

451/0

Tuesday, 26 June 2018 2:12 PM

इतर पावती

Original/Duplicate

नोंदणी क्र.: 39M

Regn.: 39M

पावती क्र.: 3786 दिनांक: 26/06/2018

गावाचे नाव:

दस्तऐवजाचा अनुक्रमांक: बरल7-0-2018

दस्तऐवजाचा प्रकार :

सादर करणाऱ्याचे नाव: अनुप आर. शंकर

वर्णन नक्कल अर्ज क्रमांक 384/2018, दस्त क्रं बरल 7/10819/2012 दस्ताच्या पावती ची नक्कल (डुपलीकेट रसीद)

सुचि-11 चि परत

रु. 5.00

एकूण:

रु. 5.00

सह बुनि.का.बोरीवली7

1); देयकाचा प्रकार: By Cash रक्कम: रु 5/-

सह. दुय्यम निबंधक, बोरीवली-७,
मुंबई उपनगर जिल्हा.

3

w

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 293.

Date : 04.01.2013.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.7,00,000/- (Rupess Seven Lacs only) by Pay Order No.391631 dated 04.01.2013 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the Full & Final payment of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

(w)

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 288.

Date : 12.12.2012.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.28,00,000/- (Rupess Twenty Eight Lacs only) by Cheque No.096572 dated 12.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the part payment of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 287.

Date : 12.12.2012.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.5,00,000/- (Rupess Five Lacs only) by Cheque No.061537 dated 10.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the part payment of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 286.

Date : 12.12.2012.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.15,00,000/- (Rupess Fifteen Lacs only) by Cheque No.096568 dated 10.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the part payment of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 290.

Date : 17.12.2012.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.25,000/- (Rupess Twenty Five Thousand only) by Cheque No.061539 dated 17.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the M.S. Grills Charges of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

M/s.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc. Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No.291.

Date: 17.12.2012

Vat No: 27310638765V

ServiceTax No: AABCS4042GST001

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.1,98,000/- (Rupees One Lacs Ninety Eight Thousand Only) by Ch.No.096574 & Ch.No. 096574 dated 17.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) br., towards the payment against Vat & Service Tax of Flat No.B/602 on Sixth Floor, Vaibhav Co. op. Hsg. Soc. Ltd, Shastri Nagar, Goregaon (west), Mumbai – 400 104. The details are as follows.

Sr. No.	Particular	Amount
1	Vat (1% on Agg. Value)	Rs. 55,000/-
2	Service Tax (2.6% on Agg. Value)	Rs.1,43,000/-
Total.....		Rs.1,98,000/-

For SWASTIK REALTY PVT. LTD.,



Authorized Signatory.
(SUBJECT TO REALISATION OF CHEQUE)

M/S.SWASTIK REALTY PVT. LTD.,
60/2668, Tirupati Co.op.Hsg. Soc.Ltd.,
Gandhi Nagar, Bandra (E),
Mumbai – 400 051.

RECEIPT

Receipt No. 289.

Date : 17.12.2012.

Vaibhav Co.op.Hsg.Soc.Ltd,
Shastri Nagar, Goregaon (west),
Mumbai – 400 104.

Flat No – B -602

RECEIVED with thanks from Shri. Anup R. Shankar & Smt. Sameeta A. Shankar Rs.25,000/- (Rupees Twenty Five Thousand only) by Cheque No.061538 dated 17.12.2012 drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the Legal Charges of Flat No.602 in 'B' wing at 6th Floor.

For SWASTIK REALTY PVT. LTD.,



Authorised Signatory.

(SUBJECT TO REALISATION OF CHEQUE)

60/2668, 'Tirupati', Gandhi Nagar, Bandra (E), Mumbai - 400 051.
Tel. : +91-22-2641 0011/22/33/44/55 • Fax : +91-22-2651 0451
email : swastik.india@gmail.com • Web : www.swastikrealty.net



ISO 9001:2008 CERTIFIED COMPANY

DATE: 17.12.2012

To,
Mr. Anup Ramesh Shankart &
Mrs.Sameeta Anup Shankar.
Garden Eatates ,A -102,
Laxmi Nagar, Link Road,
Goregaon (w), Mumbai -400 062.

Sub : Documents required for Housing Loan.

Ref : Flat No.602 / B - wing admeasuring 435 carpet area including balcony on the 6th floor of Vaibhav Co.op. Hsg. Soc. Ltd., Building No.24, Shastri Nagar, Goregaon (w) Mumbai – 104.

Dear Sir/Madam,

As per above mentioned subject we are forwarding you the following documents required for submitting to the bank for obtaining housing loan:

1. Bank NOC ✓
2. Demand Letter
3. Copy of Development Agreement. ✓
4. Copy of I.O.D with Blue Print Plan.
5. Copy of Part O.C.
6. Original Agreement for Sale. ✓

Kindly acknowledge the same.

Thanking you,

Yours truly,
For SWASTIK REALTY PVT. LTD.,

Authorized Signatory.

Encl. : as above.



60/2668, 'Tirupati', Gandhi Nagar, Bandra (E), Mumbai - 400 051.
Tel. : +91-22-2641 0011/22/33/44/55 • Fax : +91-22-2651 0451
email : swastik.india@gmail.com • Web : www.swastikrealty.net



ISO 9001:2008 CERTIFIED COMPANY

DATE : 17.12.2012.

To,

Mr. Anup Ramesh Shankar &
Mrs. Sameeta Anup Shankar.
Garden Estates ,A -102,
Laxmi Nagar, Link Road,
Goregaon (w), Mumbai -400 062.

Dear Sir/Madam,

Sub: Flat No.602 , on the 6th floor in B-wing of "Vaibhav Co-op. Hsg. Soc. Ltd.,"
Building No.24, Shastri Nagar, Goregaon (W), Mumbai-400 104.

Ref : Agreement dated 14.12.2012.

With reference to the above mentioned subject a sum of Rs. 7,00,000/- is due and payable by you.
The amount towards interest if any will be communicated to you separately.

It is therefore requested to you to pay this amount within Seven days from the date of this letter.

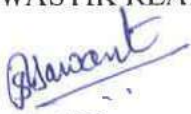
Note : Due payments will be accepted in the form of Account Payee Cheques OR

Pay Order only and drawn in favour **M/s. Swastik Realty Pvt. Ltd. NKGSB Co-op. Bank**
Ltd. A/C No. 820 Vileparle (E) br.

Thanking you,

Yours truly,

For SWASTIK REALTY PVT. LTD.,


Authorized Signatory

SHASTRI NAGAR VAIBHAV CO-OP. HSG. SOC. LTD.

Regn. No. BOM/HSG/8029

Bldg. No. 24, Shastri Nagar, Goegaon (West), MUMBAI- 400 104.

Ref. No.: SNU/108/2017-18

Date 27/3/2018

The Assistant General Manager,
State Bank Of India,
Retail Assets Centralised processing cell
Andheri
Mumbai.

We, M/s Shastri Nagar Vaibhav co. op.hsg.soc. Ltd.

Hereby certify that:

1. FlatNo. 602 in Vaibhav Co. Operative Housing Society situated at Shastri Nagar, Goregaon(West), Mumbai-400104 of Pward _____ bearing Survey No CS 220-230 has been allotted to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar.
2. That the total cost of the flat is Rs. 70,00,000/-
(Rupees seventy Lacks only).
3. That title to said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land construction of building and have not created and will not create any encumbrances on the flat allotted to them during the currency of the loan sanctioned / to be sanctioned by the Bank to them.
6. We hereby state and confirm that the building plan sanctioned under commencement certificate No. CHE/9280/BP(CWS/AP/AR)
Dated 26/3/2017 shall not be altered / changed without the prior written consent of the flat purchaser.

SHASTRI NAGAR VAIBHAV CO-OP. HSG. SOC. LTD.

Regn. No. BOM/HSG/8029

Bldg. No. 24, Shastri Nagar, Goegaon (West), MUMBAI- 400 104.

Ref. No. :

Date _____

7. We are agreeable to accept State Bank of India as a nominee for the flat allotted to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar, and once the nominations favoring the Bank has been registered and advice sent to the bank of having done so we note not to change the same without the written consent of the bank.
8. We note to submit share certificate to the bank whenever it is issued by society. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.

For SHASTRI NAGAR VAIBHAV CO-OP. HSG. SOC. LTD.

SECRETARY

CHAIRMAN

TREASURER



Date: 26/03/2018

The Assistant General Manager,
State Bank Of India,
Retail Assets Centralized processing cell
Andheri, Mumbai.

We, Shastri Nagar Vaibhav Co. Op.Hsg. Soc. Ltd.

Hereby certify that:

1. Flat No. 602 in Vaibhav Co. Operative Housing Society situated at Shastri Nagar, Goregaon (West), Mumbai – 400104 of P ward bearing Survey No has been allotted to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar.
2. That the total cost of the flat is Rs. 70,00,000) —
(Rupees seventy Lacks only).
3. That title to said land and the building thereon is clear, marketable and free from all encumbrances and doubts.
4. We confirm that we have no objection whatsoever to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar mortgaging the flat to State Bank of India as security for the amount advanced by the Bank.
5. We have not borrowed from any financial institution for purchase of land construction of building and have not created and will not create any

encumbrances on the flat allotted to them during the currency of the loan sanctioned / to be sanctioned by the Bank to them.

6. We hereby state and confirm that the building plan sanctioned under commencement certificate No. 245/9280/BS/W5/AP/RY Dated 26/3/2007 shall not be altered /changed without the prior written consent of the flat purchaser.
7. We are agreeable to accept State Bank of India as a nominee for the flat allotted to Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar, and once the nominations favoring the Bank has been registered and advice sent to the bank of having done so we note not to change the same without the written consent of the bank.
8. We note to submit share certificate to the bank whenever it is issued by society. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.

For Shastri Nagar Vsaibhav Co. Op. Hsg. Society Ltd.


(Chairman/Hon. Secretary)



(To be typed on the letter head of society / builder)

**The Assistant General Manager,
State Bank of India,
Retail Assets Centralised Processing Cell
Andheri Mumbai**

Annx-B

We, M/s _____
(Builders / Society)

hereby certify that:

1. Flat/House No _____ in _____ (name of the Building, if any) situated at/ to be constructed at _____ of _____ (ward) _____ bearing Survey No _____ has been allotted to Shri/Smt/Kum. _____

2. That the total cost of the house/flat is Rs _____ (Rupees _____ only).

3. That title to the said land and the building thereon is clear, marketable and free from all encumbrances and doubts.

4. We confirm that we have no objection whatsoever to Shri/Smt _____ mortgaging the flat / house to State Bank of India as security for the amount advanced by the Bank.

5. We have not borrowed from any financial institution for purchase of land or construction of building and have not created and will not create any encumbrances on the flat/house allotted to him/her/them during the currency of the loan sanctioned / to be sanctioned by the Bank to him/her/them.

6. We hereby state and confirm that the building plan sanctioned under commencement certificate No. _____ dated _____ shall not be altered / changed without the prior written consent of the flat purchaser.

7. We are agreeable to accept State Bank of India as a nominee for the flat/house allotted to shri/smt. _____, and once the nominations favouring the Bank has been registered and advice sent to the Bank of having done so we note not to change the same without the written consent of the Bank.

8. We note to submit share certificate to the bank whenever it is issued by Society. We further stake and undertake to record the charge of the bank on the said flat in our register and further agree to inform and give proper notice to the Co-operative Housing Society or an Association of Apartment Owners as and when formed, about the said flat being so mortgaged to your bank.

Signature of Authorised office bearers of the society with stamp

March 21, 2018

To,
The Chairman and Secretary,
Vaibhav Co-operative Housing Society,
Shastri Nagar, Goregaon (West),
Mumbai - 400 104.

Subject: Request for issuance of No Objection Certificate from the society for the purpose of obtaining educational loan from State Bank of India.

Dear Ma'am / Sir,

I, Nikita Shankar, am a resident of Flat No. 602, B-Wing of Vaibhav Co-operative Housing Society. I am the daughter of Mrs. Sameeta Shankar and Mr. Anup Shankar, co-owners of the said flat.

I am planning to pursue masters in law in the United States of America and have been offered admission for the LL.M. programme for the year 2018-2019 at University of Southern California, Los Angeles. Considering the large amount of fees and other expenses to be rendered, I am applying for educational loan with State Bank of India, namely the Eduvantage loan programme, for which the said flat will be given as mortgage / collateral.

I state that there is no lien / dues pending on the said flat and am also enclosing a copy of No Dues Certificate as Annexure I and a copy of Release of Title Deeds as Annexure II, issued by Bharat Co-operative Bank (Mumbai) Ltd., as proof that there are no dues pending against the said flat.

I humbly request your good selves to issue a No Objection Certificate on behalf of the society towards the said flat / flat owners as the same is to be submitted for approval and sanctioning of the above mentioned educational loan.

Hope you will oblige and do the needful.

Thanking you.

Received.
21-3-18

Yours sincerely,





BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

(Multi-State Scheduled Bank)

ANDHERI (WEST) BRANCH : Shalimar Morya Premises Co-op. Soc. Ltd., Swastik Industrial Estate, New Link Road, Andheri (West), Mumbai - 400 053. • Tel.: 2674 2234 / 2674 2235 • Telefax : 2674 2221 • Email : andheri.west@bharatbank.co.in

Date : 15.03.2018

BCB/ANW/ 1302 /2018

NO DUE CERTIFICATE

This is to certify that Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar had jointly availed a Housing Loan of Rs. 7,00,000/- vide account No. 000733310065488 on 04.01.2013.

It is further certified that they have cleared the above said Housing Loan on 14.03.2018 and there are **NO DUES** outstanding in the above said accounts.

We further state that this certificate is issued to them without any risks and liabilities of Bank and its officials.

For BHARAT CO-OP. BANK (MUMBAI) LTD.



OFFICER

ANDHERI (WEST) BRANCH



BHARAT CO-OPERATIVE BANK (MUMBAI) LTD.

(Multi-State Scheduled Bank)

ANDHERI (WEST) BRANCH : Shalimar Morya Premises Co-op. Soc. Ltd., Swastik Industrial Estate, New Link Road, Andheri (West), Mumbai - 400 053. • Tel.: 2674 2234 / 2674 2235 • Telefax : 2674 2221 • Email : andheri.west@bharatbank.co.in

ANNEXURE-11

BCB/ANW/1303/2018

Date: 15.03.2018

Mr. Anup Ramesh Shankar
Mrs. Sameeta Anup Shankar
Flat No.602, B-wing,6th Floor,
Shastri Nagar, Vaibhav CHS Ltd,
Bldg No.24, Shastri Nagar,
Goregoan (West),Mumbai-400 104.

Dear Sir/Madam,


Sub: Release of Title Deeds of Flat No-602, 6th Floor, admeasuring 435 sq.ft. (carpet) area in on the 6th Floor of 'B' wing of Shastri Nagar ,Goregoan (West), Mumbai- 400 104. owned by Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar.

Title Deeds of above mentioned Flat No -602 are held with us as security towards Housing Loan of Rs 7,00,000/- under Loan No. 000733310065488. The said account has been closed on 14.03.2018. We hereby release the following Title Deeds of above mentioned Flat No-602 held with us as security :

1.	Original Agreement of sale dated 13.12.2012 between M/s. Swastik Realty Pvt Ltd and Mr. Anup Ramesh Shankar and Mrs. Sameeta Anup Shankar, e-Stamp paid receipt of Rs.57,000/-,Registration Receipt No.BRL/10819/2012 (11308) dated 14.12.2012,Index No.II -10819/2012 dated 19.12.2012.
2.	Copy of Agreement for Development dated 07.04.2006 between Shastri Nasgar Vaibhav C.H.S. Ltd and M/s. Swastik Realty Pvt. Ltd.
3.	Original payment made receipts issued by M/s. Swastik Realty Pvt. Ltd as follows : a) Receipt No.286 of Rs. 15,00,000/- dated 12.12.2012 b) Receipt No.287 of Rs. 5,00,000/- dated 12.12.2012 c) Receipt No.288 of Rs. 28,00,000/- dated 12.12.2012 d) Receipt No.289 of Rs. 25,000/- dated 17.12.2012 e) Receipt No.290 of Rs. 25,000/- dated 17.12.2012 f) Receipt No.291 of Rs. 1,98,000/- dated 17.12.2012 g) Receipt No.293 of Rs. 7,00,000/- dated 04.01.2013
4.	Approved Building Plan
5.	Copy of Part Occupation Certificate
6.	Copy of Commencement Certificate
7.	Demand Letter dated 17.12.2012 issued by M/s. Swastik Realty Pvt. Ltd.
8.	Reminder Letter dated 04.01.2013 for Payment of Rs.7,00,000/- (extension for payment letter) issued by M/s. Swastik Realty Pvt. Ltd.

Thanking You,
Yours faithfully,

Bharat Co-operative Bank Mumbai Ltd


Officer,
Andheri West.

उत्तरांचल नगरपालिका (अवकाश) फ.उ.के.न.
नगरपालिका इलाका नं. ०१, संस्कृती परिसर,
१० ब्ला. नं. ०१, सेंट लॉरेंस कॉलेज,
कलिंगा (पूर्व), मुंबई-४०० १०१.

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/ 9280/BP(WS)/AP of

0 MAR 2011

Shri Chandan Keleker
Architect

Sub : Proposed Bldg. No.24 on plot bearing CTS
No.220 (Pt.) Mhada Layout Shastri Nagar,
Goregaon (West), Mumbai 400 104.

Ref : Your letter dated 24th Feb., 2011.

Sir,

There is no objection to carry out the work as per amended plans submitted by you vide your letter under reference subject to the following conditions :-

- 1) All the objections of this office Intimation of Disapproval under No. dt. 15.12.2006, shall be applicable and should be complied with.
- 2) That all the changes proposed shall be shown on the canvas plans to be submitted at the time of Building Completion Certificate.
- 3) That the revised R.C.C. design and calculation should be submitted.
- 4) That the Revised Drainage approval shall be obtained before C.C.
- 5) That the C.C. shall be got re-endorsed as per approved amended plan.



- 6) That all payments shall be paid
- 7) That the Janata Insurance Policy shall be submitted before C.C.

One set of approved/certified plan is returned herewith as a token of approval.

Yours faithfully,

Encl.: 1 set of plan.

sd/-
Executive Engineer Bldg. Propls.
(W. S.) 'P' Ward.

10 MAR 2011 No. CHE/ 9280 /BP/WS/AP of

- Copy to : 1. Owner : Shastri Nagar Vaibhav C.H.S. Ltd.
2. Asstt. Commissioner, P/ South
3. A.E.W.W. 'P/ South'

For information please.

Sabji
(10/3) 11
E.E.B.P. (W.S.) 'P' Ward.

Valuation
Sign



1672
10819

AGREEMENT FOR SALE

NAME: SHRI/SMT. [Faint Name]

FLAT/SHOP/NON RESIDENTIAL PREMISES

UNIT NO: _____ ON _____ FLOOR IN _____ WING

[Faint signature or stamp]

No. 113850

कार्यालयी प्रत / Party Copy

दि. नथि कॅन्ट्रो जी. ए. ए. को-ऑप. बँक



THE NORTH BANDRA G.S.B. CO-OP. BANK LTD.

(Scheduled Bank)

Govt. of Mah. General Stamp Office Licence No. D-5/STP(A)/C.R. 1042/02/05/1303 Dt. 22-07-05

शाखा / बंदरा
Br. / BANDRA

दिनांक
Date 12/12/12

मुद्रांक शुल्क Stamp Duty	रु. Rs. 2,18,000
सेवा जाकारणी शुल्क Service Charges (Incl. Tax)	रु. Rs. 10
एकूण Total	रु. Rs. 2,18,010

दस्तऐवजांची संख्या / No. of Documents 1

जमती रुपये / Amount in words Two Lakhs Eighteen Thousand Ten

मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता
Name & Address of stamp duty paying party
Swastik Realty

समोरच्या पक्षकाराचे नाव / Name of counter party
Anup Ramesh Shankar

व्यवहाराचा उद्देशाचे कारण / Purpose of transaction
AGREEMENT

शुल्काचे स्वरूप / Payment Details

रोख / डीडी / घनादेश क्र.
Cash / DD / Cheque No. / Any

बँकेचे नांव
Drawn on Bank

शाखा / Branch

मुद्रांक केलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents



अधिकृत्याची प्रती
Authorised Signatory

34802

बरल-७
२०१२ ९
२०१२

SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

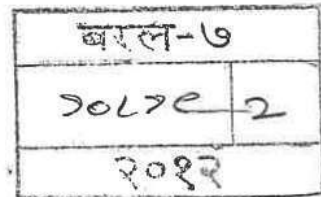
Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0113525101356249K

Account Name SHCIL- MAHARASHTRA

Receipt Date 13-DEC-2012

Received From Anup Ramesh Shankar and Others	Pay To
Instrument Type CASH	Instrument Date
Instrument Number	Instrument Amount 57000 (Fifty Seven Thousand only)
Drawn Bank Details	
Bank Name	Branch Name
Out of Pocket Expenses 0.0 ()	



LOCKED BY BORIVALI-7



सत्यमेव जयते

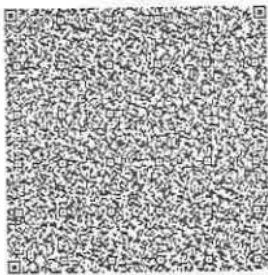
INDIA NON JUDICIAL

Government of Maharashtra

e-Stamp

Issued by: 
Stock Holding Corporation of India Ltd.
Location: SHCIL, Mumbai
Signatures: 
Details can be verified at www.shcilestamp.com

Certificate No. : IN-MH13686326241421K
Certificate Issued Date : 13-Dec-2012 01:54 PM
Account Reference : SHCIL (FI)/ mhshcil01/ BKC/ MH-MSU
Unique Doc. Reference : SUBIN-MHMHSHCIL0114569671341223K
Purchased by : Anup Ramesh Shankar and Others
Description of Document : Article 25(b)to(d) Conveyance
Property Description : Flat-602 6th Flr B Wing Shastri Nagar Vaiphav CHSL Bldg-24 Shastri Nagar Goregaon W Mum-104
Consideration Price (Rs.) : 55,00,000
(Fifty Five Lakh only)
First Party : MS Swastik Realty Pvt Ltd
Second Party : Anup Ramesh Shankar and Others
Stamp Duty Paid By : Anup Ramesh Shankar and Others
Stamp Duty Amount(Rs.) : 57,000
(Fifty Seven Thousand only)



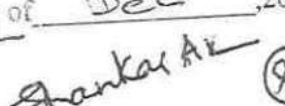
वरल-७	
२०१२	३
२०१२	


AGREEMENT FOR SALE

प्रमाणपत्र तपासले बरोबर आइवले

This Agreement of Sale/Sale Deed is made at Mumbai on this 13th day of Dec, 20 12


VENDOR


PURCHASER


लिपिक / दरीष्ट लिपिक

0004205743

Statutory Alert:

1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centers (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site "www.shcilestamp.com"

(Nature of Document)	AGREEMENT FOR SALE
(Registration Details) If Registrable Name of S. R. O.	Registrable / Non Registrable BORIVALI-7
(Franchising Unique No.)	34802
(Property Description)	FAT No - 602, 6th floor B. Wing Shastri Nagar Vaibhav Co-op HSG LTD.
(Consideration Amount)	5500000/-
(Stamp Purchasers Name)	ANUP RAMESH SHANKAR
(Name of the other party)	M/S SWASTIK REALTY PVT. LTD.
(If through Name & Address)	GARDENS ESTATES, A/102, LAXMI NAGAR, GOREGAON (W)-62
(Stamp Duty Amount (in words))	2,18,000/-
(Authorized Person's full Signature & Seal)	<i>[Signature]</i>

एस एन एस नंबर
5043

उपट मुरांक फ्रँकिंग अल्हा व्हयलेट लॉन्ग चमरी
मसले व एस.एम.एस./ संबंधित प्राधिकृत अधिका-याशी
दुष्प्रतिकारण संपर्क साधून, मेळ वरोवर आदरून आला.

[Signature]
लिपोक / सह. / दुय्यम निबंधक



[Signature] **AGREEMENT FOR SALE**

[Signature] **Shankar AR**

THIS AGREEMENT made and entered into at Mumbai on this 13th day of DEC. 2012 between **M/S.SWASTIK REALTY PVT LTD.,** a company registered under the companies Act,1956 having its office at 60/2668, Tirupati Co-operative Housing Society Ltd., Gandhinagar, Bandra (East), Mumbai - 400 051 hereinafter referred to as "**THE DEVELOPER**" (which expression shall unless it be repugnant to the context and meaning thereof shall mean and include its successors and assigns) the party of the **FIRST PART.**

Authorized Signatory
Bandra Branch
[Signature]

AND

SHRI. ANUP RAMESH SHANKAR
SMT. SAMEETA ANUP SHANKAR of Mumbai Indian Inhabitant, residing at **GARDEN ESTATES A/102, LAXMINAGAR, LINK ROAD, GOREGAON (W), MUMBAI-400062.** hereinafter called **THE PURCHASER** (which expression shall unless it be repugnant to the context or meaning thereof mean and include his/her/their heirs, administrator, executor and assigns) party of the **SECOND PART.**



बल-७	
१०७८६	४
२०१२	

(Rs Two Lacs Eighteen thousand only)

Stamp Duty 189768
Stamp Duty 218000/- PB5100
DEC 12 2012
12:51

[Signature] **Shankar AR**

[Signature] **Shankar**

[Signature]

AND

Shastri Nagar Vaibhav Co-operative Housing Society Ltd., registered in Mumbai under Maharashtra Co-operative Societies Act, 1960 bearing registration No.BOM/HGS/8029 of dated 30/06/1983 and having its registered office at Building No.-24, Shastri Nagar Vaibhav Co-operative Housing Society Ltd., Shastri Nagar, Goregaon (west), Mumbai – 400 104, and hereinafter referred to as "**THE SOCIETY**" (Which expression shall unless it be repugnant to the context or meaning thereof be deemed to include its successors and assigns) party of the **THIRD PART**:

WHEREAS :

- I) **Shastri Nagar Vaibhav Co-operative Housing Society Ltd.**, hereinafter referred to as the society, registered in Mumbai under the Maharashtra Co-operative Society Act, 1960 bearing registration No.BOM/HSG/8029 of dated 30/06/1983.
- II) The society is well and sufficiently seized and possessed off or well and sufficiently entitled to all that pieces or parcels of land, grounds together with the existing building No.-24 thereof bearing C.T.S. No.-220 (Part) at Shastri Nagar, Goregaon (West), Mumbai – 400 104 in admeasuring about 219.02 sq. meter and bearing C.T.S. No.-230 (Part) in admeasuring 876.22 sq.mt. total are 1095.24 sq.mt. as per conveyance and more particularly described in the first Schedule hereunder written and is shown within the red coloured boundary line in the plan annexed herewith and marked Annexure-C and hereinafter referred to as the "**SAID PROPERTY**" for sake of brevity.
- III) On date of executing agreement for development of the said property, there exists a duly constructed residential building known as Building No.-24, **Shastri Nagar Vaibhav Co-operative Housing Society Ltd.** and + three upper floors (herein the said Shastri Nagar Vaibhav Co-operative Housing Society Ltd., Building No.-24 is referred as the "existing Building" for the sake of brevity). There are all 3 members who herein are members of the Society and are in use, occupation and possession of their Flat in the said Building No.-24. The said building is demolished.



Shankar AK
 Shankar

बरल-७	
१०८१८	५
२०१२	

MS

- IV) By and under an Agreement for Development dated 07/04/2006 executed by the Society and the Developer M/s.Swastik Realty Pvt.Ltd., the society has agreed to allot and grant the development rights of the said property to the Developer M/s.Swastik Realty Pvt. Ltd, and has agreed to accept the same on the terms and conditions more particularly contained therein.
- V) The Society is joined in this Agreement to record their confirmation and consent to the present transaction. Society has already given Power Of Attorney to the Developer M/s.Swastik Realty Pvt. Ltd.
- VI) The Developer has power given by the society to enter into Agreement with each of the new member to allot them Flats from the developer's portion in the same building.
- VII) Pursuant to the said Development Agreement the Developer are fully entitle to develop the said property and construct building thereon in accordance with the plans to be sanctioned for by the Municipal Corporation of Greater Mumbai.
- VIII) In accordance with the plans to be sanctioned by the Municipal Corporation of Greater Mumbai, The DEVELOPER are developing the said property described in the First Schedule hereto.
- IX) THE DEVELOPER have appointed Architect & Structural Engineers for the preparation of the Plans & Structural design and drawings of the buildings and the Development shall be under the professional supervision of the Architects and the structural Engineers till the completion of the
- X) THE DEVELOPER as admitted by the Society, alone have the sole and exclusive right to all the premises in the said buildings to be constructed on the said property and to enter into agreement/s with the purchasers of the premises in the said buildings and to receive the sell price in respect thereof.

Shankar AR
Dhanan

बरल-७	
१०५८	६
२०२२	

M/S

The purchaser/s have/has approached the Developers and requested them to sell him/her/it/them the Flat No. 602 admeasuring about 435 Sq.ft. Carpet area including balcony on the 6th floor in 'B' wing of building named "Shastri Nagar Vaibhav Co-operative Housing Society Ltd.," Society, being developed on the said Property.

XI) The Purchaser has demanded from THE DEVELOPER and THE DEVELOPER have given inspection to the Purchaser of all the documents of title relating to the said property, the relevant orders, and the approved plans, designs and specifications prepared by THE DEVELOPER'S Architects and all other documents as specified under the Maharashtra Ownership Flat Act (Regulation of THE DEVELOPER of Construction, Sale, Management and Transfer) Act, 1964 (hereafter referred as "the said Act") and the rules made thereunder and the Purchaser/s does/do hereby confirm the same.

XII) THE DEVELOPER have also annexed hereto the copies of following documents:

	Annexure
1. Title Certificate	A
2. Property card;	B
3. Typical Floor Plan	C
4. Layout Plan	D

While sanctioning the said plans, in respect of construction on the said property, the concerned local authority and/or Government has laid down certain terms, conditions, stipulations and restrictions which are to be observed and performed by THE DEVELOPER while developing the said property and the said building thereon and upon due observance and performance of the said building shall be granted occupation certificate in respect of the said building shall be granted by the concerned authority.

XIII) THE DEVELOPER are entering into similar separate agreements with the several other persons and parties for the sale of Flats/Terraces/Pocket terraces etc in the said buildings.

Shankar AR


बरल-७	
२०२०	७
२०२२	

M/S


NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED, DECLARED AND RECORDED BY AND BETWEEN THE PARTIES AS FOLLOWS:

1. THE DEVELOPER shall construct the said building called "Shastri Nagar Vaibhav Co-operative Housing Society Ltd.", on the said property more particularly described in the First Schedule hereunder written in accordance with the plans, designs, specifications approved by the concerned local authority and which have been seen and approved by the Purchaser with only such variations and modifications as THE DEVELOPER may consider necessary or as may be required by the concerned local authority. THE DEVELOPER has the right to utilize additional F.S.I. which may be available at present or in future, to amend and/or to modify the plans even and after giving the possession of the said property without any reference to the Purchaser.

2. The Purchaser agrees to purchase and acquire from THE DEVELOPER and THE DEVELOPER agree to sell, transfer and assign to the Purchaser Flat No. 602 of admeasuring 435 sq.ft. carpet area including balcony on 6th floor 'B' wing as shown in the floor plan thereof hereto annexed and marked Annexure -'C' in the "Shastri Nagar Vaibhav Co-operative Housing Society Ltd.", Building [hereinafter referred to as "the said premises"] at and for price of Rs. 55,00,000/- (Rupees Fifty Five Lacs only) including the proportionate price of the common areas and facilities appurtenant to the said premises. The said premises agreed to be sold hereunder are more particularly described in the Second Schedule hereunder written.

3. The Purchaser has paid to THE DEVELOPER a sum of Rs. 20,00,000/- (Rupees Twenty Lacs only) on or before execution of this presents towards the cost of the Flat by Cheque No.096568 dated 10.12.2012 for Amounting to Rs.15,00,000/- (Rupees Fifteen Lacs Only) drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., by Cheque No. 061537 dated 10.12.2012 for Amounting to Rs.5,00,000/- (Rupees Five Lacs only) drawn on The Bharat Co-op. Bank (Mumbai) Ltd., Andheri (w) Br., towards the payment of part consideration of the sale price (the payment and receipt whereof THE DEVELOPER hereby admit and acknowledge).

Shankar
Dankar

वरल-७	
१०१७८	<
२०१२	

M/S

4. The purchaser shall pay to THE DEVELOPER balance consideration of the sale price of Rs.35,00,000/- (Rupees Thirty Five Lacs Only) within 15 days from the date of execution of this agreement.

5. The Payment as mentioned in clause 4 is due and payable which shall be paid by the purchaser within 15 days from the date of the agreement. The Purchaser/s. shall pay the amounts as aforesaid and also all other amounts and monies becoming due and payable as per the terms and conditions of the Agreement on their respective due dates without any delay or default. Timely payment as per the schedule is essence of the Contract. The Developers will forward to the Purchasers intimation having carried out the aforesaid work the at the address given by the Purchaser/s under this Agreement and the Purchaser/s shall be bound to pay the amount of installments within 7 days of Developers dispatching such intimation under Certificate of Posting at the address of the Purchaser/s as given in these presents.

6. On the Purchaser/s committing default in payment on the due date of any amount due and payable by the Purchaser/s to the Developers under this Agreement (including his/her/their/its proportionate share of taxes levied by the concerned Local Authorities and other outgoings) and on the Purchaser/s committing breach of any of the Terms and Conditions herein contained, the Developers shall be entitled at their own option to terminate this agreement.

7. Upon termination of the Agreement as aforesaid the Developers shall refund to the Purchaser/s the installments of sale price of the Said Premises which may till then have been paid by the Purchasers to the Developers but the Developers shall not be liable to pay to the Purchasers any interest and/or compensation on the amount so refunded and upon termination of this Agreement by the Developers. The Developers shall be at liberty to dispose of and/or sell the Said Premises to such person/s in any manner and at such price as the Developers may in their absolute discretion think fit.

8. It is expressly agreed that the said premises shall contain specifications, fixture as mentioned herein and the purchaser/s confirm that the Developers shall not be liable to provide any other specifications, fixtures, fitting and amenities in the said Premises.

Shankar AR
Shankar

बरल-७	
७०७२	२
२०१२	

M/S

9. It is expressly agreed between the Developers and the Purchaser that the said premises shall be utilized for residential purposes. PROVIDED HOWEVER, the Purchasers shall not utilize the said premises for the purpose of carrying on business related to alcoholic and other alike products in any form. The Purchasers hereby give their unequivocal and unconditional consent for the above restriction as to user of the said Premises and will have no objection for incorporation of the above restrictions in Bye-law of the proposed society to be formed by the purchasers of other shops and such other premises. The said premises will not be sold or let to a persons, who engage in aforesaid nature of business.
10. The Purchaser/s agree/s not to change the user of the said premises without prior consent in writing of the Developers till conveyance is executed. Any unauthorized change of use by the Purchaser/s shall render this Agreement void and the Purchaser/s in that ever shall not be entitled to any right arising out of this Agreement.
11. The Purchasers shall use the said premises agreed to be sold by the Developers for the purpose for which it is meant and for no any other purpose whatsoever and shall not change the said use without obtainment of requisite permission in this behalf from Developers /or Society or BMC and/or any other concerned authority.
12. THE DEVELOPER hereby agree to observe, perform and comply with all the terms, conditions, stipulations, if any, which may have been imposed by the concerned local authority at the time of sanctioning the said plans or thereafter and shall, obtain occupation and/or completion certificates from the concerned local authority in respect of the same.
13. The Developer will give possession of the said Premises to the Purchaser within twenty four months from the date of execution and or Registration of this Agreement whichever is later. The Purchaser hereby agrees that if the possession of the said premises, is delayed due to:—
- (a) reasons beyond the control of THE DEVELOPER as provided under Section-8 of the Maharashtra Ownership Flat Act, by the aforesaid date or

Shankar AK
Shankar

बसल-७	
१०७९	१०
२०१२	

MA

- (b) non-availability of steel and/or cement or any such building material or by reason of war, civil commotion or any act of God or any prohibitory order of any court against development of property or
- (c) any notice, order, rules, notification of the Government and/or other public or competent authority; or
- (d) changes in any rules, regulation, bye-laws of various statutory bodies and authorities affecting the development and the project; or
- (e) delay in grant of prorata 2.50 layout FSI from MHADA and utilization of the same after completing all the required formalities/any delay in approval of layout Plan/NOC/ permission/license/connection for installation of any services, such as lifts, electricity and water connections and meters to the project/said Premises or completion certificate from appropriate authority;or
- (f) Delay or default in payment of dues by the purchaser under these presents (without prejudice to the right of THE DEVELOPER to terminate this agreement under clause-5 and 6 mentioned hereinabove),

In that event the period of possession will automatically stand extended to a further period of six months for giving possession. If the Developers fails to or are unable to give possession of the said premises during the extended period on account of reasons as stated herein, beyond his control and of his agents, then the Developer shall be liable, on demand, to refund to the Purchaser the amounts already received by him in respect of the said Premises, but the Developers shall not be liable to pay to the Purchasers any interest or compensation on the amount so refunded. It is agreed that upon refund of the said amount as stated hereinbefore the Purchasers shall have no right, title, interest, claim, demand or dispute of any nature whatsoever either against the Developer or against the said premises or against the said property in any manner whatsoever and the Purchasers shall be entitled to deal with or dispose of the said premises to any person as the Developers may desire at their absolute discretion.



Shankar AR
 Chauhan

बरल-७	
१०६९८	११
२०१२	

M/S

14. The Purchaser shall take possession of the premises upon the said premises being ready for use and occupation against payment of the balance consideration amount and other amounts payable under this agreement within eight days of THE DEVELOPER giving written notice to the Purchaser intimating that the said premises is ready for use and occupation.

15. The Purchaser shall use the premises or any part thereof or permit the same to be used for the purpose of residence or any other lawful purpose and shall use the parking space (if any) allotted to him only for the purpose of keeping or parking the Purchaser's own vehicle and not for any other purpose.

16. The Purchaser shall become a member of the **Shastri Nagar Vaibhav Co-operative Housing Society Ltd.** and also from time to time sign and execute the application for membership and shall duly fill in, sign and return them to THE DEVELOPER within seven days of the same being forwarded by THE DEVELOPER to the Purchaser, so as to enable THE DEVELOPER to forward it to the **Shastri Nagar Vaibhav Co-operative Housing Society Ltd.** No objection shall be taken by the Purchaser if any changes or modification are made in the draft bye-laws or the Memorandum and/or Articles of Association as may be required by the Registrar of Co-operative societies or any other competent authority.

17. Commencing a week after notice in writing is given by THE DEVELOPER to the Purchaser that the premises is ready for use and occupation, the Purchaser shall be liable to bear and pay the proportionate share of outgoings in respect of the said land and Building namely local taxes, betterment charges or such other levies levied by the concerned local authority and/or Government, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, securities, sweepers and all other expenses necessary and incidental to the management and maintenance of the said land and building. The Purchaser shall pay to THE DEVELOPER such proportionate share of outgoings as may be determined. The Purchaser further agrees that till the Flat Premises Purchaser's share is so determined the Purchaser shall pay to THE DEVELOPER provisional contributions. As demanded by the Developer for a period of 12 month in advance at the time of taking the possession of the said Premises towards the said outgoings. The amounts so paid by the

Shankar Ar
Shankar

वरल-७	
२०७९	९२
२०१२	

MA

Purchaser to THE DEVELOPER shall not carry any interest and remain with THE DEVELOPER. THE DEVELOPER shall not be bound to hand over the possession of the said premises to the Purchaser unless the initial deposit is made. It is clearly understood that the aforesaid initial deposit does not include the dues for the electricity bills for the purchaser's premises. The Purchaser shall be liable to pay Electric Meter Deposit, Development Charges etc., to the developer separately. It is understood that THE DEVELOPER/SOCIETY shall look after the maintenance of the said property and building/s thereof initially for 12 months from the date of completion of the building/s and apply the said deposit towards expenses on this account. If it is found by THE DEVELOPER that the said deposit is not adequate or it is likely to be finished very soon, THE DEVELOPER shall have the right to demand the payment of additional deposit from the purchaser, and the purchaser hereby agrees to meet such requisition immediately without protest.

18. At the time of Taking Possession the purchaser shall pay the sum/deposit to the developer as mentioned below :

- (a) Security deposit for proportionate share of taxes and outgoing for the period of one year.
- (b) Deposit of Municipal Taxes, Water Bills, MGL Deposit, Common Electricity Bills, Maintenance Charges, and other society expenses, Electric Meter, Water Meters, Transformer Cabling, Water Connection & Pipe laying charges.

In case any deficit in this regard, the Purchaser shall forthwith on demand pay to the Developer his proportionate share to make up such deficit.

19. The Purchaser shall on or before Taking Possession of the said premises also keep deposited with THE DEVELOPER the following amounts:—

- (i) Rs.25,000/- For meeting all legal expenses.
- (ii) Rs. 600/- For share money of 5 shares of Rs. 100/- each and Rs.100/- towards the entrance fees of the Co-operative Housing Society.

Rs.25,600/-

Total

20. It is expressly agreed between the parties hereto that the purchasers shall

Shankar Ar
Chandhan

बरल-७	
२०१८	१३
२०१२	

M/S

bear all expenses/deposits to be made to the Reliance Energy, MGL, BMC for water connection and water meter etc.

21. THE DEVELOPER shall utilize the said amount mentioned in Clause-19 above paid by the Purchaser to THE DEVELOPER for meeting all legal costs, charges and expenses, including professional costs of the Advocates.

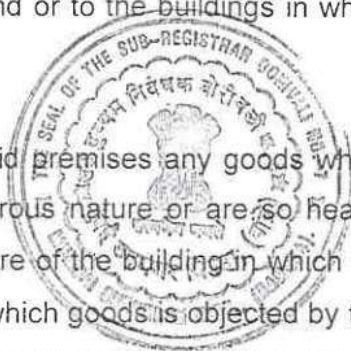
22. THE DEVELOPER shall maintain a separate account in respect of sums received by THE DEVELOPER from the Purchaser as sums received on account of the share capital.

23. The Developers have a First lien and charge on the Said Premises in respect of all amounts with interest (if any) remaining in due and payable by the Purchaser/s to the Developers under the Terms and Conditions of this Agreement.

24. The Purchaser himself with intention to bind himself and all persons into whomsoever hands the said premises come and his/her/theirs successors-in-title doth hereby covenant with Promoters as follows:—

(a) To maintain the said premises at purchaser's cost in good and tenable repair and condition from the date of possession of the said premises being taken by him and shall not do or allow or suffer to be done anything in and or to the staircase or any passage or compound wall of the building or any part of the building in which the said premises are situated which may be against the rules, regulations, or bye-laws of the concerned local or any other authority or change, alter or make addition in and or to the buildings in which the said premises are situated.

(b) Not to store in the said premises any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the building in which the said premises are situated or storing of which goods is objected by the concerned local or other authority/Society and shall not carry or cause to be carried heavy packages to upper floors which may damage or are likely to damage the staircase, common passage or lift or any other structure of the



Shankar AR

Shankar

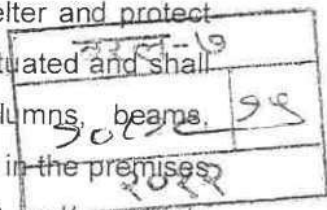
बरल-७	
२०१२	१४
२०१२	

MS

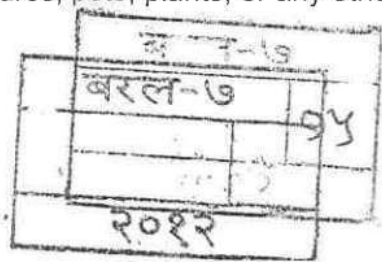
buildings in which the said premises are situate including entrances of the building and in case of any damage caused to the building on account of negligence or default of the Purchaser in this behalf, the Purchaser shall be liable to pay or make good the damage incurred or caused due to the default of the Purchaser whatsoever.

- (c) Not to carry out internal changes/modification/deviation to the said premises and maintain the said premises in the same condition, state and order in which they were delivered by THE DEVELOPER to the Purchaser and in tenantable repair and shall not do or allow or suffer to be done anything in the said premises or to the building in which the said premises are situate, or carry out the repairs and changes in the said premises which may be forbidden by the rules and regulations and bye-laws of the concerned local authority/Society or other public authority which may endanger the premises above or below the said premises. 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 public authority/Society.
- (d) 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 even in walls, flooring, dados, windows & doors or to the premises or any part thereof nor any alteration in the elevation, and outside colour scheme of building in which the said premises are situated and shall keep the premises, sewers, drains, pipes in the said premises and appurtenances thereto in good and tenantable repair and conditions so as to support, shelter and protect other parts of the building in which the premises are situated and shall not chisel or in any manner damage columns, beams, walls, slabs or RCC, masonry or other structural members in the premises without prior written permission of THE DEVELOPER and/or society or the limited company or the local authority as the case may be. The M.S.Grills also provided as per the design/specifications approved by THE DEVELOPER and or SOCIETY & necessary charges for the same shall be borne & paid by the Purchaser to the Developer/Society as and when demanded.

- (e) Not to affix any glasses, grills, fixtures, pots, plants, or any other \



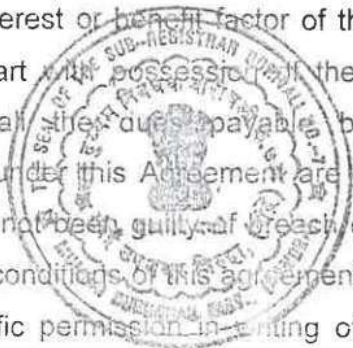
Shankar AK
Shankar



MS

objects whatsoever, outside the windows and/or main door of the not to change shape the walls, doors and windows without the permission of the Developer and or society.

- (f) Not to do or permit to be done any act or thing which may render void, avoidable nay insurance of the Said Property and the Building in which the Said Premises are situated or any part thereof or whereby nay increase in premium shall become payable in respect of the insurance of the Building.
- (g) Not to throw dirt, rubbish, rags, garbage or other refuse or permit the same to be thrown from the said premises in the compound or any portion of the said property and the building in which the said premises are situate.
- (h) Pay to THE DEVELOPER within 7 days of demand by THE DEVELOPER, his share of Security Deposit demanded by the concerned local authorities or Government for giving water, electricity or any other service connection to the building in which the said premises are situate.
- (i) To bear and pay increase in local taxes, water charges, insurance and such other levies if any, which are imposed by the concerned Local authority, and/or Government and/or other public Authorities on account of change of user of the said premises by the Purchaser or otherwise.
- (j) The Purchaser shall not let, sublet, transfer, assign or part with Purchaser's interest or benefit factor of this Agreement or of the said premises or part with possession of the said premises or any part thereof until all the dues payable by the Purchaser to THE DEVELOPER under this Agreement are fully paid up and only if the purchaser has not been guilty of breach or non observance of any of the terms and conditions of this agreement and until the Purchaser has obtained specific permission in writing of THE DEVELOPER for the purpose. Such transfer shall be only in favour of the Transferee as may be approved by THE DEVELOPER and not otherwise.



Handwritten signatures:
 Arun Kumar AR
 Arun Kumar

बरेल-७	
90692	95
MSR	

Handwritten signature:
 MSR

(c) It is specifically agreed between the parties hereto that the Purchaser of the premises can not carry on any business of Hair cutting salon, Beauty parlour, Hospital, Hotel, Liquor shop, Mutton shop, Beer bar, etc. The Purchaser undertakes to inform this covenant to all subsequent purchaser of the said premises. This Covenant will run with the land. In the case of breach of this covenant the Society and/or The Developer have right to expel the defaulting member.

(l) The purchaser hereby undertakes that Purchaser will not carry on any illegal business/profession or immoral activities in the said Premises agreed to be purchased and further agrees and undertakes that he himself or through his nominee/tenant/occupier shall not carry on any such business/profession which may illegal/antisocial/anti-national/immoral etc., which may tarnish the reputation of THE DEVELOPER and or SOCIETY and cause nuisance to neighbouring Premises holders. It is understood that in the event of the Purchaser carrying on any such illegal business/es in the said Premises whether directly or indirectly through his/her/their agent or tenant, THE DEVELOPER/and or Society shall be entitled to cancel this agreement in the interest of public, peace and tranquility and have the Purchaser evicted from the said Premises.

(m) The Purchaser shall observe and perform all the rules and regulations of the society as it stands and the additions, alterations or amendments thereof that may be made from time to time for the protection and maintenance of the said building and the premises therein and for the observance and performance of the building rules and regulations and bye-laws of the society, concerned local authorities and Government and other public bodies. The Purchaser shall also observe all the stipulations and conditions laid down by the society/limited company regarding the occupation and use of the premises in the building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings payable by him in accordance with the terms of the agreement.

Shankar AR

Shankar

बरल-७	
१०१९	१७
२०१९	

MS

(1) I/We and/or my/our successors shall not take objection or obstruct the Developer to utilize 2.5 pro-rata layout F.S.I. or any other F.S.I. which may be available at present or in future, to amend and or to modify the plans of the said property and construction thereof, even after taking over the possession of the said flat without any further reference to me/us.

25. Nothing contained in this Agreement is intended to be nor shall be construed as a grant, demise or assignment in law of the said premises or of the said property and building or any part of thereof. The Purchaser shall have no claim save and except in respect of the particular premises. The remaining portion of property, other unsold Premises/Car Parking spaces, common areas, etc. shall be the property of the developer.

26. Any delay tolerated or indulgence shown by THE DEVELOPER in enforcing the terms of the agreement or any forbearance or giving of time to the Purchaser by THE DEVELOPER shall not be construed as a waiver or acquiescence on the part of THE DEVELOPER of any breach or non-compliance of any of the terms and conditions of this agreement by the Purchaser and shall not in any manner prejudice the rights of the developer.

27. The Stamp Duty and Registration Charges incidental to this Agreement shall be borne and paid by the Purchasers. The Purchaser and the Society and the Developer shall present this agreement at proper registration office for registration as prescribed by the Registration Act and the parties hereto shall attend such office and admit execution thereof.

28. All communication, notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served if sent to the Purchaser by the registered post with certificate at his/her/their addresses specified against their name above.

29. All out of pocket costs, charges and expenses including the stamp duty, registration charges of and in connection with this agreement and service tax and Vat (if applicable) shall be borne and paid by the Purchaser. If due to any changes in Government Policy and by virtue of the same if any additional stamp duty, registration charges and/or any other taxes/rates are levied the same shall be also paid by the Purchaser.



Handwritten signatures and initials: 'AR' and 'D. K. ...'

2017-18
2017
2017

Handwritten signature: 'MS'

30. The Purchaser hereby declares that he has gone through the Agreement and all the documents related to the said property and the premises purchased by the Purchaser and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this agreement.

31. This agreement shall always be subject to the provisions of Maharashtra ownership Flat Act, 1963 and the rules made thereunder and any other provision of the law applicable thereto.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribe their respective seals and hands to his writings on the day and year first hereinabove written.

FIRST SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

All that the **Shastri NAGAR Vaibhav Co-operative Housing Society LTD.**, Building No.-24, on the land bearing C.T.S. No.-220 (Part) at Shastri Nagar, Goregaon (West), Mumbai – 400 104 in admeasuring about 219.02 sq.mt. and bearing C.T.S. No.-230 (Part) in admeasuring 876.22 sq.mt. total are 1095.24 sq.mt. at Shastri Nagar, Goregaon (west), Mumbai- 400 104 in Registration sub-district of Bandra, District Bombay Suburban in Greater Bombay and bounded as follows : that is to say

On or towards North : Building No.- 25.
 On or towards South : 40 ft. Wide Road.
 On or towards West : Building No.-23.
 On or towards East : Building No.-26.

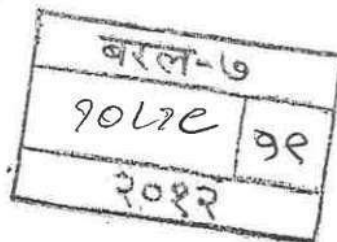
SECOND SCHEDULE OF THE PROPERTY ABOVE REFERRED TO :

Premises being Flat No. 602 of anmeasuring 435 sq.ft. carpet area including balcony area on 6th floor, 'B' as shown in the Floor Plan thereof hereto annexed and marked Annexure - B hereto in the "Shastri Nagar Vaibhav Co-operative Housing Society Ltd.," situated at Building No.24, bearing C.T.S.No.220 (part) at Shastri Nagar, Goregaon (West), Mumbai – 400 104.



Shankar AR

Shankar



M/R



For SWASTIK REALTY PVT. LTD.

MUDI
Director

SIGNED AND SEALED AND DELIVERED)

By the withinnamed "the FIRST PART)

M/S.SWASTIK REALTY PVT.LTD.)

through their Director Mr.Sachin S. Yeola)

In the presence of)

1. *[Signature]*

2.



SIGNED AND SEALED AND DELIVERED)

By the withinnamed "the SECOND PART)

Shri. ANUP RAMESH SHANKAR)

Smt. SAMEETA ANUP SHANKAR)

In the presence of.....)

1. *[Signature]*

2.

Shankar AK



Shankar



SIGNED AND SEALED AND DELIVERED)

By the withinnamed Shastri NAGAR Vaibhav)

Co-operative Housing Society Ltd.,)

By the through their P.O.A.Holder S.S. Yeola)

in token of execution thereof)

In the presence of)

1. *[Signature]*

2.



MUDI
(P.O.A. HOLDER)



बरल-७
१०७८ २०
२०१२

SUNIL C. PATEL

M/S. SUNIL & CO.

Advocates & Solicitors

11/84, 2nd floor, Jamma Bhaomi Marg, Above Cafe Bahar Restaurant, Fort,
Mumbai-400 001. Tel: (0) 6654 26 81 / 6416 34 84 Mob: 98201 44386.
E.MAIL - sucasunilpatel@yahoo.co.in

REF : 224/07

DATE : 4/10/2007

TITLE CERTIFICATE

To

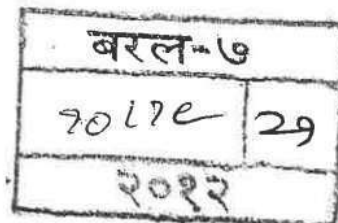
WHOMSOEVER IT MAY CONCERN

Dear sir,

SUB : Building No.24, ground + 3 upper floors of Shastri Nagar Vaibhav CHS Ltd., standing on property bearing S.No.161 part and CTS. Nos. 220 part and 220/33 to 220/40. within the village limits of Pahadi-Goregaon West, Taluka and in the registration sub District Borivali and district Mumbai Suburban.

We have taken search of the above property by advertising the same in Free Press Journal on 7-2-2007 and Navshakti on 7-2-2007.

We have not received any claim from any party and/or person.



-:2:-

We have also made search in respect of the above mentioned property at Bandra, Borivali and Mumbai sub registrar's office.

No claim and/or lien and/or mortgage is register in any of the sub-registrar's office in respect of the above property.

We have also seen the lease deed executed by MAHDA.

On going through every thing We are of the opinion that title of the Shastri Nagar Vaibhav CHS Ltd. in respect of the above property is full, free, clear and marketable and free from any reasonable doubt.

Yours truly,



बरल-७	
१०६२६	२२
२०१२	

साल-... रजिस्टर कार्डतील उतारा

सदि संव-... तालुका : गोदीपली, जिल्हा-मुंबई २५७०१८

पॉटी नंबर	क्षेत्रफल चौरस मिटर	सिंता प्रकार	सरकारला भरलेल्या सान्याचा अथवा खंडाचा तपसिल व तो केव्हा घंदलायचाचा
२२० ३०	२७-७	१-१	ज. भू. सं. २५७० २६१०१

वर्धवाटिका मूक
 १९६५ मध्ये धारणाऱ्याचे नाव-मूक मंता प्राप्त झाल्या ? जो पर्यंत तपारा लागला तो पर्यंत :
 "गोदीपली" म्हणजे गोदीपली नाला

पत्तार
 रत्तर बोजे
 रत्तर घेरे

तारीख	स्वचकार	संस्थेम नंबर	सधिन धारण करणाऱ्याचा (घ) अथवा रत्तर बोजा असणाऱ्या (ङ)	सहस्रिस्तर
०१/०८/८८	सी. डी.	ज. भू. सं. २५७० २६१०१	...

आय... २५/११/८८
 ... ३०/११/८८
 ... २००२/८८
 ... २००१/८८
 ... २००२/८८



वर्ष-१२
 २५/११/८८
 २००६

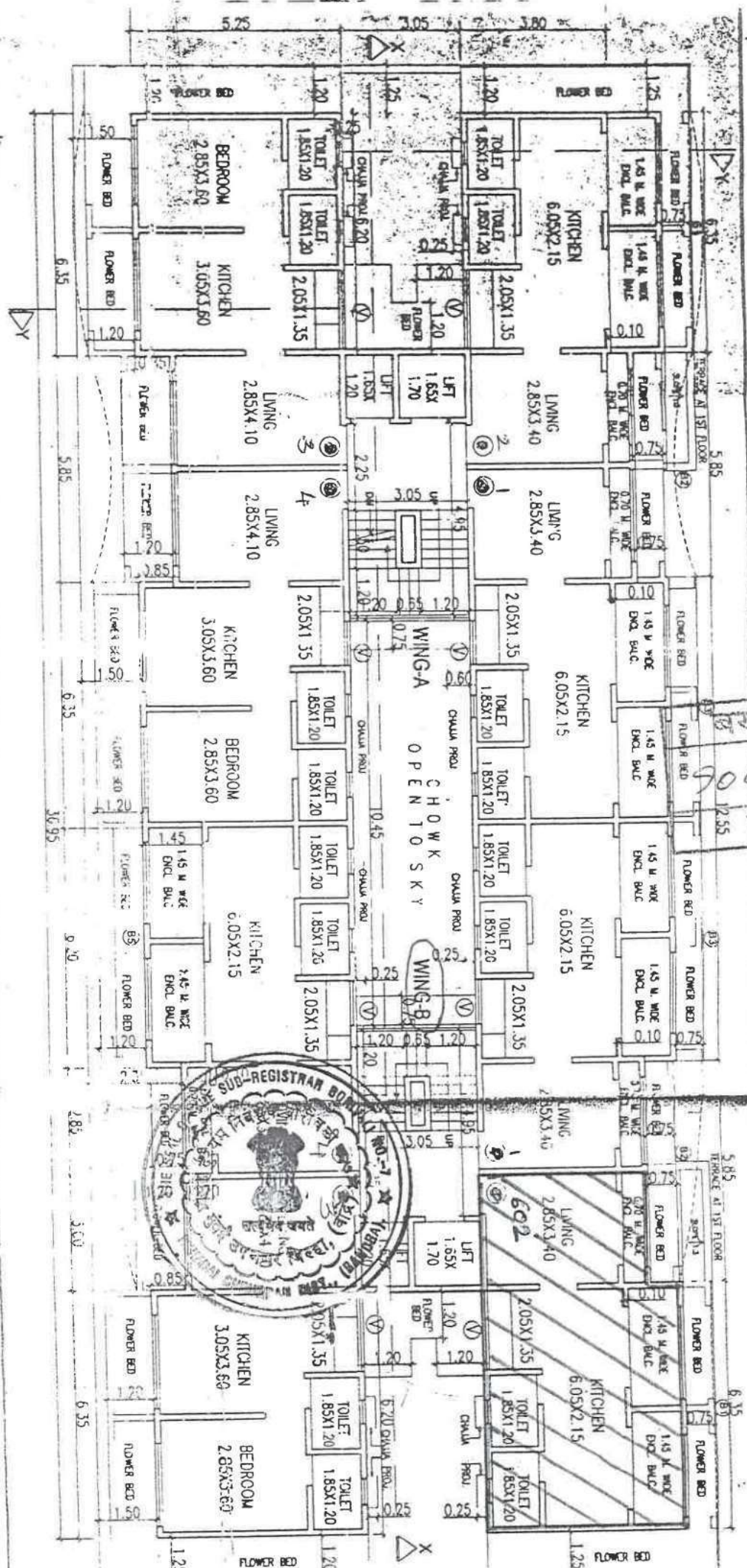
SHASTRI NAGAR
 bhav Co-op. Hsg. ... Lid.

Secretary

वर्ष-७
 १०/१२
 २३

5TH TO 7TH FLOOR PLAN

Annexure **C**



9-11-16
506828
2082

Shankar

Shankar



GS

Annexure-A

ENGINEERING DRAWING SHOWING GOREGAON DIV. PLAN NO. 65/90

APPROVED AND COMPLETED UNDER THE MUMBAI BUILDING ACT, 1962

PART LAY-OUT PLAN FOR BLDG. NO. 24
UNDER L.I.G.H.S. AT SHASTRI NAGAR
GOREGAON (WEST)

S. NO. 161 (C.P.T.)

NOTES:-

- (1) CARPET AREA PER TENEMENT = 230.08 SQ. FT. (21.36 m²)
- (2) PLINTH AREA PER TENEMENT = 361.69 SQ. FT. (33.53 m²)
- (3) DIMENSIONING AREA UNDERNEATH IS APPURTENANT TO BLDG NO 24. 1095.24 m² (main boundary lines)
- (4) DIMENSIONS OF THE BUILDING FOLLOWING APPROX. DIMENSIONS
- (5) TOTAL PLINTH AREA OF THE BUILDING = 1973.20 m²
- (6) LAND REFERRED TO IN HANDED OVER TO SOCIETY FOR REGISTRATION OF SALE DOCUMENTS = 1095.24 m²
- (7) DIMENSIONING AREA IS TO BE MAINTAINED FOR WATER SUPPLY AND SEWERAGE PURPOSES
- (8) GOREGAON 15256 DT. 02/11/86
- (9) TOTAL CARPET AREA OF THE BUILDING = 883.51 m²



बदल-७
90690 24
२०१२

Chairman,
Shastri Nagar Valhiv Coop. Hsg. Society Ltd.
Reg. No. 102152/82

Vice Chairman & Chief Officer,
Mumbai Housing & A.C. Board



बदल-१२
2808/30
२००६

[Handwritten signature]

BRIHANMUMBAI MAHANAGARPALIKA
MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966 (FORM "A")
NO. CHE/ 9280 /BP (WS) /AP /ARx 26 MAR 2007

COMMENCEMENT CERTIFICATE

To,
Shastri Nagar Vaibhav Co-op. Hsg. Soc. Ltd.

OFFICE OF THE
EX. ENGR BLDG. PROPL. (W.S.) R & P. WARD
OF. BABASAHEB AMBEDKAR MARKET BLDG
CANDIVALI/WEST, MUMBAI-400 067.

Sir,

With reference to your application No. 2481 dated 31/8/2006 for Development Permission and grant of Commencement Certificate under section 45 & 68 of the Maharashtra Regional and Town Planning Act, 1966, to carry out development and building permission under section 346 of the Bombay Municipal Corporation Act 1888 to erect a building to the development work of Residential building
C.T.S. No. 220 (Part), Bldg. No. 24

at premises at Street _____
Village Pahadi Goregaon Plot No. _____
situated at Goregaon (W) Ward P/S

The Commencement Certificate/Building Permit is granted on the following conditions:

1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.
3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in you.
5. This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai 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 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 Municipal commissioner for Greater Mumbai is contravened or not complied with.
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the application and every 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.
7. The condition of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri V. H. Patil
~~Executive~~ ~~Assistant~~ Engineer to exercise powers and functions of the Planning Authority under section 45 of the said Act.

This C.C. is restricted for work upto stilt level level only



For and on behalf of Local Authority
Brihanmumbai Mahanagar Palika

207E 25
2007

Executive ~~Asst.~~ Engineer, Building Proposal (West. Sub.)
'P' ~~xxxxxxx~~ K/W ward

FOR
MUNICIPAL COMMISSIONER FOR GREATER MUMBAI

8) This C.C. is now valid & further extended upto wing 'A' & 'B' for stilt + 1st to 3rd upper floors as per approved plan dt. 15-12-06.

26 JUN 2007

[Signature]
Executive Engineer,
Bldg Proposal (W.S.) P & K/W Ward

9) This C.C. is now valid & further extended for entire work i.e. for Ground floor (Pt) + stilt (Pt) + 1st to 6th floor + (Pt) 7th floor for wing 'A' and Ground floor (Pt) + stilt (Pt) + 1st to 7th floor for wing 'B' as per approved plans dtd 22/10/2010.

22 OCT 2010

[Signature] 22/10/10
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD

10) This C.C. is now valid & further extended for entire work i.e. for Gro. + 7 upper floors for wing 'A' & wing 'B' as per approved plan dtd 10-03-2011.

18 MAR 2011

[Signature] 18/3/11
EXECUTIVE ENGINEER,
BUILDING PROPOSAL (W.S.) P WARD



बरल-७	
१०८१९	२०
२०१२	



दस्तक्रमांक व वर्ष: 2494/2006

Wednesday, June 15, 2011

3:03:25 PM

दुय्यम निबंधक: सह दु.नि.का-बोरीवली 6

नोंदणी 63 न

Regn 63 न ३

सूची क्र. दोन INDEX NO. II

गावाचे नाव : पी.एस.पहाडी-गोरेगांव

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणा देतो की पट्टेदार ते नमूद करावे) मोबदला रू. 0.00
बा.मा. रू. 31,105,000.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 161।साटेएस क्र.: 220 वर्णन: शास्त्री नगर वैभव को-ऑप. हौ. सोसायटी, विल्डींग नं. 24, शास्त्री नगर, गोरेगाव प मुं 104. सदरका वरत विकसन करारनाम्याचा आहे
- (3) क्षेत्रफळ (1) 1095.24 चौ.मी.
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
(1) शास्त्री नगर वैभव को-ऑप. हौ. सो. ली चे सेक्रेटरी के. मोहनन - -; घर/फ्लॅट नं: 24/755; गल्ली/रस्ता: -; ईमारतीचे नाव: वैभव को-ऑप हौ सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: गोरेगाव प मुं; तालुका: -; पिन: 104; पॅन नम्बर: फॉर्म 60.
(2) शास्त्री नगर वैभव को-ऑप. हौ. सो. ली चे चेअरमन जी. आर. सावंत - -; घर/फ्लॅट नं: 24/739; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(3) शास्त्री नगर वैभव को-ऑप. हौ. सो. ली चे खजिनदार जी. एस. बारीयर - -; घर/फ्लॅट नं: 24/749; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(4) शास्त्री नगर वैभव को-ऑप. हौ. सो. ली चे सेक्रेटरी के. मोहनन - -; घर/फ्लॅट नं: 24/748; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
(5) शास्त्री नगर वैभव को-ऑप. हौ. सो. ली चे सेक्रेटरी के. मोहनन - -; घर/फ्लॅट नं: 24/764; गल्ली/रस्ता: वरीलप्रमाणे; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: फॉर्म 60.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता
(1) स्वस्तिक रियल्टी प्रा.लि चे संचालक कल्याण कावळे - -; घर/फ्लॅट नं: 60/2668; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: बांद्रा पु, मुं; तालुका: -; पिन: 51; पॅन नम्बर: AABCS4042G
(2) स्वस्तिक रियल्टी प्रा.लि चे संचालक सचिन यवला - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -
- (7) दिनांक करून दिल्याचा 07/04/2006
- (8) नोंदणीचा 07/04/2006
- (9) अनुक्रमांक, खंड व पृष्ठ 2494 /2006
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रू 311050.00
- (11) बाजारभावाप्रमाणे नोंदणी रू 30000.00
- (12) शेरा

वरल-७

9079 26

२०१२



श्री. किरोर जाधव

घांना त्यांचे ता. १५/६/११

भर्जानुसार नोंदणी दिली.

दि. १५/६/११

सह दुय्यम निबंधक, बोरीवली

No. 62715

खतेदागची प्रत / Party Copy
दि नॉर्थ कॅनरा जी. एस. बी.
को-ऑप. बँक लि.



**THE NORTH KANARA
G.S.B. CO-OP. BANK LTD.**
(Scheduled Bank)

Govt. of Mah. General Stamp office Licence No.
D-5/STP/M/C.R. 1042/02/05/1300-1303 Dt. 22-07-05

शाखा / ब्रांच	दिनांक	Date
Bc./ BANDRA	11/11/10	
मुद्रांक शुल्क	₹.	500/-
सेवा आकारणी शुल्क	₹.	10
Service Charges (Incl. Tax)	₹.	
एकूण	₹.	510/-
Total	₹.	510/-
दस्तऐवजांची संख्या / No. of Documents		1

अक्षरी रुपये / Amount in words Five hundred & ten rupees only
 मुद्रांक शुल्क भरणाऱ्याचे नांव व पत्ता
 Name & Address of stamp duty paying party
Shastrik Realty Pvt Ltd.
Grandhi Nagar, Bandra (E).
 समोरचा पत्तकाराचे नांव / Name of counter party
Vaibha Co-op Hsg Soc
 व्यवहाराच्या उद्देशाचे कारण / Purpose of transaction
POA

शुल्काचे स्वरूप / Payment Details:
 रोख / डीडी / वनादेश क्र.
 Cash / DD / Cheque No. if any
 वॉकेचे नांव
 Drawn on Bank
 शाखा / Branch
 मुद्रांक केलेले दस्तऐवज प्रेषणास येताना ही पावती जाणणे आवश्यक आहे. / This counterfoil has to be presented at the time of delivery of stamped documents

शेखार
 Cashier
 अधिकारीची सही
 Authorised Signatory
 Franking No. 27886



POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME, we **SHASTRI NAGAR VAIBHAV CO-OPERATIVE HOUSING SOCIETY LTD.**, a Co-operative Housing Society duly registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under registration No.BOM/ /HSG/8029 dated 30/6/83 and having its registered office at Bldg. No. 24, Shastri Nagar, Goregaon (w), Mumbai-400 104 (hereinafter referred to as "the society"), SEND GREETINGS:

बदल-७
 २०१२

WHEREAS:

- (a) The Society is the only absolute owner of, seized and possessed of, free from all encumbrances charges and/or claims, otherwise well and sufficiently entitled to the piece and parcel of land hereditaments and premises together with structures/building standing thereon situate, lying and being at Goregaon (w) bearing Survey No. 161(pt) and C.T.S. No. 220(pt) 33 to 40, & C.T.S. No. 220(pt) Shastri Nagar Goregaon (w), Mumbai - 400 104, admeasuring about 1095 sq. mts. and more particularly described in the Schedule hereto (The Plot and the Building are hereinafter collectively referred to as "the said Property");
- (b) By and under an Agreement for Development dated 07/04/2006 entered into and executed between the Society and Shastrik Realty Pvt. Ltd., a private limited company incorporated under the provision of the



Thomas
Laxmi Tyer
Shay

Authorised Signatory
 Bandra (E) Branch
 Mumbai-400 051
 D-5/STP/M/C.R. 1042/02/05/1300-1303

(Rs. FIVE HUNDRED ONLY.)

NOV 11 2010
 R00005001-59100





Companies Act, 1956 and having its registered office at **60/2668, Tirupati CHS Ltd., Gandhi Nagar, Bandra (East), Mumbai - 400 051** (hereinafter referred to as "the said Developers"), registered with the office of Sub-Registrar, Borivali, MSD bearing registration no. BDR/12/02494-2006 dated 7/4/06, the Society has agreed to assign to the Developer herein the development rights in respect of the said property and for the Developers to sell the Developer's sale portion and to receive the amount of such sale proceeds, by entering into the sale agreement and to issue the receipts for such sales proceeds in their own name and appropriate it for their use, upon the terms and conditions contained therein;

- (c) The Society and its members are unable to attend to various acts pertaining to development of the said property and are desirous of appointing fit, proper and experienced person to do perform and execute various acts, deeds, matters and things as appearing hereinafter;
- (d) The Society in its Special General Meeting held on 17th April, 2005, has resolved to appoint **M/s.Swastik Realty Pvt. Ltd.**, as a Developer having its registered office at **60/2668, Tirupati CHS Ltd., Gandhi Nagar, Bandra (East), Mumbai - 400 051**, to enable the Developers to develop the said property in accordance with the said Development Agreement dated 7/4/06 and in view of which the Society do/does including all the society members both hereby irrevocably nominate constitute and appoint by executing the present Power of Attorney in favour of Sachin S/O Subhash Yeola, Director of Swastik Realty Pvt. Ltd., age about 30 years R/O Mumbai, whose signatures and photographs are subscribed below. (hereinafter collectively referred as "Attorney" and individually referred as "Attorneys") **JOINTLY AND/OR SEVERALLY** to act for and on behalf of and in the name of the Society to do all acts and things relating to the said property:-

बरल-७	
2017C	30
2022	



Sachin Yeola
Subhash Yeola
Gandhi

Sachin Yeola
Subhash Yeola



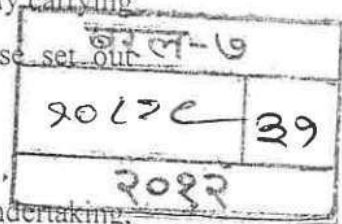
NOW KNOW AND THESE PRESENTS WITNESSED THAT :

We, The Shastri Nagar Vaibhav Co-op.Housing Society Ltd., do hereby nominate constitute and appoint, Sachin S/O Subhash Yeola age about 30 years, Director of M/s. Swastik Realty Pvt. Ltd. of Mumbai, Indian inhabitants, having their office address at Bldg. No. 60/2668, Tirupati CHS Ltd., Gandhi Nagar, Bandra (East), Mumbai-51, to be the true and lawful Attorneys for the said Society with full authority and power and in the name and on behalf of the Society, to do, execute and perform all or any of the following acts deeds matters and things:-

1. THIS POWER of Attorney is pertain only to the Development Agreement, to consume the 2.5 layout FSI & prorata FSI as approved in the SGBM dated 27.06.2010, thereto the demolition and reconstruction of the said Building/s of the society including the right to sell/allot of the Developer's Portion as mentioned in Development Agreement, as discussed & approved in the SGBM dated 27.06.2010 i.e. Ground floor shops, first floor residential & commercial premises, Sixth to Ninth floor residential premises, terrace, pocket terrace or any other area, 50% stilt & 50% open parking available (as per the approved plan of MCGM & amended from time to time), on ownership basis as per the terms and condition recorded in the said Development Agreement, as discussed & approved in SGBM dated 27.06.2010. To receive the payment and issue receipts for the payment of the sale proceeds for the Developer's portion.

2. To make necessary application to the Collector of Mumbai Suburban, Mamladar, Tahasildar, Municipal Corporation, Government of Maharashtra / MHADA and any other Municipal / Government / Public and Semipublic Authorities as may be necessary for the said purpose of effectively carrying out the development of the said property for the purpose set out hereinafter.

3. TO SUBMIT necessary Applications, forms, writings, undertaking, Indemnity Bond and other Documents as may be required in accordance with the prevailing Rules and Regulations or as may be required by law for the development of the said property.



[Handwritten signature]

Laxmi S. Jyer

[Handwritten signature]

[Handwritten signature]

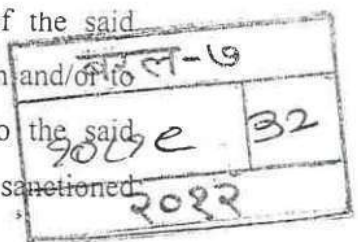
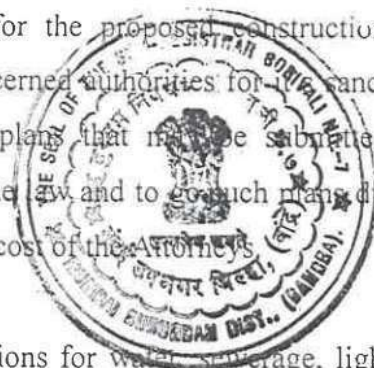


4. To submit to the municipal or government authorities the plans or the amended plans for (a) amalgamation of the said property with any neighbouring/adjoining plots of land (b) or sub-division thereof or (c) construction of building or buildings on the said property or any part or portion thereof and to get such plans or amended plans sanctioned from the local authorities and to make applications for further amendments to such plans by fully utilizing the permissible FSI or any other development potential in respect of the said property including the permissible FSI as per the Development Control Regulations 1991 and to do all other acts deeds matters and things necessary and in connection with the plans for the full and effective development or redevelopment of the said property or any part or portion thereof and for obtaining the Commencement Occupation Part Occupation and Building Completion certificates in respect of such buildings or building from the municipal or any other authorities.

5. To comply with all the terms of the Building Plans, I.O.D., Commencement Certificate, Occupation Certificate, Building Completion Certificate etc.

6. TO USE on the said Building any balance F.S.I, 2.5 layout FSI, prorata FSI to be acquired by the Attorneys at their costs and in respect of such Transfer of Development Rights, submit necessary building plans approved by the society and amended building plans for sanction of the Bombay Municipal Corporation or any other authority empowered in law to sanction such plans and to carry out construction in accordance with such plans and specifications.

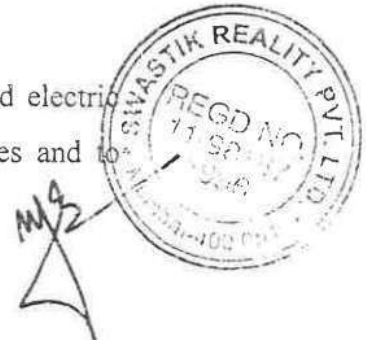
7. TO GET prepare the plans for the proposed construction of the said Building and to submit to concerned authorities for sanction and/or to modify and amend the said plans that may be submitted to the said authorities as required under the law and to get such plans duly sanctioned from the said authorities at the cost of the Attorneys



8. TO MAKE necessary applications for water, sewerage, light and electric connection with the concerned authorities at their own expenses and to

[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
 Lexmi S. Jyer





obtain necessary orders pursuant thereof and to do all acts and to carry out and lay the water sewerage and electric connection of the internal layout and roads for the purpose of proper exploitation of the said Building;

9. TO PAY the necessary tax, charges, expenses, Assessments, deposits, other outgoings to be borne by the Attorneys, to the municipal government or any other authorities or bodies including Reliance Energy Ltd or the Maharashtra State Electricity Board, for obtaining sanction of building plans or for providing water electricity sewage lines and other facilities and services on the said Plot or any part or portion thereof or for obtaining sanctions and permissions to carry out jobs, or for availing of amenities services facilities and conveniences for the said property, for the construction development amalgamation sub-division of the said property, or as security for performance of any obligation and in due course to apply for the Refund thereof and to claim, obtain refund of such monies, carry on correspondence with such authorities for such purpose and make and give valid and appropriate receipts and discharge for the same, as the said Attorney may think fit and proper at sole cost of attorneys.

10. TO ENGAGE, appoint and instruct Civil Contractors, Electricians, Electrical Contractors, Plumbing Contractors, Lift Suppliers, Erectors, Architects, Engineers, Surveyors, Supervisors, RCC Specialists, Consultants and other persons or professionals, whether of Civil Work, plumbing, Electrical or for any other purposes, required to construct and complete the said development project and provide amenities services and facilities therein and pay their remunerations, at the cost of the Attorney.

11. TO CARRY on correspondence and to make and sign papers, applications and documents including Affidavits, Plans, Declarations, Indemnity and Undertaking etc. as may be required by any authority only for the purpose of constructing the building/s and for completing the entire development project.



परल-७
5052 33
2022

12. TO PAY, settle, adjust, deduct and also all accounts, claims and demands for quit rent assessment and other outgoings in respect of the said premises



Signature
Signature

Laxmi S-Tyer
Signature

Signature

Signature



13. TO MAKE application and submit the amended or new building plans to the Municipality/MCGM, Chief Fire Officer or any other authorities to get the building plans I.O.D. and Commencement Certificate revalidated and to give such other applications, writings, undertakings as may be required for the purpose of the development work to the Municipality or any other public authority, to make application for water connection, electricity supply and other incidental requirements which may be required for the development work.

14. TO APPOINT an Architect at the cost of the Attorney for the purpose of development work, to represent us before the Municipal Corporation, Government of Maharashtra and other public and semi Government authorities under the provisions of the Law and to do all acts, deeds, matters and things including to make an application to give an undertaking or writing as may be required for the purpose of the development work.

15. TO NEGOTIATE and finalize for sale of flats, and car parking in the Developers Portion and to execute necessary Agreement between the Developers and such purchases as per the terms and conditions of the said Development Agreement and register the same with the Sub. Registrar / M.S.D. or any other authority, and to mortgage/lease, the land of the society/developer's portion to any financial institute/bank/private financier for raising the fund to complete the project.

16. TO LODGE or to admit execution of such Agreement, document referred to in various clauses mentioned herein above only for registration with the Sub Registrar of Assurances at Mumbai, M S D or any other authority or authorities empowered to receive documents for registration under the provisions of the Indian Registration Act or any other Statute for the said purpose.

बहुला ७	
9079E	38
2022	

17. TO APPEAR before the Sub Registrar of Assurances / M.S.D and to admit execution of the said Deed / Document / Agreement for sale, Affidavit and undertaking pertaining to the Development of the premises / property referred to in clause mentioned herein above.



Subhakar
Zunab
Phay

Exm S-Igr
[Signature]

M/S
[Signature]



18. TO COMMENCE, carry out and complete and / or cause to be commenced carried out and/or completed construction work at their entire costs on the said Building in accordance with the sanctioned plans and specifications and so far as any construction work is concerned to see that all applicable rule and regulation which are made by the Government of Maharashtra and /or town planning Authorities and /or Police Authorities and /or any other Competent Authorities for the time are strictly observed.

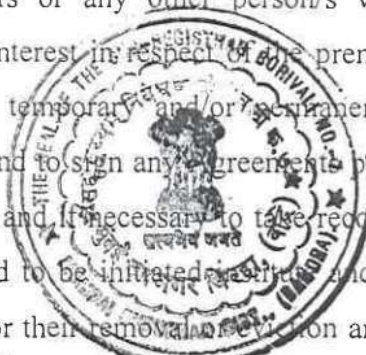
19. To CARRY on correspondence on behalf of the Society with all and any concerned authorities and bodies including the Government of Maharashtra in all its Departments, Collector, Superintendent of Law records, City Survey Officer and/or Town planning Authority in connection with the development work on the said Building.

20. TO ASK for and apply and to collect the refund and /or return of the deposit, security fee and other amount if any paid to the Municipal Corporation, Collector, and/or other authorities concerned for getting the Building Plan / Lay out Plan sanctioned and also to apply for obtaining the refund of the deposits, if any paid, to the authorities concerned. The said Attorneys will be entitled to transfer the aforesaid amount and deposits to any person or persons.

21. TO APPEAR and represent the said Society before any and all concerned authorities and parties as may be necessary required or advisable for or in connection with the development work and to make such agreement and arrive at such arrangement as may be conducive to the development work.

22. To negotiate deal with settle and arrive at any arrangement/s or understandings as the said Attorney/s shall deem fit with any member (s), sub-tenants, occupants, trespassers or any other person/s whether for surrender of any right title and interest in respect of the premises in the said Plot and/or to provide for temporary and/or permanent alternate accommodation and/or premises and to sign any green-charts papers deeds documents and writing with them and if necessary to take recourse to law and initiate institute file or caused to be initiated and file legal proceedings in any court of law for their removal or eviction and to obtain

बरल-७	
२०२२	३५
२०२२	



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

Luxmi S. Iyer
[Handwritten signature]

[Handwritten signature]



judgment or consent decree therein and take receive and retain the possession of the such tenements/property.

23. To sell/alienate Developer's premises i.e. Ground floor shops, first floor residential & commercial premises, Sixth to Ninth floor residential premises, terrace, pocket terrace or any other area, 50% stilt & 50% open parking that will be constructed on the said Plot together with benefit of common user of the infrastructures and amenities to be provided upon the said Plot to such persons on such terms as the said Attorney/s may deem fit and proper and for that purpose to sign and execute letter of allotments and/or agreements for sale/lease and other documents and papers.

24. To receive consideration on the sale/alienation as mentioned herein above and issue effectual receipt for the same.

25. To sign and execute all Agreements for Sale of premises to be constructed on the said Plot with the purchasers of the premises on the said Plot.

26. TO APPEAR and represent our interest before Collector or Commissioner, Income-tax, Collector of Land Revenue and Assessor of Municipal Rates and Taxes, Commissioner of Police and Municipal Officer, for the renewal or grant of license or permit or for the other purpose as may be necessary under the Local Acts or Rules and Regulations or before any public or Government Officer or authority whomsoever.

27. TO APPLY for and obtain I.O.D., revised I.O.D., Commencement Certificate, amend the plans and get approval for the same from time to time, Fire N.O.C., Occupation and / or Completion Certificate in respect of the said additional construction from the Municipal Corporation of Greater Mumbai and other Concerned Authorities.

अल-७	
१०८२०	३६
२०२२	

28. TO APPOINT and engage an Advocate/Solicitor, on such terms and conditions, to act and appear on behalf of the Society in matter in regard to the development work as the Attorneys may deem fit and proper and to discharge such Advocate, Solicitor and appoint another in place and stead at the cost of the Attorney. To appear and to represent before the City



Handwritten signature: Kulkarni

Handwritten signature: Laxmi S. Jyer





Survey authorities land record authorities revenue authorities collector or collectors of land revenue and assessor of Municipal rates and taxes town planning authorities commissioner of police and municipal officers for the grant of license and permits or for any other purpose as may be necessary under any local act rules and regulations and also to appear before any public or government officer or other authorities whomsoever and to submit applications writings undertakings affidavits as the said Attorneys may deem fit.

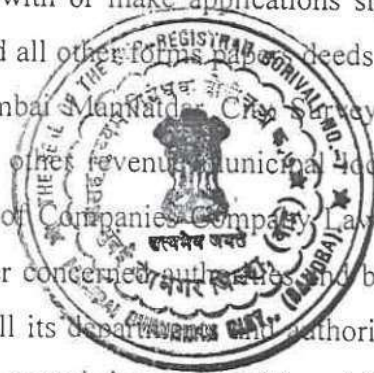
29. To represent before all authorities for assessment of the said property or any part or portion thereof and to municipal local and revenue assessments/taxes furnish statements and information to such authorities make and file appeals and revisions against their Orders and in general to take and adopt all appropriate steps as the said Attorneys may think necessary in such matters including by adopting proceedings before any court, tribunal and authority.

30. To represent before the Municipal Corporation of Greater Mumbai, Reliance Energy Ltd or Maharashtra State Electricity Board and other authorities in the matter of supply and provision of services and facilities in and to the said Plot or any part or portion thereof including water supply electric supply telephone and gas etc carry on correspondence with them enter into contracts and agreements with them and carry out the same.

31. To represent in all matters relating to the said Plot or any part or portion thereof before all authorities, including the police and file information statements and complaints in all matters relating thereto.

32. To carry on correspondence with or make applications sign and execute affidavits and declarations and all other forms papers deeds and documents before the Collector of Mumbai Municipal Corporation City Survey Officers Sub-Registrar of Mumbai or any other revenue municipal local and/or town planning authorities Register of Companies Company Law Board Income Tax Department and all other concerned authorities and bodies including the Government of India in all its departments and authorities for making amending altering the revenue records in respect of the said Plot or any part

बल-७	
२०८२०	३७
२०१२	



Subramanian
Must
Chay

Laxmi S. Tyer
Gandhi





or portion thereof and to bring on record the names of the said Developers or their nominees as the owners/holders of the said Plot or otherwise.

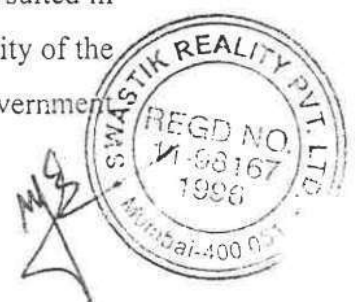
- 33. To make necessary application for measurement/ survey demarcation of the said Plot or any part or portion thereof and for such purpose to make applications at the office of City Survey Town Planning Collector Mamlatdar Tahsildar Municipality Government of Maharashtra and all other public and semi public authorities and other revenue officers and further to take necessary steps for layout sub-division amalgamation demarcation of the said Plot or any part or portion thereof as the said Attorney/s may deem fit and proper and to pay all the necessary charges, deposit, etc in that regard.
- 34. In case of Enforcement of the town planning scheme in the area in which said Plot is situate, to represent authority in the proceedings before the Arbitrators appointed under the Scheme and to make and submit application petitions etc, appear before and represent me/us in all related matters file objections receive compensation and/or to take possession of the final plot allotted to the owners in the scheme in lieu of their original holding therein.
- 35. To manage and maintain the said Plot in such manner as to my/our said Attorney/s may appear proper and make any layout in connection therewith and the upkeep thereof or otherwise in relation thereto.
- 36. To apply for and obtain cement and steel for carrying out the construction work on the said Plot.
- 37. To commence prosecute institute defend oppose negotiate for settlement and settle any suit appeal petition revision or any other proceeding either civil criminal original or appellate in any court of law any revenue stamp public works and registration authorities and also before all magistrates judicial and revenue officers or other officers (offices) and to effect or accept services of writ process or summons and to do all acts needs matters and things as may be necessary and also if (I/they) refer to arbitration abandon execute and submit to judgment or become non suited in any action and or proceedings and without prejudice to the generality of the foregoing to appear in all courts or other government or semi-government authorities.



बरल-७	
१०८८	३८
२०१२	

Handwritten signatures and initials.

Laxmi S. Tyer





38. To sign verify present and declare plaints petitions written statements replies affidavits declarations memoranda appeals applications complaints or representations in any court proceedings.

39. To accept writs of summons notices and other processes and notices issued by any Court Government authority or party in any matter howsoever concerning the said Plot or any part or portion thereof and to sign and issue acknowledgements in respect thereof.

40. To withdraw and receive any documents or monies from the Court, Office Authority Tribunal or Government Office or legal Authority from Opposite Party or from any persons howsoever in mattes concerning me/us and do all acts necessary or incidental thereto and give valid and proper receipts and discharge in respect thereof.

41. To approach the Reliance Energy Ltd or the Maharashtra State Electricity Board and in all its departments and before all its officers for surrender of all the electrical connection or sanction the load to the said Plot or any part or portion thereof and for such purposes to sign letters deeds documents reports and to submit and represent and requisite for surrender of its connection of electrical power to the said Plot or any part or portion thereof and for such purposes to negotiate settle and pay such requisite arrears penalties and interest that may be levied or payable to the Maharashtra State Electricity Board on any account whatsoever.

42. To make necessary application and/or representation and submit proposals before the Competent Authorities Government Bodies Central or State and before all concerned ministries and before all competent officers for change of user of the said Plot or any part or portion thereof from industrial to commercial or residential or any other use and for such other purposes as the Attorney/s may deem fit and proper to sign all papers affidavits documents applications other requisite forms and undertakings as the said Attorney/s may deem fit and proper.

Stamp: ७, ३९, २०१२

43. To utilize the entire 2.50 layout of the said Plot or any or portion thereof.



Laxmi S. Iyer



Handwritten signatures: Shyam, Dhay



44. To execute from time to time for transfer of such FSI Credit in favour of such persons or person, in such lots and for such consideration as the said Attorney/s may deem fit and proper.

45. To obtain all amenities including water sewerage light gas roads etc and do all deeds matters and things for the said purpose and to lay and install all the connections.

46. To obtain all amenities including water sewerage light gas roads etc and do all deeds matters and things for the said purpose and to lay and install all the connections.

47. For and on behalf of me/us, to appear and represent before Registrar of Co-operative Societies or any other concerned registering authority in connection with the Registration of any society or societies or any incorporate body or bodies of the purchasers of the premises to be constructed on the said Plot and to make sign and execute all applications letters correspondence writing forms papers and documents and to do and execute all acts deeds matters or things whatsoever as may be necessary for the purpose.

48. To sell convey assign transfer or in any manner whatsoever dispose of or deal with the said Plot or any part thereof together with the building or structures constructed and/or to be constructed thereon, except Society's portion.

49. To appear prepare approve execute sign seal deliver and register or otherwise caused to be prepared approved executed signed sealed delivered registered or perfected all or any of such deeds, documents and in as much as including agreements leases conveyances assignments mortgages charges transfer of mortgages sub-mortgages re-conveyance releases and any documents deeds writings and instruments for or in connection with or in pursuance of the purpose of these presents or any of them as the said Attorney/s shall deem fit and proper and to appear before any Registrar Deputy Registrar or Sub-Registrar of assurances and present for registration and admit execution of the same.

पत्र-७	
१०७९	००
२०२२	



[Handwritten signature]

Laxmi S. Tyer

[Handwritten initials]

[Handwritten signature]



50. To represent me/us before the owners and occupants of the plots lying adjacent to the said Plot in the matter of fixing of boundaries and other related matters and enter into commitment with them and carry out the same.

51. To sign execute conveyance, assignment, rectification confirmation and other deeds and documents and to lodge for registration of the said Deed of Conveyance of the said Plot and other documents required hereafter to be executed by me/us and admit execution thereof before the Registration Authorities under the Registration Act. 1908 and rules framed thereunder before concerned The Sub- Registrar of Assurance and admit execution complete all formalities and remove all objections for effective registration thereof and to do all acts and sign declare and file all required documents, affidavits, declarations and papers as may be thought fit and proper by the my/our said Attorney/s.

52. To negotiate with Government, Municipal Corporation of Greater Mumbai society and/or any other public authorities or owners occupants or holders of the adjoining property in matters relating to provision of the facilities conveniences and amenities for the said Plot and redevelopment thereof and in the locality including road, sewers drain etc. and arrived at and record agreement with them.

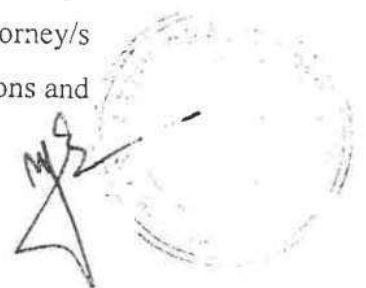
53. If any enquiry is made dispute is raised or claim is made or proceedings are adopted by the Sub-Registrar appointed under the Registration Act 1908 or any Stamp Authority exercising powers under the provisions of the Bombay Stamp Act on the subject of valuation of the said Plot the market value thereof the stamp duty payable on documents executed in connection thereof etc and if any penalty or other amount is claimed on the ground of evasion or avoidance of stamp duty on the ground of deficit in stamp duty paid on such documents to consist the same I accept the orders passed wherever proper and represent myself before such authorities appear before them make and give statements and declarations furnish information required resist claims made and necessary take and adopt proceedings as may be deemed proper and necessary by the said Attorney/s in such matters including by filing writ petitions suits appeals revisions and

बाल-७
१०७९८
२०१२



[Handwritten signature]
[Handwritten signature]

[Handwritten signature]
[Handwritten signature]





other proceedings as provided under the Bombay Stamp Act or any other law for the time being in force entirely at the discretion of the said Attorney/s.

54. To create charges, Mortgage, interest over the developer's premises in favour of any Bank/Financial Institution/Housing Finance Company and for such purpose to execute such deeds, documents and writings as may be necessary or required by them PROVIDED HOWEVER such borrowings/financial arrangements shall be procured/arranged exclusively at the entire risks costs and consequences of the said Attorney/s AND THAT society shall not be liable in that behalf in any manner whatsoever to such Bank/Financial Institution/Housing Finance Company AND for any acts omissions or commissions on the part of the Attorney/s AND THAT it will expressly be notified in such deeds documents and writings that such Bank/Financial Institution/Housing Finance Company shall not hold society in any way responsible for the payment/repayment of their dues or the interest or penalty or any cost charges damages in that behalf howsoever.

55. TO ADJUST, settle, compromise, or submit to arbitration any account, claims and demands whatsoever which hereafter may be pending or in such manner and in all respect as the said Attorneys will think fit, with respect to any Third Party only in regards to the development work.

56. To further better and more effectually doing effecting and performing the several matters and things aforesaid to appoint and grant unto the said Attorney/s full power and absolute authority from time to time or generally to appoint such person or persons as the said Attorneys think fit as his substitute or substitutes to do execute and perform all or any such matters and things as aforesaid and to remove and appoint any such substitute or substitutes at pleasure to remove and appoint another or others in his or their place and hereby agree at all times to ratify and confirm whatsoever the Attorney or any such substitute or substitute may lawfully do or cause to be done in or about the premises.

बरल-७	
१०७८	०२
२०२२	



[Handwritten signature]
[Handwritten signature]
[Handwritten signature]

Laxmi S. Tyer
[Handwritten signature]





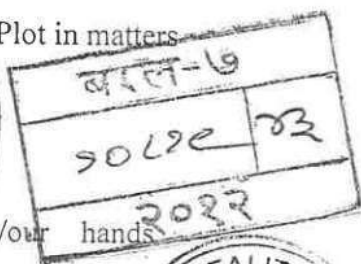
57. And to do everything whatsoever which may be deemed necessary proper or expedient and which I/we could do myself/ourselves as if personally present and as if this power had not been executed.

58. And generally to do all acts deeds matters and things necessary in respect of the said Plot as the said Attorney/s may deem fit and proper.

59. AND the society agrees to ratify and confirm all acts and things lawfully done by the said Attorney by exercise that this Power herein contained AND the Society declares that this Power of Attorneys is given on the condition that all the expenses required to be incurred in exercising any of the powers given hereinabove save as herein before otherwise provided will be the responsibility of the said Developers or the said Attorney and the said Society will not be responsible for the same.

60. THIS POWER of Attorney has been given for the purpose of carrying out the obligations of the Developers Agreement as well as decision approved in the SGBM dated 27.06.2010 and shall co-exist there with and shall forthwith stands revoked once the obligations under the Development Agreement, the decision approved in the SGBM dated 27.06.2010 have been completed by the Developers.

I/We doth/does hereby agree to ratify and confirm and promise to allow ratify and confirm at all time all and whatsoever my/our said Attorney/s or his/their substitute/s shall lawfully do or cause to be done in or about the Plot in matters aforesaid by virtue thereof.



IN WITNESS WHEREOF I/We have subscribed my/our hands to this presents on this 15th of NOV. 2010

[Handwritten signatures]

Laxmi's Eye -
[Handwritten signature]





(K. Mohanan)

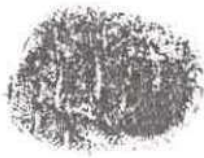
K. Mohanan



(G. S. Varier)

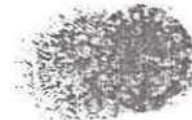


G. S. Varier



(Laxmi S. Iyer)

(Laxmi S. Iyer)



(K. Thomas)



K. Thomas



(S. S. Chorge)

S. S. Chorge



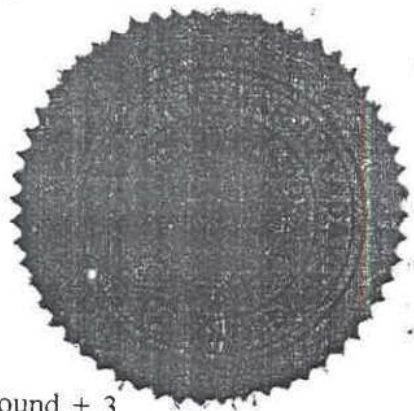
(Sachin S. Yeola)

Sachin S. Yeola

बल-७
२०७९
२०२२



SCHEDULE OF THE PROPERTY



ALL THAT the Shastri Nagar Vaibhav CHS Ltd building No.24 ground + 3 upper floor structure at Survey No. 161(pt) thereof bearing and C.T.S. No.220 pt. 33 to 40 for the land underneath the building admeasuring 219.02 sq.mtrs. and land the C.T.S. 220 pt. for the land appuranant to the building admeasuring 876.22 sq.mtrs. total are 1095.24 sq. mtrs. at tit-bit area if any at Shastri Nagar, Goregaon(West),Mumbai- 400 104 in registration sub-district of Bandra, Bombay Suburban District, and bounded;

- On or Towards the West by -- Bldg.No.23
- On or Towards the South by -- 40' wide Road
- On or Towards the North by -- Bldg.No.25
- On or Towards the East by -- Bldg.No.26

SIGNED AND DELIVERED by the
Within named **SHASTRI NAGAR VAIBHAV CHS. LTD.**
The Society, Through its

1. Secretary Mr. K. Mohanan
2. Treasurer G.S. Varier
3. Member Laxmi S. Iyer
4. Member Mr. K. Thomas
5. Member Mr. Suresh Chorge

SHASTRI NAGAR
Vaibhav Co-op. Hsg. Society Ltd.

K. Mohanan
Secretary

Laxmi S. Iyer
Laxmi S. Iyer



बरल-७	
१०८९२	७५
२०१२	



Specimen Signature of the
Constituted Attorney's:-

Sachin S. Yeola.

For **SWASTIK REALTY PVT. LTD.**

In Presence of

1) *Kishor Jadhav* - *[Signature]*

2) *Bhaskar Rame* - *[Signature]*

S. P. TIWARI
M.A.L.L.B.
ADVOCATE HIGH COURT

Lawyer's Chamber, Shastri Building,
2nd Floor, K... ..

Director

127/2010
Date: 16/11/10

BEFORE ME

ADVOCATE

16 NOV 2010

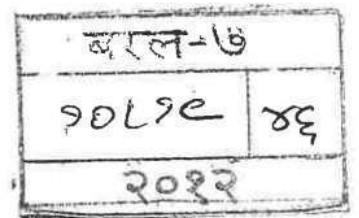
घोषणापत्र

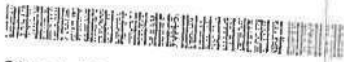
मी मे।.स्वास्तिक रिझर्वी प्राय.लिमि चे द्वारे घोषित करतां की, दुय्यम
संचालक सचिन एस. येवला
निबंधक बोशिवली ७ यांच्या कार्यालयात करारनामा या शिर्षकाचा दस्त
नोंदणीसाठी सादर करण्यात आला आहे. शास्त्रीनगर वैभव को ऑप हो व इ. यांना
सोसा लिमि चे चेअरमन के. मोहन
दि. १५/नोव्हें.१९० रोजी मला दिलेल्या गला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त
नोंदणीस सादर केला आहे/निष्पादीत करून कवुलीजवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचा कथन चुकीचे आढळून अल्यास नोंदणी अधिनियम १९०८ च
कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणोव आहे.

M/S

दिनांक : १४ डिसें. २०१२

कुलमुखत्यारपत्रधारकाच नाव
व सही





Friday, April 07, 2006

1:05:47 PM

Original

नोंटणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2509

दिनांक 07/04/2006

गोदाचे नाव पी.एस.पहाडीगोरेगांव

दस्ताऐवजाचा अनुक्रमांक वदर12 - 02494 - 2006

दस्ता ऐवजाचा प्रकार करारनामा किया त्याचे अभिलेख किंवा करार संलेपलेख

सादर करणाराचे नाव:रखिस्तक रियल्टी प्रा.लि चे संचालक कल्पना बाणी -

नोंटणी फी

30000.00

नककल (अ. 11(1)), पृष्ठांकनाची नककल (अ. 11(2)),
रुजधात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (76)

1520.00

एकूण रु.

31520.00

आपणास हा दस्त अंदाजे 1:20PM ह्या वेळेस मिळेल

838

दुय्यम नियधक

राह द. नि. का. बोरीवली 6

मह. दुय्यम नियधक बोरीवली क्र. 6,

मुंबई उपनगर स्थानिका.



वाजार मूल्य: 31105000 रु. गांवदस्ता: 0 रु.

भरलेले मुद्रांक शुल्क: 311380 रु.

पेमावचा प्रकार: सीडी/पनाकपांदास;

करीबी पाव व पत्ता: स्टेट बँक ऑफ मिकानेर रोड

सीडी/पनाकपांदास क्रमांक: 0128291; रक्कम: 30000 रु.



बरल-७	
2022E	30
2022	

दस्त गोधवारा भाग - 2

वदर 12

दस्त क्रमांक (2494/2006)

दस्त क्र. [वदर 12-2494-2006] चा गोधवारा
वाजरा मूल्य : 31105000 गोधवारा 0 भरलेले मुद्रांक शुल्क : 311380

पावती क्र.: 2509 दिनांक: 07/04/2006
पावतीचे वर्णन
नांव: स्वस्तिक रिशअहदी प्रा. लि व संजयका
कल्याण वर्णी

दस्त हजर केल्याचा दिनांक : 07/04/2006 12:55 PM
निष्ठापनाचा दिनांक : 07/04/2006
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी
1520 : नकल (अ. 11(1)), पृष्ठाक्रमाचा
नकल (अ. 11(2)),
रुज्यात (अ. 12) व छायाचित्रण (अ. 13) या
एकत्रित फी

31520: एकूण

838
दु. निष्ठापनाची सही, सह दु. नि. का. नोंदणी

प्रस्तावित एकर (5) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख
शिकवण क्र. 1 ची वेळ (सदरीकरण) 07/04/2006 12:55 PM
शिकवण क्र. 2 ची वेळ (फी) 07/04/2006 01:05 PM
शिकवण क्र. 3 ची वेळ (क्याली) 07/04/2006 01:08 PM
शिकवण क्र. 4 ची वेळ (नोडख) 07/04/2006 01:08 PM

दस्त हजर करणा-याचा दिनांक : 07/04/2006 01:08 PM

- जालरा
- खातीचा प्रारंभ असे निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यावृत्त आढळतात,
- दस्तावेज गोठरा पत्तिकात
- 1) मिशन जाधव - घर/प्लॉट नं. 21
- पत्तिका
- इमारतीचा नकाशा
- इमारत न
- पावती/सहाय्य
- शहर/गाव/जिल्हा
- वास्तुका
- दिनांक
- 2) क. अ. अ. शिक्षण मंडळ - घर/प्लॉट नं. वरील प्रमाण
- मालकी/सहाय्य
- इमारतीचे नकाशा
- इमारत न
- पत्तिका/सहाय्य
- शहर/गाव
- वास्तुका
- दिनांक

9/ny

वदर-१२
2828/06
२००६

838

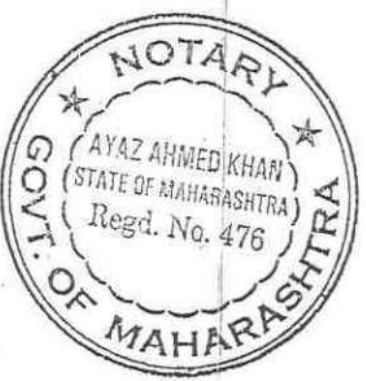
प्रमाणित करण्यात येते की, या
दस्तामध्ये एकूण 1520 पाने आहेत.

वदर-१२/2828/२००६
पुस्तक क्रमांक १, क्रमांक
नोंदला.
दिनांक : 7 APR 2006



838
दु. निष्ठापनाची सही, सह दु. नि. का. नोंदणी

सह-दु. निष्ठापनाची सही, सह दु. नि. का. नोंदणी



वदर-७
90128/06
२०१२


CERTIFIED TRUE COPY
AYAZ AHMED KHAN
M. A. LL. B.,
NOTARY, State of Maharashtra
5 FEB 2008

FORM 6
 (See rule 16(1))
 Driving Licence

MH04/2004 51995
 Driving Licence No. Sachin
 Date of issue
 Name of the Licence Holder
 Son/wife/daughter of Subhash
 Sachin
 Subhash
 Yash

Signature of the holder

of which is the impression
 of the photograph



स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER
AABCS4042G

नाम / NAME
SWASTIK REALTY PRIVATE LIMITED

गठन/स्थापना की तिथि / DATE OF INCORPORATION/INFORMATION
15-02-1996

R. K. Singh
 प्रणाली निदेशक (प्रणाली)
 DIRECTOR OF INCOME TAX (SYSTEMS)

हेणारे
मुखत्यारधारक



ख (मि-७)	
9079E	४९
२०१२	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ANUP RAMESH SHANKAR
RAMESH SHANKAR
 23/07/1965
 Permanent Account Number
AACPS7498C

Shankar AR
 Signature



खोपार

In case this card is lost / found, kindly inform / return to :
 Income Tax PAN Services Unit, UTISI/
 Plot No. 3, Sector 11, CBD Belapur,
 Navi Mumbai - 400 614.
 इस कार्ड के खोना / पाए जाने पर कृपया सूचना देकर / लौटाना :
 आयकर पैन सेवा यूनिट,
 प्लॉट नं: 3, सेक्टर 11,
 नवी मुंबई-400 614



बरल-७	
2017C	40
2012	

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SAMEETA ANUP SHANKAR
CARL SHRIPATRAO POLE
 05/04/1972
 Permanent Account Number
ALJPS5839F


 Signature



घोषारि

In case this card is lost / found, kindly inform / re-urn to:
 Income Tax PAN Services Unit, UTIISL
 Plot No. 3, Sector II, CBD Belapur,
 Navi Mumbai - 400 614.

इस कार्ड के खाने/पाने पर कृपया सूचित करें/ लौटाएं :
 आयकर पैन सेवा यूनिट, UTIISL
 प्लॉट नं: ३, सेक्टर २, सीडीबी बेलपुर
 नवी मुंबई-४०० ६१४



बरल-७	
२०६९६	५९
२०२२	

प्रतिज्ञापत्र / घोषणापत्र

(जबाबपत्र)

अ. क्र	लिहून देणारे	लिहून घेणारे
१	श्री/ श्रीमती मे. स्वस्तिके रिडल्टो	श्री/ श्रीमती अनुप रमेश शंकर
२	श्री/ श्रीमती प्रायल्टे लिमिटेड	श्री/ श्रीमती समिता अनुप शंकर
३	श्री/ श्रीमती संचालक सचिन एस	श्री/ श्रीमती
४	श्री/ श्रीमती येवका	श्री/ श्रीमती
	पत्ता ६०/२६६८, तिकिपती	पत्ता गार्डन इस्टेट, २/१०२, लक्ष्मी
	कोर्योप ही सोसा लिमि.,	नगर, लिंक रोड, गोरेगाव (प)-
	शांष्टीनगर कांडा (पूर्व).	मुंबई - ४०००६२
	मुंबई - ४०००५९	

मिळकतीचे वर्णन

सदरिका क्र. ६०२, एवा माळा, वी. विंग,

मिळींग नं. २४, शांष्टीनगर वेभक कोर्योप ही

सोसा लिमि., शांष्टीनगर, गोरेगाव (प). मुंबई.

४०००६२



वरल-७
२०२६ ५२
२०१२

आम्ही प्रतिज्ञेवर कथन करतो की,

आम्ही लिहून देणारे व घेणारे उपरोक्त मिळकतीबाबत जे कागदपत्र म्हणजेच खरेदीखत / साठेखत / विक्री खत / करारनामा/ विकसनकरारनामा , याव्यतिरिक्त दस्त तयार केलेले आहेत. त्यातील लिहिलेला मजकूर आमच्या माहितीनुसार बरोबर सत्य आहे. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्या वर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहणार नाही.

दस्तऐवजाची विषयवस्तू असलेली मिळकत ही यापूर्वी खरेदी देणा-याने कोठेही विक्री, गहाण, दान, भाडेपट्टा , मुखत्यार , पोटगी वा इतर अन्य प्रकारे कोठेही जडजोखिमांमध्ये गुंतविलेली नाही .यांची नोंदणी कायदा १९०८ मधील असणा-या शोध (SEARCH) तरतुदीनुसार खात्री करून घेतलेली आहे. तसेच सदर मिळकत ही खरेदी देणार यांच्याच मालकीची आहे. याबाबत सुध्दा अभिलेख पाहून खात्री करून घेतलेली आहे. यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्या वर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहणार नाही.

जर का दस्तऐवजामध्ये मुखत्यारनामा जोडलेला असेल तर -----

लिहून देणार यांनी लिहून घेणा-याला अथवा लिहून देणार किंवा घेणार यांनी तिस-या व्यक्तीला मुखत्यारनामा दिलेला असेल तर त्याची माहिती लिहून देणार व लिहून घेणार यांना आहे. यात काही वाद निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्यावर राहिल त्यास सह दुय्यम निबंधक जबाबदार राहणार नाही.

जर का दस्तऐवजामध्ये सीसी जोडलेली नसेल तर -----

सदरची बाब आम्ही लिहून देणार व लिहून घेणार यांस माहित आहे. त्यात काही अडचणी निर्माण झाल्यास त्यांची सर्वस्वी जबाबदारी आमच्यावर राहिल. त्यास सह दुय्यम निबंधक जबाबदार राहणार नाही.

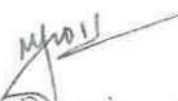


खरल-७	
१०६८८	५३
२०१२	

वरील केलेली विधाने सत्य व बरोबर आहेत .लिहून घेणार व लिहून देणार यांच्यावर
बधनकारक राहिल.

ठिकाण -- बारावली

दिनांक : - १४ डिसेंबर २०१२


लिहून देणार

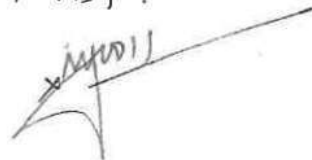
लिहून घेणार

१
२
३
४

१ Shankar AR
२ Dankar
३
४

साक्ष्यता देणारे

शाहीनगर को सॉप हो सोसा लिमि सर्फे मुख्यायुक्त
मे/- स्वस्तिके रिझल्टी प्राय लिमि चे संचालक श्री
सचिन रसु. येवला.



ऑ. विल्डींग नं. २४ शाहीनगर केंद्र को सॉप हो सोसा
लिमि ., बारावली, मुंबई (पत्र नुंबर - ४०००६२)



बरल-७	
१०१७८	५४
२०१२	

मूल्यांकन पत्रिका

मूल्यांकनार्थ वर्ष: 2012 दिनांक: 12/19/2012
 जिल्हा: मुंबई (उपनगर)
 पट्टा मूल्य विभाग: - 57-पदाडी-गोरेगाव पश्चिम (बोरीवली)
 उपमूल्य विभाग: - 57/265-अंभाग, उत्तरस गंगवणी रुद्र, पूर्वस एस व्ही रोड, दक्षिणेस गावाची इत व पश्चिमेस लिंक रोड.
 मिल्कतीचा क्रमांक: सि.टी.एस. नंबर -- 220
 मागरी क्षेत्राचे नांव: मुंबई (उपनगर)
 मिल्कतीचे वर्गीकरण: बांधीव

वाजारा मूल्य दर तकल्यानुसार प्रति चौ. मीटर मूल्यदर

खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक
49,800	92,400	136,900	169,200	92,400

मिल्कतीचे क्षेत्र	48.51	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिल्कतीचे वाडर	निवासी सदनिका		उद्दवाहन सुविधा	आहे
मिल्कतीचे वटा	0 TO 2	(Rule 5)	अवकाश	0

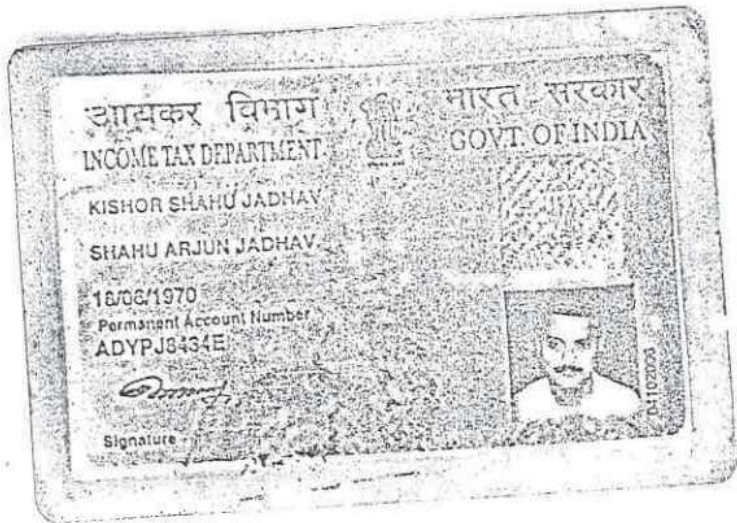
वसा-यानुसार मिल्कतीचे प्रति चौ. मीटर मूल्यदर = वसा-यानुसार मिल्कतीचा प्रति चौ. मीटर मूल्यदर * वसा टक्केवारी (Rule 5 c)
 प्रति चौ. मीटर मूल्यदर = 92,400.00 * 100.00 / 100
 = 92,400.00

(A) मुख्य मिल्कतीचे मूल्य (Rule 19 of 20)
 = वसा-यानुसार मिल्कतीचे प्रति चौ. मीटर मूल्यदर * मिल्कतीचे क्षेत्र * भजला मिलाज घटवडा
 = 92,400.00 * 48.51 * 100.00 / 100
 = 4,706,440.20

एकत्रित अंतिम मूल्य = मुख्य मिल्कतीचे मूल्य + तळवाराचे मूल्य + घोटसाळ्याचे मूल्य + खुल्या जमिनीवरील बांधकामाचे मूल्य + बांदेस बांधकामाचे मूल्य + तळवाराचे मूल्य + वरील बांधकामाचे मूल्य + कारागीरी मालकीचा मूल्य घटवडा
 = A + B + C + D + E + F + G + H
 = 4,706,440.20 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
 = 4,706,440.00



बरल-७
 9069e 54
 2012



साक्षीदार



साक्षीदार



बंरल-७	
२०७२-७६	५६
२०१२	

FORM 6
(See rule 16(1))

Driving Licence

WH04/2004

Driving Licence No. 57995

Date of issue 03/12/04

Name of the Licence Holder Sachin

Son/wife/daughter of Subhash

Yes/No

Signature and
Sp of who gave his impression
The holder of the licence




बरल-७	
9069e	YU
२०१२	

शुक्रवार, 14 डिसेंबर 2012 10:43 म.पू.

दस्त गोषवारा भाग-1

बरल7

दस्त क्रमांक: 10819/2012

दस्त क्रमांक: बरल7 /10819/2012

बाजार मुल्य: रु. 47,06,500/- मोबदला: रु. 55,00,000/-

भरलेले मुद्रांक शुल्क: रु.2,75,000/-

दु. नि. सह. दु. नि. बरल7 यांचे कार्यालयात

पावती:11308

पावती दिनांक: 14/12/2012

अ. क्र. 10819 वर दि.14-12-2012

सादरकरणाराचे नाव: श्री.अनुप रमेश शंकर

रोजी 10:42 म.पू. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 1220.00

पृष्ठांची संख्या: 61

Shankas Ar

दस्त हजर करणाऱ्याची सही:

एकुण: 31220.00

सह दु. नि. का. बोरीवली 7

सह. दुय्यम निबंधक बोरीवली-७,

मुंबई उपनगर जिल्हा.

दस्ताचा प्रकार: करारनामा

सह. दु. नि. का. बोरीवली 7

सह. दुय्यम निबंधक बोरीवली-७,

मुंबई उपनगर जिल्हा.

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्षा क्र. 1 14 / 12 / 2012 10 : 41 : 01 AM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 14 / 12 / 2012 10 : 43 : 22 AM ची वेळ: (फी)



प्रमाणित करणेत येते की, या दस्तामध्ये एकूण...पाने आहेत.

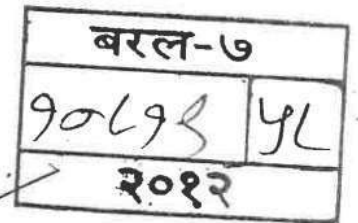
बरल-७ An/10819/2012

पुस्तक क्रमांक १, क्रमांक...वर

नोंदला. 14 DEC 2012

दिनांक :

सह दुय्यम निबंधक, बोरीवली क्र. ७,
मुंबई उपनगर जिल्हा.



Summary-2(दस्त गोषवारा भाग - २)

14/12/2012 10 52:01 AM











दस्त गोषवारा भाग-2

वरत 7

दस्त क्रमांक: 10819/2012

दस्त क्रमांक : वरत 7/10819/2012

दस्ताचा प्रकार :- करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सचिव श्री.के.मोहनन यांच्यातर्फे मुखत्यार मेमर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला पत्ता: प्लॉट नं: विल्डींग नं. २४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड,, ब्लॉक नं: शाखीनगर, गोरगाव (पश्चिम) मुंबई, रोड नं: -, पॅन नंबर: AABCS4042G	मान्यता देणार वय :- 33 स्वाक्षरी:-		
2	नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे खजिनदार श्री. जी.एम. वरीयार यांच्यातर्फे मुखत्यार मेमर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला पत्ता: प्लॉट नं: विल्डींग नं. २४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड,, ब्लॉक नं: शाखीनगर, गोरगाव (पश्चिम) मुंबई, रोड नं: -, पॅन नंबर: AABCS4042G	मान्यता देणार वय :- 33 स्वाक्षरी:-		
3	नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड च्या सदस्या श्रीमती लक्ष्मी एस. अय्यर यांच्यातर्फे मुखत्यार मेमर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला पत्ता: प्लॉट नं: विल्डींग नं. २४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड,, ब्लॉक नं: शाखीनगर, गोरगाव (पश्चिम) मुंबई, रोड नं: -, पॅन नंबर: AABCS4042G	मान्यता देणार वय :- 33 स्वाक्षरी:-		
4	नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सदस्य श्री.के.थोमस यांच्यातर्फे मुखत्यार मेमर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला पत्ता: प्लॉट नं: विल्डींग नं. २४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड,, ब्लॉक नं: शाखीनगर, गोरगाव (पश्चिम) मुंबई, रोड नं: -, पॅन नंबर: AABCS4042G	मान्यता देणार वय :- 33 स्वाक्षरी:-		
	नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सदस्य श्री.सुरेश चोरगे यांच्यातर्फे मुखत्यार मेमर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला पत्ता: प्लॉट नं: विल्डींग नं. २४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड,, ब्लॉक नं: शाखीनगर, गोरगाव (पश्चिम) मुंबई, रोड नं: -, पॅन नंबर: AABCS4042G	मान्यता देणार वय :- 33 स्वाक्षरी:-		



वरत-७
१०८१९/५९
२०१२

Summary-2(दस्त गोषवारा भाग - २)

- (पश्चिम)मुंबई, रोड नं: - , , ,
पॅन नंबर:AABCS4042G
- 6 नाव:मेसर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे
मंचालक श्री.मचिन एम. येवला लिहून देणार
पत्ता:प्लॉट नं: ऑफिस नं.६०/२६६८, माळा नं: - वय :-33
इमारतीचे नाव: निरुपती को.ऑपरेटीव्ह हौसिंग स्वाक्षरी:-
सोमायटी लिमिटेड. ब्लॉक नं: गांधीनगर,वांद्रा(पूर्व)
मुंबई, रोड नं: - , , ,
पॅन नंबर:AABCS4042G
- 7 नाव:श्री.अनुप रमेश शंकर लिहून घेणार
पत्ता:प्लॉट नं: अ/१०२,, माळा नं: 1, इमारतीचे नाव: वय :-47
गार्डन इस्टेट,, ब्लॉक नं: लक्ष्मी नगर,गोरेगाव(पश्चिम) स्वाक्षरी:-
मुंबई, रोड नं: लिंक रोड,, , , ,
पॅन नंबर:AACPS7498C
- 8 नाव:श्रीमती.समिता अनुप शंकर लिहून घेणार
पत्ता:प्लॉट नं: अ/१०२,, माळा नं: 1, इमारतीचे नाव: वय :-40
गार्डन इस्टेट,, ब्लॉक नं: लक्ष्मी नगर,गोरेगाव(पश्चिम) स्वाक्षरी:-
मुंबई, रोड नं: लिंक रोड,, , , ,
पॅन नंबर:ALJPS5839F

M/11

Shankar Ar

Shankar







वरल-७
१०८१९ | ६०
२०१२

Summary-2(दस्त गोषवारा भाग - २)

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्रा क्र.3 ची वेळ: 14 / 12 / 2012 10 : 51 : 01 AM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

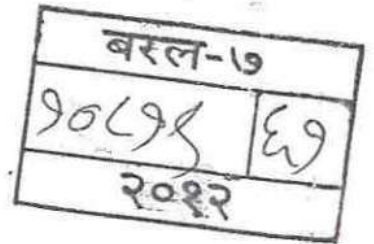
अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव:भास्कर रघुनाथ राणे वय:30 पत्ता:ऑफिस नं. ६०/२६६८, तिरुपती को. ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड, गांधीनगर, वांद्रा(पूर्व) मुंबई पिन कोड:400051		
2	नाव:किशोर - जाधव वय:40 पत्ता:ऑफिस नं. ६०/२६६८, तिरुपती को. ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड, गांधीनगर, वांद्रा(पूर्व) मुंबई पिन कोड:400051		

शिक्रा क्र.4 ची वेळ: 14 / 12 / 2012 10 : 51 : 53 AM

शिक्रा क्र.5 ची वेळ: 14 / 12 / 2012 10 : 51 : 59 AM नोंदणी पुस्तक 1 मध्ये

सह. दुय्यम निबंधक बारीजली-७,
मुंबई उपनगर जिल्हा.

10819 /2012





19 December, 2012

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. बोरीवली 7

दस्त क्रमांक : 10819/2012

नोदंगी 63

Regn. 63m

3

गावाचे नाव : पी.एस.पहाडीगोरेगांव

- | | |
|---|--|
| (1) विलेखाचा प्रकार | करारनामा |
| (2) मोबदला | ₹.5,500,000/- |
| (3) बाजारभाव(भाडेपट्टयाच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे) | ₹.4,706,500/- |
| (4) भू-मापन,पोटहिम्मा व घरक्रमांक(अमल्यास) | 220, पालिकेचे नाव: मुंबई मनपा इत. दर्शन : सदनिका नं: ६०२, वी बिंग, माळा नं: 6.विल्डींग नं.२४, इमारतीचे नाव: शाखीनगर वैभव को.ऑप हौ सोसा लिमि, ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई ४००१०४ |
| (5) क्षेत्रफळ | 48.51 चौ.मीटर |
| (6) आकारणी किंवा जुडी देण्यात असेल तेव्हा. | |

- (7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव

1) नाव:- मेसर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: ऑफिस नं.६७/२६६८, माळा नं: -, इमारतीचे नाव: तिरुपती को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: गांधीनगर,वांद्रा(पूर्व) मुंबई, रोड नं: -, , ,
पिन कोड:- 400051
पॅन नंबर: AABCS4042G

2) नाव:- शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सचिव श्री.के.मोहनन यांच्यातर्फे मुखत्यार मे स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: विल्डींग नं.२४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई, रोड नं: -, , ,
पिन कोड:- 400062
पॅन नंबर: AABCS4042G

3) नाव:- शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे खजिनदार श्री.जी.एस.वरीयार यांच्यातर्फे मु मेसर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: विल्डींग नं.२४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई, रोड नं: -, , ,
पिन कोड:- 400062
पॅन नंबर: AABCS4042G

4) नाव:- शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड च्या सदस्या श्रीमती लक्ष्मी एस.अच्यर यांच्यात मुखत्यार मेसर्स स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: विल्डींग नं.२४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई, रोड नं: -, , ,
पिन कोड:- 400062
पॅन नंबर: AABCS4042G

5) नाव:- शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सदस्य श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: विल्डींग नं.२४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई, रोड नं: -, , ,
पिन कोड:- 400062
पॅन नंबर: AABCS4042G

6) नाव:- शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड चे सदस्य श्री.सुरेश चोरगे यांच्यातर्फे मुखत्यार मे स्वस्तिक रियल्टी प्रायव्हेट लिमिटेड चे संचालक श्री.सचिन एस. येवला ;वय: 33;
पत्ता :-प्लॉट नं: विल्डींग नं.२४,, माळा नं: -, इमारतीचे नाव: शाखीनगर वैभव को.ऑपरेटीव्ह हौसिंग सोसायटी लिमिटेड
ब्लॉक नं: शाखीनगर,गोरेगाव(पश्चिम)मुंबई, रोड नं: -, , ,
पिन कोड:- 400062
पॅन नंबर: AABCS4042G

1)नाव:- श्री.अनुप रमेश शंकर ; वय:47;
पत्ता:-प्लॉट नं: अ/१०२,, माळा नं: 1, इमारतीचे नाव: गार्डन इस्टेट,, ब्लॉक नं: लक्ष्मी नगर,गोरेगाव(पश्चिम)मुंबई,
लिक रोड,, , ,
पिन कोड:- 400062;
पॅन नं:- AACPS7498C;



सुरेश चोरगे

सह दुय्यम निबंधक, बोरीवली क्र. ७,
मुंबई उपनगर जिल्हा.

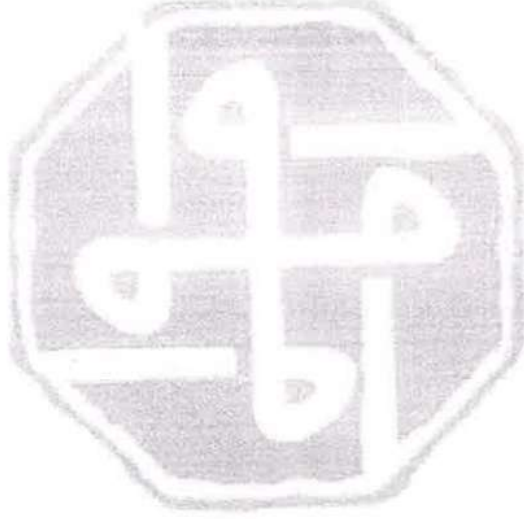
- (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्यास,प्रतिवादिचे नाव व पत्ता

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

Null

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



Dated this _____ day of _____, 2012.

M/S.SWASTIK REALTY PVT.LTD
THE DEVELOPER

SHRI. ANUP RAMESH SHANKAR
SMT. SAMEETA ANUP SHANKAR
THE PURCHASER

Shastri Nagar Vaibhav Co-operative
Housing Society Ltd.,
THE SOCIETY

=====

AGREEMENT FOR SALE

=====