

ब व ड - ९
दस्तावेज नं०
२००६
दिनांक २१/७

THIS AGREEMENT FOR SALE is made entered into and executed here at BHIWANDI, DIST : THANE, on this 10th day of JULY 2007.

BETWEEN

- 1) MR SHAMIM AHMED ISHTIYAQUE AHMED SHAIKH.
- 2) MR IMRAN AHMED ISHTIYAQUE AHMED SHAIKH.
- 3) MR RIZWAN AHMED ISHTIYAQUE AHMED SHAIKH.
- 4) MR IRFAN AHMED ISHTIYAQUE AHMED SHAIKH.

All Adult, All at Present residing at 675/A, Gaibi Nagar, Nagaon-II, Bhiwandi, Dist : Thane, all the four persons being the Owners and partner of a Partnership firm in the name and style M/s Wafa BUILDERS AND DEVELOPERS Through Their Power Of Attorney Holder, Mr Ansari Shah Faisal Mohd Haroon, Age Adult, Occ : Business, R/at : H.No.1114, Punjabi Compound, 4th Nizampura, Bhiwandi, Dist : Thane, hereinafter called and referred to as the "BUILDERS/VENDORS" (which expression shall it to repugnant to context and meaning thereof shall mean and include the partners or partner for the time being of the said firm and the survivors or Survivors of them and their heirs executors & administrators of such Survivors etc.) being the party of the **FIRST PART.**

AND

MR MOHAMMED NASEEM MOHAMMED HAROON ANSARI.
Age : 45 Years, Occupation : Business, R/at : M.H.No.2111, Flat No.203, B-wing, Farhan Apartment, Wafa Complex, Nagaon, Bhiwandi, Dist : Thane, hereinafter called and referred to as the "PURCHASER" (which expression shall unless it to be repugnant to context and meaning thereof shall mean and include his legal heirs executors & administrators, assigns, etc) being the party of the **SECOND PART.**

WHEREAS the BUILDERS/VENDORS are the absolute owner and seized and Possessed of and sufficiently entitled to the piece and parcel of N.A. land bearing Survey No. 98 Hissa No.14 Paiki + Survey No. 98 Hissa No.14 Paiki admeasuring 7340.00 Sq.Mtrs, at Mouje : Nagaon, Part - II, Bhiwandi, District : Thane.



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AND WHEREAS the BUILDERS/VENDORS have introduced their part of the piece and parcel of their N.A. land bearing Survey No. 98 Hissa No.14 Paiki + Survey No. 98 Hissa No.14 Paiki admeasuring 7340.00 Sq.Mtrs, at Mouje : Nagaon, Part - II, Bhiwandi, District : Thane which is within the limits of Revenue Village Nagaon Bhiwandi Dist. Thane and is within the Registration district of district Registrar of Assurance and is within the Registration district of Sub Registrar of Assurance Bhiwandi more particularly described in the First Schedule written hereunder (hereinafter referred to as the **"SAID LAND"**).

WHEREAS the Vendors have constructed on the said land one new R.C.C building of ground and upper floors bearing Municipal House. No.2590, Consisting of Flats and shop Gala's, situated and lying and being at Gaibinagar, Mouje : Nagaon, Part - II, Bhiwandi, Dist : Thane, hereinafter referred to as (**"THE SAID BUILDING"**).

WHEREAS the Purchaser wanted to purchase Flat so when the Purchaser came to know about the desire of the VENDORS the Purchaser approached the Vendors and expressed his desire to purchase the said Flat in the said building for Valuable consideration. The parties therefore negotiated and entered into this Agreement for sale of the said Flat.

WHEREAS the said Flat situates within the limits of Bhiwandi Nizampur Municipal Corporation, Bhiwandi, Dist : Thane, and is within the Registration District of District Registrar of Assurance, Bhiwandi, Dist : Thane, and within the Registration Sub-District of the Sub-Registrar of Assurance, Bhiwandi, Dist : Thane.

AND WHEREAS the Purchaser hereby agreed to Purchase Flat No.301 on the Third Floor in the B - Wing, admeasuring about 622.74 Sq.fts Built up area or i.e about 57.87 Sq.Mtrs Built up area of the Building bearing Municipal House. No.2590, situated at Gaibinagar, Wafa Complex, Nagaon, Bhiwandi in the District of Thane, on the said





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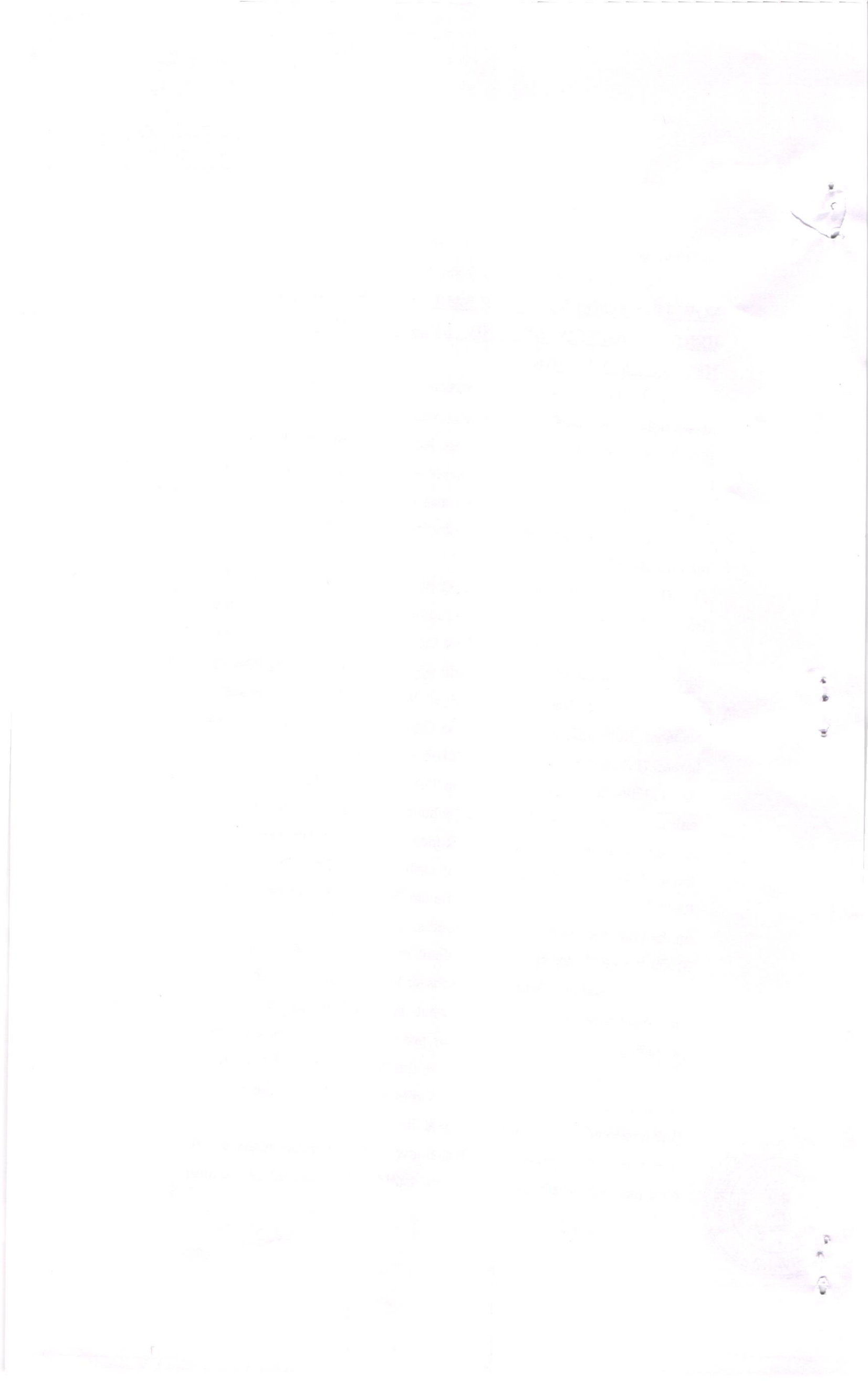
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land more particularly described in the second schedule written together with fittings, specifications in the said building.

NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:

- 1) The Builders/Vendors have constructed the said building consisting of several storey on the land in accordance with the plans, designs, specification approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as the Builders/Vendors may consider necessary or as may be required by the concerned local authority/the Government to made in them or any of them .
- 2) The Purchaser hereby AGREES to purchase from the Builders/Vendors and the Builders/Vendors hereby agrees to sell to the Purchaser Flat bearing Flat No.301 on the Third Floor in the B - Wing, admeasuring about 622.74 Sq.ft. Built up area of the Building bearing Muncipal House. No.2590, situated at Wafa Complex, Gaibinagar, Nagaon, Bhiwandi, Dist : Thane, as shown in the floor plan annexed hereof (hereinafter referred to as "THE SAID FLAT") for the price of Rs.311370/- (Rs.Three Lakhs Eleven Thousand Three hundred Seventy only). And that the Purchaser hereby have paid to the Builders/Vendors an earnest amount of Rs.54370/- (Rupees Fifty Four Thousand Three hundred Seventy Only) by way of cash and the Balance amount of Rs.257000/- (Rs. Two Lakhs Fifty Seven Thousand Only) shall be Paid by the Purchaser within 2 (Two) months.
- 3) On the Purchaser committing default in payment on due date of any amount due and payable by the Purchaser to the Builders/Vendors under this Agreement notwithstanding what is stated in clause 2 above (including its proportionate share of taxes of levied by the concerned authority and other outgoings) and on the Purchaser committing breach of any of the terms and conditions herein contained, the Builders/Vendors shall be entitled at its own option to terminate this Agreement. Provided always that the power of termination herein before contained shall not be exercised by the Builders/Vendors unless and until





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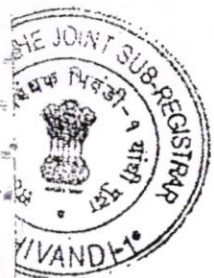
the Builders/Vendors shall have given to the Purchaser fifteen day prior notice in writing of its intention to terminate this Agreement and of the specific breach or breaches of terms and conditions in respect of which is intended to terminate the agreement and default shall have been made by the Purchaser in remedying such breaches within 15 days of receipt of such notice provided further that upon termination of this Agreement as aforesaid the Builders/Vendors shall refund to the Purchaser the installments of sale price of the said Flat which may till then have been paid by the Purchaser to the Builders/Vendors (but after deducting there from a sum of Rs.54370/-(Rupees Fifty Four Thousand Three hundred Seventy Only) paid at the time of entering into this Agreement but the Builders/Vendors shall not be liable to pay to the Purchases any interest on the amount so refunded and upon termination of this Agreement and the refund of aforesaid amount by the Builder/Vendor, the Builder/vendor shall be at liberty to dispose off and sell the said Flat to such person and at such price as the they may in their absolute discretion think fit .

4) The Builders/Vendors shall in respect of amounts remaining unpaid by the Purchaser under the terms and conditions of this Agreement have a first lien and charge on the said Flat agreed to be purchased by the Purchaser.

5) The Builders/Vendors hereby agrees to observe perform and comply with all the terms conditions, stipulation and restrictions if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall before handing over possession of the Said Flat to the Purchaser shall obtain from the concerned local authority occupation and or completion certificates in respect of the Said Flat.

6) The fixtures, fittings and amenities to be provided by the Builders/Vendors in the premises and the said building are those that are set out in Annexure annexed hereto .

7) The Builders/Vendors shall give possession of the Said Flat to the Purchaser after full and final payment.





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PROVIDED THAT the Builders/Vendors shall be entitled to reasonable extension of time for giving delivery of the said Flat on the aforesaid date, if the completion of building in which the Flat is to be situated is delayed on account of :

- i) Non-availability of steel, cement other building material, water or electric supply .
- ii) War, civil commotion or act of God .
- iii) Any notice, order, rule notification of the Government and/or other public or competent authority.

8) The Vendors and the Purchaser of the Flat of the building are intending to form **CO-OPERATIVE HOUSING SOCIETY**.

9) The Purchaser shall use the said Flat or permit the same to be used for Residential Purpose only.

10) The Vendors covenant to indemnify and keep indemnified and harmless to the Purchaser against any defect in their title to the said Flat and or against any persons claiming through them or on their behalf at law or Equity or Trust.

11) The Vendors further declares that the said property is not subject to any dispute before any court of law or arbitrator or Tribunal and the Vendors have not received any notice of acquisition or reservation or demolition of the said property from any government authority.

12) The Vendors is covenant to sign any application, deed, document statement etc. required for mutation of the said property in favour of the Purchaser in the record of rights without demanding any extra consideration amount or expenses or cost. However the expenses for the same shall be borne by the Purchaser only.

13) The Vendors further declare that they have paid all the taxes and charges pertaining to the said Flat to the concerned authority till the date of this Agreement For Sale and liable to pay the same if any remains to be paid till the date of this Agreement For Sale and the Purchaser shall discharge the same after this deed.

14) The Purchaser himself with intention to bring all persons into whomsoever hands the Flat may come doth hereby covenant to the builders/Vendors.





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- a) To maintain the Flat at Purchaser's own cost in good tenable repair and condition from the date of possession of the Flat are taken and shall not do or suffered to be done in or to the building in which the Flat are situated or any passages which may alter or change or make any addition in or to the building in which the Flat are situated and to the Flat itself or any part thereof.
- b) Not to store in the Flat any goods which are hazardous combustible or dangerous nature or are so leave any thing which may damage the construction or structure of the building or store any goods which may damage or likely to damage the staircase, common passages or any other structure of the building and in case any damage is caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable for the consequences of the breach.
- c) To carry at his own cost all internal repairs of the Flat and maintain the Flat in the same condition state and order in it was delivered by the Builders/Vendors to the Purchaser and shall not do or suffering to be done any thing in or to the building in which the Flat are situated or to the Flat which may be against the rules and regulations and bye-laws of the concerned local authority or other public authority. And in the event of the Purchaser committing any act in contravention of the above provisions, the Purchaser shall be responsible and liable for the consequences thereof to the concerned local authority and/or other public authority.
- d) Not to demolish or caused to be demolished the Flat or any part thereof, nor at any time make or caused to make any addition or alteration of whatever nature in or to the Flat or any part thereof, nor any alteration in the elevation and outside color scheme of the building in which the Flat are situated and shall keep the portion, sewers, drains, pipes, in the Flat and appurtenances in good tenable repair and condition, and in particular so as to support shelter and project and other parts of the building and shall not chisel or in any other manner damage to the columns, beams, walls, slabs,





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or R.C.C. parris or other structural members of the Flat without the prior written permission of the Vendor.

e) Not to throw dirt, rubbish, rages, garbage, or other refuse or permit the same to be thrown from the said Flat in the compound or any portion of the said land and the building in which the Flat are situated.

15) That Builders/Vendors shall have all the rights and shall be at the liberty to carry out any additional construction/s floor/s etc. on the existing structure of the said building .

16) That the Purchaser shall have no right to take objection on the construction of further storey in the building as well as if any additional FSI is available to the Vendor the same shall be of the Vendor and the Vendor shall have right to use it to raise further storey in the building by using the said available FSI or otherwise to construct further or to extend the said building and the Purchaser shall have no right to take any objection for such construction against the Vendor or any persons if the builder may sell out such FSI or right of development or extension.

17) This Agreement for sale shall always be subject to **Maharashtra Flat Ownership Act 1963** and the provision contains in the Maharashtra Apartment Ownership Act 1970 or any other provision of law applicable hereto.

SCHEDULE OF THE LAND

ALL THAT piece and parcel of Non – Agricultural land bearing Survey No. 98 Hissa No.14 Paiki + Survey No. 98 Hissa No.14 Paiki admeasuring about 7340.00 Sq. Mtrs or thereabout bearing N.A. Permission No. MEHSUL/K-1/T.8/NAP/SR-8/2001 vide N.A order dated 6/06/2001 from Zilla AdhiKari Office, of Thane which is lying and being at Mouje : Nagaon, Part : II, Bhiwandi in the District of Thane is bounded as under.

TOWARDS NORTH : Vacant Land of Owners.

TOWARDS SOUTH : 15 Feet galli than Farhan Apartment.

TOWARDS EAST : Vacant Land of owners.





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TOWARDS WEST : Road than Adnan Apartment

The said land is free from all encumbrances and having clear marketable title.

SCHEDULE OF THE FLAT

ALL THAT Flat No.301 on the Third Floor in the B - Wing, admeasuring about 622.74 Sq.fts Built up area or i.e Equivalent to about 57.87 Sq.Mtrs Built up area of the Building, Commonly Known as "SALMAN APARTMENT" bearing Municipal House No.2590, situated at Wafa Complex, Gaibi Nagar, Nagaon, Part - II, Bhiwandi, Dist :Thane.

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

SIGNED AND DELIVERED by the }
 Within named "BUIDERS/VENDORS" }
 Mr Shamim Ahmed Ishtiayaque Ahmed Shaikh }
 Mr Imran Ahmed Ishtiayaque Ahmed Shaikh }
 Mr Rizwan Ahmed Ishtiayaque Ahmed Shaikh }
 Mr Irfan Ahmed Ishtiayaque Ahmed Shaikh }
 Through their Power of Attorney Holder }
 Mr Ansari Shah Faisal Mohammed Haroon }

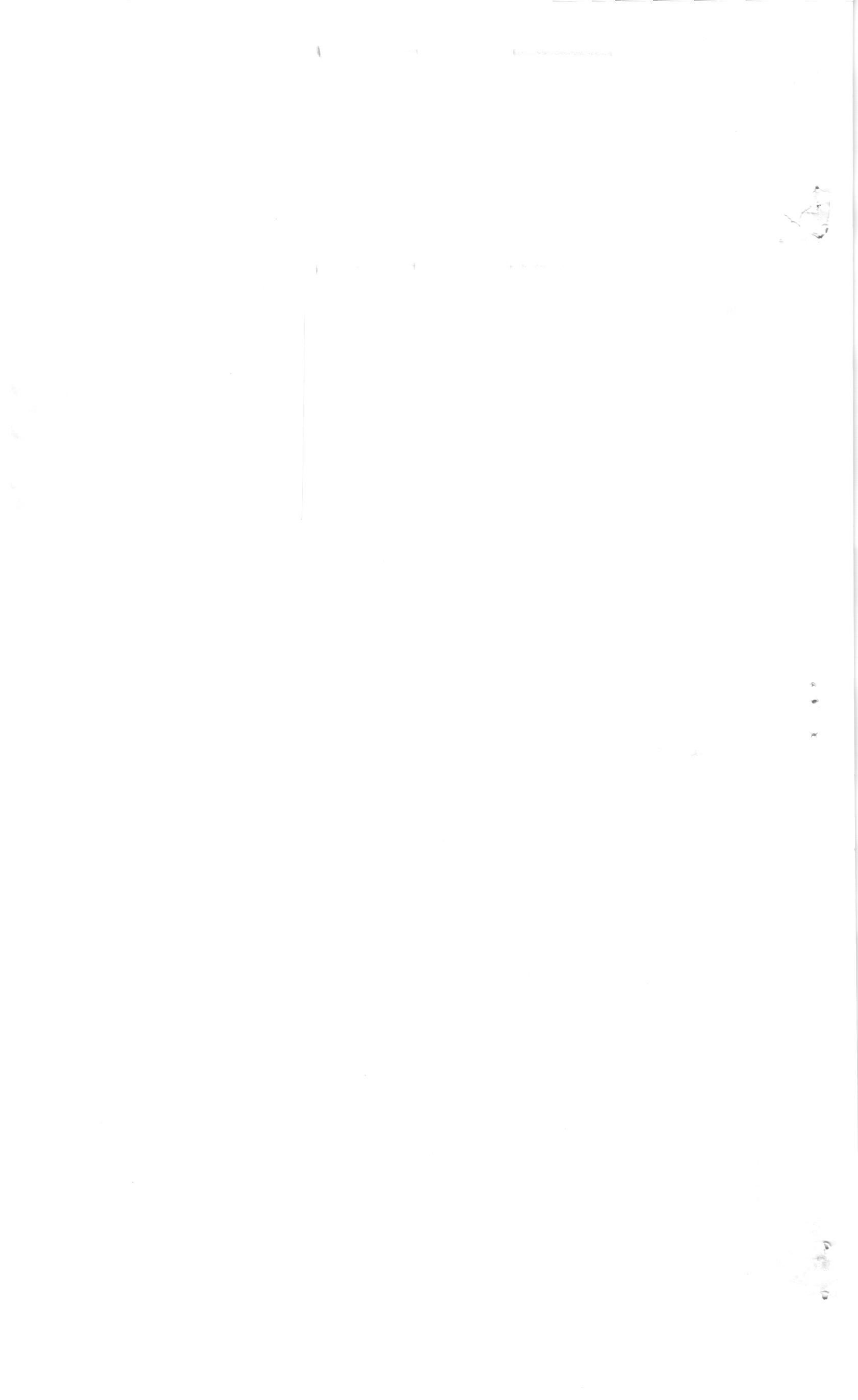
SIGNED AND DELIVERED by the }
 Within named "Purchaser" }
 Mr Mohammed Naseem Mohammed Haroon Ansari }

WITNESSES:

1.

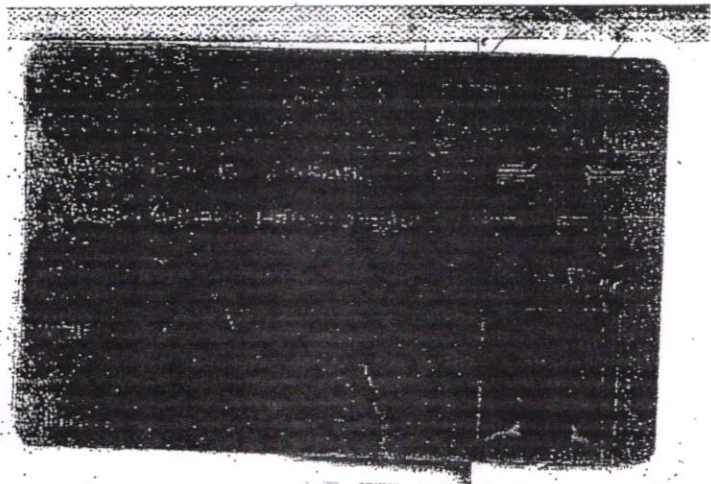
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FORM-6 (See Rule 16(1))
Drawing Licence
Drawing Licence No. १०१२१/१५१३९
Date of Issue १३/७/९९
Name of the Licence Holder
Nana Ansam
Son/wife/daughter of
M. Haroon
Signature of the Holder
Name to be written across the photograph





JAVED A. S. SHAIKH
 Advocate High Court
 643, Abulj Complex,
 4th Nizampura, Bhivandi

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प्राप्त दिनांक: १२/०२/२०१७

दिनांक २५/०२/१७

प्राप्त दिनांक

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२	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
३	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
४	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
५	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
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७	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
८	२६/१२	श्री. जे. ए. शिख	मालिक	१२३४	मालिक	मालिक	मालिक
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श्री. जे. ए. शिख
 अधिवक्ता उच्च न्यायालय
 भिवंडी (ब) नगरपालिकाक्षेत्र

JAVED A. S. SHAIKH
 Advocate High Court
 643, Abuji Complex,
 4th Nizampura, Bhiwandi



दिनांक - १६/१२/२००५

महाराष्ट्र राज्य न्यायालय भिवंडी



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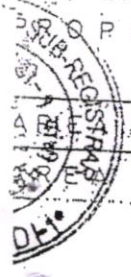
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मा. प्ला. वि. प्र. क. (२) ११९-३००
 १९/३/९९
 म. वि. प्र. क. (२) ११९-३००
 १९/३/९९
 म. वि. प्र. क. (२) ११९-३००
 १९/३/९९

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 म. वि. प्र. क. (२) ११९-३००
 म. वि. प्र. क. (२) ११९-३००
 म. वि. प्र. क. (२) ११९-३००

AREA STATEMENT	SQ. MTS.
TOTAL PLOT AREA	6079.00
75% PERMISSIBLE BUILT UP AREA	4559.25
1/3RD, PERMISSIBLE PLINTH AREA	1519.75
A-TYPE BLDG.	
PROP. BUILT-UP AREA AT GROUND FLOOR	227.76
PROP. FIRST FLOOR	345.46
SECOND FLOOR	345.46
THIRD FLOOR	345.46
FOURTH FLOOR	190.11
TOTAL PROPOSED B/U AREA OF BLDG. (= 1452.02 SMT. X 2 NOS.)	1452.02
	2904.04
B-TYPE BLDG.	
PROPOSED BUILT-UP AREA AT 1ST. FLOOR	159.95
2ND. FLOOR	159.95
3RD. FLOOR	159.95
TOTAL PROP. B/U AREA OF BLDG. (= 482.85 SMT. X 2 NOS.)	482.85
	965.70
C-TYPE BLDG.	
PROPOSED B/U AREA AT 1ST. FLOOR	112.93
2ND. FLOOR	112.93
3RD. FLOOR	112.93
TOTAL PROP. B/U AREA OF BLDG. (= 338.79 SMT. X 2 NOS.)	338.79
	677.58
TOTAL PROP. B/U AREA OF (A), (B) & (C) TYPE BLDG.	4550.38
PERMISSIBLE F. A. R.	0.75
PROPOSED F. A. R.	0.748
UNDER LAY-OUT ROAD	702.00
UNDER 25% OPEN SPACE	1519.75

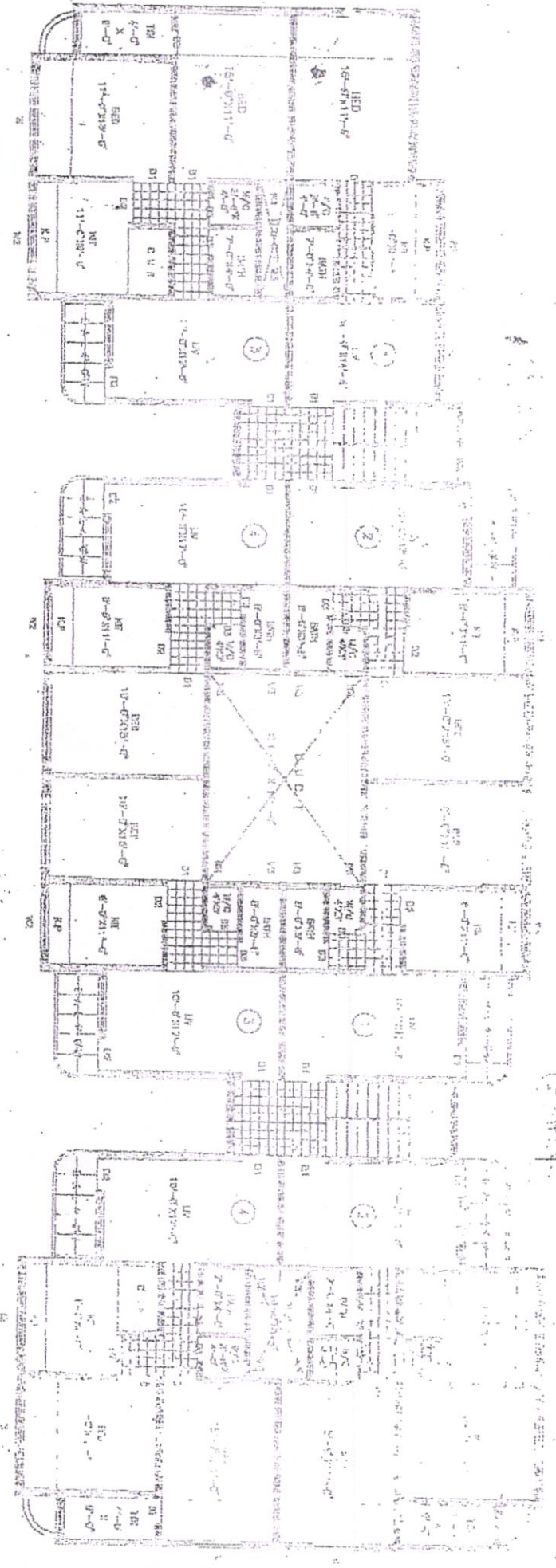
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JAVED A. S. SHAIKH
 Advocate High Court
 643, Abul Complex,
 4th Nizampura, Bhiwandi





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FLAT NO.	AREA (SQ. FT.)	AREA (SQ. M.)	SHARE PERCENTAGE	AMOUNT PAID	REMARKS
1	1100	101.67	5.00	50835	
2	1100	101.67	5.00	50835	
3	1100	101.67	5.00	50835	
4	1100	101.67	5.00	50835	
5	1100	101.67	5.00	50835	
6	1100	101.67	5.00	50835	
7	1100	101.67	5.00	50835	
8	1100	101.67	5.00	50835	
9	1100	101.67	5.00	50835	
10	1100	101.67	5.00	50835	
11	1100	101.67	5.00	50835	
12	1100	101.67	5.00	50835	
13	1100	101.67	5.00	50835	
14	1100	101.67	5.00	50835	
15	1100	101.67	5.00	50835	
16	1100	101.67	5.00	50835	
17	1100	101.67	5.00	50835	
18	1100	101.67	5.00	50835	
19	1100	101.67	5.00	50835	
20	1100	101.67	5.00	50835	

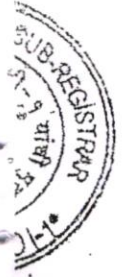


F.R. CONSULTING ENGINEERS
 17/2-A-14P SHARADA, NEAR B. N. MUNICIPAL COUNCIL
 PHONE: 63645

2ND, 3RD & 4TH FLOOR PLAN
SALMAN APARTMENT

WARA BUILDERS & DEVELOPERS
 OPP. CAMBI PEER DARSHA, GAHRNAGAR,
 BHANTNAGAR ROAD, BHANDWA, P. O. NO. 23724

JAVED A. S. SHAIKH
 Advocate High Court
 643, Abuji Complex,
 4th Nizampura, Bhiwandi





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4994/07
 26/6



राज्य MAHARASHTRA
 तहसिल कार्यालय जवळ शिवंदी कि. १००६
 तालुका १८१२० अ. नं. १२०९ दिनांक २५/६/०७
 म. अ. कार्यालयी शाह फैसल मी. ८१६०१
 स्व. जवैद शेख (१२००५)
 मुद्रित विकला (ए.एच. सोनावणे)



AN 062470

15 JUN 2007

GENERAL POWER OF ATTORNEY

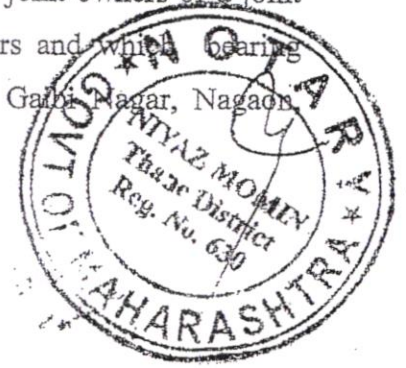
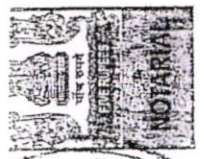
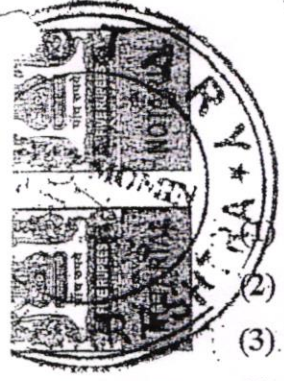
KNOW ALL MEN BY THESE PRESENTS SHALL COME THAT,

- (1) Shri. Shamim Ahmed Ishtiyaque Ahmad Shaikh,
- (2) Shri. Imran Ahmed Ishtiyaque Ahmad Shaikh,
- (3) Shri. Rizwan Ahmed Ishtiyaque Ahmad Shaikh,
- (4) Shri. Irfan Ahmed Ishtiyaque Ahmad Shaikh,

JAVED A. S. SHAIKH
 Advocate High Court
 Bhasanagar Complex,
 4th Nizamapura, Bhiwandi

All adults, All residing at 675/A, Gaibi Nagar, Nagaon - II, Bhasanagar Complex, Thane, do hereby SEND GREETINGS;

WHEREAS we are the real brothers and are also joint owners of a joint property i.e. landed property adm about 7340.00 Sq.Mtrs and which bearing Survey Nos. 98/14 Paiki + Survey No. 98/14 Paiki at Gaibi Nagar, Nagaon, Bhiwandi, Dist : Thane.





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WHEREAS we are also the partners of M/s. Wafa Builders & DEVELOPERS :

WHEREAS upon the land bearing Survey No. 98/14 Paiki plus Survey No.98/14 paiki at Gaibi Nagar, Nagaon-II, Bhiwandi, Dist : Thane we have constructed building of R.C.C. nature having Mun. H. No.2590, which is consisting of flats, shops etc.

WHEREAS we intend to sell, dispose off and transfer Flats in In Mun. House No. 2590, Salman Apartment bearing :-

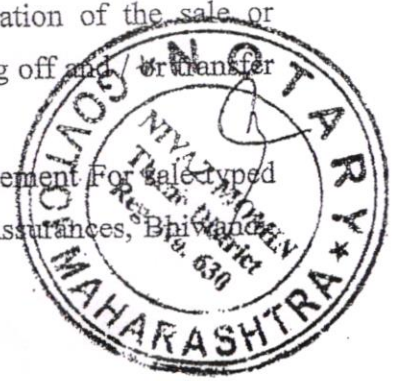
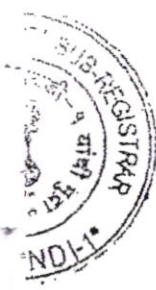
- 1) Flat No.301, on the Third Floor, B-wing, admeasuring about 622.74 Sq.Fts builtup area.
- 2) Flat No.304, on the Third Floor, B-wing, admeasuring about 921.74 Sq.Fts builtup area.

Constructed on land bearing Survey Nos. 98/14 Paiki + Survey No. 98/14 Paiki at Wafa Complex, Gaibi Nagar, Nagaon, Bhiwandi, Dist : Thane, hereinafter called and referred to as "SAID FLATS".

WHEREAS we the joint owners and proprietors of Wafa Builders & Developers, and due to our involvement in our certain business of developments and constructions and we being sometimes out of station and sometimes out of country hence it is not possible for us to remain present for selling disposing off or transfer the above said Flats by executing the sale or conveyance deed or Agreement For Sale before the Sub-Registrar of Assurances of Bhiwandi as vendors therefore in such circumstances it has become expedient and necessary for us to appoint any suitable person who can personally visit the Office of the Sub-Registrar of Assurances of Bhiwandi and would sign as vendor in our names and on our behalf and complete all the formalities ; hence we hereby deem it fit and proper to appoint SHRI ANSARI SHAH FAISAL MOHAMMAD HAROON, Age 28 years, Occupation : Service, Residing at Muncipal H. No. 1114, 4th Nizampura, Bhiwandi, District : Thane, and nominate and constitute him as our true and lawful attorney for us and on our behalf to do the following acts, deeds and things or matters that is to say :

1) To Purchase stamp paper in respect of Registration of the sale or conveyance deed or Agreement for sale for selling, disposing off and/or transfer the said Flats .

2) To present the sale or conveyance deed or Agreement For sale typed on the stamp papers and sign before the Sub-Registrar of Assurances, Bhiwandi



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Dist : Thane, as vendor along with the purchaser/s.

3) To pay the necessary charges before the Sub-Registrar's Office in respect of the **execution** of the sale or conveyance or for Agreement for sale for selling, disposing off and / or transfer the said Flats.

4) To receive or accept the sale price and/or consideration amount from the purchaser/s in respect of the said Flats before the execution or at the time of the execution.

5) To complete all the formalities of **Registration of Document** before the Office of the Sub-Registrar at Bhiwandi, Dist : Thane and **admit the execution** of the documents viz. sale or conveyance deed or Agreement For sale before him.

6) To **sign** on any form or forms or papers or documents and also give his thumb impression wherever required in the office of the Sub-Registrar, at Bhiwandi, Dist : Thane in our name and on our behalf.

7) To sign execute all or other deeds instruments and assurances if any which he shall consider necessary and to enter into / agree too such covenant/s and conditions as may be required for fully and effectively conveying the said Flat as if we would have / could have done if personally present.

8) To receive or obtain the Registered document from the Office of the Sub-Registrar of Bhiwandi , Dist : Thane.

9) To do all acts, deeds and things or matters and things which is required to be done or cause to be done urgently or indecently which are not mentioned herein.

AND GENERALLY to do and perform all acts, deeds and things which may be necessary or incidental for the achievements of the above said objects.

AND we do hereby verify and confirm and agree to verify and confirm all the above said which our attorney shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF we have signed this General Power of Attorney on this 26th day of JUNE 2007, at Bhiwandi, Dist : Thane.



Shamim Ahmed

Shri. Shamim Ahmed Ishtiyaque
Shaikh.









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पाने २०१२५

4



Shri Imran Ahmed Ishtiyaque Ahmad
Shaikh.

محمد عمران احمد



Shri Rizwan Ahmed Ishtiyaque Ahmad
Shaikh.

Rizwan Ahmad



Shri Irfan Ahmed Ishtiyaque Ahmad
Shaikh.

عرفان احمد

(EXECUTANTS)



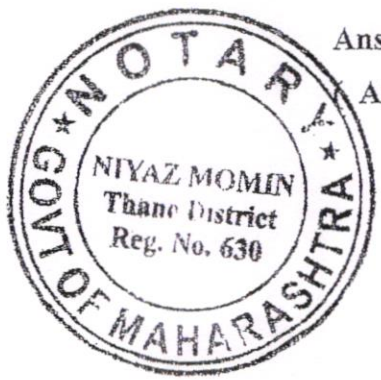
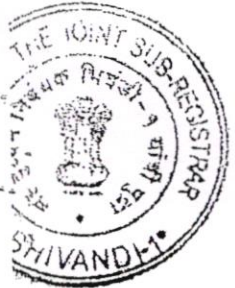
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[Signature]
(Javed A.S. Shaikh)
Advocate



Ansari Shah Faisal Mohd Haroon,
(ATTORNEY HOLDER)



[Signature]



Attached/Befors Mer/Sr. No. 4994/0

[Signature]
NIYAZ MOMIN (Advocate)
NOTARY-Govt. of Maharashtra
81, Kap-Islampura, Bhiwandi

26 JUN 2007

[Signature]
JAVED A. S. SHAIKH
Advocate High Court
643, Abuji Complex,
4th Nizampura, Bhiwandi

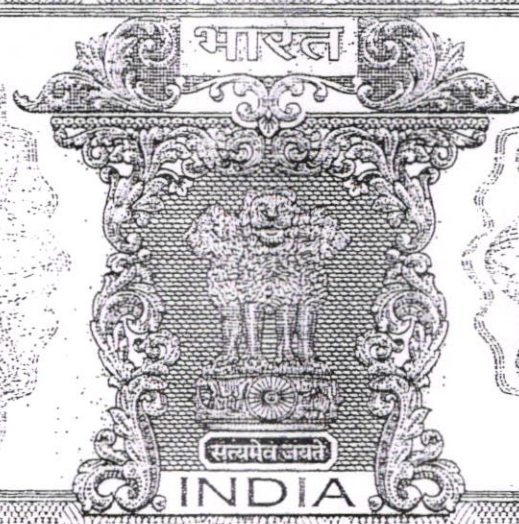
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 माने २१५५

५९९५/०
 २६/६

भारतीय गैर न्यायिक

पचास
 रुपये
 रु. 50



RU
 Rs. 50

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

M 300192

पिका: तहसिल कारवालका जवळ मिरांडी कि.ठ ५०१
 पत्रक क्र: ५८/१२ अ.नं १२०१ दिनांक २६/५/०७
 जाग: अन्वारी शाह फैसल मो. हासन, (३३)

ए.एच. सोमावणे, बिवंदी

23 MAY 2007

हस्त: जावद शेख

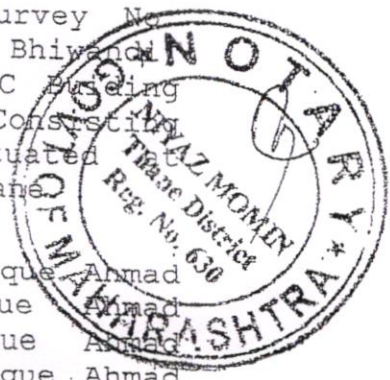
मुद्रांक विक्रता
 (ए.एच. सोमावणे)

AFFIDAVIT

I, SHRI. ANSARI SHAH FAISAL MOHAMMAD HAROON, Age 28 years, Occupation : Service, Residing at H.No.1114, Nizampura, Bhiwandi, District Thane, do hereby state on Solemn Affirmation as under.

I say that Shri. Shamim Ahmed Ishtiyaque Ahmad Shaikh, Shri. Imran Ahmed Ishtiyaque Ahmad Shaikh, Shri. Rizwan Ahmed Ishtiyaque Ahmad Shaikh, and Shri. Irfan Ahmed Ishtiyaque Ahmad Shaikh, All adults, All residing at 675/A, Gaibi Nagar, Nagaon - II, Bhiwandi, District Thane, are the Co-owner of Non-Agricultural land bearing Survey Nos. 98/14 Paiki + Survey No 98/14 Paiki at Gaibi Nagar, Nagaon, Bhiwandi, District Thane and has Constructed R.C.C Building bearing M.H.No.2590, Salman Apartment, consisting of 2 flats and Shop Gala's etc. on it, situated at Gaibi Nagar, Nagaon, Bhiwandi, Dist : Thane.

I say that Shri. Shamim Ahmed Ishtiyaque Ahmad Shaikh, Shri. Imran Ahmed Ishtiyaque Ahmad Shaikh, Shri. Rizwan Ahmed Ishtiyaque Ahmad Shaikh, and Shri. Irfan Ahmed Ishtiyaque Ahmad Shaikh has given General Power of attorney to me to sell, dispose off the following below





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पाने ४४४

mentioned Flats, In Mun. H. No. 2590, Salman Apartment :

- 1) Flat No.301, on the Third Floor, B-wing, admeasuring about 622.74 Sq.Fts builtup area
 - 2) Flat No.304, on the Third Floor, B-wing, admeasuring about 921.74 Sq.Fts builtup area,
- Constructed** on land bearing Survey Nos. 98/14 Paiki + Survey No. 98/14 Paiki at Gaibi Nagar, Nagaon, Bhiwandi, Dist : Thane,

I say that Shri. Shamim Ahmed Ishtiyaque Ahmad Shaikh, Shri. Imran Ahmed Ishtiyaque Ahmad Shaikh, Shri. Rizwan Ahmed Ishtiyaque Ahmad Shaikh, and Shri. Irfan Ahmed Ishtiyaque Ahmad Shaikh are still alive and have given Power of Attorney on dated 26/06/2007, bearing Serial No. 4994/07, Notarizad at Bhiwandi, Dist : Thane.

I say that whatever stated here in above are true and correct to the best of our knowledge and belief, and I have Sworn this Affidavit to produce it before any Government/Semi-Government office/offices, or wherever and whenever required.

Solemnly affirmed at Bhiwandi, Dist : Thane on this 26th day of JUNE 2007.

Identified by me

(Adv Javed A.S.Shaikh)

JAVED A. S. SHAIKH
Advocate High Court
643, Abuji Complex
4th Nizampura, Bhiwandi

MR ANSARI SHAH
FAISAL MOHD HAROON.
DEPONANT



Attestation of Affidavit Sr. No. 4994/07
I do swear in name of God solemnly
Affirm that this is my name & Signature mark &
that contents of this my affidavit are true.

Sign of Deponent

26 JUN 2007



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२००७
पाने २३/२५

घोषणापत्र/प्रतिज्ञापत्र

मी, श्री. अश्विनी श्यामल मो. एकूण वर्षे सज्जान, धंदा: व्यापार व शेती,
 राहणार:- ०७२१, वृंजिजामपुरा, जि. व. र. सत्यप्रतिज्ञापत्राद्वारे
 जाहीर करतो की मला दिनांक २२/०९/०७ रोजी नोदरी नंबर २९२/०७ नोंदणी नंबर - अन्वये, श्री. श्यामीन शं. उदारियातु शं. शिवा व सुहास शं. विशेष/आम मुखत्यापत्रान्वये मला अधिकार दिले असुन त्या व्यक्ती आज दिनांक रोजी ह्यात आहेत तसेच सदर मुखत्यापत्रान्वये खालील मिळकती

अधिकार पत्र देण्यात आले आहे.

फ्लॉट म. २०७, त्रिपुरा शाळा, जी. व. र. सत्यप्रतिज्ञापत्राद्वारे
 गोळीनगर, नागाव, तालुका - उरण
 गांव मोजे २०७, ता. जि. ठाणे येथील सर्व नंबर/पट सं/सि.टी.एस्. नंबर
 हिस्सानंबर - क्षेत्रफळ - (हि-आर-प्रति) अशी मिळकत

गहाण/दान/करार व इतर अधिकार मुळ मालकाने मला दिले असुन ही मिळकत मुळ मालक यांच्या नावे दिनांक पासुन आहे. अद्याप पर्यंत त्यांनी सदर मिळकत कोणत्याही प्रकारे तबदिल ग्राहण/दान/कराराने दिलेली नाही.

वरील सर्व माहिती सत्य व खरी असुन भविष्यात या मिळकतीबाबत कोणताही दिवाणी अथवा फौजदारी वाद निर्माण झाल्यास सर्वस्वी मी जबाबदार राहीन. यांची अन्व कोणालाही तोषिस लागु देणार नाही. होणाऱ्या परिणामास व्यक्तिशः जबाबदार राहुन मी हे प्रतिज्ञापत्र माझे अक्कल हुशारीने व कोणाचेही दबावाला बळी न पडता लिहून दिले असे.

दिनांक :-

साक्षिदार :-

मुखत्यापत्र धारकची सही व नांव

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दस्त गोषवारा भाग-1

बवड1
दस्त क्र 4920/2007
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दुय्यम निबंधकः
:43:42 pm भिवंडी 1

स्त क्रमांक : 4920/2007
स्ता प्रकार : करारनामा

पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1 नाव: मोहम्मद नसीम मोहम्मद हारुन अन्सारी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहत: - शहर/गाव: 2111, फरहान अपार्ट, वफा कॉ, नागांव, भिवंडी तानुका: - पिन: -	लिहून देणार वय 45 सही <i>Masim</i>		
2 नाव: शमीम अहमद इस्तियाक अहमद शेख यांचे व कॉलम नं. 3 मधील पक्षकारांचे कु.मु.महणून शाह फैसल मो: हारुन अन्सारी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहत	लिहून देणार वय 28 सही <i>Shamim</i>		
3 नाव: इमरान इस्तियाक अहमद शेख, रिजवान इस्तियाक अहमद शेख, इरफान अहमद इस्तियाक अहमद शेख - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/पसाहत: - शहर/गाव: - तानुका: -	लिहून देणार वय - सही	उपलब्ध नाही	उपलब्ध नाही



दस्तपेवज करून देणार तथाकथीत [करारनामा] दस्तपेवज करून दिल्याचे काढून करमात.



दस्त गोषवारा भाग - 2

बवड1

दस्त क्रमांक (4920/2007)

२५१२५

दस्त क्र. [बवड1-4920-2007] चा गोषवारा
बाजार मुल्य : 437497 मोबदला 311370 भरलेले मुद्रांक शुल्क : 5740

पावती क्र.: 4932 दिनांक: 10/07/2007
पावतीचे वर्णन
नांव: मोहंमद नसीम मोहंमद हारुन अन्सारी - -

दस्त हजर केल्याचा दिनांक : 10/07/2007 02:37 PM
निष्पादनाचा दिनांक : 10/07/2007
दस्त हजर करणा-याची सही :

Masim

4380 : नोंदणी फी
500 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

4880: एकूण

दस्ताचा प्रकार : 25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/07/2007 02:37 PM
शिक्का क्र. 2 ची वेळ : (फी) 10/07/2007 02:40 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 10/07/2007 02:41 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 10/07/2007 02:42 PM

दस्त नोंद केल्याचा दिनांक : 10/07/2007 02:42 PM

प्र. दु. निबंधकाची सही, भिवंडी 1



ओळख :

खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीराः ओळखतात,
व त्यांची ओळख पटवितात.

1) मो. नईम मो. हारुन अन्सारी- - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वफा कॉ, नागांव, भिवंडी

तालुका: -

पिन: -

2) मकसूद अहंमद मकबूल अहंमद अन्सारी- - , घर/फ्लॅट नं: -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेट/वसाहत: -

शहर/गाव: वफा कॉ, नागांव, भिवंडी

तालुका: -

पिन: -



प्र. दु. निबंधकाची सही
भिवंडी 1

प्रमाणित करण्यात येतो की या दस्ताम ये
एकूण १ ते ... (२५) ... पाने आहेत

प्र सह दु. नि. निबंधक, भिवंडी-१,



बुकाचे
नवरी नोंदला

प्र सह दु. नि. भिवंडी - १
दिनांक १० माहे ०७ सन २००७





Tuesday, 10 July, 2007

2:40:14 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 4932

दिनांक 10/07/2007

गावाचे नाव नागाव

दस्तऐवजाचा अनुक्रमांक

बवड1 - 04920 - 2007

दस्ता ऐवजाचा प्रकार

करारनामा

सादर करणाराचे नाव: मोहंमद नसीम मोहंमद हारुन अन्सारी - -

नोंदणी फी

4380.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (25)

500.00

एकूण

रु.

4880.00

आपणास हा दस्त अंदाजे 2:54PM ह्या वेळेस मिळेल

प्र. दुय्यम निबंधक
मिवडी 1

बाजार मुल्य: 437497 रु.

मोबदला: 311370 रु.

भरलेले मुद्रांक शुल्क: 5740 रु.

100

100

100



Valuation for Stamps : Rs.438000/00
 General Stamps Affixed : Rs.5740/00
 Actual Transaction For : Rs.311370/00 ✓
 Actual Area sold : 622.74 Sq.ft's Builtup area.

AGREEMENT FOR SALE

BOMBAY MERCANTILE CO-OPERATIVE BANK LTD. (SCHEDULED BANK)
Franking Deposit Slip
 Govt. of Mah. General Stamp Office Licence No. D-5/STP(V)/C.R.1056/07/05/1728 - 31/05

Total Rs.	5750/-
Service Charges Rs.	10/-
Franking Value Rs.	5740/-

Name of Stamp Duty paying party: Mr. Mohammed Naseem
Mohammed Naseem
Musora
 DD / Cheque No. _____
 Drawn on Bank & Branch: _____
 Tran ID _____
 Franking Sr. No. 3035
 Officer _____

(Customer Copy)
 Date: 4/4/07
 Deposit Br. Bhivandi, Thane.
 Pay to: Bombay Mercantile Co-operative Bank Ltd.
 A/c Stamp Duty

२००७	२५/४/०७	२००७	२५/४/०७
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Handwritten signature and stamp area.

