



Wednesday, March 10, 2010
4:08:16 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 2740

गावाचे नाव भाईदर

दिनांक 10/03/2010

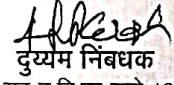
दस्तावेजाचा अनुक्रमांक टनन10 - 02740 - 2010

दस्ता वेजाचा प्रकार करारनामा

सादर करणाराचे नाव: लुईसा जे रॉड्रीगस - -

नोंदणी फी	:-	7470.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (28)	:-	560.00
एकूण	रु.	8030.00

आपणास हा दस्त अंदाजे 4:22PM ह्या वेळेस मिळेल


दुय्यम निबंधक
सह दु.नि.का-ठाणे 10

बाजार मूल्य: 747000 रु. मोबदला: 400000 रु.

भरलेले मुद्रांक शुल्क: 19950 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: स्टेट बँक ऑफ हैदराबाद-मिरारोड पू.ठाणे.;

डीडी/धनाकर्ष क्रमांक: 2750-4; रक्कम: 7470 रु.; दिनांक: 09/03/2010

- Rodrigues

WHEREAS

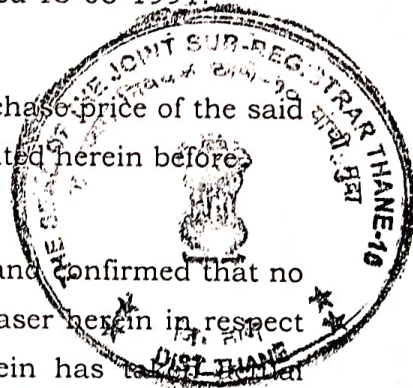
By and under an Agreement for Sale dated 10-05-1991 entered between M/s. Shantistar Builders having office at 8, Tulsiani Chambers, Nariman Point, Mumbai - 400 021, referred as the Builder therein (hereinafter referred to as the said Builders) and Mr. Laxmichand Khimji Savla referred as the Purchaser therein (hereinafter referred to as the 1st Purchaser) and the said M/s. Shantistar Builders agreed to sell to the 1st Purchaser and the 1st Purchaser agreed to purchase from them a flat being Flat No. 003 on the Ground Floor admeasuring Built-up area of 360 Square feet situated at Pushpakant Shantinagar Co-op. Housing Society Ltd., Building No. C-42, Sector II, Shantinagar, Mira Road (East), Dist. Thane - 401 107 (hereinafter referred to as the said flat), at the price and on the terms and conditions mention therein on the land more particularly described in the schedule written hereunder.

A N D

The said original Agreement for Sale dated 10-05-1991 was lodged for registration at the office of the Sub-Registrar of Assurance at Thane under No. 0062600 CHA 4110191 Dated 13-05-1991.

A N D

The 1st Purchaser herein has paid entire purchase price of the said flat to the said Builders as per Agreement recited herein before



A N D

The said M/s. Shantistar Builders admitted and confirmed that no amount is due and payable by the 1st Purchaser herein in respect of the said flat and the 1st Purchaser herein has taken possession of the said flat.

AND WHEREAS : By and under an Agreement for Sale dated 02-05-1991 entered between 1st Purchaser and the transferors referred to as the purchasers therein, the said 1st Purchaser agreed to sell to the transferors herein & the said transferors agreed to purchase from 1st Purchaser the said flat at the price and on the terms and conditions mentioned therein.

2nd and 3rd and 4th /
M/s. Shantistar Builders
V-Rodrigues

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Rodrigues

: 4 :

A N D

The transferees are desirous of acquiring the said shares and rights of the said flat with all deposits and contributions made by the transferors with various local authorities for the beneficial, enjoyment and occupation of the said flat.

A N D

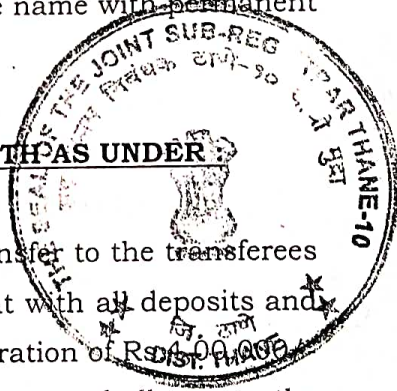
The transferors have agreed to transfer the said shares and rights of the said flat and hand over vacant possession of the said flat to the transferees at and for the total consideration of Rs.4,00,000/- (Rupees Four lacs only) together with all deposits and contribution made by the transferors either through the said society or with various local authorities for the beneficial enjoyment and occupation of the said flat.

A N D

The transferees have agreed to purchase the said shares and rights of the said flat with all deposits and contribution made by the transferors and all benefits thereof at and for the total consideration as aforesaid transferred in the name with permanent right of use and occupation of the said flat.

NOW THIS AGREEMENT WITNESSETH AS UNDER :

1. The transferors shall sell, assign and transfer to the transferees all the said shares & right of the said flat with all deposits and benefits thereof at & for the total consideration of Rs.4,00,000/- (Rupees Four lacs only) and the transferees shall pay to the transferors entire amount of agreed consideration of Rs.4,00,000/- (Rupees Four lacs only). The transferors doth do hereby admit & acknowledge to discharge every part thereof to the transferees after receipt of agreed consideration in following manner :-



27/07/90 27/07/90
Rodrigues Rodrigues

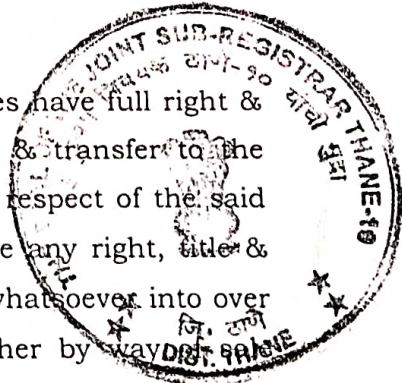
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Rodrigues

: 5 :

Rs. _____ /-The transferees shall pay to the transferors on/or before execution hereof as part amount of agreed consideration.

Rs. 406,000/- The transferees shall pay to the transferors on/or before 06/03/2010 as balance amount of agreed consideration.

2. The transferors declares that all amounts in relation to the said shares and the said flat are fully paid up and no dues of any nature whatsoever in respect thereof are payable to the said society. The transferors also agrees to pay all dues if any to the said society or any other authorities for the period till possession of the said flat is hand over to the transferee and thereafter the transferors will not be liable for the same.
3. The transferors declares & hereby agrees & undertakes that immediately on execution hereof they will obtain necessary permission from the said society as required under rules 40 (a) of M.C.S. Act. 1960 to transfer all the rights, title & interest including shares & deposits in favour of the transferees & also agrees to co-operate & assist with the transferees for further assuring in law & for better perfectly transferring the said flat will all benefits thereof unto the transferee.
4. The transferors declares that they themselves have full right & absolute power & authority to sell, assign & transfer to the transferees all the rights, title & interest in respect of the said flat & that no other person or persons have any right, title & interest or claim or demand of any nature whatsoever into over upon the said flat or any part thereof either by exchange, mortgage, gift, trust, lien or tenancy or otherwise over the said flat & the said flat is free from all attachments & encumbrances beyond reasonable doubts & hereby agrees & undertake to indemnify & keep indemnified to the transferees against all such acts, actions, claims, demands, proceedings, cost & expenses arising from any third person or persons relating to the said flat.



दस्तावेज - १०
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2x2xmv mrvmv 2xmv
 mrvmv mrvmv 2xmv
 V-Rodrigues & Rodrigues

9. All expenses incidental to this Agreement including stamp duty, registration charges, etc. if any payable on this agreement shall be borne and paid by the transferees who shall also liable to pay all outgoings in respect of the said flat as and when due for payment from the date of possession and the society's transfer fees will be shared between the transferors and transferees equally.

THE SCHEDULE OF THE PREMISES REFERRED TO

Flat No. 003, on the Ground Floor admeasuring Built-up area of 360 Square feet (equivalent to 33.45 square meters Built-up area) situated at Building No. C-42, Pushpakant Shantinagar Co-op. Hsg Society Ltd, Sector II, Shantinagar, Mira Road (East), Dist. Thane - 401 107. On all that piece or parcel or land or ground lying being and situated at village Bhayander/~~Penkarpada~~ in Taluka Thane and District Thane within the limits of Mira Bhayander Municipal Corporation and in the registration district and sub-district of Thane and bearing Survey No. 742

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V-Rodrigues

Rodrigues



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

SIGNED SEALED AND DELIVERED by)

the withinnamed "TRANSFERORS")

2 नं 21 मीव म 21/11/20

MR. RAMESHBHAI BHIKHABHAI SOLANKI)



AND

MR. BHARATBHAI BHIKABHAI SOLANKI)

म 20/11/20



In the presence of Samiy)

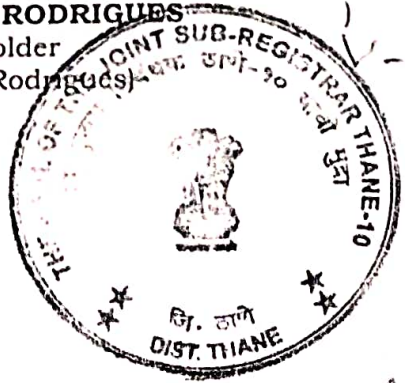
SIGNED SEALED AND DELIVERED by)
the withinnamed "TRANSFEEEE")

MR. JOSEPH JOHN RODRIGUES)
(Power of Attorney Holder)
Mrs. Veronica John Rodrigues)

J. Rodrigues



AND



MRS. LOUISA J. RODRIGUES)

L. Rodrigues

In the presence of L. Rodrigues)



20 11/2090
L - 22

सिद्ध भाईन्दर नगरपालिका परिषद
 मुख्य कार्यालय भाईन्दर
MIRA BHAYANDAR MUNICIPAL COUNCIL

उच्चपती दिवाजी महाकाज मार्ग, भाईन्दर पिन कोड ४०११०१.

२५३०६१८८-८०

तारीख - २६/१२/८८

- बाबत :-
- १] मे. अर्थ पुस्तिक आर्कटाइवट घांवा दि. १६.१४.८५, ४ अर्ज.
 - २] मे. ग्रामपंचायत भाईंदर जा. १९/१२/८०, दि. १६.१४.८५, ५ अर्ज.
 - ३] मे. विल्लवाधिकारी मारी. भाईंदर पंचायत/१९/१२/८०, दि. १६.१४.८५, ६ अर्ज.
 - ४] मे. वनराज अँड मिनीस्ट्रेषन डिपार्टमेंट मंत्रालय पु. एच०/१२/८०/१०००/२४२२२/१६/८५, दि. १६.१४.८५ को मंजूरी.

सापट परवाना

मिरा भाईंदर नगरपालिका क्षेत्रांत, शांतीनगर नावाचे, अतिवस्था पाणा-वा स्थिळता ग्रामपंचायत भाईंदर, मे. विल्लवाधिकारी हाचे व महााराष्ट्र शासनाने मंजूरी दिलेली आहे.

- बाबतचे न. व विल्लवाधिकारी :-
- ए-१, ए-२, ए-३/५, ए-४/८, ए-२, ए-१०, ए-११/१२, ए-५/८.
 - टा. १-१/५, तो-१/८, तो-११/१२, तो-१५/१६, तो-१८.
 - ती-१२/१०, ती-११/१२, ती-१५.

वरील इमारतीचे पुर्ण रचणा अर्ज, रचणुकाचे आव दिवत घा. टोळणे, अर्थ पुस्तिक घांती दाखवा दिलेला आहे. तसेच वरील इमारतीचे भाऊत करपंत नगरपालिकेचे हस्त नाही. मात्र तदर्थे पा. विभागात न. वि. वि. वि. वरील इमारतीचे गाळा भाऊंती घाती पाठविण्यांत घा. तसेच आता तसेच असे.

पुत -
 १] अर्थ पुस्तिक आर्कटाइवट १५ अर्ज
 घांवा, पहिला भागा, टोळणे, दि. १६-१४-८५
 २] सुवर्णपुस्तिक कर विभाग
 मिरा भाईंदर नगरपालिका परिषद.



ट. न. न - १०
२६००/२०१०
११-२८

Read:- Application from Arch Unique Architects on behalf of
Shri Kurnarpal Shah and others of Bombay, dt. 23-1-1978.
Govt. order GAD3 No. MWS-1077/VXXV dt. 11-1-1978.
A.D.T.P., Thane's letter No. MLC/Thane-7091, dt. 30-2-78.
W.O.R. No. MLC/Deak-1/G.T./22, dt. 17-3-78, from Tenancy
Br. of Collector's Office, Thane.

ORDER.

The Arch Unique on behalf of Kurnarpal Shah and others of
Bombay has applied for approval of layout plans and grant of N.A.
permission for the land bearing S.No. 734 in 743 of Bhayandar and
S.No. 196, 197, 203, 209, 210, 214 and 252 to 254 of Mira
village, Taluka Thane admeasuring 7, 66, 585, 45.04 metres. The
Govt. in G.A.D. under their order No. MWS-1077/VXXV dt. 11-1-78.
have granted exemption under section 20 of the Urban Land
(Ceiling & Regulation) Act, 1976 to the said land for construction
of houses to the weaker sections. The Asstt. Director of Town
Planning Thane have approved the layout and building plans.

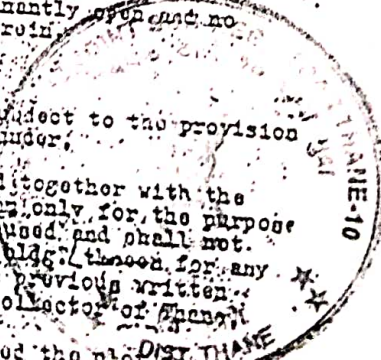
On scrutiny of proposals it is noticed that there are
tenants on the lands in respect of G.Lon 735/p, 737/p, 738,
743/p, 744/p, 745, 747/p, 747/p, 748/p of Bhayandar village and
197 and 215/p of Mira village. These lands are not clear with
the legal aspects of P.E. and A.L. Act, 1948. In view of the above
facts I, K.C. Srivastava, Collector, Thane is hereby pleased to
approve the layout plan (including the area of S.Nos having
tenants and S.Nos 252 to 254 of Mira which fall in reserve Green
Zone) and to grant N.A. permission under section 44 of M.L.R.C.
1966, admeasuring 5, 61, 885 - 40 sq. metres to Shri Kurnarpal
Shah and others of Bombay subject to the following conditions:

Conditions for layout.

1. All the plots in layout shall be used for residential purpose only.
2. The layout shall not be demarcated on site through D.T.T. Thane and all layout roads shall be constructed on the site and arrangement for water supply drainage disposal should be made to the entire satisfaction of the P.M.E.R. A within 6 months from the date of this order.
3. No plot shall be further sub-divided.
4. Roads in the approved layout shall be allowed to be used by the adjacent landholder for purpose of their access.
5. The open space shall be kept permanently open and no building should be constructed therein.

Conditions for N.A. permissions.

1. The grant of permission shall be subject to the provision of M.L.R. Code and Rules made thereunder.
2. that the grantees shall use the land together with the building and/or agricultural proceeds only for the purpose for which the land permitted to be used and shall not use in or any part of the land or bldg. thereon for any other purpose without obtaining the previous written permission to the effect from the Collector of Thane.
3. that the grantees shall not sub-divide the plots if any approved in this order, without getting the sub-division previously approved from the authority granting the permission.



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4. that the grantee shall develop the land strictly in accordance with the sanctioned layout plan within a period of one year from the date of this order by (a) constructing Roads, drains etc. to the satisfactions of the Collector and the concerned V.P. authority, and (b) by measuring and demarcating the plots by the Survey Deptt. and until the land is so developed the plot therein shall not be disposed of by him in any manner,

5. that if the plot is sold or otherwise disposed of by the grantee it shall be the duty of the grantee to sell or otherwise dispose of that plot subject to the condition mentioned in this order and to take specific mention about this in deed to be executed by him;

6. the plinth area of each type of design of building should be as shown below:-

Type	Plinth area
A	247.25 sq. mtrs.
B	193.18 "
C	133.05 "
D	97.92 "

which should not be more than 1/3 of the total area of plot and 2/3 area should be kept open.

The following percentage of the building in each type shall be maintained in each neighbourhood:-

A Type	6 percent
B "	17 "
C "	60 "
D "	17 "

Distance between any two buildings in every neighbourhood unit shall be maintained 20'

The applicant has been permitted to utilize tenement density on par with the tenement density prescribed in Bombay for congested area. He should therefore provide open spaces to the extent of 15 percent of the total area of each neighbourhood as far possible centrally located.

In addition to the 15 percent of open space primary school site in each neighbourhood shall be provided at the rate of 2.5 sq. metre per student. The primary school going population may be taken as 15 percent of the population of a neighbourhood unit.

The separate secondary school site shall also be provided for school going population at 2% percent of the neighbourhood population suitably in the layout.

Shops shall not be allowed on roads less than 18.45 mts. wide roads shown in the layout on internal roads convenience shopping may be freely permitted on ground floor only. Similar sufficient provision for Dispensary and library may also be made in ground floor of the residential building.

The general road pattern in the neighbourhood unit shall be as shown modified in green in the layout plan as also on the detail plan for the neighbourhood. Areas centrally shown in blue shall be exclusively reserved for shopping purposes. Sufficient area shall have to be provided for car parking as shown in Green on the layout plan.

7. that the grantee shall be bound to obtain the requisite building permission from the Village Panchayat before starting construction of the proposed or their constructions, if any.



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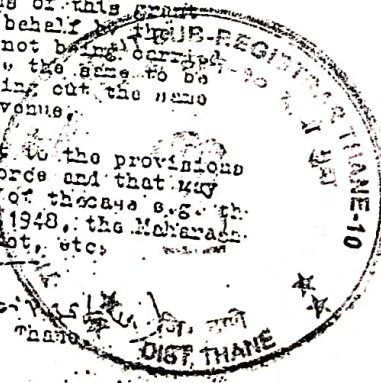
8. that the grantee shall maintain the open marginal distance as shown in the enclosed plan,
9. that the grantee shall commence the N.A. use of the land within the period of one year from the date of the order, unless the period is extended from time to time failing which the permission shall be deemed to have been cancelled.
10. that the grantee shall communicate the date of commencement of N.A. use of the land and/or change in the use to the Tahsildar of Thane through the Talathi, within one month failing which he shall be liable to be dealt with under rule 6 of the M.J.R. (Conversion of use of land and N.A.A.) Rules 1969.
11. that the grantee shall pay the N.A. assessment in respect of the land at the rate of Rs. 50.00 per Acre from the date of commencement of the land for the purpose for which the permission is granted. In the event of change in the use of the land, the N.A. assessment shall be liable to be levied at the different rate irrespective of the fact that the guarantee period of N.A. assessment already levied is yet to expire,
12. that the N.A. assessment shall be guaranteed for the period till it is revised after which it shall be liable to be paid at the revised rate, if any,
13. that the grantee shall pay the measurement fees within one month from the date of commencement of N.A. use of the land,
14. that the area and N.A. assessment in this order and the Sanad shall be liable to be altered in accordance with the actual area found measuring the land by the Survey Deptt.
15. that the grantee shall not make any additional or alterations to the building already constructed as per sanctioned plans without the previous permission of and without getting the plans thereon approved by the Collector.
16. a) If the grantee contravenes any of the conditions mentioned in this order and those in the Sanad, the Collector may, without prejudice to any other penalty to which he may be liable under the provisions of the Code continue the said land/plot in the occupation of the applicant or payment of such fine and assessment as he may direct.
- b) Notwithstanding anything contained in Clause (a) above it shall be lawful for the Collector or Thane to direct the removal or alteration of any building or structures erected or used contrary to the provisions of this grant within such time as is specified in that behalf by the Collector and such removal or alteration not being carried out within the specific time, he may cause the same to be carried out and recover the cost of carrying out the same from the grantee as an arrears of Land Revenue.
- c) The grant of this permission is subject to the provisions of any other laws for the time being in force and that may be applicable to the relevant other acts of the case e.g. the Bombay Tenancy and Agricultural Lands Act, 1948, the Maharashtra Village Panchayat Act, the Municipal Act, etc.

THANE

removed



(K.C.S. ...)
Collector, Thane



Shri Kurnarpal Shah
(with the approved plans)
through Arch Unique, "Vikas", 11, Bank Street,
4th Floor, Fort, Bombay 400032.

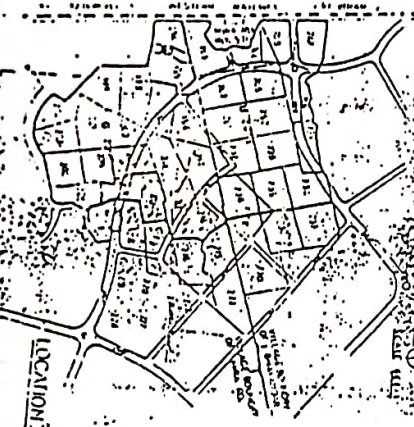
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TYPICAL DESIGN FOR BUILDING TYPE C FOR
 OF PLOT BEARING S.W. 10728 DILAWADAR
 PLOT NO. 2 AND 233
 233 ALMIRA ROAD

ROOF FLOOR PLAN

GROUND FLOOR PLAN

2ND & 3RD FLOOR PLAN



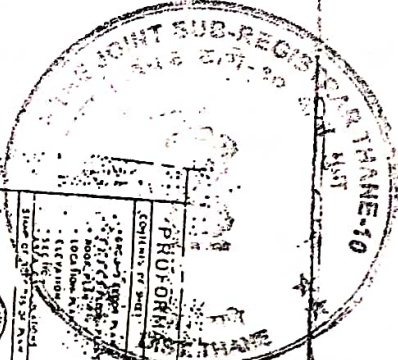
LOCATION PLAN

- 1. Section of 2nd floor shown in this plan
- 2. Section of 3rd floor shown in this plan
- 3. Section of 4th floor shown in this plan
- 4. Section of 5th floor shown in this plan

SECTION A-A

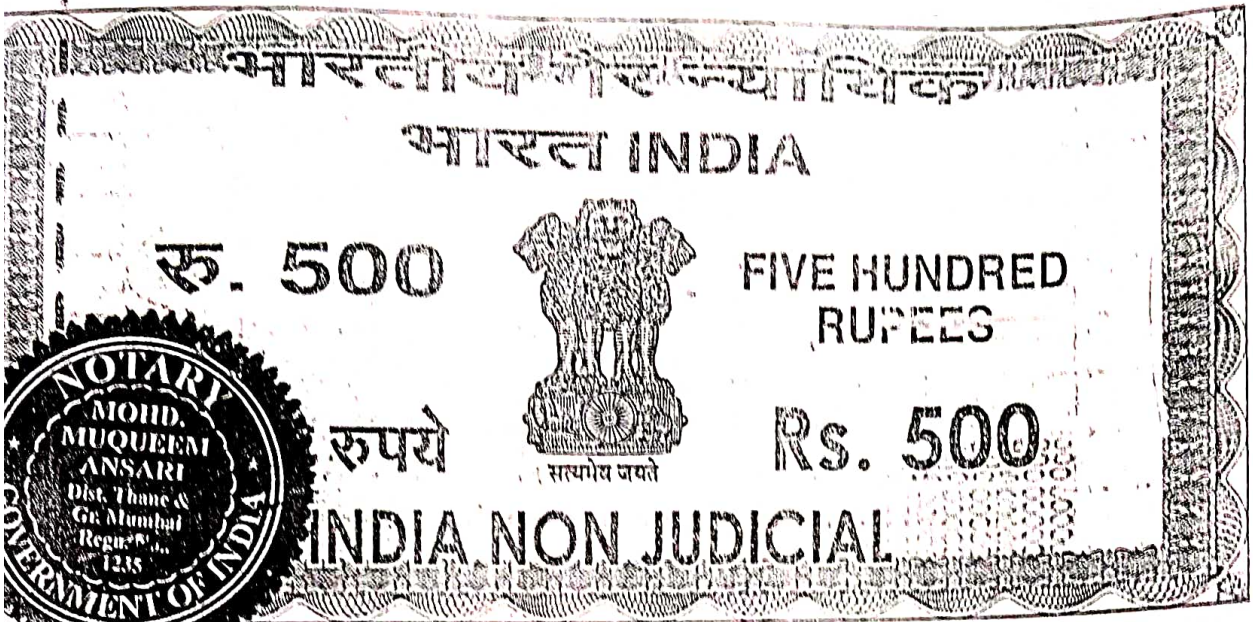


ELEVATION



<p>PROFORMA</p> <p>CONTENTS OF PLAN</p> <p>1. Section of 1st floor</p> <p>2. Section of 2nd floor</p> <p>3. Section of 3rd floor</p> <p>4. Section of 4th floor</p> <p>5. Section of 5th floor</p> <p>6. Section of 6th floor</p> <p>7. Section of 7th floor</p> <p>8. Section of 8th floor</p> <p>9. Section of 9th floor</p> <p>10. Section of 10th floor</p> <p>11. Section of 11th floor</p> <p>12. Section of 12th floor</p> <p>13. Section of 13th floor</p> <p>14. Section of 14th floor</p> <p>15. Section of 15th floor</p> <p>16. Section of 16th floor</p> <p>17. Section of 17th floor</p> <p>18. Section of 18th floor</p> <p>19. Section of 19th floor</p> <p>20. Section of 20th floor</p> <p>21. Section of 21th floor</p> <p>22. Section of 22th floor</p> <p>23. Section of 23th floor</p> <p>24. Section of 24th floor</p> <p>25. Section of 25th floor</p> <p>26. Section of 26th floor</p> <p>27. Section of 27th floor</p> <p>28. Section of 28th floor</p> <p>29. Section of 29th floor</p> <p>30. Section of 30th floor</p> <p>31. Section of 31th floor</p> <p>32. Section of 32th floor</p> <p>33. Section of 33th floor</p> <p>34. Section of 34th floor</p> <p>35. Section of 35th floor</p> <p>36. Section of 36th floor</p> <p>37. Section of 37th floor</p> <p>38. Section of 38th floor</p> <p>39. Section of 39th floor</p> <p>40. Section of 40th floor</p> <p>41. Section of 41th floor</p> <p>42. Section of 42th floor</p> <p>43. Section of 43th floor</p> <p>44. Section of 44th floor</p> <p>45. Section of 45th floor</p> <p>46. Section of 46th floor</p> <p>47. Section of 47th floor</p> <p>48. Section of 48th floor</p> <p>49. Section of 49th floor</p> <p>50. Section of 50th floor</p>	
<p>NAME OF ARCHITECT</p> <p>SHRI KAMALAKANTH SHAH & OTHERS</p>	<p>NAME OF CONTRACTORS</p> <p>SHRI SURESH BUILDERS</p>
<p>NAME OF OWNER</p> <p>SHRI R.M. DOKHANE</p>	<p>NAME OF DEVELOPER</p> <p>SHRI R.M. DOKHANE</p>
<p>DATE OF APPROVAL</p> <p>10/10/2020</p>	<p>DATE OF SUBMISSION</p> <p>10/10/2020</p>

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FIVE HUNDRED RUPEES

रुपये

Rs. 500

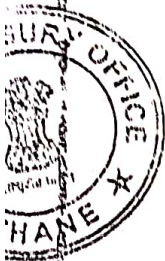
INDIA NON JUDICIAL

MAHARASHTRA

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18 FEB 2010

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सुदांक प्रमुख
कोषागार कार्यालय
- 8 FEB 2010

NOTARY MOHD. MUQUEEM ANSARI
Dist. Thane & Gr. Mumbai
Regu. No. 1235
GOVERNMENT OF INDIA

दिनांक: 18 FEB 2010
पुणे (LSV No. 06)
राज्य, मुंबई विद्यापीठ
कृष्ण, शंकर पार्क,
प्लॉट 401 107,
Joseph John. Rodrigues
... का मुंबई विभाग
2810 9834
पुणे
दिनांक: 18 FEB 2010

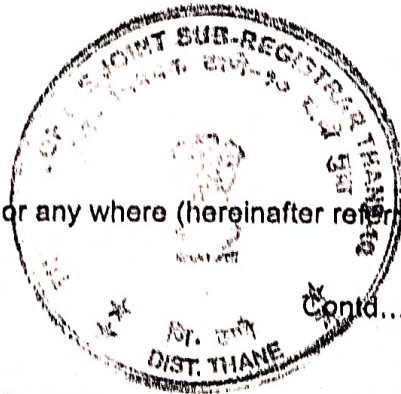
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME I / We, Mr. JOSEPH JOHN RODRIGUES, aged about 43 years of Mumbai, Indian Inhabitant residing at STANLY GOMES HOUSE, TANK PAKHADI SAHAR VILLAGE, ANDHERI (EAST), MUMBAI 400 099, SEND GREETINGS:

WHEREAS

- a. I intend to buy flat in the Mumbai / Mira road or any where (hereinafter referred to as "the said premises").

[Handwritten signature]



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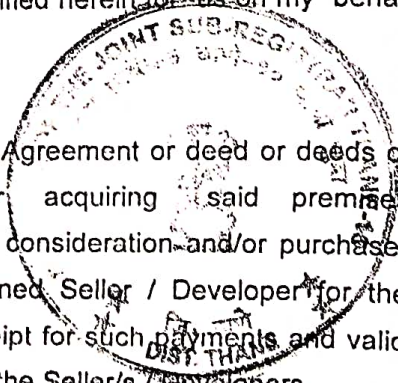
[Handwritten signature]

Due to preoccupation and in view of the fact that I am leaving for abroad for considerable period of time and not available at the time of the execution and registration of the Agreement for Sale under the Maharashtra Flat Ownership Act, 1963 for the said premises and other acts. Mattes deeds and things required to be done to co complete the transaction of the purchase of the said premises with the results, it is therefore necessary and also expedient for me to execute powers of attorney in favour of competent person granting donee thereof all requisite powers and authorities required to attend to all matters relating to concerning with or arising out of purchase of the such premises and protection thereof and attending to all my matters in the places / offices of sellers / Developers, Municipal Corporation, Revenue Authorities, Government, Competent Authority, The Sub Registrar of Assurances etc.

In pursuance thereof, I, therefore, desirous to appoint our / my mother Mrs. VERONICA JOHN RODRIGUES to be my true and lawful attorney to attend said matter and other matter hereinafter appearing, to do the several acts and things required to be done and represent me for the purpose hereinafter set forth and which the said attorney have agreed to do.

NOW KNOW ALL AND THESE PRESENTS WITNESSETH that I the I, Mr. JOSEPH JOHN RODRIGUES, hereby nominate, constitute and appoint said Mrs. VERONICA JOHN RODRIGUES, having his address at STANLY MES HOUSE, TANK PAKHADI SAHAR VILLAGE, ANDHERI (EAST), MUMBAI 400 (who is hereinafter briefly referred to as 'my said Attorney') to act as my true lawful Attorney either solely or jointly with some other person or persons to do following acts, deeds, matters and things as specified herein for us on my behalf in my name, that is to say:

TO ENTER INTO AND EXECUTE necessary Agreement or deed or deeds of sale / transfer with the Sellers / Developers for acquiring said premises as my Attorney may deem proper and TO PAY consideration and/or purchase price and other amounts payable to the concerned Seller / Developer for the transaction of purchase and obtain necessary receipt for such payments and valid and effectual discharge of and from the same from the Seller/s / Developers



TO SIGN agreement, papers, applications, petitions, declarations, affidavit etc. that may be found necessary from time to time to carry out any of the powers herein given him for the completion of transaction of purchase

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TO REPRESENT APPLY FOR AND OBTAIN necessary permissions, consents etc. that may be deemed necessary by my Attorney from authorities concerned such as Collectors, Tehsildar, City Survey Office, Talati, or any other Revenue Authority Gram Panchayat, Local Municipal Authority etc. and TO GET TRANSFER the premises purchased by me in and to my name in relevant Revenue and Municipal records.

TO TAKE possession of the such premises and other amenities, conveniences, fixtures and fittings lying therein from the Sellers / Developers and complete all the transactions which I may direct him to do from time to time.

TO APPEAR BEFORE AND LODGE with The Sub-Registrar of any district or sub-district for the registration of deeds, assurances contract or other instruments and admit execute thereof by him of all documents concerning the purchase of said property / premises which my Attorney shall acquire on my behalf.

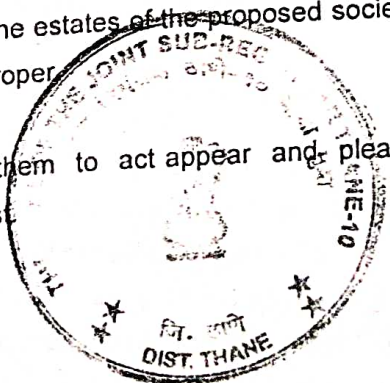
TO INSURE my all moveables and immoveables properties.

7. TO SIGN application forms and other incidental and ancillary forms, declarations and writing as also TO SUBSCRIBE to Bye-laws of the Proposed society / Registered Society or other association along with other Purchasers of the premises in proposed building as and when to be formed by the Developers so as effect my enrolment as member of the such society or association.

TO RECEIVE original title documents with respect to the purchase of the premises from the Seller/s / Developers or his/her/their Advocate including share certificate of the such proposed / Registered society as and when issue and pass proper and valid receipt for the same AND TO VOTE on my behalf at the meetings of the members of the proposed society or association.

9. TO FILE suit or take any proceedings or take steps to defend me and protect my interest in respect of said premises and in the estates of the proposed society from time to time as my Attorney deem it fit and proper.

10. TO APPOINT advocates and instruct them to act appear and plead on my behalf in all matters concerning my interest.

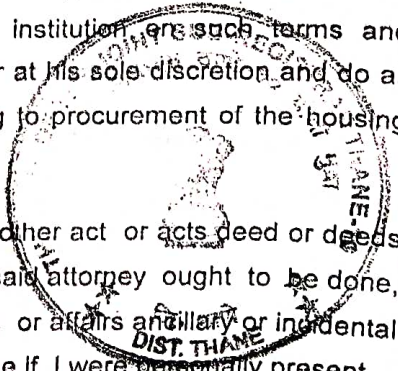


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11. TO PAY property taxes and other statutory dues including any other outgoing in respect of said property or premises to the government, local authority Developers or the society / association, as the case may be.
12. TO APPLY FOR telephone connection from concerned appropriate telephone office in and to my said property / premises and for the said purposes sign applications, declarations, indemnity and other incidental necessary and relevant papers and documents on my behalf and in my name.
13. TO APPLY AND OBTAIN OR TO GET TRANSFER electricity meter and installation for electric supply in the said property / premises and sign necessary form on my behalf for the same.
14. TO ENTER into, make, sign, seal, execute, deliver, acknowledge, perform all engagements, contracts, deeds, declarations, bonds, assurances and other documents, papers, writing, and things that may be necessary or proper to be entered into, made, signed, executed, delivered, acknowledged and performed for any of the purposes of these presents or to or in which I am or may be party or in any way interested.
14. TO APPLY RAISE AND PROCURE housing loan and / or borrow from banks and financial institution and such of money or moneys on my account and upon such terms as my said Attorney may think it, for payment of the purchase price of the said premises to the Developers / Builders on the security of said premises and Agreement for Sale in connection therewith and for such purpose, to execute and register such mortgages, charges, lien, pledges or other securities agreement, indentures application writing undertaking indemnity or any other document in favour of any bank or financial institution on such terms and conditions, as he may think proper and register at his sole discretion and do all acts and deeds in connection with matter relating to procurement of the housing loan.

AND GENERALLY to do execute and perform any other act or acts deed or deeds matter or things whatsoever which in the opinion of my said attorney ought to be done, executed and performed in relation to my said premises or affairs ancillary or incidental thereto as fully and effectully as I myself could do the same if I were personally present.



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AND I hereby agree and undertake to ratify and confirm all and whatsoever my said attorney, under the power in that behalf hereinabove contained, shall lawfully do execute or perform in exercise of the authorities and liberties hereby conferred upon, under and by virtue of this deed.

IN WITNESS WHEREOF I have hereunto set and subscribed my hand in this Powers of Attorney at Mumbai aforesaid this 19th day of February, 2010.

SIGNED AND DELIVERED]
by withinnamed]
Mr. JOSEPH JOHN RODRIGUES]
in the presence of]



Identified by me
H.K. Someshkar
Advocate



SPECIMEN SIGNATURES OF THE CONSTITUTED ATTORNEYS

V-Rodrigues
(Mrs. VERONICA JOHN RODRIGUES)

Ref: M

20/02/10



M. M. ANSARI I.L.M.,
Advocate & Notary of India
8-33/203, Sect-11, Shanti Nagar,
Mira Road (E), Distt. Thane-401106
Tel: 28122436

TN. 20/0
Reg. 921
Date: 20/02/10



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20 00 / 20 00
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संघीय शासन

नोंदणीचे प्रमाणपत्र

क्रमांक टी.एन.ए. (टी.एन.ए.) / एच.एस.जी. / (टि.सी.) / ३७५५ / १०-९९

या प्रमाणपत्राद्वारे प्रमाणीत करण्यात येत आहे की, पुढाकारित झालेल्या जगसाली (टी.सी.) व्हा. लोकरा सामाजिक मित्यात

ही संस्था महाराष्ट्र सहकारी संस्थांचे अधिनियम, १९६० मधील (सन १९६९ चा महाराष्ट्र अधिनियम क्रमांक २४) कलम ९ (१) अन्वये नोंदणी क्रमांक टी.एन.ए. / (टी.एन.ए.) / एच.एस.जी. / (टि.सी.) / ३७५५ / १०-९९ दिनांक ०१ ए. १९९० ने नोंदण्यात आलेली आहे.

उपरिनिर्दिष्ट अधिनियमाच्या कलम १२ (१) अन्वये महाराष्ट्र सहकारी संस्थांचे नियम, १९६९ मधील नियम क्रमांक १० (१) अन्वये संस्थेचे वर्गीकरण गृह निर्माण संस्था असून उप — वर्गीकरण भाडे करू सह भागीदारी गृह निर्माण संस्थेचे आहे.



[एस. पी. सांगळे]
उप निबंधक
महाराष्ट्र सहकारी संस्था, राजेंद्र नगर, मुंबई

दिनांक : १०/०१/१९९०



दस्त गोपवारा भाग - 2

टनन10

दस्त क्रमांक (2740/2010)

२८१२८

दस्त क्र. [टनन10 2740-2010] चा गोपवारा
बाजार मुल्य : 747000 गोबदला 400000 गरतेले गुद्रांक शुल्क : 19950

पावती क्र.: 2740 दिनांक: 10/03/2010
पावतीचे वर्णन
गांव: लुईसा जे रॉड्रीगस

दस्त हजर केल्याचा दिनांक : 10/03/2010 04:03 PM
निष्पादनाचा दिनांक : 08/03/2010
दस्त हजर करणा-याची सही :

7470 : नोंदणी फी
560 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) >
एकत्रित फी

8030: एकूण

Rodrigus

दस्ताचा प्रकार : 25) करारनामा
शिवका क्र. 1 ची वेळ : (सादरीकरण) 10/03/2010 04:03 PM
शिवका क्र. 2 ची वेळ : (फी) 10/03/2010 04:08 PM
शिवका क्र. 3 ची वेळ : (कबुली) 10/03/2010 04:10 PM
शिवका क्र. 4 ची वेळ : (ओळख) 10/03/2010 04:10 PM

दस्त नोंद केल्याचा दिनांक : 10/03/2010 04:10 PM

द. निबंधकाची सही सह दु. नि. का-ठाणे 10
सह दुय्यम निबंधक ठाणे-१०

ओळख :

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

1) संजय ठक्कर- , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/वसाहत: -

शहर/गाव: गिरारोड पू

तालुका: -

पिन: -

2) संघ्या गर्दे- , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं.: -

पेठ/वसाहत: -

शहर/गाव: गिरारोड पू

तालुका: -

पिन: -



Sanghaya



प्रमाणीत करणेत येते की

या दस्तास एकूण २८ पाने आहेत.

S. K. Kulkarni
सह दुय्यम निबंधक ठाणे-१०

पुस्तक क्रमांक १२८

..... २०१० क्रमांकावर नोंदल

सह. दु. गम निबंधक ठाणे क्र. १०

नामिख १० महे ०३ सर २०१०

S. K. Kulkarni
द. निबंधकाची सही
सह दु. नि. का-ठाणे 10

सह दुय्यम निबंधक ठाणे-१०

