

119450/2

DEED OF ASSIGNMENT

BETWEEN

MR. SUNIL DHARMVIR GULATI

AND

MR. GURWANT SINGH

AND

THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY

IN RESPECT OF

PLOT NO.125-140, ADM.105.12 SQ.MTRS. AT
ROAD NO.RSC-2, S.NO.120, VERSOVA VILLAGE, ANDHERI (WEST),
MUMBAI - 400 053.

CODE AND CATEGORY NO.38-AGP-101

S/O

THE MAHARASHTRA HOUSING AND AREA DEVELOPMENT AUTHORITY, a Statutory Corporation duly constituted under the Maharashtra Housing and Area Development Act, 1976 (Mah.XXVIII of 1977) (hereinafter referred to as "the said Act") having its office at Griha Nirman Bhavan, Kala Nagar, Bandra (East), Mumbai-400 051, a confirming party (hereinafter referred to as "the Authority" which expression shall unless the context requires include its successors and assigns) of the This part



WHEREAS the Authority is possessed of or otherwise well and sufficiently entitled to a piece or parcel or plot of land bearing Plot No.125-140, admeasuring 105.12 sq.mtrs. Road No.RSC-2, Versova, Surve No.120 (Part) Category No.038 AGP/101, S.V.P. Nagar, MHADA, Andheri (West), Mumbai-400 053, in the registration Sub-District of Bandra of Mumbai Suburban District and more particularly described in the Schedule-I hereunder written (hereinafter referred to as "the said plot of land").

AND WHEREAS by an Indenture of Lease dated 19th August 1994, made between the Authority as the lessor of the One Part and SHRI SUNIL DHARMVIR GULATI the lessee (herein called "the Assignor") of the Other Part, & lcdged for registration with the Joint Sub-Registrar of Borivali of Mumbai Suburban District vide Registration Receipt No.BDR-526 dated 30/11/94 the said Lessor/Authority demised the said plot of land to the said lessee for the lease premium mentioned therein and the lease rent hereunder reserved, demised on lese to the Assignor herein, all that piece or parcel of land bearing Plot No.125-140, admeasuring 105.12 sq.mtrs. Road No.RSC-2, Versova, S.V.P. Nagar, MHADA, Andheri (West), Mumbai-400 053, and more particularly described in the schedule to the said Indenture of Lease for a period of 90 years lease commencing from 19/08/1994 on the terms and conditions therein contained:

Kawaljit Kaur
Gurwant Singh
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Kawaljit Kaur

Gurwant Singh

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Kanwaljit Kaur
Munawar Singh

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AND WHEREAS the Assignee agreed to take the said Land vide his undertaking dated 11/11/05 on lease for a residuary period of the original lease period of 90 years with effect from 19/08/1994 for residential use and occupation of the Assignee and his family members only. On the terms and conditions hereafter contained and set out in

Kanwaljit Kaur
Munawar Singh

AND WHEREAS before the execution of these presents, the Assignee has paid a sum of Rs.50,000/- (Rupees Fifty Thousand Only) towards an adhoc payment or additional premium (the receipt of which the authority do hereby admit and acknowledge):

and conditions hereinafter appearing and contained:



AND WHEREAS on the request of the said Assignor the said Board vide its Letter No. 7609 dated 12/11/05 read with subsequent Letter No. 7645 dated 24/11/05 has granted permission to transfer the lease hold interest in respect of the said plot of land bearing Plot No. 125-140, admeasuring 105.12 sq.mtrs. Road No. RSC-2, Versova, Surve No.120(Pt), Code & Category No.038 AGP/101, S.V.P. Nagar, MHADA, Andheri (West), Mumbai-400 053 in favour of the Assignee on the same terms and conditions of the said Indenture of Lease dated 19/08/1994 for Adhoc payment of transfer charges as an adhoc payment of additional premium of Rs.50,000/- (Rupees Fifty Thousand Only) subject to the Assignee have to pay the difference towards the transfer fee which would be decided and finalized by the Authority, on this behalf and on the terms and conditions hereinafter appearing and contained:

Kanwaljit Kaur
Munawar Singh

AND WHEREAS the said Assignor vide by his letter dated 20/03/1992 has applied to the Mumbai Housing and Area Development Board, a Regional Board of the Authority (hereinafter referred to as "the said Board") to allow him to transfer and assign the rights, title and interest of the said lease hold plot of land to the Assignee herein.

the Chief Officer's Mumbai Housing and Area Development Board's Letter No. 7645 dated 24/11/05 for due compliance by the Assignee with all obligations under these presents:-

NOW THIS INDENTURE WITNESSETH AS FOLLOWS:-

1. In consideration of the aforesaid sum of Rs.50,000/- (Rupees Fifty Thousand Only) being the adhoc payment of additional premium to the Authority before the execution of these presents (the receipt of which the Authority do hereby admit and acknowledge) the Authority do hereby grant permission to transfer/assign the said plot of land in favour of Assignee.

2. The Assignor hereby grants, conveys, transfers and assigns all the lessee's lease hold rights interest of whatever nature arising out of the said Lease Deed dated 19/08/1994 in the said plot of land to the Assignee AND TO HOLD the said plot of the land for the unexpired term of the said lease together with all benefits and advantages thereof on the terms and conditions mentioned herein and subject to performance of the covenants agreements and conditions provided therein.

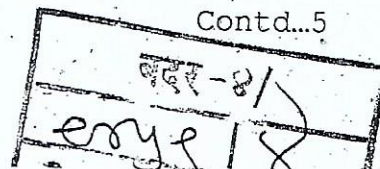
3. That the Assignee shall at all time regularly and punctually pay or cause to be paid the lease rent payable to the leaser under and by virtue of the lease including enhanced lease rent under these presents and observe and perform all the covenants conditions thereof to keep the lease alive with all its benefits and advantages.

4. The Authority hereby covenants with the assignee that on the Assignee paying the revised lease rent hereby reserved and observing and complying with the dues and obligations of the lessees therein contained, the assignee shall peacefully hold and enjoy the said land during the

Kawaljit Kaur

Gurwant Singh

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said un-expired term without any unlawful interruption by the authority or any person claiming through or under Authority.

5. It is hereby agreed and declared that all moneys sums dues and other charges payable these presents of the said plot of land shall be recoverable from the Assignee in the same manner as arrears of land revenue as provided in Section 180 and 67 of the said act amended from time to time provided always that this clause shall not effect other rights powers and remedies of the Authority in this behalf.

6. All the costs including the Stamp Duty and registration charges of this deed shall be borne by the Assignee.

7. IN WITNESS WHERE OF THE IN WITNESS WHERE OF THE Signature of MRS. KAMALJIT KAUR, constituted Attorney of SHRI SUNIL DHARMVIR GULATI, Assignor, MR.GURWANT SINGH, Assignee,

R.J. NARVEKAR, Deputy Chief Officer (W), of the Municipal Corporation and Area Development Board, Mumbai for and on behalf of the Authority has been set hereunder and the seal of the Authority has also been affixed and attested by the Deputy Chief Officer (West) of the Authority.



SCHEDULE OF THE PROPERTY

All that piece or parcel of the open land bearing Plot No.125-140, admeasuring 105.12 sq.mtrs. or thereabout being Surve No.120(Pt), Code & Category No.038 AGP/101 at Versova Village Andheri (W) and C.T.S. No. 1374 B/C situated at Versova, Andheri (West), within the Registration Sub-District of Bandra, Mumbai Suburban District and bounded as follows:-

On or towards the North by:- 12.00 M² wide Road RSC-2

On or towards the South by:- ADJ 25 M² Cluster No.91

On or towards the East by :- ADJ Plot No.126-141

On or towards the West by :- ADJ Plot No.124-139

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1. Signed and Delivered by
MRS. KAMALJIT KAUR
Constituted Attorney of
SHRI SUNIL DHARMVIR GULATI.

who has hereunto affixed his
signature in the presence of.

Shri Pradeep Jadhav

2. Signed and Delivered by
MR. GURWANT SINGH

Assignees who has hereunto
Affixed his signatures in the
Presence of

Shri Sudhir K. Pitale

3. Signed sealed and Delivered
by SHRI R.J. NARVEKAR

Dy. Chief Officer (W), Mumbai
Housing and Area Development
Board, Mumbai, in the presence
of Shri B.M. Gaikwad

The Common Seal of the
Maharashtra Housing and Area
Development Authority is affixed
Hereunto in the presence of

Shri Rajesh J. Narvekar

Of the Mumbai Housing and Area
Development Board who has sign
In token thereof in the presence

of SHRI B.M. GAIKAWAD, E.M. (W)
Mumbai Housing and Area Development
Board, Mumbai.

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Kamaljit Kaur
(MRS. KAMALJIT KAUR)

Constituted Attorney of
SHRI SUNIL DHARMVIR GULATI

Gurwant Singh
(MR. GURWANT SINGH)



24/11/05
Dy. Chief Officer (W)
~~B.M.S.A.D. Board, Bombay~~
Mumbai Housing & Area
Development Board, Mumbai
Confirming Party.



24/11/05
Dy. Chief Officer (W)
~~B.M.S.A.D. Board, Bombay~~
Estate Manager (W)

Mumbai Housing & Area
Development Board, Mumbai.

Pradeep
Estate M. 24/11/05
B.M.S.A.D.

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महाराष्ट्र MAHARASHTRA

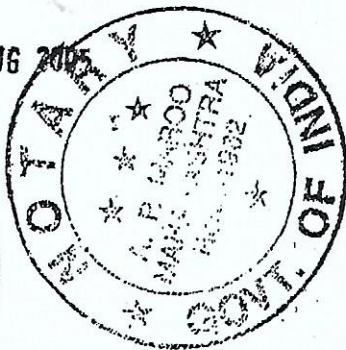
पैठेती स्टॉम्प वेंडर
विश्वविद्यालय-13 के. पी. राजा,
प्लॉट नं. 10, पोस्ट-1, अंधारखेले
महाराष्ट्र-400 001
पत्रिका नं. 15 2005
अनुक्रमांक # 15552
गण Mr. Sunil D. Gulati
पैठेती स्टॉम्प
विश्वविद्यालय
पैठेती स्टॉम्प

F 304490

मुद्रके प्रमुख लिपिक
कोषागार कार्यालय, ठाणे.



06 AUG 2005



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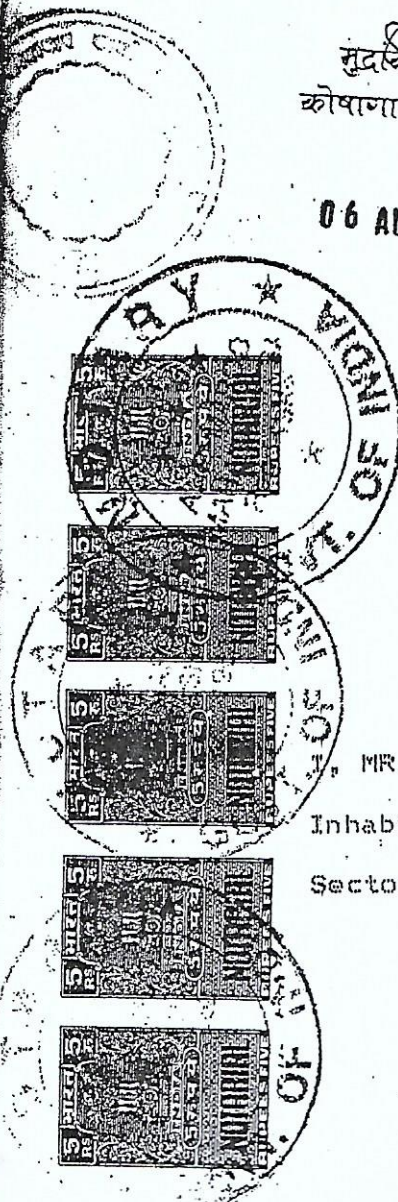
GENERAL POWER OF ATTORNEY

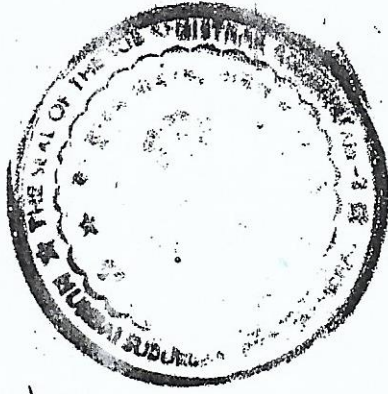
TO ALL TO WHOM THESE PRESENTS SHALL COME,
MR. SUNIL DHARMVIR GULATI, adult, Indian
Inhabitant, residing at 521, Arneja Corner,
Sector-17, Vashi, New Mumbai, SEND GREETINGS :-

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WHEREAS I am the Original lessee/allottee in respect of Bungalow Plot No. 125-140-RSC-2, Versova, Survey No. 120 (P1), Code/Category No. 038 AGP/101, S.V.P. Nagar, Andheri (W), Mumbai 400 053, admeasuring area 105.12 sq.mts., (hereinafter called and referred to as the said Bungalow Plot); which was allotted to me by the M.H. & A.D. Authority, under its World Bank Project.

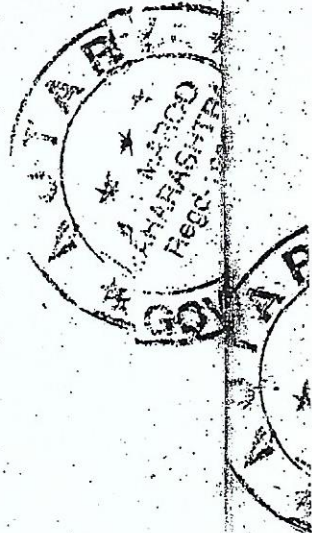
AND WHEREAS a Lease Agreement was dated 30.11.94 under Serial No. 526, 527/94 executed by the MHADA/M.H. & A.D. Board in my favour.

AND WHEREAS I have paid full cost price and also paid up to date taxes, dues and outgoings of said Bungalow Plot and taken possession of the same from the Authority.

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AND WHEREAS I am desirous of giving Irrevocable General Power of Attorney to

Mrs Kamaljit Kaur

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to whom, I have assigned and transferred all my rights in respect of the said Bungalow Plot for the management, look after the affairs of construction of a Bungalow and for transfer/regularisation of the name as the said MRS. KAMALJIT

KAUR, adult, may think fit and proper in the following manner;

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NOW KNOW YE ALL AND THESE PRESENTS

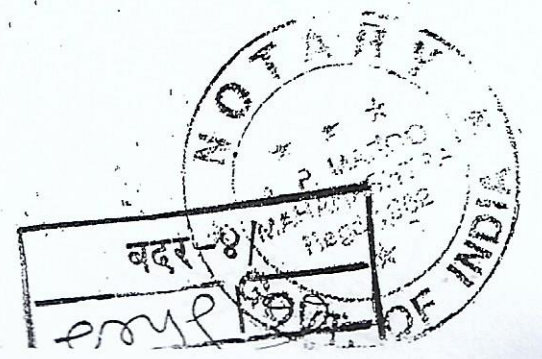
WITNESSETH that I, do hereby nominate, constitute and appoint MRS. KAMALJIT KAUR, adult, Indian Inhabitant of Mumbai, (hereinafter called the said ATTORNEY) as my true, lawful and Irrevocable attorney to do all the following acts, deeds and things at her own costs and expenses in my name and on my behalf and to exercise all or any of the powers and authorities hereby conferred that is to say :-

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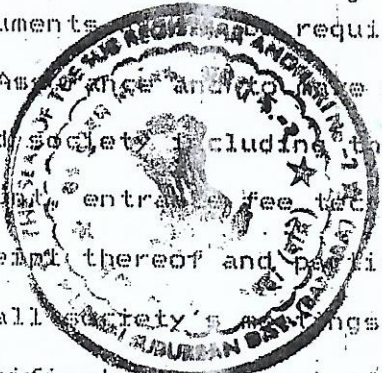
1. To approach the (Proposed) Co-op. Housing Society (to be formed) by the Bungalow Plot holders and to make all the necessary applications,

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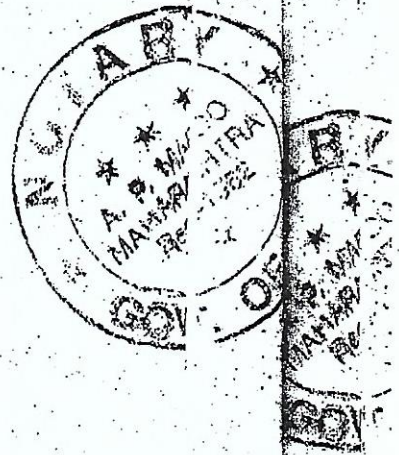
Kamaljit



sign forms, write letters, make correspondence and make declarations and give indemnities, affidavits, undertakings as may be necessary and to execute such documents required before the sub-Registrar of Assurances and to make necessary payments to the said Society including the membership fees, share amount, entrance fee etc. and to receive valid receipt thereof and participate and represent me in all Society's meetings and obtain original share certificate in respect of the said Bungalow Plot.



2. To approach the MHADA/B.H. & A.D. Board, BMC Collector and all other Govt., Semi-Govt., Private and local authorities and submit declarations, affidavits etc. and to obtain the necessary permission, sanctions, commencement, certificate, plans etc. for the construction of a Bungalow on the said Plot and receive the necessary plans, sketches, specifications of the said Bungalow plot duly approved/ passed from the concerned authorities and to commence the construction of Bungalow as per the specification and sanctions and thereafter to obtain necessary completion certificates, occupation certificates, thereof and to occupy



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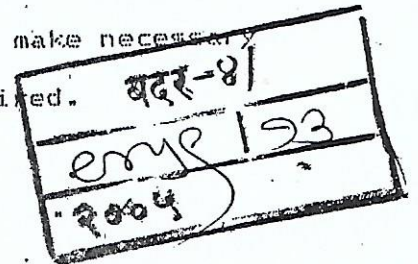
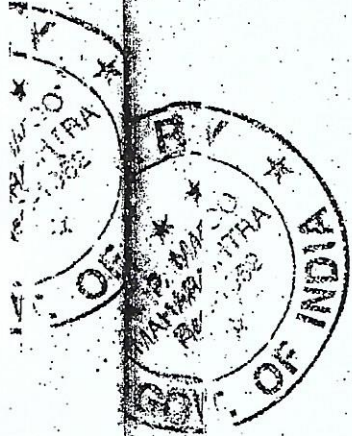
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and to reside therein and to make necessary payments of taxes, outgoings and other amounts to the concerned authorities in respect of said Bungalow Plot.

3. To appoint architect, builders, contractors labourers etc. as may be from time to time be found necessary to carry out and/or implementation of any of the provision and to construct a Bungalow on the said Plot.

4. To approach the MHADA/M.H. & A. I. Board/ BMC/Govt. and all other authorities for obtaining the steel/cement and to reapply for increased quota for the above purpose.

5. To deal and correspond with the Reliance Energy Ltd., BMC and all other authorities concerned for obtaining electric connection, water connection and all other basic amenities and facilities for and or in respect of relating to the said Bungalow plot and for that purpose to sign all letters, applications, undertakings and to make necessary deposits, payments as may be required.



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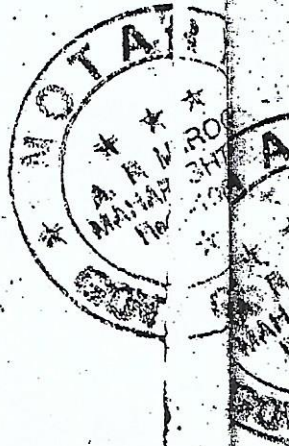
6. To represent me before the Registrar, Sub-Registrar of Assurances and/or any other Registering Authority in Mumbai, in connection with registration of Agreement, Deed of Assignment and other instrument which have been executed and/or to be executed hereinafter, in respect of the said Bunglow Plot.

7. To lodge for registration Agreement, Deed of Assignment and other instrument which have been executed and/or to be executed hereinafter, in respect of the said Bunglow Plot before the above said Registering authority for and on my behalf.

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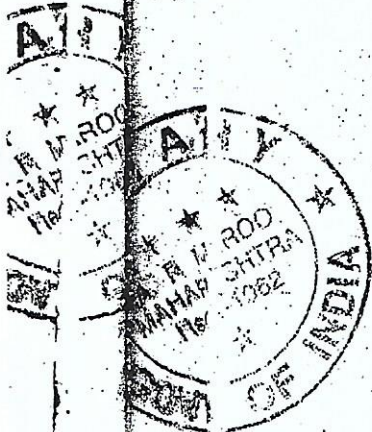
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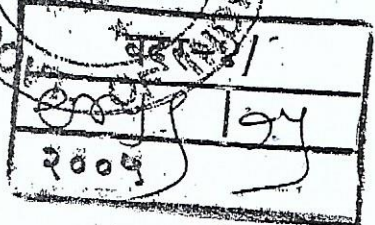
8. To pay the necessary registration charges/ fees in connection with registration of the said Agreement, Deed of Assignment and other instrument which have been executed and/or to be executed hereinafter in respect of the said Bunglow Plot, and to obtain valid receipts on my behalf.

9. To get the aforesaid Agreement, Deed of Assignment and other instruments which have been executed and/or to be executed hereinafter in respect of the said Bunglow Plot duly registered with the said registering authority and execution thereof on my behalf by signing the necessary documents, registers etc.

10. After registering the same to receive back the registered Agreement, Deed of Agreement and other instruments which have been executed and/or to be executed hereinafter, in respect of the said Bunglow Plot and to give valid receipt for the same.



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11. To apply for refund of moneys paid to and/or deposited or which may be deposited with the MHADA/M.H. & A.D. Board/BMC/Reliance Energy Ltd., and other authorities receipts for the said purpose.



12. To approach the (Proposed) Co-op. Housing Society (to be formed) and to make applications for membership of the society and to sign necessary agreements, undertaking forms etc. for me and on my behalf and to make necessary correspondence with the said society, BMC/MHADA/M.H. & A.D. Board/Ex. Engg. Division and/or any other authorities for the transfer/regularisation of the above said Bungalow Plot along with its cost price from my name to the name of my said attorney or any person/s of her choice.



13. To represent me before the (Proposed) Co-op. Housing Society (to be formed) Govt. Semi-Govt. Private and local authorities on my behalf in respect of the disputes concerning the said plot before the Registrar of Co-op. Society and the judges of the Co-op. Societies Courts, Competent Authority, Appellate officer and to appoint an

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or cause to be performed, signed, executed and

conveyances, assignments, reassignments and
sureties and other assurances which may be in



the said attorney be expedient

to commence, prosecute or enforce or to
defend and answer or oppose all actions
and other legal proceedings and demands, touching
any of the matters aforesaid or any other affairs
concerning the said Bungalow plot and also if the
said attorney shall think fit to compromise refer
to arbitration, abandon, submit to judgement or
become non-suited in any such proceedings as
aforesaid.

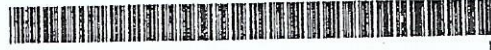
18. To declare and affirm all complaints,
written statements, applications, petitions,
affidavits and other necessary documents in my
name and on my behalf and to appear before any
Magistrate, Judge, revenue or other officers
empowered by law including the officers of the
MHC/MHADA/M.H. & A.D. Board etc. and to hear any
suit or proceedings or any other inquiry relating
to any of the matters affecting the said plot.

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दस्त गोषवारा भाग-1

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दस्त क्र 9459/2005

दस्त क्रमांक : 9459/2005

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: गुरवत सिंग - - पत्ता: घर/फ्लॅट नं: 703/704, त्रिवेणी, मिठ चौकी, मार्वे रोड, मालाड प गल्ली/रस्ता: +- ईमारतीचे नाव: -- ईमारत नं: - पेठ/वसाहत: -- शहर/गाव:- तालुका: -- पिन: 64 पॅन नम्बर:	लिहून देणार वय 42 सही <i>Gurwant Singh</i>		
2	नाव: सुनिल धरमविर गुलाटी तर्फे मुखत्यार कमलजीत कोर - - पत्ता: घर/फ्लॅट नं: 521, अर्नेजा कॉर्नर, सेक्टर 17, वाशी, नवी मुं गल्ली/रस्ता: - ईमारतीचे नाव: ---+ ईमारत नं: - पेठ/वसाहत: - शहर/गाव	लिहून देणार वय 40 सही <i>Kawaljit Kaur</i>		
3	नाव: म्हाडाचे डेप्युटी चीफ ऑफिसर राजेश जे नार्वेकर तर्फे मुखत्यार बी एम गायकवाड - - पत्ता: घर/फ्लॅट नं: म्हाडा, गृह निर्माण भवन, बांद्रा. गल्ली/रस्ता: + ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाह	मान्यता देणार वय 55 सही <i>Rajesh J. Narvekar</i>		

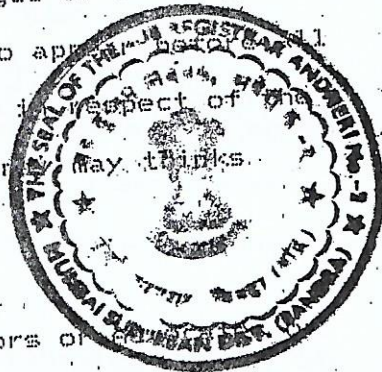


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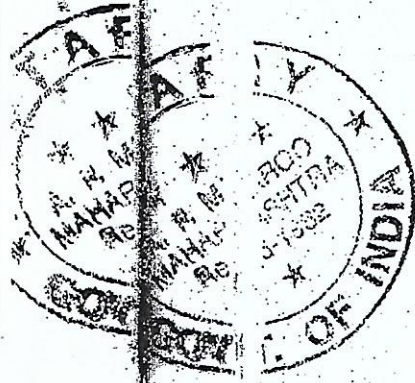
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19. To accept notices or services of writ of summons or other legal process that may be served upon me and to appear and represent me before all court/s of law in India including the Appellate officer, MHADA, Registrar, Judges of Co-op. Housing Societies Courts and to appear before all other officers and authorities in respect of the said Bungalow Plot as my attorney-in-fact as may be advisable.



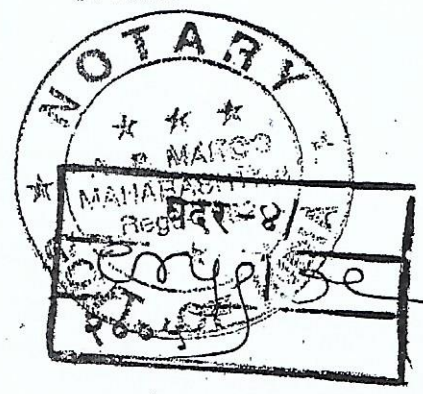
20. To appoint any Solicitors or Counsel, Builder, Architect, Contractors employees as may be necessary for prosecution and defending the premises aforesaid and to construct a Bungalow on the said Plot or in any other matters relating to the transfer of the said Bungalow Plot and its various affairs as occasion may require either in my name or in the name of my said attorney as she may think fit and proper.

21. To adjust, settle, compromise or submit to arbitration any accounts, debts, claims and demands disputes and matters concerning any of the matters aforesaid or any other matters which are now subsisting or may hereafter arise in connection with the said Bungalow Plot.

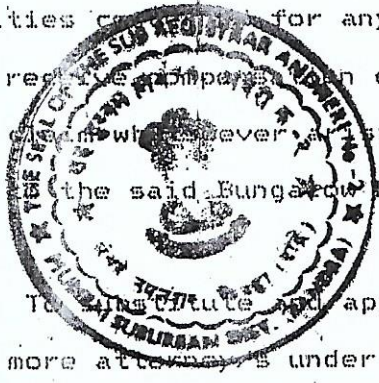


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22. To represent me before all the Govt. Municipal
MHADA/M.H. & A.D. Board/Proposed Society and other
authorities for any purpose whatsoever
and to receive papers or to give discharge
to any document whatsoever arising howsoever in
regard to the said Bungalow Plot.



23. To nominate and appoint from time to time
one or more attorneys under herewith same or limited
powers and such substitutes at pleasure to remove
and another or others to appoint.

24. AND GENERALLY to act as my attorney or agent
in relation to the said plot and/or construction of
a Bungalow and to represent me before the MHADA/
M.H. & A.D. Board/BMC/Reliance Energy Ltd./Govt.,
Semi-Government, Private and local authorities and
to do all the acts, deed and things as fully and
effectually in all respects as I myself, could do
if personally present in respect of said Bungalow Plot.



AND I hereby for myself, my heirs, executors
administrators, ratify and confirm and agree to
ratify and confirm all and whatsoever my said

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attorney or any substitute/s acting under him shall do or purport to do by virtue of these presents.

IN WITNESS WHEREOF I, MR. SUNIL DHARMVIR GULATI, have hereunto set and subscribed my hands to this IRREVOCABLE GENERAL POWER OF ATTORNEY, at Mumbai, on this 11th day of Nov. 2005.

SIGNED AND EXECUTED by the within named EXECUTANT MR. SUNIL D. GULATI.

SPECIMEN SIGNATURE OF ATTORNEY

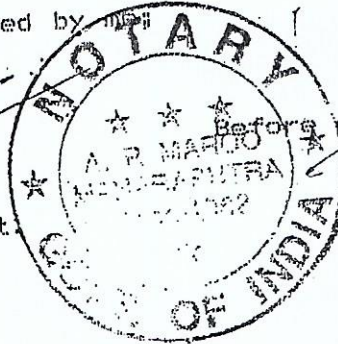


Kamaljit Kaur
(MRS. KAMALJIT KAUR.)

Identified & Explained by me

A. P. Maroo
11/11/05

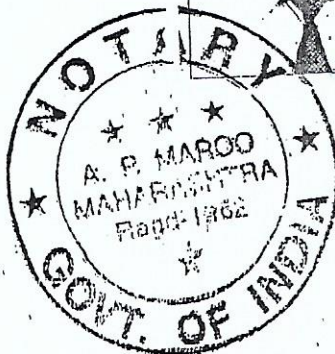
Advocate, High Court.



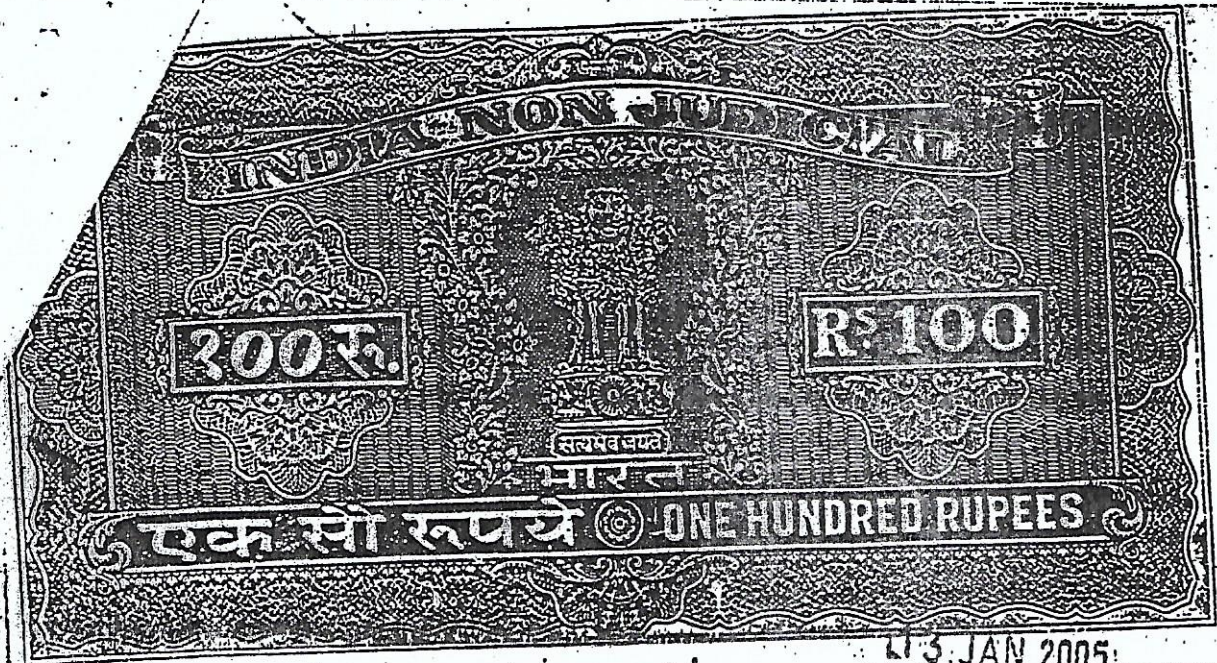
BEFORE ME

A. P. MAROO
NOTARY
MAHARASHTRA
(GOVT. OF INDIA)
TEL 287711111

Tel: 6778502
T. G. GHOGLE
B. A., LL.B.
ADVOCATE HIGH COURT
Flat No. 103, 1st Flr., Ni tyanand Sodar,
Opp. Navrang Cinema, Bhardowadi,
Andheri (West), Mumbai - 400 058.



अप्र-४/
२००५



महाराष्ट्र MAHARASHTRA
Temp Office, Mumbai
S. V. No.

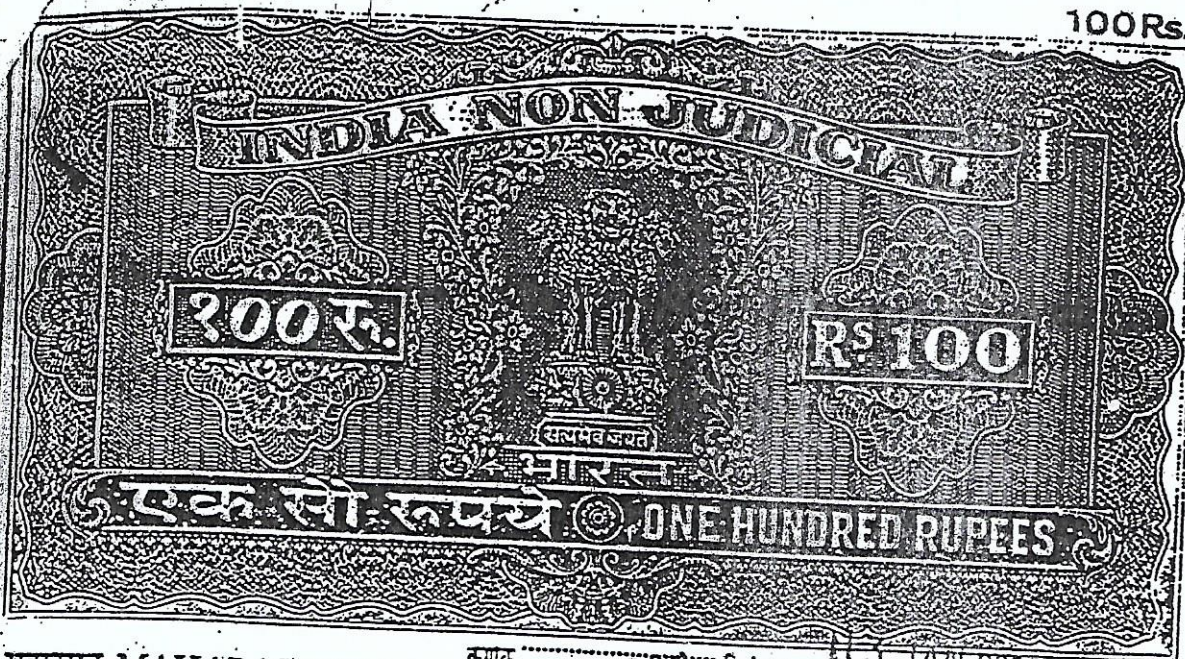
क्रमांक 1130 दिनांक
अवकाश लिमिटेड, पेट्रोल कॉलेज रोड, १२ कांती निवास,
बंदू गोंड (बंदूगोड), मुंबई - ६२ रांग घाट
पुस्तक क्र. ३
पत्ता नं. ३
Ph: ३३३३३३३३



GENERAL POWER OF ATTORNEY TO A TO WHO
THESE PRESENT SHALL COME, WE THE MAHARASHTRA
HOUSING & AREA DEVELOPMENT AUTHORITY
GREETINGS: BANDRA (EAST)

WHEREAS, the Maharashtra Housing & Area
Development Authority (hereinafter referred to as "the
Authority") is a statutory Corporation duly constituted
under the Maharashtra Housing & Area Development Act,
1976 (Mah. XXVIII of 1977) (hereinafter referred to as "the
said Act")

बंदर-४/
emye 122
२००५



महाराष्ट्र MAHARASHTRA
 Stamp Office, Mumbai.
 Sale.....
 S. V. No. 111/2005

क्रमांक 11303 दिनांक 15 JAN 2005
 जयप्रकाश मिश्राजी, पराजिप कोठी रोड, १२ अंती निवास, 219555
 बंड गेटे पोस्ट ऑफिस (२), पुणे - ४२ शिवा धारक
 मुद्रांक मिश्राजी
 पत्ता सं. ...
 Ph: 237246-4/23, 57400, 7232073-005



AND WHEREAS under section
 Maharashtra Housing & Area Development Act, 1976
 (execution of contract Regulations 1979 read with Schedule
 B thereto) all contract made in the exercise of the executive
 power of the authority and all assurances of property made
 in the exercise of that the power shall be executed on
 behalf of the Authority inter-alia by the Deputy Chief
 Officer of the Mumbai Housing & Area Development Board,
 established under section 184 of the said Act.

बंदर-४/
 2005
 122



दस्त गोषवारा भाग - 2

वदर4

दस्त क्रमांक (9459/2005)

दस्त क्र. [वदर4-9459-2005] चा गोषवारा
बाजार मुल्य :2389000 मोबदला 50000 भरलेले मुद्रांक शुल्क : 119450

पावती क्र.:9473 दिनांक:25/11/2005
पावतीचे वर्णन
नांव: गुरवंत सिंग - - *

दस्त हजर केल्याचा दिनांक :25/11/2005 01:16 PM
निष्पादनाचा दिनांक : 24/11/2005
दस्त हजर करणा-याची सही : *Gurwant Singh*

24000 :नोंदणी फी
620 :नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 25/11/2005 01:16 PM
शिक्का क्र. 2 ची वेळ : (फी) 25/11/2005 01:22 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 25/11/2005 01:23 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 25/11/2005 01:23 PM

24620: एकूण

दु. निबंधकाची सही, अंधेरी 2 (अंधेरी)

दस्त नोंद केल्याचा दिनांक : 25/11/2005 01:23 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तपत्र घेऊन वेणी-यांनी व्यक्तीस ओळखतात
व त्यांची ओळख पटवितात.

1) सुधीर पितळे - - ,घर/फ्लॅट नं: 10 धनशंती

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: चारकोप कांदिवली

तालुका: -

पिन: -

2) सचिन हाटे - - ,घर/फ्लॅट नं: वरिलप्रमाण

गल्ली/रस्ता: -

ईमारतीचे नाव: --

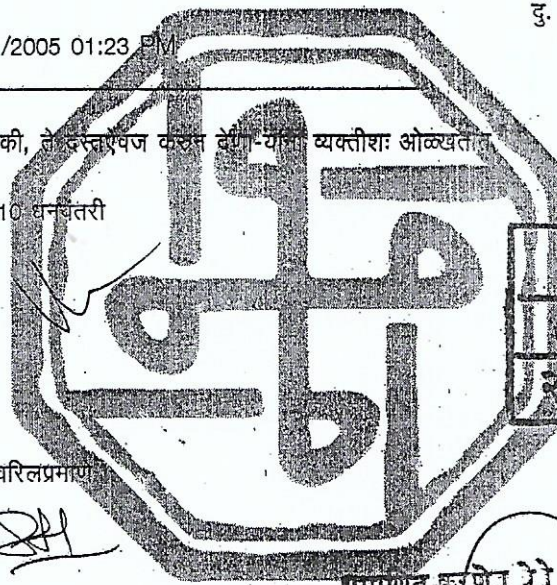
ईमारत नं: -

पेठ/वसाहत: --

शहर/गाव:-

तालुका: -

पिन:



वदर-8/
24620/30
2005

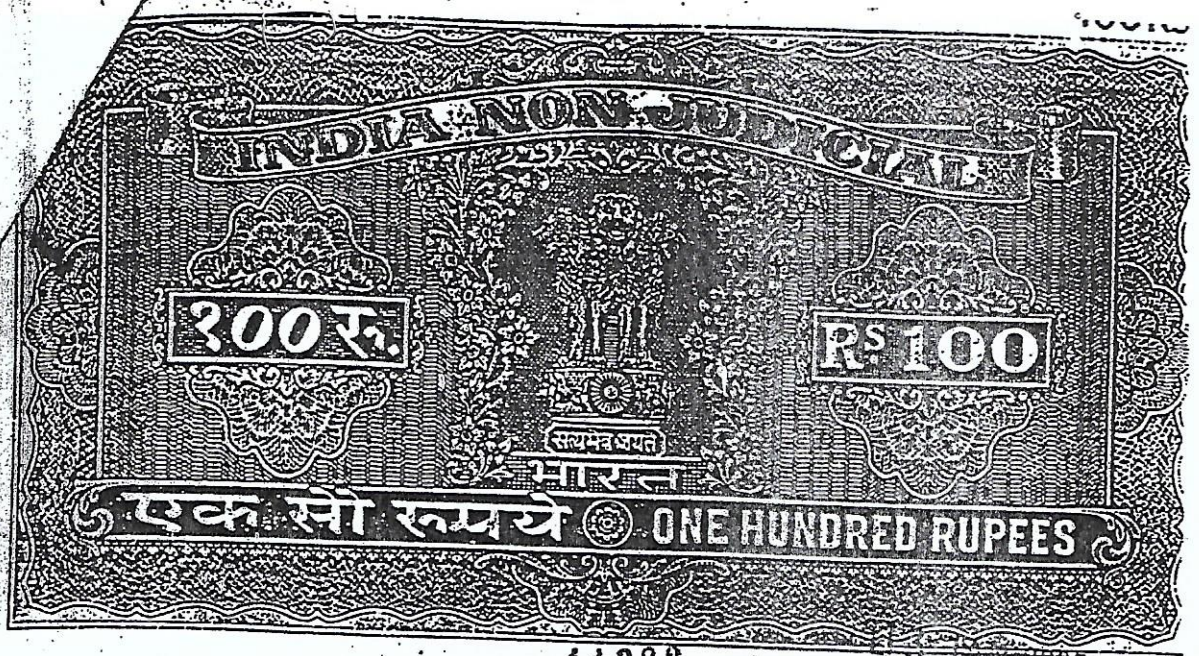
प्रमाणित कर्णेत घेणे की, या
दस्तामध्ये पकडण 30 पाने आहेत.

सह. दुय्यम निबंधक अंधेरी क्र. 2
मुंबई उपनगर जिल्हा.

दु. निबंधकाची सही
अंधेरी 2 (अंधेरी)



वदर-8/24620/2005
दस्ता क्रमांक
दिनांक 24/11/05
सह दुय्यम निबंधक, अंधेरी-2,
मुंबई उपनगर जिल्हा.



महाराष्ट्र MAHARASHTRA
Stamp Office, Mumbai
S. V. No. 5 JAN 2005

क्रमांक 11302 दिनांक
जयप्रकाश लिखाडी, पेटेडाईज कॉपी सेटर, १२ व्हाली, मुंबई
बंदू गोरे फार्म, जोगेश्वर (प.), मुंबई - ६२
मुद्रांक विभाग, मुंबई
महाराष्ट्र



AND WHEREAS I, Rajesh J. Narvekar appointed
the Vice President & Chief Executive Officer of the
Authority as the Deputy Chief Officer of the Mumbai
Housing & Area Development Board.

AND WHEREAS in the discharge of my duties I,
Rajesh J. Narvekar have to execute writings, document,
assurance and conveyances for and on behalf of the
Authority.

AND WHEREAS, under section 32 of the India
Registration Act 1908 (XVI of 1908) every document to be

बदर-४/)
128
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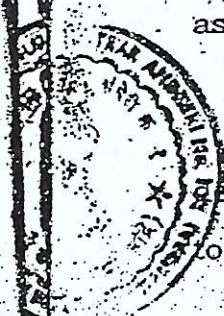
registered under the Act, whether such registration be compulsory or optional to be presented at the proper registration office by some person duly authorised by the power of Attorney executed and authenticated in the matter provided by section 33 of that Act.

AND WHEREAS, owing to diverse nature of my duties and functions under the said Act, I Rajesh J. Narvekar not able to attend the office of the Registrar, Sub-Registrar or the office of the Joint Registrar under section 7 of the Indian Registration Act, 1908 (XVI of 1908) for the purpose of admitting of the execution of all contracts and assurance of property aforesaid.

AND WHEREAS, I, Rajesh J. Narvekar, therefore I am desirous of authorising a person to be my lawful attorney to do all acts and things mentioned hereafter.

NOW KNOW THIS AND THESE PRESENT WITNESSETH

I, Rajesh J. Narvekar, do hereby nominate, constitute and appoint Shri B. M. Gaikwad, Assistant Estate Manager, in the office of the Mumbai Housing & Area Development Board, Mumbai to be my true and lawful attorney for me on my behalf and in my name of appear before any Registrar, Sub-Registrar or other officers and to ~~odge for registration and to admit execution of any deed.~~



बदर-४/
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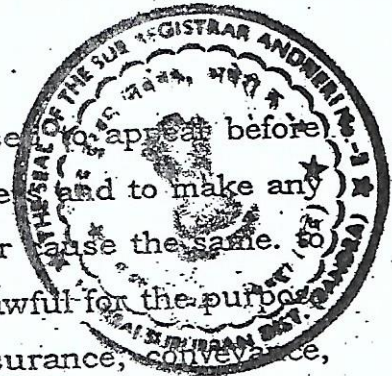
२००५

assurance, conveyance, writing and such other documents executed or to be executed by me on behalf of the Authority and to indemnify the common seal of the Authority before the Registration Authority or other officers for the purpose of causing the same to be registered according to law and also to do all other acts and deeds which may be necessary or appropriate to effectual the same purpose.

I also hereby also authorise the attorney to present for registration and admit execution on my behalf document executed by me hereafter.

The said attorney is authorised to appear before the registering authority or other officer and to make any statement or to do any act of things or cause the same to be done in such manner as may be lawful for the purpose aforesaid and receive any deeds, assurance, conveyance, writings and such documents and sign or execute a receipt therefore on my behalf.

AND GENERALLY, to act in every respect in the premises and I Rajesh J. Narvekar in my capacity as Deputy Chief Officer of Mumbai Housing & Area Development Board, could do, if personally present and I hereby agree to ratify, allow and confirm all such act and things done by the said attorney under the powers conferred on him by these present as if the same has been done by me.



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The stamp duty shall be borne by the Authority.

IN WITNESS WHEREOF I RAJESH J. NARVEKAR set my hands at Mumbai, this 20th day of January 2005 at Mumbai.

Signed and delivered by the within named Shri Rajesh J. Narvekar, Deputy Chief Officer, Mumbai Housing & Area Development Board, Mumbai in the presence of Shri D. S. Rawool, 10 C - 211, Siddhi Vinayak CHS. Ltd., Sundar Nagar, Kalina, Santacruz (E), Mumbai 400 098. Shri Rajendra Dagdu Dhanawade, 4/240, M. H. B. Colony, Ashokvan, Borivali (E), Mumbai 66.

Attorney photograph and specimen signature.



बत-४/
२००५

Handwritten signature



५८१०५

बदर मुख्यामनामा ओष वारीस २०१७/०५ रोबी
 कि शिजेथ प्र. ना. १०५५५, वय ३६०५
 १० मसुदा इमारत, अटलनमाण अवण.
 ०७० नगर वाड (५), म. ५७
 पानी माह्या कन्व साहायित कन रिळा व
 साव्या कोळ्यो दिपयी १) डी. म. स. २१३६, वय २०
 १० वयलापमाण
 १) इमारत व इनावड, वय १०० वय
 १० वयलापमाण
 पानी माह्या साधी परवळी अदिप्रमाणात की
 २५/..... मिळावी.
 वारीस २०१७/०५



१ *Handwritten signature*

२ *Handwritten signature*



Handwritten signature
 सह मुख्यम निबंधक अंबेरी-२
 मुंबई उपनगर जिल्हा.

बदर-४१
२०१७/२६
२००५

7

enjoy

Dated the 20th day of
Jan 2005.

Shri R. J. Narvekar,
Deputy Chief Officer (W),
M. H. & A. D. Board.

General Power of
Attorney.

Dated the 20th day of Jan
2005.