

CONVEYANCE

SURVEY NO . 12 (A) PART  
18:1 Gunthas.

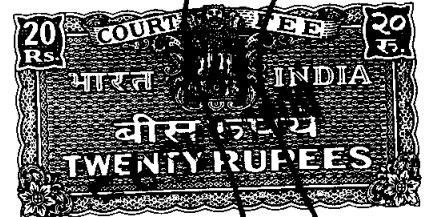
Suryanarayan Yadav

to

I. A. K. B.

गावाचे नाव : घोडबंदर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 3,884,360.00  
बा.भा. रु. 12,909,922.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: 12/9अ (पार्ट)/-/- वर्णन: विभागाचे नाव - मौजे [गांव] घोडबंदर क्रमांक 8 (मिरा भाईंदर महानगरपालीका), उपविभागाचे नाव - 8/34 - यु-2) भू-विभाग घोडबंदर गावातील भू-भाग यु-1 वगळता गावातील सर्व मिळकती सर्वे क्रमांक. सदर मिळकत सर्वे. नंबर - 12 मध्ये आहे. मौजे घोडबंदर मधील सर्वे नं.12, हिस्सा नं.9अ (पार्ट) क्षेत्र 1831.86 चौ.मि.खुली जमीन.  
(1)1831.86 चौ.मि.खुली जमीन.
- (3) क्षेत्रफळ
- (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) 1. खातिजाबाई अब्दुल रऊफ जाकरिया 2.अखतरी खलिलूर रेहमान चैवलकर 3.मोहम्मद अख्तार चैवलकर 4.मोहम्मद अली चैवलकर 5.शमसुन्निसा सुसु टंकी - -, घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शांती कम्पाउंड; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन नंबर: -; पॅन नंबर: ABSPY903D.  
(2) 6.अखिल रऊफ चैवलकर 7.शांती कम्पाउंड अकिल चैवलकर या सर्वांतर्फे कु.मु.म्हणून सुर्यनारायण आर. सादव - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: -.  
(3) सुर्यनारायण आर. सादव प्रोप्रायटरी इन्जिनियरिंग - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: शांती कम्पाउंड; ईमारत नं: -; पेट/वसाहत: मुलुंड लिंक रोड; शहर/गाव: गोरगाव प मुं-63; तालुका: -; पिन: -; पॅन नंबर: -.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) इस्माईल अब्दुल करीम बालवा तर्फे कु.मु.म्हणून मुझाहिद ऊमर कोजर - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: -; ईमारतीचे नाव: अ.के. इंडस्ट्रियल इस्टेट; ईमारत नं: -; पेट/वसाहत: विर सावरकर प्लायओवर; शहर/गाव: गोरगाव प मुं-62; तालुका: -; पिन: -; पॅन नंबर: AEIRK1030L.
- (7) दिनांक करून दिल्याचा 03/11/2008
- (8) नोंदणीचा 03/11/2008
- (9) अनुक्रमांक, खंड व पृष्ठ 9317 /2008
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 645500.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेरा



सह दुय्यम निबंधक वर्ग-२  
ठाणे क्र. ४



Monday, November 03, 2008

2:30:46 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9317

गावाचे नाव घोडबंदर

दिनांक 03/11/2008

दस्तऐवजाचा अनुक्रमांक

टजन 4 - 09317 - 2008

दस्ता ऐवजाचा प्रकार

अभिहस्तारणपत्र



सादर करणाराचे नाव: इस्माईल अब्दुल करीम बालवा तर्फे कु.मु. म्हणून मुजाहिद ऊमर कोजर -

नोंदणी फी

:-

30000.00

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

:-

2000.00


रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (100)

एकूण

रु.

32000.00

आपणास हा दस्त अंदाजे 2:45PM ह्या वेळेस मिळेल

  
दुय्यम निबंधक  
ठाणे 4

बाजार मुल्य: 12909922 रु. मोबदला: 3884360 रु.

भरलेले मुद्रांक शुल्क: 645500 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: सिंडिकेट बँक मलाड प मुं-62;

डीडी/धनाकर्ष क्रमांक: 206930; रक्कम: 30000 रु.; दिनांक: 01/11/2008

सह दुय्यम निबंधक वर्ग-२

ठाणे क्र. ४

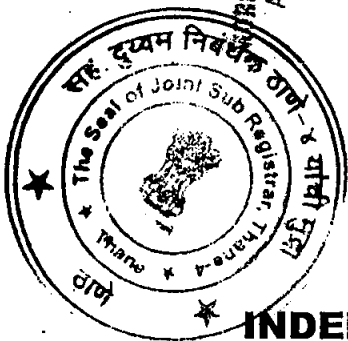


THE BHARAT CO-OP BANK (MUMBAI) LTD.  
(MULTI-STATE SCHEDULED BANK)  
Goregaon / Mulund ..... Branch

Receipt No. **073179** Date **11/11/08**  
Name and Address of Stamp duty Payee  
**Israt A.K. ZALWA**  
**SHRILL & GREENWOOD DEVELOPERS PVT. LTD.**  
A. K. Estate, Veer Savarkar Eloyer, S. V. Road,  
Goregaon (West), Mumbai - 400 062.  
Documents Name : **2-8711634**

Franchising Value	Service Charges	Total Amount
No. of Doc. _____ X Rs. _____	No. of Doc. _____ X Rs. _____	
Rupees in words > <b>Rs. 63000/-</b>		
Cash <input type="checkbox"/> / P.O. / D.D. <input type="checkbox"/> / Other <input type="checkbox"/> (in words) _____		
P.O. / D.D. No. _____		
Court Name _____		
Purchaser Signature : _____		

Received Rs. \_\_\_\_\_  
Subject to clearance of cheque  
Franchising St. No. \_\_\_\_\_  
Scroll No. \_\_\_\_\_  
Authorized Signatory \_\_\_\_\_  
BCB 6200/BKax15/ABSE/07/0008



एगन - ४  
२३९०/२००८  
२/१००

**INDENTURE OF CONVEYANCE**

THIS INDENTURE OF CONVEYANCE is made and entered into at Mumbai this 3<sup>rd</sup> day of November, in the Christian year Two Thousand and Eight BY AND BETWEEN (1) SMT. KHATIJABAI ABDUL RAZAQ ZAKERIYA (2) MR. AKTHARI KHALIULLURAHMAN CHEWALKAR, (3) MR. MOHAMMED AYYUB CHEWALKAR (4) MR. MOHAMMED ALI CHEWALKAR (5) SMT. SHAMSUNNISA YUSUF TANKI (6) MR. ABDUL RAUF CHEWALKAR (7) MR. MOHAMMED AKIL CHEWALKAR, all Adults and Indian Inhabitants having a common address at C/o Golden Plaza, Juna Machi Market, 2<sup>nd</sup> floor, Flat No. 13, Kalyan 421301, all of them by and through their Constituted Attorney MR. SURYANARAYAN R. YADAV, Proprietor of M/s. Sushil Engineering, having his office Compound, Mulund Link Road, Goregaon (East) Mumbai 400 063 hereinafter referred to as "THE VENDORS" (which expression shall unless repugnant to the meaning or context, thereof be deemed to include his/her/their heirs, executors, administrators and assigns) of the FIRST PART.

NAVEEN S. AMIN  
AUTHORISED SIGNATORY

*(Signature)*

*Super 250 Lakhs Twenty Five Lakhs Only*

The Bharat Co-Operative Bank  
(Mumbai) Ltd. Goregaon Branch.  
"Shivgiri" Plot No. 11,  
Samant Estate, Goregaon (East),  
Mumbai-400 063.  
DISTR. C. Rd. 063/02/06/14-151  
SHRIT 41825  
116925  
NOV 01 2008  
SPECIAL ADHESIVE  
MAHARASHTRA

*(Signature)*

*mp/l.s*

2376



THE BHARAT CO-OP BANK (MUMBAI) LTD.  
(MULTI-STATE SCHEDULED BANK)

Goregaon / Mulund .....Branch

[Redacted]

Receipt No. **073369** Date **03.11.08**

Name and Address of Stamp duty Payee

**Mr. Will K Greenwood Dev.**  
**Plot. 2st, Goregaon, M-62**

Tel. / Mobile No. :

Documents Name : **F.O. Conveyance**

Franking Value	Service Charges	Total Amount
No. of Doc. _____	No. of Docs _____	
X Rs. _____		
" _____		
Rs. <b>15500/-</b>		Rs. <b>15500/-</b>

Ruppes in words \_\_\_\_\_

Cash  / P.O.  / D.D.  No. \_\_\_\_\_

P.O. / D.D. Drawn on : \_\_\_\_\_

Counter Party Name : \_\_\_\_\_

Rs. \_\_\_\_\_

CPAN No. \_\_\_\_\_

Purchaser Signature :

Received Rs. \_\_\_\_\_

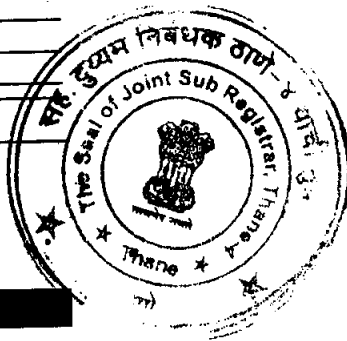
Subject to clearance of cheque

Franking Sr. No.: \_\_\_\_\_

Scroll No.: \_\_\_\_\_

Authorized Signatory

BCB /300/Bkax15/ABE/07/0008



**टनन-४**

दस्त क्रमांक **e390 / 2006**

**2 / 900**

The Bharat Co-Operative Bank  
(Mumbai) Ltd., Goregaon Branch,  
"Shivgiri", Plot No. 11,  
Samant Estate, Goregaon (East).

भारत 42006  
101923  
भारत  
INDIA

SPECIAL ADHESIVE  
महाराष्ट्र  
NOV 03 2008

NAVEEN S. AMIN  
AUTHORISED SIGNATORY D-5/STP(V)/C.R. 1063/02/03/108-151

zero zero one five five zero zero 13:17

R. 0015500/-PB5536

SHRI. ISMAIL ABDUL KARIM BALWA, Aged 75 years, Indian Inhabitant and  
having his office at A. K. Industrial Estate, Veer Savarkar Flyover, S. V. Road, Goregaon  
(West), Mumbai - 400 062, through his Constituted Attorney MR. MUZAHID UMAR  
KOJAR, hereinafter referred to as "THE PURCHASER" (which expression shall  
unless repugnant to the meaning or context, thereof be deemed to include his heirs,  
executors, administrators and assigns) of the SECOND PART.

AND

MR. SURYANARAYAN R. YADAV, Proprietor of M/S. Sushil Engineering, having  
his office at Shanti Compound, Mulund Link Road, Goregaon (East) Mumbai 400 063  
hereinafter referred to as "THE CONFIRMING PARTY" (which expression shall  
unless repugnant to the meaning or context, thereof be deemed to include his heirs,  
executors, administrators and assigns) of the THIRD PART.

WHEREAS:



1. One Mr. NIZAMUDDIN PATEL (Father of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar) during his lifetime was absolutely seized and possessed of all that piece and parcel of land described hereunder bearing :

Survey. No.	Hissa No.	Sq. Mtrs.	Area	Assessment
11	6	150.00	0-01-5	0.12
11	7	3140.00	0-31-4	2.00
11	8	1290.00	0-12-9	1.00
12	9A	3810.00	0-38-1	3.34
		8390.00	2-03-9	6.46

Lying and being in the Revenue Village Ghodbunder Taluka and District Thane,  
more particularly described in the FIRST SCHEDULE hereunder written, herein  
after referred as the "SAID PROPERTY".

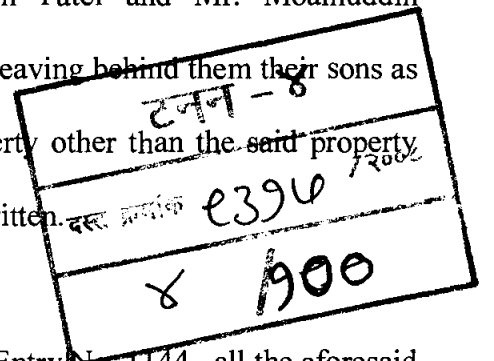
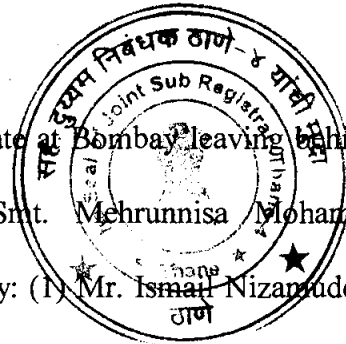
दस्तावेज - 8  
दस्तावेज क्रमांक ९३९० / २००८  
3 / १००

2. The said Mr. Nizamuddin Patel, being father of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar, in consideration of his natural love and affection towards his aforesaid two daughters, viz., the

Signature

aforementioned Smt.. Khatijabai Abdul Razaq Zakeriya & Smt.. Mehrunnisa Mohammed Yusuf Chewalkar, the said Mr. Nizamuddin Patel out of his natural love and affection, granted, conveyed, transferred and assured unto Smt.. Khatijabai Abdul Razaq Zakeriya & Smt.. Mehrunnisa Mohammed Yusuf Chewalkar the said property more particularly described in the **FIRST SCHEDULE** hereunder written as a Gift (Hiba). The said Mr. Nizamuddin Patel also delivered physical possession of the said property described in the **FIRST SCHEDULE** hereunder written to the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar and the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar accepted the said gift (Hiba) of the said property and took over the physical possession of the said property more particularly described in the **FIRST SCHEDULE** hereunder written.

3. The said Mr. Nizamuddin Patel died intestate at Bombay leaving behind him Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar along with his four sons namely: (1) Mr. Ismail Nizamuddin Patel, (2) Mr. Abdulla Nizamuddin Patel, (3) Mr. Hussainmiya Nizamuddin Patel and (4) Mr. Moainuddin Nizamuddin Patel, as his legal heirs to inherit his other property, other than the said property described in the **FIRST SCHEDULE** hereunder written as per the applicable Muslim Personal Law by which he was governed at the time of his death. However, Mr. Abdulla Nizamuddin Patel and Mr. Moainuddin Nizamuddin Patel also died intestate respectively, leaving behind them their sons as the legal heirs to inherit their share in other property other than the said property described in the **FIRST SCHEDULE** hereunder written.

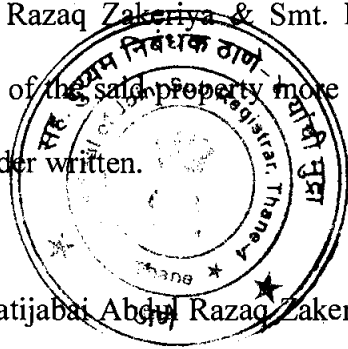


4. As evident from the facts recorded in the Mutation Entry No. 1144, all the aforesaid legal heirs of said Late Mr. Nizamuddin Patel, Mr. Abdullah Nizamuddin Patel and Mr. Moainuddin Nizamuddin Patel, have confirmed and accepted and admitted the aforesaid fact of the said gift and reconfirmed the said gift granted by the said Late

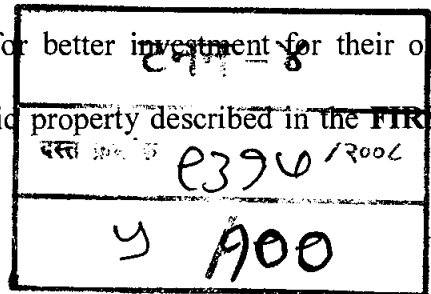
— 3.14.2002

*[Handwritten signature]*

Mr. Nizamuddin Patel in favour of his said two daughters namely Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar and accordingly recorded and released all their rights, title, share, claims of whatsoever nature in respect of the said property more particularly described in the **FIRST SCHEDULE** hereunder written in favour of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar forever and absolutely. The Talathi of Ghodbundar Village also made necessary changes in the Land records in respect of the said property and accordingly the 7/12 Extract in respect of the said property more particularly described in the **FIRST SCHEDULE** hereunder written states the names of Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar as the Owners of the said property more particularly described in the **FIRST SCHEDULE** hereunder written.



5. Due to old age and health problems Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar were unable to look after and give proper attention to the said property and desired to sale/convey and transfer their rights, title and interest in the said property for better investment for their own benefit and therefore they agreed to sell the said property described in the **FIRST SCHEDULE** hereunder written.

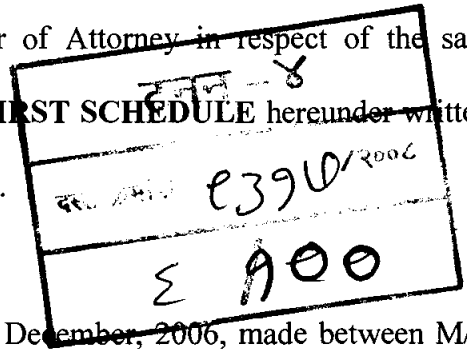
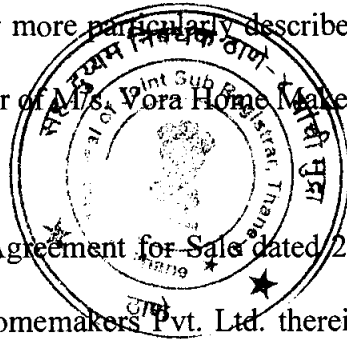


6. By an Agreement for Sale dated 15<sup>th</sup> day of December, 1994, made between Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar therein referred to as "THE VENDORS" and Mr. Dominic Romell therein referred to as "THE PURCHASER", the said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar agreed to sale the said property more particularly described in the **FIRST SCHEDULE** hereunder written on the Terms and Conditions more particularly set out in the said Agreement for Sale dated 15<sup>th</sup> day of December, 1994. The said Smt. Khatijabai Abdul Razaq Zakeriya & Smt. Mehrunnisa Mohammed Yusuf Chewalkar also executed an



irrevocable Power of Attorney in respect of the said property more particularly described in the First Schedule hereunder written in favour of Mr. Domnic Romell.

7. By an Agreement for Sale dated 20<sup>th</sup> day of July, 1995, made between Mr. Domnic Romell therein referred to as "**THE TRANSFEROR**" and M/s. Vora Home Makers Pvt. Ltd. therein referred to as "**THE TRANSFEREES**" the said Mr. Domnic Romell transferred all rights, title and interest of whatsoever nature accrued through and from the said Agreement dated 15<sup>th</sup> day of December, 1994 in respect of the said property more particularly described in the **FIRST SCHEDULE** hereunder written in favour of the Transferees on the Terms and Conditions more particularly set out in the said Agreement dated 20<sup>th</sup> Day of July 1995. The said Mr. Domnic Romell also executed an irrevocable Power of Attorney in respect of the said property more particularly described in the **FIRST SCHEDULE** hereunder written in favour of M/s. Vora Home Makers Pvt. Ltd.



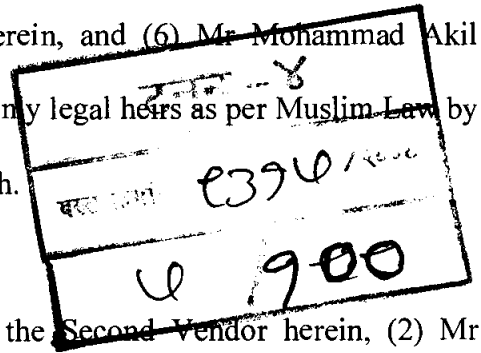
8. By an Agreement for Sale dated 23<sup>rd</sup> day of December, 2006, made between M/s. Vora Homemakers Pvt. Ltd. therein referred to as "**THE VENDORS**" therein and Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering therein referred to as "**the Purchaser**" therein, the said M/s. Vora Homemakers Pvt. Ltd. agreed to sale all that piece and parcel of land described and set-out in the table hereunder and more particularly described in the **SECOND SCHEDULE** hereunder written and hereinafter referred as "**The Said Land**" on the Terms and Conditions more particularly set out in the said Agreement for Sale dated 23<sup>rd</sup> day of December, 2006.

Survey. No.	Hissa No.	Sq. Mtrs.	Area	Assessment
11	6	150.00	0-01-5	0.12
11	7	3140.00	0-31-4	2.00
11	8	1290.00	0-12-9	1.00
<b>TOTAL</b>		<b>4580.00</b>	<b>1-05-8</b>	<b>3.12</b>

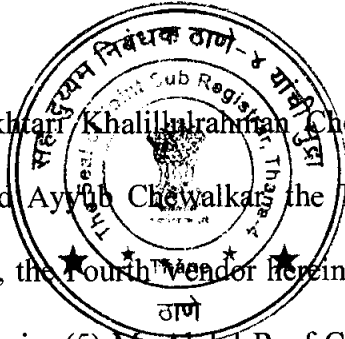
9. The said M/s Vora Home Makers Pvt. Ltd. also executed an irrevocable Power of Attorney in respect of the said land more particularly described in the **SECOND**

**SCHEDULE** hereunder written in favour of Mr. Suryanarayan R. Yadav, Proprietor of M/s. Sushil Engineering. The said irrevocable Power of Attorney is valid and subsisting till date.

10. The said Smt. Mehrunnisa Mohammed Yusuf Chewalkar being one of the Original Owners died intestate on 23<sup>rd</sup> May 1996 leaving behind (1) Mr Akhtari Khalillulrahman Chewalkar, the Second Vendor herein, (2) Mr Mohammed Ayyub Chewalkar, the Third Vendor herein, (3) Mr Mohammed Ali Chewalkar, the Fourth Vendor herein, (4) Smt. Shamsunnia Yusuf Tanki, the Fifth Vendor herein, (5) Mr Abdul Rauf Chewalkar the Sixth Vendor herein, and (6) Mr Mohammad Akil Chewalkar the Seventh Vendor herein, as her only legal heirs as per Muslim Law by which she was governed at the time of her death.

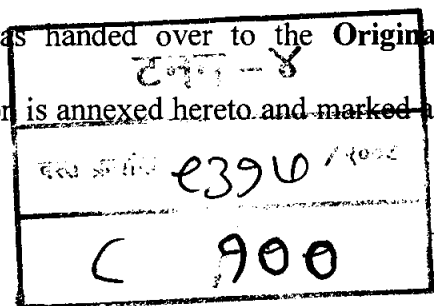
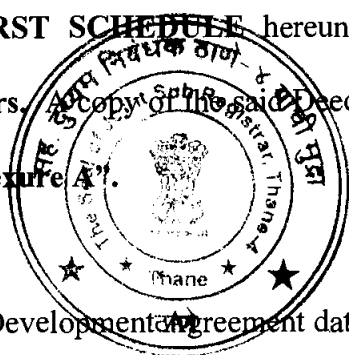


11. (1) Mr Akhtari Khalillulrahman Chewalkar, the Second Vendor herein, (2) Mr Mohammed Ayyub Chewalkar the Third Vendor herein, (3) Mr Mohammed Ali Chewalkar, the Fourth Vendor herein, (4) Smt. Shamsunnia Yusuf Tanki, the Fifth Vendor herein, (5) Mr Abdul Rauf Chewalkar the Sixth Vendor herein and (6) Mr Mohammad Akil Chewalkar the Seventh Vendor herein, as the legal heirs of Late Smt. Mehrunnisa Mohammed Yusuf Chewalkar, became entitled to her share, rights and interest in the said property more particularly described in **FIRST SCHEDULE** hereunder written and in view of the above fact (1) Smt. Khatija Abdul Razak Zakeria, the First Vendor herein, (2) Mr Akhtari Khalillulrahman Chewalkar, the Second Vendor herein, (3) Mr Mohammed Ayyub Chewalkar, the Third Vendor herein, (4) Mr Mohammed Ali Chewalkar, the Fourth Vendor herein, (5) Smt. Shamsunnia Yusuf Tanki, the Fifth Vendor herein, (6) Mr Abdul Rauf Chewalkar, the Sixth Vendor herein and (7) Mr Mohammad Akil Chewalkar the Seventh Vendor herein are the **Original Owners** of the said property more particularly described in **FIRST SCHEDULE** hereunder written.



—S. Yadav

12. Due to the non-performance of certain terms and conditions of the Agreement mentioned in Clause No. 6 hereinabove, executed by and between (1) Smt. Khatija Abdul Razak Zakeria, (2) Smt. Mehrunnisa Mohammed Yusuf Chewalkar as the Vendors therein and Mr. Domnic Romell as the Purchaser therein as well as the subsequent agreement dated 20<sup>th</sup> July 1995 as mentioned in Clause No. 7 hereinabove between Mr Domnic Romell referred therein as Transferor and M/S Vora Home Makers Pvt. Ltd therein referred to as the Transferees., have been amicably cancelled, terminated and revoked by a separate Deed of Cancellation dated 14<sup>th</sup> day of September 2007 executed by and between **the Original Owners** and the 1<sup>st</sup> Purchaser, i.e., the said Mr. Domnic Romell and the 2<sup>nd</sup> Purchaser, i.e., the said M/s. Vora Home Makers Pvt Ltd. By virtue of the said Deed of Cancellation all the rights, title, interest or claims of whatsoever nature, created by the aforementioned respective Agreements and or by the Power of Attorneys in favour of the said Mr Domnic Romell and the said M/S Vora Home Makers Pvt. Ltd in respect of the said property more particularly described in the **FIRST SCHEDULE** hereunder written, were terminated, cancelled, relinquished and extinguished and the aforesaid rights, titles, interests and/or claims of whatsoever in the said property were reverted and/or restored to the **Original Owners** forever and the vacant and peaceful possession of the said property more specifically described in **FIRST SCHEDULE** hereunder written, was handed over to the **Original Owners**. **Copy of the said Deed of Cancellation is annexed hereto and marked as "Annexure A".**



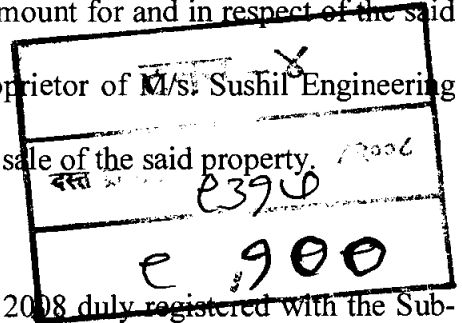
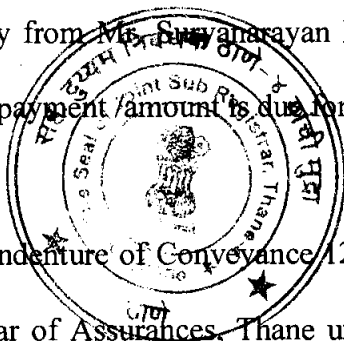
13. By a Development Agreement dated 29<sup>th</sup> day of October 2007 duly registered under Serial No. TNN-4 839/2008 with the Sub-Registrar of Assurances, Thane, and executed by and between **the said Original Owners** and the said M/s. Sushil Engineering , represented by its proprietor the said Mr Suryanarayan R. Yadav referred to as **"The Developer"** therein, **the Original Owners** granted the development rights to the said Developer in respect of the said property more

—S. 17/11

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particularly described in the **FIRST SCHEDULE** hereunder written on the terms and conditions mentioned in the said Development Agreement which is hereinafter referred to as the said Development Agreement. The said Original Development Agreement is annexed hereto and marked as "**Annexure B**".

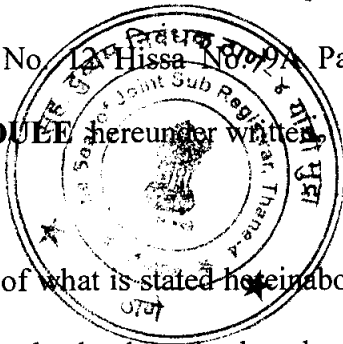
14. **The Original Owners** also executed a Power of Attorney on 29<sup>th</sup> day of October 2007 registered with the Sub-Registrar of Assurances, Thane under Serial No TNN-840 of 2008, appointing the said Mr. Suryanarayan R. Yadav, the proprietor of M/s. Sushil Engineering, as their constituted attorney to develop, sell, convey and transfer the said property and to do the acts, deeds, matters and things, specified in the said Power of Attorney, in respect of the said property, which is hereinafter referred to as the said Original Power of Attorney. The said Original Power of Attorney is annexed hereto and marked as "**Annexure C**". The said Power of Attorney is valid and subsisting as on date of this Indenture of Conveyance. The aforesaid Original Owners do hereby declare and expressly confirm that they have received the full and final entire consideration amount for and in respect of the said property from ~~Ms. Suryanarayan R. Yadav~~, proprietor of ~~M/s. Sushil Engineering~~ and no payment/amount is due for and from the sale of the said property.



15. By an Indenture of Conveyance 12<sup>th</sup> September 2008 duly registered with the Sub-Registrar of Assurances, Thane under Serial No. Sl. No. TNN-7796/2008, executed by and between **the Vendors and the Confirming Party** herein and referred to as "**THE VENDORS/ CONFIRMING PARTY**" therein and **MR. ISMAIL ABDULKARIM BALWA**, aged about 45 years, Indian Inhabitant and having his office at A. K. Industrial Estate, Veer Savarkar Flyover, S. V. Road, Goregaon (West), Mumbai – 400 062 referred to as "**THE PURCHASERS**" therein, the said **Vendors and the Confirming Party** herein, sold, conveyed and transferred a plot of land admeasuring about 4,580.00 sq. mts. of all those pieces and parcels of land bearing Survey No. 11 Hissa No. 6 . Survey No. 11 Hissa No. 7 and Survey No. 11

Hissa No. 8, more particularly described in the **SECOND SCHEDULE** hereunder written, to the said **PURCHASER**, on the Terms and Conditions more particularly set out in the said Indenture of Conveyance dated 12.09.2008.

16. By an Indenture of Conveyance dated 12.09.2008 duly registered with the Sub-Registrar of Assurances, Thane under Serial No. TNN4 07790-2008 ,executed by and between the **Vendors and the Confirming Party** herein and referred to as “**THE VENDORS/ CONFIRMING PARTY**” therein and (1) **SHRI RAMJEET FEKU YADAV**, (2) **SHRI SHIVPUJAN RAMDEO YADAV**, (3) **SHRI LALMAN AMARDEV YADAV**, (4) **SHRI SANJAY SAHBAL YADAV AND** (5) **SHRI SAHABAL RAMLAGAN YADAV** referred to as “**THE PURCHASERS**” therein, the said **Vendors and the Confirming Party** herein, sold, conveyed and transferred a plot of land admeasuring about 2024.00 sq. mts. from and out of the piece and parcel of the land admeasuring about 3810.00 sq. mts bearing Survey No. 12 Hissa No. 9A. more particularly described in the **FIRST SCHEDULE** hereunder written, to the said **PURCHASERS** on the Terms and Conditions more particularly set out in the said Indenture of Conveyance dated 12.09.2008 thereby retaining the balance portion admeasuring about 18.10 gunthas equivalent to about 1831.86 sq. mts of all that piece and parcel of land bearing Survey No. 12 Hissa No. 9A Part, more particularly described in the **THIRD SCHEDULE** hereunder written



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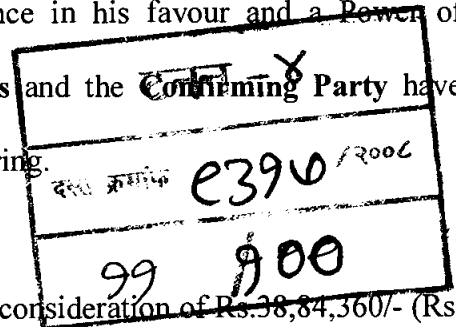
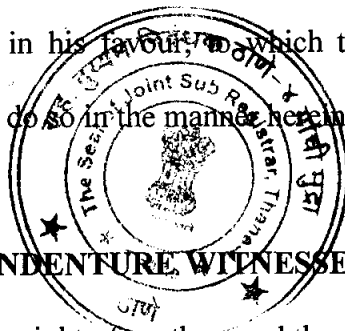
17. In view of what is stated hereinabove, the **Vendors and the Confirming Party** are interalia absolutely seized and possessed of or otherwise well and sufficiently entitled to all that pieces or parcel of land or ground more particularly described in the **THIRD SCHEDULE** hereunder written as the absolute owners thereof which is absolutely free from all encumbrances of whatsoever nature thereof.

—S. J. W. V

18. The **Confirming Party** approached the **Purchaser** herein and requested him to purchase the said property more particularly described in **THIRD SCHEDULE** hereunder written. The **Purchaser** considered the request of the **Confirming Party**, and offered to purchase the said property for a total consideration of Rs.38,84,360/- (Rs. thirty eight lacs eighty four thousand three hundred sixty only) to be paid on or before the execution of these presents to which the **Vendors and Confirming Party** agreed for and accepted the same.

19. The **Purchaser** has also requested the **Vendors** and the **Confirming Party** to execute a Power of Attorney in his favour, in terms of Clause No 56 of the Power of Attorney executed by the Original Owners in favour of the **Confirming Party** on 29<sup>th</sup> day of October 2007 and registered with the Sub-Registrar of Assurances, Thane under Serial No TNN- 840 of 2008, annexed hereto as **Annexure C**, which the **Vendors and the Confirming Party** have agreed to do so.

20. As the **Purchaser** has already paid the entire agreed consideration amount as mentioned hereinabove on or before the execution of these presents to the **Confirming Party**, the **Purchaser** has requested the **Vendors** and the **Confirming Party** to execute this Indenture of Conveyance in his favour and a Power of Attorney in his favour, which the **Vendors** and the **Confirming Party** have agreed to do so in the manner hereinafter appearing.



NOW THIS INDENTURE WITNESSETH that in consideration of Rs.38,84,360/- (Rs. thirty eight lacs eighty four thousand three hundred sixty only). paid by the **Purchaser** to the **Confirming Party** on or before the execution of these presents being the full and final consideration amount payable by the **Purchaser** (the payment and receipt whereof the **Confirming Party** and the **Vendor** doth hereby admit and acknowledge and of and from the same and every part thereof doth forever acquit, release and discharge the **Purchaser**) they the **Vendors** do and each of them doth hereby forever grant, sell, assign,

S. M. W.

release, transfer, convey and assure unto the **Purchaser** all that piece and parcel of freehold land described hereunder bearing ;

Survey. No.	Hissa No.	Sq. Mtrs.	Area	Assessment
12	9A Part	1831.86	0-18-1	1.44
<b>TOTAL</b>		<b>1831.86</b>	<b>0-18-1</b>	<b>1.44</b>

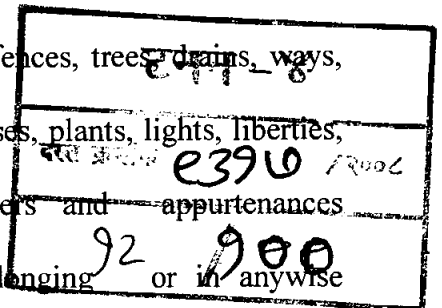
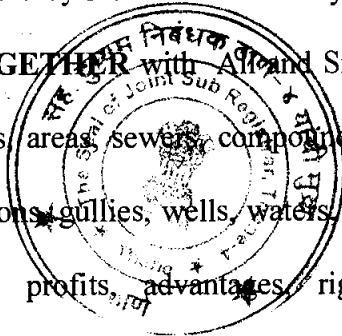
Lying and being in the Village Ghodbunder, Taluka and District Thane, admeasuring about 18.10 gunthas equivalent to 1831.86 square meters or thereabout within the jurisdiction of Sub – Registrar at Thane and more particularly described in the **THIRD SCHEDULE** hereunder written delineated on the plan thereof hereto annexed and thereof shown surrounded by red colour boundary line which is referred to as “**The Said Properties**” and the **Confirming Party** do an each of them doth hereby confirm, grant, sell, assign, release, transfer and assure **UNTO** the use of the **Purchaser** hereto forever **ALL THAT** piece and parcel of land described hereunder bearing :

Survey. No.	Hissa No.	Sq. Mtrs.	Area	Assessment
12	9A Part	1831.86	0-18-1	1.44
<b>TOTAL</b>		<b>1831.86</b>	<b>0-18-1</b>	<b>1.44</b>

Lying and being in the Village Ghodbunder, Taluka and District Thane, admeasuring about 18.10 gunthas equivalent to 1831.86 square meters or thereabout within the jurisdiction of Sub – Registrar at Thane and more particularly described in the **THIRD SCHEDULE** hereunder written delineated on the plan thereof hereto annexed and thereof shown surrounded by red colour boundary line which is referred to as “**The Said Properties**”

**AND TOGETHER** with **All** and Singular the houses, outhouses, edifices, buildings, courts, yards, areas, sewers, compounds, ditches, fences, trees, drains, ways, paths, passages, commons, gullies, wells, waters, water-courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said properties or any part thereof belonging or in anywise

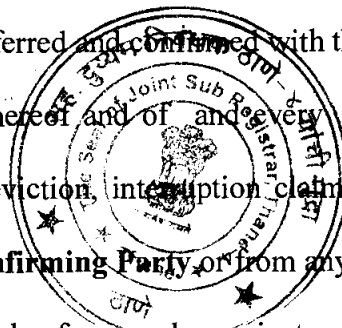
appurtenant thereto or with the same or any part or parts thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or known as part or member thereof to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers and other evidence of title relating to the said



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properties or any part thereof **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever both at law and in equity of the **Vendors** and the **Confirming Party** in to or upon the said properties or any part thereof **TO HAVE AND TO HOLD** the said properties hereby granted, conveyed, sold, transferred, assured and confirmed or intended or expressed so to be with their and every of their rights, members and appurtenances **UNTO AND TO THE USE AND BENEFIT** of the **Purchaser** forever Subject Nevertheless to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable in respect thereof to the Government of Maharashtra and/or to the Grampanchayat and/or any other public body or authority in respect thereof **AND** the **Vendors** and the **Confirming Party** do and each of them doth hereby covenant with the **Purchaser** that notwithstanding any act, deed, matter or thing done by the **Vendors** and the **Confirming Party** or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for them made done committed, omitted or knowingly or willingly suffered to the contrary **THEY** the **Vendors** and the **Confirming Party** now have in themselves good right, full power and absolute authority to grant, convey, sell, transfer, assure and confirm the said properties hereby granted, conveyed, sold, transferred, assured and confirmed or expressed or intended so to be unto and to the use of the **Purchaser** in the manner aforesaid **AND THAT** it shall be lawful for the **Purchaser** from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, possess and enjoy the said properties hereby granted, conveyed, sold, transferred and confirmed with their appurtenances and receive the rents, issues and profits thereof and of any and every part thereof to and for his own benefit without any lawful eviction, interruption claim or demand whatsoever from or by the **Vendors** and the **Confirming Party** or from any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them and that the **Purchaser** shall hold the said properties free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged or otherwise by the **Vendors** and the **Confirming Party** well and sufficiently saved, defended, kept harmless



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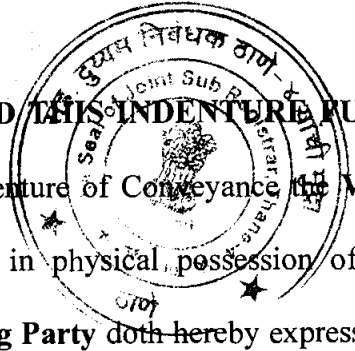
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and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever and now or hereafter to be had, made, executed, occasioned or suffered by the **Vendors** and the **Confirming Party** or by any other person or persons lawfully or equitably claiming or to claim, by, from, under or in trust for the **Vendors** and the **Confirming Party AND FURTHER** that the **Vendors** and the **Confirming Party** and all persons having or lawfully or equitably claiming any estate, right, title and interest at law or in equity in the said properties hereby granted, conveyed, sold, transferred, assured and confirmed or any part thereof by, from, under or in trust for the **Vendors** and the **Confirming Party** and/or their respective heirs, executors administrators or their successors-in-title or any of them shall and will from time to time and at all times hereafter at the request and cost of the **Purchaser** do and execute or cause to be done and executed all such further and other lawful and reasonable acts, deeds, things, matters and assurances in the law whatsoever for the better, further and more perfectly and absolutely granting, conveying, selling, transferring, assuring and confirming the said properties more particularly described in the **THIRD SCHEDULE** hereunder written and every part thereof hereby granted, conveyed, sold, transferred, assured and confirmed **UNTO AND TO THE USE** of the **Purchaser** in the manner aforesaid as shall or may be reasonably required by the **Purchaser** or his Counsel-in-law and assigns.;

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**AND THIS INDENTURE FURTHER WITNESSETH** that on the execution of this Indenture of Conveyance the **Vendors** and the **Confirming Party** have put the **Purchaser** in physical possession of the said properties and the **Vendors** and the **Confirming Party** doth hereby expressly agree, declare and confirm that they shall have no right, title, interest and or any claim of whatsoever nature in and over the said properties and the **Vendors'** and the **Confirming Party's** rights, title, interest and claims of whatsoever nature in respect of the said properties shall have been absolutely and forever transferred in favour of the **Purchaser** herein and **hereafter** all the rights, title, interest and claims of the **Vendor** and the **Confirming Partys** in respect of the said

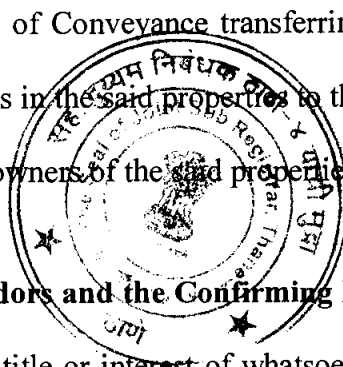
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properties shall have been completely and absolutely extinguished forever and for all the times to come.

**AND THIS INDENTURE FURTHER WITNESSETH** that the **Vendors** and the **Confirming Party** do and each of them doth hereby warrant, declare and confirm to the **Purchaser** as under:-

- (a) The **Vendors and the Confirming Party** have received the full consideration payable under the Terms of these presents from the **Purchaser** and no amount is due to them or to be received under these presents and they are conveying the said properties more particularly described in the **THIRD SCHEDULE** hereunder written to the **Purchaser**;
- (b) The **Vendors** together with the **Confirming Party** are the absolute owners of the said properties more particularly described in the **THIRD SCHEDULE** written hereunder and that save and except them no other person/persons or any party has got any right, title, interest and claims therein and they do and each of them doth hereby have sold the said properties to the **Purchaser**, and have executed this Deed of Conveyance transferring all their respective rights, titles, interests and claims in the said properties to the **Purchaser** and hence the **Purchaser** are the absolute owners of the said properties;
- (c) The **Vendors and the Confirming Party** do hereby declare and confirm that all the right, title or interest of whatsoever nature created by virtue of the said Sale Agreements in favour of Mr Domnic Romell and M/S Vora Home Makers Pvt. Ltd., have been validly terminated, revoked and cancelled forever.
- (d) The **Vendors and the Confirming Party** and their predecessors in title have not created any charge, mortgage, lien or encumbrance of whatsoever nature in respect of the said properties or any part or portion thereof;

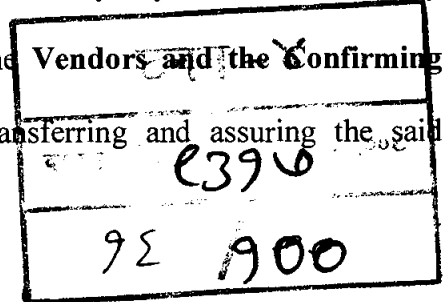
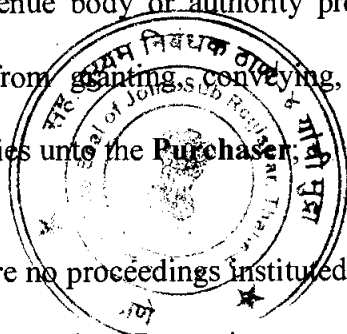


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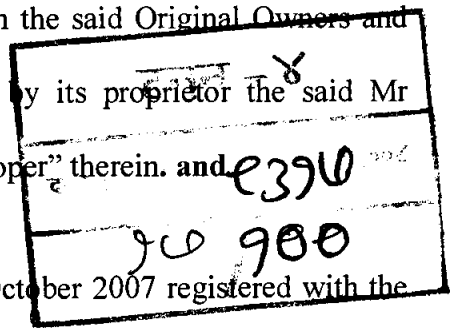
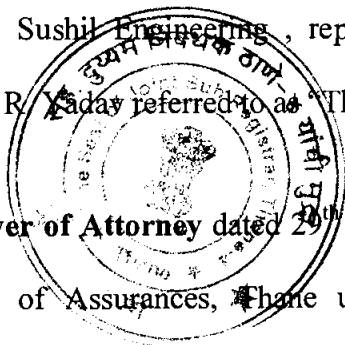
- (e) The title of the **Vendors and the Confirming Party** to the said properties, is clear and marketable and free from all encumbrances and reasonable doubts;
- (f) The **Vendors and the Confirming Party** have not created any third party rights and or any interest of whatsoever nature in and over the said properties, whether by way of mortgage, undertaking, charge, lien, right of maintenance, occupancy or any other form of interest or any other encumbrance thereon in favour of any other person or persons or body/bodies;
- (g) The **Vendors and the Confirming Party** have not received any notice of requisition or acquisition from the Government of Maharashtra or from any other local body or authority or The Municipal Corporation Act or under the Epidemic Diseases Act, or the Land Acquisition Act or Town Planning Act or the Defence of India Act or under any Legislative Enactment, Government Ordinances, order or notification has been received by them or served upon the **Vendors** or any other person connected with the said properties.;
- (h) There is no propitiatory order or injunction passed by any Court of Law or by any revenue body or authority prohibiting the **Vendors and the Confirming Party** from granting, conveying, selling, transferring and assuring the said properties unto the **Purchaser**.
- (i) There are no proceedings instituted or threatened by or against the **Vendors and the Confirming Party** in respect of the said properties nor are there any proceedings pending in any Court of Law nor are there any claims on the said properties or any part nor are there threats of any proceedings being adopted so as to affect the sale and transfer of the said properties and that the **Vendors and the Confirming Party** shall jointly and severally indemnify the **Purchaser** and keep him indemnified at all times from and against all claims, made on the said properties on account of any act done by them in relation to the said properties;



- (j) All municipal taxes, cess, dues, duties, impositions and outgoings payable to Revenue Department, Government of Maharashtra, in respect of the said properties have been paid upto date and there are no arrears in respect thereof;
- (k) **The Vendors and the Confirming Party have got all the concerned previous Agreements for Sale, and the Power of Attorney thereof etc., affecting the said properties duly terminated, revoked and cancelled to the satisfaction of the Purchaser and have handed over all Original documents, including the following documents and the Title deeds in respect of the property more particularly described in the THIRD SCHEDULE hereunder written.**

#### LIST OF DOCUMENTS

01. **Original Deed of Cancellation** dated 14<sup>th</sup> day of September 2007 executed by and between the Original Owners and the 1<sup>st</sup> Purchaser, i.e., the said Mr. Dominic Romell and the 2<sup>nd</sup> Purchaser, i.e., the said M/s. Vora Home Makers Pvt Ltd.
02. **Original Development Agreement** dated 29<sup>th</sup> day of October 2007 duly registered under Serial No. TNN-4 839/2008 with the Sub-Registrar of Assurances, Thane, and executed by and between the said Original Owners and the said M/s. Sushil Engineering, represented by its proprietor the said Mr. Suryanarayan R. Yadav referred to as "The Developer" therein. and
03. **Original Power of Attorney** dated 29<sup>th</sup> day of October 2007 registered with the Sub-Registrar of Assurances, Thane under Serial No TNN- 840 of 2008, appointing the said Mr. Suryanarayan R. Yadav, the proprietor of M/s. Sushil Engineering, as their constituted attorney to develop, sell, convey and transfer the said property and to do the acts, deeds, matters and things, specified in the said Power of Attorney, in respect of the said property.



— 3.17.2007

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

**THE FIRST SCHEDULE ABOVE REFERRED TO:**

All that piece and parcel of immovable land situate and lying at village Ghodbunder, Taluka and District Thane bearing -

Survey No.	Hissa No.	Sq. Mtrs.	Area
11	6	150.00	0-01-5
11	7	3140.00	0-31-4
11	8	1290.00	0-12-9
12	9A	3810.00	0-38-1
<b>TOTAL</b>		<b>8390.00</b>	<b>2-03-9</b>

which is bounded as follows:

On or towards EAST : By Survey No. 10, Hissa No. 4 and Survey No. 13,

On or towards WEST : By Survey No. 36, Hissa No. 3, And Proposed 60 mtrs. D. P. Road

On or towards NORTH : By Survey No. 11, Hissa No. 1,

On or towards SOUTH : By Survey No. 12, Hissa 2 and Survey No. 36 Hissa No.4

**THE SECOND SCHEDULE ABOVE REFERRED TO:**

(The said Land already sold, transferred and conveyed to the Purchaser herein)  
All that piece and parcel of immovable land situate and lying at village Ghodbunder, Taluka and District Thane bearing -

Survey No.	Hissa No.	Sq. Mtrs.	Area
11	6	150.00	0-01-5
11	7	3140.00	0-31-4
11	8	1290.00	0-12-9
<b>TOTAL</b>		<b>4580.00</b>	<b>1-05-8</b>

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which is bounded as follows:

On or towards EAST : By Survey No. 10, Hissa No. 3, 4, 5 and Survey No. 11, Hissa No. 9

On or towards WEST : By Survey No. 11, Hissa No. 5 and Survey No. 36 Hissa No. 3

On or towards NORTH : By Survey No. 11, Hissa No. 1, & 5.

On or towards SOUTH : By Survey No. 12 Hissa No 1 & 2 and Survey No. 36 Hissa No 4

**THE THIRD SCHEDULE ABOVE REFERRED TO:**

**(The said Land agreed to be sold by THE VENDORS & CONFIRMING PARTY  
TO THE PURCHASER)**

All that piece and parcel of immovable land admeasuring about 18.10 gunthas equivalent to 1831.86 square meters situate and lying at village Ghodbunder, Taluka and District Thane bearing -

Survey. No.	Hissa No.	Sq. Mtrs.	Area
12	9A Part	1831.86	0-18-1
<b>TOTAL</b>		<b>1831.86</b>	<b>0-18-1</b>

As shown on the plan annexed herein and shown surrounded by red colour boundary line which is bounded as follows:

- On or towards EAST : By Survey No. 13  
On or towards WEST : By Survey No. 12 Hissa No. 9 PART  
On or towards NORTH : By Survey No. 12, Hissa No. 8 and 10  
On or towards SOUTH : By APPROACH ROAD

SIGNED, SEALED AND DELIVERED by the  
With in named "THE VENDORS"

(1) SMT. KHATIJABAI ABDUL RAZAQ ZAKERIYA }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

*S. Suryanarayan*

(2) MR. AKTHARIKHALIULLURAH<sup>MAN</sup> CHEWALKAR }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

*S. Suryanarayan*

(3) MR. MOHAMMED AYYUB CHEWALKAR }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

*S. Suryanarayan*

(4) MR. MOHAMMED ALI CHEWALKAR }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

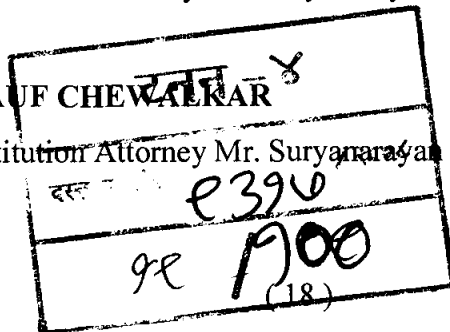
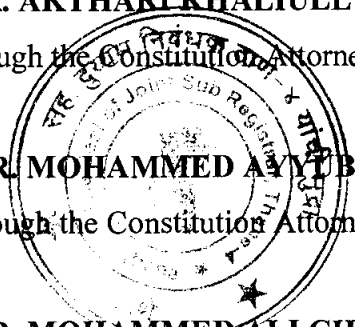
*S. Suryanarayan*

(5) SMT. SHAMSUNN<sup>S</sup>IA YUSUF TANKI }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

*S. Suryanarayan*

(6) MR. ABDUL RAUF CHEWALKAR }  
through the Constitution Attorney Mr. Suryanarayan R. Yadav }

*S. Suryanarayan*



(7) MR. MOHAMMED AKIL CHEWALKAR }

through the Constitution Attorney Mr. Suryanarayan R. Yadav }

3.17.14

SIGNED, SEALED AND DELIVERED by the }

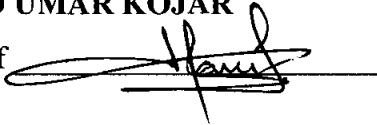
Within named PURCHASER }

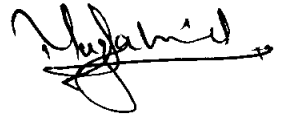
MR ISMAIL ABDUL KARIM BALWA }

through his Constituted Attorney }

MR. MUZAHID UMAR KOJAR }

In the presence of \_\_\_\_\_ }





SIGNED SEALED AND DELIVERED by the }

withinnamed THE CONFIRMING PARTY }

SHRI. SURYANARAYAN R YADAV, }

3.17.14



টনন - ৪
বাকি ২৩৯৬
২০ ৯০০

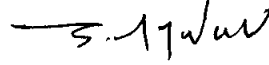
## RECEIPT OF THE CONFIRMING PARTY

RECEIVED the day and the year first hereinabove written of and from said Purchaser, the sum of **Rs. 38,84,360/- (Rupees thirty eight lacs eighty four thousand three hundred sixty Only)** being the total consideration of **Rs. 38,84,360/- (Rupees thirty eight lacs eighty four thousand three hundred sixty Only)** by way of cheque being the full payment in respect of the sale of the said land as per the terms and conditions of this Indenture.

The said amount is paid by the **Purchaser** to the **Vendors** in the following manner :

Sr. No.	Cheque No.	Dated	Drawn on	In Favour of	Amount
1	289659	1st NOV 2008	SyndicateBank, Malad West Mumbai	Shri. Suryanarayan R. Yadav	38.84.360.00
				<b>TOTAL</b>	<b>38,84,360.00</b>

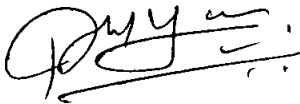
I SAY RECEIVED



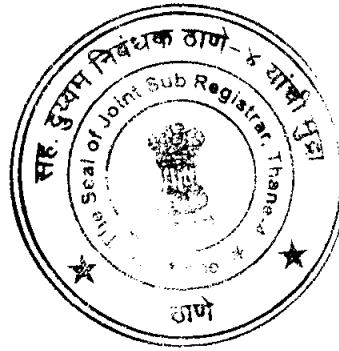
SURYANARAYAN R. YADAV

WITNESS :

1



2



टनन - ४
दस्तावेज क्र. E390
29 / 900



Plan showing the plane table measurement of  
 survey no. 12 hissa no. 9 at village GHODBUNDA  
 post MIRA tah. & dist. THANE

Area Statement

Survey no	Hissa no	C.T.S. no	Sq. meters	Sq. yards	Sq. feet
12	9 PT	(A)	2000.00	2397.00	
12	9 PT	(B)	2110.00	2523.66	
	TOTAL	AREA	4110.00	4915.56	

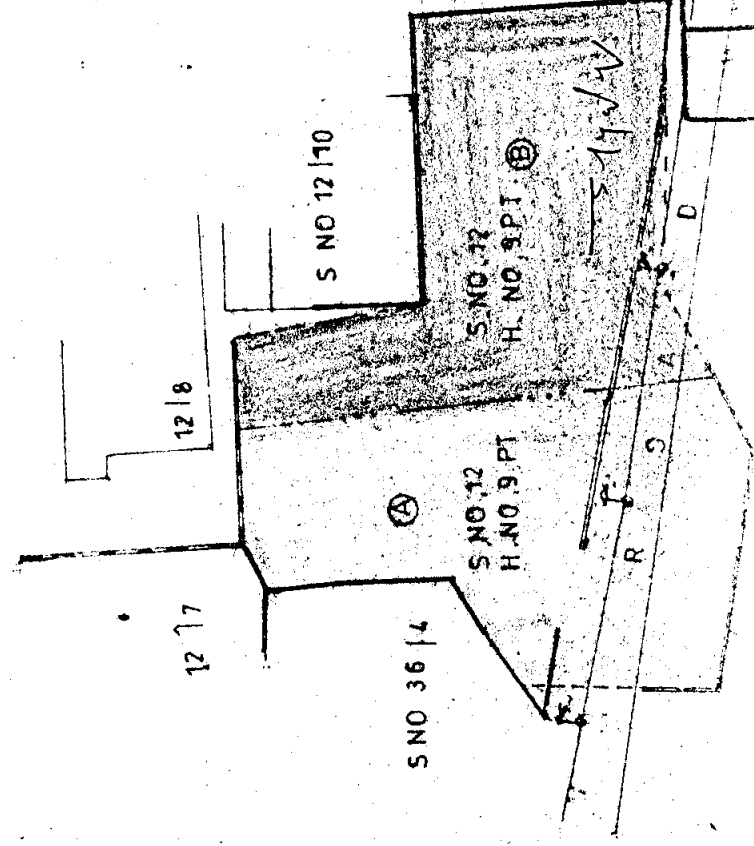
Legend

Gat book-line	shown thus
Survey no line	-----
Division line	-----
Bund line	-----
Nalla	~~~~~
Pucca structure	□
Kutchra structure	□
road (Pucca)	====
Road (Kurcha)	====
Temple	⊕
Trees	⊙
Gutter	-----
Electric / Light Telephone pole.	⊕
Wire / Cactus Fencing	***
Compound wall	=====
Well	⊙
Culvert	-----

Surveyed by: S.S. RAUL  
 Dtn. by: S.S. RAUL  
 Drg. No.: 76 / 2008  
 Date: 11/10/2008

Scale 1 : 1000

M. B. RANE SURVEYOR  
 15, Gopind Podd, Sahakar Hyd  
 Chhatrapati Shivaji Maharaj Mar  
 Near Municipal Office  
 Bhayander (W), Thane - 401 1  
 Tel: 2819 8822



टनन - ४  
 रत क्रमांक २३९७ / २००८  
 २२ १००

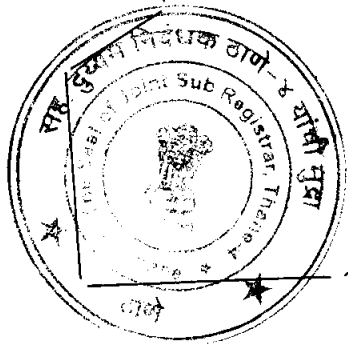
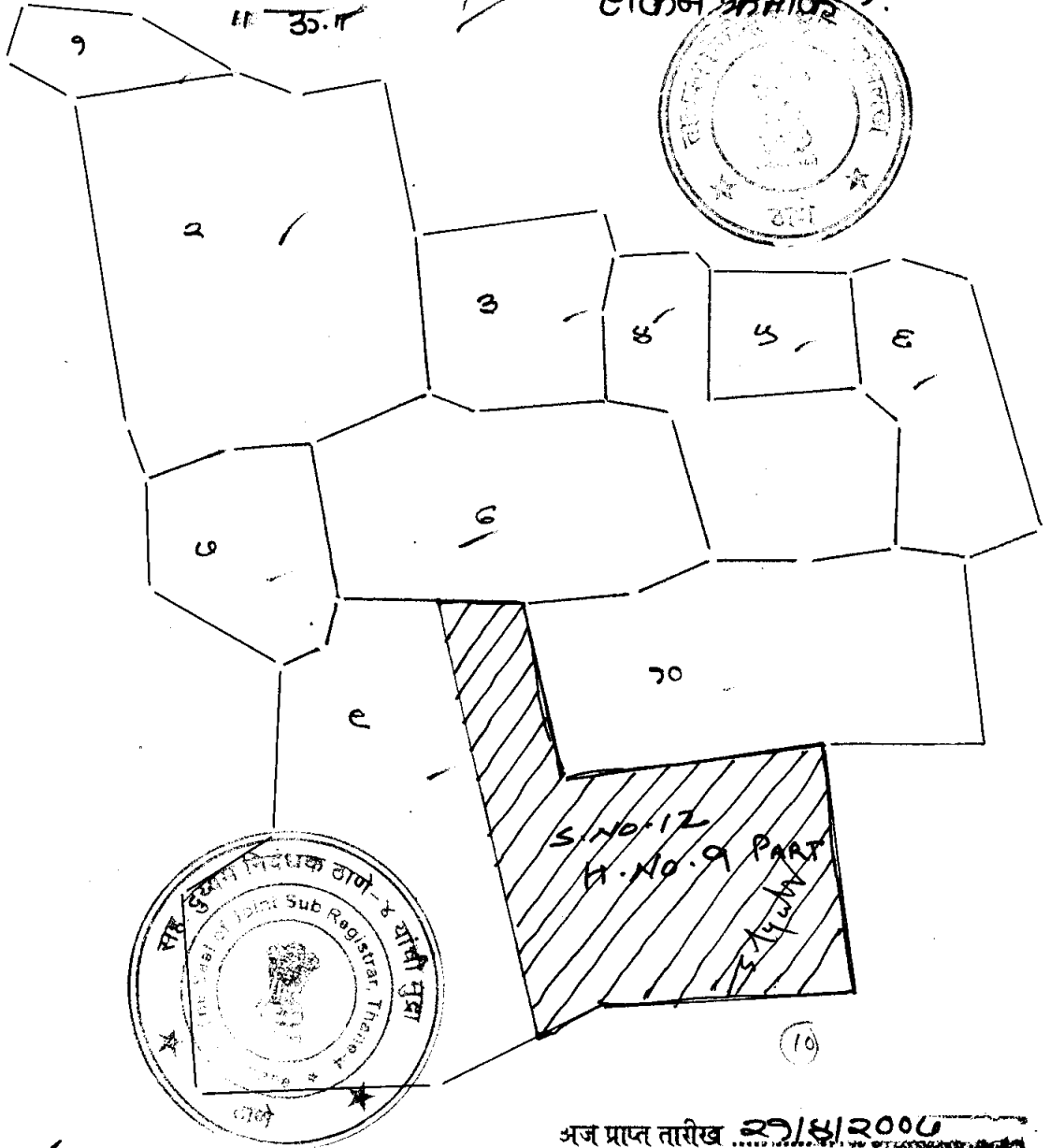
M. B. RANE  
*(Signature)*  
 Surveyor

ग. उम्मी मोहम्मद शख याच दिनांक २१/४/२००० च्या अर्जावरून मोजे वाड्यांवर बा.वि.  
 गाण यथील पुनर्भवन गळकुकाप्रकन कारणापुरती नक्कल.

सल्ले नंबर १२

अर्ज क्रमांक २५०९

लोकन क्रमांक ९.



नक्कल तयार करणार: *[Signature]*  
 नक्कल तपासणार: *[Signature]*

अर्ज प्राप्त तारीख २१/४/२०००

नक्कल तयार तारीख २५/४/२०००

अर्जदाराचे नाव उम्मी मो. शख

नक्कल दिल्याची तारीख २६/४/२०००

नक्कल फी रु २००/-

कागद फी रु २६/-

एकूण फी रु २०२/-

उत्तरी नक्कल

टनन - ४
दस्ता क्रमांक ९३१० / २००८
२३ / १००

शेतीचे स्थानिक नंबर	०५२२		स्वातंत्र्याचा अखंड १९५७-५८-५९
लागवडी योग्य क्षेत्र	हेक्टर	आर	मैकाळिका गणेश सुधीर चोरकर
१००८	०-३५-०	-	१९०४
एकूण	०-३५-०	-	गणेश सुधीर
पो. ख. (लागवडी योग्य नसलेले)	०-०३-९	-	१०६४ = १० चौ.मी.
वर्ग (अ)	-	-	०५६४
वर्ग (ब)	०-०३-९	-	
एकूण	०-०३-९	-	
आकारणी	३-३४	-	
जुडी किंवा विशेष आकारणी	१००८	-	
			इतर अधिकार ४६८ ५६३ ३३२ ५९० ००२५ आणित्त धोरण क्षेत्र १०६४ = १० चौ.मी. ०४८२
			सिमा आणि भूमापन चिन्ने

गांव नमुना बारा (पिकांची नोंद वही)

वर्ष	हंगाम	पिकाखालील क्षेत्राचा तपशिल										लागवडीसाठी उपलब्ध नसलेली जमीन		वर्तमानाचे साधन	वर्तमानाचे नंबर	क्षेत्र
		मिश्र पिकाखालील क्षेत्र					निर्भक्त पिकाखालील क्षेत्र					सकल	रक			
		मिश्रपिकाचे क्रमांक	वर्तमान	अवतरी	घटक पिके व प्रत्येका खालील क्षेत्र			पिकाचे नंबर	वर्तमान	अवतरी						
			हे.आर.	हे.आर.		हे.आर.	हे.आर.		हे.आर.	हे.आर.			हे.आर.			

अस्सल बरहुकूम खरी नक्कल दिली असे.

तारीख २/२/०८



तलमी  
०५६४  
०४८२

टजन - ४
दस्ता क्रमांक १३९०/२००८
२४ १००

एचएचएच चरपा  
(नमुना नं. ६)

तालुका ५१०७५५  
ठाणे

नोंदीचा अनु.नं.	हक्काचा प्रकार	फेरफार झालेले स. नं. व हि. नं.	तपासणी अंमलदाराची सही किंवा शेरा
४६९	<p>तारीख १०/१०/११ राखणी पत्रा हे दुखेकरा विगा १५५५ मधील सोयी जमीन लागवड करीत झालेले मु. कु. का. कळव उच्च प्रो. संदर्भात मु. यी नोंद अर्जा ठरले कथ १०१५ Tatathi</p>	<p>७२९ १०१२ ११६ ११७ ११८</p>	<p>११/१०/१५ ११/१०/१५ ११/१०/१५ ११/१०/१५ ११/१०/१५</p>

अस्पल बरहुकूम खरी नक्कल असे

दि. २/२/०५

*[Signature]*  
असल बरहुकूम  
२२/२/०५



टनन - ४
दस्त क्रमांक ९३९७ / २००८
२१ १००

**हक्काचे पत्रक**  
(नमुना नं. ६)

मौजे होडखेडर  
तालुका होपे

नोंदीचा अनु. नं.

9065

हक्काचा प्रकार

फेरफार झालेले स. नं. व हि. नं.

तपासणी अंमलदाराची सही किंवा शेर

डोक २२१०६ वाच्य दायज ठेगाना दिने गवकी  
अकीन विशेष कुवेराडन ठाणेकारि वीयेची  
वांर सलवेरेज प्रकल्प वापे याग भोगे वाडेकर  
येअलेट व्यालीठ वणगाकी जमिन मधराळु वारे  
सल्लाय आणि सलवेरेज प्रकल्प लावे अथवाये  
करणे वाकण ते गलवेरेज सो गेये प्रोथाहीन  
जमिन वाकण वशी २००४ ती- २०१०३ व विशेष  
गुलेपादन अधिकारी वांर सल्लाय आणि ललवेरेज  
प्रकल्प हापे यांका हा के. LA १) ११०६ को घेजे  
६- २२१०३ प्रमाणे सल्लाय कापि ललवेरेज प्रकल्प योय  
वांर सल्लाय कापि ललवेरेज प्रकल्प योय  
नोवे गवळु काम सल्लाय प्रकल्प योय  
अगवारा काम केल्ले काम अकीनोव  
का-के-दिना शेण आकार धुगांका नलवेरेज  
१२१२५ ०-६-७ ०२६७ इलेकत्रिशा जोगागुडीन  
वशि १२०४

तो. हा हा के  
जमिन वाकण वशी  
११०६ डोक २६/१/०३  
फोन  
१२०४  
कार्य १०००  
जोगागुडीन  
१२/१/०६

(दि. १२/१/०६ मिति माग)

दि. १२/१/०६ (कारणा युक्त) आका (डोक) वाकण १- ११०६  
अस्सल बरहुकूम खरी नक्कल असे दि. १२/१/०६

*(Signature)*  
जोगागुडीन  
दि. १२/१/०६



टनन-४  
दस्त क्रमांक ९३९७ /२००६  
२२ १००

# हक्काचे पत्रक

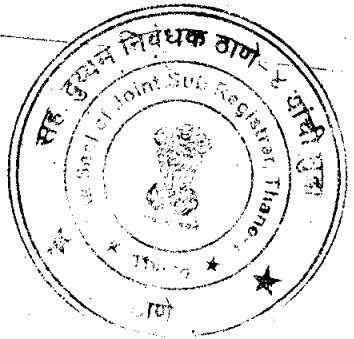
(नमुना नं. ६)

मौजे घोडबेड  
तालुका ६५

नोंदीचा अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स. नं. व हि. नं.	तपासणी अंमलदाराची सही किंवा शेर
(५९३)	<p>ता. दि. २३/१२/६३ रोजी कायदा नसताना                      केवळी रुपे ठीकशेव्हा जमीनीप आगजी पत्रा                      साभवा याचे ठीक कुठ कुठ मरुत संपूर्ण घेत                      ने करी करणे १६६६ दुवेकवित्रा                      निजा मुस्कीन याचे तो हा न २६२/५७                      सोळा वही दिले १६६६ वागजी पत्रा                      प्राप्त याचे ठीक कुठ मरुत करी                      कोण कोण ठीक कुठ मरुत करी</p> <p>मध्य १०००                      कथा १०</p>	<p>११६                      ११७                      ११८                      ११९</p> <p>वाक भाग</p>	<p>गोदाश काशी                      मध्य १०००                      म. ऑ. १९६३                      १५/३/६३                      गो. के. २६/२/६३                      ६२६१ गलाभाये                      १०६१ दिले २६/२                      मध्य १०००</p> <p>शेव ३१७३                      १६३                      मध्य १०००                      भागभेदाक ६६                      २-११/६३</p>

अस्सल बरहुकूम खरी नक्कल असे

दि. २१/१०/६३



*(Signature)*  
 ...  
 ...

टंक - ४
दस्त क्रमांक ९३७० / १००८
३५ A ००

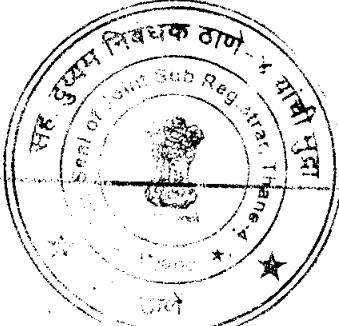
**हक्काचे पत्रक**  
(नमुना नं. ६)

माजे बोडवकर  
तालुका ठाणे

नोंदीचा अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स. नं. व हि. नं.	तपासणी अंमलदाराचा सही किंवा शेरा
१४८८	राशिव २६/२००१ तालुका खांद्याने बांधण्यात आलेला सवें मंजूर्या अखीरी पॅन्ची भाग परमिशन घिकारी व हाथम प्राधिकार ठारवि शेकुळण ठापे मोयेकडील खांदी ३०-५८४ सी/रि/२-४/का-५९-डि-२१५१२००१ प्रमाणे आगिदिका क्षेत्र बोधीन कोल्हाभूते सतर जमिनिये इत एकको आगिदिका क्षेत्र रक्षण मोड करी क्षेत्र		बयल गिस्ताधिकरी व प्रथम प्राधिकरी ठापे गांधी लेकुळण ठापे मोये कडिले खांदी ३०-५८४ सी/रि-२/२-४/का-५९ डि-२०-२५-२००१ य शेरा जाहिले गांधी इत ३०-५८४ सी-१२५१२००१ य शेरा जाहिले. स. नं. ११२१/१०, १३२५/१०, २०३१/१०, ११९१/१०, १२९१/१० व १२९२/१० या क्षेत्र वर माला मोठी व्हिडी १३०००० वगळून स. नं. १०३४ य शेरी शेरा १०३५ य साला स. नं. १०३५ य मोड करावी स. नं. २६/१० य शेरा ५ व ६ या हिश्याक मोड देवावी फेरफार स. नं. १०३५ य मघिळ उकुळ मोड १५ य २० य बोडशा गिस्ताक कुमोका २४ य मोडी मध्ये सवें नोकरी उल्लेख गांधी क्षेत्र व दांडी प्रमाणे मोड मेवून सवें १०००
१६	गोप बयल विभागात पल्ले	सर्व क्षेत्र हिल्लाने. १३४/१ १३४/४ १२६	क्षेत्र ३३०-०० ३५०-०० १०६४-००
	वरील प्रमाणे मोड करी करी तालुका खांदी ३०-५८४ सी-२-२-३-१२५१ १००२७ डि-२१५१२००१ य क्षेत्र मोड		

रिपट कारणा ५ (ग) ३१/१०/०१ मध्ये २-४-१०  
अस्सल बरहुकूम खरी नक्कल असे  
१-१०-०१  
ता. २४/०८

१५/०८/२००१  
१-१०-०१  
ता. २४/०८  
१५/०८/२००१  
१-१०-०१  
२४/०८



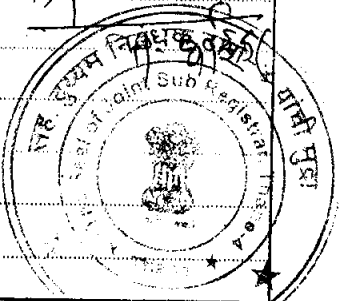
तनन-४  
दस्त क्रमांक ९३१७ / २००८  
२८/१००

9030

तामिळ नाथ २३ वाक्यांन आतदार हुयेगविका  
निजाबुद्दीन परेळ हे व्याधुपु नेजी त्रका  
आतु त्याग वाक्य गुठगा गुठमी पली  
गरी कारण त्याचे लठम खाणे वयले  
सही त्याग नगिकचे वरुय त्याचे  
सख्ये वाडु व्यालिले प्रघोप आरेत.

- (१) इस्माईल निजाबुद्दीन परेळ वय परेळ
- (२) आबदुल्ला निजाबुद्दीन परेळ वय परेळ
- १) आरीफ आबदुल्ला परेळ वय परेळ
- २) रिदाय आबदुल्ला परेळ वय परेळ
- ३) आकलक आबदुल्ला परेळ वय परेळ
- ४) गवदीन आबदुल्ला परेळ वय परेळ
- ५) प्रविण आबदुल्ला परेळ वय परेळ
- ६) गदाभा आबदुल्ला परेळ वय परेळ
- ७) उपाधीना आबदुल्ला परेळ वय परेळ

रे आरेत त्या शिवाय गयगाके  
वसुय कोणीही गरी तरी गयगाके  
गानावळ आलेल्या वारु नुकरवी जमीन  
करील लेव वरुलाया नाव सखळ  
केली आहे. उवाक फयगाय।  
व ऑफिडेसिए वरुण गेद केली आहे



करी २०२०

११६  
११७  
११८  
१२९  
१०६।

प्राच प्राच

परी नामा राखा

गोपील आतु गोए  
१) वारुय वागिरेर वरुड  
२) आधिक वीकरी वरुड  
३) लकार गरी.  
४) कोयन कालेने  
ऑफिडेसिए पाहिले

३३८  
करी २०२०  
गै. वि. वा. ई. २८  
३१०८३

अस्सल बरहुकुम खरी नकल असे.

दि. २२/०८

तलाठी

*(Signature)*  
महाराष्ट्र न्याय विभाग  
कॅ. वि. वरुड

टनन-४
दस्त क्रमांक ९३१७ / २००८
२९ १००



(नमुना क्र. ६)

२१६०५५५

तालुका ठाणे

नोंदीचा अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स.नं.व.हि.नं.	तपासणी अंमलदाराची सही किंवा शेरा
9988	<p>ताशीबय. २११८८ वाटपाने बाजुरन पाववल केलेल्या खंनवारची जमिन हि इस्माईल निजामुद्दीन पटेल @ अरफ अखुल पटेल @ रिद्वान अखुल पटेल @ अकलक अखुल पटेल @ नस्रत अखुल पटेल @ प्रीणा अखुल पटेल @ नस्रत अखुल पटेल @ अमिना अखुल पटेल यांची नावे पाववल आहेत. नं. १ यांच्या करव्य खंनव्या वरिणा नं. २ ते ८ यांच्या उरल्या यांना त्यांचे वडील ह्यांत अस्ताना खंनव्याची जमिन हि त्यांनी मुलिन विलेली आहे व त्या विकपारसन त्यांचे कजेवहिवाटीस अस्तन तेच उत्पन्न उपभोग घेत आहेत तरी पंवीतजावी अखुल खंनक इकेरिया @ मैरुनीसा महसद युसुफ चौककर यांची नावे कजेदार म्हणून पाववल करून कजेदार असलेले @ निजक इस्माईल निजामुद्दीन व ८ यांची नावे कमी केली अस्तन वरिल खंनवार सोदून बाकीची बाहिलेली जमिन इस्माईल नावे पाववल आहे त्यांन वरिल वरिणा यांचा कजेवहिवाटीस नाही तरी वरि अज जवाव पळून नोंद केली असे ८ गो. आर ट. ११११   वरि   २८०५५ करून नोंद</p>	<p>१११६५ १११७ १११८ १२१८०</p>	<p>तालुका इस्म पाहिला नी. लाठर नोंद. मजूर</p> <p>खरी XXX मं. नि. भांडवळ ३१३८८</p>



अस्तन बरहुकुम खरी नकल असे.

दि. २१/१०

तलाठी

*(Signature)*  
 तलाठी  
 ठाणे

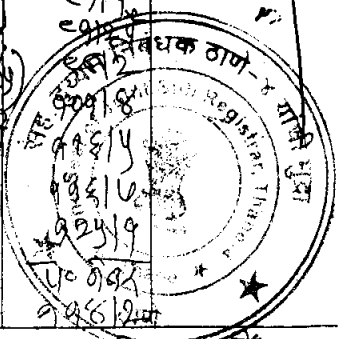
टन-४  
 दस्त क्रमांक P390/2006  
 ३० १००

# हक्काचे पत्रक

(नमुना नं. ६)

मौजे घोडकंदर  
तालुका ठाणे

नोंदी व अनु. नं.	हक्काचा प्रकार	फेरफार झालेले स. नं. व दि. नं.	तपासणी अंमलदाराची सही विद्या शेता
१५४	दिनांक २१।९।२००५ वागुस दाखल केलेल्या सर्वे नोंदवली जमीन ठोकी फे. नं. १५५९ वी खणिकी ठोकीत झाली होती त्याची नोंद ७।१२ च्या खार एक सदरी देण्यात आली होती परंतु मा. झय्यर जि. प. कार्यालय व. सक्षम प्राधिकारी ठाणे नागरी संकुल ठाणे यांचे कडील खांदरा कळोक फुलली ठाणे टे. नं. ७। एक खार ५७, ३५+६४+६५ +२७, ६०+६९, १०७, ९, १२४, २, १२७, १२८, १०८, २१०, १६७, २१४ फी. मी. २१।९।२००५ प्रमाणे ७।१२ च्या खार एक सदरी हावलेली नोंद कमी करण १७।१२ च्या कळोदार सदर बाबलेली मूळ जमीन मालकाचे नोंद कमी करण महावाळू खांदरा खणिकी नोंद दाखल करण खांदरा खालाने खात हक्कातील खणिकी भेगाची नोंद कमी करण व मूळ जमीन मालकाचे नोंद कमी करण कळोदार सदरी महावाळू खांदरा हाथी नोंद दाखल केलेली सदे. (नोंद. गा. झय्यर जि. प. कार्यालय व. सक्षम प्राधिकारी ठाणे नागरी संकुल ठाणे यांचे कडील खांदरा कळोक फुलली ठाणे टे. नं. ७। एक खार- ५७, ३५+६४+६५ +२७, ६०+६९, १०७, ९, १२४, २, १२७, १२८, १०८, २१०, १६७, २१४ फी. मी. २१।९।२००५)	१७११ ७१८ १११२ १६१५ ४६१५ ५६१९ ५७१२ ५७१३ १३३१२ २६१२७ १३०११ १३०१४ १५०१२५ १५०१३ १५११५ १२४१३ १३३१३ १४९१९ १७०१९६ १८८१२ ८५१२ ६०१५ ६११५ ६११५ ६११५ ५६१९	गा. झय्यर जि. प. कार्यालय व. सक्षम प्राधिकारी ठाणे नागरी संकुल ठाणे यांचे कडील खांदरा कळोक फुलली ठाणे टे. नं. ७। एक खार ५७, ३५+६४+६५+२७, ६०+६९, १०७, ९, १२४, २, १२७, १२८, १०८, २१०, १६७, २१४ च्या खांदराची प्रमाणे पाहिली. सर्व नोंद - "प्रमाणित" केलेली सदे. सही २२।९।२००५
	एक नोंद ५७	सर्वे नोंद १७११ ७१८ १११२ १६१५ ४६१५ ५६१९	फे. नं. मी. ६९६८=०० ३२६२=०० २४५३=०० १६४४=०० ३७८=०० ६०९=००



मागे पक्ष

टनन - ४
दस्त क्रमांक ९३९७
३९ १००

३०४

तारीख 10.1.51 नविन रेकॉर्ड ऑफ राईट ऑफ राईट लिहिणेचा हुकूम झाल्यामुळे सरकारचे पत्र रेव्ह्यु डिपार्टमेंट नंबर/3893/45/67648 एफ तारीख 23/12/48 वरून मौजे - घोडबंदर गांवातील सर्व जमिनीची सं.नं. वार व हिस्सा नंबर वार प्रत्यक्ष जागेवर जाऊन पाहणी करून व हक्काची चौकशी करून मिळालेल्या माहिती प्रमाणे व तक्रारी रजिस्टर व वारस तक्ता यावर ठराव केलेप्रमाणे व या गांवचे रेकॉर्ड ऑफ राईट कसे लिहावे त्या बद्दल मे.कलेक्टर साहेब ठाणे यांचा हुकूम नं. आरटीएस/एसआर/301/19.12.50 चा झालेप्रमाणे खालील लिहिले आहे.

हा गांव लिज होल्ड असून या गावचा लिज प्रथम रामचंद्र लक्ष्मणजी यांना तारीख 7/11/1870 ला पुऱ्या केलेल्या व तारीख 20/3/1871 ला रजिस्टर केलेल्या ग्रॉन्ट प्रमाणे तारीख 1/8/1863 पासून 999 वर्षांचे मुदतीचे कराराने देणेत आली होती. त्यानंर या लिज होल्ड प्रॉपर्टीची मालकी निरनिरळे इसमा जात जात सन 1945 सालापासून धी इस्टेट इन्व्हेस्टमेंट कंपनी लिमिटेड यांचेकडे तारीख 22/3/45 चे र.रु.81000/- चे खरेदीने मेसर्स गोविंदराम ब्रदर्स लि. यांचेकडून त्यांचा 0-9-0 हिस्सा व तारीख 5/4/45 चे र.रु. 153000/- चे खरेदीने रामनारायण श्रीलाल व चिरजीजाज श्रीलाल यांचा प्रत्येकी 0-3-6 हिस्सा याप्रमाणे राव लिज होल्ड प्रॉपर्टी धी इस्टेट इन्व्हेस्टमेंट कंपनी लिमिटेड कडे आलेली आहे. गांटीचे (खोताचे) व जमिन धारण करणाऱ्यांचे हक्क संबंध कसे दाखवावे या संबंधी मे. कलेक्टर साहेब ठाणे यांचा वरील हुकूम झाल्याप्रमाणे खालीलप्रमाणे रेकॉर्ड कागदी हक्क नमूद करण्यात आले आहेत.

(1) इनाम जमिनीबाबत - कब्जेदार सदरी जमिनीधारण करणारांचे नांव लिहून इतर हक्क सदरी सदर जमिन बेवारस अगर सोडून देण्यात आली तर ती ग्रॉंटी (खोता) कडे जाणेची असा दाखला हुकुमाप्रमाणे ठेविला आहे.

(2) व (3) सूती व गोडी भात वर्कस जमिनीबाबत कब्जेदार सदरी रेघेचे व ग्रॉंटीचे (खोताचे) नांव लिहून रेघेचे खाती जमिनीधारण करणाराचे नांव दाखल केले आहे. व इतर हक्कांत जमिनीचा धारा (सारा) ग्रान्टीस (खोतास) देणेचा असा दाखला ठेविला आहे.

(4) कौली जमिनीबाबत - कब्जेदार सदरी रेघेचे वर ग्रॉंटीचे (खोताचे) नांव लिहून त्याखाली जमिनधारण करणारांचे नाव लिहिले आहे व इतर सदरी भाताची १/३ हिस्सा ग्रॉंटीस (खोतास) देणेचा असा दाखला ठेविला आहे. या गावची सुरक्षीत कूळांची नोंद टे. अॅक्ट प्रमाणे इतर हक्क सदरी रेघेचे वर लिहिलेली आहे.

कारणा पुरता उतारा

(1) संव नंबर  
1 ते 244 पर्यंत  
सर्व  
हिरयासहित

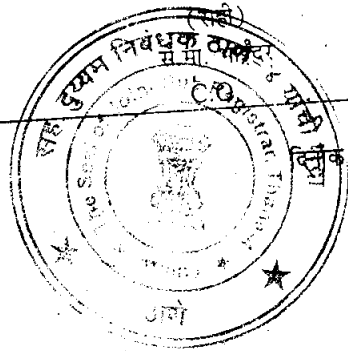
(2) पंडी नंबर  
1 ते 6 सर्व  
हिरयासहित

(3) चिनशेती  
गावठाणे प्लॉट  
नं. 1 व 2  
याप्रमाणे नंबर  
आहे.

इन्स्पेक्टेड अॅन्ड  
अमोळकेटेड  
तारीख 8.3.51

सही  
(स्पेशल भा.  
भाईदर)  
S.D.I.L.R.

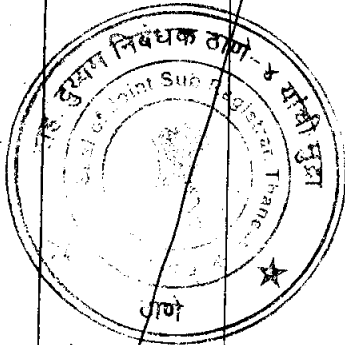
असल बरहुकूम खरी नक्कल असे



(कृपया मागे पहा)

टनन-४
दस्त क्रमांक E396/२००८
३२ १००

नोंदीचा अनुक्रम नंबर	हक्काचे प्रकार					फेरफार झालेले सर्वे नंबर आणि पोट हिस्सा	तपासणी अमालदाराची सही किंवा शेरा
	जमिनीचा प्रकार	स.नं. हि.नं.	क्षेत्र	आकार	कब्जेदार	सुरक्षित कुळे	
कुडी	१११६	६७१ अ ६११	१-०-०	श्री. रमेश शिंदे श्री. शारदा शिंदे	श्री. रमेश शिंदे	अ ६११	
कॉपी	१११७	६७२ अ ६११		श्री. रमेश शिंदे	श्री. रमेश शिंदे	अ ६११	
कुडी	१११८	६९३११ अ ६११		श्री. रमेश शिंदे	श्री. रमेश शिंदे	अ ६११	
कुडी	१११९	१६९१ अ ६३	४-०-०	श्री. रमेश शिंदे	श्री. रमेश शिंदे	अ ६३	



टिप : कारणापुरता उतारा दिला असे.

ता. : २१/२०८

*(Signature)*  
जॉयंट सब रेजिस्ट्रार  
ठाणे, महाराष्ट्र

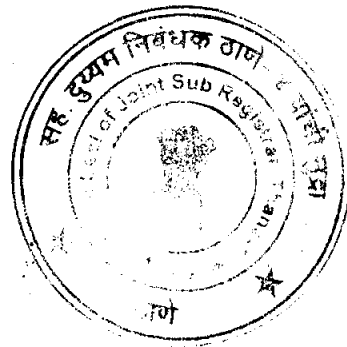
टनन - ४
दस्त क्रमांक ९३९७/२००८
१३ / १००

नोंदीचा अनुक्रम नंबर	हक्काचे प्रकार	फेरफार झालेले सर्वे नंबर आणि पोट हिस्सा	तपासणी अम्मलदाराची सही किंवा शेरा
८१०	<p>तारीख 24.4.71 तालुके हुकुमावरून पूर्वीचा फे.नं.509 तारीख 3/10/56 या नोंदचा गांव कागदी अंमल करताना भात पिकाचा 1/3 हिस्सा खोतास देणे हा हक्क कमी करणेत आल्या. सालसेटी इस्टेट (लॅंड रेव्हेंयू झमनशा अंबालीशान) अॅक्ट 1951 कलम 3(1) प्रोव्हिसो प्रमाणे इस्टेट इनव्हेस्टमेंट कंपनीचा खंड अगर इतर स्वरुपात कोणताही वसूल इस्टेट होल्डर्स कडून वसूल करणेचा हक्क झाला म्हणून दि. इस्टेट इनव्हेस्टमेंट कंपनीचे नांव हक्क नोंदीचे इतर हक्क सदरातून कमी केले. त्याबद्दल तो. हु।नं. R.T.S. 1971/24/4/71 चे झाले वरून येणेप्रमाणे नोंद केली असे.</p> <p>(कारणापुरती नक्कल दिली असे)</p> <p>(सही) xxx त. भाईदर</p>	<p>११६ ११७ ११८ ११९</p> <p>एकूण एकहजार एकशे एकोन्नवद मात्र</p>	<p>नो. रुजू तक्रार आलेली आहे. तपासले 30/11/71</p> <p>स.इ. भाईदर तक्रारीप्रमाणे केस चालू आहे. शेरा इंग्रजीत सर्टोफाईट सही ——— तहसिलदार ठाणे 20/03/76</p>

अस्सल बरहुकुम खरी नक्कल असे

दिनांक : ६/2/०८

तर्फे  
सहायक नोंदीदार  
के. वि. वडे



टक्का - ४
दस्त क्रमांक ९३९०/२००८
३४ १००

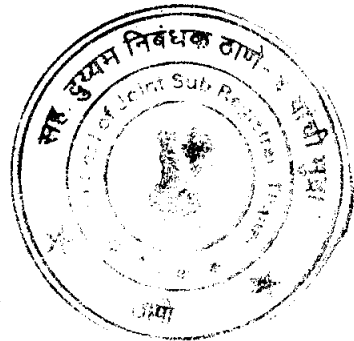
नादाचा अनुक्रम नंबर	हक्काचा प्रकार	सर्वे नंबर आणि पोट हिस्सा	सही किंवा शेरा
३३२	<p>तारीख 9/5/54 रेव्हिन्यू डिपार्टमेंट नंबर 282/49/67816 डी /14/9/1961 चा मेहरवान कलेक्टर सो. ठाणे यांचा हु॥ नंबर R.T.S.S.R.301/25/9/51 व R.T.S.S.R.54/17/3/52 चा झालेवरून व तो. हु॥ नं. A.D.M.S.R.6/6/4/52 चा ता. 8/4/54 चा झाल्यावरून दि इस्टेट इनव्हेंटमेंट कंपनीचे नाव कब्जेदार सदरी रेंधेवरचा खातेदार म्हणून कमी करून ते इतर हक्कांत दाखल केले असे येणेप्रमाणे नोंद केली असे.</p> <p>(सही) xxx त. भाईदर</p>	<p>११६ ११७ ११८ ११९</p> <p>एकूण एकहजार एकशे एकोनवद मात्र</p>	<p>प्रकर्षावरून तपासले 30/05/1954</p> <p>सही सर्टिफाईड</p> <p>सही 15/09/54</p>

अस्सल वरहुकुम खरी नक्कल असे

दिनांक : १२/१०

सही

सहाय्यी अधिकारी  
जे. वि. कडे



टनन - ४
दस्त क्रमांक E390/२००८
३५ १००

## हक्काचे पत्रक

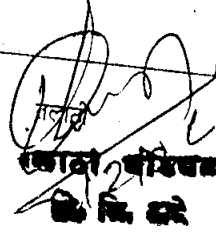
(नमुना नं. ६)

मौजे : घोडबंदर  
तालुका : ठाणे.

नोंदीचा अनुक्रम नंबर	हक्काचे प्रकार	फेरफार झालेले सर्वे नंबर आणि पोट हिस्सा	तपासणी अम्मलदाराची सही किंवा शेरा
८०८	दिनांक 20/11/70 महाराष्ट्र राज्याचा वजन मापासंबंधीचा अंमलबजावणी कायदा (Enforcement Act) 1958 व भारतीय नाणी कायदा (Indian Coinage Act) 1955 अन्वये गावचे हक्क नोंद कागदी अंमल देण्यासाठी विरोध जिल्हा निरीक्षक भूमि.अभिलेख (दशमान) यांचे कडून नवीन दशमान परीमाणातील आकारबंद व हिस्सा फार्म नं.12 या गांव वहीवाटीस आले वरुन त्याचा गांवी वहीवाटीस आले वरुन अंमल देण्यासाठी नोंद केली.  सही xxxx आंत. तलाठी ठाणा पक्र.6	सर्व गावचे सर्वे नंबर व हिस्सा नंबर दशमानात रुपांतर केले. स.नं.1 ते 244	नोंद मंजूर xxxx 4/4/71 विरोध जिल्हा निरीक्षक भूमि अभिलेख (दशमान) ठाणे

अस्सल बरहुकुम खरी नक्कल असे

दिनांक : २/२/०८

  
जिल्हा न्यायालय  
ठाणे



टनम - ४
दस्त क्रमांक २३९०/२००८
१९८ १००

३१३

तारीख 26/5/52 सरकारा नद्वानकरा  
भूत क्षेत्रे ठरविण्यात आली आहेत. 9/7/51

1. वर्कस जमिन 2 6 दोन एकर
2. भात खारी जमिन 1 6 एक एकर
3. गोडी भात - खरीप जमिन 6 20 वीस गुठ्टे
4. बागायत जमिन 6 10 दहा गुठ्टे

वरील दिलेल्या प्रमाण भूत :- क्षेत्रापेक्षा ज्या जमिनीचे क्षेत्र कमी आहे.  
त्यांना तुकडे म्हणून नोंद करणेत येत आहे.

ती खालीलप्रमाणे

एकूण नऊरो  
एकतीस मात्र

स.ई.  
Certified  
सही  
MAM  
13/6/52

क्षेत्र					आकार	कब्जेदाराचे नांव
स.नंबर व सि. नंबर	वरकस	खारी	गोडी खरीप	बागाईत		
२७-६	-	6११॥	-	-	-	दुबेकविशा विजागुडी
११-७	-	6३१	-	-	२-०-०	ससर मो
११-८	-	6१२११॥	-	-	१-०-०	ससर मो

टिप : कारणापुरता उतारा दिला असे.

ता. :



Handwritten signature and text: 'सह. उपयुक्त निबंधक ठाणे' (Joint Sub Registrar, Thane) and 'द्वारे' (by).

टनन-४

दस्त क्रमांक E390/2002

४७ १००



# हक्काचे पत्रक

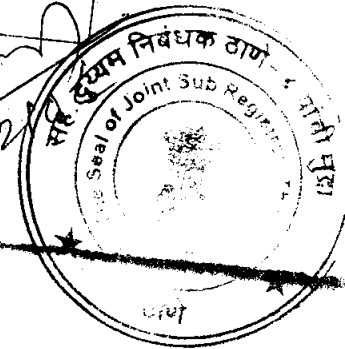
(नमुना नं. ६)

मोजे : घोडबंदर  
तालुका : ठाणे.

हक्काचे प्रकार	फेरफार झालेले सर्वे नंबर आणि पोट हिस्सा	तपासणी अम्मलदाराची सही किंवा शेरा
<p>तारीख 8/2/1989 तालुका हुकुमाने मा.निवासी उप-जिल्हाधिकारी व पदसिद्ध अप्पर जिल्हाधिकारी यांचा आदेश क्र.अपील आर.टी.एस. 14/1983 तारीख 28/1/89 अन्वये मा.तहसिलदार सो ठाणे यांचे कडील आदेश क्र.आर.टी.एस/वशी 367 दि. 7/2/89 नुसार घोडबंदर येथील फेरफार नं. 10 जो पूर्वी तहसिलदार ठाणे यांचा आदेश क्र.आर.टी.एस. 971/24/4/71 अन्वये मंजूर केला होता तो आदेश निवासी उप-जिल्हाधिकारी व पदसिद्ध अप्पर जिल्हाधिकारी ठाणे यांनी यातल ठरविला आहे. तसेच उपविभागीय ठाणे यांचा आदेश दि. 28/5/83 मध्ये ही रद्दवातल ठरविणेत आला असून नुसार धी.इ.इ.कं.ली. यांचे नांव पूर्ववत सदर सर्व संबंधीत निस (कॉली) एकसाठी ब्रिज व्होलड इतर हक्कांत दाखल संबंधी आदेश झालेमुळे इतर हक्कात नोंद केली असे. माणे नोंद केली असे. गापुरती नक्कल दिली असे)</p>	<p>१११६ १११५ १११८ ११२९</p> <p>एकूण एकहजार एकशे एकोन्नवद मात्र</p>	<p>नो. लागू करणे. तपासले 18/2/89</p> <p>म.नि. भाईदर नो.लागू मे.निवासी उपजिल्हाधिकारी सो ठाणे यांचेकडील अपील क्र. 14/83 दिला. 28/1/89 आदेश पाहिले. लगत मे.तहसिलदार सो ठाणे यांचे कडील पत्र क्र. RTS/वशी 367 दि. 7/2/89 पाहिले. मंजूर XXXX 5/4/89 मं.अ. भाईदर</p>
<p>सही XXXX त. घोडबंदर</p>		

दिनांक :

वलादी  
५/२/८९



टपन-४
दस्ता क्र. ९३९०/२००८
३८ १००

असा. क्र. १२७

रजिस्टर्ड नं. एमएच/एमआर/साऊय-२२१/२००६-०८



# महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

गुरुवार, डिसेंबर ६, २००७/अग्रहायण १५, शके १९२९

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी या भागाला वेगळे पृष्ठ क्रमांक दिले आहेत.

## भाग चार-अ

महाराष्ट्र शासनाने केंद्रीय अधिनियमान्वये तयार केलेले (भाग एक, एक-अ आणि एक-ल यांमध्ये प्रसिद्ध केलेले नियम व आदेश यांब्यतिरिक्त) नियम व आदेश.

### नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १ डिसेंबर २००७

### अधिसूचना

भारताचे संविधान.

क्रमांक युएलसी. १०/२००७/प्र. क्र. १४०/ना.ज.क.घा.- नगर विकास विभाग.- महाराष्ट्र राज्य विधानमंडळाच्या दोन्ही सभागृहांनी, भारताच्या संविधानाच्या अनुच्छेद २५२ (२) अन्वये, नागरी जमीन (कमाल धारणा व विनियमन) निरसन अधिनियम, १९९९ हा महाराष्ट्र राज्याच्या अधिनियम करणारा दिनांक २९ नोव्हेंबर २००७ रोजी राज्य विधानमंडळाच्या दोन्ही सभागृहांनी प्रसिद्ध केलेला ठराव ; माहितीसाठी, याद्वारे, प्रसिद्ध करण्यात येत आहे :-

### “महाराष्ट्र विधानसभा ठराव

ज्याअर्थी, भारताच्या संविधानाच्या अनुच्छेद २५२ च्या खंड (१) अनुसार, महाराष्ट्र विधानसभेने दिनांक ५ ऑक्टोबर १९७१ रोजी आणि महाराष्ट्र विधानपरिषदेने दिनांक ७ ऑक्टोबर १९७१ रोजी, नागरी स्थावर मालमत्तेवर कमाल मर्यादा लादणे आणि कमाल मर्यादेवर अधिक असणाऱ्या

(५४५)

भाग चार-अ-१५२

[किंमत : रुपये ७.००]

टनन-४
दस्ता : ९३९०/२००८
३९१००

५४६ महाराष्ट्र शासन राजपत्र, असा., डिसेंबर ६, २००७/अग्रहायण १५, शके १९२९ [भाग चार-अ

अशा मालमत्तेचे संपादन आणि त्याच्याशी संबंधित किंवा सहाय्यभूत व तदनुषंगिक सर्व बाबी यांचे संसदेच्या अधिनियमाद्वारे महाराष्ट्र राज्यात विनियमन करण्यात यावे असा ठराव केलेला होता ;

आणि ज्याअर्थी, संसदेने त्यानंतर नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६ (१९७६ चा केंद्रीय अधिनियम क्रमांक ३३) अधिनियमित् केलेला होता ;

आणि ज्याअर्थी, संविधानाच्या अनुच्छेद २५२ (२) अन्वये, हरयाणा व पंजाब राज्यांच्या विधानमंडळांच्या सभागृहांनी त्या राज्यांना लागू असलेला नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६, संसदेत कायदा करून निरसित करण्यात यावा असा ठराव केला होता ; व त्याच्या परिणामी, संसदेने नागरी जमीन (कमाल मर्यादा व विनियमन) निरसन अधिनियम, १९९९ (१९९९ चा अधिनियम क्रमांक १५) अधिनियमित केलेला आहे ;

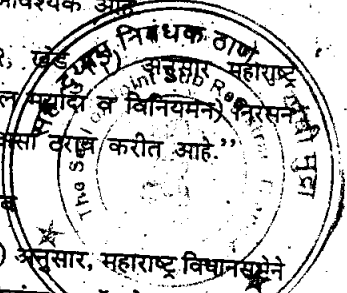
आणि ज्याअर्थी, नागरी जमीन (कमाल मर्यादा व विनियमन) निरसन अधिनियम, १९९९ यांच्या कलम १ च्या पोट-कलम (२) मध्ये अशी तरतूद आहे की जे राज्य संविधानाच्या अनुच्छेद २५२ च्या खंड (२) अन्वये, याबाबतीत ठराव मंजूर करून, उक्त अधिनियमाचा अंगिकार करील त्या अन्य राज्याला उक्त अधिनियम लागू होईल ;

आणि ज्याअर्थी, महाराष्ट्र शासनाचे असे मत आहे की, नागरी क्षेत्रातील जमीन गृह निर्माणकारिता उपलब्ध व्हावी या दृष्टीने महाराष्ट्र राज्याला लागू असलेला नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६ हा निरसित करणे आवश्यक आहे

त्याअर्थी, भारताच्या संविधानाच्या अनुच्छेद २५२, खंड (२) मध्ये अशी तरतूद आहे की जे राज्य संविधानाच्या अनुच्छेद २५२ च्या खंड (२) अन्वये, याबाबतीत ठराव मंजूर करून, उक्त अधिनियमाचा अंगिकार करील त्या अन्य राज्याला उक्त अधिनियम लागू होईल ;

“महाराष्ट्र विधानपरिषद ठराव

ज्याअर्थी, भारताच्या संविधानाच्या अनुच्छेद २५२ च्या खंड (१) अनुसार, महाराष्ट्र विधानपरिषदेने दिनांक ५ ऑक्टोबर १९७१ रोजी आणि महाराष्ट्र विधानपरिषदेने दिनांक ७ ऑक्टोबर १९७१ रोजी, नागरी स्थावर मालमत्तेवर कमाल मर्यादा लादणे आणि कमाल मर्यादित अधिक असणाऱ्या अशा मालमत्तेचे संपादन आणि त्याच्याशी संबंधित किंवा सहाय्यभूत व तदनुषंगिक सर्व बाबी यांचे संसदेच्या अधिनियमाद्वारे महाराष्ट्र राज्यात विनियमन करण्यात यावे असा ठराव केलेला होता ;



टनन-४
९३१७ / २००६
४०.१००

५४८ महाराष्ट्र शासन राजपत्र, असा., डिसेंबर ६, २००७/अग्रहायण १५, शके १९२९

(भाग चार-अ)

URBAN DEVELOPMENT DEPARTMENT  
Mantralaya, Mumbai 400 032, dated the 1st December 2007

NOTIFICATION

CONSTITUTION OF INDIA.

No. ULC. 10/2007/CR-140/U.L.C.-Urban Devp. Dept.—In pursuance of clause (3) of the article 348 of the Constitution of India, the following translation of the Resolutions adopting the Urban Land (Ceiling and Regulation) Repeal Act, 1999, for the State of Maharashtra, passed by both Houses of the State Legislature under article 252 (2) of the Constitution of India, on the 29th November 2007, is hereby published under the authority of the Governor.

MAHARASHTRA LEGISLATIVE ASSEMBLY RESOLUTION

Whereas, the Maharashtra Legislative Assembly on 5th October 1971 and the Maharashtra Legislative Council on the 7th October 1971 had, in pursuance of clause (1) of article 252 of the Constitution of India, resolved that the imposition of ceiling on urban immovable property and acquisition of such property in excess of the ceiling and all matters connected therewith or ancillary and incidental thereto should be regulated in the State of Maharashtra by Parliament by law:

And Whereas, the Parliament had thereafter enacted the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act No. 33 of 1976);

And Whereas, consequent upon the resolutions passed by the Houses of the Legislatures of the States of Haryana and Punjab, under article 252 (2) of the Constitution, that the Urban Land (Ceiling and Regulation) Act, 1976, in its application to those States, be repealed by Parliament by law, the Parliament has enacted the Urban Land (Ceiling and Regulation) Repeal Act, 1999 (Act No. 15 of 1999);

And Whereas, sub-section (2) of section 1 of the Urban Land (Ceiling and Regulation) Repeal Act, 1999, provides that the said Act shall apply to such other State which adopts the said Act by resolution passed in that behalf under clause (2) of article 252 of the Constitution;

And Whereas, the Government of Maharashtra is of the opinion that the Urban Land (Ceiling and Regulation) Act, 1976 should be repealed, in its application to the State of Maharashtra, so that land in urban area may be available for housing;

दनन-४
१३९०/२००८
४९ १००

५४७  
आणि ज्याअर्थी, संसदेने त्यानंतर नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६ (१९७६ चा केंद्रीय अधिनियम क्रमांक ३३) अधिनियमित केलेला होता ;

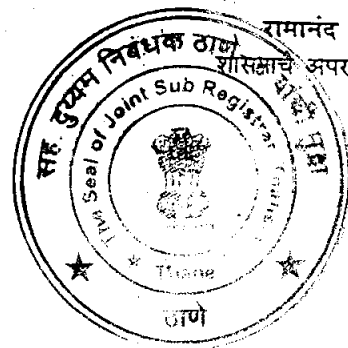
आणि ज्याअर्थी, संविधानाच्या अनुच्छेद २५२ (२) अन्वये, हरयाणा व पंजाब राज्यांच्या विधानमंडळांच्या सभागृहांनी त्या राज्यांना लागू असलेला नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६, संसदेत कायदा करून निरसित करण्यात यावा असा ठराव केला होता ; व त्याच्या परिणामी, संसदेने नागरी जमीन (कमाल मर्यादा व विनियमन) निरसन अधिनियम, १९९९ (१९९९ चा अधिनियम क्रमांक १५) अधिनियमित केलेला आहे ;

आणि ज्याअर्थी, नागरी जमीन (कमाल मर्यादा व विनियमन) निरसन अधिनियम, १९९९ यांच्या कलम १ च्या पोट-कलम (२) मध्ये अशी तरतूद आहे की जे राज्य संविधानाच्या अनुच्छेद २५२ च्या खंड (२) अन्वये, याबाबतीत ठराव मंजूर करून, उक्ता अधिनियमाचा अंगिकार करील त्या अन्य राज्याला उक्त अधिनियम लागू होईल ;

आणि ज्याअर्थी, महाराष्ट्र शासनाचे असे मत आहे की, नागरी क्षेत्रातील जमीन गृह निर्माणाकरीता उपलब्ध व्हावी या दृष्टीने महाराष्ट्र राज्याला लागू असलेला नागरी जमीन (कमाल मर्यादा व विनियमन) अधिनियम, १९७६ हा निरसित करणे आवश्यक आहे.

त्याअर्थी आता, भारताच्या संविधानाच्या अनुच्छेद २५२, खंड (२) अन्वये महाराष्ट्र विधान परिषद याद्वारे, संसदेने मंजूर केलेला नागरी जमीन (कमाल मर्यादा व विनियमन) निरसन अधिनियम, १९९९, ह्या राज्यासाठी अंगीकृत करण्यात यावा, असा ठराव करित आहे.

महाराष्ट्राचे राज्यपाल यांच्या प्रादेशानुसार व नावाने.



भाग चार-अ-१५३

टनन-४
दस्त क्रमांक १३१० / २००८
४२ / १९००

भाग चार-अ] महाराष्ट्र शासन राजपत्र, असा., दिसेंबर ६, २००७/संग्रहावण १५, शके १९२९ ५४९

Now, therefore, in pursuance of clause (2) of article 252 of the Constitution of India, the Maharashtra Legislative Assembly hereby resolves that the Urban Land (Ceiling and Regulation) Repeal Act, 1999, passed by the Parliament be adopted for this State."

**" MAHARASHTRA LEGISLATIVE COUNCIL RESOLUTION**

Whereas, the Maharashtra Legislative Assembly on 5th October 1971 and the Maharashtra Legislative Council on the 7th October 1971 had, in pursuance of clause (1) of article 252 of the Constitution of India resolved that the imposition of ceiling on urban immovable property and acquisition of such property in excess of the ceiling and all matters connected therewith or ancillary and incidental thereto should be regulated in the State of Maharashtra by Parliament by law ;

And Whereas, the Parliament had thereafter enacted the Urban Land (Ceiling and Regulation) Act, 1976 (Central Act No. 33 of 1976);

And Whereas, consequent upon the resolutions passed by the Houses of the Legislatures of the States of Haryana and Punjab, under article 252 (2) of the Constitution, that the Urban Land (Ceiling and Regulation) Act, 1976, in its application to those States, be repealed by Parliament by law, the Parliament has enacted the Urban Land (Ceiling and Regulation) Repeal Act, 1999 (Act No. 15 of 1999);

And Whereas, sub-section (2) of section 1 of the Urban Land (Ceiling and Regulation) Repeal Act, 1999 provides that the said Act shall apply to such other State which adopts the said Act by resolution passed in that behalf under clause (2) of article 252 of the Constitution;

And Whereas, the Government of Maharashtra is of the opinion that the Urban Land (Ceiling and Regulation) Act, 1976 should be repealed, in its application to the State of Maharashtra, so that land in urban area may be available for housing

Now, therefore, in pursuance of clause (2) of article 252 of the Constitution of India, the Maharashtra Legislative Council hereby resolves that the Urban Land (Ceiling and Regulation) Repeal Act, 1999, passed by the Parliament be adopted for this State."

In order and in the name of the Governor of Maharashtra.

RAMANAND TIWARI,

Additional Chief Secretary to Government.

महाराष्ट्र शासन राजपत्र, असा., दिसेंबर ६, २००७/संग्रहावण १५, शके १९२९ ५४९

टनन - ४
दस्ता क्रमांक E390 / 2006
83 900

व्यवहार पूर्ण करण्यात येईल याची कृपया नोंद घ्यावी.  
विरार दि.  
पुष्पक वासुदेव राजत  
(खरेदीदाराचे वकील)

बंधनकारक राहणार नाही.  
सही/-  
श्री. जी. डी. घरत  
खरेदीदाराचे वकील  
वसई  
दिनांक: १६-०४-२००८

**जाहीर नोटीस**

सर्व जूनतेस कळविण्यात येते की, गाव भोचे घोडबंदर, तालुका ठाणे, जिल्हा ठाणे येथील खालील नमूद तपशील "अ" व "ब" मध्ये नमूद मिळकत १. श्री. अज्जारी खलील रहमान चेंवळकर व इतर आणि २. श्रीमती खतीजा अब्दुल रजाक झकेरिया ह्यांच्या मालकीची, कब्जेवहिवादीची आहे आणि तपशील "क" मध्ये नमूद शेतजमीन श्री. जगन्नाथ वैती व इतर ८ ह्यांच्या मालकीची कब्जेवहिवादीची आहे.

दिनांक १८.११.२००६ च्या साठेकाराने तपशील "अ" मध्ये नमूद मिळकत श्री. लालमन अमरदेव यादव आणि श्री. सहबल रामलगन यादव ह्यांनी श्री. सूर्यनारायण आर. यादव ह्यांचेकडून विकत घेण्याचे मान्य आणि कबूल केलेले आहे.

दिनांक २९.१०.२००७ च्या नोंदणीकृत विकसित कराराने सदर १. श्री. अज्जारी खलील रहमान चेंवळकर व इतर आणि २. श्रीमती खतीजा अब्दुल रजाक झकेरिया ह्यांनी सदर मिळकत "अ" व "ब" मध्ये सुशिल इजिनिअरिंगचे मालक श्री. सूर्यनारायण आर. यादव ह्यांना विकण्याचे मान्य आणि कबूल केले आहे व

दिनांक ११.११.२००७ च्या नोंदणीकृत कुलमुखत्यार पत्राने श्री. सूर्यनारायण आर. यादव ह्यांना त्याचे कायदेशीर कुलमुखत्यार नेमलेले आहे. ह्या अगोदर सूर्यनारायण आर. यादव प्रो. सुशिल इजिनिअरिंग ह्यांनी दिनांक १५.०१.२००७ च्या साठेकाराने सदर मिळकत १. श्री. रामजीत फेकू यादव २. श्री. शिवपुजन रामदेव यादव ३. श्री. लालमन अमरदेव यादव आणि ४. श्री. संजय सहबल यादव ह्यांना विकण्याचे मान्य आणि कबूल केलेले आहे.

सदर श्री. रामजीत फेकू यादव व इतर ३ ह्यांच्या वतीने ह्यांनी तपशील "क" मध्ये नमूद जमीन श्री. जगन्नाथ मुकुंद वैती व इतर ८ ह्यांच्याकडून विकत घेतलेली आहे.

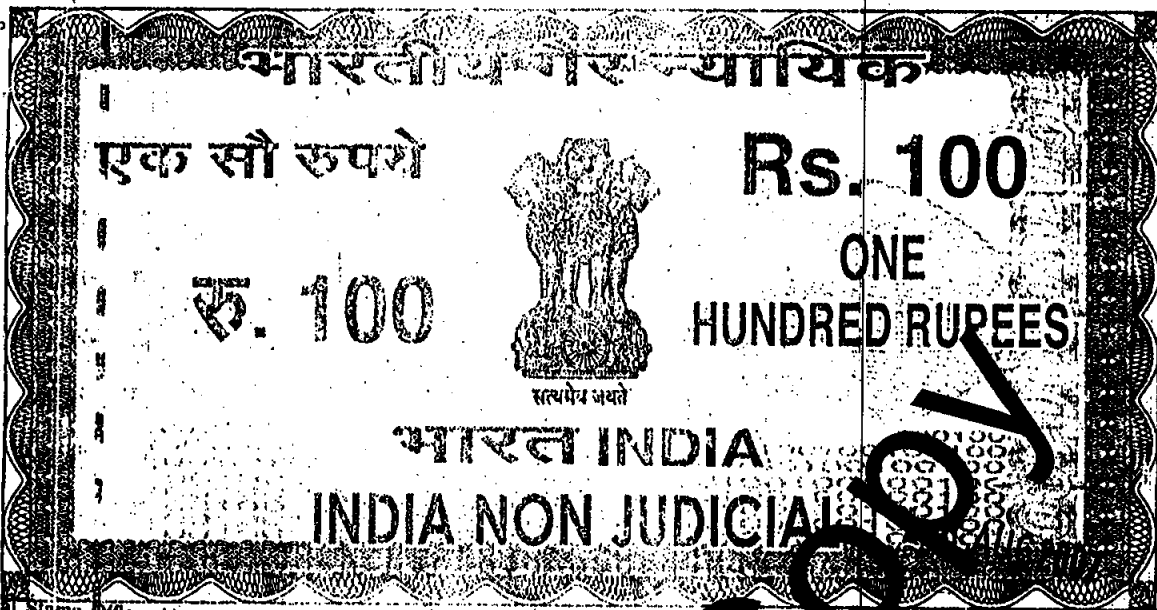
सदर १. श्री. रामजीत फेकू यादव २. श्री. शिवपुजन रामदेव यादव ३. श्री. लालमन अमरदेव यादव ४. श्री. संजय सहबल यादव ५. श्री. सहबल रामलगन यादव ह्यांनी सदर मिळकत नमूद तपशील "अ", "ब" आणि "क" मध्ये नमूद मिळकत आमचे अशील ह्यांना कायम विकत घेण्याचे मान्य आणि कबूल केले आहे तरी सदर मिळकतीवर ज्या कोणाचा चारसहक, दाम, पुरोक्त, विक्री, बंधीस, भाडेपट्टा, बोजा, ट्रस्ट, वहिवाट अगर कोणत्याही प्रकारे हितसंबंध असलेल्याने सदर नोटीस प्रसिध्द झाल्यापासून २४ दिवसांचे आत निम्नस्वाक्षरीकारांच्या २१/२२ सुरीला भवन, पार्वती सिने मॉल, धुरीवाडी, वसई रोड (प.), जि. ठाणे ४०१२०१ येथील प्रत्यावर कागदोपत्री पुराव्यासह कळवावे अन्यथा सदर व्यवहारास कोणाचीही कोणत्याही प्रकारची हरकत वा तक्रार नाही व असल्यास त्याने आपले सर्व हक्क वा हावे सोडून दिले आहेत, असे गृहीत धरून सदरचा व्यवहार पूर्ण करण्यात येईल व मागाहून कोणाचीही कोणत्याही प्रकारची हरकत वा तक्रार आल्यास ती आमचे अशिलावर बंधनकारक राहणार नाही.

तपशील "अ"

सर्व्हे नं.	हिस्स	क्षेत्र	आकार	मालकाचे नाव
१२	९ अ	२०२४ चौ.मी.	३.३४	श्री. अज्जारी खलील रहमान चेंवळकर व इतर श्रीमती खतीजा अब्दुल रजाक झकेरिया
तपशील "ब"				
११	६	०-०१-५	०.१२	" "
११	७	०-२९-४	२.००	" "
	प्रो.ख.	०-०२-०		
११	८	०-११-९	१.००	" "
	पो.ख.	०-०१-०		
तपशील "क"				
११	९	०-०२-३	०.१९	जगन्नाथ मुकुंद वैती आणि इतर ८

सही/-  
वसई श्री. जी. डी. घरत  
दिनांक: १६.०४.२००८ खरेदीदाराचे वकील

व्यवहार पूर्ण करण्यात येईल याची कृपया नोंद घ्यावी.  
विरार दि.  
पुष्पक वासुदेव राजत  
(खरेदीदाराचे वकील)



General Stamp Office, Mumbai  
L.S.V. MAHARASHTRA

30 JUL 2007

Proper Officer

राजन शिंदे परकी धारक  
शुभ पुस्तकालय, सन १९८०, पी.पी.ए.  
महाराष्ट्र, मुंबई, पिन-४००००१  
4871  
Mrs. Khadija  
आयतार मुंबई  
पेपर नंबर: 28907/9

AR 952885



POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE (1) MRS. KHATIJA ABDUL RAZAK ZAKERIA, (2) MR. AKHTARI KHALILLULRAHMAN CHEWALKAR, (3) MR. MOHAMMED AYYUB CHEWALKAR, (4) MR. MOHAMMED ALI CHEWALKAR, (5) MRS. SHAMSUNNISA YUSUF TANKI, (6) MR. ABDUL RAUF CHEWALKAR AND (7) MR. MOHAMMED ARAZ CHEWALKAR all Muslims, Indian

Inhabitants, having their common address for these present at, C/o Golden Plaza, Juna Masha Market, 2nd Floor, Flat No. 13, Kalyan-421, 301, do hereby jointly and severally SEND GREETINGS

*Handwritten signatures and names of the parties.*

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31/7/07  
(KHATIJA) Khadija

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४५९००



WHEREAS we are the Co-owners of the property situate lying and being at, Village Ghodbunder, Taluka and District Thane being the following details.

<u>S.No.</u>	<u>H.No.</u>	<u>Sq.Mtrs.</u>	<u>Area</u>	<u>Assessment.</u>
11	6	150	0-01-5	0.12
11	7	3150	0-34-4	2.00
11	8	1290	0-12-9	1.00
12	9(Pt) 9A	<u>3810</u>	0-38-1	3.50
		<u>8400 sq.mtrs</u>		

and more particularly described in the Schedule here under written (for brevity's sake hereinafter referred to as "the said property");

AND WHEREAS by an Agreement for development dated 10th OCTOBER 2007 executed between ourselves the said Developers, wherein called the Developer, we have for the consideration mentioned therein agreed to sell, transfer and assign all our right, title, and interest in favour of the said Sri S. Narayan R. Yadav (FOR SHORT "THE SAID Developers) on the terms and conditions recorded therein.

AND WHEREAS in discharge of our obligations contained in the said agreement to enable the said Purchasers to do and perform various, acts, deeds, things and matters we have agreed to authorize, nominate and appoint them or their nominees to do and perform

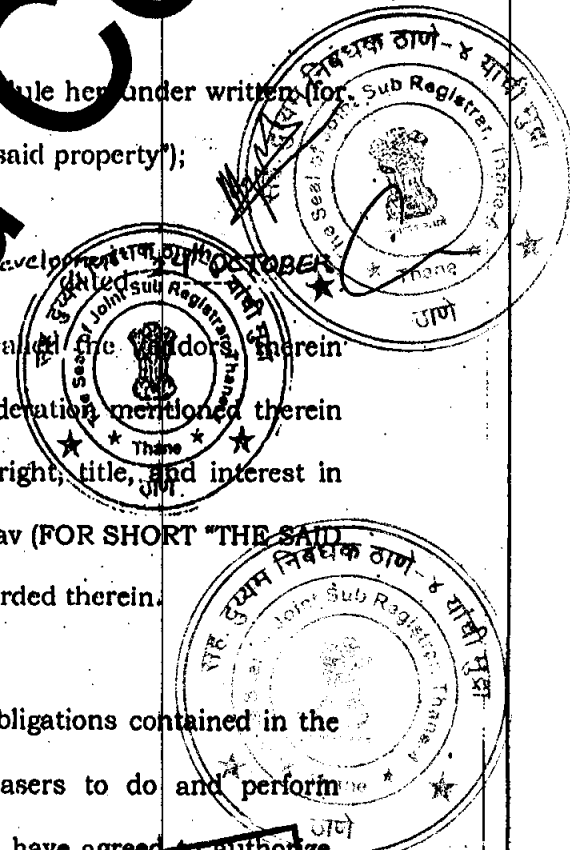
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दस्ता क्रमांक ३३९७/२००६  
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२१/१०/१२

(RATS) Khattija

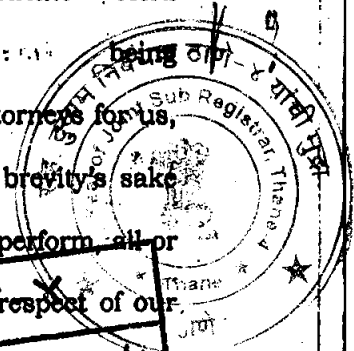
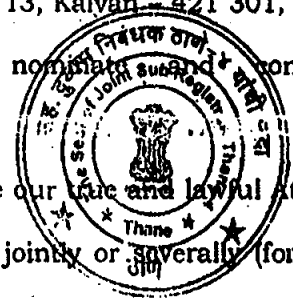
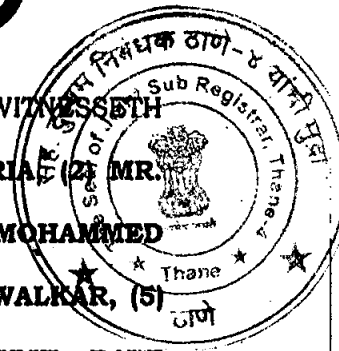
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दस्ता क्रमांक ३३९७/२००६  
४२१००



various acts, deeds, things and matters including to carry out and complete the development of the said property or any part or portion thereof as they may desire.

AND WHEREAS at the request of the said Purchasers we do hereby irrevocably nominate, constitute and appoint Shri Suryanarayan R. Yadav and Shri Susheel S. Yadav being the nominee of the said Developer to jointly or severally to do and perform various acts, deeds, things and matters in respect of the property described in the Schedule hereunder written as follows.

NOW KNOW YE ALL MEN AND THINGS PRESENTS WITNESSETH THAT, WE, (1) MRS. KHATIJA ABUL RAZAK ZAKERIA, (2) MR. AKHTARI KHALILLULRAHMAN CHEWALKAR, (3) MR. MOHAMMED AYYUB CHEWALKAR, (4) MR. MOHAMMED ALI CHEWALKAR, (5) MRS. SHAMSUNNISA MUSUN TANKI, (6) MR. ABDUL RAUF CHEWALKAR AND (7) MR. MOHAMMED AKIL CHEWALKAR all Muslim, Indian Inhabitants having address at C/o Golden Plaza, Juna Machi Market, 2nd floor, Plot No. 13, Kalvan - 421 301, do and each of us doth hereby appoint, nominate, constitute and constitute SHRI SURYANARAYAN R. YADAV being Ms. SUSHEEL E. YADAV being nominees of the Purchasers to be our true and lawful Attorneys for us, on our behalf and in our name jointly or severally (for brevity's sake hereinafter referred to as "our said Attorneys") to do and perform, all or any of the following acts, deeds, things and matters in respect of our



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३/१०/२००६  
०१/१०/२००६



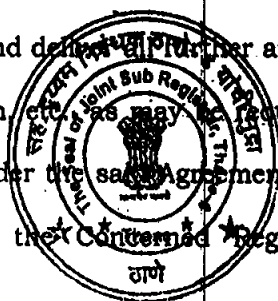
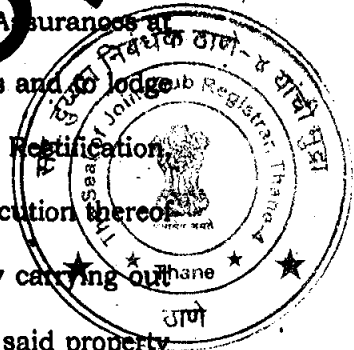
(RHT) KHATIJA

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दस्ता क्रमांक १३९०/२००६  
४५१००

share, right, title and interest in the property described in the Schedule hereunder written and to sign, execute and admit execution of all or any of the following deeds, documents, writings etc., in respect of our share, right, title and interest in the property described in the Schedule hereunder written as hereinafter appearing.

1. To make out clear and marketable title to the said property.  
2. To represent us and appear on our behalf before concerned Registration Authorities including Sub/Joint Registrar of Assurances at Mira, Thane and other Concerned Registration Authorities and to lodge and submit all document/documents including Deed of Rectification, Deed of Confirmation, Declaration, etc. and admit the execution thereof as may be required by the said Purchaser for effectually carrying out the intention under the said Agreement in respect of the said property and to do various acts, deeds, things and matters for the purpose of effectual registration thereof.

3. To sign execute admit execution and deliver to the Purchaser and other documents, deeds, writings, confirmation, etc. as may be required for effectually carrying out our intention under the said Agreement and to lodge the same for registration with the concerned Registration Authorities.



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(RHTI) Khatida

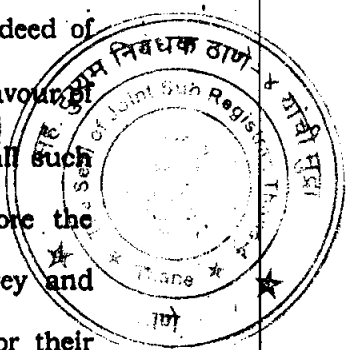
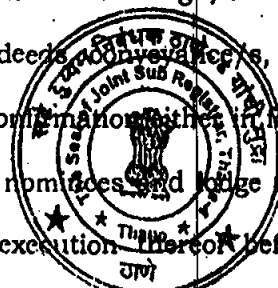
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Rectification stamp with handwritten text: 'तमन-४', 'दस्त क्रमांक २३९०/२००८', and '४८ १००'.

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4. To represent us and appear on our behalf before the Concerned Authorities including Development Authorities, Municipal Council, Gram Panchayat, District Authorities, Requisition, Acquisition and Reservation Authorities appointed under the provisions of Land Acquisition and Requisition Act, and to object or dispute the acquisition, reservation/requisition and/or comply with such reservations or requisition in favour of the Concerned Authorities and to ask for, claim, demand, recover and receive all the benefits including monetary compensation, development right, as may be awarded, permitted or granted by the said Concerned Authorities, for the said purpose to make sign and submit all applications, representations, objections, petitions alongwith all supporting documents, evidence of title, etc, and give due acknowledgement receipt and to do and perform all other acts, deeds, things and matters our said Attorneys may deem fit and proper.

5. Upon payment of the entire consideration payable under the said agreement to us, our said Attorneys are authorized to sign, execute and appoint/admit execution documents, deeds, conveyances, deed of Transfer, Deed of Rectification, Deed of Confirmation in favour of the said Purchasers or their nominee or nominees and lodge all such documents for registration and admit execution thereof before the Concerned Registration Authorities so as to effectually convey and transfer the said property in favour of the said Purchasers or their



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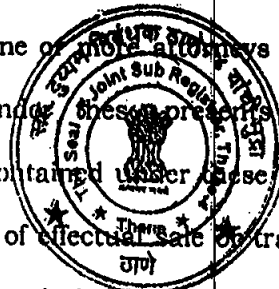
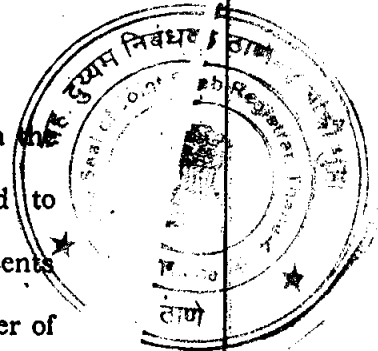
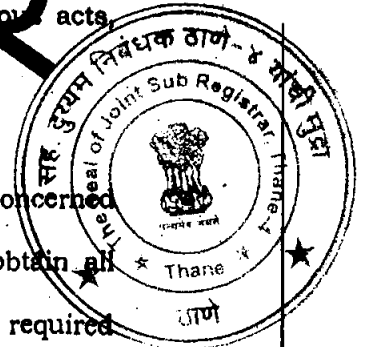
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वस्त क्रमांक	E390 / 2006
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nominee or nominees. For the said purpose to appear before the Concerned Authorities and admit execution thereof.

6. To represent us and appear on our behalf before the Concerned Competent Authority appointed under the UL (C & R) Act, 1976 and to apply for and obtain all permissions, orders, approvals, sanctions including sale of premises as may be required under the provision of the said Act for effectual sale or transfer of the said property and every part thereof. For the said purpose to do and perform various acts, deeds, things and matter as our said attorneys may desire.

7. To represent us and appear on our behalf before the Concerned N.A. Authorities of Collector, Thane and to apply for and obtain all permissions, N.A. Orders, approvals, sanctions, as may be required under the provisions of the Maharashtra Land Revenue act and to pay all N.A. taxes hereafter on our behalf for the said purpose to do and perform various acts, deeds, things and matters as our said Attorneys may desire.

8. To substitute and/or to appoint one or more attorneys with the same or limited powers contained under these presents and to terminate and revoke such authorities contained under these presents and appoint one or another in respect of effectual sale or transfer of the said property as our said attorneys may desire.



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ठान-४
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५४० / १९००

ठान-४
दस्ता क्रमांक ६३९० / २००८
५४० / १९००

9. To do or perform or caused to be done and performed all such acts, deeds, matters, things for the purpose of management control, supervision and enjoyment of the said property as if we ourselves was present and doing the same and for that purpose to sign and execute the deeds, documents and papers and address letters and appear before the concerned appropriate authorities of the State Government and the Central Government or the Mira Bhayander Municipal Corporation and other concerned revenue authorities including Collector-Thane, City Survey Authority, Additional Deputy and Assistant Collector of Land Revenue our name and on our behalf as our said Attorney shall deem fit and proper.

10. TO MAKE necessary applications to the Collector, Mamlatdar, Tahsildar, Municipality, Government of Maharashtra and other public and semi public authorities and such other Authorities as may be necessary for the aforesaid purpose and for the purposes set out hereinafter.

11. To sign, transfer, assign and convey a portion or entire portion of the said property in favour of the prospective purchasers or their nominees as may be the case.

12. To sign, execute and deliver an Agreement for sale of flats in respect of the flats which will be constructed on the said property and sold to the prospective buyer.



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दस्ता क्रमांक	८४० / १२००
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टनन-४	
दस्ता क्रमांक	८३९० / १२००
५९ / १००	

13. TO MAKE necessary Applications, file affidavits, Petitions and/or to initiate revenue proceedings before the Authorities concerned for obtaining permission to transfer the said property to the name of such person or persons as the said Attorneys may think fit and proper.

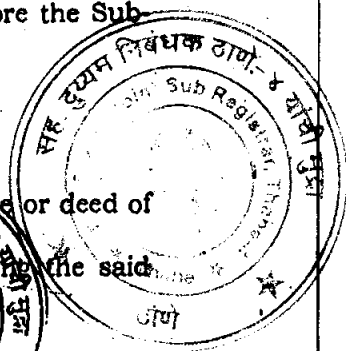
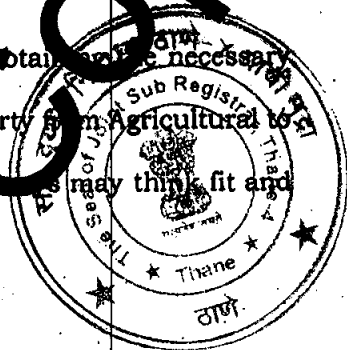
14. To receive the sale proceedings and pass the necessary receipts, vouchers and acknowledgment thereof.

15 TO MAKE the necessary Applications for obtaining the necessary permission concerning the user of the said property from Agricultural to Non Agricultural or other users as the said Attorneys may think fit and proper.

16 TO PAY the necessary charges, Deposits, Assessments and apply for the Refund thereof as the said Attorneys may think fit and proper.

17 To present the Agreement for Registration before the Sub Registrar of Assurances and/or such other authority.

18. To execute and deliver deed of gift or deed of transfer or such other Deed for the purpose of transferring the said property in favour of the prospective purchaser.



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दिनांक 15/11/2006

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टनन-४
दस्तावेज क्रमांक P390/2006
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19. TO AMALGAMATE the said property with any other property and/or properties as the said Attorneys may think fit and proper and amalgamate the said property or any part thereof with or their property/properties and also after amalgamation to prepare and submit the lay out plans or sub-division plans of one or more such amalgamated properties or the said property and get the same duly approved from the concerned authorities.

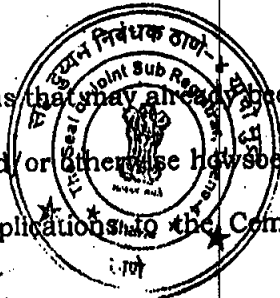
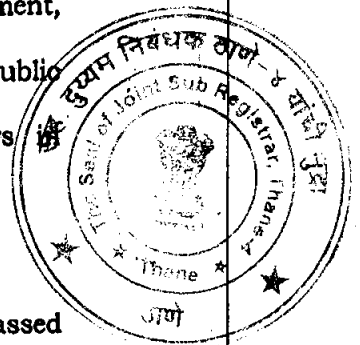
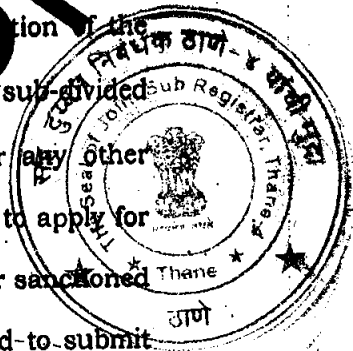
20. TO PREPARE, sign and submit the scheme for the sub-divisions of the said property and also to submit plan for construction of the building to be constructed on the said property and on the sub-divided properties thereof to the Thane Municipal Corporation or any other authority concerned and to have the same sanctioned and to apply for revalidating the plans that may already been passed and/or sanctioned and/or otherwise howsoever to get the same approved and to submit applications to the Cement/Steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent us before the Government, Thane Municipal Corporation, Collector of Thane or other public authorities or any other appropriate authority in all matters in connection with the sub-division and/or development.

21. TO APPLY for revalidating the plans that may already been passed and/or sanctioned and/or approved and/or otherwise howsoever to get the same approved and to submit applications to the Cement/Steel

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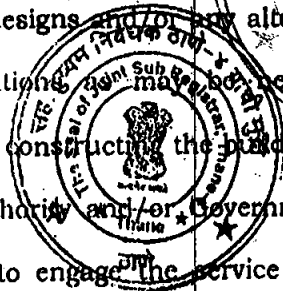
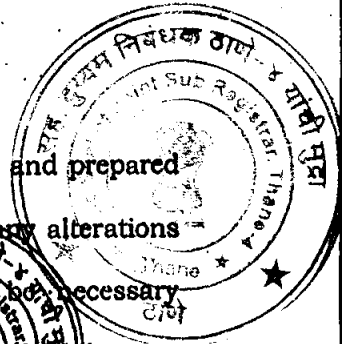


Controller for obtaining cement and steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent me before the government, Thane Municipal Corporation, Collector of Thane or other public authorities or any other appropriate authority in all matters in connection with the said sub-division and/or development.

22. TO PREPARE and submit proposals for Township and/or for development of the said properties whether alone or after amalgamation of the said property with other properties as the said property with other properties as the said Attorneys may think fit and proper

23. TO MATERIALIZE the said property or any part thereof by way of leveling the same and filling the same and/or constructing roads, internal lay out, providing street lights and by laying electric cables, laying water pipe lines and drains etc., constructing shed/sheds godown and office for the purpose of effective development of the said property

24. TO MAKE and prepare and/or cause to be made and prepared costs all such plans specifications and designs and/or any alterations in the existing plans and/or specifications may be necessary required and advisable for the purpose of constructing the buildings on the said property to the Competent Authority and/or Government of Maharashtra and/or Local bodies and to engage the service of any



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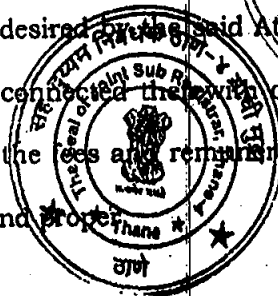
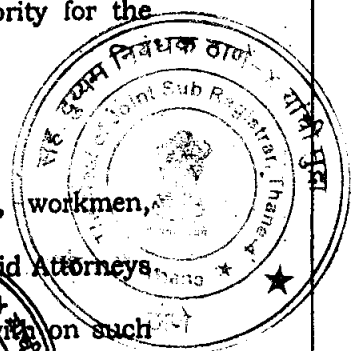
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दस्ता क्रमांक ९३९० /२००६  
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Architects, Engineers, Surveyors or any other person or a party as may be necessary or advisable.

25. TO COMMENCE, carry out and complete and/or cause to commenced, carried out and/or completed construction work at their entire costs on the said property in accordance with the sanctioned plan and specification and so for as any construction work is concerned to see that all applicable rules and regulations 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 being are strictly observed.

26. TO CARRY on correspondence with the Thane Municipal Corporation, Government of Maharashtra, Collector of Thane, Thane Metropolitan Regional Development Authority; Town planning, Slum Clearance Authority and/or under Urban Land (Ceiling & Regulation) Act, 1976 and/or any other concerned Competent Authority for the development and completion of all the related works thereof.

27. TO APPOINT architects, engineers, supervisors, workmen, advocates, counsel and other persons as desired by the said Attorneys for plans, approval or any other matters connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorneys may deem fit and proper.



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टनन-४  
दस्तावेज क्रमांक E 370 / 2006  
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28. TO ENGAGE and employ surveyors, Engineers, Architects, R.C.C. Specialists, designers in connection with and for the purpose of development of the said property.

29. FOR THE purposes to hand over free of costs, of the Thane Municipal Corporation portion of the said property if the same is comprised under road widening scheme and/or other reservations as per development Plan of the Town Planning Authority and/or for the same is under set-back and/or other reserved purposes and in view thereof to take the benefit of the F.S.I. permitted by the Authority.

30. TO COMMENCE file and prosecute any suits, petitions, appeals suits or other proceedings at law against any person or persons in respect of any of the matters or things relating to our affairs and to appear to and defend any actions, suit or other proceedings, commenced or to be commenced against us or whereunto we shall be party and also if the said attorneys/s shall think fit to compromise, refer to arbitration, submit to judgment, discontinue or become non-suited in any such action, suits or proceedings as aforesaid and also to accept services of writ of summons, notices or other proceedings.

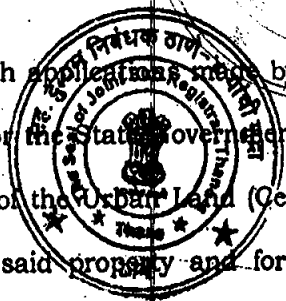
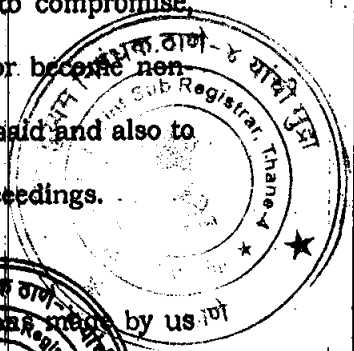
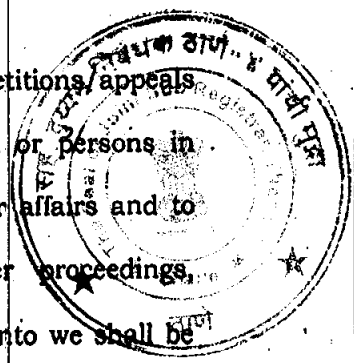
31. TO APPLY or proceeds or continue with applications made by us for permission of the Competent Authority or the State Government or any other authorities under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 to develop the said property and for the

*Eyub Khan*  
*31/4/12*

*31/4/12*

टनन-४  
दस्ता नं. ५००/२००६  
५२/४९

टनन-४  
दस्ता नं. ९३९०/२००६  
५२/१००



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purpose to make any declaration or sign forms as the said attorney/s shall deem fit and also to appear before any of the officer or officers appointed under the said Urban Land (Ceiling & Regulation) Act, 1976 and represent each/us either singly or jointly before them and also if necessary to sign execute and deliver all the applications or documents as our attorneys shall deem fit and also to appear before all Appellate Authorities under the said Act and/or statute in connection with the permission for transfer of the said property as aforesaid.

32. TO DEAL with all the authorities concerned and make necessary payments and deposits in connection with the said property and/or development and/or construction work to be carried out thereon and/or otherwise howsoever in connection therewith and also to receive from the authorities concerned and give proper receipt and discharge for the same.

33. TO CARRY out all the requisitions that may be made by the B.M.C. authorities and/or any other authorities in connection with the such plans of sub-divisions, without amalgamation or the building plans submitted and/or that may be submitted by our said Attorneys, either of them to the appropriate concerned authorities in pursuance of this presents and to get the said property released from any restriction.

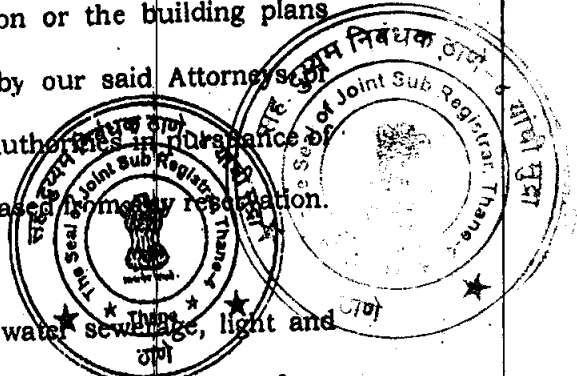
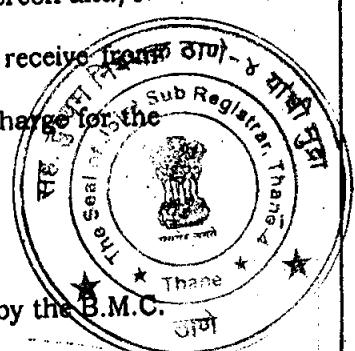
34. TO MAKE necessary applications for water, sewerage, light and electric connection to the concerned authorities at the expenses of our

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दनन-४
दस्ता क्रमांक (४०) / २००६
१२/१५/२००६

दनन-४
दस्ता क्रमांक E396 / २००६
५० / १००



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said Attorneys and to obtain necessary orders in pursuant thereto and to do all acts to lay the water sewerage and electric connection, to carry out the internal lay out and to construct roads for the purpose of development of the said lands more particularly described in the Schedule hereunder written.

35. TO CARRY on correspondence and to prepare, sign and execute papers, applications and documents including Affidavits, Plaints, Petitions, Declarations, usual Indemnity and usual undertakings etc. as may be required for the purpose of constructing the said proposed building or buildings on the said property.

36. TO PUT up and display board boardings on the said property, announcing the proposed Housing Scheme or any other Scheme in respect of the said property.

37. TO PREFER an Appeal Revision from the order which may be made by the Competent Authority or other authorities under U.L.C. Act and to do all acts, deeds, matters and things and to institute and filing of such appeal or revision and for the purposes to sign and file all petitions, Memorials of Appeal, Revision Applications, Affidavits, Plaints and all other proceedings as may be required for the said purposes.

38. TO ASK for and apply and to collect the refund and/or return of the deposits security fee and other amounts if any

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 37/10/12

दस्ता क्रमांक	८४०/२००६
	५४/४९

तन-४	
दस्ता क्रमांक	६३९०/२००६
	५४.९००

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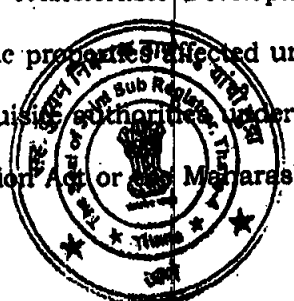
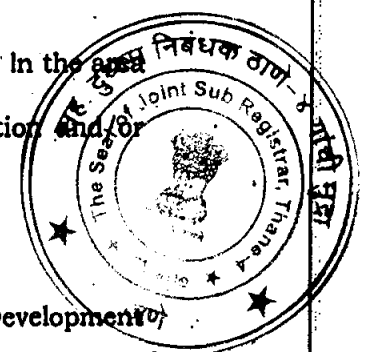
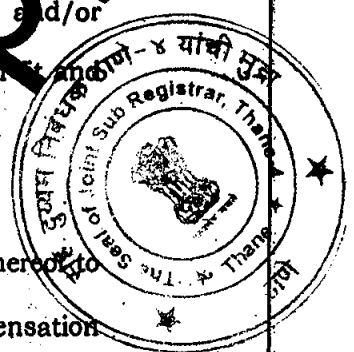
Municipality, Collector and/or other any authorities concerned for getting the building plan/lay out plan/Sub-divisions sanctioned and also to apply for and obtain the refund of the deposits if any paid to the authorities concerned. The said attorneys shall be entitled to transfer the aforesaid amounts and deposits to any person or persons.

39. To approach the authorities concerned to get the said property or any portion if under reservation and/or acquisition released and/or shift the same in such matter as the said Attorneys may deem fit and proper.

40. IN CASE of acquisition of the said property or any part thereof to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if our Attorneys are of the opinion that the said proceedings are against our interest.

41. IN CASE of enforcement of any Town Planning Scheme in the area to represent us in the proceedings and receive compensation and/or final property allotted to us in any scheme.

42. TO APPLY and obtain the Award for Transferable Development Rights (TDR) in respect of the portions of the properties affected under Reservation in the form of FSI from the requisite authorities under the Provisions of the Thane Municipal Corporation Act or Maharashtra



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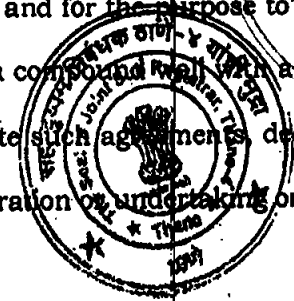
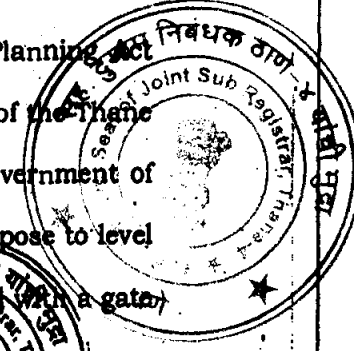
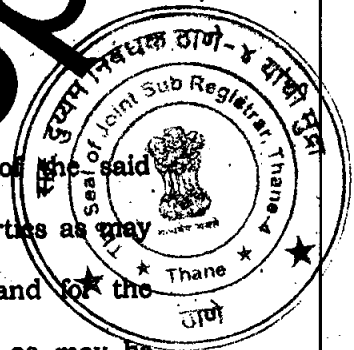
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Regional Town Planning Act 1966 or any other authorities for the time being in force and for the purpose to sign and execute necessary applications as may be required.

43. TO NEGOTIATE and arrive at agreements and to sign and execute agreements or conveyance or other requisite documents for the purpose of Transfer of Development Rights Certificate in favour of any person or persons and to receive consideration from such Transfer and pass valid receipts as the Attorneys may deem fit and proper.

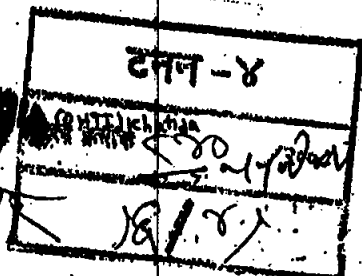
44. TO CONSUME F.S.I. permissible in pursuance of the said Development Rights Certificate on such plots or properties as may be permissible under the Development Control Rules and for the purpose to do all such acts, deeds matters and things as may be required from time to time.

45. FOR THE PURPOSE of obtaining Transfer of Development right or Development rights Certificate, to surrender such area of the land falling under reservations under the Maharashtra Town Planning Act 1966 or any other law for the time being in force in favour of the Thane Municipal Corporation or any appropriate authority or Government of Maharashtra as may be the case free of cost and for the purpose to level the said portion of the land and construct a compound wall (or a gate) and for the said purpose to sign and execute such agreements, deed of surrender or transfer or conveyance, declaration or undertaking or any



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टनन-४
दस्ता १३१० / २००८
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such other documents or document as may be required by the concerned authorities on our behalf and lodge the same with the Sub-Registrar of Assurances and admit execution thereof and complete all the procedures as required under the Thane Stamp Act, 1958 and Indian Registration Act, 1908 or such other law which is in force for the time being.

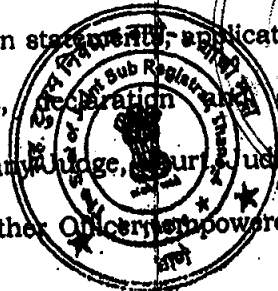
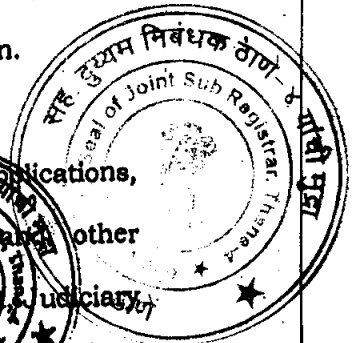
46. TO PAY all taxes, rates, charges, expenses and other outgoings in respect of the said property.

47. TO TAKE all steps to convert the nature of the said property and/or the user thereof.

48. TO MAKE, sign and submit applications, petitions, letters and other writings to appropriate government departments, local authorities and/or other Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 or any other law or otherwise in connection with the managements, improvements, development, sale, exchange gift, lease or other alienation or disposal or transfer of the said property more particularly described in the Schedule hereunder written.

49. TO DECLARE and affirm plaints, written statements, applications, Revision Application, petitions, affidavits, declarations and other necessary documents and to appear before any Judge, Court, Judiciary, and Non-Judiciary Enquiry Magistrate or other Officer empowered by

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*D*

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*31/1/2006*

दनन - ४
४० १२००८
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दनन - ४
दस्त क्रमांक P394/2006
९१ १००

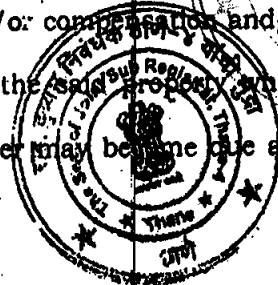
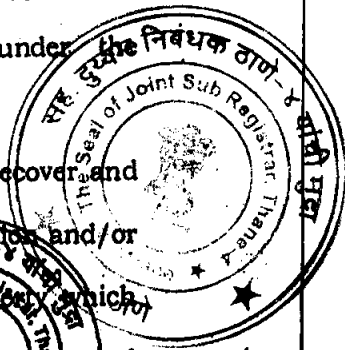


law to hear any suit or proceedings or any other inquiry relating to any of the matters relating to us or in which we may be interested and also to accept writ of summons, process, notices, sign vakalatnama, authority letters, etc.

50. TO APPEAR before the Sub-Registrar of Assurances or Joint Sub-Registrar of Assurances at Thane or such other Registrar and/or Officer appoint for the same and lodge the aforesaid documents for registrations and admit execution thereof.

51. TO TAKE necessary steps for formation of Cooperative Societies and/or Housing Society as required Maharashtra Co-operative Societies Act, 1960 and/or under the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 with an intent to develop and/or transfer the said property or any part or portion thereof with or without structures in favour of the said society and for the purpose to submit necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960.

52. TO ASK, demand, sue for, enforce payment or and recover and receive from any person or persons rents and/or compensation and/or mesne profits and/or deposits in respect of the said property which know are or which any time or times hereafter may become due and payable to me/us.



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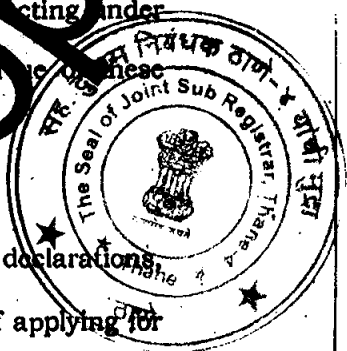
दन - ४  
दस्त क्रमांक P396 / 2006  
₹ 2,900

53. TO EXAMINE, adjust and settle all accounts and reckonings between me and any person or persons whomsoever and to pay or receive (as the case may be) the balance if any which shall appear to be due on the settlement of such accounts and reckonings and to compound for any debt or debts due to or owing by me.

54. AND we hereby for ourselves, our respective heirs, executors and administrators agree and undertake to allow ratify and confirm all and whatsoever my attorneys or any substitute or substitutes acting under them shall or purport to do or cause to be done by virtue of these presents.

55. To sign, declare and submit such application, declarations, writings, affidavits as may be required for the purposes of applying for and obtaining necessary permissions under Section 43 and/or Section 63 of the Thane Tenancy & Agricultural Lands Act and to convert the said property into N.A.

56. TO SUBSTITUTE and appoint from time to time one or more Attorney or Attorneys under the Attorneys hereunder with the same or limited powers and such substitute or substitutes at pleasure to remove and appoint another/others attorneys if the said attorney think fit and proper they shall be entitled to appoint such substitute or substitutes with powers concerning such powers as they may think fit and proper and on such event such power of attorney shall not be revocable.



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तनन ३०/१२/०७  
३०/१२/०७

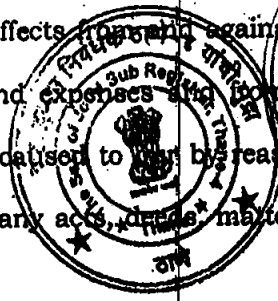
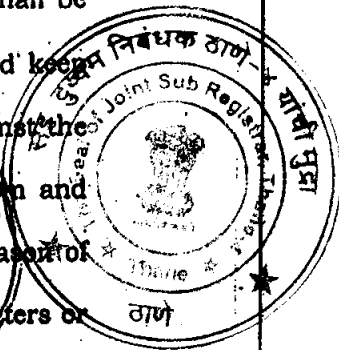
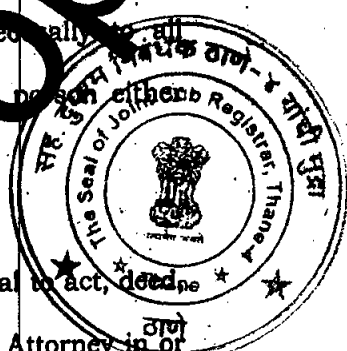
तनन-४  
दस्त क्रमांक १३१० /२००८  
६३ १००

57. Subject to subsistence of the Agreement between ourselves and my/our Attorney, THIS POWER of Attorney is irrevocable and the same shall not be revoked for any reasons whatsoever by me from the date hereof.

58. IN GENERAL to do all other acts, deeds, matters and things whatsoever in or about my estate, property and affairs herein either particularly or generally described as amply and needfully for all intents and purposes and could do in our own proper person either singly or jointly.

59. ALL COSTS, charges, and expenses of and incidental to act, deed, matter or things done or caused to be done by our said Attorney in or about the exercise of our power or powers herein contained shall be borne and paid as provided by our said Attorneys alone and shall be responsible for the same and our attorney shall indemnify and keep indemnified ourselves and our estate and effects from and against the payment of the aforesaid costs charges, and expenses and against any loss and damage that may be caused to us by reason of our Attorneys doing or causing to be done any acts, deeds, matters or things by virtue of these presents.

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English signature   
श्री. नारायण   
A

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टनन-४	
दस्ता क्रमांक	८० / २००८
२९/४९	

(RNTI) Khatian

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3-11-2012

टनन-४	
दस्ता क्रमांक	E390/2006
₹ 8900	

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT all that piece and parcel of agricultural land situate lying and being at Revenue Village Ghodbunder, Taluka and District Thane bearing

<u>S.No.</u>	<u>H.No.</u>	<u>Sq.Mtrs.</u>	<u>Area</u>	<u>Assessment.</u>
11	6	150	0-01-5	0.12
11	7	3150	0-34-4	2.00
11	8	1290	0-12-9	1.00
12	9(Pt)9A	<u>3810</u> <u>8400</u>	0-38-1	

in the Registration District and Sub-District of Thane.

SIGNED SEALED AND DELIVERED by

Within named

(1) MRS. KHATIJA ABDUL RAZAK ZAKERI

(2) MRS. AKHTARI KHALILUDDIN RAHMAN CHEWATKAR



Certified Copy

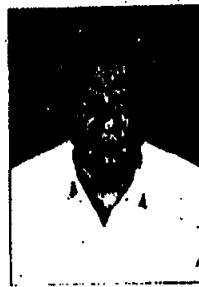
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टनन-४	
दस्त क्रमांक	४० /२००८
२९/११	

टनन-४	
दस्त क्रमांक	९३९० /२००८
९५ १००	

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(3) MR. MOHAMMED AYYUB CHEWALKAR )



*[Handwritten signature]*

(4) MR. MOHAMMED ALI CHEWALKAR )



شمس النساء یوسفی

(5) MRS. SHAMSUNNISA YUSUF TANKI )



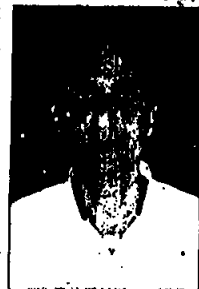
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(6) MR. ABDUL RAUF CHEWALKAR )



AND

(7) MR. MOHAMMED AKIL CHEWALKAR )



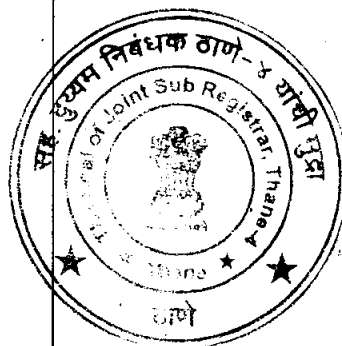
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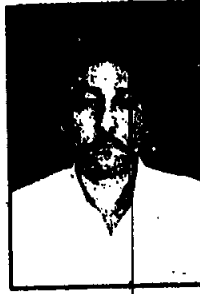
Before me,

टनन - ४
दस्ता क्रमांक ४० / २००८
२२ / ११



टनन - ४
दस्ता क्रमांक ९३१० / २००८
९९ / १००

I accept



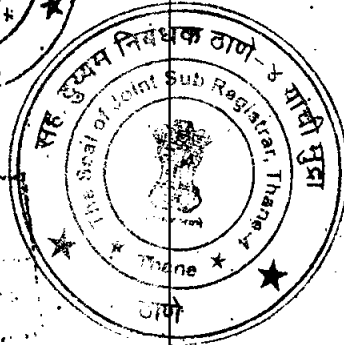
S. 74/W  
M/S. SUSHEEL ENGINEERING through Prop.  
SURYANARAYA R. YADAV

Witness :-

- 1. Ratan
- 2. (Signature)

Advocate High Court

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दस्तावेज - ४  
 दस्त क्रमांक ( ४० )  
 २३. ४ )

टनन - ४
दस्त क्रमांक २३५० / २००८
६० / १००

**Shri Jay R. Birwadkar**  
 Kumbhar Chawl, Netivali, Kalyan (E)  
 Authorised Government Stamp Vendor  
 (Government of Maharashtra) L.No. 28/03

Name & Address of Stamp Paper Purchaser:

Abdul R. Chawalkar  
Kalyan.

Re: Sr. No. 4

Dated: 31/12/07

Denomination of Stamp Papers	No. of Stamp Papers	Amount
5000/-		
1000/-		
500/-		
100/-	1 (AD 476362)	100/-
50/-		
20/-		
10/-		
Total :-		100/-

  
 Purchaser Signature

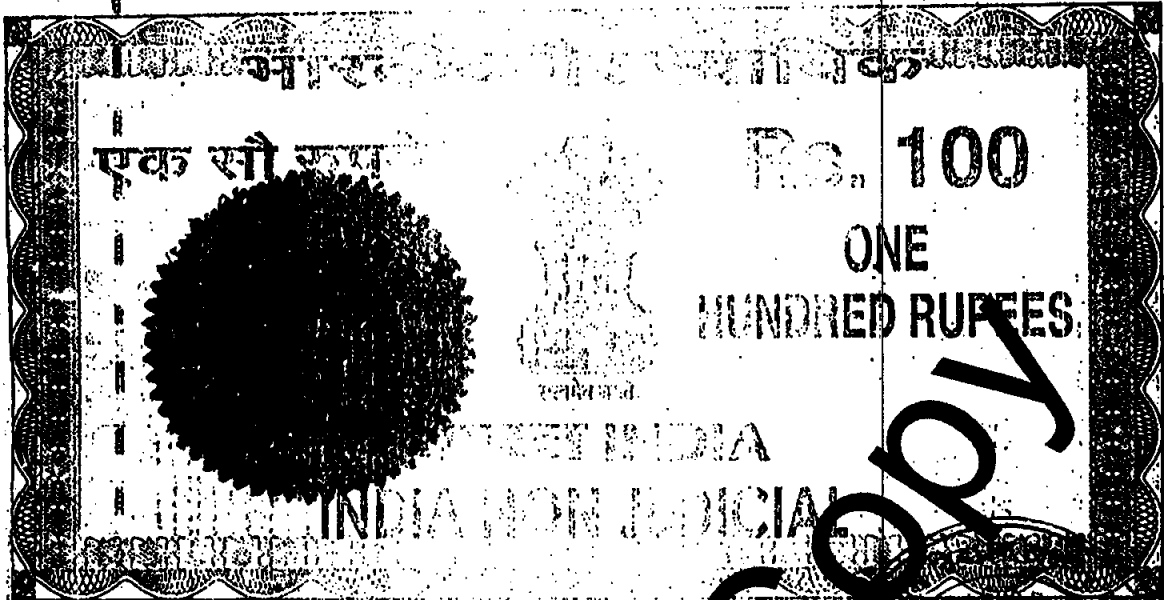
  
 Signature of Stamp Vendor



टनन-४  
 दस्त क्रमांक २० / २००८  
 २० ०७

टनन-४  
 दस्त क्रमांक २३९० / २००८  
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महाराष्ट्र MAHARASHTRA

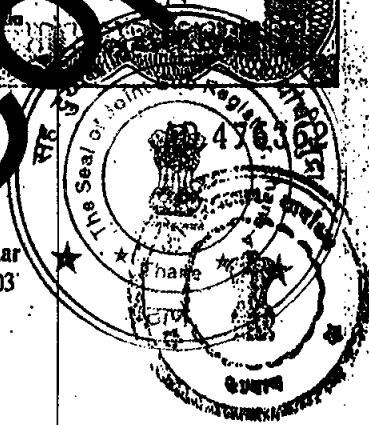
Rs. 100/- (Rupees Hundred Only)

Issued to Abdul R. Chewalkar

Kalyan

Sr. No. 41 Date 31/05/2007

Shri Jay Manmath Birwadkar  
Stamp Vendor, No. 28/03  
Kumbhar Chawl, Activali,  
Kalyan (Dist. Thane) 401 306



GENERAL POWER OF ATTORNEY

executed on this 31/05/2007 of the year 2007

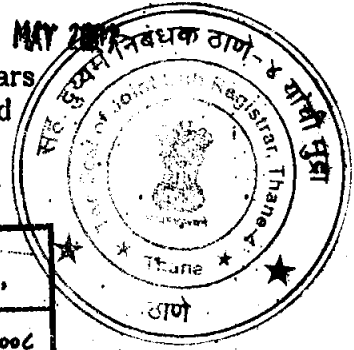
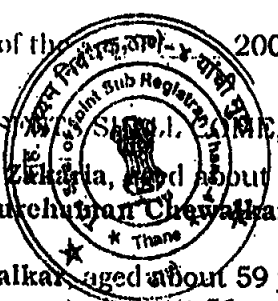
2007

Sub-Registrar Thane  
Maharashtra

TO ALL TO WHOM THESE PRESENTS SHALL COME, WE'S MAY 2007

1. Mrs. Khalilbi Abdul Razak Zakharia, aged about 80 years
2. Mrs. Khalil Begum Khalilurrahman Chewalkar, aged about 50 years
3. Mr. Mohammed Ayub Chewalkar, aged about 59 years,
4. Mr. Mohammed Ali Chewalkar, aged about 56 years,
5. Mrs. Shamshunnisa Yusuf Tanki, aged about 53 years,
6. Mr. Mohammed Akeel Chewalkar, aged about 40 years,

All today at Kalyan, District Thane,  
DO HEREBY SEND GREETINGS:



दस्तावेज क्रमांक	4163	2007
दिनांक	31/05	

31/05/07  
(R.H.T.) & Khalija

दस्तावेज क्रमांक	4163	2007
दिनांक	31/05	

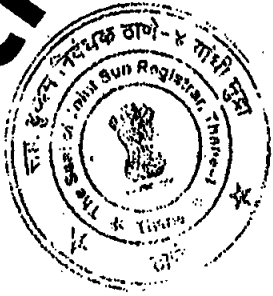
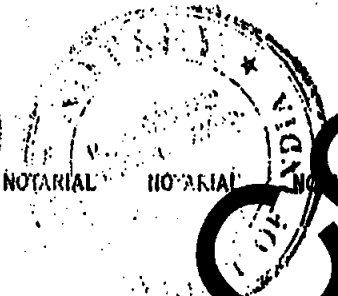
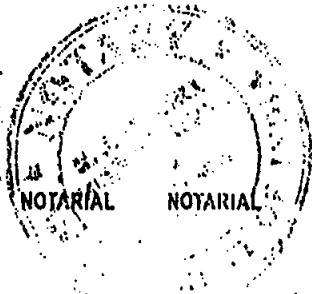
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4163 2007

31/05



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दस्ता - ४
दस्ता नं. ४० / २००८
२६/४९

दस्ता - ४
दस्ता नं. E390 / २००८
₹ १०० ९००

WHEREAS we have undivided right, title and interest in the properties being the pieces and parcels of land, ground, heriditaments, lying, being and situated at Village Ghodbunder, Taluka and District Thane being :

Survey No.	Hissa No.	Area(H-A-P)
11	6	0-01-5
11	7	0-34-4
11	8	0-12-9
12	9(pt) 9A	0-38-

more particularly described in the First Schedule hereunder written, (hereinafter referred to as "the said entire property")

AND WHEREAS we are not in a position to look after and manage the affairs relating to the said property.

AND WHEREAS in order to look after the said property and to proceed with the legal formalities and to do all the acts, deeds, things and matters thereto it is expedient and necessary for us to nominate and appoint Mr. Abdul Rauf Chewalkar, resident of Kalyan, District Thane and accordingly we do hereby appoint Mr. Abdul Rauf Chewalkar, in whom we have full trust and faith as our true and lawful attorney to do the acts, deeds, things and matters in connection with the said properties viz.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT WE

1. Mrs. Khatijabi Abdul Kalam Zakaria,
2. Mrs. Akhtari Begum Khatim Arhaman Chewalkar,
3. Mr. Mohammed Rauf Chewalkar,
4. Mr. Mohammed Rauf Chewalkar,
5. Mrs. Shamsunnessa Yesuf Tunki,
6. Mr. Mohammed Rauf Chewalkar

do hereby nominate, constitute and appoint Mr. Abdul Rauf Chewalkar as our true and lawful attorney in our name and on our behalf to do the following acts, deeds, things and matters viz.

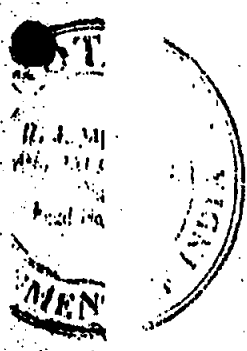
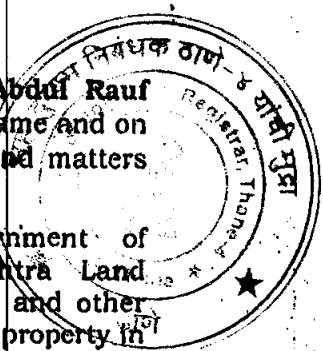
1. To carry on correspondence with Government of Maharashtra, Collector of Thane, Maharashtra Land Revenue Code, Tahsildar, Circle Office, Talathi and other revenue officers for the effectual mitigation of the property in my name in the records of rights and to obtain the extracts of property registered cards, 7/12 extracts and other relevant village forms, gut book and other documents in our name and to do other incidental activities to file necessary application, appeals, revisions etc. for the said purpose.

दस्त क्रमांक	७३	१९६२
31/12/73 20/1/79		

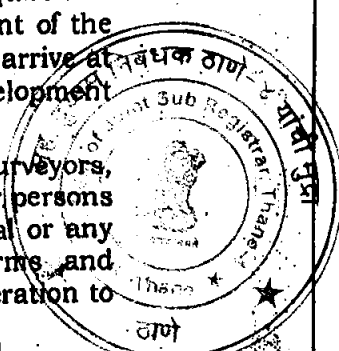
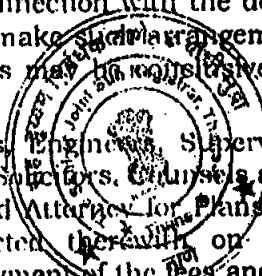
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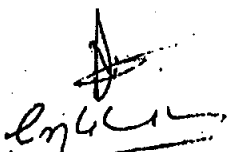
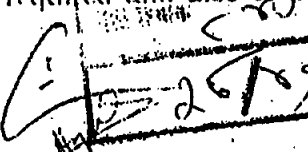
(R-172) Khatija

तनन-४
दस्त क्रमांक E396 / 2006
69 900



2. To make and prepare and/or cause to be made and to be prepared all such plans, Specifications, maps and designs and/or to make any alterations as may be required, necessary and advisable for the purpose of constructing row houses, bungalows, buildings, tenements and/or Apartments on the said Property, and to engage the services of any Architects, Engineers, Surveyors or any other person or persons or party as may be necessary or advisable.
3. To look after and carry and generally manage, take active part and participation in the affairs of the development of property as may be necessary or advisable.
4. To commence and carry on and complete and/or cause to be commenced, carried out and/or completed construction work on the said property, in accordance with the sanctioned Plans and Permissions and Specifications and so far as any construction work is concerned, that all applicable rules and regulations which are made by the Government of Maharashtra and/or Competent Authority, under the Urban Land (Ceiling & Regulation) Act, 1976 and/or Municipal Authorities and/or Police Authorities and/or any other Competent Authorities and those which are in force for the time being are strictly observed.
5. To carry on correspondence under or over signature and carry on negotiations and deal with all concerned authorities and bodies including the Government of Maharashtra, all the departments, Municipal Authorities and/or Town Planning Authorities and/or the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976, in connection with the Sub-Division and/or obtaining the No Objection Certificate for the development of the Said Property.
6. To appear and represent us before any and all concerned authorities and parties as may be necessary, required or advisable or in connection with the development of the said Property and to make such arrangements and arrive at such arrangements as may be necessary for development of the said property.
7. To appoint Architects, Engineers, Supervisors, Surveyors, Chartered Accountants, Advocates, Solicitors and other persons as desired by the said Attorney for Plans, approval or any other matter connected therewith on such terms and conditions and on payment of the fees and remuneration to them as the said Attorney may deem fit.
8. To prepare, sign and submit the plans for the lay-out, sub-division of the said property, to change the lay out of the said property if required and also to submit plans for

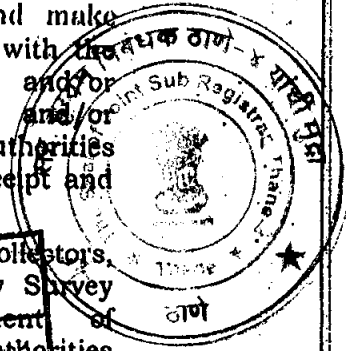
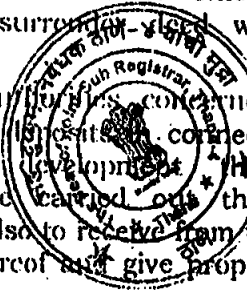
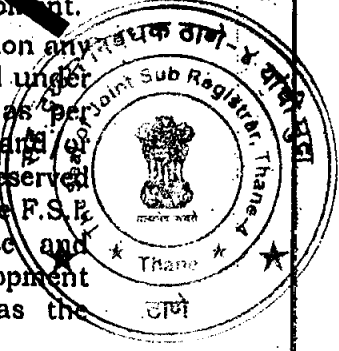
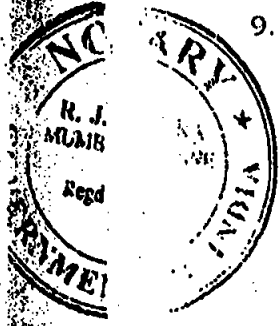


  
  
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construction of the buildings to be constructed on the said property on the lay-out, sub-divided plots thereof to the Municipal Corporation or any other authorities concerned and to have the same sanctioned and to apply for revalidating the plans that may have already been passed and/or to be sanctioned and/or otherwise howsoever to get the same approved and to submit applications to the cement/steel controller for obtaining cement and steel and to make all necessary applications in connection with the construction and to obtain permit or permits in respect thereof and to represent us before the Government, Grampanchayat, Collector, Revenue Authorities, Municipal Authorities or other Public authorities or any other appropriate authority in all matters in connection with the said property and for its sub-division and/or development.

9. To hand over free of costs to the Municipal Corporation any portion of the said property if the same is covered under road widening scheme and/or other reservations as per development plan of the Town Planning Authorities and for the same is under set back and/or other reserved purposes and in lieu thereof to take the benefit of the F.S.I. permitted by the authorities and to use, utilise and consume the same in the form of transfer of development rights on the said property or any properties as the Attorneys may deem fit and proper.
10. To apply for and obtain the necessary permission under the Urban Land (Ceiling and Regulation) Act 1976 or any other statutory modification or amendment for the time being in force and/or under any other Central or state legislation for the time being in force as may be necessary in connection with the proposed construction, development and/or transfer.
11. To make and submit all applications, petitions, submissions and appeals and to carry out correspondence with the appropriate authorities or officers concerned including execution of surrender of land with Municipal Corporation if necessary.
12. To deal with all the matters concerned and make necessary payments and deposits in connection with the said property and/or development thereof and/or construction work to be carried out thereon and/or otherwise therewith and also to receive from the authorities concerned the refund thereof and give proper receipt and discharge for the same.
13. To make necessary applications to the Collectors, Mamlatdar Tahasildar, Talathi, Panchayats, City Survey Officer/s, Municipal Corporation, Government of Maharashtra and other public and semi public authorities



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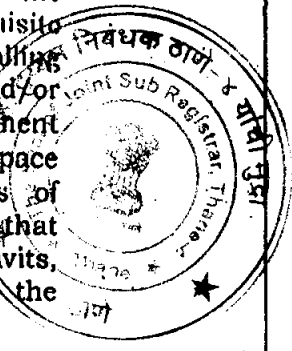
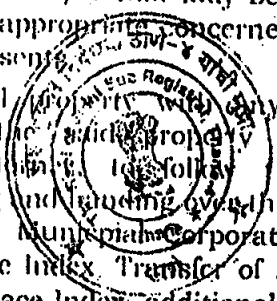
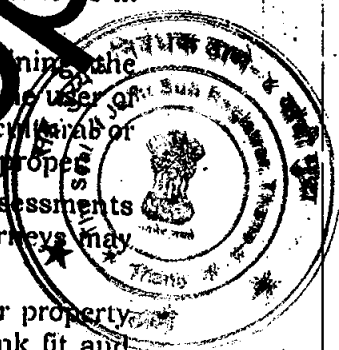
or such other authorities as may be necessary for the said purpose and for the purpose of mutation of the property in our name and to obtain the extract of property register cards in our name and other incidental matters thereto.

14. To make the necessary applications, file affidavits, petitions before the authorities concerned for obtaining permissions to transfer the said property to the name of such person or persons as the said attorney may think fit and proper.
15. To submit necessary application, writings, undertakings and other documents as may be required in accordance with the prevailing rules and regulations for perfecting our title and for obtaining the Non-Agricultural Permission and other requisite permissions etc., and /or to represent us in the office of City Survey if required.
16. To make the necessary applications for obtaining the necessary permissions concerning the change of the user of the said property from Agriculture to Non-Agriculture or other user as the said Attorney may think fit and proper.
17. To pay the necessary charges, deposits and assessments and apply for the refund thereof as the said attorneys may think fit and proper.
18. To amalgamate the said properties with any other property and/or properties as the said Attorneys may think fit and proper and also after amalgamation to submit the layout plans of one or more amalgamated properties or the said property and get the same approved from the Collector or other authorities concerned and also to grant the access to the adjacent property holders from and through the said property as the said attorney may deem fit and proper and for that purpose to sign various deed, documents for the same.
19. To carry out and comply with all the requisitions that may be made by the Municipal authorities and/or any other authorities in connection with such amalgamation or the building plan submitted and/or that may be admitted by our said attorney to the appropriate concerned authorities in pursuance of these presents.
20. To amalgamate the said properties with any other land and/or to sub divide the said property as per the convenience of the Attorneys to follow the requisite procedure for transferring and handing over the area falling under reservation to the Municipal Corporation and/or consume the Floor Space Index, Transfer of Development Rights, staircase Floor Space Index, additional Floor Space Index allowed as per Development Control Rules of Municipal Corporation upon the said property and for that purpose to sign and submit all such plans, affidavits, declarations, indemnity bonds, etc. to apply to the

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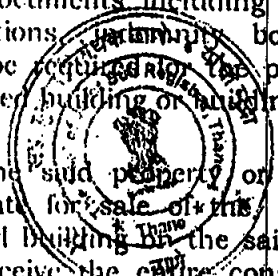
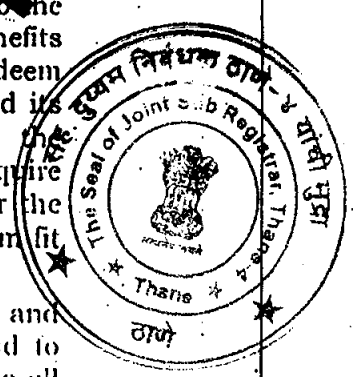
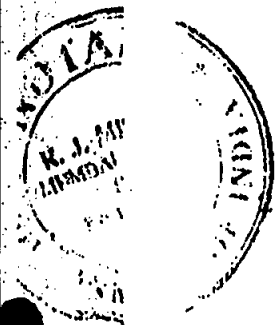
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Municipal Corporation or other concerned authority at by necessary plans to consume the said Floor Space Index, Transfer of Development Rights, Staircase Floor Space Index, additional Floor Space Index upon the said property and to pass on the same as the Attorney may deem fit and generally to do any cause to be done all the lawful acts, deeds matters and things as our said attorney shall think fit and property to the purposes of consuming the Floor Space Index, Transfer of Development Rights, Staircase Floor Space Index, additional Floor Space Index upon the said property as amply and effectively as I myself could have personally done, and to do such acts, deeds and things as may be necessary from time to time to give effect to this power of attorney. To sign and execute the agreements, writings, documents, transfer deeds, assignment deed and to hand over the said property to the Municipal Corporation and to derive the said benefits thereof and to pass on the same as the Attorney may deem fit and proper. To negotiate with the Corporation and its departments for having modification, change in the reservation on the said property and to follow the require procedure thereto and also to use, utilize and transfer the same on any other properties as the attorney may deem fit and proper.

21. To make necessary applications for water, sewerage and electric connection with the concerned authorities and to obtain necessary orders in connection thereto and to do all acts, to carry out and complete the water sewerage and electric connection of the proposed layout and roads for the purpose of development of the said property to make application to the M.S.E.B. for electrical connections and for submitting the proposal for sanction and hand over any portion of the land to the M.S.E.B. authorities.
22. TO carry correspondence, to prepare sign and execute papers, applications and documents including affidavits, plaints, petitions, declarations, indemnity bonds and under takings etc. as may be required for the purpose of construction of the said proposed building or buildings on the said property.
23. TO negotiate for sale of the said property or any part thereof and also to negotiate for sale of this proposed construction of the proposed building on the said land or any part thereof and to receive the entire consideration thereof and appropriate the sale proceeds thereof for his own use and benefit and also to execute the necessary agreements for sale/ confirmation deed/ rectification deed/ cancellation deed/ mortgage deed or any other such necessary deeds and documents and lodge the same for

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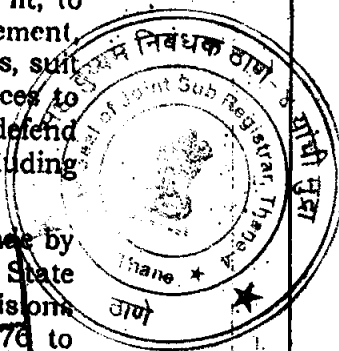
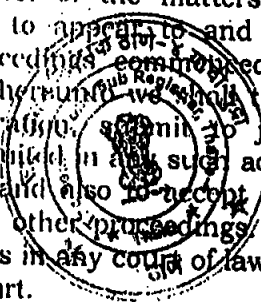
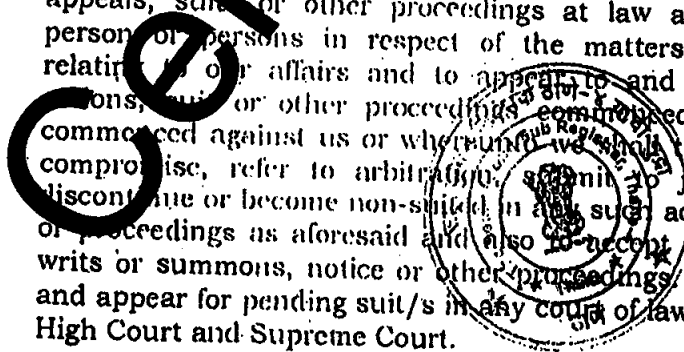
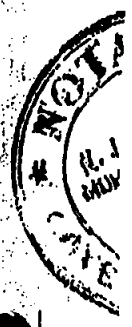
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registration at the requisite office including modification deed enabling the prospective intending purchaser to obtain the housing loan from the financial institutions and to receive and accept the deposit moneys, cash, cheques against booking, sale, transfer, cancellation of flats, shops and units to be constructed on the said property in full and final settlement of payments to be received from them.

24. TO proceed with the development of the property of the firm including constructing boundary walls, to comply with all the terms of the building plans and permissions and for the purpose if required to hand over and/or surrender and/or transfer portion of the property falling in set back area or under reservation to the municipal corporation, Collector or to the authorities concerned and to apply for and obtain in lieu thereof the compensation and/or for the utilisation of the said Floor Space Index on the remaining portion of the said property.
25. To make the necessary application under the Urban Land (Ceiling and Regulation) Act, 1976 for exemption, transfer or otherwise of the said property and for development thereof and for the purpose to submit such applications, writings, undertakings, affidavits and file petitions, appeals, etc. as may be required and to prefer an appeal from the orders of the Competent Authority under the provisions of the said Urban Land (Ceiling and Regulation) Act, 1976.
26. TO prefer an appeal from and against the order which may be made by the Competent Authority or other authorities under the Urban Land (Ceiling and Regulation) Act and to do all acts, deeds, matters and things and to institute and file the said appeal and for the purpose to sign and declare all petition, matters of appeal, affidavits, plaint and all other proceedings as may be required for the said purposes.
27. TO commence, file and prosecute any action petition/s, appeals, suits or other proceedings at law against any person or persons in respect of the matters or things relating to or affairs and to appear to and defend all suits, suits or other proceedings commenced or to be commenced against us or where we should think fit, to compromise, refer to arbitration, submit to judgement, discontinue or become non-suited in any such actions, suits or proceedings as aforesaid and also to accept services to writs or summons, notice or other proceedings. To defend and appear for pending suit/s in any court of law including High Court and Supreme Court.
28. TO apply or proceed or continue with applications made by us for permission of the Competent Authority or the State Government or any other authorities under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 to



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दस्त क्रमांक २३७७ /२००८  
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develop the said property and for the purpose to make any declaration or sign forms as the said attorney shall deem fit and also to appear before any of the officers appointed under the said Urban Land (Ceiling and Regulation) Act, 1976 and to represent us before them and also if necessary to sign all the applications, affidavits, memos of appeal or other applications or documents as our attorneys shall deem fit and also to appear before all appellate authorities under the said Act and/or statute in connection with the permission for transfer of the said land as aforesaid.

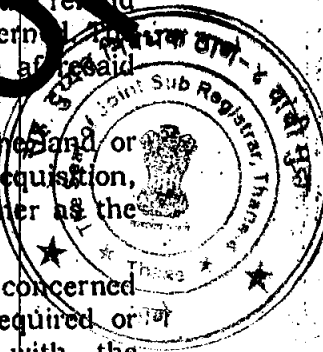
29. TO ask for and apply and to collect the refund and return of the deposits, security fee and other amounts if any paid to Municipal Corporation, Collector and/or other authorities concerned for getting the building plan, layout plan sanctioned and also to apply for and obtain refund of the deposits if any paid to the authorities concerned. The said Attorneys shall be entitled to transfer the aforesaid amounts and deposits to any person or persons.

30. TO approach the authorities concerned to get the land or any portion, if under reservation and/or acquisition, released and/or to shift the same in such manner as the said Authority may deem fit and proper.

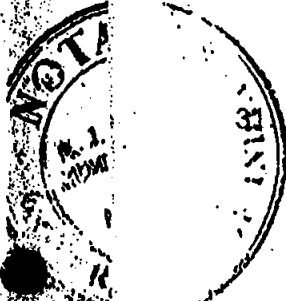
To appear and represent before all and all concerned authorities and parties as may be necessary required or advisable for protection in connection with the development of the said property and to make such agreements and arrange all such arrangements as may be conclusive to the development and/or transfer of the said property.

32. To ask, demand, sue or enforce payment of and recover and/or receive from any person and/or persons rents and/or compensations and/or mesne profits and/or deposits in respect of the said property which now are or which at any time or times hereafter may become due and payable to us.

33. In our name and in our behalf to sign, execute, register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement, lease and licence agreement, lease deed, rent agreement, development agreement, power of attorney, deed of cancellation, deed of revocation, supplementary deeds, release deed, assignment, surrender, transfer deeds, mortgage deeds, deed of partition, retirement deed, easementary documents, grant of access, deed of exchange, gift deed, surrender deed, correction deeds, ratification deeds, deed of conveyance, deed of settlement, affidavits, declarations, indemnity bonds, and other assurances, deeds and writings thereto which may in the opinion of the said attorney be expedient



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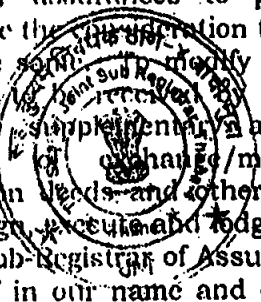


or necessary and to lodge the same for registration before the Sub-Registrar of Assurances and admit the execution thereof and for that purpose to comply with all the provisions of the Bombay Stamp Act as well as Indian Registration Act.

34. In case of acquisition of the said property or any part thereof to represent us in acquisition proceedings and to receive compensation and give receipts for moneys received and also to oppose the said proceedings if we are of the opinion that the said proceedings is against our interest.
35. In case of enforcement of any Town Planning Scheme in the area, to represent us in the proceedings and receive the compensation and/or to take possession of the plots allotted to us in any scheme.
36. To pay taxes, rates, charges, expenses and other outgoings in respect of the said property and claim refunds thereof in our name and on our behalf.
37. To sign, execute, register or otherwise perfect or cause to be signed, executed, registered and perfected any agreement, lease, conveyance, re-conveyance, assignment, surrender, reassignment, transfer or mortgage and other assurances which may in the opinion of the said attorney be expedient or necessary.
38. To negotiate, deal with the interested persons in respect of sale of the said property and/or enter into joint venture deals, transactions, agreements and to grant and assign the development rights of the said property in one or more parts to such persons or person as the attorney may think fit and proper and for the purpose to sign and execute agreements, powers of attorney and incidental documents and assurances thereto and to give valid discharges for payment, to receive consideration and/or instalments of consideration (monetary and/or consideration in kind) and to execute Deed of Conveyance, Transfer Deeds, other documents, deeds, assurances and other incidental writings thereto and other assurances to perfect the registration thereof, to receive the consideration thereof and pass on the receipts for the same to us and for the purpose to sign the supplementary agreements, confirmation deed, deed of exchange/modification, correction deeds, cancellation deeds and other incidental documents thereto and to sign, execute and lodge the same for registration before the Sub-Registrar of Assurances and admit the execution thereof in our name and our behalf. To follow the requisite steps and procedure for appropriation of the sale proceeds as well as the investment thereof as the attorney deem fit and proper and for that



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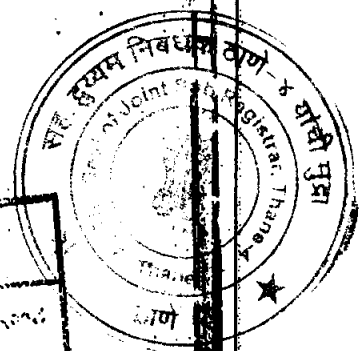
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purpose to do all the acts deeds and matter as the attorneys may deem fit and proper. To sell and transfer the consideration in kind to be received by us from the intending developers to the buyers of the flats / units and to enter into agreements, writings, deeds, and incidental documents thereto including supplementary agreements, correction deeds, confirmation deeds and/or deed of cancellation and to receive the consideration thereof and pass on the valid receipts for the same and to appropriate the sale proceeds thereof and to and to sign, execute and lodge the same for registration before the Sub-Registrar Assurances and admit the execution thereof in our name and our behalf.

39. To appear before the Sub Registrar of Assurances and lodge the above documents for registration and to execute and admit the execution thereof and to comply with all the formalities and representations under the provisions of Bombay Stamp Act and Indian Registration Act in our name and in our behalf.
40. To make necessary applications under Section 20 or other provisions of the Urban Land (Ceiling and Regulation) Act, 1976 and to procure such permissions for transfer of the said property in one or more parts.
41. To take necessary steps for formation of the co-operative society with a intent to transfer the said property or any part or portion thereof without or with structures in favour of the said society and for that purpose to submit the necessary applications, writings, undertakings and declarations as may be required and to appear and represent before the Registrar or other authorities under the Maharashtra Co-operative Societies Act, 1960.
42. To grant the easementary rights of access and other rights from and through the said property to any adjacent plot holders and for that purpose to sign the requisite documents, deeds, writings, etc. and to appropriate the sale proceeds, thereon and to execute and lodge the same for registration before the Sub-Registrar Assurances as our sole and exclusive attorney.
43. To negotiate with the occupants and other dwellers occupying the structures in the said property and to arrive at an amicable settlement and/or to file the suitable proceedings to evict such occupants and obtain the actual and peaceful possession of the area occupied by such occupants and also to represent before the Tahasildar, ALT, Tribunal and other revenue officers in respect of the said property and to represent our interest before the revenue officers under the provisions of the Bombay Tenancy and Agricultural Lands Act, 1948 and/or any other statute.

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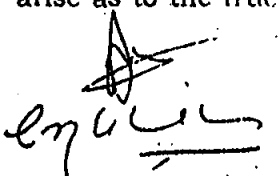
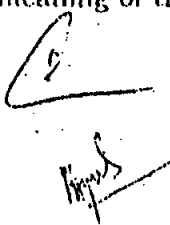
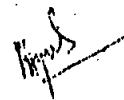
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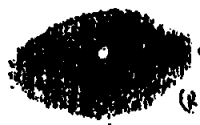


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44. TO open bank accounts in our name and on our behalf in any banks and to operate the said accounts, to deposit and withdraw the monies and sign and execute various negotiable instruments in our names and on our behalf and to issue various cheques, drafts in our name and to sign the same in our name and on our behalf.
45. TO execute the Deed of partition, Release/Surrender deed and/or Exchange Deed, Deed of Family settlement in respect of the properties described in the annexure annexed hereto and to sign the said documents, deeds and writings and to lodge the same for registration and the execution thereof before the Appropriate Sub-Registrar of Assurances.
46. To negotiate, deal and correspond with any person for entering into partnership, joint venture, formation of a company under the relevant provisions of law and enactments and for that purpose to follow the requisite procedure for formation and registration of such partnership, joint venture, company and to sign, execute and prepare the various documents, deeds, declarations, memorandums and / or any other writings and assurances thereof and to lodge the same for registration and admit the execution thereof in our name and on our behalf under the law and to do all other acts and things required for completing registration and to pay stamp duties and registration charges thereof. To represent us in formation of partnership firm, joint venture, association of persons, company and / or by or for any corporate body for development of the said property and to receive the benefits thereof, sign and execute various receipts of consideration and to deal, appropriate and dispose of the benefits and profits receivable to the said partnership firm, joint venture business and any other corporate body and to pass on the receipt thereof in our name and on our behalf as our constituted attorney. To represent us before the government, semi-government, local bodies, tax and or any other authorities for the business of development of the property.
47. To compound, compromise or settle any claim due to or due to any person on such terms and conditions as the said attorney may think fit or to abandon or waive any claim including a claim in any suit or legal proceeding.
48. To substitute and appoint from time to time one or more attorneys in place of the attorney hereunder with power to act, remove and appoint other attorney/s if the said Attorneys think fit and proper.
49. AND for more effectually removing any doubt which may arise as to the true meaning of these presents or as to the

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 (RHT) Khatip



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construction or application of the powers hereby granted we hereby declare that the powers hereby granted shall not in any case be deemed to revoke any power or authorities hereto before given to our attorneys by us or be deemed to be limited to such transactions and matters as are herein expressly mentioned but the same are intended to extend and shall in all cases extend to any other matters or transactions not herein precisely mentioned or defined which in the course of the business may the attorney be deemed to be requisite or expedient to be done or performed.

50. AND generally to do all other acts, deeds, matters and things whatsoever in or about said property and affairs herein either particularly or generally described as aforesaid and effectually to all intents and purposes as if we could do in our own person if these presents had not been made.

AND we agree and undertake to allow, ratify and confirm and whatsoever our attorney or any substitute or substitutes acting under them shall do purport to do or cause to be done by virtue of these presents.

THIS POWER OF ATTORNEY is irrevocable and shall not be revoked by us from the date hereof and all powers and authorities conferred upon our attorney under this Power of Attorney.

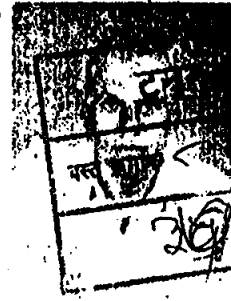
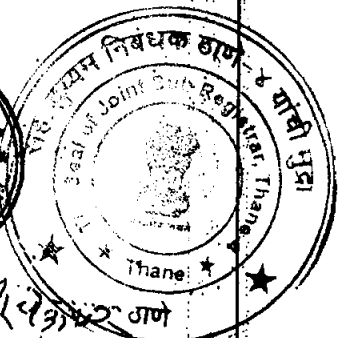
IN WITNESS WHEREOF we have set and subscribed our signature to this writing on this \_\_\_\_\_ day of \_\_\_\_\_ 2006

SIGNED & DELIVERED  
by the within named

1. Mrs. Khatijabi Abdul Razak Zakaria

2. Mrs. Akhtar Begum  
Khatijabi Chawalkar

3. Mr. Mohammed Ayub Chawalkar



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4. Mr. Mohammed Ali Chewalkar



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5. Mrs. Shamshunnisa Yusuf Tanki



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6. Mr. Mohammed Akeel Chewalkar



Power of Attorney accepted by  
Mr. Abdul Rauf Chewalkar



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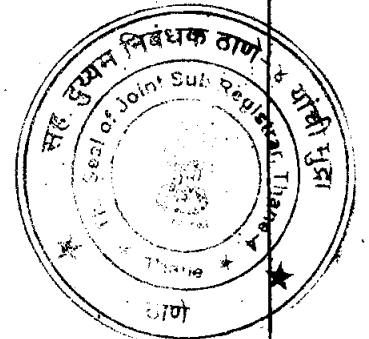
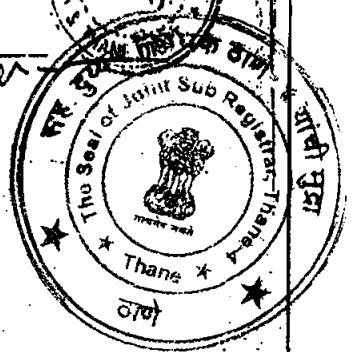
**Certified**

11 NOV 2007

BEFORE ME



*Signature*  
J. MISHRA MALLU  
INDIARY - GOVT OF INDIA  
105 B Bandaya Nagar, 'B',  
Naghat Road Bhayander (E).  
Dist. Thane-401 005.



टनन - ४
दस्त क्रमांक ४० / २००६
<i>Handwritten number</i>

टनन - ४
दस्त क्रमांक E396 / २००६
E2 900

भारत निवृत्तिका आयोग  
**IDENTITY CARD**  
 भारत सरकार

MT69/042/55204

Electors Name: **Mohammad Isak**  
 पसनादक नाम: **महमद इस्क**

Father's/Mother's Name: **KARSAK RATHOD**  
 बाप/माय/पति/पत्नी नाम: **कारसाक राठोड**

Sex: **M** (Male) / **F** (Female)  
 लिंग: **पुरुष**

Age on 1.1.95: **40**  
 1.1.95 च्या दिने वय: **40**

Certified Copy



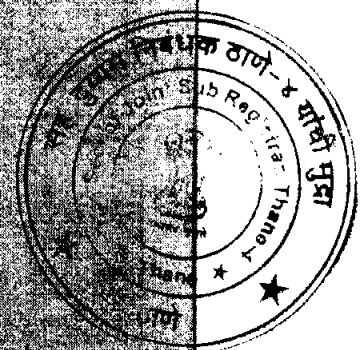
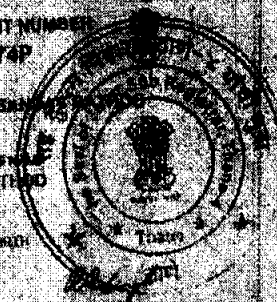
PERMANENT ACCOUNT NUMBER: **AAAPR174P**

MR NAME: **KARENDRA KARENDRA**

MR OR MRS NAME: **KARSANDAS RATHOD**

ISSUE DATE / DATE OF ISSUE: **23-12-1991**

**[Signature]**  
 DIRECTOR OF INCOME TAXATION



तनन - ४
दस्ता क्रमांक < ४० / २००८
३९७०

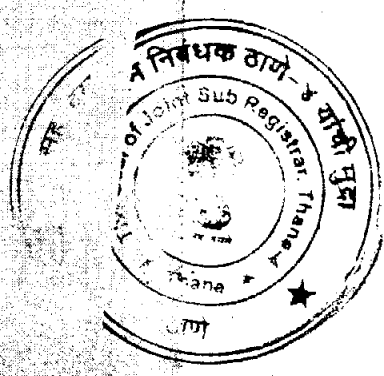
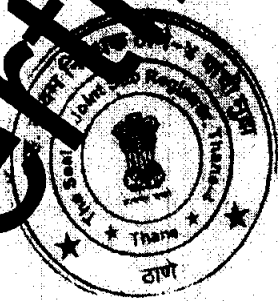
तनन - ४
दस्ता क्रमांक < ४० / २००८
३९७०

दस्ता क्रमांक : 840/2008

दस्ताचा प्रकार : मुख्यारनाम

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अवताराचा वसा
1	नाव: न.सुशील इजिनियरिंग चे प्रा. सुधेनारायण आर वाढव - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: मुकुंड लिंग रोड शहर/गाव: गोरेगांव पु. मु. तालुका	लिहून देणार वय 48 सही		
2	नाव: 1 खतिला अब्दुल रझाक अकरीया 2 अखतरी खलीलउल रहमान शेवलकर 3 मोहम्मद अयुब शेवलकर 4 मोहम्मद अली शेवलकर 5 शमसुल्लिखा पुरुफ तंतकी - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: -	लिहून देणार वय 50 सही		
3	नाव: 7 मोहम्मद अकिल शेवलकर 8 अब्दुल रौफ शेवलकर क्रं 6 स्वतः करीसा व 1 ते 5 आणि 7 चे कु. मु. म्हणून - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: -	लिहून देणार वय 50 सही		

Certified



दस्ताऐवज करून देणार तयारकील [मुख्यारनाम] दस्ताऐवज करून दिल्याचे कळू करताना.

1 OF 1

टनन-४  
दस्ता क्रमांक ९३१० २००८  
९४ ९००

दस्ता क्र. [टनन-840-2008] चा गोपवारा  
बाजार गुल्म : 1 गोबदला 1 गरलेले मुद्रांक शुल्क : 100

दस्ता हजर केल्याचा दिनांक : 23/01/2008 05:47 PM  
निष्पादनाचा दिनांक : 29/10/2007  
दस्त हजर करणा-याची सही : *[Signature]*

दस्ताचा प्रकार : 48) मुखत्यारनामा  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 23/01/2008 05:47 PM  
शिकका क्र. 2 ची वेळ : (फ्री) 23/01/2008 05:50 PM  
शिकका क्र. 3 ची वेळ : (कमुली) 23/01/2008 05:51 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 23/01/2008 05:51 PM

दस्त गोंद केल्याचा दिनांक : 23/01/2008 05:51 PM

ओळख :  
खालील इसम असे निवेदीना करताता की, ते दस्तऐवज करून देणा-याला व्यक्तीशः ओळखतात,  
व त्यांची ओळख पटवितात.

- 1) इशक मोह. - , घर/प्लॅट नं. - *[Handwritten]*  
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/वसाहत : -  
शहर/गाव : गिरारोड पु  
तालुका : -  
पिन : -
- 2) भरेंद्र राणे - , घर/प्लॅट नं. : *[Handwritten]*  
गल्ली/रस्ता : -  
ईमारतीचे नाव : -  
ईमारत नं. : -  
पेट/वसाहत : -  
शहर/गाव : मुंबई  
तालुका : -  
पिन : -

दु. निबंधकाची सही  
ठाणे 4



पावती क्र.: 840 दिनांक: 23/01/2008  
पावतीचे वर्णन  
नाव: गो. सुशील इंजिनियरिंग चे प्रोफा. सुर्यनारायण  
आर यादव - -  
100 : नोंदणी फी  
820 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल  
(अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
820: एकूण

दु. निबंधकाची सही, ठाणे



**Certified COPY**

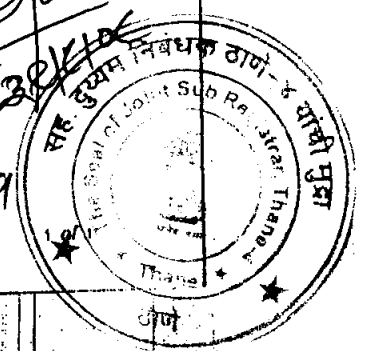
जाणित करणेत येते की या दस्तामध्ये  
एकूण *[Handwritten]* पाने आहेत.

सह. दुय्यम निबंधक ठाणे नं. 4

पुस्तक क्रमांक *[Handwritten]*  
*[Handwritten]* क्रमांकावर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. 4  
तारीख: 23.01.2008 माहे 09.01.2008 सन 2008

मी नक्कल केली  
मी नक्कल वाचली  
मी रुजवात घेतली



सदरहू नक्कल श्री. *[Handwritten]* याकडून

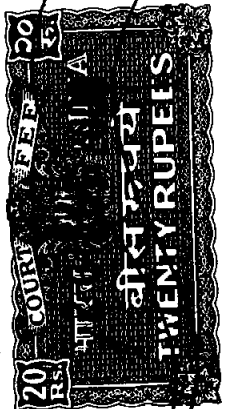
DSUMRY.053740SR078 Prepared on: 23/01/2008 17:51:49

याचा अर्ज क्र. *[Handwritten]* / 2008 अन्वये

निगमित केली आहे

*[Handwritten signature]*

टनन-8
दस्ता क्र. <i>[Handwritten]</i> / 2008
<i>[Handwritten]</i> 900



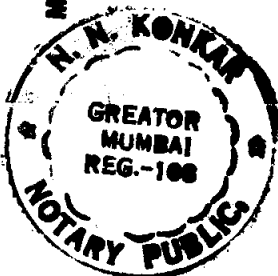


Receipt No. \_\_\_\_\_ Date 11/11/08  
Name and Address of duty Payee  
**MORRILL & GREENWOOD DEVELOPERS PVT. LTD**  
A. K. Estate, Vastu Cavalariy Ekpavet, S-V-Road,  
Goregaon (West), Mumbai - 400 062.  
Tel. / Mobile No. : 28711634

Franking Value	Service Charges	Total Amount
No. of Doc. <u>1</u>	No. of Doc. <u>1</u>	
X Rs. <u>300</u>	X Rs. <u>10</u>	
= Rs. <u>300</u>		Rs. <u>310</u>

Rupees in words: THREE HUNDRED TEN  
Cash  Post  B.D.  M.C.   
P.O. / D.D. Drawn on: \_\_\_\_\_  
Counter Party Name: \_\_\_\_\_  
PAN No. \_\_\_\_\_

Purchaser's Signature: \_\_\_\_\_  
Received Rs. \_\_\_\_\_  
Banking Sr. No.: \_\_\_\_\_  
Roll No \_\_\_\_\_  
Authorized Signatory



**AFFIDAVIT OF THE VENDORS**

We, (1) SMT. KHATIJABAI ABDUL RAZAQ ZAKERIYA (2) MR. AKTHARI KHALIULLURAHMAN CHEWALKAR, (3) MR. MOHAMMED AYYUB CHEWALKAR (4) MR. MOHAMMED ALI CHEWALKAR (5) SMT. SHAMSUNNISA YUSUF TANKI (6) MR. ABDUL RAUF CHEWALKAR (7) MR. MOHAMMED AKIL CHEWALKAR all Inhabitants having a common address at Choklen Plaza Machi Market, 2<sup>nd</sup> floor, Flat No. 13, Kalyan 421301. all of them by and through their Constituted Attorney MR. SURYANARAYAN R. YADAV, Proprietor of M/s. Sushil Engineering, having his office at Antanti Compound, Mulund Link Road, Goregaon (East) Mumbai 400 065 hereinafter referred to as **"THE VENDORS"** (which expression shall unless repugnant to the meaning or context, thereof be deemed to include his/her/their heirs, executors, administrators and assigns do hereby on solemn affirmation state as under :

i) that we are the owners of All that piece and parcel of immovable land admeasuring 1831.86 Square meters situated and lying at village Ghodbunder, Taluka and District Thane bearing -

दस्तावेज - ४  
२३१०/२००८  
२२१७००

Survey. No.	Hissa No.	Sq. Mtrs.	Area
12	9A Part	1831.86	0-18-1
<b>TOTAL</b>		<b>1831.86</b>	<b>0-18-1</b>

NAVEEN S. AMIN  
AUTHORISED SIGNATORY  
Mumbai-400 063.  
D-5/STP/W/C.R.1063/02/06/148-151

The Bharat Co-operative Bank  
(Mumbai) Ltd., Goregaon Branch,  
Sriyugri, Plot No.11,  
Samant Estate, Goregaon(East).

INDIA  
STAMP DUTY MAHARASHTRA  
R. 0000300/-PB5536  
192924  
NOV 01 2008  
10:57



*Handwritten signature*

- ii) The land referred in Clause (i) above is not surplus vacant land as defined under the provisions of the Urban Land (Ceiling and Regulation) Act 1976.
- iii) The land has not been declared as surplus vacant land by the Competent Authority at any time whatsoever.

2. We understand that even if the document intending to transfer the property mentioned in Clause (i) above is allowed to be registered, we or any member of our family are not absolved of any liabilities in connection with this property under U.L. (C & R) Act, and that such transfer will be subject to all provisions of U.L. (C & R) Act. We also understand that the said property inspite of its transfer as proposed in the aforesaid document may be included in our holding / holdings of our family members. If so required by the provisions of the U.L. (C & R) Act, as and when the Competent Authority decides the statement filed u/s 6(1) of the Act as and when the issue as to whether there is any surplus land with us or any of our family members is taken for consideration.

Dated this 1<sup>st</sup> day of November, 2008



Signed by the within named Vendors

(1) SMT. KHATIJABAI ABDUL )  
 RAZAQ ZAKERIYA )  
 By and through Constituted Attorney )  
 MR. SURYANARAYAN R. YADAV )



(2) MR. AKTHARI )  
 KHALIULLURAHMAN CHEWALKAR, )  
 By and through Constituted Attorney )  
 MR. SURYANARAYAN R. YADAV )

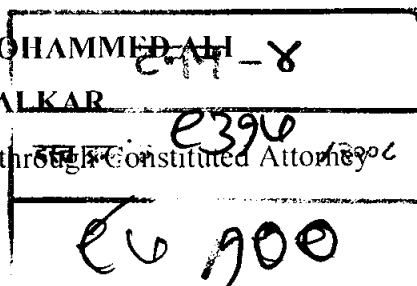
*S. Suryan*

(3) MR. MOHAMMED AYYUB )  
 CHEWALKAR )  
 By and through Constituted Attorney )  
 MR. SURYANARAYAN R. YADAV )

*S. Suryan*

(4) MR. MOHAMMED AH )  
 CHEWALKAR )  
 By and through Constituted Attorney )

*S. Suryan*



MR. SURYANARAYAN R. YADAV )

(5) SMT. SHAMSUNNISA YUSUF ) *S. My wh*

TANKI )

By and through Constituted Attorney )

MR. SURYANARAYAN R. YADAV )

(6) MR. ABDUL RAUF CHEWALKAR ) *S. My wh*

By and through Constituted Attorney )

MR. SURYANARAYAN R. YADAV )

(7) MR. MOHAMMED AKIL )

CHEWALKAR ) *S. My wh*

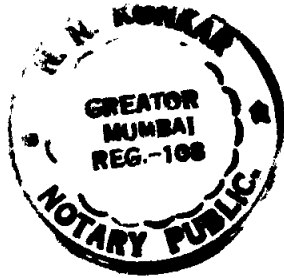
By and through Constituted Attorney )

MR. SURYANARAYAN R. YADAV )



BEFORE ME  
BEFORE ME

*N. N. Konkarn*  
1-11-08  
IDENTIFIED BY ME



**N. N. KONKARN**  
Adv. & Notary  
2, J. P. Nagar  
Goregaon (E), Mumbai-63

टनन-४
दस्त क्रमांक ९३९७/२००८
६८ १९००



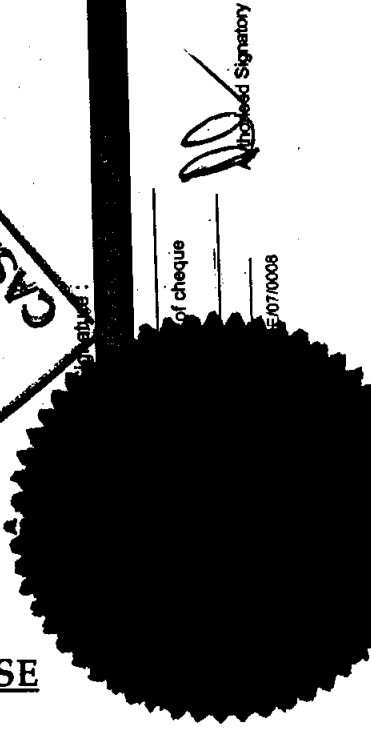
THE BHARAT CO-OP BANK (MUMBAI) LTD.  
(MULTI-STATE SCHEDULED BANK)  
Goregaon / Mulund ..... Branch

Receipt No. **073183** Date **11/11/08**  
Name and Address of Stamp duty Payee  
**MORHILL & GREENWOOD DEVELOPERS PVT. LTD.**  
**A. K. Estate, Veer Savarkar Flyover, S. V. Road,**  
**Goregaon (West), Mumbai - 400 062.**  
Tel. / Mobile No. : **28711634**

Documents Name :

Franchising Value	Service Charges	Total Amount
No. of Doc. 1 X Rs. 500	No. of Doc. 1 X Rs. 10	Rs. 510
Rupees in words > Five hundred Ten		

Cash  Bank  Total Amount Rs. 510/-  
P.O. D. Goregaon (West), Mumbai - 400 062  
Stamp No. 073183  
Date 11/11/08



**POWER OF ATTORNEY FOR SPECIFIC PURPOSE**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MR. ISMAIL ABDUL KARIM BALWA of Mumbai, Indian Inhabitant, having my office at Industrial Estate, Veer Savarkar Flyover, Goregaon (West), Mumbai 400 062

SEND GREETINGS:



WHEREAS I, have to purchase a piece and parcel of land bearing Survey No. 12, Hissa No. 9 (A) part of Village Ghodbunder admeasuring about 1831.86 Sq.mtrs or thereabout more particularly described in the SCHEDULE hereunder written from (1) SMT. KHATIJABAI ABDUL RAZAQ ZAKERIYA (2) MR. AKTHARI KHALIULLURAHMAN CHEWALKAR, (3) MR. MOHAMMED AYYUB CHEWALKAR (4) MR. MOHAMMED ALI CHEWALKAR (5) SMT. SHAMSUNNISA YUSUF TANKI (6) MR. ABDUL RAUF CHEWALKAR (7) MR. MOHAMMED AKIL CHEWALKAR, hereinafter called as "THE VENDORS".

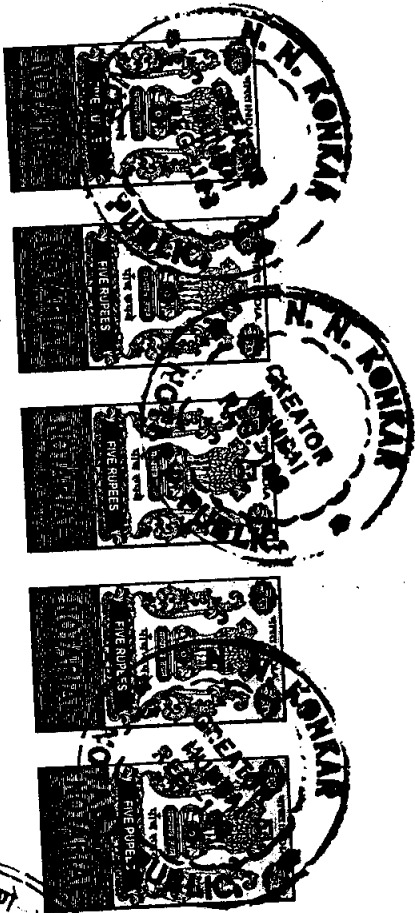
दस्ता क्रमांक: **e390/2006**  
**₹ 900**

AND WHEREAS due to my other business engagement, I am not able to remain present for the purpose of Execution and Registration of the Indenture of Conveyance, as well as the Power of Attorney to be executed by the Vendors in

**KASTURI S. AMAN**  
AUTHORISED SIGNATORY  
Mumbai-400 063.  
Samant Estate, Goregaon(East),  
R. 1063/02/06/148-151

भारत 41849  
156927  
RE 00005001/P85536  
INDIA STAMP DUTY MAHARASHTRA  
SPECIAL ADHESIVE  
NOV 01 2008  
11:47

(1)



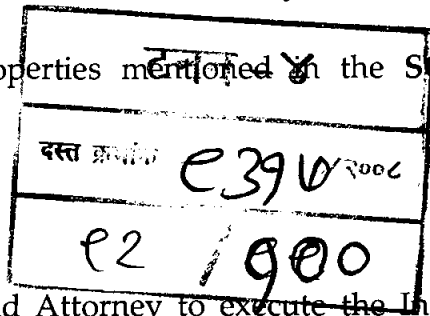
टनन - ४
दस्त क्रमांक E396/२००८
९ १९००

my favour and in my name and therefore I intend to appoint some fit and proper persons to act on behalf of me, in my name and in my favour being present for the Execution and Registration of the aforesaid documents before the Sub - Registrar of Assurances on my behalf.

AND WHEREAS I MR. ISMAIL ABDUL KARIM BALWA, hereby appoint, engage, authorize, empower, nominate, and constitute (1) MR. MOHMED HANIF ABDUL GANI PALSANI, and (2) MR. MUZAHID UMAR KOJAR jointly and or severally to be my true and lawful constituted attorney, to do all such acts, deeds, things, matters, in the following manner that is to say:

NOW THIS DEED WITNESSETH THAT :

1. To remain present before the Sub-Registrar of Assurances., THANE for the purpose of execution and registration of Indenture of Conveyance and Power of Attorney in my favour in respect of the properties mentioned in the SCHEDULE hereunder written.
2. I do hereby authorize my attorneys jointly and or severally to be present for registration and admit the Indenture of Conveyance and Power of Attorney in my favour to be executed by the Vendors in my favour in respect of the properties mentioned in the SCHEDULE hereunder written.
3. I do hereby authorize the said Attorney to execute the Indenture of Conveyance and Power of Attorney in my favour as the said Attorney may deem fit and proper for effecting the proper transfer of Property



*[Handwritten signatures]*



more particularly described in the **SECHEDULE** hereunder written in my favour.

**AND SPECIALLY** to do all such acts, deeds, thing, matters, as our said constituted Attorney/s shall deem fit, proper, necessary or expedient for the purpose of Purchasing and transferring the property <sup>in my name</sup> and in my favour.



**AND LASTLY, I MR. ISMAIL ABDUL KARIM BALWA,** do hereby **AGREE AND UNDERTAKE TO RATIFY AND CONFIRM** all such acts, deeds, things, matters stated hereinabove for the purpose of execution of Indenture Conveyance and registration thereof executed on my behalf as my said Constituted Attorney/s shall do or cause to be done by virtue of these presents.

**THE SCHEDULE ABOVE REFERRED TO**

All that piece and parcel of immovable land admeasuring about 18.10 gunthas equivalent to 1831.86 square meters situate and lying at village Ghodbunder, Taluka and District Thane bearing -

Survey. No.	Hissa No.	Sq. Mtrs.	Area
12	9A Part	1831.86	0-18-1
<b>TOTAL</b>		<b>1831.86</b>	<b>0-18-1</b>

As shown on the plan annexed herein and shown surrounded by red colour boundary line which is bounded as follows:

On or towards EAST : By Survey No. 13

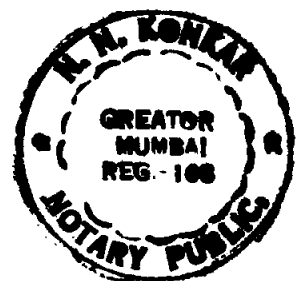
On or towards WEST : By Survey No. 12 Hissa No. 9 PART

On or towards NORTH : By Survey No. 12, Hissa No. 8 and 10

On or towards SOUTH : By APPROACH ROAD

दस्तावेज नं. ४
प्लान नं. ४
प्लान नं. ४
प्लान नं. ४

*[Handwritten signatures]*





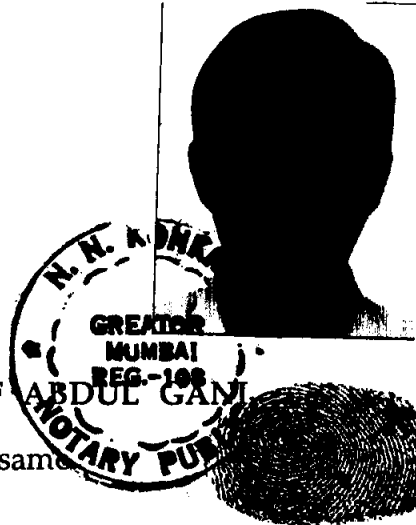


IN WITNESS WHEREOF the executant abovenamed, I, MR. ISMAIL ABDUL KARIM BALWA have signed this Deed of Power of Attorney on the 1<sup>ST</sup> day of November, 2008 at MUMBAI.

SIGNED AND EXECUTED by the  
withinnamed Mr. ISMAIL ABDUL KARIM BALWA )  
Executant, in the presence of )

*Handwritten signature of Mr. Ismail Abdul Karim Balwa*

\_\_\_\_\_ )  
\_\_\_\_\_ )



IN WITNESS WHEREOF We (1) MR. MOHMED HANIF ABDUL GANI PALSANI, and (2) MR. MUZAHID UMAR KOJAR accept the same

I, MOHAMED HANIF ABDUL GANI PALSANI )  
accept the same in the presence of \_\_\_\_\_ )  
\_\_\_\_\_ )

*Handwritten signature of Mr. Mohamed Hanif Abdul Gani Palsani*

ATTORNEY



I, MUZAHID UMAR KOJAR accept the same in the )  
presence of \_\_\_\_\_ )  
\_\_\_\_\_ )

*Handwritten signature of Mr. Muzahid Umar Kojar*

ATTORNEY



IDENTIFIED BY ME,



BEFORE ME.  
BEFORE ME  
*Handwritten signature of Notary Public N. N. Konkar*

17/08  
N. N. KONKAR  
Adv. & Notary  
2, J. P. Nagar  
Goregaon (E); Mumbai-63

टनन-४
दस्त क्रमांक ९३७० /२००८
९४ १००

शपथपत्र व बंधपत्र (रु. ३००/- च्या स्टॅम्पपेपरवर)  
(कृपया लागू नसेल ते खोडावे)

3

मी/आम्ही रवीजा काई अ. आ. ज. म. व सुनीलराज अ. आ. ज. म.

वय ४७ वर्षे, धंदा रा. सुविधा इमिनिग्रग वकील,

अ. आ. ज. म. सुविधा इमिनिग्रग वकील, सत्य प्रतिज्ञेवर कथन करतो की,

मौजे Ahadbunder स.नं. 12 क्षेत्र 1831-86 चौ.मी. ही मिळकत माझ्या/आमच्या

मालकी हक्काची असून सदरचे क्षेत्र पूर्वी लागू असलेल्या नागरी जमिन कमाल धारणा अधिनियम/१९७६  
नुसार There नागरी समुहात येत असल्याने मी/आम्ही नागरी जमिन (कमाल धारणा व विनियमन)  
अधिनियमांतर्गत कलम ६(१) अन्वये विवरण पत्र सक्षम प्राधिकारी यांचे कडेस दाखल केलेले होते/नव्हते.

नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत दाखल विवरणपत्रावर कलम ८(४)  
नुसार निर्णय होवून ..... चौ.मी. क्षेत्र अनुज्ञेय व ..... चौ.मी. क्षेत्र अतिरिक्त घोषित केलेले  
आहे./सदर जागेवर कोणतेही अतिरिक्त क्षेत्र नाजकथा अधिनियमांतर्गत घोषित केले नाही.

प्रस्तुतचे क्षेत्र आता आम्हास विक्री करावयाचे/विकरित करायला असून सदरचे क्षेत्र नागरी जमिन  
(कमाल धारणा व विनियमन) अधिनियम १९७६ अंतर्गत अनुज्ञेय/अतिरिक्त घोषित क्षेत्राची आहे. या  
अनुषंगाने मी खालीलप्रमाणे वस्तुस्थिती शपथेवर जाहीर करित आहे.



- १) प्रस्तुत अतिरिक्त घोषित क्षेत्रावर ना.ज.क.धा. कलम २०/२१ अन्वये योजना मंजूर नाही /औद्योगिक प्रयोजनार्थ सूट/अंशतः अतिरिक्त म्हणून सूट /आपण हे स्काय म्हणून सूट/ गृहनिर्माण संस्था यांना दिलेली सूट /रक्कम भरण्याच्या अधितेने सूट देण्याबाबत दिलेले इरादा पत्र /अन्य प्रयोजनार्थ कलम २० अन्वये सूट दिलेली नाही.
- २) प्रस्तुत अतिरिक्त क्षेत्राबाबत ना.ज.क.धा. अधिनियम १९७६ अन्वये कलम १०(३) व १०(५) खालील कार्यवाही झाली नाही.
- ३) प्रस्तुत जमिनीबाबत कलम ३४ अन्वये शासनाने कोणतेही आदेश पारीत कसे /पारीत केलेल्या आदेशानुसार दंडाची रक्कम भरली असून त्या अनुषंगाने कोणताही प्रलंबित नाही.
- ४) शासनाकडून / सक्षम प्राधिकारी यांच्याकडून या मिळकती संदर्भात कोणतेही आदेश दिलेले नाहीत.

या शपथपत्र व बंधपत्रातील मजकूर हा खरा व बरोबर असून तो खोटा निघाल्यास अथवा भविष्यात कोणताही वाद निर्माण झाल्यास सदर जागेचे केलेले खरेदीविक्री व्यवहार/विकसन परवानगी रद्द करण्यास पात्र रहातील. मी/आम्ही भा.द.वि.संहिता १८६० च्या तरतूदीनुसार होणाऱ्या शिक्षेस पात्र गुन्हा हा फौजदारी स्वरूपाचा आहे याची मला/आम्हाला जाणीव आहे. तसेच दिवाणी प्रक्रिया अन्य प्रचलित कायद्यातील तरतूदीनुसार शासनाच्या होणाऱ्या नुकसानाची भरपाई करण्यास मी/आम्ही जबाबदार राहिल, याची हमी या शपथपत्र व बंधपत्राद्वारे देत आहे.

हे शपथपत्र व बंधपत्र आज दि. ३/११/०८ रोजी लिहून दिले असे.

३/११/०८ टनन-४
दस्त क्रमांक ९३१०
९५/९००

(शपथपत्र व बंधपत्र कळकळ)

The Karpool Co-operative Bank Ltd.  
Bhayander Branch, Food Road, Khar  
Tilak, Bhayander, District of F. P. D.  
Mumbai (Maharashtra)  
S.S./P.W./C.R. No. 0042/2008  
11:38  
NOV 03 2008  
SPECIAL  
ADHESIVE  
18108  
29483  
R. 0000300/-P85497

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AHFPPT681M**

नाम / NAME  
**MOHAMED HANIF PALSANI**

पिता का नाम / FATHER'S NAME  
**ABDUL CANI PALSANI**

जन्म तिथि / DATE OF BIRTH  
**12-10-1955**

हस्ताक्षर / SIGNATURE

आयकर अधिकारी (कंप्यूटर सेल)  
 Commissioner of Income-tax (Computer Operations)



पान - ४

वस्तु क्रमांक २३९०/२००८

९६९००

INDIA

BUSHI KUMAR YADAV

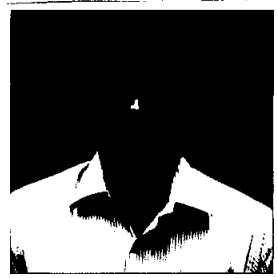
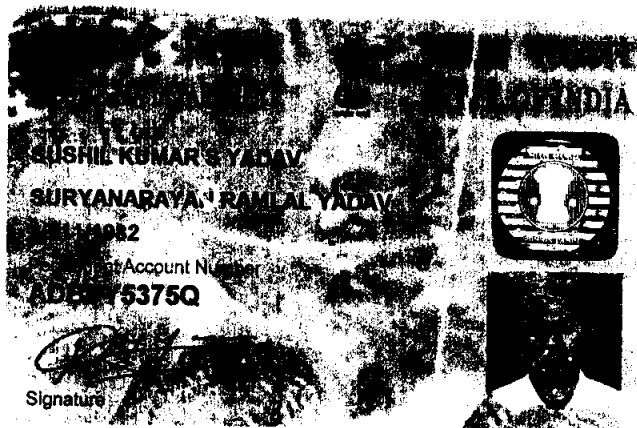
SURYANARAYAN RAMLAL YADAV

1982

Account Number

AD5515375Q


Signature

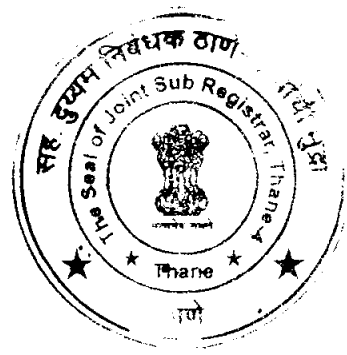


टनन - ४

दस्ता क्रमांक ९३७० / २००८

९९ १००









पत्राई सेवा संचालक / PERMANENT ADDRESS NUMBER  
**AKPPPTG00N**  
 पत्राई नाम / NAME  
**MOHAMMED HANIF PALSANI**  
 पिता का पत्राई नाम / FATHER'S NAME  
**ABDUL GANI PALSANI**  
 जन्म तिथि / DATE OF BIRTH  
**12-10-1985**  
 हस्ताक्षर / SIGNATURE  
  
 आयकर संचालक (कंप्यूटर प्रणाली) / Commissioner of Income-tax (Computer Operation)

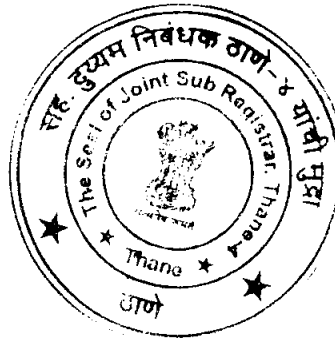


<p>पत्राई - ४</p>
<p>दस्ता क्रमांक २३१०/२००८</p>
<p>₹ ९००</p>

दस्त क्रमांक : 9317/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: इस्माइल अब्दुल करीम बालवा तर्फे कु.मु.म्हणून मुझाहिद ऊमर कोजर - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: अ.के. इंडस्ट्रियल इस्टेट ईमारत नं: - पेठ/वसाहत: विर सावरकर प्लाय	लिहून देणार वय 41 सही		
2	नाव: 1.खतिजाबाई अब्दुल रझाक जाकरिया 2.अखतरी खलिलूर रेहमान चवेलकर 3.मोहम्मद अय्युब चवेलकर 4.मोहम्मद अली चवेलकर 5.शमसुन्निसा युसुफ टंकी - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमा	लिहून देणार वय 47 सही		
3	नाव: 6.अबुल रऊफ चवेलकर 7.मोहम्मद अकिल चवेलकर या सर्वातर्फे कु.मु.म्हणून सुर्यनारायण आर. यादव - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत:	लिहून देणार वय 47 सही		
4	नाव: सुर्यनारायण आर. यादव प्रोग्रा सुशिल इंजिनिरिंग - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: शांती कॅम्पाउंड ईमारत नं: - पेठ/वसाहत: मुलुंड लिंक रोड शहर/गाव: गोरेगांव प २	मान्यता देणार वय 47 सही		



दस्त क्र. [टनन4-9317-2008] चा गोषवारा  
बाजार मुल्य :12909922 मोबदला 3884360 भरलेले मुद्रांक शुल्क : 645500

पावती क्र.:9317 दिनांक:03/11/2008  
पावतीचे वर्णन  
नांव: इस्माईल अब्दुल करीम बालवा तर्फे  
कु.मु.म्हणून मुझाहिद ऊमर कोजर - -

दस्त हजर केल्याचा दिनांक :03/11/2008 02:24 PM  
निष्पादनाचा दिनांक : 03/11/2008  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
2000 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

32000: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 03/11/2008 02:24 PM  
शिकका क्र. 2 ची वेळ : (फी) 03/11/2008 02:30 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 03/11/2008 02:31 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 03/11/2008 02:32 PM

दु. निबंधकाची सही, ठाणे 4

दस्त नोंद केल्याचा दिनांक : 03/11/2008 02:32 PM

ओळख :  
खालील इसम असे निवेदीत करतात की, ते दस्तपत्रेवज करून देणा-याना व्यक्तीश: ओळखतात,  
व त्यांची ओळख पटवितात.

- 1) हनिफ पलसानी - - ,घर/फ्लॅट नं.:  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: गोरेगांव प  
तालुका: -  
पिन: -  
2) सुशिल यादव - - ,घर/फ्लॅट नं: -  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव: गोरेगांव प मुं.  
तालुका: -  
पिन: -

प्रमाणित करणेत येते की या दस्तामध्ये  
एकूण .....१००..... पाने आहेत.

सह. दुय्यम निबंधक ठाणे क्र. ४

पुस्तक क्रमांक ..... १०० .....  
.....२३१७..... क्रमांकावर नोंदला

दु. निबंधकाची सही  
ठाणे 4



सह. दुय्यम निबंधक ठाणे क्र. ४  
तारीख.....३.....माहे.....नो.६.....सन २००८