sand, construction equipment, etc;
- b. The Irrevocable right to pass and re-pass at all hours of the day and night either by foot or by vehicle of all description whatsoever over all the roads giving access to the said property;
- c. To install plant and machinery for the purpose of Development of the said property;
- d. To construct Site and Sales Office on the said property;
- e. To install toilets, latrines, bathrooms, water tank etc for workers as well as for contractors on the said property.



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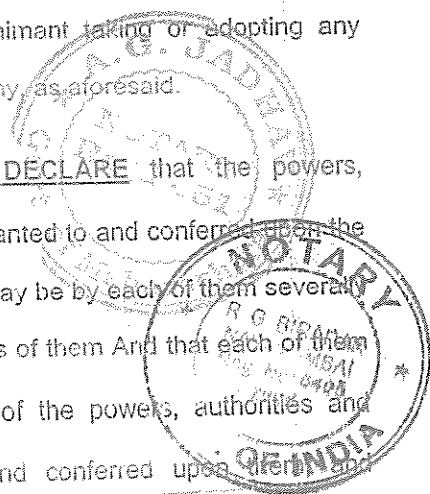
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64. TO RECEIVE refund of every sum of money whatsoever which may become due and payable to us, which may be paid by the said Attorney on our behalf upon or by virtue of any agreement, charges and other security in respect of the said Property or any part thereof and on receipt thereof to make sign, execute and give sufficient releases or other discharges for the same.

AND FOR THE SAKE OF CLARIFICATION, we hereby declare and state that all costs charges and expenses of and incidental to any act, deed, matter thing done or caused to be done by our said Attorneys in or about the exercise of the powers and authorities conferred hereunder shall be borne and paid by and/or provided for by our said Attorneys, and we shall not be liable for or responsible for any act, deed matter or thing done committed or omitted to be done by our said Attorneys and/or for any claim or consequence arising therefrom, and our said Attorneys have agreed to keep us safe harmless and indemnified from and against any claim that may be made by any person to be aggrieved by anything done or omitted to be done by our said Attorneys in the course of exercise of the powers and authorities hereby conferred on them AND ALSO of, from and against all costs charges and expenses, if any, which we may suffer or incur by reason of any claimant taking or adopting any proceedings against us to enforce his claim, if any, as aforesaid.



WE HEREBY CLARIFY, CONFIRM AND DECLARE that the powers, authorities and discretions hereby given and granted to and conferred upon the Attorneys, shall be available for exercise and may be by each of them severally and separately and independently of the other/s of them And that each of them is hereby authorized to exercise all or any of the powers, authorities and discretions hereby given and granted to and conferred upon them and therefore, wherever the word "Attorneys" used in these presents, the same shall also mean and include "Attorney".



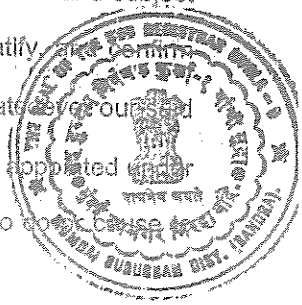
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GENERALLY TO DO AND PERFORM all acts, deeds, matters and things whatsoever for all or any of the purposes aforesaid and to giving full effect to the Authorities hereinbefore contained as full and effectually as we in our persons would do.

TO DO ALL OTHER ACTS, deeds, matters and things, which may be necessary to be done for rendering those presents valid and effectual to all intents and purpose according to Laws and Customs of India.

AND WE HEREBY AGREE that in terms of what is recorded herein and subject to the terms of the Development Agreement, we do hereby ratify and promise to allow ratify and confirm, at all times all and whatsoever our said Attorneys or any substitute or substitutes acting under them (or appointed a subsequent power of attorney) shall law-fully do or purport to do be done in or about the said Property by virtue hereof.

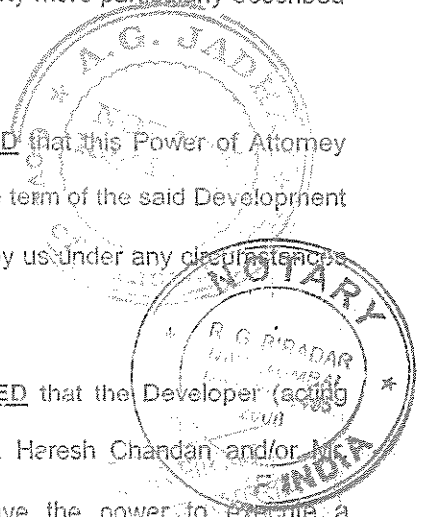


WE HEREBY DECLARE AND CONFIRM that these presents shall be binding upon our successors-in-title and assigns.

AND WE HEREBY declare and state that this Power of Attorney, shall be limited to only matters concerning the said Property more particularly described in the Schedule hereunder written and no further.

AND IT IS HEREBY AGREED AND DECLARED that this Power of Attorney shall remain in full force and effect throughout the term of the said Development Agreement, and the same shall not be revoked by us under any circumstances except in terms of the Development Agreement.

AND IT IS HEREBY AGREED AND DECLARED that the Developer (acting through its authorized representatives being Mr. Harsh Chandan and/or Mr. Kamlesh Mehta), our said Attorneys shall have the power to execute a subsequent power of attorney at any time during subsistence of this Power of Attorney in favour of any other person/company/firm or association to do



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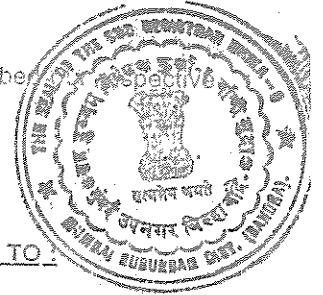
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various acts, deeds, matters and things for development of the said Property and all other related acts more specifically enumerated in this Power of Attorney.

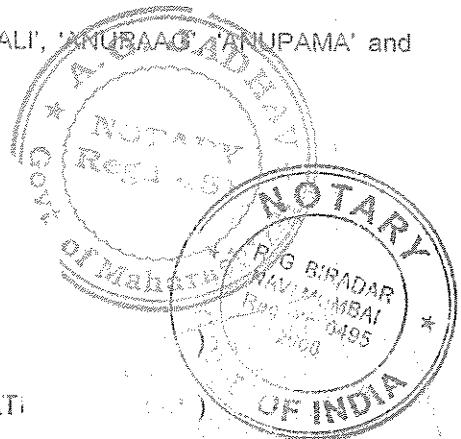
AND WE HEREBY AGREE, without any objection whatsoever, to accept any other person/company/firm or association that shall be appointed by our said Attorneys as the lawful attorney.

IN WITNESS WHEREOF we have hereunto set and subscribed our respective hands at Mumbai this \_\_\_\_ day of \_\_\_\_\_, 2012.



FIRST SCHEDULE ABOVE REFERRED TO.

All that piece and parcel of land bearing Plot Nos.1088, 1095,1096, 1097, 1098, 1099 and 1101 (i.e. CTS Nos. 1050, 1106, 1105, 1104, 1103, 1102, and 1100 respectively), admeasuring in aggregate approximately 10804.26 square meters or such area which is arrived at on actual land measurement and updation of property registration card, at Mulund Taluka South Salsette, District Bombay suburban, registration sub district of Bandra, being part of the S. No. 1000 of Mulund B.S.D, together with the buildings known as 'KAVITA', 'APSARA', 'GEETA', 'ANJALI', 'GEETANJALI', 'ANURAG', 'ANUPAMA' and 'JYOTI', standing on the aforesaid plots.



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SIGNED AND DELIVERED

by the withinnamed SHIVRAM CO-OPERATIVE

HOUSING SOCIETY LIMITED

through it's Authorised Signatories

(1) Mr, Vinay Mathuradas Thakkar – Chairman,

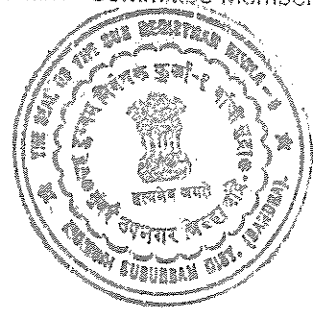


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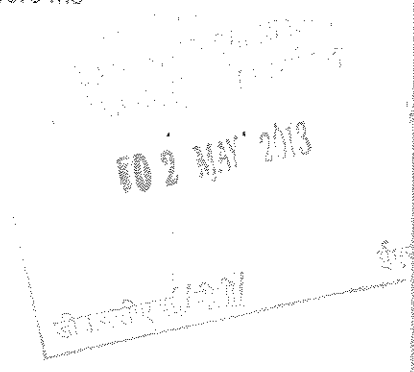
- (2) Mr. Hemant Rasiklal Kamdar - Secretary, )
- (3) Mr. Dhiren Keshavji Savla - Treasurer, )
- (4) Mr. Jayesh Odhavji Chande - Committee Member, )
- (5) Mr. Harshad Ratanshri Thakkar - Committee Member, )
- (6) Mr. Mathuradas Devichand Majethia-Committee Member, )
- (7) Mrs. Jyoti Mangesh Gokarn - Committee Member )

in the presence of..... )

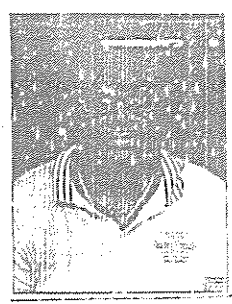
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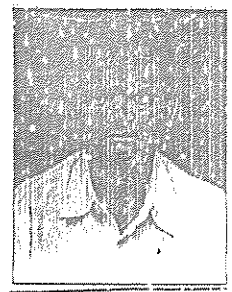
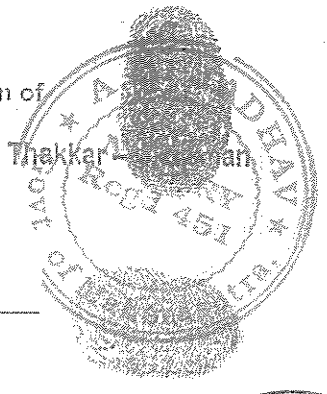
Advocate, High Court, Mumbai



*[Signature]*  
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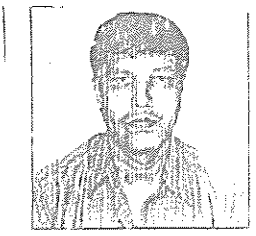
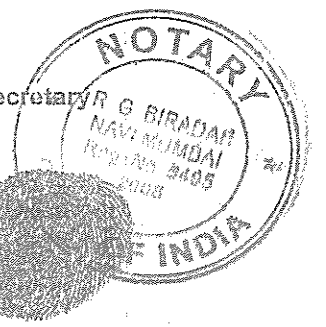
Mr. Vinay Mathuradas Thakkar



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Mr. Hemant Rasiklal Kamdar - Secretary

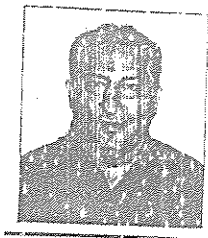


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Mr. Dhiren Keshavji Savla - Treasurer

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*Jayesh*



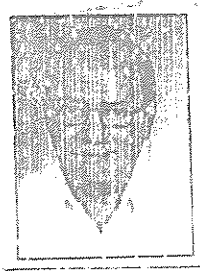
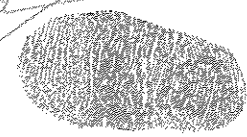
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Mr. Jayesh Odhavji Chande - Committee  
Member

02 MAY 2013



*Harshad Thakkar*

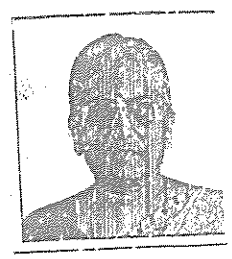
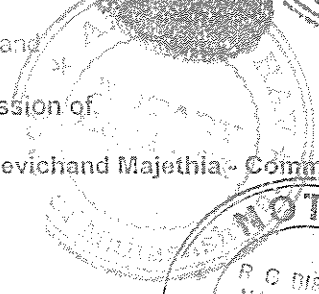
Signature and  
L.H Thumb impression of  
Mr. Harshad Ratanshi Thakkar - Committee  
Member



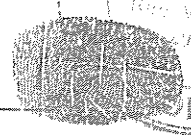
*mathur m d*



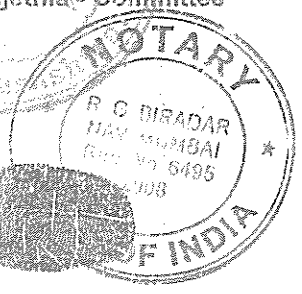
Signature and  
L.H Thumb impression of  
Mr. Mathuradas Devichand Majethia - Committee  
Member



*Jyoti*

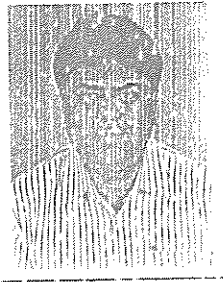


Signature and  
L.H Thumb impression of  
Mrs. Jyoti Mangesh Gokarn - Committee Member



खण्ड - ३ IV	
६५४०	२६
२०१२	

145

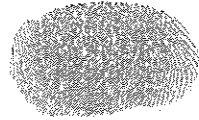
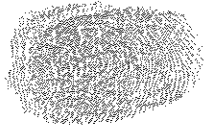


*[Handwritten signature]*

Specimen signature of Constituted Attorney

Mr. Haresh Chandan and L. H. Thumb

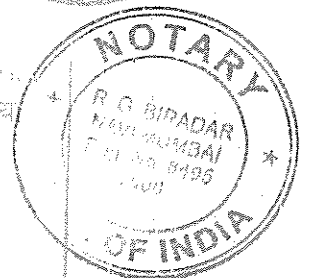
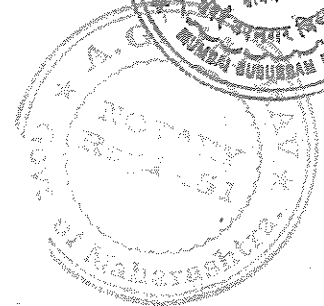
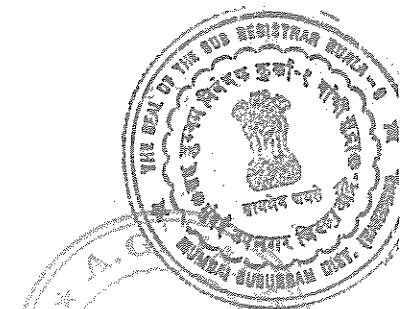
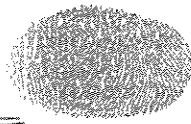
impression



*[Handwritten signature]*

Specimen signature of Constituted Attorney

Mr. Kamlesh Mehta and L. H. Thumb Impression



02 MAY 2013

दीयाकरीरवा/दीदी/

ईएस

PERMANENT ACCOUNT NUMBER  
AHEPK7470L



NAME / NAME  
PIYUSH NARSHI KOTHARI

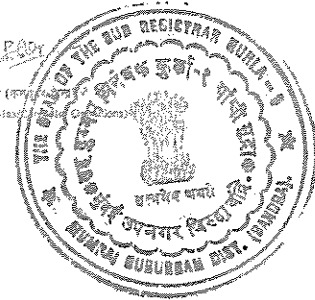
FATHER'S NAME / FATHER'S NAME  
NARSHI PREMJI KOTHARI

DATE OF BIRTH / DATE OF BIRTH  
24-03-1978

SIGNATURE / SIGNATURE

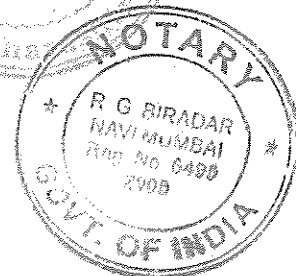
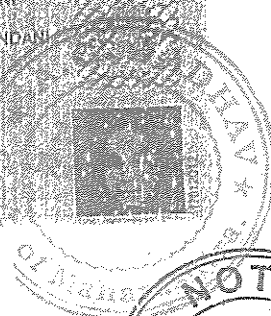
*[Handwritten signature]*

आयकर अधिकारी / आयकर अधिकारी  
Commissioner of Income-tax



खर - 3  
एचए/20  
2092

आयकर विभाग / आयकर विभाग  
INCOME TAX DEPARTMENT / INCOME TAX DEPARTMENT  
MAHESH KAMCHAND JALCHANDANI / MAHESH KAMCHAND JALCHANDANI  
RANCI AND BHAMATMAL JALCHANDANI / RANCI AND BHAMATMAL JALCHANDANI  
15/03/1984  
ACCP1586311



सहायक पंजीयन  
आयकर विभाग  
10 2 MAY 2013

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आयकर अधिकारी / आयकर अधिकारी





28/09/2012 दुय्यम निवेदन:  
3:51:18 pm कुर्ली 1 (कुर्ली)

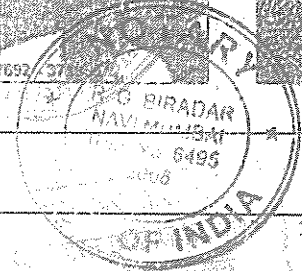
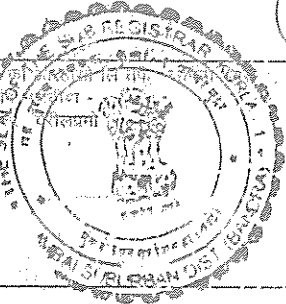
दस्तावेज नोंदवारा भाग-1

153  
पत्र क्र 9594/2012  
30

दस्तावेज क्रमांक : 9594/2012  
दस्तावेजा प्रकार : मुख्यावरनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	ज्याचीचित्र	अंगठ्याचा
1	नाम शिवराम को ओ होतो लि सर्वे खजिनदार कनिष्ठी भेवर म्हणून विनय उपकार - पत्ता: घर/प्लॉट नं: रुमाज नगर, देवीदयाल शेड, मुमुडू पश्चिम नु 80 - मल्ली/रस्ता: ईमारतीचे नाव: इ	लिहून देणार वय 43 सही		
2	नाम शिवराम को ओ होतो लि सर्वे खजिनदार कनिष्ठी भेवर म्हणून विनय उपकार - पत्ता: घर/प्लॉट नं: श्रीलक्ष्मी मल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव	लिहून देणार वय 50 सही		
3	नाम शिवराम को ओ होतो लि सर्वे खजिनदार कनिष्ठी भेवर म्हणून विनय उपकार - पत्ता: घर/प्लॉट नं: श्रीलक्ष्मी मल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: शहर	लिहून देणार वय 49 सही		
4	नाम शिवराम को ओ होतो लि सर्वे कनिष्ठी भेवर जयेश कायवजी धडे - पत्ता: घर/प्लॉट नं: श्रीलक्ष्मी मल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव: तालुका: जिल्हा:	लिहून देणार वय 45 सही		
5	नाम शिवराम को ओ होतो लि सर्वे कनिष्ठी भेवर हर्षद रतनशी उपकार - पत्ता: घर/प्लॉट नं: श्रीलक्ष्मी मल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव: तालुका: जिल्हा:	लिहून देणार वय 56 सही		
6	नाम शिवराम को ओ होतो लि सर्वे कनिष्ठी भेवर मधुसूदर देवी धडे - पत्ता: घर/प्लॉट नं: श्रीलक्ष्मी मल्ली/रस्ता: ईमारतीचे नाव: ईमारत नं: पेठ/वसाहत: शहर/गाव: तालुका:	लिहून देणार वय 63 सही		

दस्तावेज करून देणार सध्याकमीत (मुख्यावरनामा) दस्तावेज करून दिल्याचे कळू करताना.



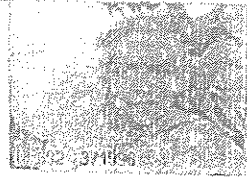

102 MAY 2013  
दीर्घावधीचे/दीर्घावधी

28/09/2012 दुय्यम भियेधका  
3:51:18 pm पुर्तकी 1 (कुलती)

दस्ता गौषवारा भाग-1

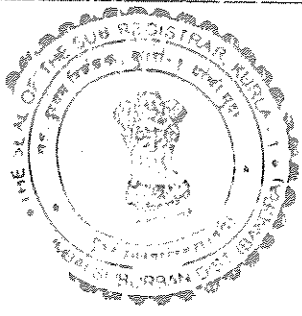
बदर 3  
दस्ता नं 9594/2012  
39

दस्ता क्रमांक : 9594/2012  
दस्ताचा प्रकार : मुख्यावनाभा

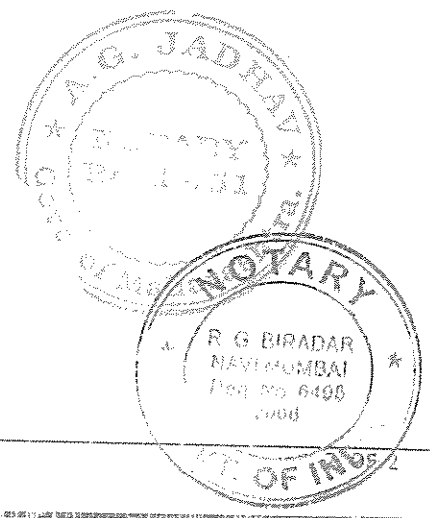
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	आयुष्य	अंगठ्याचा दस्त
7	नाम: शिवराम को जी हासा सि ना. कमलेश भोर पत्तो: चर/प्लॉट नं: 373 कोणार्क हावरा, वीर मल्की/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/परगाणा: - शहर/गाव: - तालुका	विक्रय देणार	वय 63 शही	
8	नाम: व्हीक विल्थ रियल्टी प्रा लि नाके अण्णाकर महामुल कामलेवा गौवता - . . . पत्ता: चर/प्लॉट नं: 373 कोणार्क हावरा, वीर मालकरवार रोड क्रमांकी हावरा नं मल्की/रस्ता: - ईमारतीचे नाव: - ईमारत नं	विक्रय देणार	वय 41 शही	

खालील 1 पक्षकारांची कसुती उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
9	व्हीक विल्थ रियल्टी प्रा लि नाके अण्णाकर रस्ता प्रो चवत



02 MAY 2013  
A.G. JADHAV  
NOTARY PUBLIC  
MUMBAI



पं.सं.दे.का. करून देणार लयाकधीत [मुद्राकरणाभा] पं.सं.दे.का. करून दिल्याने कसुती करताना





दस्ता गोपवारा गांव - 2

वडर 3 *Jad*

157

दस्ता क्रमांक (9594/2012)

*37 32*

दस्ता क्र. (क्रमांक-9594-2012) 10 गोपवारा  
भाषांतर मुल्यांक 0 गोपवारा 0 भरलेले गुंदांक मुल्यांक : 0000

भाषांतर क्र. 9594 दिनांक 28/09/2012  
भाषांतराचे धर्तरे  
नाम शिवाजी गोरे जी जी गोरे लि राधे शेठारवार  
भाषांतराचे मालक मुद्रित मुद्रित ठरकर

दस्ता हजर केल्याचा दिनांक 28/09/2012 03:53 PM  
निष्पादनाचा दिनांक : 28/09/2012  
दस्ता हजर करणा-याची सही :

100 गोपवारा गोरे  
620 मालक (अ. 11(1)), वृष्टीसंपन्न गोपवारा  
(अ. 11(2))  
रजसवले (अ. 12) व भाषांतराचा (अ. 13) ->  
एकूण (अ. 10)

दस्ताचा प्रकार : (48) मुद्रितभाषांतर  
शिफाचा क्र. 1 ची वेळ : (सादरीकरण) 28/09/2012 03:43 PM  
शिफाचा क्र. 2 ची वेळ : (अ. 13) 28/09/2012 03:48 PM

720: एवढा

श्रीकाळ

यादीला दस्ता असे निष्पादन करताना ही, ही दस्तापत्रात दस्ता क्रमांक-गोपवारा-भाषांतराचा अंकावरून  
य त्यांची शोधका घटवितात.

1) विष्णु कोटाडी - , घर/प्लॉट नं. 370 कोणाचे हाताने, वीर सावरकर रोड (कोणाचे)

भाषांतर मुद्रित  
भाषांतर/रस्ता :  
ईमारतीचे नाव :  
ईमारत नं. :  
पेट/वसाहत :  
शहर/गाव :  
वासुका :  
पिता :

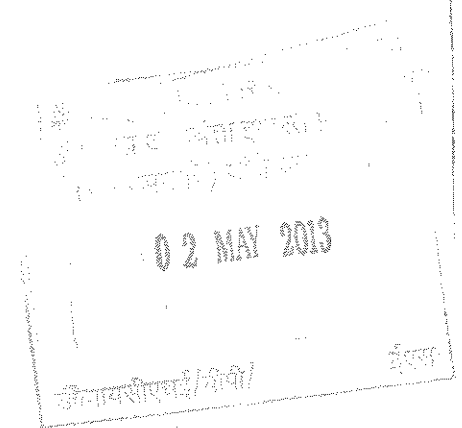


2) शिवाजी गोपवारा - , घर/प्लॉट नं. वरीलभाषांतर

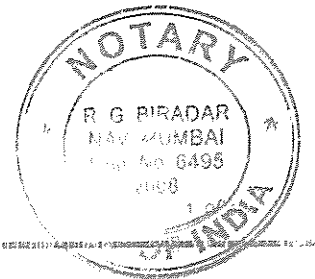
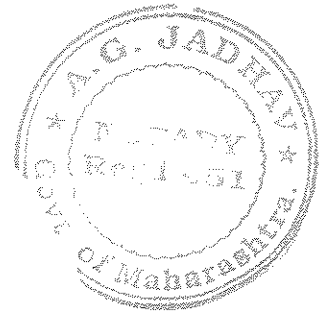
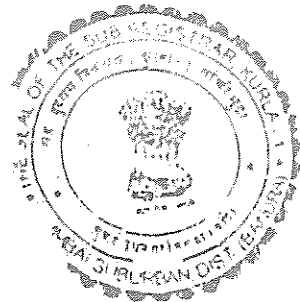
भाषांतर/रस्ता :  
ईमारतीचे नाव :  
ईमारत नं. :  
पेट/वसाहत :  
शहर/गाव :  
वासुका :  
पिता :



श्री. शिवाजी गोरे, कुर्ला 1 (कुर्ला)



श्री. शिवाजी गोरे  
कुर्ला 1 (कुर्ला)





दस्तावेज क्र. [बदर-0594-2012] का घोषणापत्र  
बाजार मूल्य 0 घोषणा 0 भरती ति. मुद्रांक शुल्क : 500

दस्तावेज क्र. 1 की प्रतिलिपि दिनांक : 28/09/2012 03:43 PM  
दिनांक : 28/09/2012  
दस्तावेज क्र. 2 की प्रतिलिपि दिनांक : 28/09/2012 03:48 PM  
दिनांक : 01/10/2012 03:29 PM  
दिनांक : 01/10/2012 03:29 PM

दस्तावेज क्र. 3 की प्रतिलिपि दिनांक : 01/10/2012 03:29 PM  
दिनांक : 01/10/2012 03:29 PM  
दस्तावेज क्र. 4 की प्रतिलिपि दिनांक : 01/10/2012 03:29 PM  
दिनांक : 01/10/2012 03:29 PM

दस्तावेज क्र. 5 की प्रतिलिपि दिनांक : 01/10/2012 03:29 PM

ओळख :  
आतील हक्क असे निवेदीत करता येईल, तो दुरुस्त करून देण्याच्या बाबतीत ओळखतात,  
व त्याची ओळख पटवतात.

- 1) निराम हरदा - , पर/प्लॉट नं: 373 कोणार्के हाडस, थोर सांजकर रोड , प्रभादेवी  
वांदर मु  
वस्ती/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं : -  
पेट/वसाहत : -  
शहर/गाव : -  
राज्य : -  
पिन : मुंबई कोळार
- 2) मधेन नरसिंगराव - , पर/प्लॉट नं. एरीतांगण  
वस्ती/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं : -  
पेट/वसाहत : -  
शहर/गाव : -  
राज्य : -  
पिन : -



बदर-3  
दस्ता क्रमांक (9594/2012)  
37 578

पावती क्र. 9646 दिनांक: 28/09/2012  
पावतीचे पत्र  
नाव: शिवराम को ओं हासो लि सर्व घोषणा  
कमिटी मेबर म्हणून नियम लंकार

100 : नोंदणी फी  
320 : नक्कल (अ. 11(1)), प्रत्येक नक्कल  
(अ. 11(2)).  
पत्रावले (अ. 12) व कायदेशीर (अ. 17) -  
एकत्रित फी

720: एकूण

द. निधीकरणी सही, मुद्रा 1 (कुल)

10 2 MAY 2012

ATTESTED

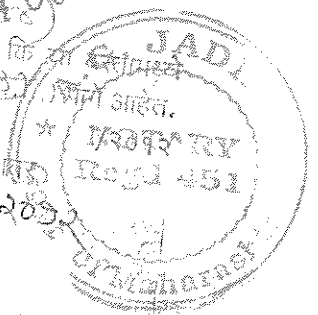
*[Signature]*  
04/10/2012

R. G. BIRADAR

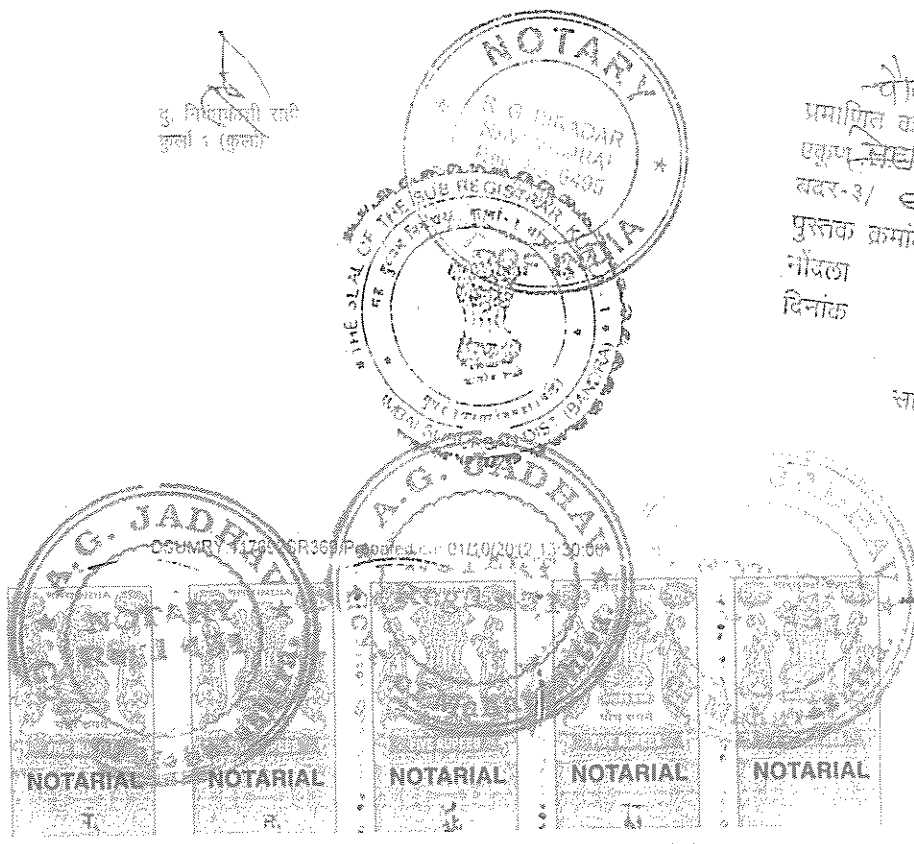
B.A.LL.B.  
Advocate & Notary  
(GOVT OF INDIA)  
-6/1 1, Sector - 1, Vashi,  
Navi Mumbai - 400 703.

द. निधीकरणी सही  
मुद्रा 1 (कुल)

वैकी 24 OCT 2012  
प्रमाणित करण्यात येते कि जो  
एकूण नोंदणी शुल्क भरून घेतला आहे.  
बदर-3/ eyes  
पुस्तक क्रमांक 9 क्रमांक 1  
नोंदणी  
दिनांक 3/30/2012



सह. दुकान निरीक्षक कुला-1  
मुंबई उपनगर जिल्हा.



*[Signature]*  
15/03/2013  
A. G. JADHAV B.A.LL.B  
INCORPORATED IN INDIA &  
NOTARY  
E-6/1 1a, Sector - 1  
Vashi, Navi Mumbai - 400 703