

for loan to MIS Swastik constructions.

सर्कें/कृते भारतीय स्टेट बैंक/बैंक  
For STATE BANK OF INDIA

सहायक महाप्रबन्धक/Asst. Gen. Manager

गोरेगांव (पूर्व) शाखा, मुंबई Original  
Goregaon (East) Branch, Mumbai नोंदणी 39 म.

Tuesday, April 08, 2008

11:54:49 AM

पावती 5/1/2016

Regn. 39 M

पावती क्र. : 3117

गावाचे नाव पोयसर

दिनांक 08/04/2008

दस्तऐवजाचा अनुक्रमांक

वदर6 -03117- 2008

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

सादर करणाराचे नाव:मे/- राधा डेव्हलपर्स चे.भागीदार सुंदरलाल ए. जैन - -

नोंदणी फी

:- 30000.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (50)

:- 1000.00

एकूण

रु.

31000.00

आपणास हा दस्त अंदाजे 12:09PM ह्या वेळेस मिळेल

दुस्य निबंधक  
बोरीवली 3 (बोरीवली)

बाजार मुल्य: 23960500 रु. मोबदला: 46500000रु.

भरलेले मुद्रांक शुल्क: 2325000 रु.

देयकाचा प्रकार :डीडी/धनाकर्षद्वारे;

बँकेचे नाव व पत्ता: बँक ऑफ इंडिया, मुं 92;

डीडी/धनाकर्ष क्रमांक: 049737; रक्कम: 30000 रु.; दिनांक: 25/03/2008

मुंबई उपनगर जिल्हा

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र. क्र. २५/ म-१, दि. २४/३/२०००.

२) नो.म.नि. व मु.नि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1<sup>ST</sup> FLOOR,  
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051

C 02732

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

8

27/03/2008

Receipt No. :

Receipt Date :

M/S RADHA DEVELOPERS

Received From :

103-(II)

MMRDA Counter No.: 2

On Account of :

Mode of Payment      DD/PO/CHQ/      Date      Bank Name &      Area      Amount  
RBI-Challan No.      Branch      Code      (In Rs.)

PO      49735      25/03/2008      0      2070000.00

Bank Name : BANK OF INDIA (BOI)  
Branch Name : BORIVLI (W) (BOW)

ADJ/B/1290/08

Case No. :

Lot No. :

Lot Date :

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
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बंद-६  
399019  
Total  
399019

Rs. : 2070000.00      Rupee Only      Twenty Lakh Seventy Thousand

Cashier / Accountant

Signature / Designation

Secretary of Revenue, Borivali

१) शासन परिपत्रक क्रमांक. २०००/१४/प्र. क्र. २५/ म-१, दि. २४/३/२०००.

२) नो.म.नि. व मु.नि. पुणे यांचे पत्र क्र.क-३/सिंगणक/मुद्रांक पावती दुरुस्ती/०६/३१९, दि.४/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1<sup>st</sup> FLOOR,  
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051

C 02733

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

9

27/03/2008

Receipt No. :

Receipt Date :

M/S RADHA DEVELOPERS

Received From :

103-(II)

MMRDA Counter No.: 2

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
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PO	49749	26/03/2008	0	255000.00
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Bank Name : BANK OF INDIA (BOI)

Branch Name : BORIVLI (W) (BOW)

ADJ/B/1290/08

Case No. :

Lot No. :

Lot Date :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
				

28 MAR 2008

28 MAR 2008

बंदर-६

3990 2

8000

Rs. : 255000.00

Rupandy: Two Lakh Fifty Five Thousand

0 -

Cashier / Accountant

Signature / Designation

१) शाराज परिपत्रक क्रमांक. २०००/९४/प्र. क्र. २५/ म-१, दि. २४/३/२०००.

२) नो.मि. व मु.मि. पुणे यांचे पत्र क्र.का-३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९, दि.४/१०/२००६.

Head Office: GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.  
Office : COLLECTOR OF STAMP (BORIVALI), M.M.R.D.A. BUILDING, 1<sup>st</sup> FLOOR,  
BANDRA-KURLA COMPLEX, BANDRA (E), MUMBAI - 400 051.

C 02530

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

11

19/03/2008

Receipt No. :

Receipt Date :

M/S. RADHA DEVELOPERS

Received From :

103-(II)

Counter No. : 1

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
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Cash

100.00

DELIVERED

Case No. : ADJ/B/1290/2008

28 MAR 2008

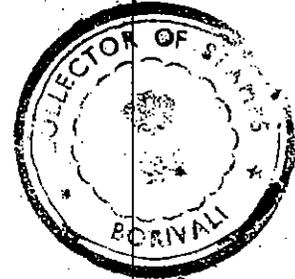
Hearing Date: 17/04/08  
Time - 3p.m. To 5p.m.  
Borivali

Lot No. :

Lot Date :

Total D. O. :

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
				



28 MAR 2008

Rs. : 100.00 Rupees One Hundred Only

बंदर-६
Total 996 B
2006

Cashier / Accountant

Collector of Stamps, Borivali  
Signature / Designation

Consideration Amt - 1,65,00,000/-  
M.V. - 2,34,60,500/-

मिळकतीचे स्थळी दाखल - 136.10 sqm  
दाखल क्षेत्रफळ - 122.64 sqm  
शिल्लेचे क्षेत्रफळ - 187.90 sqm

Certificate u/s. 32(1) (b) of the Bombay Stamp Act, 1958.

Office of the Collector of Stamps  
Case No. Ad. 13/1290/08  
Date 27.3.08

Received from Shri. M/s. Radha Developers residing at stamp duty of Rs. (2,32,50,000/-) Twenty three lakh twenty five thousand vide challan No. 8,9, Dated 27.3.08 only  
Certified under Section 32(1) (b) of the Bombay Stamp Act, 1958 that the full duty of Rs. 2,32,50,000/- Twenty three lakh twenty five thousand only with which this instrument is chargeable has been paid vide article no. 25C of schedule.

This certificate is subject to the provisions of section 53-A of Bombay Stamp Act, 1958.  
Fisco. Bar. Kal. Date 27.3.08  
Collector of Stamp Borivali



**DEED OF CONVEYANCE**

**THIS DEED OF CONVEYANCE** made at Mumbai on this 8<sup>th</sup> day of April 2008 **BETWEEN**  
**(1) Shri CHANDER PARSRAM MATHRANI and (2) Shri SANTOSH PARSRAM MATHRANI**, both Adults, presently residing at 136-04, Cherry Avenue, Flat No. 3B, Flushing New York, U.S.A. 11355 through their duly Constituted Attorney Mrs. Pushpa Manohar Bhatia, Adult, Indian inhabitant presently residing at B-14, Anand Apartments, Subway Road, Santacruz hereinafter called as **"THE VENDORS"** which expression shall unless it be repugnant to the context and meaning thereof, be deemed to mean and in their respective heirs,

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2008



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executors and administrators) of **the FIRST PART AND M/s. RADHA DEVELOPERS**, a registered partnership firm, having its office at 13, Mrud Kishore, Near Gokul Shopping Centre, Off S.V.Road, Borivali (West), Mumbai 400 092, hereinafter called as **"THE PURCHASERS"** (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to mean and include the present and future Partners of the said firm their respective heirs, executors, administrators and assigns) of the OTHER PART :

WHEREAS one Shri Surendra Shankarlal Pandya of Mumbai was the original owner of a piece and parcel of a plot of land bearing Survey No. 89, Hissa No. 1(P), House No., 430A (part), CTS No. 304A of Village Painsur within the limits of Municipal Corporation for Greater Mumbai, Taluka Borivali, Mumbai Suburban District;

AND WHEREAS under the Indenture of Conveyance dated 11-12-1956 duly registered before the Sub-Registrar of Bombay, under Sr. No. BOM/7781 of 1956 said Surendra Shankarlal Pandya sold and conveyed the said property more specifically mentioned in the Schedule hereunder written to Shri Parsram Shamdas Mathrani, and handed over the possession of the said property thereby the



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said Shri Parsram Shamdas Mathrani became an absolute owner thereof;

AND WHEREAS the said property originally corresponding to C.T.S. No.304 is sub-divided into 2 (two) part being C.T.S.No.304A, admeasuring 436.1 sq.mtrs. and C.T.S.No.304B, admeasuring 67.5 sq.mtrs. falling under the road, and the said area admeasuring 67.5 sq.mtrs. is taken over by the Municipal Corporation of Greater Mumbai way back in the year 1975, therefore the area of the said property as per the C.T.S. Record is 436.1 sq.mtrs. and bearing C.T.S. No.304A.

AND WHEREAS said Shri Parsram Shamdas Mathrani constructed a building known as "Sita Sadan" consisting of Ground plus One upper floor thereon on the said property and let out the first floor to two tenants viz. (1) Shri Sakalchand M. Shah and (2) Mrs. Mangalaben M. Mehta as per the **Annexure - I** hereto;

AND WHEREAS presently one Shri Mukesh M. Mehta, the son of said Mrs. Mangalaben M. Mehta is occupying one premises and the other premises occupied by one Shri Prabod Muchalia claiming to be the son of said Shri Sakalchand M. Shah and the entire ground floor admeasuring 1100 sq. ft. carpet area is vacant and in possession of the Vendors;

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*Rushpa Bhertri*



*Rushpa Bhertri*

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*Rushpa Bhertri*

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AND WHEREAS said Shri Parsram Shamdas Mathrani died at Mumbai on 25-2-1986 leaving behind his wife Smt. Sita Parsram Mathrani and two sons, the Vendors hereinabove;

AND WHEREAS said Smt. Sita Parsram Mathrani also died on 10-5-1986 leaving behind the Vendors herein as the only her legal heirs and successors in accordance with the Law of Succession applicable to the Vendors;

AND WHEREAS the Vendors applied to the Hon'ble High Court of Judicature at Bombay for Letters of Administration for the estate of said late Shri Parsram Shamdas Mathrani and the Hon'ble High Court of Judicature at Bombay in Testamentary Petition No. 553 of 1986 granted the Letters of Administration. Thus the Vendors applied to the City Survey Authority for recording their names in the Property Card and at their request the Property Card is issued in the name of the Vendors hereinabove;

AND WHEREAS thus the Vendors hereinabove are the absolute owners of the said property, and have agreed to sell, transfer and assign the said property more specifically mentioned in the Schedule hereunder written with a clear marketable title subject to the occupants as set out in **Annexure I** hereto and further on as is where is



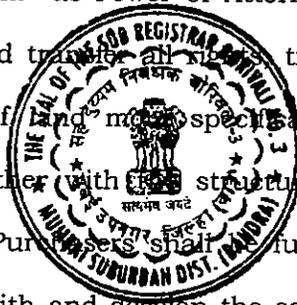
*[Handwritten signature]*

*Puspa Bhatia*

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basis as to the physical condition of the said plot, building to the Purchasers;

AND WHEREAS the Vendors are unable to come to India they have executed a General Power of Attorney duly notarized before the Notary at New York before the Assistant Consular Officer, Consulate General of India, New York on 6-11-2007, a copy of which is annexed hereto and marked as **Annexure - II** to this Deed of Conveyance and by virtue of the said Power of Attorney the Constituted Attorney Mrs. Pushpa Manohar Bhatia, is entitled to execute this Deed of Conveyance and thus the said Constituted Attorney is executing this Conveyance and the Purchasers have agreed to purchase the said property, for the lumpsum consideration of Rs.4,65,00,000/- (Rupees Four Crores Sixty Five Lacs only) to be paid by the Purchasers to the Vendors and in consideration of the Vendors requesting the Constituted Attorney Mrs. Pushpa Manohar Bhatia to execute this Deed of Conveyance, the said Mrs. Pushpa Manohar Bhatia as Power of Attorney Holder do hereby sell, convey and transfer all rights, title and interest in the said plot of land more specifically mentioned in the Schedule together with the structures thereon to the Purchasers. The Purchasers shall be fully and sufficiently entitled to deal with and develop the said property in its own name or through its nominees as they may desire and all rights, title and interest of the Vendors



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and the Mrs. Pushpa Manohar Bhatia as stated hereinabove shall stand transferred and assigned in favour of the Purchasers with all rights, title and interest thereon.

AND WHEREAS on the execution of these presents the Vendors have handed over to the Purchasers the peaceful possession of the said property together with the building known as Sita Sadan standing on the said property and together with the physical, vacant and peaceful possession of the entire Ground floor admeasuring 1100 sq.ft. carpet area of the said building Sita Sadan.

NOW THIS INDENTURE WITNESSTH THAT IN PURSUANCE OF THE SAID AGREEMENT AND in consideration of sum of Rs.4,65,00,000/- (Rupees Four Crores Sixty Five Lacs only), being the full purchase price paid by the Purchasers to the Vendors, on or before the execution of these presents, (the payment and receipt whereof the Vendors do hereby admit, acknowledge and confirm the same and every part thereof do hereby acquit, release and discharge the Purchasers forever from the payment of the said amount). The Vendors do hereby sell, transfer, assign and convey UNTO THE PURCHASERS FOREVER

ALL THAT piece and parcel of a plot of land bearing Survey No. 89, Hissa No. [redacted], Lease No. 430A (part) corresponding to CTS No. 304 [redacted] admeasuring 436.



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*Pushpa Bhatia*

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sq.mtrs. or thereabouts of Village Poin-sur within the limits of Municipal Corporation for Greater Mumbai, Taluka Borivali, Mumbai Suburban District WITH all the structures standing thereon, as more specifically mentioned in the Schedule hereunder written, but subject to tenancy/occupancy rights of the tenants/occupants as set out **Annexure I** hereto TOGETHER WITH all and singular the premises, hereditaments, messuages, structures, courtyards, areas, compounds, sewers, ditches, fences, trees, gullies, house gullies, privies, well, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said immovable property or any part thereof belonging to or in anyway appertaining to or with the same or any part thereof now or at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong to or be appurtenant and all that estate, right, title, interest, inheritance, property, possession, benefit, claim and demand, whatsoever at Law or in equity of the Vendor into, out of or upon the "SAID PROPERTY" or any part thereof TO ENTER INTO AND TO HAVE AND TO HOLD ALL and singular the "SAID PROPERTY" hereby granted, conveyed and assured or intended or expressed so to be with their and every of their rights, members and appurtenances unto and to the use of the Purchaser's FOREVER subject nevertheless to the payment of all rents, rates, taxes,



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assessments, dues and duties now chargeable upon the same or hereafter become payable to the Government, State or Central, Greater Bombay Municipal Corporation or any other local or public body or authority in respect thereof. The Vendors do hereby for themselves and for their respective heirs or legal representatives, successors, executors and/or administrators, covenant with the Purchasers that notwithstanding any act, deed, matter or thing whatsoever by the said Vendors to the contrary, the Vendors have in themselves good right, full power and absolute authority to sell, grant, convey and assure and confirm the "SAID PROPERTY" hereby granted, conveyed and assured or intended or expressed so as to be, UNTO AND TO THE USE AND on ownership of the Purchasers in manner aforesaid, AND FURTHER THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, occupy, posses and enjoy the SAID PROPERTY hereby granted and conveyed with their appurtenances and receive rents, issues and profits thereof and every part thereof for their own use and benefit without any suit, lawful eviction, interruption, claim and/or demand whatsoever from or by the Vendors or their heirs or any of them or from or by any persons lawfully or equitably, claiming through, by, from, under or in trust of them, the Vendors and that FREE AND CLEAR AND FREELY AND CLEARLY and absolutely acquitted, exonerated, discharged and released forever and free from



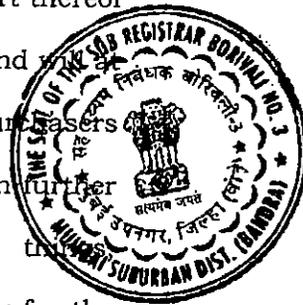
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शुभका भोसले

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all encumbrances any claim and/or demand of any nature whatsoever from the said Vendors and/or anyone claiming through, by, under or in trust for them. The Vendors declare that the "SAID PROPERTY" is free from any former and other estates, titles, charges and/or encumbrances whatsoever and the Purchasers herein and keep them indemnified, saved, defended and kept harmless forever against all former and other estates, effects, titles, charges, encumbrances, claims, demands and every part thereof, suffered by the Vendors or any other person or persons lawfully or equitably claiming by, from, under through or in trust for them, AND FURTHER THAT THEY the Vendors and all persons having lawfully or equitably claiming any right, title or interest in the lands or in equity in the "SAID PROPERTY" hereby granted and conveyed or any part thereof or by, through, under, or in trust for them shall and will at all times hereafter at the request and cost of the Purchasers do and/or cause to be done and executed all such further and other lawful and reasonable acts, deeds, titles, matters, conveyance, assurance in law, whatsoever for the better, further and more perfectly and absolutely granting, conveying, assuring the "SAID PROPERTY" and every part thereof, hereby granted and conveyed unto and to the use of the Purchasers in manner aforesaid as shall or may be reasonably required by the Purchasers, their successors or assigns or Attorneys at Law. The Vendors do hereby covenant, declare and confirm and assure that they have



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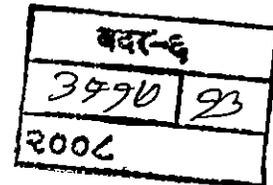
not done, omitted to do or knowingly suffered or been party or privy to any act, deed or things whereby they are prevented from granting, conveying and assuring the "SAID PROPERTY" unto and to the Purchasers or whereby the same or any part thereof is, can or may be charged, encumbered or prejudicially affected in estate, title or otherwise, and the Vendors do and each of them hereby confirm and record that they have on execution hereof put the purchasers in quiet, peaceful, physical and vacant possession of the entire ground floor admeasuring 1100 sq.ft. Carrying the said Building known as Sita Sadan.



**SCHEDULE OF THE PROPERTY**

ALL THAT piece and parcel of plot of land together with the building known as SITA SADAN standing thereon bearing Survey No. 89, Hissa No. 1(part), House No.430A (part), corresponding to C.T.S.No.304A, admeasuring 436.1 sq.mtrs. or thereabouts situate, lying and being at Village Painsur within the limits of Municipal Corporation for Greater Mumbai, Taluka Borivali, Mumbai Suburban District, within the registration District of Mumbai Suburban, and shown in red colour hatched lines in the plan annexed hereto and bounded as follows :

- On or towards the North : By C.T.S. No. 303.
- On or towards the South : By C.T.S. No. 305.
- On or towards the East : By S.V. Road.
- On or towards the West : By C.T.S. No. 306.



*[Handwritten signature]*

*[Handwritten signature: Prashant Bhatia]*

*[Handwritten mark]*

IN WITNESS WHEREOF the Parties hereto have hereunto set and subscribed their hands and signatures the day and year first hereinabove mentioned.

SIGNED AND DELIVERED )

By the withinnamed : **VENDORS** )

(1) Shri CHANDER PARSRAM MATHRANI )

(2) Shri SANTOSH PARSRAM MATHRANI, )

Through their Constituted Attorney: )

Mrs. Pushpa Manohar Bhatia, )

In the presence of . . . . . )



*Pushpa Bhatia*  
*Pushpa Bhatia*



SIGNED, SEALED AND DELIVERED )

By the withinnamed : **PURCHASERS** )

1) SUNDARLAL A. JAIN

M/s. RADHA DEVELOPERS )

2) ASHIT B. DOSHI

Through its Partner )

3) GHANSHYAM S. GOSWAMI

Mr. \_\_\_\_\_ )

In the presence of . . . . . )



*[Signature]*

*[Signature]*



**RECEIPT**

RECEIVED of and from the withinnamed Purchasers the sum of Rs.4,65,00,000/- (Rupees Four Crores Sixty Five

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Lacs only) being the full consideration payable by them to us. The Details of the payments is as under :

<u>Pay-slip/ Cheque No</u>	<u>Dated</u>	<u>Drawn on (Bank)</u>	<u>Amount (Rs.)</u>
1) <i>Pushpa Bhatia</i>	26/03/08	BOI, Borivali	Rs 1,00,00,000/-
2) a) PONO 049748 b) CHONO 000010	27/03/08	BOI, Borivali	Rs 1,00,00,000/-
3) PONO 049873	03/04/08	BOI, Borivali	Rs 2,13,50,000/-

Rs.4,65,00,000/-

WE SAY RECEIVED

*Pushpa Bhatia*

1. *Pushpa Bhatia*  
SHRI CHANDER PARSRAM MATHRANI

*Pushpa Bhatia*

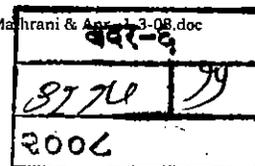
2. *Pushpa Bhatia*  
SHRI SANTOSH PARSRAM MATHRANI  
(Through their Constituted Attorney  
Mrs.Pushpa Manohar Bhatia)

( VENDORS )

WITNESSES:

(1)

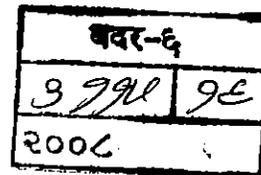
(2)



ANNEXURE - 1

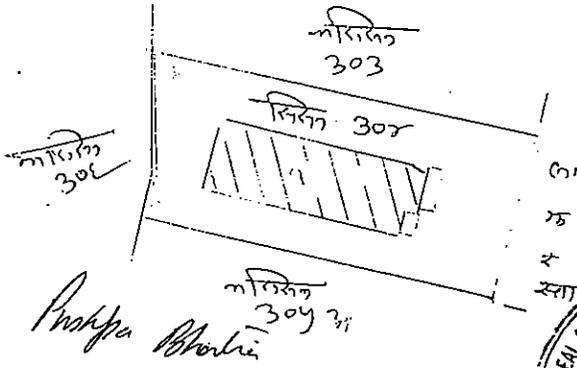
<u>Name of Tenant</u>	<u>Area</u>	<u>Floor</u>
<i>Pushpa Bhatrai</i> 1) Shri Sakalchand M. Shah	550 sq.ft. carpet	First
2) Mrs. Mangalaben M. Mehta	550 sq.ft. carpet	First
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Total	1100 sq.ft. carpet area	
=====		

*Pushpa Bhatrai*





मजबूत ... यांचा  
 दिनांक ११/११/२००६ ... नकाशा अर्ज मोजे  
 ... ता. पोरीवली, जि. मुं. उप  
 ... बंद  
 ... खे कारणा पुरता नफाशा ... अर्ज नमोदक.



सि सदर नमोदक

३) मजबूत नकाशा पुरता पुरातन नकाशा / खणित  
 नकाशा/प्लानिफिकेशन नकाशा/प्लान ऐकेत आले आहे  
 ४) मजबूत नकाशा मूळ पुरातन नकाशा मजबूत  
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 नकाशा ... नकाशा ...

सत्य प्रतिलिपी



CERTIFIED TRUE COPY

**A. P. MAROO**  
**NOTARY**  
 GOVT. OF INDIA  
 B-1202, Anmol Apt., Opp. Petrol  
 Petrol Pump, S. V. Road,  
 Colaba (W), Mumbai - 400 006

बंदर-६	1
8970	2
2006	

Rushpa Bharti



# बृहन्मुंबई महानगरपालिका

## करनिर्धारण व संकलनखाते

तळ मजला, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ८०२.

संकेतरथक : [www.mcgm.gov.in](http://www.mcgm.gov.in)

मालमत्ता कराचे देयक

मालमत्ता क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता खण्डाई	सहाय्यक करनिर्धारक व संकलक
00151634	RS0307920080000	-	2007-2008	
पदाधारचे नाव व पत्ता : MRS.PUSHPA BHATIA B-14 ANAND APT., NEAR MILAN SUB WAY, SANTACRUZ EASTMUMBAI 400054				'R/South' Ward, Municipal Office Building, Mahatma Gandhi Cross Rd. No. 2, Near Swimming Pool, Kandivli (W), Mumbai 400 067
श्री. पारशराम शमदास मथरान I				

प्रथम करनिर्धारण दिनांक	PHOT TO 1961-62	२२/०३/२००७ रोजीची धकदाफी.	0
एकूण करपात्र मूल्य रु	5905	नोटीस शुल्क	0
करमाफी दिलेले मूल्य रु	0	अन्वी शुल्क	0
निवासी करपात्र मूल्य रु	4480	महापालिका बँड	0
अनिवासी करपात्र मूल्य रु	1425	शासकीय बँड	0
एकूण वार्षिक देय कर	5280	सूचना : वार्षिक देयक सहामाही हप्त्यांनी आगाऊ देय आहे.	

200710BIL03543411	देयक क्र.	200720BIL03543412	
01-APR-07 to 30-SEP-07		01-OCT-07 to 31-MAR-08	
कर / Tax	निवासी / अनिवासी / NR	%	
85A सर्वसाधारण कर - General Tax	निवासी / NR	65	555
0 पाणीपट्टी / Water Tax	निवासी / NR	130	0
280 जलतापकर / Water Benefit Tax	निवासी / NR	12.5	280
178	निवासी / NR	25	178
0 नलनिःसारण कर / Sewerage Tax	निवासी / NR	39	0
0	अनिवासी / NR	78	0
168 नलनिःसारण जाप कर / Sewerage benefit	निवासी / NR	7.5	163
107	अनिवासी / NR	15	107
355 म. न. पा. शिक्षण उपकर / Mun. Edu.	निवासी / NR	12	355
112	अनिवासी / NR	6	112
71 राज्य शिक्षण उपकर / State Education Cess	अनिवासी / NR	12	71
18 रोजगार हमी उपकर / Emp. Gua. Cess	अनिवासी / NR	3	18
15 वृक्ष उपकर / Tree Cess	अनिवासी / NR	0.5	15
443 पथकर / Street Tax		15	443
2633			2633
15/06/2007	देयक रक्कम	18/10/2007	
	देय दिनांक (Due Date)		



- संदेश:
- अधिदान महापालिकेच्या कुठल्याही केंद्रावर स्विकारले जाईल.
  - पुढील पत्रव्यवहारासाठी मालमत्तेचा नवीन क्रमांक नमूद करावा.
  - लहान व गरजू मुलांच्या मदतीसाठी २४ तास तात्काळ सेवा दूरध्वनी व
  - बृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-तपक- २२६९९००८

बंद - ६

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शि. सं. उंबरजे

करनिर्धारक व संकलक (प्र.)

सूचना व अधिक माहितीसाठी कृपया मागे पहावे.

The billing system is under upgradation. Reconciliation of manual transactions during switchover period is in progress. Please bear with data errors if any.

*Puspha Bhatia*

प्रतिज्ञापत्र

मी श्री. सुष्मा अनोडर भाटिमा B/14 आनंद अपार्टमेंट  
 सत्यप्रतिज्ञेव आज दिनांक / / 2006 रोजी लिहून देतो की, रा. स्वर्ण रोड सा-राष्ट्र (पं) ५०-८५

श्री. श्रीमती. संतोष परसराम मभरानी रा. S/6 136-04 Cherrym Avenue (Phase-3B)  
 यांनी मला खालील मिळकतीचा दस्तऐवज दुय्यम निबंधक यांच्या  
 कार्यालयात नोंदणी करायी दिनांक- / / रोजी कुलमुख्यादयपत्र लिहून दिलेले  
 आहे.

दस्तऐवजाचा प्रकार  
 मिळकत लिहून देणार  
 मिळकत लिहून घेणार  
 गावाचे नांव  
 मिळकतीचे वर्णन

- अभिलेखांतरण
- संतोष परसराम मभरानी
- राधा डेवेलपर्स
- सी. टी. सलून, ३०१/११ गौण-पोस्टलर (कां/विप/सी)

वरील मिळकत ही लिहून देणार यांचे मालकीची आहे. याची मी खात्री केलेली आहे. तसेच कुलमुख्यादयपत्र लिहून देणारे अद्याप ह्यात अमून हे मुख्यादयपत्र अस्तित्वात आहे व ते नेहमी जथावा तोंडी किंवा अन्यप्रकारे रद्द केलेले नाही. सदरचे मुख्यादयपत्रातील मिळकतीसंबंधी वादाचा विषय कुठल्याही न्यायालयात न्यायप्रतिष्ठ नाही. हे सत्यप्रतिज्ञेव लिहून देत आहे. सबब मुख्यादयपत्राची झेदोक्ताप्रत दस्तऐवजासोबत जोडली आहे.

वरील माहिती खरी अमून ती खोटी निघाल्यास होणा-या परिणामाची मला पूर्ण जाणीव आहे. व त्यानुसार कायदाईस मी पाव

हे प्रतिज्ञापत्र लिहून दिले असे.



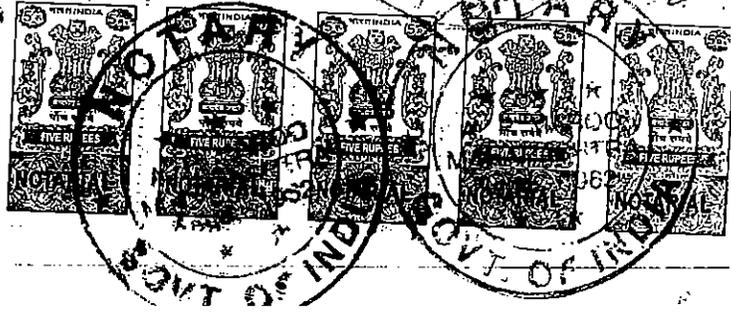
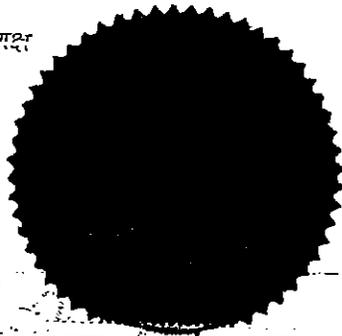
बंदर-६	
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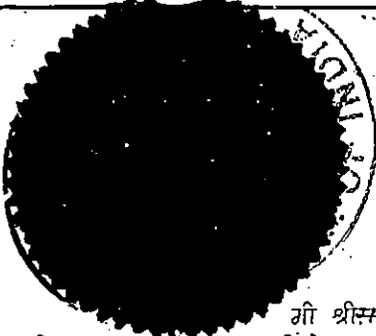
*Sushma Anodkar*

सही-

**BEFORE ME**

**A. P. MAROO**  
 NOTARY  
 MAHARASHTRA  
 (GOVT. OF INDIA)





प्रतिज्ञापत्र

मी श्रीसु. प्रभाकर बाटिया 8/14 अनाऊ अर्पमेंट सक्के रोड  
वा. - सा. ता. कुर्ना (प. २) ४०-६५  
राज्यप्रतिज्ञेवर आज दिनांक / / 2006 रोजी लिहून देतो की,

श्री./श्रीमती - चं. परसराम मन्वराणी वा. 136/04 येरी शेवेंस प्लॉट 2, 3 B  
यांनी मला खालील मिळकतीचा दस्तऐवज दुय्यम निबंधक - श्री. रीवती - 3 - यांच्या  
कार्यालयात नोंदणी कागी दिनांक - 8/4/08 रोजी कुलगुखत्यापत्र लिहून दिलेले  
आहे.

- दस्तऐवजाचा प्रकार - अर्पण/हस्तांतरण
- मिळकत लिहून देणार - चं. परसराम मन्वराणी
- मिळकत लिहून घेणार - राधा डेवलपसि
- गावाचे नांव - पाईसर
- मिळकतीचे वर्णन - सी. टी. ५४. ए. = 304/A

वरील मिळकत ही लिहून देणार यांचे मालकीची आहे. याची मी खात्री केलेली आहे. तसेच कुलगुखत्यापत्र लिहून देणारे उद्धार ह्यात अखून हे गुखत्यापत्र अस्तित्वात आहे व ते लेखी अथवा तोंडी किंता अस्तित्वात रद्द केलेले नाही. सदरचे गुखत्यापत्रातील मिळकतीबाबधी वादाचा विषय कुठल्याही न्यायालयात न्यायप्रविष्ट नाही. हे राज्यप्रतिज्ञेवर लिहून देत आहे. सदर गुखत्यापत्राची झेरॉक्सप्रत दस्तऐवजासोबत जोडली आहे.

वरील माहिती खरी अखून ती खोटी निघाल्यास होणा-या परिणामाची मला पूर्ण जाणीव आहे. व त्यानुसार कादवाईस मी

हे प्रतिज्ञापत्र लिहून दिले आहे

बंद-६	
3794	29
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*Prakash Shetha*

राही-  
BEFORE ME

A. P. MAROO  
NOTARY  
MAHARASHTRA  
(INDIA)



समाप्त

CERTIFIED TRUE COPY

**A. P. MAROO**  
**NOTARY**

GOVT OF INDIA

1002, Anand Apt., Opp. Patol  
Petrol Pump, S. V. Road,  
Boragaon (W), Mumbai - 400 062  
Tel.: 2877 2222



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, Mr. SANTOSH PARSRAM MATHRANI, an adult Hindu inhabitant presently at C/o. 136-04 Cherry Avenue, Flat No. 3B, Flushing New York, U.S.A. 11355 do hereby SEND GREETINGS:-

WHEREAS I am the joint holder of property bearing Plot No. 89/A, C.T.S. No. 304 of Village Poisar alongwith a building of Ground + 1 thereon known as "Sita Sadan" situated at Swami Vivekanand Road, Kandivali (W), Mumbai 400 067, India; more particularly described in the schedule hereunder written with my brother, Mr. Chandan Parsram Mathrani, AND WHEREAS presently I am out of the country and it is not possible for me to attend to the said matters regarding it's administration, maintenance, use and protection personally.

AUTHORIZED SIGNATURE  
SANTOSH PARSRAM MATHRANI

Bombay Mercantile Co-operative Bank  
Ltd. Sarvagat Branch, Flat No. 207,  
T/S N. S. V. Road, Sarvagat (W),  
Mumbai-400 054.  
D-5157P(V)/C.R. 1056/02/05/1708-11/05



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Hence, I am desirous of appointing some fit and proper person as our true and lawful attorney to attend to all the matters connected thereto on my behalf. Accordingly, I hereby APPOINT, NOMINATE and CONSTITUTE, my maternal aunt, Mrs. Pushpa Manohar Bhatia, adult Indian inhabitant presently residing at B-14, "Anand Apartments", Sub-way Road, Santacruz (W), Mumbai 400 054 as my true and lawful Attorney for me, in my name, on my behalf and for my benefit to do the various acts and deeds that is to say:

1. To look after, maintain and administer our property bearing Plot No. 89/A alongwith the building thereon known as "Sita Sadan" situated at Swami Vivekanand Road, Kandivali (W), Mumbai 400 067, India, more particularly described in the schedule hereunder written and to everything necessary to protect my interest therein.

2. To acquire and purchase any land, with or without structure, take possession and receive rents, interest and profit and manage movable and immovable properties belonging to me or to which I am or any person or persons in trust for me now is at any time hereafter shall or may become seized or possessed or entitled to any share or interest whatsoever and also to let or demise or grant license in respect of any portion thereof to any person or persons, body or bodies politic or corporate for any



*Handwritten signature*

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premium, fine and settle the covenants and conditions as my said Attorney thinks fit and proper and to execute any deeds, documents or writings for the purpose.

3. To accept, surrender of any lease or tenements which have already been created or may hereafter be created on and in the said land, hereditaments and premises or any part thereof and to make allowance and arrangements with lessees, tenants or others.

4. To repair and rebuild any structure or other building on the said lands hereditaments and premises or any part thereof in which I may be interested and to ensure the same or any of them against loss or damage by fire, tempest or otherwise and to pay all rents, rates, taxes, outgoings and insurance premium in respect thereto.

5. To redevelop the said property, more particularly described in the schedule hereunder written and to negotiate on my behalf and to enter into any Memorandum of Understanding, Agreement for redevelopment of the said property and/or if necessary to sell or transfer or alienate it on such terms and conditions as my said Attorney shall deem fit and proper and for the said purpose to enter into any Development Agreement, Agreement to Sell, Sale Deed, Deed of Transfer and Conveyance and all other papers, documents or writings that may be lawfully and legally required and for the said purpose to do all such other things therefor on my behalf.



बंदर-६	
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6. To represent me and deal on my behalf with the Tenants/Occupants on the said property, more particularly described in the schedule hereunder written and to arrive at any settlement with them on the said terms and conditions as my said Attorney may deem fit and proper and for the said purpose to enter into any agreement with them on my behalf.

7. To appoint and employ agents, clerks and servants to assist in the management of movable and immovable properties belonging to me or in which I may be interested and to remove them and appoint others in their place and to pay to the persons so employed as aforesaid such salaries, wage and other remuneration as my said Attorney may think fit and proper.

To give and execute effectual receipts and discharges for the rents, profits and compensation of the land, hereditaments and premises belonging to me or in which I may be interested and on non payment of such rents, profits and/or compensation or any part thereof or on the breach of the covenants, agreement and conditions which ought to be observed and performed by any lessee or tenant or licensee of the said Property or any part thereof, to distain for such rent and to commence, carry on and prosecute any actions, suit or other proceedings whatsoever for compelling payment of such rents, profits or possession for non account of any



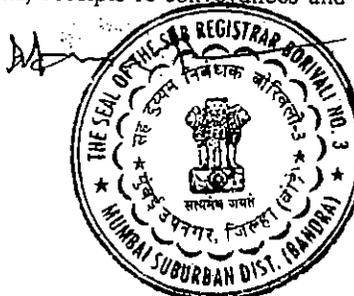
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such breach of covenants as aforesaid as my said Attorney shall think fit and proper.

9. To take all lawful ways and means for recovering and receiving, obtaining or getting, defending or protecting the land, hereditaments and premises which do or shall or which by my said Attorney shall be conceived or in which I may be interested as fully and effectually as I myself might or could use or take, if I were personally present and did the same.

10. To give any of the flats/premises in the building "Sita Sadan" on Leave and Licence basis for such consideration and on such terms as my said Attorney may deem fit and proper and for the said purpose to enter into any Agreement as provided under Section 24 of the Maharashtra Rent Control Act 1999 and to lodge such Agreement or Agreements for registration with the concerned Registrar/Joint Registrar/Sub-Registrar of Assurances appointed under the Indian Registration Act and also to admit execution of such document or documents on my behalf.

11. To ask, demand, sue for, recover of and from all persons, bodies politic or corporate liable to pay, transfer and deliver the same respectively all such money, stock, funds, interests, dividends, debt, dues, goods, effects and things, owing or payable or belonging to me to which I shall at any time hereafter owing or belonging to me by virtue of any security or upon any balance on account or otherwise howsoever and on payment, transfer or delivery thereof or any part thereof respectively, to give, sign and execute receipts, dividend warrants, receipts re-convevances and other discharge for



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the same respectively and on non payment, non transfer or non delivery thereof or any part thereof respectively and for that purpose to sign and execute all plaints, written statements, affidavits and applications and to engage solicitors, advocates and to settle and pay their fees.

12. To attend the meetings of any joint stock companies in which I may be holding share and debentures and to vote at such meetings and sign proxy or any other instrument authorizing any other person to vote at such meetings.

13. To sell or exchange with any person or persons whatsoever all or any of the shares, securities or any other movable property of or to which I or any person or persons in trust for me, now is or are or any time or times hereafter shall become seized, possessed or entitled for any estate or interest whatsoever or which I have or at any time or times hereafter shall have power to dispose off, for such price or prices or other equivalent or other satisfaction of land or money and by such ways and means as my said Attorney shall think reasonable, either by public auction or private contact and on such terms and conditions as the said Attorney shall think fit and upon such sale, exchange, execute conveyance, assignment, transfer forms, deeds and all other documents and receive or pay as the case may be all monies on my behalf and sign and execute all receipts and discharge for the same.

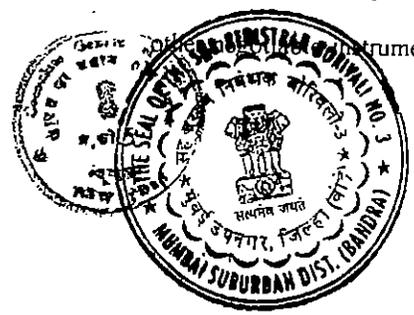


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14. To invest any of the moneys in or upon any shares or stock, securities or debentures or debenture stock or joint stock companies or by way of loan or loans with or without security or on mortgage of movable or immovable properties or with any business firms or any other security which said Attorney shall think fit and proper, either in my name or in the name of my said Attorney or any other person or persons in trust for me and from time to time to carry the said investments or any of them into for others of the same or like nature and in the meantime, pending any such investments as aforesaid to deposit the said moneys or any part thereof with any banker or bankers to whom my said Attorney may think fit and proper to entrust the same.

15. To enter into, make, sign, seal, execute, deliver, acknowledgement and perform any contract, agreement, deed, writing or think that may in the opinion of the said Attorney be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed for effectuating the purposes aforesaid or any of them and for all or any of the purposes aforesaid or any of them and for all or any of the purposes these presents to use my name.

16. To open account in any bank or banks as my said Attorney shall think fit and to operate upon the same for and on my behalf and in my name and also the accounts opened by me or to be opened for and on my behalf, sign and endorse all cheques, hundies, drafts, slips, bill of exchange, receipt and instruments and to receive payments in respect of the same,



*[Handwritten signature]*

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accept and receive money orders and telegraphic transfer of monies in my name and such account may be opened in my name alone or jointly with power to either or survivor, to operate such accounts and for the said purpose to pledge, mortgage or charge any of my movable or properties and for the said purpose to execute the necessary deeds, documents or transfer deeds or forms.

17. To represent me and to deal on my behalf before the concerned Registrar/ Joint Registrar/ Sub Registrar of Assurances appointed under the provisions of the Indian Registration Act and to lodge such document or any other documents for registration before such authorities and to admit execution thereof before such authorities or any other local or statutory authorities on my behalf and to collect the document or documents that may be lodged for registration with the concerned Registrar/ Joint Registrar/ Sub Registrar of Assurances and to issue valid receipt or acknowledgment therefor on my behalf.

18. To represent me and to deal on my behalf before the Superintendent of Stamps, the Local Police, the Corporation of Greater Mumbai and all its departments officers, the Collector, the Bombay Port Trust, local and statutory authorities and all Revenue Authorities in any matter with my properties.



*[Handwritten signature]*



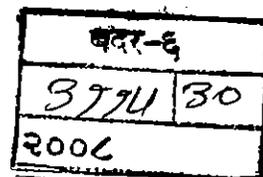
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2006	

19. To represent me and to deal on my behalf before the Reserve Bank of India or the authorities under the Foreign Exchange and to submit Applications, Affidavits, Declarations, Undertakings, Indemnities or Writings of any nature on my behalf as and when necessary.

20. To represent me and to deal on my behalf with the Income Tax Authorities or any other Tax authorities in any matter connected with our properties or the income generated from the said property and to file Income Tax Returns on my behalf and to furnish any information to the said authorities and for the said purpose to sign affidavits, declarations, undertakings, indemnities or writings of any nature.

21. To accept and/or to take delivery on our behalf all correspondence and communications addressed to me including registered letters, court summons and notices and all correspondence on my behalf with any person or persons and also to send notices.

22. To file, prosecute suits and to defend all actions, suits and proceedings by or against me or otherwise act therein as the said Attorney shall think proper and for the said purpose to sign, execute, declare, or swear as may be required or necessary Vakalatnama, Petitions, Written Statements, Affidavits, Declarations, Appeals, revision Applications, Appeals and Writings including Appellate Courts as the said Attorney shall have occasion to do and for the said purpose to appoint Counsels, Solicitors or Advocates to act on my behalf as the said Attorney shall deem fit and proper.

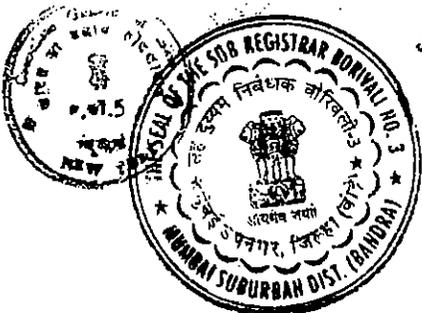


23. To take necessary legal action against the tenants who have violated the terms of tenancy in the said building "Sita Sadan" and for the said purpose to sign and verify plaints, applications, affidavits or writings of any nature to prosecute such legal proceedings to it's logical conclusions and to do everything necessary to protect my interest therein.

24. To settle, adjust, compound or compromise all actions, suits or claims and disputes with any person or persons in connection with the aforesaid matters on my behalf.

25. And also for the better and more effectually doing, effecting and performing the several matters and things aforesaid, to appoint from time to time or generally such person or persons as the Attorney may think fit as her substitute or substitutes to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or other in her or their place.

26. AND GENERALLY to execute and perform any other act, deed, matter or thing whatsoever, which in the opinion of my Attorney ought to be done, executed or performed in relation to my aforesaid legal matters as fully and effectually in all respects as I myself would do the same if I was personally present.



*Handwritten signature*

बंदरा-६	
3790	39
2006	

27. AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever my said Attorney shall do and/or purport to do by virtue of this Deed.

28. For the sake of easy and proper identification of I hereby affix my specimen signatures, photographs with my thumb impressions.

**SCHEDULE ABOVE REFERRED TO:**

Property bearing Plot No. 89/A, C.T.S. No. 304 of Village Police alongwith a building of Ground + 1 thereon known as Sitabagar situated at Swami Vivekanand Road, Kandivali (W) Mumbai - 400 062 India



IN WITNESS WHEREOF, We, the said I Mr. Santosh Parsram Mathrani have hereunder set and subscribed my hands at New York, U.S.A. this 6<sup>th</sup> of NOV 2007.

SIGNED, SEALED and DELIVERED )

by the withinnamed )

(1) Mr. Santosh Parsram Mathrani )

Identified by:



RTI

Before me:



**VERIFIED TRUE COPY**

**A. R. MAROO**  
**NOTARY**  
GOVT. OF INDIA  
G-1202, Anmol Apt., Opp. Patel  
Petro Pump, S. V. Road,  
Goregaon (W), Mumbai - 400 062  
Tel: -

SIGNED BEFORE ME BY SANTOSH PARSRAM MATHRANI  
PERSON UNKNOWN TO ME BUT WHO HAS PRODUCED  
U.S. PASSPORT NO. 222372568 ISSUED AT US Dept. of State  
ON 04-04-2007 AS EVIDENCE OF IDENTITY.

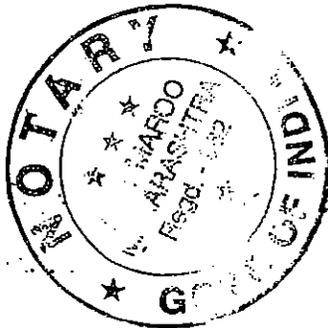
THE CONSUL GENERAL CANNOT HOLD ANY RESPONSIBILITY  
ABOUT THE CONTENTS OF THE DOCUMENT.

USANC 0909007 DATE NOV 06 2007



बदर-६	
3790	32

NARAYAN SINGH  
ASSISTANT CONSULAR OFFICER  
CONSULATE GENERAL OF INDIA  
NEW YORK



CERTIFIED TRUE COPY

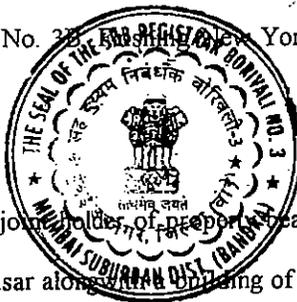
**A. P. MAROO**  
**NOTARY**  
GOVT. OF INDIA  
B-1202, Anmol Apt., Opp. Patel  
Petrol Pump, S. V. Road,  
Goregaon (W), Mumbai - 400 062  
Tel: 77 2222

FOR BOMBAY MERCANTILE CO-OPERATIVE BANK LTD.

AUTHORIZED SIGNATORY  
SANTOSH MATHRANI

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I Mr. CHANDER PARSRAM MATHRANI, an adult Hindu inhabitant presently at 136-04 Cherry Avenue, Flat No. 2B, 5th Floor, New York, U.S.A. 11355 do hereby SEND GREETINGS:-



WHEREAS I am the joint holder of property bearing Plot No. 89/A, C.T.S. No. 304 of Village Poisar along with my brother of Ground + 1 thereon known as "Sita Sadan" situated at Swami Vivekanand Road, Kandivali (W), Mumbai 400 067, India; more particularly described in the schedule hereunder written with my brother, Mr. Santosh Parsram Mathrani; AND WHEREAS presently I am out of the country and it is not possible for me to attend said matters regarding it's administration, maintenance, use and protection personally.

Bombay Mercantile Co-operative Bank Ltd. Santacruz Branch, Plot No. 207, T.P.S. V. Road, Santacruz (W), Mumbai-400 054.  
D-S/STP(V)/C.R.-1056/0205/1708-11/05

MUMBAI SUBURBAN DISTRICT

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10-20  
SPECIAL REGISTER  
ADHESIVE  
OCT 31 2007  
TAMP DUTY MAHARASHTRA



*Santosh Mathrani*

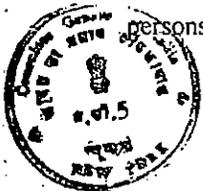
89/A 83  
2006

Hence, I am desirous of appointing some fit and proper person as our true and lawful attorney to attend to all the matters connected thereto on my behalf. Accordingly, I hereby APPOINT, NOMINATE and CONSTITUTE, my maternal aunt, Mrs. Pushpa Manohar Bhatia, adult Indian inhabitant presently residing at B-14, "Anand Apartments", Sub-way Road, Santacruz (W), Mumbai 400 054 as my true and lawful Attorney for me, in my name, on my behalf and for my benefit to do the various acts and deeds that is to say:

1. To look after, maintain and administer our property bearing Plot No. 89/A alongwith the building thereon known as "Sita Sadan" situated at Swami Vivekanand Road, Kandivali (W),

Mumbai 400 067, India, more particularly described in the schedule hereunder written and to everything necessary to my interest therein.

2. To acquire and purchase any land, with or without structure, take possession and receive rents, interest and profit and manage movable and immovable properties belonging to me or to which I am or any person or persons in trust for me now is at any time hereafter shall or may become seized or possessed or entitled to any share or interest whatsoever and also to let or demise or grant license in respect of any portion thereof to any person or persons, body or bodies politic or corporate for any



*Handwritten signature*

बंदर-६	
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premium, fine and settle the covenants and conditions as my said Attorney thinks fit and proper and to execute any deeds, documents or writings for the purpose.

3. To accept, surrender of any lease or tenements which have already been created or may hereafter be created on and in the said land, hereditaments and premises or any part thereof and to make allowance and arrangements with lessees, tenants or others.

4. To repair and rebuild any structure or other building on the said lands hereditaments and premises or any part thereof in which I may be interested and to ensure the same or any of them against loss or damage by fire, tempest or otherwise and to pay all rents, rates, taxes, ~~insurance~~ and insurance premium in respect thereto.

5. To redevelop the said property, more particularly ~~as described~~ in the schedule hereunder written and to negotiate on my behalf and to enter into any Memorandum of Understanding, Agreement for redevelopment of the said property and/or if necessary to sell or transfer or alienate it on such terms and conditions as my said Attorney shall deem fit and proper and for the said purpose to enter into any Development Agreement, Agreement to Sell, Sale Deed, Deed of Transfer and Conveyance and all other papers, documents or writings that may be lawfully and legally required and for the said purpose to do all consequential therefor on my behalf.



*[Handwritten signature]*

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2006

6. To represent me and deal on my behalf with the Tenants/Occupants on the said property, more particularly described in the schedule hereunder written and to arrive at any settlement with them on the said terms and conditions as my said Attorney may deem fit and proper and for the said purpose to enter into any agreement with them on my behalf.

7. To appoint and employ agents, clerks and servants to assist in the management of movable and immovable properties belonging to me or in which I may be interested and to remove them and appoint others in their place and to pay to the persons so employed as aforesaid such salaries, wage and other remuneration as my said Attorney may think fit and proper.

8. To give and execute effectual receipts and discharges for the rents, profits and compensation of the land, hereditaments and premises belonging to me or in which I may be interested and on non payment of such rents, profits and/or compensation or any part thereof or on the breach of the covenants, agreement and conditions which ought to be observed and performed by any lessee or tenant or licensee of the said Property or any part thereof, to distain for such rent and to commence, carry on and prosecute any actions, suit or other proceedings whatsoever for compelling payment of such rents, profits or possession for non account of any

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such breach of covenants as aforesaid as my said Attorney shall think fit and proper.

9. To take all lawful ways and means for recovering and receiving, obtaining or getting, defending or protecting the land, hereditaments and premises which do or shall or which by my said Attorney shall be conceived or in which I may be interested as fully and effectually as I myself might or could use or take, if I were personally present and did the same.

10. To give any of the flats/premises in the building "Sita Sadan" on Leave and Licence basis for such consideration and on such terms as my said Attorney may deem fit and proper and for the said purpose to enter into any Agreement as provided under Section 24 of the Maharashtra Rent Control Act 1999 and to lodge such Agreement or Agreements for registration with the concerned Registrar/Joint Registrar/Sub-Registrar of Assurances appointed under the Indian Registration Act and also to arrange execution of such document or documents on my behalf.

11. To ask, demand, sue for, recover and transmit to me, bodies politic or corporate liable to pay, transfer and deliver the same respectively all such money, stock, funds, interests, dividends, debt, dues, goods, effects and things, owing or payable or belonging to me to which I shall at any time hereafter owing or belonging to me by virtue of any security or upon any balance on account or otherwise howsoever and on payment, transfer or delivery thereof or any part thereof respectively, to give, sign and execute receipts, dividend warrants, receipts re-conveyances and other discharge for



*[Handwritten signature]*

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the same respectively and on non payment, non transfer or non delivery thereof or any part thereof respectively and for that purpose to sign and execute all plaints, written statements, affidavits and applications and to engage solicitors, advocates and to settle and pay their fees.

12. To attend the meetings of any joint stock companies in which I may be holding share and debentures and to vote at such meetings and sign proxy or any other instrument authorizing any other person to vote at such meetings.

13. To sell or exchange with any person or persons whatsoever all or any of the shares, securities or any other movable property of or to which I or any person or persons in trust for me, now is or are or any time or times hereafter shall become seized, possessed or entitlled for any estate or interest whatsoever or which I have or at any time or times hereafter shall have power to dispose off, for such price or prices or other equivalent or other satisfaction of land or money and by such ways and means as my said Attorney shall think reasonable, either by public auction or private contact and on such terms and conditions as the said Attorney shall think fit and upon such sale, exchange, execute conveyance, assignment, transfer forms, deeds and all other documents and receive or pay as the case may be all monies on my behalf and sign and execute all receipts and discharge for the same.



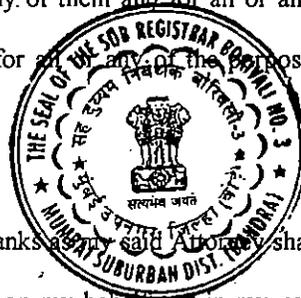
*[Handwritten signature]*

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14. To invest any of the moneys in or upon any shares or stock, securities or debentures or debenture stock or joint stock companies or by way of loan or loans with or without security or on mortgage of movable or immovable properties or with any business firms or any other security which said Attorney shall think fit and proper, either in my name or in the name of my said Attorney or any other person or persons in trust for me and from time to time to carry the said investments or any of them into for others of the same or like nature and in the meantime, pending any such investments as aforesaid to deposit the said moneys or any part thereof with any banker or bankers to whom my said Attorney may think fit and proper to entrust the same.

15. To enter into, make, sign, seal, execute, deliver, acknowledgement and perform any contract, agreement, deed, writing or think that may in the opinion of the said Attorney be necessary or proper to be entered into, made, signed, sealed, executed, delivered, acknowledged or performed for effectuating the purposes aforesaid or any of them and for all or any of the purposes aforesaid or any of them and for all or any of the purposes these presents to use my name.

16. To open account in any bank or banks and to operate upon the same for and on my behalf and in my name and also the accounts opened by me or to be opened for and on my behalf, sign and endorse all cheques, hundies, drafts, slips, bill of exchange, receipt and other negotiable instruments and to receive payments in respect of the same,



*[Handwritten signature]*

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accept and receive money orders and telegraphic transfer of monies in my name and such account may be opened in my name alone or jointly with power to either or survivor, to operate such accounts and for the said purpose to pledge, mortgage or charge any of my movable or properties and for the said purpose to execute the necessary deeds, documents or transfer deeds or forms.

17. To represent me and to deal on my behalf before the concerned Registrar/ Joint Registrar/ Sub Registrar of Assurances appointed under the provisions of the Indian Registration Act and to lodge such document or any other documents for registration before such authorities and to admit execution thereof before such authorities or any other local or statutory authorities on my behalf and to collect the document or documents that may be lodged for registration with the concerned Registrar/ Joint Registrar/ Sub Registrar of Assurances and to issue valid receipt acknowledgment therefor on my behalf.



18. To represent me and to deal on my behalf before the Superintendent of Stamps, the Local Police, the Municipal Corporation of Greater Mumbai and all its departments and officers, the Collector, the Bombay Port Trust, local and statutory authorities and all Revenue Authorities in any matter connected with my properties.



*[Handwritten signature]*

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19. To represent me and to deal on my behalf before the Reserve Bank of India or the authorities under the Foreign Exchange and to submit Applications, Affidavits, Declarations, Undertakings, Indemnities or Writings of any nature on my behalf as and when necessary.

20. To represent me and to deal on my behalf with the Income Tax Authorities or any other Tax authorities in any matter connected with our properties or the income generated from the said property and to file Income Tax Returns on my behalf and to furnish any information to the said authorities and for the said purpose to sign affidavits, declarations, undertakings, indemnities or writings of any nature.

21. To accept and/or to take delivery on our behalf all correspondence and communications addressed to me including registered letters, court summons and notices and all correspondence on behalf of any person or persons and also to send notices.

22. To file, prosecute suits and to defend all factious suits and proceedings by or against me or otherwise act thereon as the said Attorney shall think proper and for the said purpose to sign, execute, declare, or swear as may be required or necessary Vakalatnama, Petitions, Written Statements, Affidavits, Declarations, Appeals, revision Applications, Appeals and Writings including Appellate Courts as the said Attorney shall have occasion to do and for the said purpose to appoint Counsels, Solicitors or Advocates to act on my behalf as the said Attorney shall deem fit and proper.



*Handwritten signature*

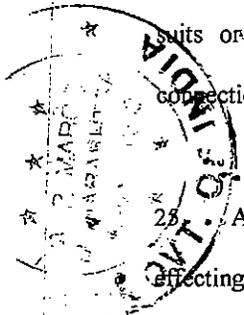
बंदर-६  
396/79  
2006

23. To take necessary legal action against the tenants who have violated the terms of tenancy in the said building "Sita Sadan" and for the said purpose to sign and verify plaints, applications, affidavits or writings of any nature to prosecute such legal proceedings to it's logical conclusions. and to do everything necessary to protect my interest therein.

24. To settle, adjust, compound or compromise all actions, suits or claims and disputes with any person or persons in connection with the aforesaid matters on my behalf.

25. And also for the better and more effectually doing, effecting and performing the several matters and things aforesaid to appoint from time to time or generally such person or persons as the Attorney may think fit as her substitute or substitutes to do, execute and perform all or any such matters and things as aforesaid and any such substitute or substitutes at pleasure to remove and to appoint another or other in her or their place.

26. AND GENERALLY to execute and perform any other act, deed, matter or thing whatsoever, which in the opinion of my Attorney ought to be done, executed or performed in relation to my aforesaid legal matters as fully and effectually in all respects as I myself would do the same if I was personally present.



*Handwritten signature*

बंदर-६	
3790	82
2006	

27. AND WE HEREBY AGREE AND UNDERTAKE to ratify and confirm all and whatsoever my said Attorney shall do and/or purport to do by virtue of this Deed.

28. For the sake of easy and proper identification of I hereby affix my specimen signatures, photographs with my thumb impressions.

SCHEDULE ABOVE REFERRED TO:

Property bearing Plot No. 89/A CTS No. 304 of Village Poisar alongwith a building of Ground thereon known as "Sita Sadan" situated at Swami Vivekanand Road, Kanjivalli, Mumbai 400 067, India

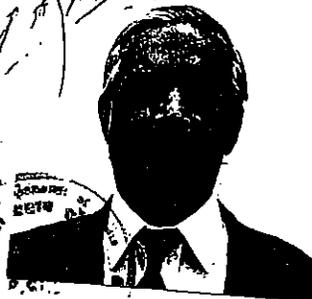
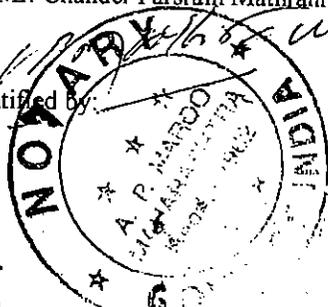
IN WITNESS WHEREOF the said Chander Parsram Mathrani have hereunder set and subscribed by hands at New York, U.S.A. this 6<sup>th</sup> of NOV 2007.

SIGNED, SEALED and DELIVERED )

by the withinnamed )

(1) Mr. Chander Parsram Mathrani )

Identified by:



RTI

Before me:

SIGNED BEFORE ME BY CHANDER PARASRAM MATHRANI PERSON UNKNOWN TO ME BUT WHO HAS PRODUCED

CERTIFIED TRUE COPY INDIAN PASSPORT NO. V156538 ISSUED AT NEW YORK ON 14-03-1996 AS EVIDENCE OF IDENTITY.

**A. P. MAROO**  
**NOTARY**

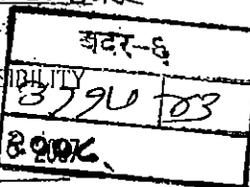
GOVT. OF INDIA  
1202, Anmol Apt., Opp. Petrol Pump, S. V. Road, Goregaon (W), Mumbai - 400 062  
Tel. 2772222

THE CONSULATE DOES NOT HOLD ANY RESPONSIBILITY ABOUT THE CONTENTS OF THE DOCUMENT.

USANC 0909107

DATE

NOV 08 2007



NARAYAN SINGH  
ASSISTANT CONSUL IN CHARGE

आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

RAMBADAN R SINGH

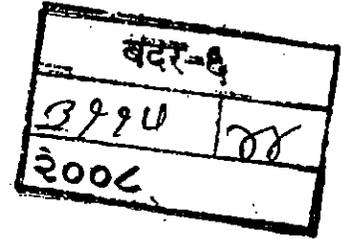
RAMADHAR FUSHRAI SINGH

01/07/1968

Permanent Account Number

AZLPS1727J

*Rambadan Singh*  
Signature



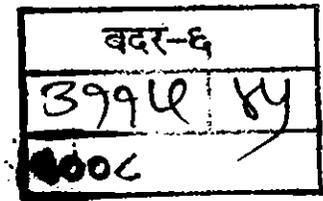
दस्त क्रमांक : 3117/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: मे/- राधा डेव्हलपर्स चे भागीदार सुंदरलाल ए. जैन - - पत्ता: घर/फ्लॅट नं: 13 गल्ली/रस्ता: एस व्ही रोड ईमारतीचे नाव: मृद किशोर ईमारत नं: - पेट/वसाहत: - शहर/गाव: बोरीवली प मुं तालुक	लिहून घेणार वय 50 सही		
2	नाव: मे/- राधा डेव्हलपर्स चे भागीदार आशित बी. दोशी - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: AACPD89	लिहून घेणार वय 40 सही		
4	नाव: चंदर परसराम मथरानी व संतोष परसराम मथरानी तर्फे मुखत्यार पुष्या मनोहर भाटिया - - पत्ता: घर/फ्लॅट नं: बी 14 गल्ली/रस्ता: सब वे रोड ईमारतीचे नाव: आनंद अपार्ट ईमारत नं: - पेट/व	लिहून देणार वय 67 सही		

खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
3	मे/- राधा डेव्हलपर्स चे भागीदार घनश्याम एस. गोस्वामी - -



दस्त क्र. [वदर6-3117-2008] चा गोषवारा  
बाजार मुल्य :23960500 मोबदला 46500000 भरलेले मुद्रांक शुल्क : 2325000

पावती क्र.:3117 दिनांक:08/04/2008  
पावतीचे वर्णन  
नांव: मे/- राधा डेव्हलपर्स चे भागीदार सुंदरलाल  
ए. जैन - -

दस्त हजर केल्याचा दिनांक :08/04/2008 11:46 AM  
निष्पादनाचा दिनांक : 08/04/2008  
दस्त हजर करणा-याची सही :

*Sunder Lal*

30000 : नोंदणी फी  
1000 : नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

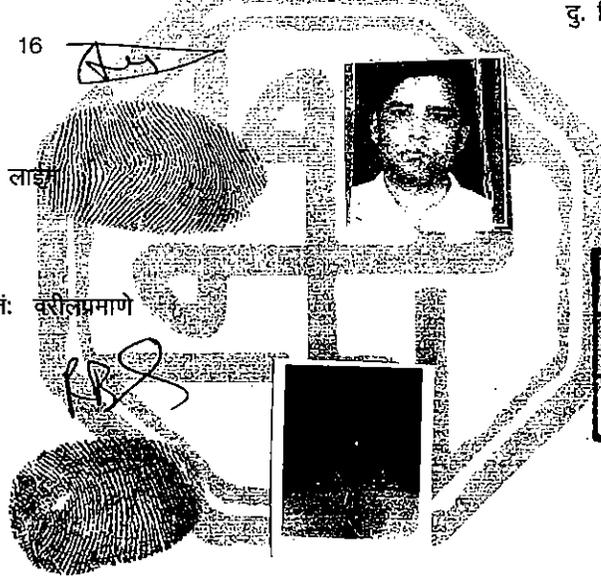
दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/04/2008 11:46 AM  
शिकका क्र. 2 ची वेळ : (फी) 08/04/2008 11:54 AM

31000: एकूण

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

*Sunder Lal*  
दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

- 1) अशोक सिंह- - , घर/प्लॉट नं: 16  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: जवाहर नगर, पाईप लाईन  
शहर/गाव: खार पु मुं  
तालुका: -  
पिन: 51
- 2) रामबदन सिंह- - , घर/प्लॉट नं: वरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेठ/वसाहत: -  
शहर/गाव:-  
तालुका: -  
पिन: -



वदर-६  
3194 8E  
2008

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)



08/04/2008

दुय्यम निबंधकः

पञ्चम निबंधकः

दस्ता क्र 3117/2008

1:21:20 pm

बोरीवली 3 (बोरीवली)

दस्त क्रमांक : 3117/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
3	नाव: मे/- राधा डेव्हलपसे चे भागीदार घनश्याम एस. गोस्वामी - - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव:- तालुका: - पिन: - पॅन नम्बर:	लिहून घेणार वय 45 सही		

बदर-६  
3990 80  
2006



दस्त क्र. [बदर6-3117-2008] चा गोषवारा  
बाजार मुल्य :23960500 मोबदला 46500000 भरलेले मुद्रांक शुल्क : 2325000

पावती क्र.:3117 दिनांक:08/04/2008  
पावतीचे वर्णन  
नांव: मे/- राधा डेव्हलपर्स चे भागीदार सुंदरलाल  
ए. जैन - -

दस्त हजर केल्याचा दिनांक :08/04/2008 11:46 AM  
निष्पादनाचा दिनांक : 08/04/2008  
दस्त हजर करणा-याची सही :

30000 :नोंदणी फी  
1000 :नक्कल (अ. 11(1)), पृष्ठांकनाची  
नक्कल (आ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

31000: एकूण

दस्ताचा प्रकार :25) अभिहस्तांतरणपत्र  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 08/04/2008 11:46 AM  
शिकका क्र. 2 ची वेळ : (फी) 08/04/2008 11:54 AM  
शिकका क्र. 3 ची वेळ : (कबुली) 08/04/2008 01:21 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 08/04/2008 01:21 PM

दस्त नोंद केल्याचा दिनांक : 08/04/2008 01:21 PM

दु. निबंधकाची सही, बोरीवली 3 (बोरीवली)

ओळख :

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

1) अशोक सिंह- - ,घर/फ्लॅट नं: 16

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: जेव्हा नगर, पाईप लाईन

शहर/गाव:खार पु मुं

तालुका: -

पिन: 51

2) रामबदन सिंह- - ,घर/फ्लॅट नं: वरीलप्रमाणे

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव:-

तालुका: -

पिन: -

दु. निबंधकाची सही  
बोरीवली 3 (बोरीवली)



प्रमाणित करणेत येते की, या  
दस्तामध्ये एकूण ...४८...पाने आहेत.

सह दुय्यम निबंधक बोरीवली क्र ३,

मुंबई उपनगर जिल्हा.

बदर-६/३९९०/२००८

पुस्तक क्रमांक १, क्रमांक ..... वर

नोंदला: - 8 APR 2008

दिनांक:

सह दुय्यम निबंधक, बोरीवली क्र ३,  
मुंबई उपनगर जिल्हा.



\*\*\*\*\*

DATED THIS            DAY OF MARCH, 2008

\*\*\*\*\*

FROM :

SHRI CHANDER P. MATHRANI & ANR.

TO :

M/s.RADHA DEVELOPERS

**POSSESSION LETTER**

\*\*\*\*\*

MUMBAI DATED THIS DAY OF \_\_\_\_\_ 2007

*PA Jm 3/17/08*  
*S.S. 3.22*

FROM

Mr. Santosh Parsram Mathrani

TO

Mrs. Pushpa Manohar Bhatia

**POWER OF ATTORNEY**

Clement Lobo,  
Advocate, High Court,  
21/272, Ramkrishna Nagar,  
S.V. Road, Khar (West)  
MUMBAI 400 052