

File No  
1492

Plot No - 402

Plot No - 94 K.K. Station.

(Ashiv APT.)

(K.K. Station)



Thursday, July 27, 2006

1:36:55 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 5541

दिनांक 27/07/2006

गावाचे नाव कोपरखेरणे

दस्तऐवजाचा अनुक्रमांक टनन3 - 05402 - 2006

दस्ता ऐवजाचा प्रकार फरारनामा

सादर करणाराचे नाव: श्री प्रमोद बी. सरोज


नोंदणी फी :- 16230.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), :- 920.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (40)

एकूण रु. 17150.00

आपणारा हा दस्त अंदाजे 1:51PM ह्या वेळेस मिळेल

  
दुय्यम नियंत्रक  
ताणे 3

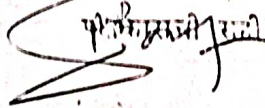
बाजार मूल्य: 1622000 रु. मोबदला: 1215000 रु.

भरलेले गुद्रांक शुल्क: 63700 रु.

देयकाचा प्रकार : चलनाने;

चलन क्रमांक: 196 / 25.6.2006 & 06; रक्कम: 16230 रु.; दिनांक: 26/07/2006

मुळ दस्त परत मिळाला



1 तपक

दुय्यम नियंत्रक ताणे-3

Pramod Kumar Saroj

वे.क्र.मु. - २०,००,०००-१०-२००३-शेष - वि(राज)७२०(निव्)

नमुना म. फो. ति. १

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,  
कार्यालय :-

(नियम ११३ पहा)  
घलन क्रमांक

DDO 1075

च.क्र.

ठाणे / कल्याण या ठिकाणच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख रकमेचे घलन  
भारतीय स्टेट बँकमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराचे भरावयाचे	भारतीय स्टेट बँक यांनी भरावयाचे
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नांव / पदनाम आणि पत्ता <b>Dramod B. Saroj Vashi</b>	लेखाचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग	रक्कम मिळाली रुपये (आकड्यात) <b>12980/-</b> रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्राधिकारपत्राच्या तपशील आणि भरणा करण्याचा उद्देश दस्ताऐवज नोंदणी फी	प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रधानशीर्ष : ०३ नोंदणी फी	
भरणा केलेली रक्कम रुपये <b>12980/-</b>	गौणशीर्ष : १०४ दस्तऐवजाच्या नोंदणीसाठी फी सर्वसाधारण वसुली संगणक संकेतांक	कोषागार लेखापाल दिनांक
(अक्षरी) रुपये <b>Twelve thousand nine hundred eighty</b>	नरोबर आहे, पैसे स्वीकारवे व पावती घ्यावी	कोषागार/उपकोषागाराचे अधिकारी वैजिचा व्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी दिनांक <b>25/7/06</b>	दुसऱ्या दिनांक	



येथे कोषागारात / बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा खरो शिक्का टसवावा

वे.क्र.मु. - २०,००,०००-१०-२००३-शेष - वि(राज)७२०(निव्)

नमुना म. फो. ति. १

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,  
कार्यालय :-

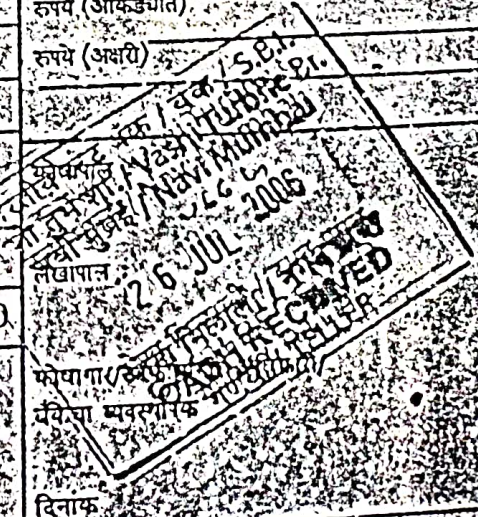
(नियम ११३ पहा)  
घलन क्रमांक

DDO 1075

च.क्र.

ठाणे / कल्याण या ठिकाणच्या कोषागारात / उपकोषागारात भरण्यात आलेल्या रोख रकमेचे घलन  
भारतीय स्टेट बँकमध्ये

भरणा करणाऱ्याने भरावयाचे	विभागीय अधिकार्याने किंवा कोषागाराचे भरावयाचे	भारतीय स्टेट बँक यांनी भरावयाचे
जिच्यावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नांव / पदनाम आणि पत्ता <b>Pramod B Saroj Vashi</b>	लेखाचे वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग	रक्कम मिळाली रुपये (आकड्यात) <b>3250/-</b> रुपये (अक्षरी)
भरणा करण्यासंबंधीच्या प्राधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश दस्ताऐवज नोंदणी फी	प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रधानशीर्ष : ०३ नोंदणी फी	
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(अक्षरी) रुपये <b>Three thousand two hundred fifty only</b>	नरोबर आहे, पैसे स्वीकारवे व पावती घ्यावी	कोषागार/उपकोषागाराचे अधिकारी वैजिचा व्यवस्थापक
भरणा करणाऱ्याची स्वाक्षरी दिनांक <b>26/7/06</b>	दुसऱ्या दिनांक	



येथे कोषागारात / बँकेत रक्कम भरणा करण्याबाबत आदेश देणाऱ्या अधिकार्याचा खरो शिक्का टसवावा

ट. न. नं.-३  
५४०२/१-२८  
२००६

No. 25656



खातेदाराची प्रत/PARTY COPY

दि महानगर को-ऑप. बँक लि.  
THE MAHANAGAR CO-OP. BANK LTD.

शाखा/Branch Turbhe

दिनांक/Date 26/7/06

मुद्रांक शुल्क/Stamp Duty रु./Rs. 16200

सेवा आकारणी शुल्क /रु./Rs. 10

Service Charges

No. of Document (1)

एकूण/Total रु./Rs. 16210/-

अक्षरी रूपये/Amount in Words

Sixteen Thousand Two

Hundred Ten only

मुद्रांक शुल्क भरणा-याचे नांव/Name of stamp  
duty paying party

Prasad B Saroj

पॅन नं./Pan No.

पत्ता/Address & Tel. No. 9820645441

Street XEROX

General Facility. Reg. No. 225.

3rd Floor, A.P.M.C. Market.

Turbhe, Dist. Mumbai - 400702

व्यवहाराचा उद्देशाचे कारण/Purpose of transaction

मुद्रांक शुल्क भरणा-याचे नांव/Name of counter party

नांव व शाखा/Name of the Drawee Bank &

Branch Turbhe

डोडी/ पे ऑर्डर/चेक नं.

D.D./P.O./Cheque No. if any

शेखपाल

Cashier

अधिका-याची सही

Authorised Sign.

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे

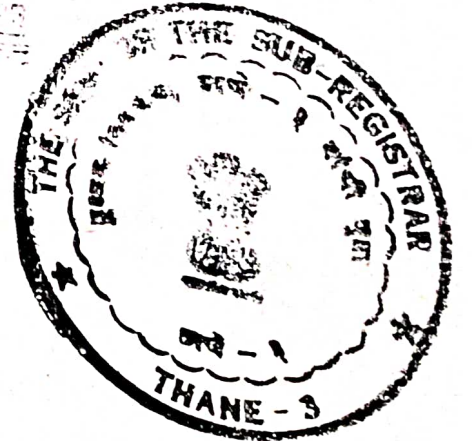
आवश्यक आहे./This counterfoil has to be

presented at the time of delivery of stamps.

Subject to Delivery of stamp documents

on next working day.

ट. न. न.-3  
48042-88  
2006



16817  
178142  
No. 25653

खतदारताई/DR/PARTY COPY



दि. महानगर को-ऑप. बँक लि.  
THE MAHANAGAR CO-OP. BANK LTD.

शाखा/Branch Turbhe

दिनांक/Date 25/7/06

मुद्रांक शुल्क/Stamp Duty रु./Rs. 47500/-

सेवा आकारणी शुल्क/रु./Rs. 10/-

Service Charges 1

No. of Document 47510/-

एकूण/Total रु./Rs. 47510/-

अक्षरी रूपये/Amount in Words Fourty Seven Thousand

Five Hundred Ten only

मुद्रांक शुल्क भरणा-याचे नाव/Name of stamp duty paying party

Shri Pramod B Saroj

पॅन नं./Pan No. 9820645474

पत्ता/Address & Tel No. XEROX

Sirsi, W-11

Central Facility Bldg., Off. No. 225,

3rd Floor, A.F.M.C. Fruit Market,

मुद्रांक शुल्क भरणा-याचे नाव/Name of stamp duty paying party

Sect-4, Airoli, Navi Mumbai

ब्रान्च/Name of the Branch

25/7/06

डीडी/चेक नं./D.D./Cheque No. 25/7/06

25/7/06

रोखपत्त  
Cashier

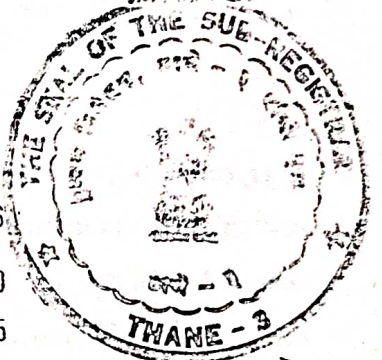
अभिज्ञान-याचे/अभिज्ञान  
Authenticated Sign,

मुद्रांक वेळीचे दर/Rate of stamp duty

presented at the time of delivery of stamps.

Subject to Review of stamp documents

Subject to Review of stamp documents



The Mahanagar Co-op Bank Ltd.,  
Turbhe Branch, Krushi Utpanna  
Bazar Samittee, Fruit Market Bldg.,  
Turbhe, Navi Mumbai-400 705.  
D-5/STP/M/C.R. 1060/08/05/1951-54

*Signature*  
Authorized Signatory

भारत 26698  
125147



11:40  
R 0016200/-PB5485

MAHARASHTRA  
JUL 26 2006

INDIA STAMP DUTY MAHARASHTRA

ट. न. न.-3  
48023-30  
2006

AGREEMENT FOR SALE

ARTICLE OF AGREEMENT made and entered in at Navi Mumbai on this 27 day July 2006 BETWEEN M/s. SAVALIA BUILDERS a Proprietary Firm through Sole Proprietor SHRI ASHWIN BANSILAL SHAH, aged about 53 years, adult of Indian inhabitant, having his office at 6, Sekhsaria Sadan, Nepean Sea Road, Mumbai - 400006, hereinafter referred to as-"the BUILDER" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors, administrators and assigns) of the One Part AND SHRI. PRAMOD B. SAROJ aged about 29 years adult of Indian Inhabitant, residing at Row House no. T-205, Sector-4, Airoli, Navi Mumbai, Hereinafter referred to as "the PURCHASER" (which expression shall unless it be repugnant to the context or meaning thereof mean and include their heirs, executors, administrators and assigns) of the Other Part.

The Mahanagar Co-op Bank Ltd.,  
Turbhe Branch, Krushi Utpanna  
Bazar Samittee, Fruit Market Bldg.,  
Turbhe, Navi Mumbai-400 705.  
C.R. 1060/08/05/1951-54

भारत 26827  
178142  
R 0047500/-PB5485  
15:58  
JUL 25 2006  
MAHARASHTRA

FOR SAVALIA BUILDERS  
*Signature*  
Mandatee

*Signature*  
P.B. Saroj

FOR SAVALIA BUILDERS,

SAS

Mandatee

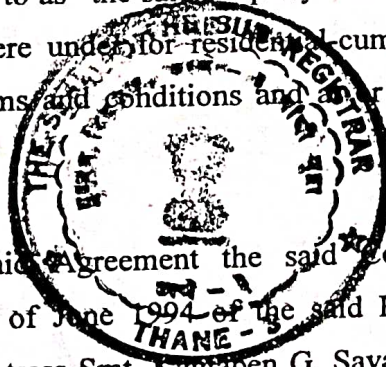
: 2 :

T.B. Singh

**WHEREAS: -**

1. The City and Industrial Development Corporation of Maharashtra Ltd. (hereinafter called "the Corporation") is the new town Development Authority declared for the area designed as a site for the new town of Navi Mumbai by the Government of Maharashtra in exercise of its power vested under sub-section 1 and 3(A) of Section 113 of the Maharashtra Regional and Town Planning Act, 1966 (Mah Act No.XXXVII of 1966) hereinafter referred to as the said Act.
2. The State Government in pursuant to Section 113(A) of the said Act acquired the land described therein and vesting such lands in the said Corporation for development & disposal.
3. By Agreement to Lease dated 22<sup>nd</sup> Day of June 1994 executed by the City and Industrial Development Corporation of Maharashtra Ltd. Therein and hereinafter referred to as "the Corporation" of the One part in favour of the M/s. Savalia Builders through its proprietors Smt Kantaben G. Savalia therein referred to as the Licensee of other part, the Corporation, on receipt of full and final amount of lease premium, thereby agreed to lease to the said Licensee, of Plot No.74, Sector 5, Kopar Khairne, Navi Mumbai, admeasuring 849.30 sq. mtrs. (Hereinafter for the sake of brevity referred to as "the said Property" more particularly described in the schedule written there under for residential-cum-commercial use on 60 years lease and on the terms and conditions and for a lease premium as contained therein.

And in pursuance the said Agreement the said Corporation handed over possession dated 22<sup>nd</sup> day of June 1994 of the said Plot to the M/s. Savalia Builders through its proprietress Smt. Kantaben G. Savalia therein, enabling her to construct a building or buildings for residential-cum-commercial use.



ट. न. न.-३
५००४४-०३
१३०६

Contd..... 3

FOR SAVALIA BUILDERS,

SAS

Mandatee

T.B. Singh

For SAVALIA BUILDERS,

SAS

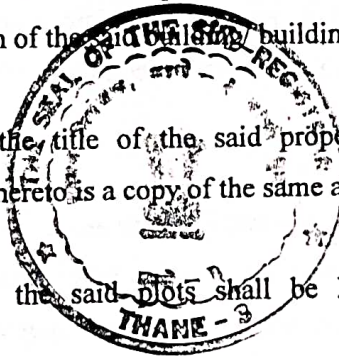
Mandatee

: 3 :

P.B. 07

4. AND WHEREAS due to lack of funds and technical know-how about the construction work of the said plot, Smt. Kantaben G. Savalia formed a Partnership Firm on 15.1.1994 with Shri. Ashwin Bansilal Shah in the name and style of Savalia Builders.
5. The Corporation by its letter under reference No. EE(BP)/ATPO/635 dated 7.7.1994, granted its permission to develop the said plots and to construct building/ buildings thereon for residential-cum-commercial use subject to the terms and conditions as contained therein.
6. Thereafter, the Builders herein has completed the construction work of the said plot and obtained from the Corporation occupancy Certificate vide its letter under Reference No. NMMC/4156 dated 18.9.1998.
7. The said firm of M/s. Savalia Builders was dissolved on 7.2.2000 after having been settled between the partners themselves all the disputes and settlement, and according to the said Deed of Dissolution dated 7.2.2000, the Builder herein is entitled to dispose off the units as mentioned in the Annexure attached thereto.
8. In pursuance of the Agreements to Lease and permission said Dissolution, the Builder is fully entitled to sell dispose off / deal with the units thereon to the prospective, purchasers and to receive the sale proceeds thereof and to appropriate the same towards the construction of the said building/ buildings.
9. The Builder has got verified the title of the said property from Shri. C. Fernandes, Advocate, Annexed hereto is a copy of the same at Annexure A.
10. The Building/s constructed on the said plots shall be known as "Aashiv Apartment".

ए. नं.-3
480249-83
2000



Contd.....4

For SAVALIA BUILDERS,

SAS

Mandatee

P.B. 07

For SAVALIA BUILDERS,

SAS

Mandates

: 4 :

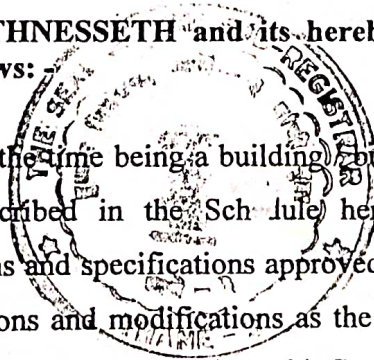
P.B. Sanyal

11. The Purchasers demanded from the Builder and the Builder has given to the Purchasers inspection of all the documents of title relating to the said Property viz. Certificate of Title issued by the Advocate, Agreement to lease, and other documents and the plans, designs and specifications prepared by the Architect of the Builders and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 (hereinafter referred to as "the said Act") and the Rules made thereunder, and has satisfied to the said property and its right to develop the same and has agreed to purchase Flat No.402 on the Forth Floor admeasuring 900 sq ft. sellable area in the building known as "Aashiv Apartment", constructed on the said Property and which is earmarked and coloured in red colour in the typical floor plan annexed hereto at Annexure A, and more particularly described in the First Schedule hereunder written. (Hereinafter referred to as "the said Premises") for a total sale consideration Rs. 12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only) and on the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH and its hereby agreed by and between the parties hereto as follows:

1. The Builder has constructed for the time being a building/buildings on the said property more particularly described in the Schedule hereunder in accordance with the plans designs and specifications approved and sanctioned by the Purchasers with such variations and modifications as the Builder may deem necessary proper and as per the direction of the said Corporation and other authorities from time to time.
2. The Purchasers declare that he / she has satisfied himself / herself about the title of the Builder to the said Property / Plot and declares that he / she shall not be entitled to raise any objection or requisition to the same or any matter relating to the title or otherwise whatsoever.

प्लान नं.-३
वर्ष २०१६-१७
BY



Contd.....5

For SAVALIA BUILDERS,

SAS

Mandates

P.B. Sanyal

**FOR SEVALIA BUILDERS,**

SAS

Mandates :

P.B. Saroj

3. Purchasers hereby agree to purchase and acquire Flat Nos. 402 on Forth Floor, admeasuring 900 sq ft. Sellable area and, inclusive of the area common premises, terrace, Passages, Lift and recessed spaces below window grills, balconies, staircase, common passage, parking and any other area used as amenity as is where is basis etc., in building known as Aashiv Apartment, being constructed on the said property, which equivalent to 900 sq ft. sellable area, for a total consideration of Lamsum Rs. 12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only).

Purchasers shall pay to the Builder the said sum of Rs. 12,15,000/- (Rupees Twelve Lakhs Fifteen Thousand Only/-)

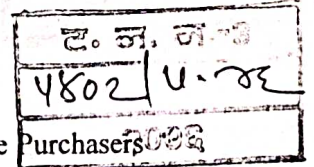
4. The Purchasers hereby agree to confirm about the area of the said Premises as mentioned hereinafter and hereafter shall not raise any objections with regard to the same.
5. The notice referred the preceding clause will be served by the Builder to the Purchasers under U.P.C. Posting at the address specified below and the notice so served shall be sufficient discharge to the Builder. For this purpose the name and address of the Purchasers shall be set out below.

Shri : 1) Mr. Pramod B. Saroj

Add: Row House No. T-205,

Sector - 4, Airoli,

Navi Mumbai.



6. Without prejudice to his other under these presents and in law, the Purchasers shall be liable to pay to the Builders all the amount due and payable by the Purchasers to the Builder under these presents.
7. The Builder shall handover Possession of the said Premises on receipt of full and final amount of consideration.

Contd.....6

**FOR SEVALIA BUILDERS,**

SAS

Mandates

P.B. Saroj



**For SAVALIA BUILDERS,**

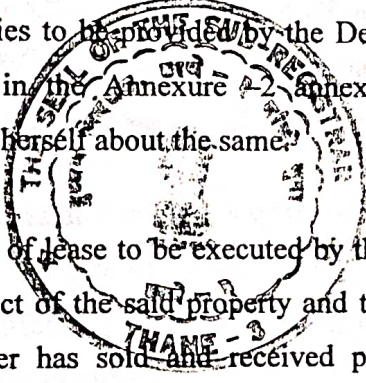
SAS

Mandates

: 6 :

*P.B. Singh*

8. The Builder shall, in respect of any amount unpaid by the Purchasers under the terms and condition of the Agreement has first lien and charge on the said Premises agreed to be acquired by the Purchasers.
9. Upon delivery of possession, the Purchasers shall be entitle to the use and occupation of the said Premises without hindrance but without any further claim at any time as to the workmanship or quality of materials used in the said Premises.
10. The Purchasers, on payment of full and final amount of sale price of the said premises to the Developer, will be admitted as a member of the said society i.e. M/s. AASHIV CO-OPERATIVE HOUSING SOCIETY LTD., and thereafter he shall be complied with the bye-laws of the said society and rules and regulations thereof, and the transfer charges whatever to be payable to the CIDCO LTD. Shall be borne and paid by the purchaser only.
11. The Purchasers shall not use the said premises for any purpose other than the purpose for which it is allowed by the said Corporation, Developers and other authorities.
12. The fixtures, fittings and amenities to be provided by the Developer in the said premises are those as set out in the Annexure - 2 annexed hereto and the Purchasers has satisfied himself / herself about the same.
13. The Developers shall get a Deed of lease to be executed by the said Corporation in favour of the Society in respect of the said property and the building erected thereon only after the Developer has sold and received payment for all the premises to the respective Purchasers whichever is later PROVIDED THAT the Developer have been paid and have received full consideration amount payable by all the Premises Holders.



ट. न. न-3
18024-08

Contd.....7

**For SAVALIA BUILDERS,**

SAS

Mandates

*P.B. Singh*

For SAVALIA BUILDERS.

SAS

P.B. Singh

Mandatee

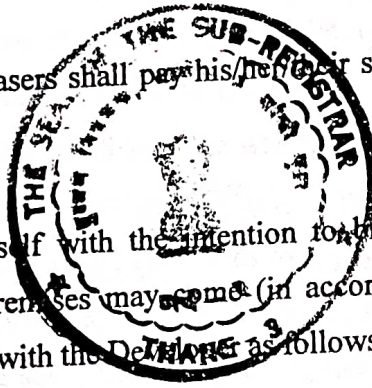
: 7 :

14. All costs, charges and expenses including Advocate and Solicitor's fee for preparing and engrossing this Agreement and the Lease Deed and Conveyance Deed in respect of this property shall be borne and paid by the members of the said Association / Society / as the case may be.

15. The Builder shall bear and pay to the concern authority the charges towards MSEB, Electricity Bill, Water Charges Bill, Property Tax, Maintenance Charges, Society Charges, Society NOC as may be due and payable upto 31<sup>st</sup> March 2005 in respect of the said premises and thereafter w.e.f. 1<sup>st</sup> April 2005, the same shall be paid by the Purchasers. Whatever the charges, share money applicable fee etc., as may be demanded by the Society the same shall be paid by the Purchasers to the Society directly.

16. After 1<sup>st</sup> April 2005, the Purchasers shall pay his/her share of the aforesaid outgoing directly to the Society.

17. The Purchasers or himself/herself with the intention of bringing all persons into whomsoever hands the said Premises may come (in accordance with terms of presents) both hereby covenant with the Developer as follows: -



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- a) To maintain the said premises at Purchaser's own cost in good tenable repair and condition from the date of possession of the said premises is take and shall not do or suffered to be done anything in or to the building in which the said premises is situated.

For SAVALIA BUILDERS.

SAS

P.B. Singh

Mandatee

Contd..... 8

FOR SAVALIA BUILDERS,

SAS

Mandatee

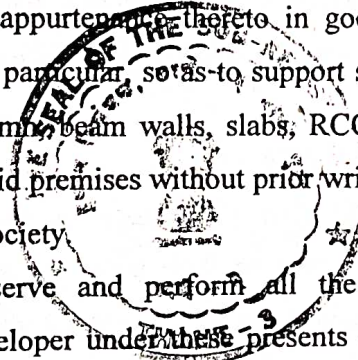
: 8 :

*P.B. Singh*

b) To carry at his / her own cost all internal repairs to the said premises and maintain the said premises in the same conditions state and order in which it was delivered by the Developer to the Purchasers and shall not do or suffering to be done anything in or to the building in which the said premises is situated or the said building which may be against the rule and regulation and bye-laws of the said building which may be concerned local authority and in the event of the Purchasers committing any act in contravention of the above provision, the Purchasers shall be responsible and liable for the consequences thereof to the concerned authority and / or other authority.

c) Not to demolish or cause to be demolished the said Premises or any part thereof, nor at any time make or cause to be made any addition or alteration of whatever nature in or to the elevation and outside colour scheme of the building and shall kept the wall partition walls drains pipes in the said premises and appurtenances thereto in good and tenantable repairs or condition and in particular, so as to support shelter and protect the other parts of the column, beam walls, slabs, RCC parties or other structure members in the said premises without prior written permission of the Developer or the said Society.

d) Purchasers shall also observe and perform all the stipulations and conditions laid by the Developer under these presents and shall pay and contribute regularly and punctually towards taxes expenses or other outgoing in accordance with the terms of this Agreement.



30.06.2021
30.06.2021

18. The Purchasers shall have no claim save and except in respect of the particular premises hereby agreed to be acquired i.e. all open space terrace will remain the Property of the Developer until the whole of the building is transferred to the Society.

Contd.....9

FOR SAVALIA BUILDERS,

SAS

Mandatee

*P.B. Singh*

For SAVALIA BUILDERS,

SAS

Mandatee : 9 :

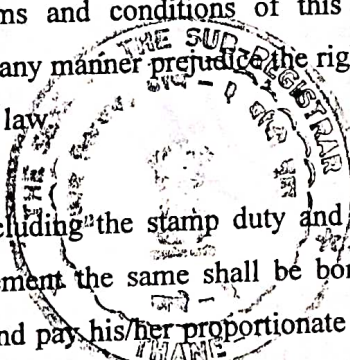
P.B. Singh

19. If at any time development and / or betterment charges or other levies / charges are levied or sought to be recovered by the said Corporation or any other authority in respect of the said premises the same shall be responsibility of all holders of the premises in the said building and the same shall be borne and paid by all the holders of the premises in proportion to the respective floor area on the respective premises.

20. Nothing in the agreement shall be constructed as a lease or demises in law of the said premises or the said Property under construction or any part or portion thereof and such lease and demise shall take effect on the execution and registration of a deed of lease / conveyance in favour of the said society.

21. Any delay or indulgence shown by the Developer in enforcing the terms or this Agreement or any forbearance or giving of time to the Developer shall not be constructed as a waiver on the part of the Developer or any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchasers nor shall the same in any manner prejudice the rights of the Developer under these presents or under the law.

22. All costs, charges, expenses including the stamp duty and registration charges payable in respect of this agreement the same shall be borne and paid by the Purchasers and also shall bear and pay his/her proportionate charges towards the stamp duty and registration charges to the concerned authorities in respect of the Deed of Lease to be executed with the Corporation in favour the Association / Society and transfer charges as may be claimed by the CIDCO Ltd. In respect of the said Premises.



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Contd.....10

For SAVALIA BUILDERS,

SAS

Mandatee

P.B. Singh

For SAVALIA BUILDERS,

SAS

Mandatee 10

P.B. Singh

23. The Purchaser will lodge this Agreement for registration and the Developer will attend the Office of the Sub-registrar of Assurance at Kopar Khairne / Thane – 8 and admit execution thereof after the Purchasers informed the developers the number under which it is lodged.

24. This Agreement shall always be subject to the provisions contained in the Maharashtra Ownership Flats, 1963 and the Maharashtra Ownership Flats Rules 1964 as amended upto date or any other provisions of law applicable thereto.

**SCHEDULE – I**

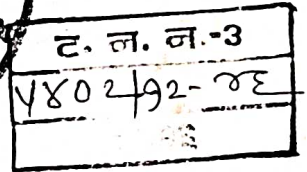
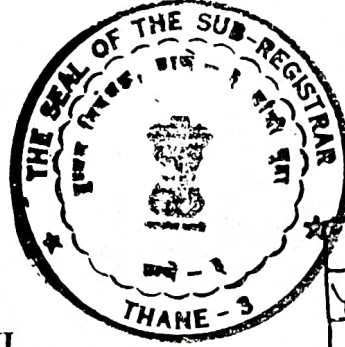
ALL THAT piece or parcel of land known as Plot No.74, Sector – 5, Kopar Khairne, Navi Mumbai, admeasuring 840 sq mtrs., registration District and Sub –district Kopar Khairne / Thane –8, bounded as under:

Towards the North By : Plot No. 75

Towards the South By : Plot No. 72 & 73

Towards the East By : 15.00 mtrs wide road

Towards the West By: Plot No. 68 to 71



**SCHEDULE – II**

Flat No.402 on the Forth Floor in the Building known as Aashiv Apartment, admeasuring 900 sq ft. sellable area, situated on plot No. 74, Sector 5, Kopar Khairne, Navi Mumbai, Registration District and Sub – district Kopar Khairne / Thane – 8, bounded as under :

Towards the North By : Railway Station

Towards the South By : Compound Wall

Towards the East By : Compound Wall

Towards the West By : Building

Contd.....11

For SAVALIA BUILDERS,

SAS

Mandatee

P.B. Singh

FOR SAVALIA BUILDERS,

SAS

Mandatee

*P.B. Saroj*

: 11 :

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

SIGNED SEALED AND DELIVERED )

By the withinnamed the BUILDER )

M/s. SAVALIA BUILDERS )

Through its Sole Proprietor )

SHRI ASHWIN BANSILAL SHAH )  
(constituted attorney Mrs Shilpa Shah)

In the presence of )

1 *[Signature]* Peterlobo 19/A Ushu Sadan )  
Nr Colaba P.O )  
B'bay 5 )

2 *[Signature]* )

FOR SAVALIA BUILDERS,

*SAS*  
Mandatee

SIGNED SEALED AND DELIVERED )

By the withina named the PURCHASERS )

SHRI. PRAMOD B. SAROJ )

*P.B. Saroj*

In the presence of )

1 *[Signature]* Peterlobo 19/A Ushu Sadan )  
Nr Colaba P.O )  
B'bay 5 )

2 *[Signature]* )

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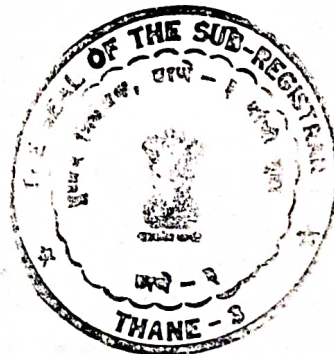
Contd.....12

FOR SAVALIA BUILDERS,

SAS

Mandatee

*P.B. Saroj*



For SAVALIA BUILDERS,

SAS

Mandatee

*P.B. Saroj*  
: 11 :

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

SIGNED SEALED AND DELIVERED )

By the withinnamed the BUILDER )

M/s. SAVALIA BUILDERS )

Through its Sole Proprietor )

SHRI ASHWIN BANSILAL SHAH )

(constituted attorney Mrs Shilpa Shah) )

In the presence of )

1 )

2 )

SIGNED SEALED AND DELIVERED )

By the within named the PURCHASERS )

SHRI. PRAMOD B. SAROJ )

In the presence of )

1 )

2 )

For SAVALIA BUILDERS,  
SAS

*SAS Shah*  
Mandatee

*Peterlobo* 19/A Ushu Sadan  
Nr Colaba P.O.  
B'bay 5

*P.B. Saroj*

*Peterlobo* 19/A Ushu Sadan  
Nr Colaba P.O.  
B'bay 5

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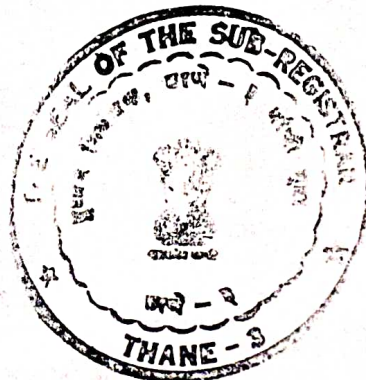
Contd.....12

For SAVALIA BUILDERS,

SAS

Mandatee

*P.B. Saroj*



For SAVALIA BUILDERS,

: 12 :

Mandatee

RECEIPT

P.B. *[Signature]*

Received a sum of Rs. 12,15,000/- (Rupees Twelve Lacs Fifteen Thousand Only /-)  
from **Shri Pramod B. Saroj**, purchaser hereinabove named towards the full and final  
payment of the said Flat No. 402 forth floor, admeasuring 900 sq.ft area, at Aashiv  
Apartment, Plot No-74, Sector – 5, Koper Khairme, Navi Mumbai – 400709 as under.

**PAYMENT SCHEDULE**

Date	Pay Order No.	Name of Bank	Amount
26.02.2005	“261857”	DENA BANK Airoli Branch,	Rs. 6,15,000.00
26.07.2006	“261858”	DENA BANK Airoli Branch,	Rs. 6,00,000.00
<b>TOTAL :</b>			<b>Rs. 12,15,000.00</b>

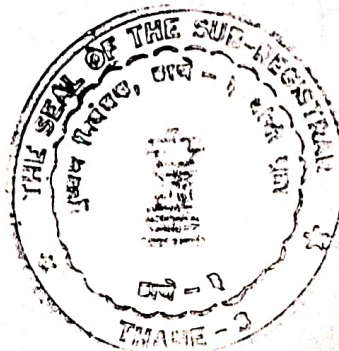
I SAY RECEIVED

*[Signature]*  
ट. न. न.-3  
30.08.2008

**Mrs. Shilpa Shah**  
Power of Attorney Holder  
On behalf of M/s. Savalia Builders  
Sole proprietor Mr Ashwin B. Shah

WITNESSES:

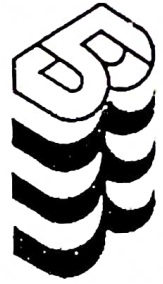
1. *[Signature]* Peter Kato
- 2.





# SAVALIA

BUILDERS



Office Add : 6, Sekhsaria Sadan, Nepean Sea Road, Mumbai – 400006

Date:- 27 .07.2006

## POSSESSION LETTER

I Mrs. Shilpa Shah Power of Attorney Holder on Behalf of Proprietor Mr. <sup>SAS</sup> Ashwin ~~Bansital B~~ Shah of M/s. Savalia Builders do hereby declare that pursuant to the Sale Deed of dated 27<sup>th</sup> Day of July 2006 I have handed over the Physical, actual, vacant and peaceful possession of Flat No. 402 Forth Floor, admeasuring area 900 sq ft. at Aashiv Apartment, Sector – 5, Plot No. 74, Koper Khairne, Navi Mumbai to Shri Pramod B. Saroj

I Confirm



*SAS*

Mrs. Shilpa Shah

Power of Attorney Holder  
Of M/s. Savalia Builders

*SAS*

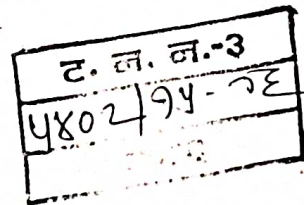
Possession taken over by me.

*P.B. Saroj*  
Shri Pramod B. Saroj

Witness:

- 1.
- 2.

*Peter Lobo*

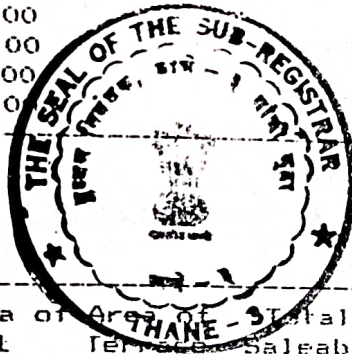


ANNEXURE - 1

AASHIV APARTMENTS  
Sector-5, Plot 74  
Koparkhairane

AREA OF SHOPS :

Shop No.	Saleable Area (Sq.Ft.)	Sold/Unsold Area (Sq.Ft.)
1	400.00	400.00
2	300.00	300.00
3	300.00	300.00
4	510.00	300.00
5	450.00	510.00
6	450.00	450.00
7	450.00	Sold
8	450.00	Sold
9	450.00	Sold
10	450.00	Sold



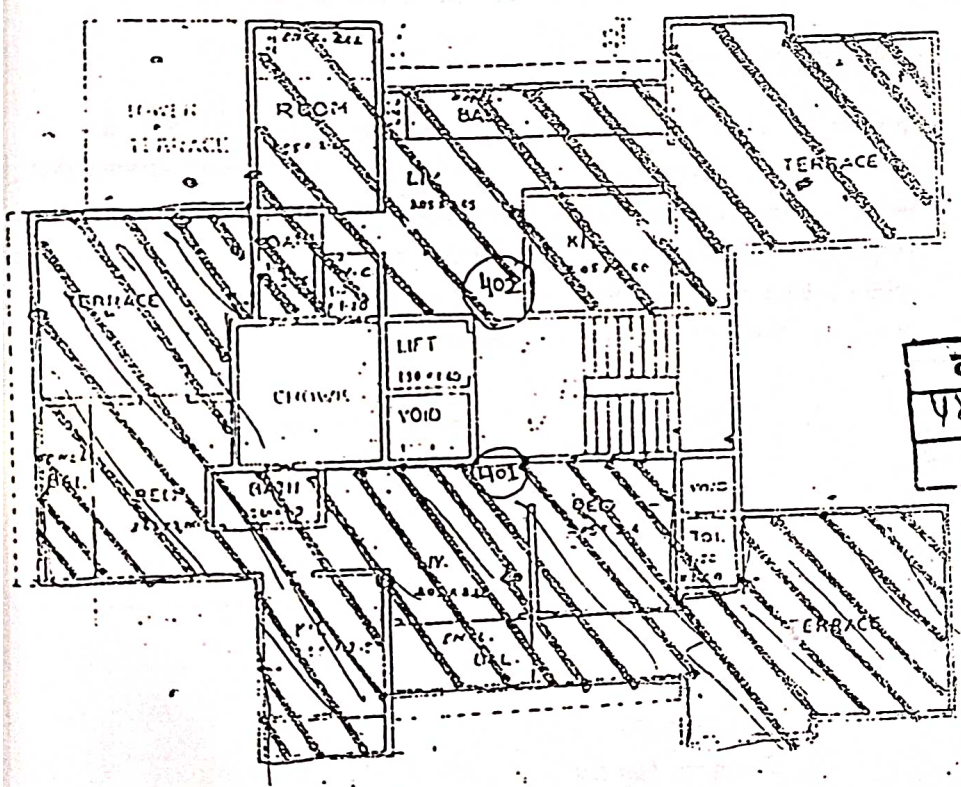
AREA OF FLATS :

Floor	Flat No.	Area of Flat (Sq.Ft.)	Area of Terrace (Sq.Ft.)	Total Saleable Area (Sq.Ft.)	Sold/Unsold Area (Sq.Ft.)
1	1	650.00	775.00	1040.00	1040.00
2	2	925.00	625.00	1240.00	Sold
3	3	925.00	300.00	1025.00	1025.00
3	4	650.00	---	650.00	650.00
2	1	650.00	---	650.00	Sold
2	2	925.00	---	925.00	Sold
2	3	925.00	---	925.00	Sold
2	4	650.00	---	650.00	Sold
3	1	650.00	---	650.00	650.00
3	2	740.00	200.00	800.00	Sold
3	3	740.00	200.00	800.00	800.00
3	4	650.00	650.00	650.00	650.00
4	1	1290.00	---	1290.00	1290.00
4	2	900.00	---	900.00	900.00

ट. न. नं. ३  
५४०२/१९८४

SAS

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ट. न. न.३  
 ४४०२१०-२६  
 २००६

FOURTH FLOOR PLAN

FOR SAVALLA BUILDING

SAS  
Mandatee

*P. B. Soni*





नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला वळ, बेलापुर भवन, सी.बी.डी.,

1ST. FLOOR, BELAPUR BHAVAN, C.B.D.,

नवी मुंबई - ४०० ६१४.

NAVI MUMBAI - 400 614.

दुरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ २८

TEL. No. : 757 17 33, 757 17 28

७५७ २५ ११

757 25 91

फॅक्स : ७५७ ३७ ८५

FAX : 757 37 85

जा.क्र./नमुंमपा/नरनि/भो.प्र./ ४९५ ६३

दिनांक-१८/११/१८.

## भोगवटा प्रमाणपत्र

नवी मुंबई येथील सेक्टर-५, भुखंड क्र.-७४, कोपरखेरणे, या जागेचे मालक मे. सवालिया बिल्डर्स, यांनी जागेवरील बांधकाम दि.-१५/०६/१८, रोजी पूर्ण केलेले आहे. त्याबाबतचा दाखला संबंधित तुमिशारद विश्वांग नतोटिंगा, यांनी सादर केलेला आहे. सादर जागेची पाहणी दि.-२३/०७/१८, रोजी तुमिशारदासह करण्यात आलेली आहे. जागेवरील बांधकाम विकास नियंत्रण नियमावलीतील तरतुदीनुसार घ्यात आलेले अमुन बांधकाम प्रारंभ प्रमाणपत्र दि.-०५/०७/१८. रोजी नमुद केल्या शतीप्रमाणे पुर्तता ली आहे. त्यामुळे सादर जागेत रहियात आणि यणिय यापर करणयास हरकत नाही. क्षेत्रफळाचा ाल खालीलप्रमाणे आहे.

रहियासाखालील क्षेत्र:-६४०.५० चौ.मी. आहे. ✓

घ्यापाराखालील क्षेत्र:-२०८.३२ चौ.मी. आहे. ✓

एकुण क्षेत्रफळ :- ८४८.८२ चौ.मी. आहे. ✓

ट. न. न.-३	
४४०२	१८-३६
२०१८	

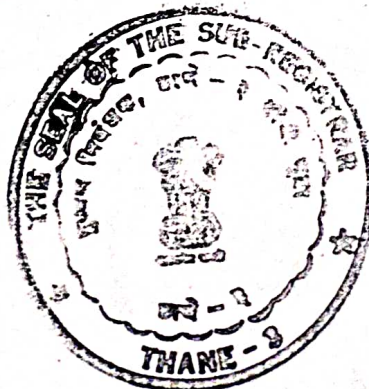
नगररचनाकार

नवी मुंबई महानगरपालिका

For SAVALLIA BUILDERS,

SAS

Mandates





नवी मुंबई  
महानगरपालिका

Navi Mumbai  
Municipal Corporation

पहिला माळा, बेलापुर भवन, सी.बी.डी..

1ST. FLOOR, BELAPUR BHAVAN, C B D

नवी मुंबई - ४०० ६१४.

NAVI MUMBAI - 400 614.

दूरध्वनी क्र : ७५७ १७ ३३, ७५७ १७ ३४

TEL No 757 17 33, 757 17 28

७५७ २५ ९९

757 25 91

फॅक्स : ७५७ ३७ ८५

FAX 757 37 85

जा.क्र./नमूमपा/नर्गव/भा.प./ १९७५ ए.  
दि. १५/११/१८

प्रांत,  
म. सवर्लीया बिल्डर्स,  
भुखंड क्र.-१७४, सेक्टर-१, कोपरगवरेण,  
नवी मुंबई.

नस्ती क्र./नमूमपा/वि.प्र.क्र.-केंक-१०१

विषय:- भुखंड क्र.-१७४, सेक्टर-१, कोपरगवरेण, नवी मुंबई  
येथे भागवटा प्रमाणपत्र मिळणेबाबत.

संदर्भ:- आपले वारन्टिविशारद यांचा दि. १५/०६/१८ गतीना अर्ज

महोदय,

ट. न. न.-३  
५४०२१९८-४६  
दिनांक १७/११/१८

उपरोक्त संदर्भांमधील विषयाबाबत भुखंड क्र.-१७४, सेक्टर-१, कोपरगवरेण, नवी मुंबई येथे आपण व्यापारी उपयोगाकरिता भागवटा प्रमाणपत्र ( आवश्यकत्वा मधील फॉर्मेट ) या पत्रासोबत जोडले आहे.

आपला

नगररचनाकार

नवी मुंबई महानगरपालिका

पत्र माहितीसाठी:-

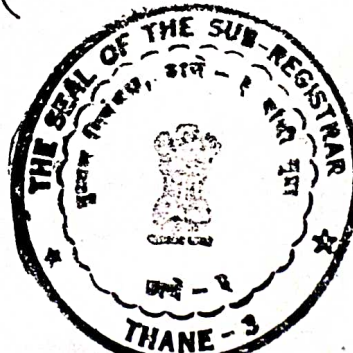
- १) विश्वास सानांदिया, वारन्टिविशारद,  
ए/१०२, टाफीज टाऊन, जागश्री, मुंबई.-४००१०२.
- २) एच-आय-एच-एच-नमूमपा, नमूम.
- ३) एच.ए.ए. निवांरक व संकलक-नमूमपा, नमूम.
- ४) विभाग अधिकारी-नमूमपा, कोपरगवरेण.

For SAVALLA BUILDERS,

SAS

Mandatee

P.B. Singh



CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LTD  
 COMMENCEMENT-CERTIFICATE

NO.EE(BP) | ATPO | 635

07/11/94  
 DATE: 27/7/94

Permission is hereby granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966 (Maharashtra XXVII of 1966) to  
 M/S. SAVALIA BUILDERS

Sector No: 05 Sub Sector: Township Phase: NEW BOPRAY.  
 at: Kapor - Kharane

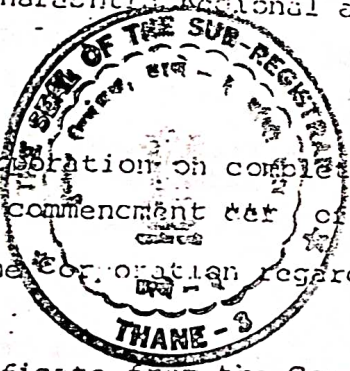
as per the approved plans and subject to the following conditions for the development work of the purposes: Residential 636.10 sq ft  
 FUA Commercial 211.93

This certificate is liable to be revoked by the Corporation if:-  
 a) The development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Corporation is contravened.

(c) The Managing Director is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant or any person deriving title through or under him, in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act 1966.

Obtained by	Dr. M. J. ...
Approved and	...
...	...



2) THE APPLICANT SHALL:

a) Give a notice to the Corporation on completion upto the plinth level and 7 days before the commencement of the further work.

b) Give written notice to the Corporation regarding completion of work.

obtain an occupancy certificate from the Corporation.

Permit authorised officers of the corporation to enter the building premises for which the permission has been granted at any time for the purpose of endorsing the Building Control Regulations and conditions of this certificate.

*Handwritten signature: PB*

For SAVALIA BUILDERS,

*Handwritten signature: S.A.S*

Mandatee

3) The structural design, building materials, plumbing services, fire protection, electrical installation etc, shall be in accordance with the provision except for provision in respect of floor, area ratio prescribed in the National Building Code, amended from time to time by the Indian Standard Institution.

(4) The Certificate shall remain valid for a period of one year from the date of issue.

(5) The conditions of this Certificate shall be binding not only on the applicant but also its successors and every person deriving title through or under them.

(6) A certified copy of the approved plan shall be exhibited on site. The plot boundaries shall be physically demarcated immediately & intimation be given to this section before completion of plinth work.

(7) The amount of Rs. 11,600/- deposited with CIDCO as Security Deposit shall be forfeited either in whole or in part at the absolute directions of the Corporation for breach of any other building Control Regulations and Conditions attached to the permission covered by the Commencement Certificate such a forfeiture shall be without prejudice to any other remedy or right of the Corporation.

19/11/2013  
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CORPORATION STANDARDS.  
You should approach Executive Engineer, MSEB for the power requirements, locations of transformer if any, etc.

(11) For all buildings of non residential occupancies and residential buildings with more than 16 persons in height following additional conditions shall apply.

- (A) Exit from lift lobby shall be through a self closing smoke stop door.
- (B) For centrally air conditioner building area of external operable windows on a floor shall be ~~XXXXX~~ minimum 2.5 % of floor area.
- (C) There shall be not any other machinery in the lift machinery room.

One of the lifts (Fire lift) shall have a minimum loading capacity 6 persons. It shall have solid walls. Lifts shall not be designed against the staircase wall.

Electrical cables, etc., shall be in separate ducts:-

Alternate source of electric supply or a diesel generator set shall be arranged.

Hazardous material shall not be stored.

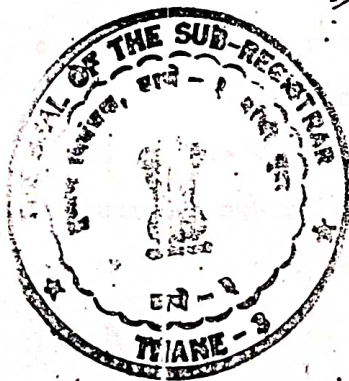
Refuse dumps or storage places shall be not permitted in the staircase walls.

Fire fighting appliance shall be distributed over the building.

For buildings upto 24 M height capacity of underground storage shall be 50,000 ltrs and 10000 ltrs respectively. Wet risers shall be provided. Pump capacity shall be 1000 ltrs /Min and 1000 ltrs /Min respectively. For the building with height above 24 meters pump capacity of 1350 ltrs per minute and 400 lts/Min. respectively.

ट. न. न.-3
4804/22-82
2008

(J.S. RAJPUT)  
EXECUTIVE ENGINEER (BLD PERMISSION)  
ADDL. TOWN PLANNING OFFICER



TRUE COPY

*[Signature]*  
VISHWAS SATODIA  
BOMBAY HOUSE  
S.V. RD., JOGESHWARI (W),  
BOMBAY-400 102.

For SAVALLIA BUILDERS,

*[Signature]*  
Mandatee

*[Signature]*



भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

100

ONE HUNDRED RUPEES



सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

MAHARASHTRA

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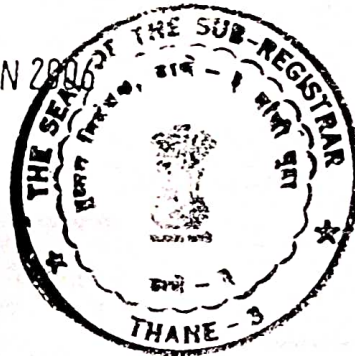
13 JUN 2006

3303

13 JUN 2006

Aswin Shah

K.P. Shah



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME.

I, SHRI ASHWIN SHAH, an adult, Hindu (an Citizen) SEND GREETINGS.

Ind. न. न-3  
480423-28

WHEREAS, I have tremendous professional commitments, a very busy and hectic schedule and due to extreme work pressure and further because of my employment which is based in the U.S.A. and because I have to travel frequently out of Mumbai and thus I am unable to complete and or do my own personal work as effectually as required.

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For SAVALLA BUILDERS, ..2..

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...4..

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

₹. 100



सत्यमेव जयते

ONE HUNDRED RUPEES

भारत INDIA

INDIA NON JUDICIAL

Stamp Office, Mumbai

महाराष्ट्र MAHARASHTRA

Officer: 1-8 JUN 06

184, एम. जी. एड. ए. अण्णवडे मॅन्शन, काळा भोवडी  
मुंबई-२०, फोन - २२७ ५७५६  
परवानाधारित, प्रॉक विक्रेता  
परवाना क्रमांक - १०७

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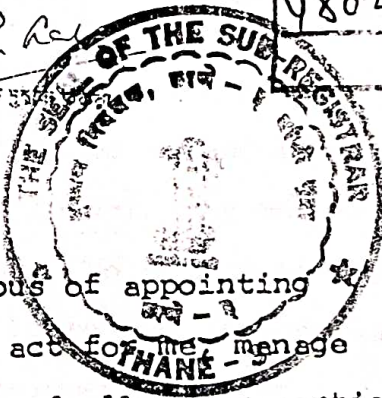
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13 JUN 2006

M/S/Mr.

Aswin Shah

ट. न. न.-३  
५४०२/२४-४६



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I am therefore keen and desirous of appointing some fit and proper person to act for me, manage and look after all my affairs and all my properties wheresoever whatsoever. Therefore I have requested my wife MRS. SHILPA SHAH TO BE MY TRUE AND LAWFUL ATTORNEY and she has CONSENTED TO BE MY TRUE AND LAWFUL ATTORNEY and for me and in my name and on my behalf to do all acts, deeds, and things namely :-

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...3..

For SAVALIA BUILDERS;

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Mandatee

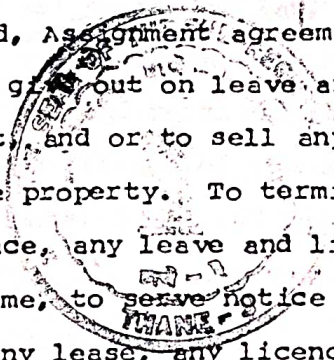
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1. To manage or supervise the management of to purchase and sell, buy, assign, mortgage and demise exchange, give on leave and licence basis, lease out or otherwise dispose of all my moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.
  
2. To ask, demand, sue or receive, recover, give effectual receipts and discharges for all the rents and profits now due or which shall use after become due on any account of all my moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.
  
3. To sign any Deed, Assignment agreement to purchase, sell, give out on leave and licence basis, lease out, and or to sell any moveable and or immovable property. To terminate any lease, any licence, any leave and licence, any tenancy made by me, to serve notice for termination of any lease, any licence, any leave and licence, any tenancy made by me, to enforce payment of rent, to increase rent payable, to file any case, suit, litigation, petition in any and all court of law, to evict and to take possession, to take legal action to

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FOR SANSAR BUILDINGS,

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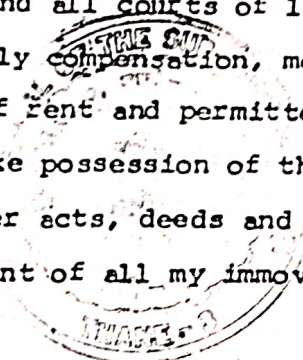
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ensure the due performance and to do all other acts, deeds and things necessary on account of all my moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.

- 4. To terminate any lease, any monthly tenancy, any licence, any Leave & Licence, any Tenancy made by me or by my predecessor in Title to serve notice for termination of any Lease, any Licence, any Leave & Licence, any Tenancy and/or monthly tenancy made by me or by my Predecessor in Title to enforce payment of mesne profits rent and arrears of rent and permitted increases thereof, to increase monthly Compensation the monthly License fee and/or the monthly rent payable, to file any case suit, litigation, petition in any and all courts of law, to evict, to increase monthly compensation, monthly rent, recover arrears of rent and permitted increases thereof and to take possession of the said flat and to do all other acts, deeds and things necessary on account of all my immovable property.

ड. न. न. ३
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- 5. To take legal action to ensure the due performance of all my immovable property. To inspect all my immovable property on my behalf to receive all the mesne profits monthly rent etc.

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For SAVANA BUILDERS,

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including the right of increasing rent, right of occupancy on account of all my moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.

8. To accept service of any notice or letter or correspondence from and or to enter into any correspondence with any Co-operative Housing Society Ltd., Registrar of Co-operative Society's, Co-operative courts, authorities, bodies, associations and corporate bodies, companies on account of all shares, membership etc. and all my moveable and immovable properties and assets which I now possess, own and stand in my name and or which I may possess, own and hold in my name in the future, to make any application to any person or body, to pay and or to receive any amount, to give and receive discharges and to do such acts, deeds or things whatsoever to complete the title in favour of any transferee who may purchase our moveable and immovable properties and assets which I now possess, own and stand in my name and or which I may possess, own, and hold in my name in the future.

सूचना नं.-३  
२०.१२.७८  
१९७९

9. To apply for any premission whatsoever from any Co-Op. Housing Society Ltd. from the B.M.C. , and any other person and or authority, to execute and/or sign any conveyence, assignment, Sale deed agreement or documents and/or to appear

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FOR SAVALLA BUILDERS

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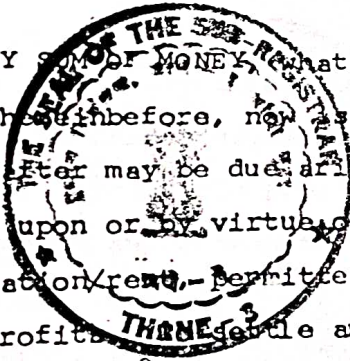
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before the Sub-Registrar of Assurances and or any other Authority in that regard and in connection with or account of all my immoveable property, my shares and my membership in the Co-Op. Housing Society Ltd.

10. To ask, demand, sue, recover, and receive from every person, body politic, or corporate and to make, sign, execute and deliver such receipts, releases or other discharges for the same respectively as the attorney shall think fit or be advised on account of all my moveable and immoveable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.

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11. TO RECEIVE EVERY SUM OF MONEY, whatsoever which was at anytime herebefore, now and or at any time hereinafter may be due arising or belonging to me upon or by virtue of increased monthly compensation/rent, - permitted increase of rent mense profits, - permitted any account or reckoning whatsoever wherein I am now and or at any time hereinafter I shall be in any way interested or concerned with any person whomsoever and to pay or receive the balance thereof as the case may require.



12. To contract with any person for leasing for

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FOR SAVALIA BUILDERS,

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such period and at such rent subject to such condition as the attorney shall see and deem fit and proper, to accept surrenders of leases, licenses and for that purpose to make seal deliver execute all or any leave and license, lease or grant or other lawful deed of instrument whatsoever which shall be necessary or proper, to sign, execute all other deeds, instruments and assurances which my attorney shall consider necessary and to enter into such covenants as may be required on that behalf in respect of all my moveable and immoveable properties and assets which I now possess own and stand in my name either singly and or jointly and or which I may possess own and hold in my name in the future.

ट. न. न. ३
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13.

To sign and give any No Objection Letters or Certificates for the Sale assignment, transfer or letting out of my immoveable property. To appear, sign, execute and attend the offices of the Sub-Registrar of Assurances, City Survey Officer, the Talathi, Tahsilidar, Mamlatdar, the Collector and/or any Other Offices of the Land survey Department Municipality, Panchayat and/or any other State Government, Central Government and/or Semi-Government Offices Co-Op. Society in respect of any matter pertaining to any of my immoveable property and

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For SAVALLA BUILDERS,

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further to represent me before the above said authorities or other concerned authorities and execute any letter, documents, agreement of Sale, transfer, assignment, Conveyance and/or papers applications, forms etc. whatsoever on my behalf. To deal with and/or correspond with all the concerned authorities whosoever in my name and on my behalf for any work pertaining to all my immoveable property and to represent me before such authorities, as and when required and to make application and/or applications, as and when required in my name and on my behalf.

14. For me and in my name and on my behalf to accept the service of any Letters, Writ of Summons, Notice/s or other legal processes and to act and to represent me in all Courts of Law.

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15. To attend all or any of the Courts such as the Magistrates Court/s, Small Causes Court/s, City Civil Courts, Sub-Registrar of Assurances Co-Operative Court, Dy. Registrar of Co-Op. Societies, High Courts and the Supreme Court of India and to represent me before any Courts and to receive all processes, to institute, prosecute, defend, reply, to file any Suit or Suits, Appeals, Revisions, Plaints, applications, Petitions Judicial proceedings and/or any other

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FOR SAVANNA  
SAS  
Mandatee



proceedings in the concerned Courts for any matter pertaining any of my immoveable property and to represent me before the concerned Courts and to file Plaints, Written Statements, Points of Defense, Affidavits, Consent terms, Applications, Plans, Papers, Undertakings, Terms and Conditions, Appeals, Pay and receive all moneis, execute, decrees, orders, distress warrant and get the property attached refer to arbitrations accept or oppose the arbitration awards and otherwise adjust or settle any claim, abandon or submit the same to judgement orders, directives for all and/or any of the purposes aforesaid and generally to act in all matters.

16. To engage the services of Lawyers, Advocates, Attorneys, etc. and to sign Vakalatnama Vakalatnamas and to settle and pay their and obtain discharges from them.

स. न. न.-३
४०२/३९-४६

17. To deposit, pay and receive from any person any authority any Courts, any moneys for and on my behalf and to tender Document/s and apply and receive back the same from any person, any authority, any Courts, to apply for certified Copies of any proceedings and documents and receive the same and give valid discharges for the same.

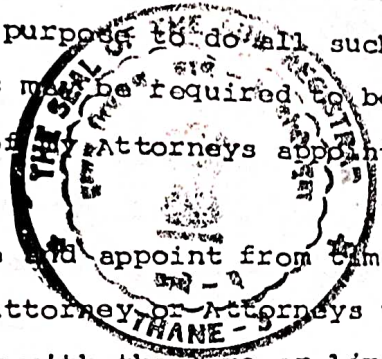
18. To adjust, settle, consent compromise or

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submit to arbitration any accounts, claims and/or demands which now are or hereafter may be pending in respect of my immovable between me and any person or persons whatsoever in such manner and in all respects as, my Attorney appointed herein shall think fit and proper. To deal with any third persons or parties in respect of my immovable in such manner as may said Attorney may deem fit and proper and to obtain the necessary Writings, Agreements and/or papers that may be required, including the papers necessary or to institute and/or file suits, Applications, Petitions, etc. in any Court of Competent jurisdiction. To take all necessary steps and actions in respect of all my moveable and immovable property for Sale, Transfer, Conveyance, Settlement etc. and for that purpose to do all such acts, deeds and things as may be required to be done in the opinion of my Attorneys appointed herein.

ट. न. न.-३
१४०२३२-४२
२००९



19. To substitute and appoint from time to time, one or more Attorney or Attorneys under my said Attorney with the same or limited powers and to substitute at pleasure and/or to remove such substitutes or to appoint another or others.

20. It is specifically clarified that THIS POWER OF ATTORNEY does give MRS. SHILPA SHAH the

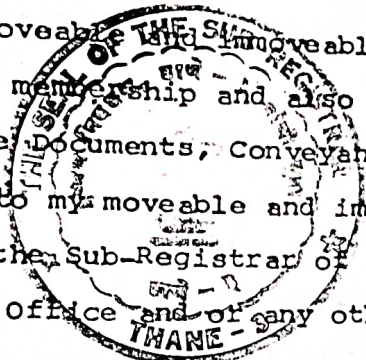
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right to mortgage, convey, assign, transfer alienate sell or purchase or otherwise deal in all my moveable and immoveable property, the shares and all my right, title and interest in all Co-Op. Society on my behalf. This Power of Attorney fully authorises Mrs. SHILPA SHAH to collect all the Sale Proceeds, consideration etc. in her name for the Sale, Transfer, Assignment, Conveyance, etc. after the date of execution of this Power of Attorney, and authorises her to execute sign any papers, sale deed, application documents, etc. with any third party and any other person whosoever and any Society regd. under the Co-op. Societies Act for effective transfer of my moveable and immoveable property my shares and my membership and also to register the Sale Documents, Conveyance, transfer etc. pertaining to my moveable and immoveable properties with the Sub-Registrar of Assurances and/or the Stamp Office and of any other authority in this behalf.

ट. न. न.-३
33-४६



21. For me and in my name or otherwise to receive every sum of money whatsoever which now is or may hereinafter be due arising or belonging to me either alone or jointly with others upon or by virtue of any mortgage, charge or other security whatsoever or otherwise howsoever and on receipt thereof to make sign execute and give good and sufficient release acquittances and other discharges for the same and also to sign seal execute made and deliver all proper and

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For SAVANA BUILDERS,

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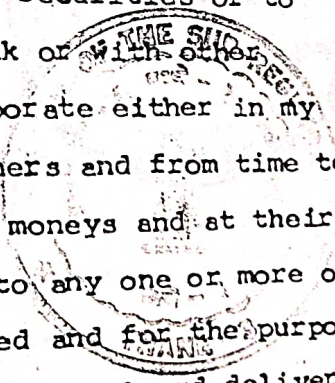
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sufficient reconveyances, release, reassign-  
ments and other assurances of the lands, heredi-  
taments and premises and other properties which  
may have been mortgaged as security therefore  
or to which such payment/may relate and also to  
consent to any such alteration or modification  
of the nature or conditions of the said securi-  
ties or many of them as the said Attorney shall  
think fit.

22.

To invest any moneys belonging to me or that may  
be received by the said Attorney on my behalf in  
mortgage or immoveable properties situate or in  
the purchases of immoveable properties or in any  
business through Demat Account or in shares  
Debentures or bonds of any Company or Corpora-  
tion or Body Corporate or in any Government  
Loan Bonds, or in any other Securities or to  
deposit the same in any Bank or with other  
person or firm or Body Corporate either in my  
name alone or alongwith others and from time to  
time to time withdraw such moneys and at their  
discretion to the same or to any one or more of  
the purpose herein mentioned and for the purposes  
aforesaid to enter into, sign seal and deliver  
any agreement and other papers and documents  
that may be necessary in that behalf.

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23.

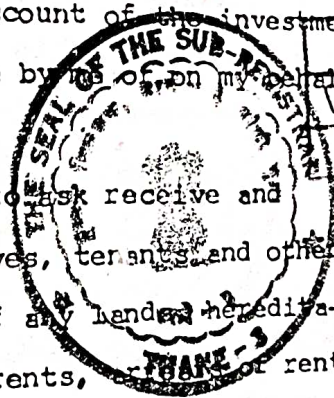
To enter into upon the Lands, hereditaments  
and premises owned by me alone or alongwith

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others or mortgaged or charged in my favour alone or alongwith others and to view the estate and effect and state of repairs thereof and to take down build and re-build the same and forthwith to give proper notices and directions for repairing the same and to oversee let manage and improve the same to the best advantage and to make or repair the same.

24. To pay or allow all taxes, rates, charges, deductions, expenses and all other payments and outgoings of whatsoever nature due and payable or to become due and payable for or in respect of any property belonging to me or any interest therein, on account of the investments for the time being made by me of or on my behalf



Rectangular stamp containing the text 'ट. न. ज. 3' and 'U802434-3E'.

25. For me and in my name to ask receive and recover from all receives, tenants and other occupiers whatsoever of any lands hereditaments and premises of rents, services, issues, profits, emoluments and sums of money now due or owing and payable or at any time hereafter to become due owing and payable in respect of the same premises in any manner whatsoever and also on non-payment thereof or of any part there to enter and destrain and the distress and distresses there found, to detain and kept or to sell and dispose of according to law.

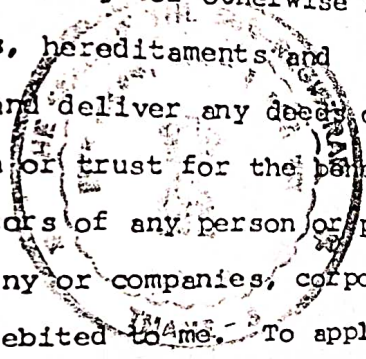
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26. To receive from any Court or any officer thereof or from any person firm or body corporate amounts due and payable to me either alone or jointly with others on any account whatsoever including under any Deed of Mortgage or Deed of charge or any other instrument in respect of such investments or otherwise howsoever and to give sign and execute all proper receipts release and discharges for the same.

27. To exercise for me and in my name all rights, and privileges and perform all duties which now or hereafter may appertain to me as owner, lessor, mortgages or charge or otherwise in respect of any bands, hereditaments and premises. To sign and deliver any deeds or deeds of composition or trust for the benefit of any or all creditors of any person or persons, firm or firms, company or companies, corporation or corporations in debited to me. To apply for and accept allotments of shares or Stocks or Debentures in Mutual Fund, Bank Deposits, Bonds, Company and/or any Body Corporate Bank Reserve Bank of India, any deposits and to sign application forms and to sign all transfer deeds, applications and other papers for the purpose of purchasing or selling or pledging or otherwise dealing with any such shares or stocks or debentures mutual fund units etc.

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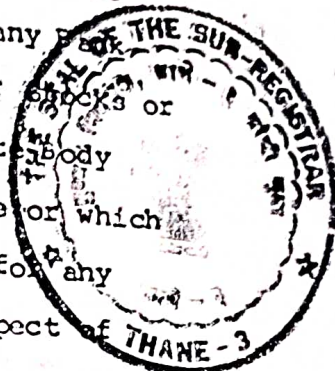
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FOR SANYAMA BUILDERS ..16..  
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Mandatee

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28.

To purchase, sell, sign and endorse all Government promissory Loan Notes or Municipal Bonds, Trust Securities, War Bonds, War Loans of any state or states of any Local Authority and other kinds of Securities shares, debentures and other transfer forms in respect thereof. To endorse and transfer to the name of any Bank or any Government securities, Shares or stocks or debentures of any company or Corporation whether for safe custody or otherwise or which may be held by any Bank as Security for any money payable by to such Bank in respect of any overdraft or other account whatsoever. To exercise for me and in my name all rights and privileges and perform all duties which now or hereafter may appertain to me as a holder of shares or debentures or stock of or as otherwise interested in any company or Corporation and/or Body Corporate.



ट. न. न.-३	
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29.

To make sign and file returns of income and all other papers under the Income-tax Act, Value added tax or any other Act and to sign and file petitions, Appeals, Affidavits, references and papers of every description that may be necessary as regards any proceedings under the Income-tax Act or any other Act or Regulation or order and to appear on my behalf in all such proceedings and to act and appear on for me before any Income-tax Officer or Authority constituted for

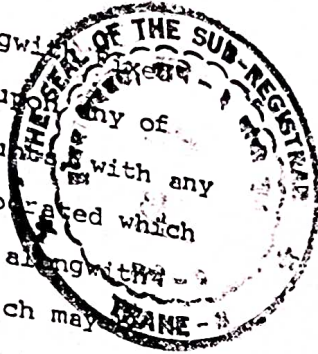
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the purpose, and to apply for and obtain refund of Income-tax and all other moneys payable to me by or under the orders of any of the Authorities as aforesaid.

30. To open in my name alone or alongwith Deposits, others and to operate upon my current savings or other accounts Bank or Banks, firms or Body corporate are existing in my name alone or alongwith others or any of the accounts which may opened hereafter in my name or alongwith others including Fixed Deposit, Over draft or loan account or other adcounts with any Bank or Banks, person or persons, firm or firms, Company or Companies, Corporation or Corporations and to sign cheques and withdraw money in my name or in the name of my Attorney which are now or may hereafter be deposited with or on my behalf in such Bank or Banks, are with others as aforesaid or that may be due, owing or payable to me by such Bank or Banks, person or persons, firm or firms, Company or Companies, Corporation or Corporations or Body Corporate whatsoever.



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31. To draw, sign and/or endorse or join with others in signing, drawing and/or endorsing cheque, bills, drafts, instruments, pay orders, other bills or any other negotiable instrument and to

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For SEVALIA BUILDERS.  
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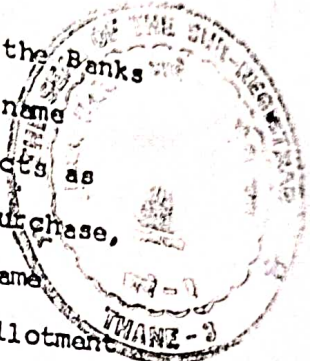


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give discharge for cheques, bill, drafts, instruments, pay orders other bills or any other negotiable instruments due to me and give effectual discharge for the same.

32.

To enclose and open new accounts with the Banks of any nature whatsoever either in my name alone or alongwith others in all respects as my said Attorney shall deem fit. To Purchase, or acquire in my name alone or in my name alongwith others on ownership basis, allotment basis, leave and licence basis or otherwise howsoever, flats, garages, parking spaces, shops, offices, godowns, factory shed and other premises and for that purpose to become member as may be necessary of any Co-operative Society, Limited Company or Association that may be formed or registered for the purpose and to acquire shares, loan stocks, and other stocks, and debentures of such Co-operative Society, Limited Company and/or Association.



प्रीति नं-३  
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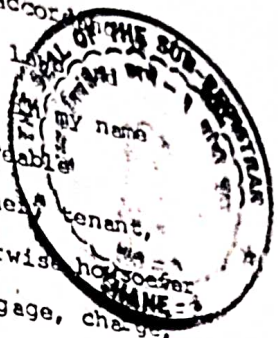
For all or any of the purposes of these presents to draw, make, sign and endorse any dividend or interest warrants. For all or any of the purposes herein contained to appear before any Registrar or Sub-Registrar of Assurances or Land Registry at any place or before any other Authority and to present lodge any document writing or paper for registration and to admit

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the execution thereof and to take all steps necessary or requisite for the registration of such document, writing or paper in accordance with the provisions of the relevant legislative enactments. To acquire alone or alongwith others any immovable property in any part thereof as owner, lessee, licensee, allottee or otherwise and to manage sell, transfer, mortgage, surrender or dispose off the same of any interest therein as may be deemed expedient by the said Attorney.



34. To sign banking documents, guarantees, Counter-guarantees, indemnities and other instruments and papers in favour of the any Insurance Company and Bankers or any other person for borrowing moneys for the firm or firms, joint ventures and/or Associations in which I am or may be a partner or member or for any other purposes and which I may be required to sign as a partner of such firm or firms or as a member of such joint venture or Associations.

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35. For all or any of the purpose herein contained to appear before any Registrar or Sub-Registrar of Assurances, or Land Registry at such place and to present, lodge any document writing or paper for registration and to admit the

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execution thereof and to take all steps necessary or requisite for the registration of such document writing or paper.

36. In general to do all other acts, deeds, matters and things whatsoever in or about on account of all our moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future, and in doing all acts, deeds, matters, and things herein either particularly or generally described as amply and effectually to all intents and purposes as if I could do in my own name, if these presents had not been made in respect and on account of all my moveable and immovable properties and assets which I now possess own and stand in my name and or which I may possess own and hold in my name in the future.



ट. न. न.-३	
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37. And also for better and more effectually doing effecting and performing the several matters and things aforestated to appoint from time to time or generally such person or persons as the Attorney may think fit as her substitute to do, execute and perform all or any such matter and things as aforestated. I hereby agree at all times to ratify and confirm whatsoever the Attorney or any such substitute or substitutes

AD

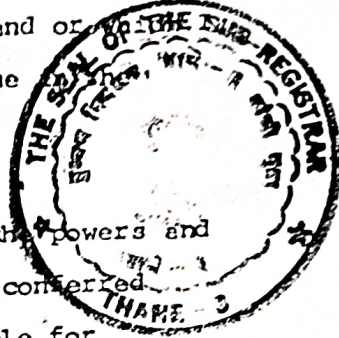
...21..

For SAVALIA BUILDERS,

SAS

Mandatee

shall lawfully do or cause to be done in or about on account of all my moveable and immoveable properties and assets which I now possess own and stand in my name and or may possess own and hold in my name future.



38. And I do hereby declare that all the powers and authority and discretion's hereby conferred upon the Attorney shall be available for exercise by her.

NOW KNOW YE AND THESE PRESENTS WITNESS that, I MR. ASHWIN SHAH, an adult, Indian inhabitant, residing at 6, Sekhsaria Sedan, 20 L. Jagmohandas Marg, Mumbai - 400 036 do hereby nominate, constitute, authorise and appoint my wife Mrs. SHILPA SHAH TO BE MY TRUE AND LAWFUL ATTORNEY and for me and in my name and on my behalf to do if necessary every act or thing necessary for the all the herein above-mentioned on my behalf AND I do hereby ratify and confirm and agree to ratify and confirm all and whatsoever my said attorney shall lawfully do or cause to be done in the Premises by virtue of these Presents.

ट. न. न.-३
480482-7E
2013

AND I HEREBY UNDERTAKE TO RATIFY AND CONFIRM all and whatsoever the said Attorney shall or purport to do or cause to be done by virtue of these Presents.

..22..

FOR SAVALLA BUILDERS

SAS

Mandataea

GREGG

IN WITNESS WHEREOF I have hereunto set my hand and seal on this the 22nd day of June, 2006.

SIGNED SEALED AND DELIVERED )

By the Executant )

MR. ASHWIN SHAH )

in presence of ..... )

..... )



Thumb Impression of Executant.

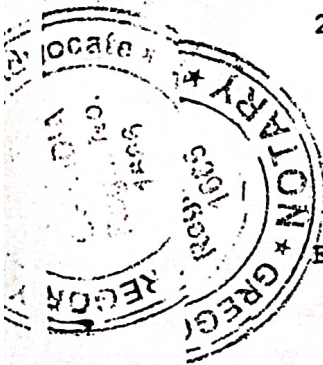


(Photograph of Executant)

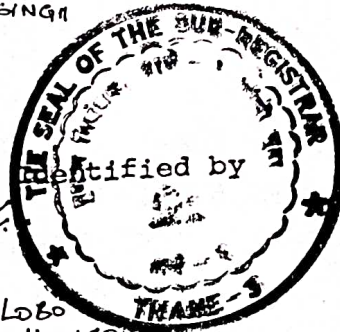
1. *W D Souza*  
(Wendel D'Souza)

2. *Vasant Singh*  
VASANT SINGH

*A. B. Jm*  
(EXECUTANT)



Explained & Identified by



*Peter Lobo*  
PETER LOBO  
ADVOCATE HIGH COURT  
Telthar House Ballard Pier  
Member  
Accepted by the Attorney.

ट. न. न.-3  
4802/83-RE  
2006

Before me.

*S. D. Souza*

*Shilpa Shah*  
MRS. SHILPA SHAH.

*S. D. Souza*  
S. D. SOUZA  
ADVOCATE  
Kakad...  
Shop No. 4, Shop Hill  
MUMBAI - 400 027

Executant attesting  
Signature of Attorney.





प्रतिज्ञापत्र



श्री. Shilpa Shah

Kopeck

मुंबई राज्यप्रतिज्ञेय प्रतिज्ञापत्र आज दिनांक

Ashwin Shah

वय

Kopeck Khairane



दस्तावेज दुय्यम निबंधक ठाणे-३ यांच्या कार्यालयात नोंदणी काढण्यात आले आहे.

रोजी कुलमुखत्यार पत्र लिहून दिलेले आहे.

दस्त प्रकार

Agreement for Sale

दस्तातील मोबदला

लिहून देणार

लिहून देणार

गावाचे नाव

मिळकतीचे वर्णन

Sevalia Buldeo

Kopeck Khairane  
Plot No-74 sea 5

पलॉट नं. विंग

ट. न. न.-३  
4802/88 88

Authorised Signatory

K. B. DOKE  
AS6

The Mahanagar Co-op Bank Ltd.  
Turbhe Branch, Krushi, Upparata  
Bazar Saniljee Fruit Market Road  
Turbhe, Shivajinagar, Mumbai-400 705  
K. B. DOKE  
AS6  
R 1060-0403/1951-54

वरील मिळकत ही लिहून देणार यांच्या मालकीची आहे याची मा. खात्री करून घेतली आहे. तसेच कुलमुखत्यार पत्र लिहून देणारे अद्याप ह्यात असून ते अस्तित्वात आहे व ते लेखां तोंडी किंवा अन्यप्रकारे रद्द केले नाही. सदरचे मुखत्यारपत्रातील मिळकतीसंबंधी याचा कोणताही कुठल्याही न्यायालयात न्यायप्रविष्ट नाही. राज्यप्रतिज्ञेय लिहून दिलेले आहे. यातून असून ती खोटी निघाल्यास होणाऱ्या परिणामाची मला पूर्ण जाण आहे. या कारवाईस मी मात्र राहिन हे लिहून दिले आहे.

INDIA  
STAMP DUTY  
MAHARASHTRA



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12:21  
JUN 02 2006

शमश



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ATTESTED BY

G. H. NOTARY

2 JUN 2006

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1:38:46 pm

दुय्यम निबंधकः  
टाणे 3

दस्त गोषवारा भाग-1

टनन3

दस्त क्र 5402/2006

84-8E

दस्त क्रमांक : 5402/2006

दस्ताचा प्रकार : करारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: श्री प्रमाद बी. सराज  
पत्ता: घर/फ्लॅट न: टी-205, दुसरा मजला  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: सेक्टर 4, ऐरोली  
तालुका: नवी मुंबई  
पिन: -  
पॅन नम्बर: ANXPS104

लिहून देणार

वय 28

सही

P. B. Saraj



2 नाव: मे. सावलीया बिल्डर्स तर्फे प्रोप्रा. श्री अश्विन बी. शाह  
तर्फे कु. मु. श्रीमती शिल्पा ए. शाह  
पत्ता: घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसाहत: -  
शहर/गाव: नेपीएन सी रोड, मु

लिहून देणार

वय 50

सही

Shilpa E. Shah





दस्त गोषवारा भाग - 2

टनन3

दस्त क्रमांक (5402/2006)

४३५३

दस्त क्र. [टनन3-5402-2006] चा गोषवारा  
बाजार मुल्य :1622000 मोबदला 1215000 भरलेले मुद्रांक शुल्क : 63700

पावती क्र.:5541 दिनांक:27/07/2006

पावतीचे वर्णन

नांव: श्री प्रमाद बी. सरोज

दस्त हजर केल्याचा दिनांक :27/07/2006 01:31 PM

निष्पादनाचा दिनांक : 27/07/2006

दस्त हजर करणा-याची सही :

*P.B. Sirohi*

16230 :नोंदणी फी

920 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

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

दस्ताचा प्रकार :25) करारनामा

शिवका क्र. 1 ची वेळ : (सादरीकरण) 27/07/2006 01:31 PM

शिवका क्र. 2 ची वेळ : (फी) 27/07/2006 01:38 PM

शिवका क्र. 3 ची वेळ : (कबुली) 27/07/2006 01:38 PM

शिवका क्र. 4 ची वेळ : (ओळख) 27/07/2006 01:38 PM

17150: एकूण

दु. निबंधकाची सही, ठाणे 3

दस्त नोंद केल्याचा दिनांक : 27/07/2006 01:38 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: -

*A.*

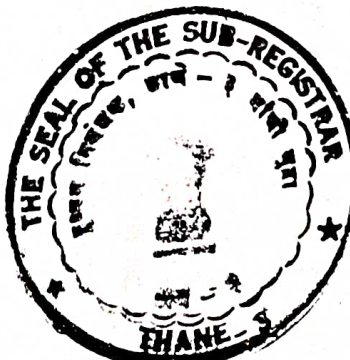
*Di 2*

*[Signature]*

दु. निबंधकाची सही  
ठाणे-3

प्रमाणित करण्यात येते की  
या दस्ताचा प्रत्येक पाने  
पाहिले आहेत

दुय्यम निबंधक ठाणे-3



५६०२  
१९९२  
दुय्यम निबंधक  
२७ जून २००६