

Markham Northampton 1/305  
HADWA State & Jersey 11625 112312

Pending all pages



प्राप्त

Monday, December 23, 2013  
4:27 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म  
Regn.: 39M

पावती क्र.: 10289 दिनांक: 23/12/2013

गावाचे नाव: कांदिवली

दस्तऐवजाचा अनुक्रमांक: बरल9-7497-2013

दस्तऐवजाचा प्रकार: पर्यायी जागेचा करार

सादर करणाऱ्याचे नाव: फ्रान्सिस डिसोजा तर्फे मुखत्यार बर्नडीन डिसोजा

नोंदणी फी रु. 12520.00

दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

एकूण: रु. 13920.00

आपणास मूळ दस्त, थंबनेल प्रिंट व सीडी अंदाजे 4:42 PM हा वेळस मिळेल  
सह. दुय्यम निबंधक कारिका 9  
मुंबई उपनगर जिल्हा.  
मोबदला: रु. 233856/-

बाजार मूल्य: रु. 1252000/-

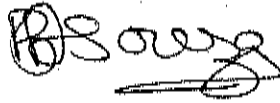
भारलेले मुद्रांक शुल्क: रु. 62600/-

1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 12520/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000965359201314R दिनांक: 21/12/2013

बँकेचे नाव व पत्ता: IDBI

2) देयकाचा प्रकार: By Cash रकम: रु. 1400/-



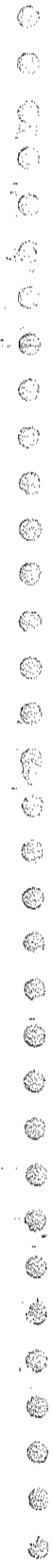
REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 29/12/13

Hot Payment Successful. Your Payment Confirmation Number is 34878501

CHALLAN			
MTR Form Number - 6			
GRN NUMBER	MH000965359201314R	BARCODE	Form ID : Date: 21-12-2013
Department	IGR		Payee Details
Receipt Type	RE		Dept. ID (If Any)
Office Name	IGR194- BRL5_JT SUB REGISTRAR BORIVALI 5	Location	PAN-AAACW5096K PAN No. (If Applicable)
Year	Period: From : 21/12/2013 To : 31/03/2099		Full Name WADHWA ESTATES AN DEVELOPERS INDIA P LTD
Object	Amount in Rs.	Flat/Block No, Premises/ Bldg	FLAT NO 705 7 TH FLOOR MADHUPURI CH
0030045501-75	62600.00	Road/Street, Area /Locality	DAHANUKARWADI
0030063301-70	12520.00	Town/ City/ District	GOKHALE RO/ KANDIVALI WE MUMBAI Maharashtra
	0.00	PIN	4 0 0 0 6 7
	0.00	Remarks (If Any):	
	0.00		
	0.00		
	0.00		
	0.00		
	0.00		
Total	75120.00	Amount in words	Rupees Seventy Five Thousand ( Hundred Twenty Only
Payment Details:IDBI NetBanking Payment ID : 34878501			FOR USE IN RECEIVING BANK
Cheque- DD Details:			Bank CIN No : 69103332013122150659
Cheque- DD No.		Date	21-12-2013
Name of Bank	IDBI BANK	Bank-Branch	
Name of Branch		Scroll No.	

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2013



# Data of Bank Receipt for GRN MH000965359201314R

## Bank - IDBI BANK

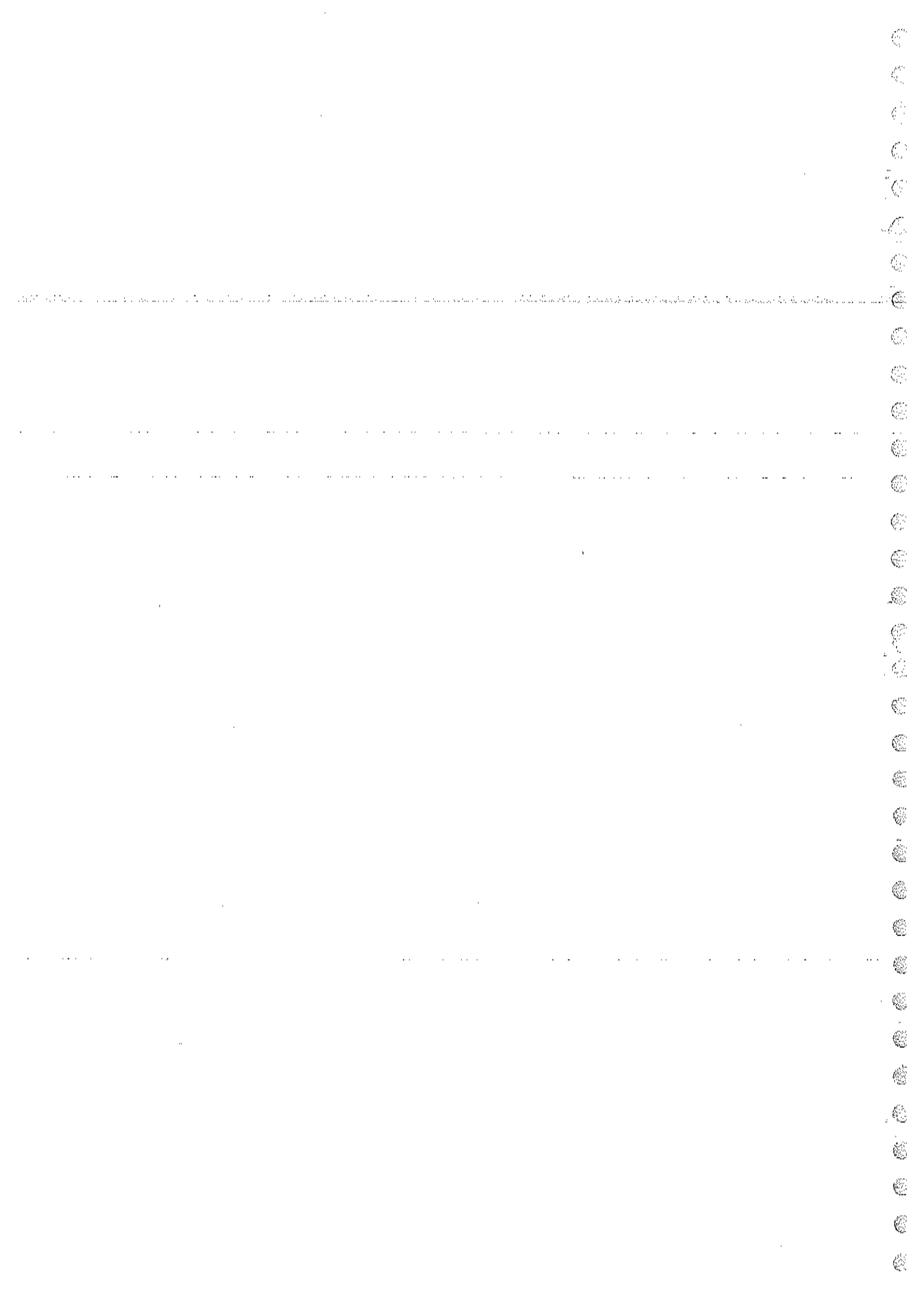
Bank/Branch :  
Pmt Txn id : 34878501 Simple Receipt  
Pmt DtTime : 21/12/2013 18:41:06 Print DtTime :  
ChallanIdNo : 69103332013122150659 GRN : MH000965359201314R  
District : 7101 / MH/MUM Office Name : GRM 947BRL5, JBB REGISTRAR BORIVALI  
Office Name REMARK : JBB REGISTRAR BORIVALI  
DATE : 23/12/2013 517-7644  
StDuty Amt : 0030015601-75/ Stamp Duty (E-portal) AMOUNT : 12,520.00 DATE : 23/12/2013  
StDuty Amt : 00002372002007-75/ Rs Sixty Two Thousand Two Hundred Twenty Rupees Only  
Sr.No. : 00002372002007-75/ Rs Sixty Two Thousand Two Hundred Twenty Rupees Only  
1. In words: Seventy Five Thousand One Hundred Six Hundred Rupees Only)  
RgnFee Amt : 0030063301-70 / Registration Fee  
RgnFee Amt : Rs 12,520.00/- (Rs Twelve Thousand Five Hundred Twenty Rupees Only)  
Article : B25  
Prop Mvblty : Immovable Consideration : 2,33,856.00/-  
Prop Descr : FLAT NO 7057 TH FLOOR MADHUPURI CHSL DAHANUKARWADI, GOKHALE ROAD KANDIVALI WEST MUMBAI  
Maharashtra  
400067  
Duty Payer : PAN-AAACW5096K WADHWA ESTATES AND DEVELOPERS INDIA PVT LTD  
Other Party : PAN-AAAAM8607N MADHUPURI CHSL  
Bank Scroll No : 100  
Bank Scroll Date : 23/12/2013  
RBI Credit Date : --  
Mobile Number : 919820111452

**DEFACED FOR RS:75120.00**

**Only for verification-not to be printed and used**



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09/12/2013  
09/12/2013



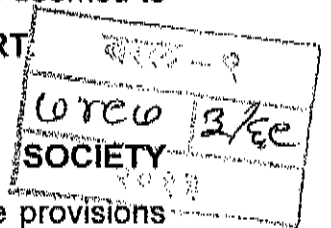
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THIS AGREEMENT is made at Mumbai this 21<sup>ST</sup> day of DEC 2013 BETWEEN **WADHWA ESTATES & DEVELOPERS (INDIA) PVT. LTD.**, a Company incorporated under provisions of the Companies Act, 1956 and having its office at 301 Platina, 3<sup>rd</sup> Floor, Plot No.C-59, G Block, Bandra Kurla Complex, Bandra (East), Mumbai – 400 051, hereinafter referred to as **“THE DEVELOPERS”** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **FIRST PART**

AND

**MADHUPURI APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED**, a Co-operative Housing Society registered under the provisions of Maharashtra Co-operative Societies Act, 1960 under BOM/WR/HSG/TC/3046/87-88 having its registered office at Gokhale



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Road, Dahanukar Wadi, Kandivli (West), Mumbai – 400 067, hereinafter called "**the CONFIRMING PARTY/SOCIETY**" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and permitted assigns) of the **SECOND PART**;

**A N D**

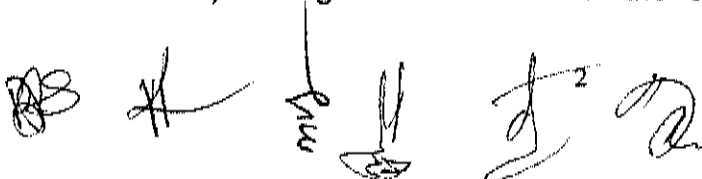
**MR.FRANCIS D'SOUZA** of Mumbai Indian Inhabitant residing at Flat No.B-609, Madhupuri Apartments, Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai- 400067 hereinafter referred to as "**THE MEMBER/S**" which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his/her heirs, executors, administrators and permitted assigns) of the **THIRD PART**.

**WHEREAS:-**

a) The Confirming Party is the owner of all that piece or parcel of land admeasuring 4350.2 sq. yards, equivalent to 3637.3 sq. mtrs. or thereabouts bearing CTS No. 1017 of Village Kandivli in Taluka Bofivali of Mumbai Suburban District situate at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai – 400 067 together with the building known as "Madhupuri Apartments" having three wings consisting of ground and 6 upper floors and having 75 tenements, society's office, watchmen cabin, toilet, bathroom etc. on the ground floor standing thereon and situate lying and being at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai – 400 067 and more particularly described in the **First Schedule** hereunder written (hereinafter referred to as "**the said Property**");

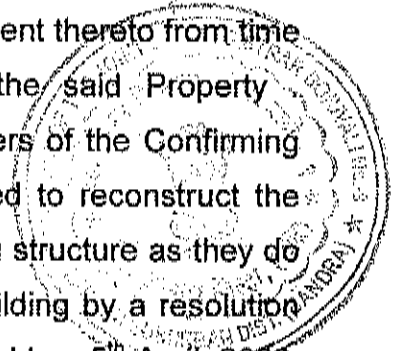
b) The Member is the bonafide member and Registered Shareholder of the Confirming Party and is holding therein 5 fully paid-up shares of Rs.50/- (Rupees Fifty Only) each bearing Distinctive Nos.351to 355 (both inclusive) issued under Share Certificate No. 71 (**said Shares**). Being such member of the said Society, the Member

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herein held, used and occupied on ownership basis, Flat bearing No. B-609 on 6<sup>th</sup> floor admeasuring 372sq.ft. (carpet area) in the building known as "Madhupuri Apartments", "B" Wing, constructed on the said property belonging to the Confirming Party (hereinafter referred to as "the said then Existing Flat").

- c) The said three wings of the building "Madhupuri Apartments" being old and in a dilapidated condition requiring extensive repairs and considering the cost for the purpose of repairs and maintenance the Confirming Party and all the members of the Confirming Party considered it desirable to demolish the same and reconstruct a new building by utilising the Full FSI (including premium FSI) and obtaining the TDR FSI relating to and arising out of the said property together with fungible Compensatory FSI under the prevailing Development Control Regulation for Greater Mumbai 1991 (hereinafter referred to as "DCR") and amendment thereto from time to time till completion of development of the said Property. However, since the Member and other members of the Confirming Party are financially or otherwise not equipped to reconstruct the said new building after demolishing the existing structure as they do not have expertise in reconstructing a new building by a resolution passed in the Special General Body Meeting held on 5<sup>th</sup> April, 2009, the Confirming Party and all the Members have accepted the offer of the Developers herein for the development of the said property and to facilitate the redevelopment process the Society in its AGM held on 26<sup>th</sup> February, 2010 endorsed the aforesaid Resolution passed in respect of acceptance of redevelopment proposal and authorized the Managing Committee Members (MCM) to act for and on behalf of 75 (Seventy Five) Members of the Society a Committee comprising of (1) Shri. Vijay V. Girkar, Chairman (2) Shri. Mukund Gandhi, Secretary, (3) Shri. Mohan P. Yelve, Vice Chairman, (4) Shri. Dhirendra Mehta, MCM (5) Shri. J. B. Kunder, MCM to sign



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authorized  
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on behalf

and execute the necessary documents and/or papers in respect of the development proposal.

d) By a registered Development Agreement dated 2<sup>nd</sup> June, 2010 (hereinafter referred to as "the said Development Agreement") made between the Confirming Party of the One Part and the Developers herein, of the Other Part, which is duly registered with the Sub - Registrar Borivali No.5 under Sr. No.BDR11/5151/2010 dated 2<sup>nd</sup> June, 2010, the Confirming Party therein for and on behalf of the Members has granted and conferred unto the Developers, development rights in respect of the said property by demolishing the then existing three wings of the building "Madhupuri Apartments" consisting of ground and 6 upper floors and having 75 tenements, society's office, watchmen cabin, toilet, bathroom etc. on the ground floor standing thereon and to construct a composite new building by exploiting the entire potential FSI available on the said property and also exploit TDR/FSI as may be constructed on the said property as per the DC Regulation by purchasing the TDR of other properties at Developers cost at or for the consideration and on the terms and conditions therein contained;

e) The Member has retained the FSI of his/her existing flat i.e. 372Sq.ft. carpet area. However, to bring about uniformity and good aesthetic appearance in the proposed new building, it was agreed between the parties to the said Development Agreement that the Developers shall construct and provide standard size flats to the members and offer the flats in the proposed new building to all the members nearest to their entitlement. As per the agreement, the Member/s herein shall be required to forgo 28sq. ft. carpet area out of their aforesaid entitlement in the proposed new building and the Developers have agreed to construct and provide free of cost to the Member a new flat in the newly constructed building having carpet area of 344sq. ft. plus additional carpet area of 133.50sq. ft., which

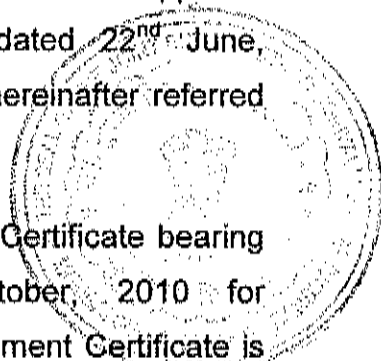
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also includes fungible FSI with or without premium as per the amended D.C Regulation aggregating to **477.50Sq.ft.** carpet area. As further agreed under the said Development Agreement, the compensation/consideration due to the Member for **28 sq. ft.** carpet area forgone amounting to **Rs.2,33,856/- (Rupees Two Lakhs Thirty Three Thousand Eight Hundred and Fifty Six Only)** paid by the Developers to the Member at the time of handing over vacant possession of his/her/their existing flat.

f) The Developers have prepared and submitted the plans for construction of a composite building also to be known as "Madhupuri Apartments", consisting of two wings i.e. A Wing comprising of stilt plus 1<sup>st</sup> to 16<sup>th</sup> upper floor (Society Wing) and "B" Wing comprising of stilt + 1 to 13<sup>th</sup> upper floors ( Sale Wing) to the Municipal Corporation for Greater Mumbai (MCGM). MCGM has sanctioned the said plans and has issued Intimation of Disapproval (I.O.D.) bearing No.:CHE/A-4812/BP(WS)/AR dated 22<sup>nd</sup> June, 2010 and sanctioned the plan for construction (hereinafter referred to as "the said proposed new building");

g) The Developers have procured Commencement Certificate bearing No.:CHE/A-4812/BP(WS)/AR dated 12<sup>th</sup> October, 2010 for construction upto Stilt floor. The said Commencement Certificate is extended from time to time and on 29<sup>th</sup> November, 2011 the Commencement Certificate was extended for 'A' Wing comprising of stilt plus 1<sup>st</sup> to 7<sup>th</sup> upper floors and 'B' Wing comprising of stilt plus 1<sup>st</sup> to 6<sup>th</sup> upper floors;

h) In the meantime, the Government of Maharashtra by Notification dated 6<sup>th</sup> January 2012 has made amendments/modifications to the prevailing DCR whereby they have permitted certain fungible compensatory FSI over and above admissible FSI to be utilized as provided in the modified DCR. Pursuant to the aforesaid Notification certain issues were discussed between the Developers, Society and



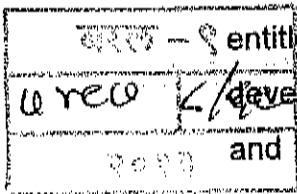
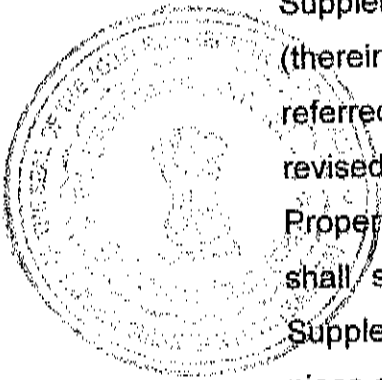
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by Notification	

*[Handwritten signatures and initials]*

Members and a unanimous decision was arrived at and accordingly the Developers with the consent and concurrence of the Society and the Members, the Developers submitted fresh plans and proposals to the MCGM and accordingly, the Society and the Members agreed that the time period for completing construction by the Developers would accordingly stand extended; The Developers on 6<sup>th</sup> October, 2012 have got fresh plans sanctioned as per the amended Development Control Regulation for the said New Building also to be known as "Madhupuri Apartments" consisting of two wings i.e. A Wing comprising of stilt plus 1<sup>st</sup> to 16<sup>th</sup> upper floor (Society Wing) and "B" Wing comprising of stilt + 1 to 13<sup>th</sup> upper floors (Sale Wing) sanctioned by MCGM and have further procured from the MCGM Commencement Certificate dated 1<sup>st</sup> March, 2013;

i) By Supplemental Agreement dated 4<sup>th</sup> September, 2013 (said Supplemental Agreement) executed by and between the Society (therein referred to as the Society) and the Developers (therein referred to as the Developers), the parties thereto recorded the revised agreed terms in respect of the development of the said Property and also confirmed that the said Development Agreement shall stand modified to the extent and as set out in the said Supplemental Agreement and the same shall be deemed to be the piece and parcel of the said Development Agreement;

j) As per the terms of the said Development Agreement read with the said Supplemental Agreement, the Developers herein shall be entitled to load permissible FSI and avail fullest benefit of transfer of development right / development right certificate on the said Property and fungible compensatory FSI with or without premium as may be sanctioned by Municipal Corporation of Greater Mumbai (MCGM) while constructing proposed new building under the provisions of existing amended Development Control Regulations;



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k) As per the terms of the said Development Agreement read with the said Supplemental Agreement the Developers herein do hereby allot to the Existing Member and the Society do hereby confirm the allotment by the Developers unto and in favour of the Existing Member to acquire a new flat bearing No.A-705 in "A" Wing admeasuring 477.50sq.ft carpet area, [i.e. the existing carpet area of 372sq.ft. plus 133.5sq.ft. additional carpet area . (which also includes fungible FSI with or without premium as per the amended D.C Regulation) minus 28 sq. ft. carpet area forgone by the Member as stated hereinabove] and more particularly described in the **Second Schedule** hereunder written (hereinafter referred to as "**the New Flat**") .

l) In pursuance of the terms of the said Development Agreement read with the said Supplemental Agreement, the parties hereto have agreed to execute an agreement in respect of the said new flat and hence these presents;

**NOW THIS INDENTURE WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-**

1. The recitals contained hereinabove shall form an integral and operative part of this Agreement as if same were incorporated herein verbatim.

2. The Developers have demolished the existing ~~three wings~~ of the building "Madhupuri Apartments" consisting of ground and 6 upper floors and having 75 tenements, society's office, watchmen cabin, toilet, bathroom etc. on the ground floor standing thereon and have started redevelopment work on the said property more particularly described in the First Schedule hereunder written by constructing a composite new building consisting of two wings in accordance with the plans sanctioned by the Municipal Corporation for Greater Mumbai (MCGM) till date.



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3. With a view to enable the Developers to redevelop the said property, the Member has vacated and handed over quiet, vacant and peaceful possession of the then existing Flat No. **B-609** admeasuring **372sq. ft.** (carpet area) on the **6<sup>th</sup>** floor of the "**B**" Wing of the said building known as "Madhupuri Apartments" (hereinafter referred to as "the said then existing flat") for the purposes of redevelopment to the Developers. As per the terms and conditions of the said Development Agreement read with the said Supplemental Agreement, the Developers agree to construct for the benefit of the Member, free of costs on "ownership basis", Flat No. **A-705** admeasuring **477.50sq. ft.** (carpet area) [i.e. the existing carpet area of **372sq.ft.** plus **133.5sq.ft.** additional carpet area. (which also includes fungible FSI with or without premium as per the amended D.C Regulation) minus **28sq. ft.** carpet area forgone by the Member as stated hereinabove as agreed under the terms of the said Development Agreement] on the **7<sup>th</sup>** floor of the proposed new building to be known as "Madhupuri Apartments" as detailed in the floor plan annexed hereto as **Annexure "A"** and more particularly described in the Second Schedule hereunder written (hereinafter referred to as "the said new flat") alongwith amenities and facilities as setout in the said Development Agreement.

4. The Confirming Party and the member herein confirms that the consideration of a sum of **Rs.2,33,856/- (Rupees Two Lakhs Thirty Three Thousand Eight Hundred and Fifty Six Only)** paid by the Developer to the member in respect of forgone area being **28sq.ft.** carpet area on or before execution hereof.

5. The Member/s hereby declare/s, confirm/s and covenant/s with the
Developer/s that:
(a)

The Member/s has/have read the Development Agreement and the said Supplemental Agreement executed by the Managing Committee of the Society and confirm that he/she/they are aware about the terms of the said Development Agreement and the said Supplemental

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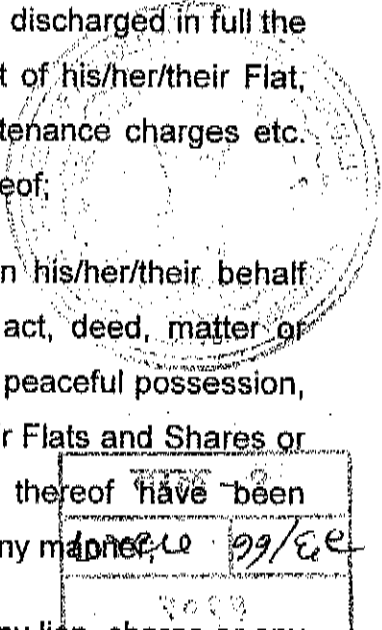
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Agreement. The Member/s do/doth hereby confirm/s that all the terms and conditions of Development Agreement and the said Supplemental Agreement shall be binding on him/her/them and his/her/their heirs, executors and administrators;

(b) That as member/s of the Society, he/she/they is/are absolutely entitled to his/her/their respective Flat and the Shares and is/are in exclusive use, occupation, possession and enjoyment of his/her/their respective Flat and that save and except himself/herself/themselves, no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Existing Flat and the said Shares;

(c) That he/she/they has/have duly paid and discharged in full the Society's dues and liabilities in respect of his/her/their Flat, including the Municipal taxes and maintenance charges etc. payable to the Society up to the date hereof;

(d) That neither he/she/they nor anyone on his/her/their behalf have committed or omitted to do any act, deed, matter or thing whereby or by reason whereof the peaceful possession, occupation and enjoyment of his/her/their Flats and Shares or other rights and benefits in respect thereof have been prejudicially affected or encumbered in any manner.



(e) That he/she/they has/have not created any lien, charge or any encumbrance on his/her/their respective Shares and Flat and that there are no notice of lis pendens and/or order of attachment in execution of any decree or demand or claim on or in respect of their Shares and Flat nor have he/she/they given any undertaking or assurance to any person or authority

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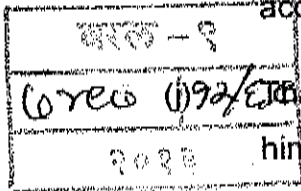
that they would not deal with his/her/their respective Shares and Flat;

(f) That he/she/they has/have not entered into any other agreement/ memorandum understanding for sale of his/her/their respective Flat and Shares and has/have not created any third party rights formally or informally directly or indirectly or in any manner whatsoever in respect of his/her/their Shares and/or Flat;

(g) That he/she/they has/have not accepted any token, deposit, earnest money or any other consideration from any person or persons in respect of his/her/their Shares and/or Flat;

(h) That he/she/they has/have duly complied with all the rules, regulations and bye-laws of the Society and that he/she/they have not received any notice from the Society for or in respect of any breach of any rules, regulations and bye-laws of the Society nor there is/are any action or proceedings pending against him/her/them or instituted by the Society in respect of his/her/their Flat including any notice or action for expulsion of the Member from the membership of the Society;

(i) That he/she/they has/have not received any notice for acquisition or requisition in respect of his/her/their Flat;



That there are no proceedings initiated or pending against him/her/them under the Income Tax Act, 1961, and his/her/their Flat is not attached by Income Tax Authorities in and/or pursuant to any assessment and/or reassessment;

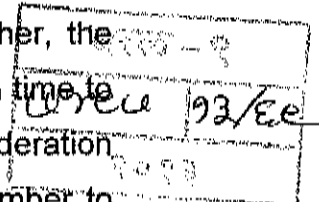
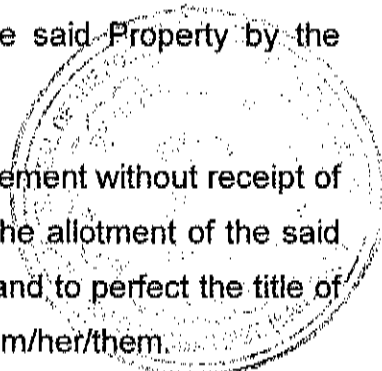
(k) That he/she/they has/have not obtained loans and/or advances from any person or persons, banks, financial institutions, or private/ individual money lenders or any other third party by pledging the shares and/or mortgaging and/or

the said then Existing Flat and/or against collateral security thereof;

- (l) That no petition or proceedings for insolvency has/have been filed or initiated before any court of law or other Competent Authority by or against them by their creditors or any other person or persons;
- (m) That he/she/they has/have not done any act, whereby the development right granted to the Developers under the said Development Agreement and/or the said Supplemental Agreement may prejudicially be affected;
- (n) That till the construction is completed by the Developers herein, no hindrance or obstruction will be caused by him/her/them or any person claiming through him/her/them in carrying out of re-development of the said Property by the Developers.

6. The Confirming party has executed this Agreement without receipt of any consideration and only with a view to confirm the allotment of the said New Flat by the Developers to the Member herein and to perfect the title of the Member for the said New Flat to be allotted to him/her/them.

7. The Members have simultaneously with the execution of these presents will pay to the Developer, 5% VAT payable on this Agreement or Market Value, whichever is higher, as per the present laws. Further, the Members shall also be liable to pay Service Tax as applicable from time to time (as per the Notification) on all consideration receivables/installments/deposits/other amount payable by the Member to the Developer. It is hereby agreed and accepted by the Members that if there is any other tax, charges, fees, levies (by whatever name called) levied any time in future by the Government Authorities, Statutory



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Authority/ies, such differential/increased additional amount shall be paid by the Member immediately upon intimation by the Developer to the Member.

8. In case of delay in payment of Service Tax / VAT / GST (including any other amounts) by the Member to the Developer, the Members shall be liable to pay an interest at the rate of 18% on all delayed payments from the due date till the date of payment thereof. The Developer shall not be bound to accept the payment of any installment unless the same is paid alongwith the amount of Service Tax / VAT / GST any other principal alongwith interest applicable thereon and the Members shall be deemed to have committed default in payment of amount due to the Developer hereunder if such payment is not accompanied with the applicable Service Tax/VAT/GST

9. The Member hereby agrees and confirms to the Developers herein that all the members shall be handed over possession of their respective new flats in the new building simultaneously and the Member agrees that he/she/they will not ask for possession of his/her/their flat till the Developers are in a position to hand over possession to the remaining members under the provisions of the said Development Agreement read with the said Supplemental Agreement executed between the Developers and the

Confirming Party.

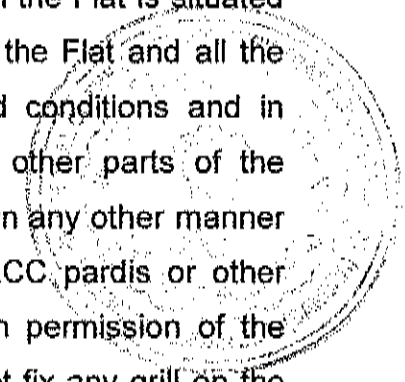
10. The Member/s agree/s that he/she/they shall on receipt of possession of the said New Flat as provided herein use the said New Flat or any part thereof or permit the same to be used only for Residential purpose and in the manner which is not likely to cause nuisance or annoyance to the other occupiers of the said building/s and/or the owners and occupiers of the neighboring property. The Member/s shall use the stilt/open, parking space only for purpose of keeping or parking the Member's own vehicles and for no other purpose whatsoever.

11. The Member/s further agree/s that on receipt of possession as provided in the agreement he/she/they shall not store in the said New Flat


any goods which are of hazardous, combustible or dangerous nature or are so heavy as to damage the construction or structure of the said building or storing of such goods which is objected by the concerned local authority and shall not carry or cause to be carried heavy packages which may damage the staircase, common, passages, or any other structure of the said new building or the Flat, the Member/s shall be liable for the consequences of the breach of the aforesaid Provisions.

12. The Member/s undertake/s that after receipt of possession of the said New Flat shall not demolish or cause to be demolished the Flat or any part thereof, nor at any time make or cause to be made any addition or alteration or covering of any area or extension work of whatsoever nature to the Flat or any part thereof, nor make any alteration in the elevation and outside color scheme of the said New building in which the Flat is situated and he/she/they shall keep the sewers, drain pipes in the Flat and all the appurtenances thereto in good tenable repair and conditions and in particular, so as to support shelter and protect the other parts of the building in which the Flat is situated shall not chisel or in any other manner cause damage to columns, beams, walls, slabs or RCC parrdis or other structural material in the Flat without the prior written permission of the Developers and/or the Society. The Member/s shall not fix any grill on the windows of their flats without prior written permission and shall do so only subject to his/her/them fixing the same as per the design and specification approved by the Developers.



0115-8  
Wren Py/EE

13. The Member/s further undertake/s that after the receipt of the possession of the said New Flat by him/her/them for the purpose of interior decoration shall carry out at his own cost all interior repairs to the said New Flat and maintain the Flat in the same condition, state and order in which it was when it was delivered by the Developers to the Member/s and shall not do any thing in or to the said New building or the Flat and shall abide by all the bye-laws, rules and regulations of the government and/or the concerned local authority and/or any other public authority in respect thereof.

14. The Member/s agree/s that he/she/they shall sign all papers and documents as necessary and do all other things that the Developers may require him/her/them to do and execute from time to time for more effectively performing this agreement and/or for safeguarding the interests of all other persons acquiring the remaining flats and/or still/open parking spaces in the said building or on the said Property.

15. The Member herein shall be entitled to deal with the said New Flat allotted to him/her/them before taking possession of the said New Flat and the Developer shall hand over the said New Flat to the purchaser of the Member without charging any amount, however the Society shall be entitled to charge Transfer Charges from the Member as applicable and as per the rules and regulations of the Society. The Society agrees to give No objection to such Purchaser, as and when required.

16. This Agreement is executed in furtherance of the said Development Agreement read with the said Supplemental Agreement and shall be in conformity and in addition to the said Development Agreement and the said Supplemental Agreement. The Member/s hereby confirm/s and ratify/ies the terms and conditions of this agreement, the said Development Agreement and the said Supplemental Agreement.

17. The Member undertakes and covenants with the Developers that commencing 15 days after notice is given by the Developer to the Member that the said new flat is ready for use and occupation, the Member shall be liable to bear and pay all taxes, charges, duties, levies, maintenance and other outgoings which are required to be paid to the Society in respect of the same on the expiry of such notice period and the Developer's obligation to pay rent under the Development Agreement and the said Supplemental Agreement shall come to an end.

18. The Society and the Member unconditionally and irrevocably agrees, undertakes and covenants with the Developers that the Society and its Committee Members shall forthwith upon receipt of the request from the

७२२७	-	१५/१२/२०१३
७२२७		१५/१२/२०१३
२०१३		

Developers and/or the New Purchasers admit all such new purchasers of the Developers as the members of the Society and issue and deliver the Share Certificate of the Society in their name without any delay, demur, demand and/or protest.

19. Save and except the clauses set out hereinabove, all the clauses in the said Development Agreement read with the said Supplemental Agreement executed between the Confirming Party and the Developers, which are not contrary to the aforesaid terms, shall be treated as part of this Agreement and shall be binding between the Developers, Member and the Confirming Party/Society.

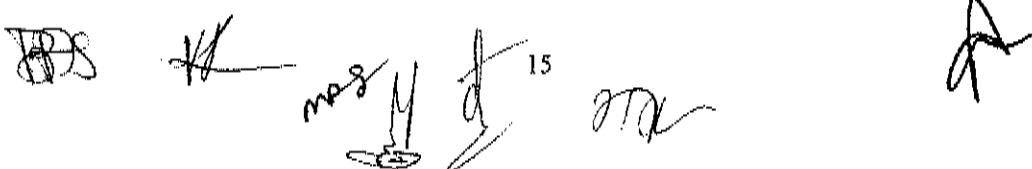
20. This Agreement shall be governed by the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and the rules made thereunder or other provisions of law applicable thereto.

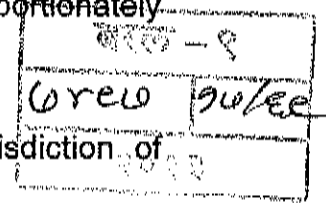
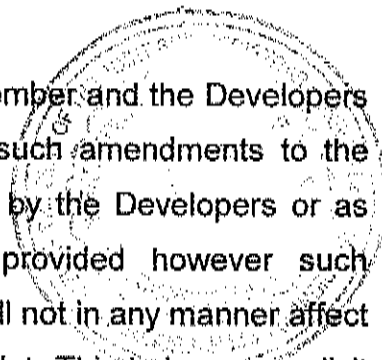
21. It is hereby agreed by and between the Member and the Developers that, the Developers shall be entitled to make such amendments to the plans of the new building as may be thought fit by the Developers or as may be required by appropriate authorities provided however such amendments, modifications and/or alterations shall not in any manner affect the area, location and/or view of the said New Flat. This being an explicit consent shall be considered to be Members' consent under Section 7 (1) (ii) and 7A of the Maharashtra Ownership of Flat Act, 1963.

22. Stamp duty and registration charges in respect of these presents shall be borne and paid by the Developers & the Members proportionately as agreed between the parties.

23. This Agreement shall be subject to the exclusive jurisdiction of Courts in Mumbai.

24. The Permanent Account numbers of the parties hereto are as under:

 The block contains several handwritten signatures and initials. From left to right, there is a signature that looks like 'JPS', another signature, a signature with 'mas' written below it, a signature with '15' written below it, another signature, and finally a large signature on the far right.

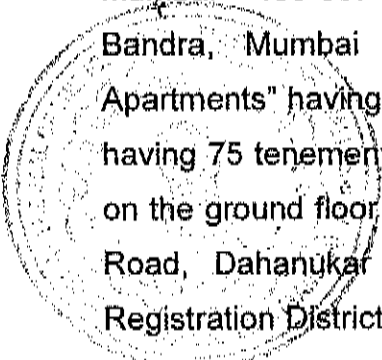


NAME	PAN NO.
WADHWA ESTATES & DEVELOPERS (INDIA) PVT. LTD.,	AAACW5096K
MADHUPURI APARTMENTS CO-OPERATIVE HOUSING SOCIETY LIMITED	AAAAM8607N
MR.FRANCIS D'SOUZA	

IN WITNESS WHEREOF, the parties hereto 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 or parcel of land admeasuring 4350.2 sq. yards equivalent to 3637.3 sq. mtrs. or thereabouts bearing Survey No.81B(pt), CTS NO.1017 of Village Kandivli, Taluka Borivali of Mumbai Suburban lying, being and situated at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai – 400 067 in the Registration District of Mumbai and Sub-District of Bandra, Mumbai together with the building known as "Madhupuri Apartments" having three wings consisting of ground and 6 upper floors and having 75 tenements, society's office, watchmen cabin, toilet, bathroom etc. on the ground floor standing thereon and situate lying and being at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai – 400 067 in the Registration District and Sub-District of Mumbai City and Mumbai Suburban. and bounded as follows:-



4350.2	9
WYED	9/2/00
2099	

On or towards the East : By Open Plot of Land  
On or towards the West : By Gokhale Road,  
On or towards the North : By Open Road  
On or towards the South : Nala









**THE SECOND SCHEDULE ABOVE REFERRED TO**

Flat No.A-705 admeasuring 477.5sq.ft. (carpet area) on the 7<sup>th</sup> floor of the proposed new building also to be known as "Madhupuri Apartments" to be constructed on the property described in the First Schedule hereinabove written.



COMMON SEAL of withinamed "DEVELOPERS" )  
WADHWA ESTATES & DEVELOPERS (INDIA) )  
PVT. LTD., )

Wadhwa Estates & Developers (India) Pvt. Ltd.

by the hand of its duly authorized Director )  
Mr. Navin Makhija )

*Navin Makhija*  
Director

in the presence of...

Ms. Geeta Chhabria *Chhabria*

SIGNED, SEALED AND DELIVERED )  
By the withinamed "SOCIETY" )  
MADHUPURI APARTMENTS CO-OPERATIVE )  
HOUSING SOCIETY LIMITED )

Handwritten notes and stamps: 878-3, 19/12, 2003



through the hands of its Authorised Signatories )  
Pursuant to the Special General Body Meeting )  
held on \_\_\_\_\_ )

(1) Shri. Vijay V. Girkar, Chairman



*Vijay V. Girkar*

(2) Shri. Mukund Gandhi, Secretary,



*Mukund Gandhi*

(3) Shri. Mohan P. Yelve, Vice Chairman,



*Mohan P. Yelve*

17  
*[Signature]*



(4) Shri. Dharendra Mehta,  
Managing Committee Member



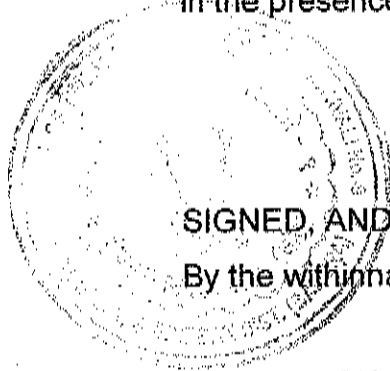
*Dharendra Mehta*

(5) Shri. Janardhan B. Kunder,  
Managing Committee Member



*Janardhan B. Kunder*

in the presence of .....



SIGNED, AND DELIVERED  
By the withinnamed "MEMBER"



MR. FRANCIS D'SOUZA



*F. D'Souza*

of MADHUPURI APARTMENTS CO-OPERATIVE  
HOUSING SOCIETY LIMITED.,

in the presence of .....

100-9  
10/10/20/10  
2017

*[Handwritten mark]*

**RECEIPT**

RECEIVED on or from the within named Developer a sum of Rs.2,33,856/- (Rupees Two Lakhs Thirty Three Thousand Eight Hundred and Fifty Six Only) being the full and final consideration paid vide Cheque No. 063852 , dated 21/6/2010 drawn on ICICI Bank on or before execution hereof

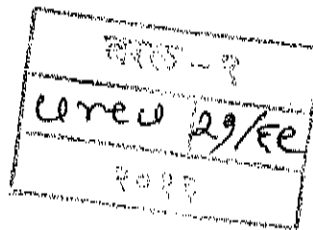
I/WE SAY RECEIVED



**MR.FRANCIS D'SOUZA**

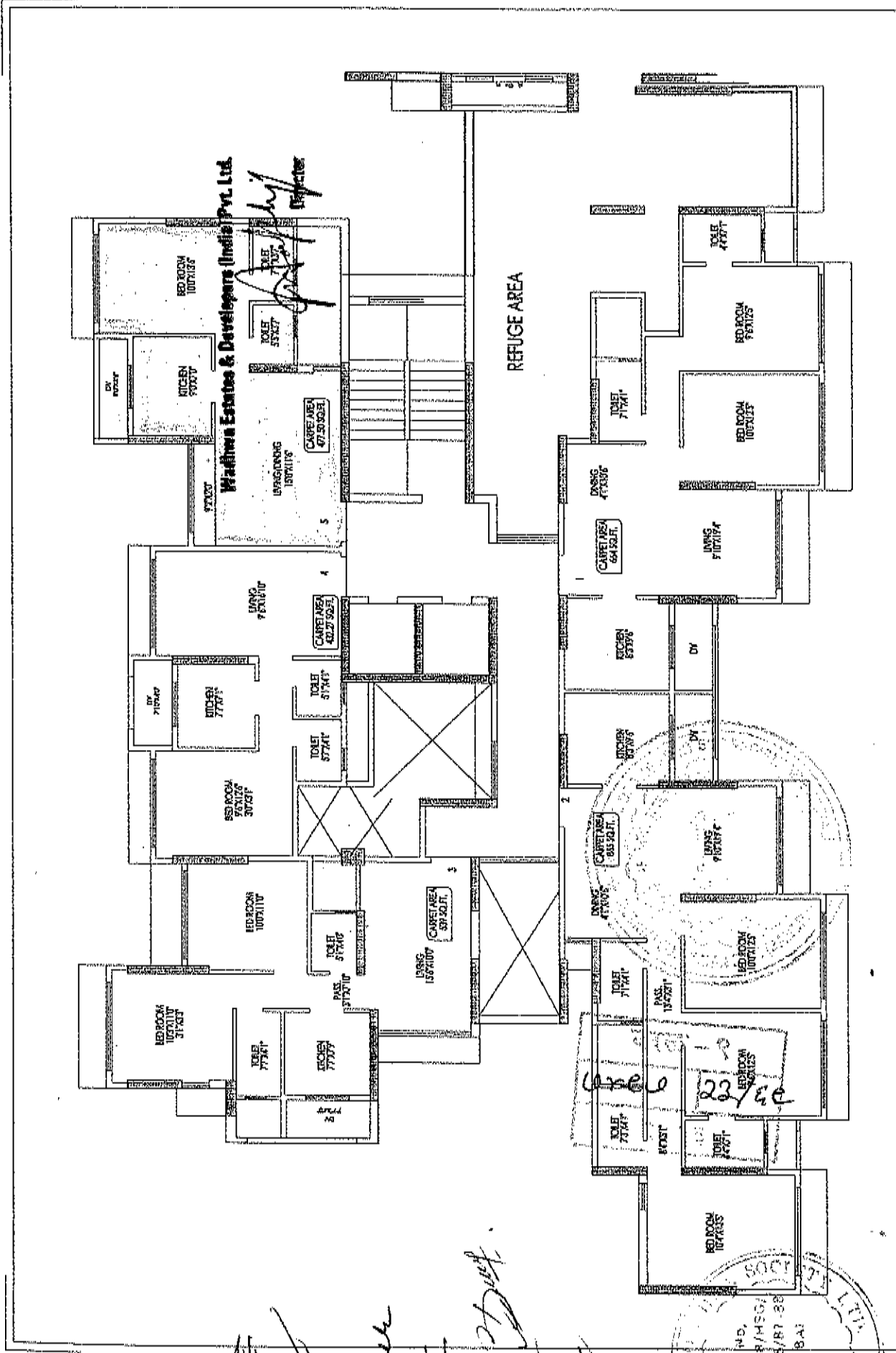
Witnesses:

- 1.
- 2.



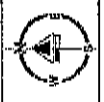


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೨೦೧೮	



**Madhupuri Estates & Developers (India) Pvt. Ltd.**  
*Madhupuri*  
 Architects

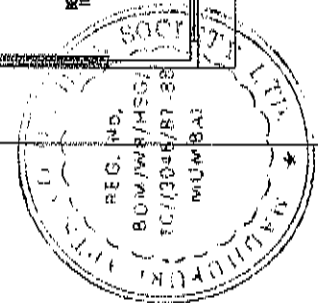
The Madhupuri Group  
 Limited  
 80, Madhupuri  
 Road, Andhera West,  
 Mumbai - 400 053  
 Corporate Office: P. No. 1, Madhupuri, Andhera West



**7TH FLOOR PLAN**

MADHUPURI SOCIETY (Members wing)  
 PROPOSED RESIDENTIAL BUILDING AT KANDIVALI(W)

*Handwritten signatures and notes:*  
 23/00  
 23/00  
 23/00  
 23/00  
 23/00





बिल-९	
LOVEU	21/EC
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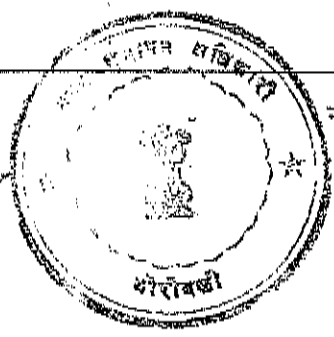
कादिवली तालुका/न.भु.भा.का. -- न.भु.अ.वोरीवली जिल्हा -- मुंबई उपनगर जिल्हा  
 शसनाला दिलेल्या आकांक्षांचा किंवा धाड्यांचा तपशील अर्ज (त्याच्या फेर तपसणीची निवटा वळ)

धारक शंती

THIS IS XEROX COPY

व्यवहार	खंड क्रमांक	नविन धारक (धा) पड्डेदार (प) किंवा भार (भा)	साक्षात्करण

सत्य प्रतिलिपी  
 नगर भूभाषण अधिकारी  
 वोरीवली



न.भु.अ.वोरीवली  
 मुंबई उपनगर जिल्हा

अर्ज क्र. -  
 न.अ.अ.वोरीवली  
 न.अ.अ.वोरीवली  
 न.अ.अ.वोरीवली  
 न.अ.अ.वोरीवली



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 LOYEW २५/६६  
 ३२२७



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LOVELL	2&EC
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उपरोक्त आदेशावरून (प्रमाण) १०/०५/१०  
महापालिका इमारत, सी. व्ही. रोड, सिकंदरी कॉम्प्लेक्स,  
१० फुट डी.पी. रोड, सेट क्षेत्रात शाळेजवळ,  
कांदिवली (पूर्व), मुंबई-४०००३०३.

THIS L.O.D./C.C IS ISSUED SUBJECT  
TO THE PROVISIONS OF URBAN LAND  
CEILING AND REGULATIONS ACT 1979

346  
Form -----  
88

in replying please quote No.  
and date of this letter.

**Intimation of Disapproval under Section 346 of the Mumbai  
Municipal Corporation Act, as amended up to date.**

No.: CHE/A-4812/BP(WS)/AR **22 JUN 2010**  
No. E.B./CE/ BS/A of 200 - 200

**MEMORANDUM**

M/s. Madhupuri Apartments C.H.S.Ltd.

Municipal Office,  
Mumbai .....200

With reference to your Notice, letter No. <sup>337</sup>.....~~9449~~..... dated ~~28/04/10~~..... 2000 and delivered on  
..... 200 and the plans, Sections Specifications and Description and further particulars and  
details of your buildings at Prop. Redevelopment of existing building on plot furnished  
bearing CTS No. 1017 of village, Kandivali Gokhale Road, Dahanukarwadi  
Kandivali (W). I have to inform you that I cannot approval of the building  
or work proposed to be erected or executed, and I therefore hereby formally intimate to your, under Section 346 of  
the Bombay Municipal Corporation Act as amended upto-date, my disapproval by thereof reasons :-

**A - CONDITIONS TO BE COMPLIED WITH BEFORE STARTING  
THE WORK/BEFORE PLINTH C.C.**

1. That the C.C. under Sec. 44\69 (1) (a) of the M.R.T.P. Act will not be obtained before starting the proposed work.
2. That the compound wall is not constructed on all sides of the plot clear of the road widening line with foundation below level of bottom of road side drain without obstructing the flow of rain water from the adjoining holding to prove possession of holding before starting the work as per D.C.Reg.No.38(27).
3. That the low lying plot will not be filled up to a reduced level of at least 92 T.H.D. or 6" above adjoining road level whichever is higher with murum, earth, boulders etc. and will not be levelled, rolled, consolidated and sloped towards road side, before starting the work.

09/06/2010

Certified True Copy  
Ketan K. Belasara  
B/246/LB



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from the leaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the ..... day **21 JUN 2011** 200 , but not so as to contravance any of the provision of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time In force.

Your attention is drawn to the Special Instructions and Note accompanying this Intimation of Disapproval.

*est*  
Executive Engineer, Building Proposals,  
Zone, *R/L* Wards.

### SPECIAL INSTRUCTIONS

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY.

(2) Under Section 68 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Mumbai has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw, No. 8 of the Commissioner has fixed the following levels :--

"Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be--

"(a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be- laid in such street"

"(b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.)- of such building.

"(c) Not less than 92 ft. ( ) meters above Town Hall Datum."

(4) Your attention is invited to the provision of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of building which has been vacant, to the Commissioner, within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion on occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessary of submitting occupation certificate with a view to enable the Municipal Commissioner for Greater Mumbai to inspect your premises and to grant a permission before occupation and to levy penalty for non-compliance under Section 471 if necessary.

*Worell AC/EC*  
(6) Proposed date of commencement of work should be communicated as per requirements of Section 347 (1) (aa) of the Bombay Municipal Corporation Act.

(7) One more copy of the block plan should be submitted for the Collector, Mumbai Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector Mumbai Suburban District before the work is started. The Non-agricultural assessment shall be paid at the site that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Attention is drawn to the notes Accompanying this Intimation of Disapproval.

ANNEXURE 'D'

BRIHANMUMBAI MAHANAGARPALIKA

MAHARASHTRA REGIONAL & TOWN PLANNING ACT, 1966 (FORM 'A')

No. CHE/ A-4812 (BP/WS)/AP/AR

COMMENCEMENT CERTIFICATE

To,  
M/s. Madhupuri Apartments C.H.S. Ltd.

Sir,

28.04.2010

With reference to your application No. 747 dated for  
Development Permission and grant of Commencement Certificate under section 45 &  
69 of the Maharashtra Regional and Town Planning Act 1966, to carry out  
development and building permission under section 346 of the Bombay Municipal  
Corporation Act 1888 to erect a building to the development work of  
Proposed Re-development of existing Building.

C.T.S.No. 1017  
at premises at Street Gekhale Road  
Village Kandivali Plot No. \_\_\_\_\_  
situated at Dahanurkarwadi, Kandivali (West) Ward R/South  
The Commencement Certificate / Building Permit is granted on the following  
conditions.

1. The land vacated in consequence of the endorsement of the setback line / road  
widening line shall form part of the public street.
2. That no new building or part thereof shall be occupied or allowed to be  
occupied or used or permitted to be used by any person until occupancy  
permission has been granted.
3. The Commencement Certificate / Development permission shall remain valid  
for one year commencing from the date of its issue.
4. This permission does not entitle you to develop land which does not vest in  
you.
5. This Commencement Certificate is renewable every year but such extended  
period shall be in no case exceed three years provided further that such lapse  
shall not bar any subsequent application for fresh permission under section  
44 of the Maharashtra Regional and Town Planning Act 1966.
6. This Certificate is liable to be revoked by the Municipal Commissioner for  
Greater Mumbai if :-
  - (a) The development work in respect of which permission is granted under this  
certificate is not carried out or the use thereof is not in accordance with the  
sanctioned plans.
  - (b) Any of the conditions subject to which the same is granted or any of the  
restrictions imposed by the Municipal Commissioner for Greater Mumbai is  
contravened or not complied with.
  - (c) The Municipal Commissioner for Greater Mumbai is satisfied that the same  
is obtained by the applicant through fraud or misrepresentation and the  
application and every person deriving title through or under him in such an  
event shall be deemed to have carried out the development work in  
contravention of section 43 or 45 of the Maharashtra Regional and Town  
Planning Act, 1966.
7. The conditions of this certificate shall be binding not only on the applicant  
by on his heirs, executors, assignees, administrators and successors and  
every person deriving title through or under him.

The Municipal Commissioner has appointed Shri B. V. Shinde.  
Executive Engineer to exercise his power and functions of the planning Authority  
under Section 45 of the said Act.

This C.C. is restricted for work up to Stilt slab level as per approved  
Plan dtd. 22.06.2010.

For and on behalf of Local Authority  
Brihanmumbai Mahanagarपालिका

Wreco 22/ee

Sd/- 12.10.2010

Executive Engineer, Building Proposal (W.S.)  
R' Wards.  
FOR

Copy to : Asstt. Commissioner, R/South Ward.  
 A. E. W. W. R/South Ward  
 For information please.

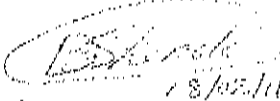
Sd/- 11.10.2010      Sd/ 12.10.10      Sd/- 12.10.10  
 S.E.B.P. R/S      A.E.B.P. 'R'      Ex.Eng.(B.P.) W.S.'R' Ward

Certified True Copy  
 ISSUED DATE : 12.10.2010.

~~18/10/11~~  
 A.E.B.P. R  
 (W.S.)


8] This C.C is now re-endorsed for work upto stillt slab level of wing 'A' & 'B' as per approved amended plan dt:- 15-2-2011

18 FEB 2011

  
 EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) B-Ward

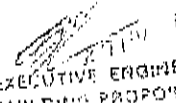
9] This C.C. is now re-endorsed for work upto stillt slab level of wing 'A' & 'B' as per approved amended plan dtd. 13-10-2011.

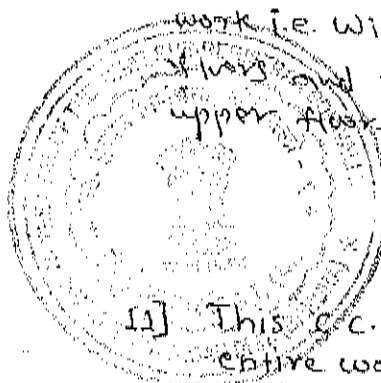
20 OCT 2011

  
 EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) B-Ward

10] This C.C. is now valid and further extended for entire work i.e. wing 'A' comprising of stillt + 1<sup>st</sup> to 7<sup>th</sup> upper floors and wing 'B' comprising of stillt + 1<sup>st</sup> to 6<sup>th</sup> upper floors as per approved amended plan dated 13/10/2011

29 NOV 2011

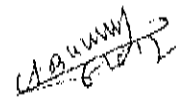
  
 EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) B-Ward



11] This C.C. is now valid & further extended for entire work i.e. for wing 'A' comprising of stillt + 1<sup>st</sup> to 10<sup>th</sup> upper floors & wing 'B' comprising of stillt + 1<sup>st</sup> to 9<sup>th</sup> upper floors as per approved amended plan dt 5/10/2012.

11/10/12	
W.S.	30/EE
2012	

26 OCT 2011

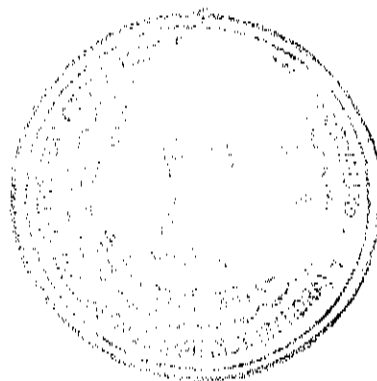
  
 EXECUTIVE ENGINEER,  
 BUILDING PROPOSAL (W.S.) B-Ward

CHE/A 4812 /BP(W.S.)AR/AP

12] This C.C is now valid and further extended for entire work i.e for Wing A- comprising of Stilt + 1<sup>st</sup> to 15<sup>th</sup> + 16<sup>th</sup> (PT) upper floors and Wing B'- comprising of Stilt + 1<sup>st</sup> to 13<sup>th</sup> upper floors as per approved amended plan dated 18/02/2013

1 ABHINAV  
28-2-13  
E 1 MAR 2013

EXECUTIVE ENGINEER;  
BUILDING PROPOSAL (W.S.)R-Ward



कोरु - १
कोरु ३९/ए
२०१३



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Ref. No. JS/1580/10

18<sup>th</sup> October, 2010

To,  
**WADHWA ESTATES AND DEVELOPERS (INDIA) PVT. LTD.**  
301, Platina, 3<sup>rd</sup> Floor,  
Plot No. C-59, G Block,  
Bandra Kurla Complex,  
Bandra (East),  
Mumbai 400 051

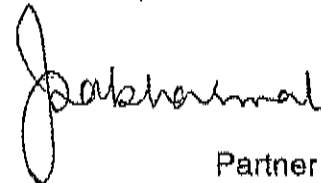
Dear Sirs,

Re : ALL THAT piece or parcel of land admeasuring 3637.3 sq. mtrs. or thereabouts (as per the property register Card) along with the building known as "Madhupuri Apartments" standing thereon being land bearing Survey No. 81B (pt), City Survey No. 1017 of Village Kandivli, Taluka Borivali in the Registration District of Mumbai and Sub-District of Bandra, Mumbai lying, being and situate at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai - 400067.

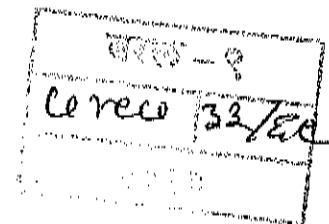
As instructed by you, we have investigated the title of the said property and enclose herewith the Title Certificate dated 14<sup>th</sup> October, 2010 issued by us in respect thereof.

Kindly acknowledge the receipt of the same.

Yours faithfully,  
**LAW POINT**

  
Partner

Encl : As above



Ref. No. \_\_\_\_\_

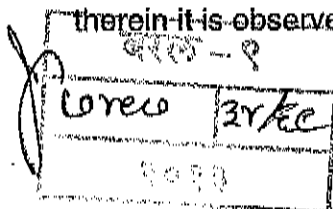
**TO WHOMSOEVER IT MAY CONCERN**

Re : ALL THAT piece or parcel of land admeasuring 3637.3 sq. mtrs. or thereabouts (as per the property register Card) along with the building known as "Madhupuri Apartments" standing thereon being land bearing Survey No. 81B (pt), City Survey No. 1017 of Village Kandivli, Taluka Borivali in the Registration District of Mumbai and Sub-District of Bandra, Mumbai lying, being and situate at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai - 400067.

**...the said property**

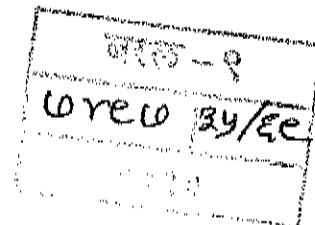
1. We have been instructed by our client **WADHWA ESTATES AND DEVELOPERS (INDIA) PVT. LTD.**, a Company incorporated under the Companies Act, 1956, having its registered office at 301, Platina, 3<sup>rd</sup> Floor, Plot No. C-59, G Block, Bandra Kurla Complex, Bandra (East), Mumbai 400 051 to investigate the title to the said property.
2. We have caused searches to be taken in respect of the said property in the Offices of the Sub-Registrar of Assurances at Mumbai, Bandra and Borivali Division from the year 1970 to 2010. The search is subject to the availability of records and the state and condition of certain records being torn and mutilated. We shall not be held responsible for any consequence arising on account of non-availability of records and/or on account of records being torn and mutilated.
3. We have also issued public notices in newspapers inviting claims in respect of the said property in the Free Press Journal and the Mumbai Samachar (Gujarati) in their respective editions dated 13<sup>th</sup> July, 2010 and have not received any claims and/or objections in response thereto.
4. On perusal of the Search Report, Property Register Card and photocopies of other documents furnished to us and relying on the statements contained

therein it is observed that:



1

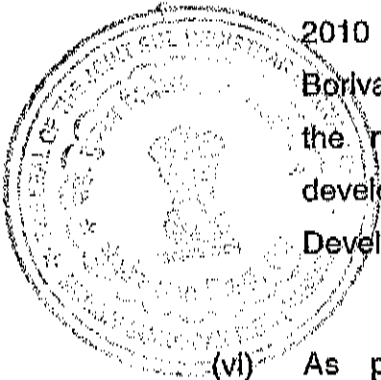
- (i) By and under an Indenture of Conveyance dated 23<sup>rd</sup> June, 2000 duly registered at the Office of the Sub-Registrar of Assurances at Mumbai under Sr. No. BBJ/5327/2000, and executed by and between Laxmikant Sitaram Chachad therein referred to as "the Owner/ Vendor" of the First Part; M/s. Saurashtra Builders, a partnership firm, therein referred to as "the Confirming Party" of the Second Part and Madhupuri Apartments Co-operative Housing Society Limited, therein referred to as "the Purchasers" of the Third Part, read with Deed of Rectification dated 9<sup>th</sup> June, 2001 duly registered at the Office of the Sub-Registrar of Assurances at Mumbai under Sr. No. BBJ/6654/2001 the said property was conveyed and assured unto the Purchasers therein, for the consideration and in the manner contained therein. We have not inspected the aforesaid deeds, in original;
- (ii) By virtue of the aforesaid deeds, the Madhupuri Apartments Co-operative Housing Society Ltd., a Society registered under the provisions of the Maharashtra Co-operative Societies Act, 1960 under Serial No. BOM/WR/HSG/TC/3046/87-88 and having its registered office at Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai 400 067 (hereinafter referred to as "the Society") became absolutely seized and possessed of or otherwise well and sufficiently entitled to the said property (admeasuring 3974 sq. mtrs. as per the abovementioned Indenture of Conveyance and Deed of Rectification);
- (iii) The Property Register Card in respect of the said property stands in the name of the said Society.



(iv) The Society in its Special General Body Meeting held on 5<sup>th</sup> April, 2009 and subsequent Annual General Body Meeting held on 26<sup>th</sup> February, 2010 resolved to redevelop the said property, by demolishing and reconstructing the building "Madhupuri Apartments" standing thereon by utilizing the plot FSI and the TDR FSI relating to and arising out of the said property and in pursuance of the said resolution, by and under a Development Agreement dated 02<sup>nd</sup> June, 2010 duly registered at the Office of the Sub-Registrar of Assurances at Borivali-5 under Registration No. BDR-11/05151/2010 and made and entered into between the Society of the One Part and Wadhwa Estates and Developers (India) Pvt. Ltd. therein and hereinafter referred to as "the Developers" of the Other Part, the Society has granted in favour of the Developers the right to develop the said property in the manner and for the consideration and on the terms and conditions more particularly contained therein;

(v) In pursuance of the abovementioned Development Agreement, the Society has executed a Power of Attorney dated 2<sup>nd</sup> June, 2010 registered with the Sub-Registrar of Assurances at Borivali-5 under Serial No. BDR11-05152 of 2010 in favour of the nominees/directors of the Developers to carryout the development of the said property as envisaged in the said Development Agreement dated 02<sup>nd</sup> June, 2010;



(vi) As per provisions of the abovementioned Development Agreement dated 02<sup>nd</sup> June, 2010, the Developers are required to provide new residential flats and 50% of the car parking spaces in the new building to the existing members of the Society ("**Society's Allocation**"), free of cost and on ownership basis and are entitled to deal with all the remaining premises and 50% of the car parking spaces i.e. excluding all flats and

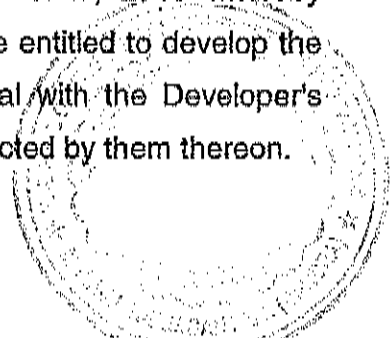
बड-२
Wadhwa 3E/EC
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*[Handwritten signature]*

parking spaces reserved for the members of the Society as detailed in the aforesaid Development Agreement ("the **Developer's Allocation**"), as the Developers may deem fit and proper.

5. We have perused the Declaration made by Wadhwa Estates and Developers (India) Pvt. Ltd., on 13<sup>th</sup> October, 2010 whereby they have inter alia declared, represented and confirmed that they have not created any charge nor encumbered the said property or any part thereof.
  
6. Based on the searches caused to be taken by us and public notices issued by us and relying on the documents mentioned hereinabove including the Declaration made by Wadhwa Estates and Developers (India) Pvt. Ltd on 13<sup>th</sup> October, 2010 and the statements contained therein, we are of the opinion that the Society is the owner of the said property and its title thereto is clear and marketable and free from reasonable doubts subject to the abovementioned Development Agreement dated 2<sup>nd</sup> June, 2010 whereby Wadhwa Estates and Developers (India) Pvt. Ltd., are entitled to develop the said property and to sell, transfer or otherwise deal with the Developer's Allocation in the proposed new building to be constructed by them thereon.

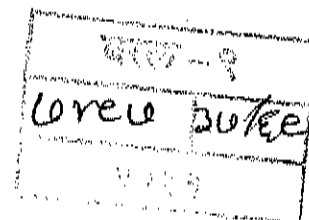
Dated this 14<sup>th</sup> day of October, 2010.



**LAW POINT**  
Advocates & Solicitors

*Joyita Sabharwal*

Joyita Sabharwal  
Partner





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७७७७	२६/१०
७०९९	

50/1



(Nature of Document)	Specific POA
(Registration Details)	Registration No.
(Registrable Name of R.F. C.)	50/1-5
(Franchise Unit No.)	40348
(Property Description in brief)	---
(Consideration Amount)	---
(Stamp Purchaser Name)	Madhupuri CHSL
(Name of the other Party)	Madhupuri CHSL
(If through Name & Address)	---
(Stamp Duty Amt.)	Five hundred only
(Date of Sale)	---
(Date of Purchase till 31/03/2014)	---

उमट मुद्रांक फ्रँकिंग अल्पा व्हायलेट लेम्ब खाली नपासले व एस.एम.एस./संबंधित प्रधिकृत अधिकार्यांशी दुरध्वनीयुक्त संपर्क साधून मेक बरोबर आढळून आला.

लिपीक सह दुय्यम निबंधक बोरीवली-क-5 मुंबई उपनगर जिल्हा,

Authorised Signatory  
KAPOL CO. OP. LTD. BANGALORE  
Bangalore Branch

बल - ५/४	
२०१३	९

**SPECIFIC POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME, we (1) Mr. Vijay Vithal Girkar, the Chairman of Madhupuri Co-operative Housing Society Limited (2) Mr. Mohun P. Yelve, the Vice Chairman of Madhupuri Co-operative Housing Society Limited (3) Mr. Dhirendra N. Mehta, the Committee Member of Madhupuri Co-operative Housing Society Limited (4) Mr. Janardhan B.Kunder, the Committee Member of Madhupuri Co-operative Housing Society Limited, All Adults, Indian Inhabitants of Mumbai having our address at Madhupuri Co-operative Housing Society Limited, Gokhale Road, Dahanukarwadi, Kandivali west, Mumbai 400067 hereby SEND GREETINGS:-

WHEREAS we and several other Committee Members are the Working Committee of Madhupuri Co-operative Housing society Limited. (hereinafter to as the said society

५०११ - ९  
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The society building of the abovementioned society is in the process of redevelopment and the permanent alternate accommodation agreements of individual members executed / may be executed by us in future in favour of the existing members are required to registered under the provisions of the Registration Act, 1908. We have executed and we may further execute in future if required the abovementioned the permanent alternate accommodation agreements of individual members of the said society in the capacity of the Chairman, Vice Chairman, the Committee Member respectively of the said society.

*(Signatures)*  
Chairman  
Treasurer

THE KAPOL CO. OP. LTD. BANGALORE  
Authorized Signatory  
The Kapol Co-operative Bank Ltd.  
S.M. Road, Kandivali West,  
Mumbai-400067  
90378  
185583  
DEC 02 2013  
STAMP DUTY RECEIVED  
500/- P35498  
14:14

AND WHEREAS due to our professional and personal commitments we may not be available personally at the concerned Sub-Registrar office for the registration of the abovementioned permanent alternate accommodation agreements of individual members of the said society. Hence we hereby nominate constitute and appoint the secretary of the said society MR. MUKUND RAMANLAL GANDHI Indian Inhabitant having his address at Madhupuri Co-operative Housing Society Limited, Gokhale Road, Dahanukarwadi, Kandivali west, Mumbai 400077 to be our true and lawful Attorney.

बदल - ५/४	
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We therefore appoint, nominate and constitute the secretary of the said society MR. MUKUND RAMANLAL GANDHI to be our true and lawful constituted Attorney to do all the acts, deeds, things, matters on our behalf for the purpose of the registration of the above mentioned permanent alternate accommodation agreements of individual members of the said society.

**NOW THIS DEED WITNESSETH AS UNDER:-**

1. To present before the Sub-Registrar of Assurances and to admit execution and lodge for Registration of permanent alternate accommodation agreements of individual members of the said society before the Sub-Registrar of Assurances.

2. To sign and execute all the necessary papers, documents if any required in respect of the registration of the abovementioned permanent alternate accommodation agreements of individual members of the said society on our behalf and in the capacity of the Chairman, Vice Chairman, the Committee Members respectively of the said society.

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These Powers are given to the Attorney in the capacity of the Chairman, Vice Chairman, the Committee Members respectively of the said society.

MADHUPURI APT. Co-op. Hsg. Society Ltd.

*[Signature]*  
Chairman

*[Signature]*

Treasurer

*[Signature]*

*[Signature]*

*[Signature]*

IN WITNESS WHEREOF we the executants above named as signed this Specific Power of Attorney on this 02<sup>ND</sup> day of DECEMBER, 2013.

SIGNED, SEALED & DELIVERED

By the withinnamed "EXECUTANTS"



① MR. VIJAY VITHAL GIRKAR the Chairman of Madhupuri Co-operative Housing society Limited )

MADHUPURI APT. Co-op. Hsg. Society Ltd

*[Signature]*  
Chairman

*[Signature]*

Treasurer



② MR. Mohun P. Yelve, the Vice Chairman of Madhupuri Co-operative Housing Society Limited )

MADHUPURI APT. Co-op. Hsg. Society Ltd



*[Signature]*  
Chairman

Treasurer

③ Mr. Dharendra N. Mehta, the Committee Member of Madhupuri Co-operative Housing Society Limited )

MADHUPURI APT. Co-op. Hsg. Society Ltd



*[Signature]*  
Chairman

Treasurer

COMMITTEE MEMBER

④ Mr. Janardhan B. Kunder, the Committee Member of Madhupuri Co-operative Housing Society Limited )

MADHUPURI APT. Co-op. Hsg. Society Ltd

In the presence of *[Signature]*  
MUSTARA . M. KHARAWALA.

Chairman

*[Signature]*  
Secretary

Treasurer

COMMITTEE MEMBER ④

I accept the above powers  
MADHUPURI APT. Co-op. Hsg. Society Ltd

*[Signature]*  
Chairman

*[Signature]*  
Secretary

Treasurer

बल - 4/11	
ecex	3
२०१३	



⑤ MR. MUKUND RAMANLAL GANDHI  
the Secretary of  
Madhupuri Co-operative Housing society Limited



बल - १  
ecex 19/10  
२०१३



**Customer's Copy**

**THE KAPOL CO-OP. BANK LTD.**  
200072  
**DEPOSIT SLIP**

Branch : \_\_\_\_\_ Date : 2/12/13

Pay to / Acct. Stamp Duty	
Franking Value	Rs. 500/-
Service Charges	Rs. 10/-
<b>TOTAL</b>	<b>Rs. 510/-</b>

**Name & Address of the Stamp duty paying party**

Madhypuri Co-op. Hsg. Soc. Ltd.  
Goikhate Rd.  
Dahanukarwadi, Kandivli (W)  
Tel./ Mobile No. 9930459879

Desc. of the Document Spec. Ac. P/B/A

DD/Cheque No. \_\_\_\_\_  
Drawn on Bank ICICI

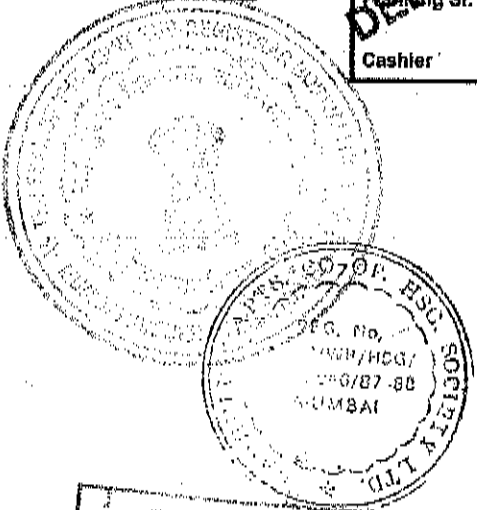
(For Bank's Use Only)

Tran ID A254 Rs.  
PL-546 Rs.

Franching Sr. No. \_\_\_\_\_

Cashier \_\_\_\_\_ Officer J

बरल - 4/11  
ecec 7  
२०१३



२०१३  
wrec 12/13

**MADHYAPURI APT. Co-op. Hsg. Society Ltd**  
[Signature]  
Chairman      Secretary      Treasurer

# Madhupuri Apartments Co-Op. Housing Society Ltd.

(Reg. No. BOM / WR / HSG / TC / 3046 / 87-88)

Gokhale Road, Dahanukar Wadi, Kandivli (West), Mumbai - 400 067.

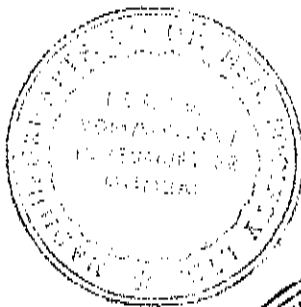
Ref. No. \_\_\_\_\_

Date : 30-11-2013

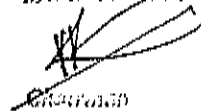
To Whom So Ever It May Concern.

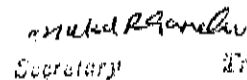
We here-by certify that Mr. Vijay V. Gidkar is a chairman, Mr. Mohan P. Yelve is a vice-chairman, Mr. Dharendra Mehta, Mr. Janardhan B. Kundar are committee member and Mr. Mukund R. Gandhi is a secretary of the society.


Further we certify that Mr. Vijay V. Gidkar, Mr. Mohan P. Yelve, Mr. Dharendra Mehta, and Mr. Janardhan B. Kundar empower Mr. Mukund R. Gandhi to register the agreement and society has no objection in this matter.



MADHUPURI APT. Co-Op. Hsg. Society Ltd.

  
Chairman

  
Secretary

  
Treasurer



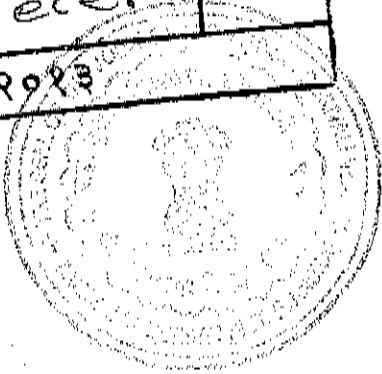
बरेल - 4/IV	
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खरल - ५/ ४	
२०१३	६



खरल - ९	
७२६०	२२/६६
२०१३	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AABPM4986C



नाम / NAME  
DHIRENDRA NANDLAL MEHTA

पिता का नाम / FATHER'S NAME  
NANDLAL MEHTA MADHUPURI APT. Co-op. Hsg. Society Ltd

जन्म तिथि / DATE OF BIRTH  
13-03-1950

हस्ताक्षर / SIGNATURE

*[Signature]*

आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

*[Handwritten signature]*  
Treasurer

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AEAPG6683F



नाम / NAME  
VIJAY VITHAL GIRKAR

पिता का नाम / FATHER'S NAME  
VITHAL MAHADEV GIRKAR MADHUPURI APT. Co-op. Hsg. Society Ltd

जन्म तिथि / DATE OF BIRTH  
15-07-1952

हस्ताक्षर / SIGNATURE

*[Signature]*  
Chairman

आयकर आयुक्त (कम्प्यूटर केन्द्र)  
Commissioner of Income-tax (Computer Operations)

*[Handwritten signature]*  
Treasurer



आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

TUSHAR HARISH GANDHI  
HARISH ISHWARDAS GANDHI  
13/04/1979

Permanent Account Number  
ACHPG2413L

Signature



वरल - ५/४  
ecex  
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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVE. OF INDIA

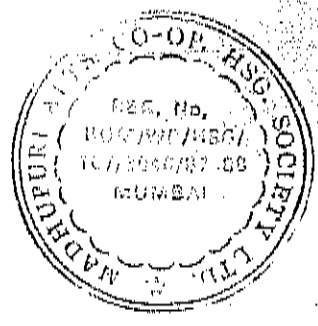
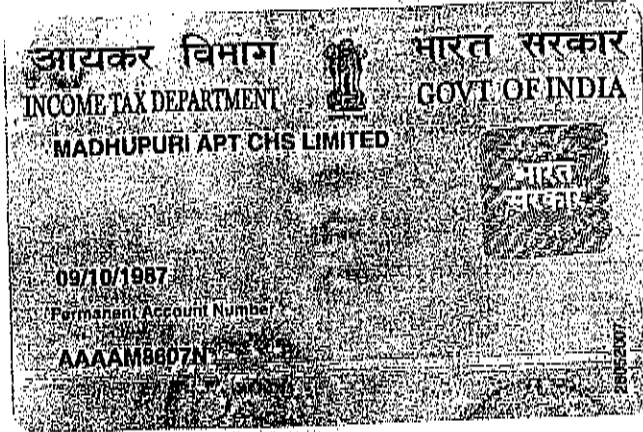
PARAB SOMNATH SITARAM  
SITARAM BHIKAJIRAO PARAB  
07/03/1983

Permanent Account Number  
ATDPP2221J

Signature



15-9  
SITARAM BHIKAJIRAO PARAB  
ry/ee



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AALPG7452R



नाम / NAME  
MUKUND RAMANLAL GANDHI

पिता का नाम / FATHER'S NAME  
RAMANLAL CHHOTALAL GANDHI

जन्म तिथि / DATE OF BIRTH  
26-09-1954

हस्ताक्षर / SIGNATURE

आयकर आयुक्त (कंप्यूटर ऑपरेशंस)  
Commissioner of Income Tax (Computer Operations)

MADHUPURI APT. Co-op. Hsg. Society Ltd  
Secretary  
Treasurer

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAGPK6050N



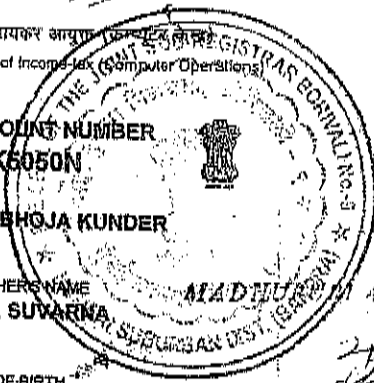
नाम / NAME  
JANARDHAN BHOJA KUNDER

पिता का नाम / FATHER'S NAME  
BHOJA RANA SUVARNA

जन्म तिथि / DATE OF BIRTH  
08-02-1948

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



Secretary  
Treasurer



स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAAPY0644G



नाम / NAME  
MOHAN PUTLAJI YELVE

पिता का नाम / FATHER'S NAME  
PUTLAJI DHARMAJI YELVE

जन्म तिथि / DATE OF BIRTH  
10-06-1951

हस्ताक्षर / SIGNATURE

आयकर निदेशक (प्रणति)  
DIRECTOR OF INCOME TAX (SYSTEMS)

MADHUPURI APT. Co-op. Hsg. Society Ltd  
Secretary  
Treasurer

बरत - १  
वरेव रे/के  
२०१३

बरत - ५/५  
वरेव ०  
२०१३

सोमवार, 02 डिसेंबर 2013 3:42 म.ने.

दस्त गोषवारा भाग-1

बरल-5

दस्त क्रमांक: 9894/2013

दस्त क्रमांक: बरल-5 /9894/2013

बाजार मुल्य: रु. 00/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बरल-5 यांचे कार्यालयात

पावती:10964

पावती दिनांक: 02/12/2013

अ. क्र. 9894 बर दि.02-12-2013

सादरकरणाराचे नाव: मधुपुरी अपार्टमेंटस को ओ ह्री सोसा  
लि चे बेअरमन विजय विठ्ठल गिरकर

रोजी 3:37 म.ने. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 240.00

डाटा एन्ट्री

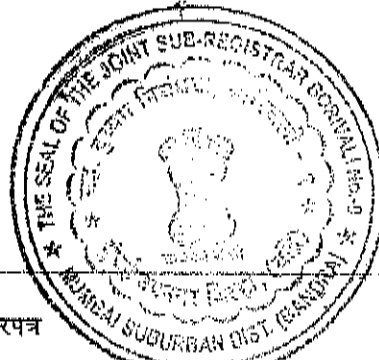
रु. 20.00

पृष्ठांची संख्या: 12

दस्त हजर करणाऱ्याची सही:

एकूण: 360.00

सह दु.नि.का-बेरीवली5



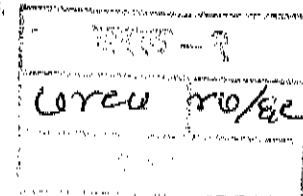
सह दु.नि.का-बेरीवली5

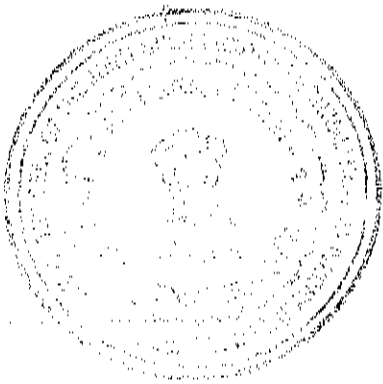
दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: अ जेव्हा तो प्रतिलेखार्थ देण्यात आलेला असून त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्षा क्र. 1 02 / 12 / 2013 03 : 34 : 43 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 02 / 12 / 2013 03 : 38 : 21 PM ची वेळ: (फी)





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೨೦೨೨



02/12/2013 3 48:12 PM

दस्त गोषबारा भाग-2

बरल-5

90

दस्त क्रमांक:9894/2013

11

दस्त क्रमांक :बरल-5/9894/2013

दस्ताचा प्रकार :-कुलमुखत्यारपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:मधुपुरी अपार्टमेंटस को ओ ही सोसा लि चे चेअरमन विजय विठ्ठल गिरकर पत्ता:.. मधुपुरी अपार्टमेंटस को ओ ही सोसा लि , .. डहाणुकर वाडी , कान्दिवलि पश्चिम , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAAM8607N	कुलमुखत्यार देणार वय :-61 स्वाक्षरी:- 		
2	नाव:मधुपुरी अपार्टमेंटस को ओ ही सोसा लि चे वाइस चेअरमन मोहन पी येवले पत्ता:.. , मधुपुरी अपार्टमेंटस को ओ ही सोसा लि , .. डहाणुकर वाडी , कान्दिवलि पश्चिम , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAAM8607N	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:- 		
3	नाव:मधुपुरी अपार्टमेंटस को ओ ही सोसा लि चे कमिटी मेंबर धिरेंद्र एन मेहता पत्ता:.. , मधुपुरी अपार्टमेंटस को ओ ही सोसा लि , .. डहाणुकर वाडी , कान्दिवलि पश्चिम , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAAM8607N	कुलमुखत्यार देणार वय :-63 स्वाक्षरी:- 		
4	नाव:मधुपुरी अपार्टमेंटस को ओ ही सोसा लि चे कमिटी मेंबर जनार्दन बी कुंदर पत्ता:.. , मधुपुरी अपार्टमेंटस को ओ ही सोसा लि , .. डहाणुकर वाडी , कान्दिवलि पश्चिम , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAAM8607N	कुलमुखत्यार देणार वय :-66 स्वाक्षरी:- 		
5	नाव:मधुपुरी अपार्टमेंटस को ओ ही सोसा लि चे सेक्रेटरी मुकुंद रमनलाल गांधी पत्ता:.. , मधुपुरी अपार्टमेंटस कोओ ही सोसा लि , .. डहाणुकर वाडी , कान्दिवलि पश्चिम , MAHARASHTRA, MUMBAI, Non- Government. पॅन नंबर:AAAAM8607N	पॉवर ऑफ अटॉर्नी होल्डर वय :-59 स्वाक्षरी:- 		

वरील दस्तऐवज करुन देणार तथाकथीत कुलमुखत्यारपत्र वृत्तिखंडात करुन दिल्याचे कबुल करतात.  
शिक्षा क्र.3 ची वेळ:02 / 12 / 2013 03 : 40 : 17

UVCU xelae

ओळख:-

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

अनु क्र. पक्षकाराचे नाव व पत्ता

छायाचित्र

अंगठ्याचा ठसा




1 नाव:सुषार . गांधी  
वय:32  
पत्ता:302 ए , राधा महावीर नगर , कांदिवली प मुं  
पिन कोड:400067

  
स्वाक्षरी



2 नाव:सोमनाथ एस परब  
वय:30  
पत्ता:सदर  
पिन कोड:400067

  
स्वाक्षरी



शिवका क्र.4 ची वेळ:02 / 12 / 2013 03 : 42 : 32 PM

शिवका क्र.5 ची वेळ:02 / 12 / 2013 03 : 42 : 56 PM नोंदणी पुस्तक 4 मध्ये

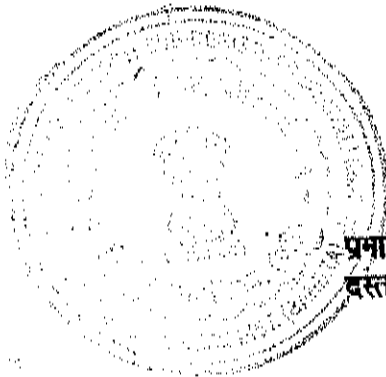
सह दु.नि.का-बोरीवली5

9894 /2013

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बरल - ५/१४	
९९९९	११
२०१३	


प्रमाणित करपेत येते की, या दस्तामध्मे एकूण.....१.३...पाने आहेत.

  
सह दुय्यम निबंधक, बोरीवली क्र. ५.  
मुंबई उपनगर जिल्हा



बरल - ५/१४  
पुस्तक क्रमांक ९९९९ क्रमांक.....११.....२०१३  
नोंदला. [ 2 DEC 2013  
दिनांक :

बरल - ९	
९९९९	११
२०१३	

  
सह दुय्यम निबंधक, बोरीवली क्र. ५.  
मुंबई उपनगर जिल्हा.

## घोषणापत्र

मी महामुखी अणुदमंडस को ओ. हो. सो. लिमिटेड याद्वारे घोषित करतो की, दुय्यम  
चे सेक्रेटरी मुकुंद रमनलाल गोडो

निबंधक बोरीपत्ती - १ यांच्या कायान्यात पथीया जीगेचा फरया शिर्षकाचा दस्त

बादपोसाठी सादर करण्यात आला आहे. महामुखी अणुदमंडस को ओ. हो. सो. लि. यांना

दि. 2-12-13 रोजी मला दिलेल्या मला दिलेल्या कुलमुख्यापत्राच्या आधारे मी. सदर दस्त

नोंदणीत सादर केला आहे / नोंदणीत करून कवचलेजवाब दिला आहे. सदर कुलमुख्यापत्र लिहून देणार यांना

कुलमुख्यापत्र रद्द केल्या नाही किंवा कुलमुख्यापत्र लिहून देणार नव्हते/ही नोंदणी मजल झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुख्यापत्र रद्दयानज टांगले नाही. सदरचे कुलमुख्यापत्र पूर्णपणे वैध असून

उपरोक्त कृती करण्यास मी पूर्णतः राक्षम आहे. परंतु करून नुसते आढळून आल्यास नोंदणी अधिनियम १९०८ चे

कलम ८२ अन्वये जिवान मी पात्र राहोव याची मला जाणीव आहे.



दिनांक :

1 / 13

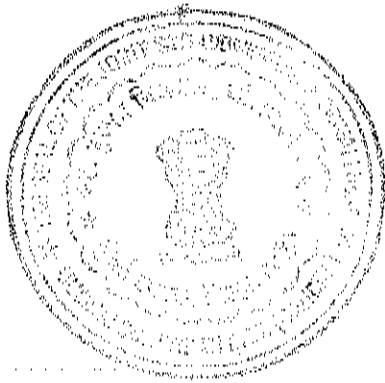
४

कुलमुख्यापत्रधारकाचे नाव

व मही

खरल - ९
Coreu 49/13
२०१३





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 ADMISSIVE  
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200 250 300 350 400 450 500  
 Rs.0000100/-PB5510  
 INDIA STAMP DUTY MAHARASHTRA

For IDBI Ltd.  
 Authorised Signatory  
 KHAK BRANCH

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME: I Mr. Navin Amarlal Makhija, Aged 24 years resident of Mumbai, Indian Inhabitant, having my office at 425-A Vasukamal, 14th Road, Bandra (W), Mumbai-400 050, SEND GREETINGS:

WHEREAS:

- (a) I am the Director/Partner of Private Limited Companies, all mainly carrying on the business of development of immovable property.
- (b) In the course of my business as a such Director/Partner and also in my personal capacity, execute several deeds and documents including Agreements and Flat Holders Agreements which are required to be compulsorily registered under the provisions of the applicable laws.
- (c) I may not be available in Mumbai to attend the office of Sub-Registrar to admit execution of such deeds and/or documents and to enable such documents to be duly registered. I am desirous of appointing Mr. Tushar H. Gandhi or Mr. Harish I. Gandhi residing at A/302, "Radha Apartments", Mahavir Nagar, Borsapada Road, Kandivalli (W)-Mumbai-400 057, to be my true and lawful attorneys to represent me for the purpose hereunder set out.



वदर-१९/  
 ०२६५/१  
 २००६

*Signature*

०२६५-१  
 ०२६५/१३/०६



Customer Copy	Sr. No. 40505	Date 8/3/06.
Deposit Br.		
Pay to: Acct. No. 5937200410056-Idbi bank A/C stamp duty		
Particulars of Document	Special Adhesive	
Ranking Value	Rs. 100/-	
Service Charges	Rs. 10/-	
Total	Rs. 110/-	
Amount of stamp duty payable	Rs. 110/-	
INDUSTRIAL DEVELOPMENT BANK OF INDIA MAHAVIR NAGAR, KANDIVALI, MUMBAI FRANKED ON 08/03/06 TO FROM SELLER'S ON 08/03/06 TO		
Telex/Di. No.		
Drawn on Bank		
Signature of purchaser		
(For Bank's Use only)		Date:
Sr. No.		
Ranking Sr. No.		
Verified by (Name & Em)		
Please sign the declaration printed behind		

NOW KNOW YE AND THESE PRESENTS WITNESS that I Mr. Navin Amariak Makhija do hereby nominate, constitute and appoint Mr. Tushar H. Gandhi or Mr. Harish I. Gandhi to be my true and lawful Attorneys for me, in my name and on my behalf to do the under mentioned acts, matters and things.

1. To present for registration and also to do the necessary, to admit execution before the Sub- Registrar of Assurances at Mumbai/ Bandra/ Goregaon/ Borivali/ Chembur/ Vashi or at other places may be required the deeds and documents which I have or which I may hereafter execute.
2. To identify my signature.
3. To do all other acts, matters and things as may from time to time be required under the provisions of the Indian Registration act, 1908 for the due registration of such deeds and documents.

AND GENERALLY TO DO ALL other acts matters and things as may from time be required, in compliance with the law for the due registration of such deeds and documents as has already been executed, or which may hereafter be executed by me and/or on my behalf.

*Navin Amariak Makhija*



बंदर-१५/	
२२.४.०६	२
२००६	

बंदर-१	
०२२६	४४/६६
२००६	

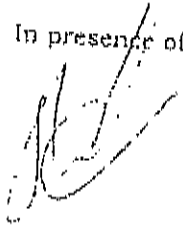
IN WITNESS WHEREOF I have hereunto set my hands at Mumbai  
On this 2<sup>nd</sup> day of March, 2006.

SIGNED, SEALED & DELIVERED

By the within named

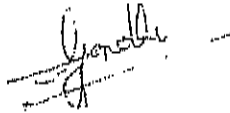
Mr. Navin Amarlal Makhija

In presence of \_\_\_\_\_

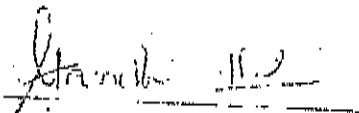


(Mr. Navin Amarlal Makhija)

Specimen signatures of constituted Attorneys



1. (Mr. TUSHAR H. GANDHI)



2. (Mr. HARISH I. GANDHI)



455-9
WYCW 45/EE
2006

455-9
228-13
2006



2006

दुय्यम निबंधक

दस्त गोष्वारा भाग-1

बदर 15

दस्त क्र 2264/2006

दस्त क्रमांक : 2264/2006

रस्ताचा प्रकार : मुखस्थानाचा

पक्षकाराची नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा छता

1. *[Faint text, likely name and address of the party]*

लिहून घेणार

वय 24

सही

*[Handwritten signature]*



2. *[Faint text, likely name and address of the party]*

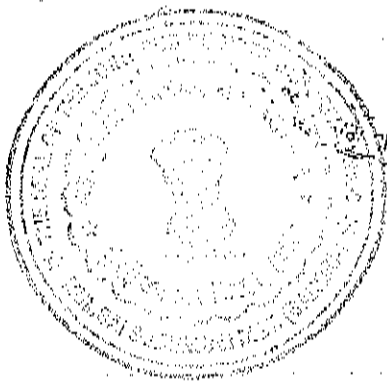
लिहून घेणार

वय

सही

सपलका मारी

सपलका मारी



बदर-१५/  
2264/18  
2006

बदर-१  
W. Yew ye/ke  
2006

दस्त क्र. [बदर 15 2264-2006] का गोपवारा  
बदर नुमा 15 मोकदमा 15 परलेले मुजाफ मुकाम 1500

दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:17 PM  
बदर नुमा 15 मोकदमा 15 परलेले मुजाफ मुकाम 1500

*[Handwritten signature]*

बदर नुमा 15 मोकदमा 15 परलेले मुजाफ मुकाम 1500  
दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:17 PM  
दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM  
दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM

दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM

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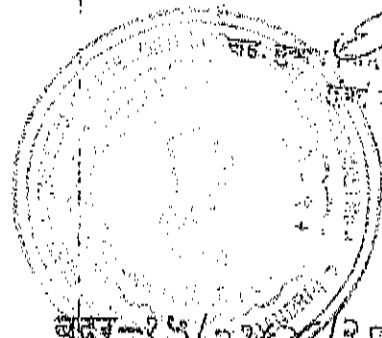
दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM  
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दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM

बदर नुमा 15 मोकदमा 15 परलेले मुजाफ मुकाम 1500  
दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:17 PM  
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दस्त क्र. 15 2264-2006 दिनांक 15/03/2006 01:20 PM

बदर-१५/  
2264/15  
2006

प्रमाणित करणेंद असे प्रती. या  
दस्तावेज्ये एकुण.



बदर-१५/2264/2006  
मुद्रांक क्रमांक १५/३/०६  
दिनांक: १५/३/०६

सद. हुय्यस जिद्वजक, पंशियी क्र. ४,  
मुंबई उपनगर जिल्हा.

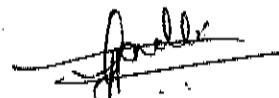


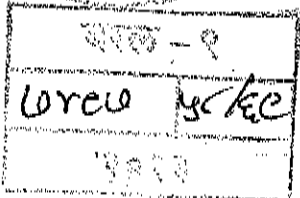
बदर-१  
Urew ५०/६८

## घोषणापत्र

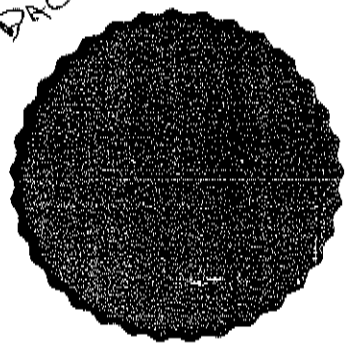
मी श्री. पुष्पार गांधी ~~द्वारे~~ घोषित करतो की, दुय्यम  
निबंधक श्री. नवीन - १ यांच्या कार्यालयात पध्दती जागेचा करार या शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. श्री. नवीन भाग्यजा व इ. यांनी  
दि. १/३/०६ रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सादर दस्त  
नोंदणीस सादर केला आहे/निष्पादीत करून कबुलीजबाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी  
कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मंयत झालेले नाही किंवा  
अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून  
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे  
कलम ८२ अन्वये शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक : 23/12/13

  
कुलमुखत्यारपत्रधारकाच नव  
व सही



A/4 SIZE  
BACK TO BACK



FRANKING DEPOSIT SLIP

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Franking Value	Rs	500/-
Service Charge	Rs	10/-
Total	Rs	510/-

Name & Add of Stamp duty paying party No 172865  
 Mr Francis D'Souza  
 B/405, Raj Sebastin Kinny  
 Apt. D P Link Road, I.C. Colony  
 Borivali (W) Mumbai - 400 103

Purpose of Transaction  
 PAN No. :  
 D D / Cheque No

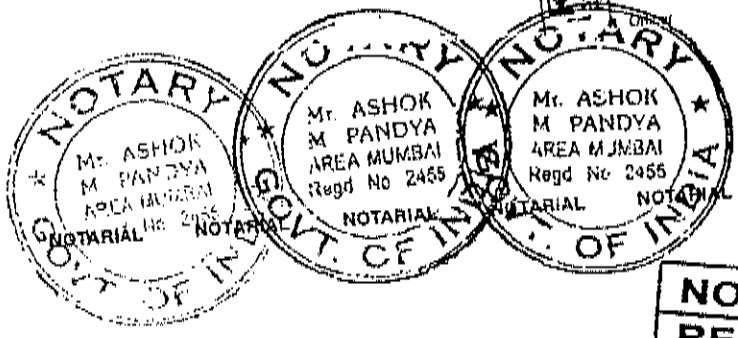
Drawn on Bank

(For Bank's Use only)  
 Tracts ID  
 Franking Sr No

19 DEC 2013

MRM

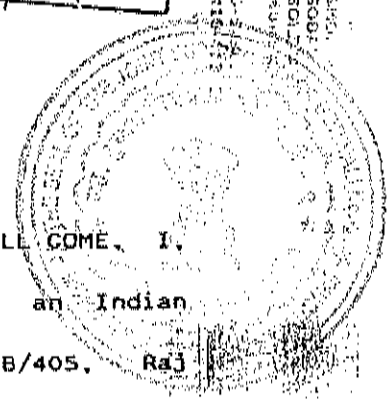
AUTHORIZED SIGNATURE



NOTARIAL  
 REG. SR/ No  
 2471/R2/13

SPECIFIC POWER OF ATTORNEY

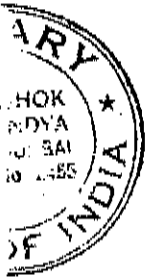
TO ALL TO WHOM THESE PRESENTS SHALL COME, I,  
 MR. FRANCIS D'SOUZA, aged 86 Years, an Indian  
 inhabitant, presently residing at B/405, Raj  
 Sebastin Kinny Apartments, D.P. Link Road, I.C.  
 Colony, Borivali (West), Mumbai - 400 103, do  
 hereby SEND GREETINGS:



LOVELY YE/EE

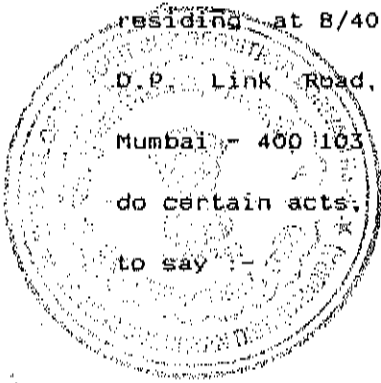


WHEREAS I am the Original Owner of a Flat No. B/609, 6th. floor, Madhupuri Apartments, M.G. Road, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, hereinafter called the said flat and the said building is developed under re-development and now I have allotted alternate new flat i.e. Flat No. A/705, 7th. floor, Madhupuri Apartments, M.G. Road, Dahanukarwadi, Kandivali (West), Mumbai - 400 067, lieu of old flat No. B/609 by the Developer/Builder/Society.



AND WHEREAS due to old age and ill health, unable to look after and maintain the day to day affairs of the said flat and registration of the said alternate new flat No. A/705 Agreement and hence desirous to appoint some fit and proper person to be my lawful Attorney.:

NOW KNOW YE ALL THESE PRESENTS WITNESSETH and I, the said MR. FRANCIS D'SOUZA, do hereby appoint, nominate, constitute my DAUGHTER, my daughter, Miss BERNADINE D'SOUZA, aged 54 Years, presently residing at B/405, Raj Sebastin Kinny Apartments, D.P. Link Road, I.C. Colony, Borivali (West), Mumbai - 400 103 to my true and lawful Attorney to do certain acts, deeds, matters and things that is to say :-



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1. To take possession use, occupy and manage the affairs of the said flat and to pay the outgoing bills and electric bills in respect of the said flat.

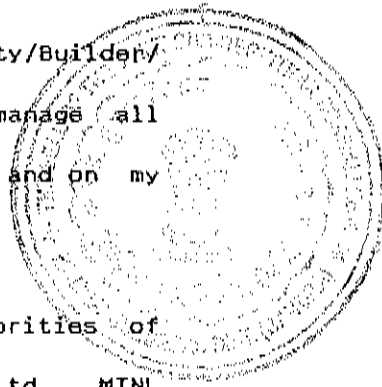
2. To sign, endorse, execute, admit and to make attestation and to register, admit and to lodge for registration Agreement for alternate accommodation before the Sub-Registrar of Assurances at Borivali or any other places accordingly.



3. To pay the stamp duty regarding Agreement for Alternate Accommodation in respect of the said flat.

4. To sign all the necessary papers, documents in respect of the redevelopment of the said flat in my name and on my behalf.

5. To represent me before the society/Builder/ Developer and other authorities and to manage all the affairs of the said flat in my name and on my behalf.



6. To appear before the concerned authorities of the Reliance Energy Ltd., Mahanagar Gas Ltd., MTNL Ltd., or any other Govt. Officials/Local authorities in any manner in connection of the said flat.



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7. These powers are given to the Attorney without accepting any consideration and only for the specific purpose of the execution and registration of alternate accomodation agreement with the Developer.

AND GENERALLY to do all such acts, deeds, things, matters as my said Constituted Attorney shall deem fit, proper, necessary and expedient in relation with the said flat.

IN WITNESS WHEREOF, I the executant above named as signed this Power of Attorney on this 13th. day of December, 2013.

SIGNED, SEALED AND DELIVERED )  
by the withinnamed Executant )  
MR. FRANCIS D'SOUZA [R.H.T.I.]  
in the presence of..... )

Executant

*[Handwritten signature]*

MISS BERNADINE D'SOUZA  
Specimen signature of my Attorney



Before me in Mumbai

*[Handwritten signature]*

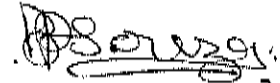
ASHOK M. PANDYA  
ADVOCATE & NOTARY (GOVT. OF INDIA)  
C-6, Diamond Apt., Behind Diamond  
Cinema, L. T. Road, Borivli (West)  
MUMBAI - 400 082

14 DEC 2013

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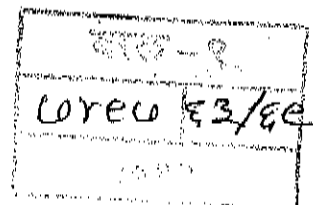
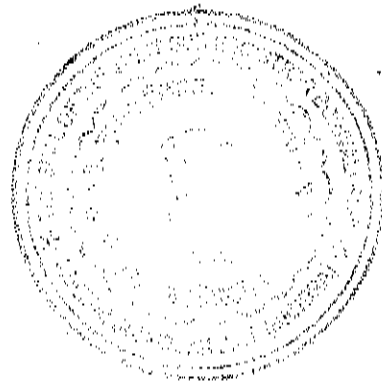
## घोषणापत्र

मी. ~~र. व. नं. ३१११~~ ~~डि. जे. ३१११~~ याद्वारे घोषित करतो की, दुय्यम निर्बंधक  
~~डॉ. राजेश लोखंडे~~ यांच्या कार्यालयात ~~पर्यायी जोगीचा कुराट~~ या शिर्षकाचा दस्त  
नोंदणीसाठी सादर करण्यात आला आहे. ~~प्र. व. नं. ३१११~~ ~~डि. जे. ३१११~~  
इ. यांनी दि. १३-१२-१३ रोजी मला दिलेल्या कूलमुखत्यापत्राच्या आधारे मी,  
सादर दस्त नोंदणीस सादर कंला आहे / निष्पादीत करून कमलीजबाब  
दिला आहे. सादर कूलमुखत्यापत्र लिहून देणार यांनी कूलमुखत्यापत्र रद्द केलेले  
नाही किंवा कूलमुखत्यापत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही  
किंवा अन्य कोणत्याही कारणामुळे कूलमुखत्यापत्र रद्दनातल ठरलेले नाही. सादरचे  
कूलमुखत्यापत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे  
कथन घुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.



कूलमुखत्यापत्रधारकाचे नांव व सही

दिनांक : २३/१२/१३





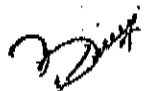


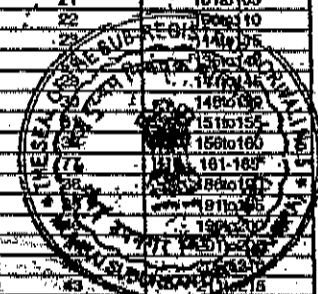
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# ANNEXURE - III

## Share Certificate & Share Holdings

Flat No.	Name of the member	Existing Carpet Area		Share Certificate No.	Serial No.
		(A)	(B)		
A2	Mr Prakash Kalmankar	819		2	81010
A3	Mr Jayesh D. Shah	190		78	10-20
A-3A	Mr Shivkumar Manyal	179		76	11to15
A4	Mr Bharat C. Shah	278		5	21to25
A5	Mr Vijay V. Satam	380		8	26to30
A101	Miss Jayshree B. Waldu	283		13	81to85
A102	Mr Dhaneesh K. Sheth	344		14	86to70
A103	Mrs Pushpa J. Yelwe	644		1 & 15	1-5 & 71-75
A104	Mr Shantlal N. Gada	284		16	76to80
A105	Mr Shailesh M. Bedoya	402		17	81to85
A201	Mr Dhirendra N. Mehta	635		24	116to120
A203	Mr Phunsh V. Gangar	387		25	121to125
A204	Mr Pankaj T. Dhadha	284		26	126to130
A205	Mr Rajesh R. Shah	402		27	131to135
A301	Mr Somnath Bami	635		34	166to170
A303	Mr Deepak M. Somvedi	387		35	171to175
A304	Mrs Paru D. Modt	284		36	176to180
A305	Mr Mukund K. Gandhi	402		37	181to185
A401	Mr S.M.P. Aigzonkar	635		44	216to220
A403	Mr Rajesh K. Mehta	387		45	221to225
A404	Mrs Geeta A. Shelugar	284		46	226to230
A405	Mrs Hiraben K. Vadgama	402		47	231to235
A501	Mr Govindhan R. Patel	635		54	260to270
A503	M/s MAIDC Ltd	387		55	271to275
A504	Mr Lakshmar K. Shah	284		56	276to280
A508	Mr Rajesh G. Sopwani	402		57	281to285
A801	Mr Jyotin J. Dholakia	635		64	316to320
A803	M/s MAIDC Ltd	387		66	321to325
A804	Mrs Shardhaben P. Shah	284		66	326to330
A888	Mr Vishnu S. Jadhav	402		67	331to335
B6	m/s Revenue & forest	810		7	31to35
B7	M/s Small Savings	291		8	36to40
B8	Mr J.S. Mhapshakar	847		9	41to45
B9	Mrs Sobha J. Ingavale	336		10	46 to 50
B10	Mrs Sunanda V. Ingavale	316		11	51 to 55
B11	Mr Ramchandra Ingavale	652		12	56to60
B108	Mr Umesh L. Gaba	688		18	86to90
B107	Miss Urmila B. Patel	308		19	91to95
B108	Mr A. Choudhari	367		20	96to100
B109	Mr Ignatius Nazareth	372		21	101to105
B110	Mr Rajiv K. Savit	905		22	106to110
B111	Mr Yogesh Girkar	682		23	111to115
B206	Mrs Pallavi B. Vora	688		24	116to120
B207	Mrs. Murgamta E. Gandhi	309		25	121to125
B208	Mrs Hiralaxmi M. Parekh	367		26	126to130
B209	Mr Samath C. Parikh	372		27	131to135
B210	Mr Pradeep D. Oza	305		28	136to140
B211	Mrs Nandini N. Mhatre	682		29	141-145
B306	Mrs Jayshree M. Goradia	688		38	186to190
B307	Mrs Sunila A. Dhaliyawan	309		39	191to195
B308	Mr Janardhan B. Kunder	367		40	196to200
B309	Mr Hareesh L. Chached	372		41	201to205
B310	Mrs Savitaben A. Malwadia	305		42	206to210
B811	Mrs Minal H. Chached	722		43	211to215
B406	Mr Ganesh S. Iyer	688		48	236to240
B407	Mr Balakrishna Rai	309		49	241to245
B408	Mr Sonu V. Dhangar	387		50	246to250
B409	Mr Vijay H. Joshi	372		51	251to255
B410	Mrs Ranjanben J. Shah	305		52	256to260
B411	Mrs Vinaya V. Savant	682		53	261to265
B508	Mrs Satish Chaudh	688		58	280to280
B507	M/s MAIDC Ltd	309		59	281to285
B508	Mr Ravishar P. Manhar	367		60	286to310
B509	Mrs Rabra V. Shetty	372		61	301to305
B510	Mrs Pankaj P. Kalamkar	305		62	306to310
B511	Mrs Sheela V. Girkar	682		63	311to315
B608	Mr Umesh Kotian	688		68	330to340
B607	M/s MAIDC	309		69	341to345
B608	Mr Pankaj H. Tanna	367		70	346to350
B609	Mr French D'Souza	372		71	351to355
B610	Mr. Elesh A. Kamdar	305		80	356-360
B611	Mrs Lijaben A. Kadakia	682		73	361-365
C1	Mrs Amlina J. Kharawala	812		74	366-370
C2	Mr Mustafa M. Kharawala	418		75	371-375


  
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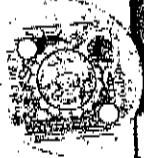



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**भारत निवडणूक आयोग**  
**ऑडिअपत्र**  
**ELECTION COMMISSION OF INDIA**  
**IDENTITY CARD**  
**YBB2749729**

मतदाराचे नांव : अर्जुन लिंगय्या टोकाला  
 Elector's Name : Arjun Lingayya Tokala  
 वडीलांचे नांव : लिंगय्या टोकाला  
 Father's Name : Lingayya Tokala  
 लिंग / Sex : पुरुष / MALE  
 जन्म तारीख / Date of Birth :

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**



**PARAB SOMNATH SITARAM**  
**SITARAM BHIKAJIHAO PARAB**  
 07/02/1983  
 Permanent Account Number  
**AAAPB22211**




**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**



**BERNADINE FRANCIS DSOUZA**  
**FRANCIS DSOUZA**  
 26/04/1959  
**AAZPD1032H**





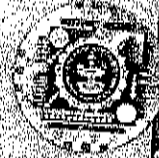

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT. OF INDIA**

**WADHWA ESTATES & DEVELOPERS**  
**INDIA PRIVATE LIMITED**  
 05/12/2000  
 Permanent Account Number  
**AAACW5006K**

  
**भारत निवडणूक आयोग**  
**Election Commission of India**  
**ऑडिअपत्र**  
**IDENTITY CARD**  
**DWJ3512118**

मतदाराचे नांव : फ्रान्सिस दिसोझा  
 Elector's Name : Francis Dsouza  
 वडीलांचे नांव : दिसोझा  
 Father's Name : Dsouza  
 लिंग : पुरुष Sex : M  
 1/1/2008 रोजी वय  
 Age as on 1/1/2008 : 69



**बाल - ९**  
**were kept**  
**२०१२**

Summary 1 (GoshwaraBhag-1)

सोमवार, 23 डिसेंबर 2013 4:27 म.तं.

दस्त गोपवारा भाग-1

बरल9

दस्त क्रमांक: 7497/2013

दस्त क्रमांक: बरल9 /7497/2013

बाजार मूल्य: रु. 12,52,000/- मोबदला: रु. 2,33,856/-

भरलेले मुद्रांक शुल्क: रु.62,600/-

दु. नि. सह. दु. नि. बरल9 यांचे कार्यालयात

पावती:10289

पावती दिनांक: 23/12/2013

अ. क्र. 7497 वर दि.23-12-2013

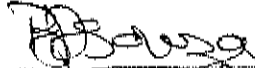
भादरकारणाराचे नाव: फ्रान्सिस डिसोजा तर्फे मुखत्यार  
बर्नडीन डिसोजा

रोजी 4:22 म.तं. वा. हजर केला.

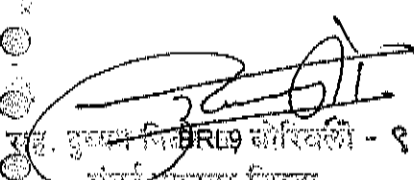
नोंदणी फी रु. 12520.00

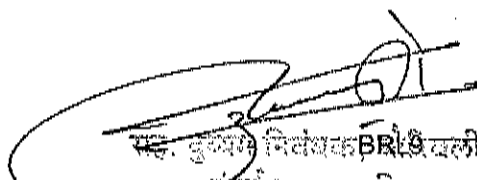
दस्त हाताळणी फी रु. 1400.00

पृष्ठांची संख्या: 70

  
दस्त हजर करणाऱ्याची सही:

एकुण: 13920.00

  
रु. दु. नि. सह. दु. नि. बरल9 कोरिडोर - ९  
मुंबई उपनगर जिल्हा.

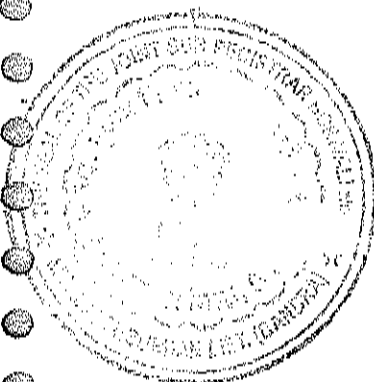
  
रु. दु. नि. सह. दु. नि. बरल9 कोरिडोर - ९  
मुंबई उपनगर जिल्हा.

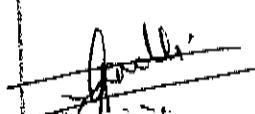
दस्ताचा प्रकार: पर्यायी जागेचा करार.

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

शिक्षा क्र. 1 23 / 12 / 2013 04 : 22 : 10 PM ची वेळ: (सादरीकरण)

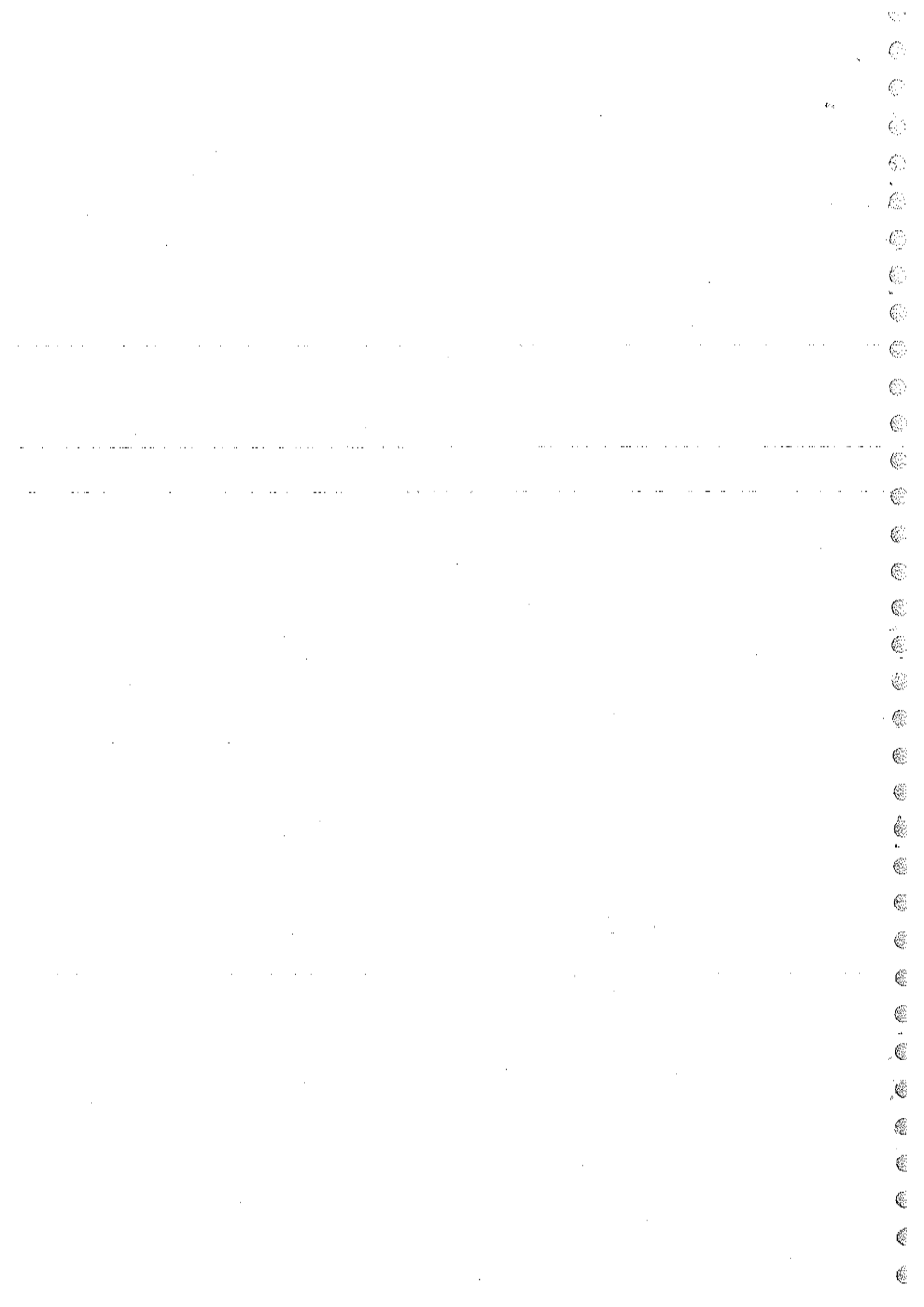
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लिहून घेणार :

बरल - ९  
7497 20/13  
२०१३







23/12/2013 4 30:34 PM

दस्त गोषवारा भाग-2

बरल9

दस्त क्रमांक:7497/2013

दस्त क्रमांक :बरल9/7497/2013

दस्ताचा प्रकार :-पर्यायी जागेचा करार

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:फ्रान्सिस डिसोजा तर्फे मुखत्यार बर्नडीन डिसोजा पत्ता:प्लॉट नं: बी 609, माळा नं: -, इमारतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, ब्लॉक नं: कांदिवली प, रोड नं: गोखेले रोड डहाणूकर वाडी , . . पॅन नंबर:AXZPD1032H	लिहून देणार वय :-54 स्वाक्षरी:-		
2	नाव:मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे चेअरमन विजय बी गीरकर ,तर्फे मुखत्यार सेक्रेटरी मुकुंद - गांधी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, ब्लॉक नं: कांदिवली प, रोड नं: गोखेले रोड डहाणूकर वाडी, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAM8607N	मान्यता देणार वय :-59 स्वाक्षरी:-		
3	नाव:मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे वाइस चेअरमन मोहन पी येवले ,तर्फे मुखत्यार सेक्रेटरी मुकुंद - गांधी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, ब्लॉक नं: कांदिवली प, रोड नं: गोखेले रोड डहाणूकर वाडी, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAM8607N	मान्यता देणार वय :-59 स्वाक्षरी:-		
4	नाव:मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे मेनेजिंग कमेटी मॅबर धिरेंद्र मेहता व जनार्धन बी कुंडेर यांच्या तर्फे मुखत्यार सेक्रेटरी मुकुंद गांधी व हे स्वतःकरिता -- पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, ब्लॉक नं: कांदिवली प, रोड नं: गोखेले रोड डहाणूकर वाडी, महाराष्ट्र, मुंबई. पॅन नंबर:AAAAM8607N	मान्यता देणार वय :-59 स्वाक्षरी:-		
5	नाव:बाघवा इस्टेट्स एंण्ड डेव्हलपर्स इंडिया प्रा ली चे संचालक नवीन माखीजा तर्फे मुखत्यार तुषार - गांधी पत्ता:प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: प्लटीना, ब्लॉक नं: बांद्रा पूर्व, रोड नं: प्लॉट नंबर सी 59, जी- ब्लोक, बी के सी, महाराष्ट्र, मुंबई. पॅन नंबर:AAACW5096K	लिहून देणार वय :-35 स्वाक्षरी:-		

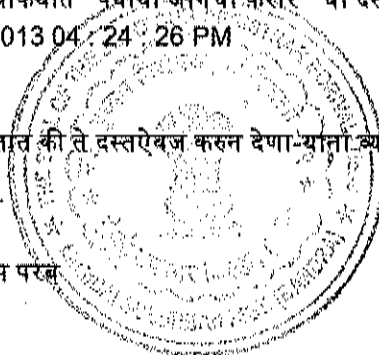
वरील दस्तऐवज करून देणार तथाकथित पर्यायी जागेचा करार चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:23 / 12 / 2013 04 : 24 : 26 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना व्यक्तिशः ओळखतात, व त्यांची ओळख पटवितात

अनु  
क्र. पक्षकाराचे नाव व पत्ता

1 नाव:सोमनाथ सिताराम परब



दस्तऐवज

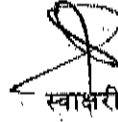
दस्तावेज

२०१३

अंगठ्याचा ठसा

वय:30

पत्ता:ए/302, राधा, महावीर नगर, कांदिबली वेस्ट  
पिन कोड:400067

  
स्वाक्षरी



2 नाव:अर्जुन एल लोकाला

वय:27

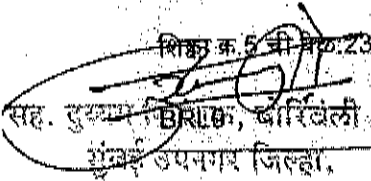
पत्ता:ए/302, राधा, महावीर नगर, कांदिबली वेस्ट  
पिन कोड:400067

  
स्वाक्षरी



शिका क्र.4 ची वेळ:23 / 12 / 2013 04 : 25 : 43 PM

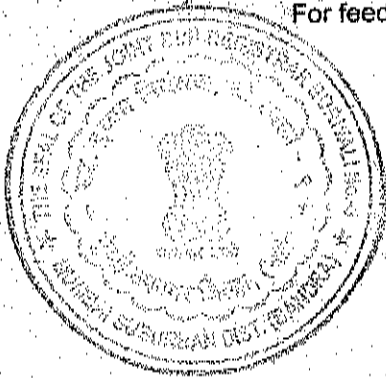
शिका क्र.5 ची वेळ:23 / 12 / 2013 04 : 26 : 07 PM नोंदणी पुस्तक 1 मध्ये

  
सह. दुय्यम निबंधक, कांदिबली - १  
मुंबई उपनगर जिल्हा,

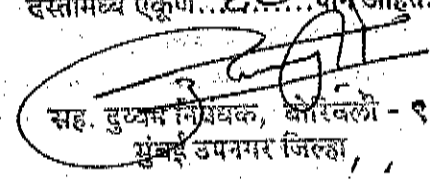
7497 /2013

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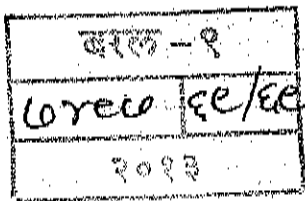
प्रमाणित करणेत घेतो की, या  
दस्तामध्ये एकूण...६६...पाने आहेत.

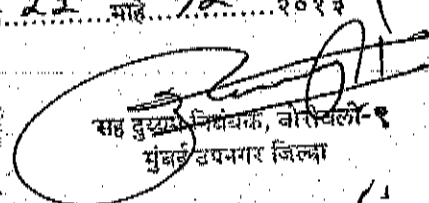
  
सह. दुय्यम निबंधक, कांदिबली - १  
मुंबई उपनगर जिल्हा,

बरल-९/७२६७ २०१३

पुस्तक क्रमांक १, क्रमांक..... सर  
नोंदला.

दिनांक... २३ ... माहे... १२ ... २०१३



  
सह. दुय्यम निबंधक, कांदिबली - १  
मुंबई उपनगर जिल्हा



26 December, 2013

## सूची क्र.2

दूरध्याय निवडणुका : मह. दु. नि. वांगीवली ९

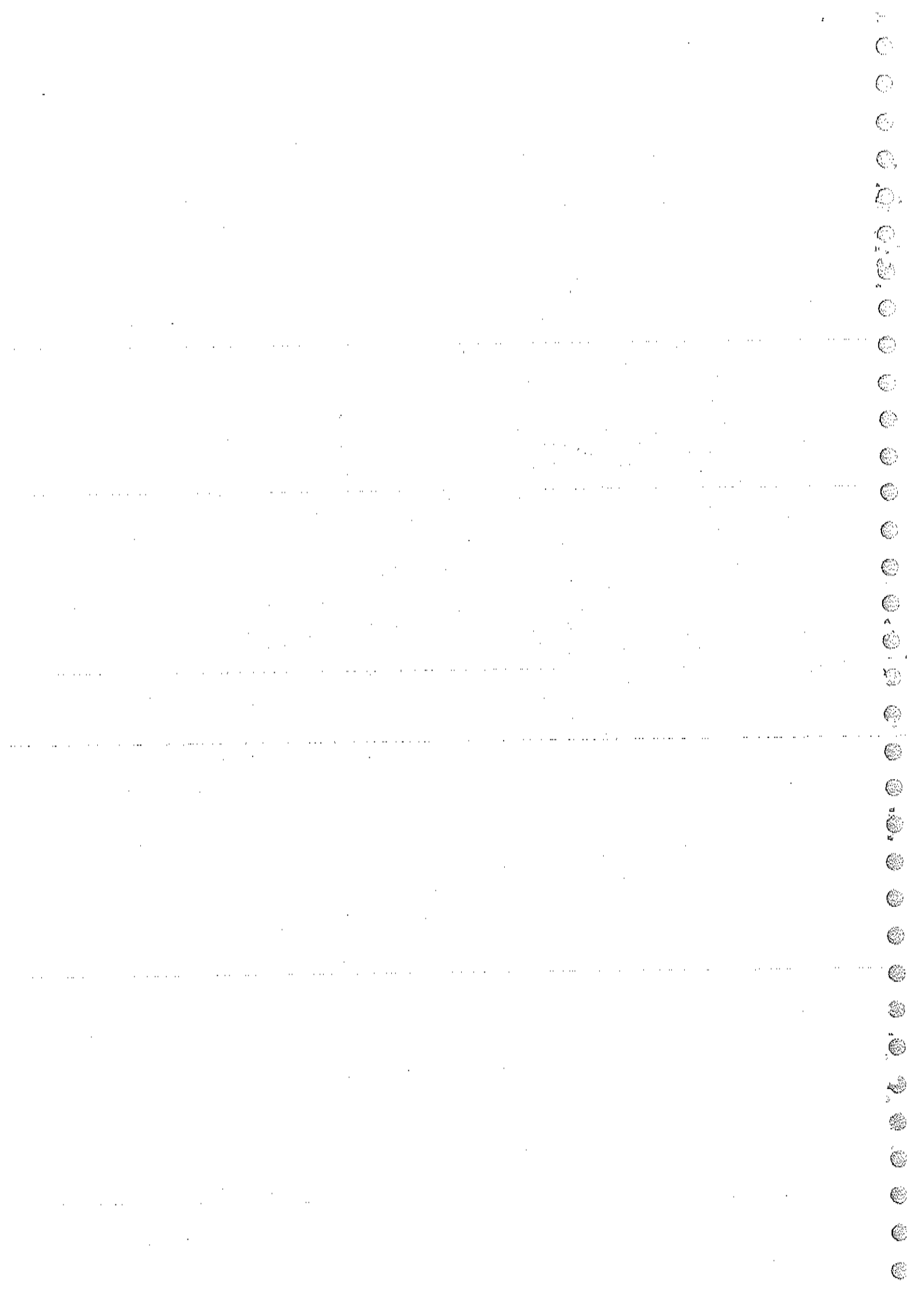
दस्ता क्रमांक : 7497/2013

संश्लेषी 63

Regn. 63m

## गावाचे नाव : कादिबली

- |  |   |
|--|---|
| (1) विलेखाचा प्रकार  | पक्षाची जागेचा करार   |
| (2) मोबदला   | रु.233,856/-  |
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| (4) धु-सापण, पोटहिश्या व घरक्रमांक (असल्यास)   | 1017,, पानिकेचे नाव: मुंबई मतपा इतर वर्णन : सदनाका नं: 7 705, साळा नं. 7 वा माळा, उभागतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, अर्जाक नं: कादिबली प, रोड नं: गोखले रोड इहाणुकर वाडी, उभाग माहिती: जुल्ल्या जागेच्या एवजी मरिचि जागेचा पक्षाची करार सदनाकाचा क्षेत्रफळ 477.5 चौ फूट कापेट 477.50 चौ फूट   |
| (5) क्षेत्रफळ  |   |
| (6) आकारणी किंवा जुही देण्यात असेल तेव्हा,   |   |
| (7) दस्तऐवज करून देणा-या/लिहून देवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायाभवाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता, | <p>1) नाव:- मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे अग्रमन विजय वी गीरकर, तर्फे: मुख्यालय सेक्रेटरी मुंबई - गांधी, पत्ता :- प्लॉट नं: -, साळा नं: -, उभागतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, अर्जाक नं: कादिबली प, रोड - रोड इहाणुकर वाडी, महाराष्ट्र, मुंबई.</p> <p>पिन कोड:- 400067</p> <p>पॅन नंबर: AAAAM8607N</p> <p>2) नाव:- मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे वाहन से अग्रमन भोक्षण पी वेवने, तर्फे: मुख्यालय सेक्रेटरी मुंबई - गांधी 59.</p> <p>पत्ता :- प्लॉट नं: -, साळा नं: -, उभागतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, अर्जाक नं: कादिबली प, रोड - रोड इहाणुकर वाडी, महाराष्ट्र, मुंबई.</p> <p>पिन कोड:- 400067</p> <p>पॅन नंबर: AAAAM8607N</p> <p>3) नाव:- मधुपुरी अपार्टमेंट्स को ओ हो सो लि चे मंतजिभ कामटी मंडळ डिपेंड घेवणा व जनाशन वी पंडित थोप्या न मुख्यालय सेक्रेटरी मुंबई गांधी व हे स्थान करिता - - - - - वय: 59.</p> <p>पत्ता :- प्लॉट नं: -, साळा नं: -, उभागतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, अर्जाक नं: कादिबली प, रोड - रोड इहाणुकर वाडी, महाराष्ट्र, मुंबई.</p> <p>पिन कोड:- 400067</p> <p>पॅन नंबर: AAAAM8607N</p> <p>4) नाव:- बांधवा इन्स्टीट्यूट देवणार्न रंदिवा प्रा वी चे संचालक तकील माजीजा तर्फे: मुख्यालय मुंबई - गांधी; वय: पत्ता :- प्लॉट नं: -, साळा नं: -, उभागतीचे नाव: प्लॉट नं, अर्जाक नं: वांडा पुणे, रोड नं: प्लॉट नंबर वी 59, जी-प्लॉट गांधी, महाराष्ट्र, मुंबई.</p> <p>पिन कोड:- 400051</p> <p>पॅन नंबर: AAACW5096K</p> |
| (8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता                   | <p>1) नाव:- प्रारिस्थि डिमोसा तर्फे: मुख्यालय कर्नाटीक डिमोसा; वय: 54;</p> <p>पत्ता :- प्लॉट नं: वी 609, साळा नं: -, उभागतीचे नाव: मधुपुरी अपार्टमेंट्स को ओ हो सो लि, अर्जाक नं: कादिबली प गोखले रोड इहाणुकर वाडी, ...;</p> <p>पिन कोड:- 400067;</p> <p>पॅन नं:- AXZPD1032H;</p>   |
| (9) दस्तऐवज करून दिल्याचा दिनांक   | 21/12/2013  |
| (10) दस्त नोंदणी केल्याचा दिनांक   | 23/12/2013  |
| (11) अनुक्रमांक, खंड व पृष्ठ   | 7497/2013   |
| (12) बाजारभावाप्रमाणे मुद्रांक शुल्क   | रु.62,600/-   |
| (13) बाजारभावाप्रमाणे तांदाणी शुल्क  | रु.12,520/-   |
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