



Friday, April 19, 2002  
11:23:10 AM

Original

नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 1453

गावाचे नाव . सानपाडा

दिनांक 19/04/2002


दस्ताऐवजाचा अनुक्रमांक टनन6 - 03157 - 2002

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव परश तापीयादाला

नोंदणी फी	:-	8820.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (12)	:-	240.00
एकूण		9060.00

आपणास हा दस्त अंदाजे 11:37AM ह्या वेळेस मिळेल

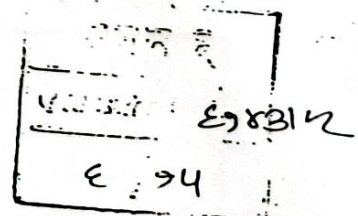
  
दय्यम निबधक  
दुय्यर दिदवळ ठापे इ. इ

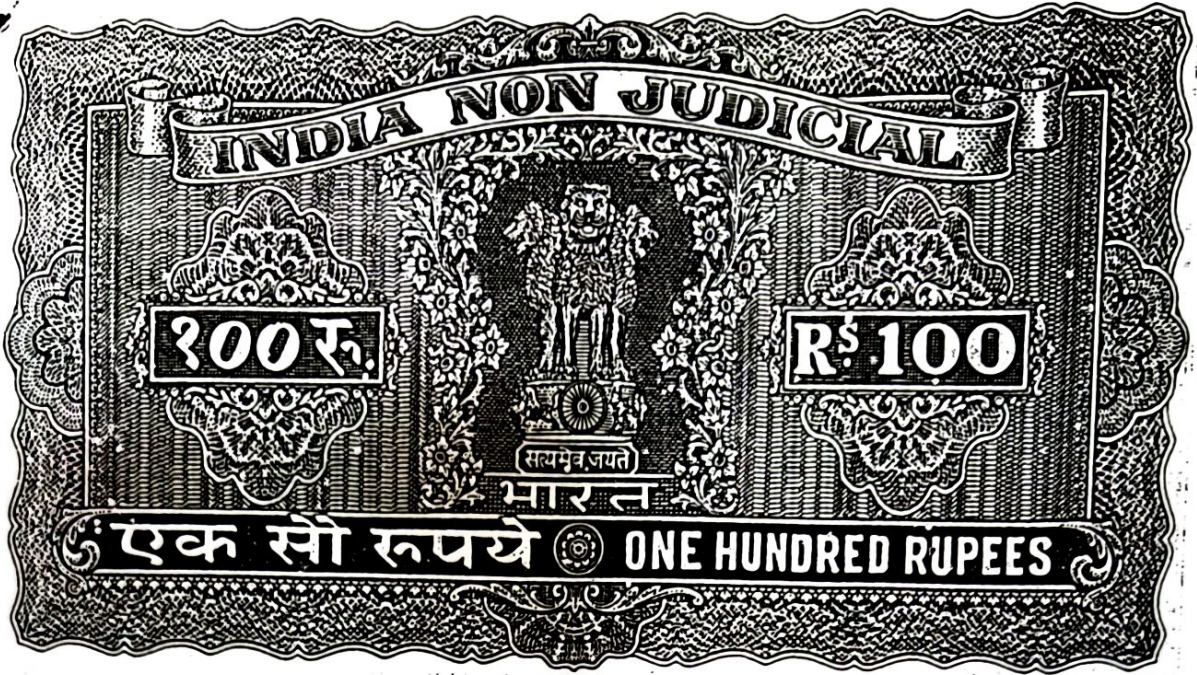
दुनांक शुल्क :- 31580



TRUE COPY

DCR REGISTRATION SECTION 100



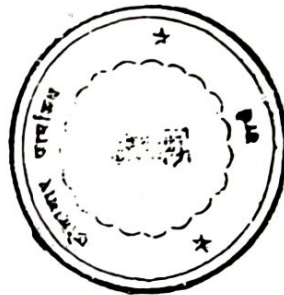


दिनांक : वेदा १६/अ-५, रेकर १०  
 नं. २१६२  
 नम. २०१२९  
 वस्तु

सादा व विक्री नोंदणीवरून  
 पडताळून पाहिले  
 कोषागार अधिकारी, उपनगर अधिकारी  
 दिनांक : १७/०१/०२

दिनांक २००२

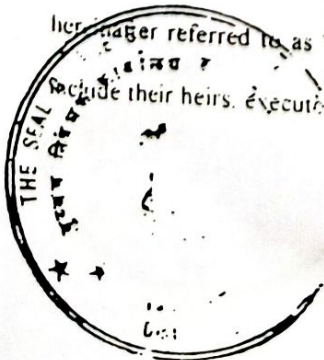
जॉक  
 स्टॅम्प वेर  
 (लता देवी)



DEED OF ASSIGNMENT

THIS DEED OF ASSIGNMENT made at NAVI MUMBAI this 12<sup>th</sup> day of APRIL 2002. Between 1)MR. CHANDRASHEKAR MANGAT KARKAD 2) MISS DAYA CHANDRASHEKAR Adults, Indian Inhabitants, having address at Flat No.A-2/1:1, on first floor, Guru Kripa Co-op. Hsg. Soc. Ltd., Sector-3, Sanpada, Navi Mumbai, hereinafter referred "THE ASSIGNORS" (which expression shall mean and include their heirs, executors and administrators) of the One part AND 1) MR PARESH TAPIAWALA 2) MRS-MEDIA TAPIAWALA Adults, Indian Inhabitants having address at 2/89, Anand Vihar, Next To Vakola Police Station, Santaacruz(E), Mumbai-55, hereinafter referred to as "THE ASSIGNEES" (which expression shall mean and include their heirs, executors, administrators and assigns) of the OTHER PART.

TRUE COPY



P.R. Tapiawala  
 Tapiawala

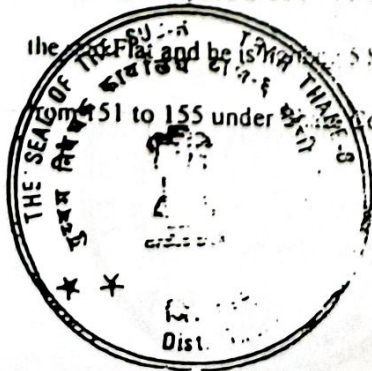
रनर ६  
 १९९३  
 १९९४

WHEREAS THE ASSIGNORS have purchased and acquired from THE CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED, a Company incorporated under the Companies Act, 1956 having its Registered office at "NIRMAL", 2nd floor, Nariman Point, Mumbai-400 021, (hereinafter referred to as "THE CIDCO") a Flat No.A-2/1:1 on the First Floor, admeasuring 76.900 Sq.mtrs. Built up Area + 10.650 Sq.mtrs. Attached Terrace, situated at Sector-3, Sanpada, Navi Mumbai, District Thane (hereinafter referred to as "THE SAID FLAT") under an Agreement made at NAVI MUMBAI on the day of 4th FEBRUARY, 1994, between himself as a party of the Second part for a consideration of Rs.4,64,407/- (RUPEES FOUR LAKHS SIXTY FOUR THOUSAND FOUR HUNDRED SEVEN ONLY) as Purchase price and some deposits mentioned therein

AND WHEREAS the Assignors in pursuance of the said Agreement paid to the CIDCO the entire sale price of Rs.4,64,407/- (RUPEES FOUR LAKHS SIXTY FOUR THOUSAND FOUR HUNDRED SEVEN ONLY) as mentioned in Clause No.9 thereof.

AND WHEREAS the CIDCO delivered to the Owner vacant possession of the said FLAT No.A-2/1:1, in pursuance of the said Agreement dated 4th FEBRUARY, 1994. AND WHEREAS the Assignors have formed the Co-Operative Housing Society namely GURUKRISHNA Co-Op. Hsg. Soc. Ltd, duly registered under the Maharashtra Co-Operative Housing Societies Act, 1961 bearing registration No.TNA(TNA)/HSG/6884/94-95. WHEREAS, the Assignor is the lawful owner of the said Flat and he is holding 5 Shares of Rs.50/- each of the said Society numbered 51 to 55 under Certificate No 31

**TRUE COPY**



उत्तर ३
जन संख्या ३१५
२/७५

*Handwritten signature*  
\_\_\_\_\_

AND WHEREAS the Assignors have agreed to assign their rights, interest, title and benefits under the said Agreement dated 4th FEBRUARY, 1994 and to transfer and sell to the ASSIGNEES the said FLAT free from all encumbrances.

AND WHEREAS the ASSIGNORS applied to the CIDCO and obtained requisite permission from the CIDCO on payment of transfer charges for transfer and sale of the said FLAT to the ASSIGNEES under the Letter No. CIDCO/EMS/AEO/NERUL 2002/2959, Dated 24.04.2002 issued by the Estate officer, CIDCO.

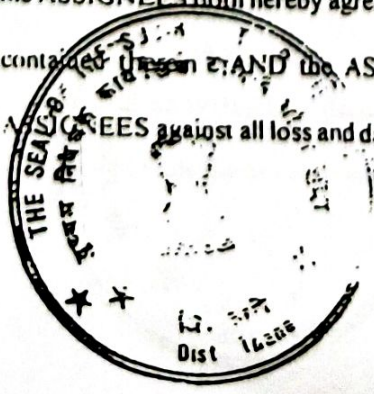
NOW THIS INDENTURE WITNESSETH that consideration of the sum of Rs. 8,80,011/- (RUPEES EIGHT LAKHS EIGHTY THOUSAND ELEVEN ONLY) paid on or before execution of this Deed.

(the receipt whereof the ASSIGNORS doth hereby admit and acknowledge and forever discharge, acquit and release the ASSIGNEES of the same and every part thereof),

The ASSIGNORS doth hereby assign and transfer all their right, interest, title and benefits arising out of the said Agreement dated the 4th FEBRUARY, 1994 mentioned herein including the deposits standing to the credit of the ASSIGNORS with the said CIDCO Ltd., and others being the party of the first part referred to in the Agreement dated 4th FEBRUARY, 1994. TO HAVE AND TO HOLD the same unto and to the ASSIGNEES absolutely but subject to the conditions on which the ASSIGNORS holds the same under the Agreement dated 4th FEBRUARY, 1994 and the ASSIGNEES doth hereby agree to take the said FLAT subject to such conditions contained therein AND the ASSIGNORS doth hereby agree to indemnify the ASSIGNEES against all loss and damage that may be occasioned as a result of defect

*CF*

**TRUE COPY**



टनन ६
पल्ल ४४७१२
3/24

*Pratapwale*  
*Parawat*

in title or want of title to the said FLAT or if for any reason the said FLAT is not transferred to the name of the Assignees or the Assignees are not made a member of the registered Co-Operative Housing Society of the said building or refused membership of the said registered Co-Operative Housing Society and the ASSIGNEES are dispossessed of the said FLAT by the CIDCO Limited and others being the party of the First Part referred to in the said Agreement dated 4th FEBRUARY, 1994, as a result thereof. AND the ASSIGNORS further agrees and covenants with the ASSIGNEES to execute all other documents and/or deeds and to do all acts, things and deeds as may be necessary to complete and make perfect the title of the ASSIGNEES to the said FLAT.

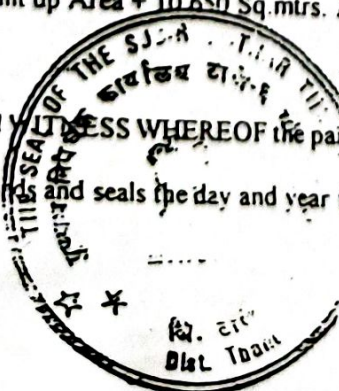
The ASSIGNEES doth covenant with the ASSIGNORS and undertakes that the ASSIGNEES shall not without the previous permission in writing of the CIDCO LIMITED let, sub-let, sell, transfer, assign or part with her interest or benefit of this assignment by way of sale, gift, lease or in any other manner whatsoever in favour of any person/persons or part with the possession of the said FLAT.

WHEREAS AGREEMENT FOR RE-SELL between the same parties had been duly executed & Registered on 19.04.02 under Serial No. 3157 AND Registration Fees being Rs. 8,820/- & STAMP DUTY being Rs. 35,810/- HAD BEEN ALREADY PAID.

SCHEDULE OF FLAT

FLAT No. A-2/1:1. First Floor, of the GURUKRIPA Co-op Hsg. Soc. Ltd. Sector-3, Sanpada, Navi Mumbai, Tal. and Dist. Thane admeasuring about 76.900 Sq.mtrs. Built up Area + 10.650 Sq.mtrs. Attached Terrace.

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



*Mr. Tapaswala*  
*Tapaswala*

3157
19/04/02
5/94

*CT*  
**TRUE COPY**

SIGNED AND DELIVERED by the )  
 within named 'ASSIGNORS' )  
 1) MR. CHANDRASHEKAR MANGAT KARKAD )  
 2) MISS DAYA CHANDRASHEKAR )  
 in the presence of... *[Signature]* )

*[Signature]*  
*[Signature]*

SIGNED AND DELIVERED by the )  
 within named 'ASSIGNEES' )  
 1) MR. PARESH TAPIAWALA )  
 2) MRS. MEDHA TAPIAWALA )  
 in the presence of... *[Signature]* )

*[Signature]*  
*[Signature]*

**RECEIPT** Self. & C.A. from Chandrashekar Mangat  
 & Daya Chandrashekar Mangat Karkad

RECEIVED from 1) MR. PARESH TAPIAWALA 2) MRS. MEDHA  
 TAPIAWALA the sum of Rs.8,80,011/- (RUPEES EIGHT LAKHS EIGHTY  
 THOUSAND ELEVEN ONLY) being FULL and FINAL payment of the sale price  
 of the purchase of FLAT No.A-2/1:1 on the First Floor, Sector-3 Sanpada, NAVI  
 MUMBAI, Tal. and Dist. Thane.

Mode of Payment :

- i) Rs.30,000/- by Cheque No.148512, Dt.01.03.2002. Drawn on HDFC Bank Branch.....
- ii) Rs.45,000/- by D.D. No.723153, Dt.09.03.2002, issued by HDFC Bank Branch.....
- ii) Rs.8,05,011/- vide Demand Draft No.34978, Dt.10.05.2002, payable Bangalore, drawn on Bank of Punjab Ltd.,

WE SAY RECEIVED

*[Signature]*  
*[Signature]*

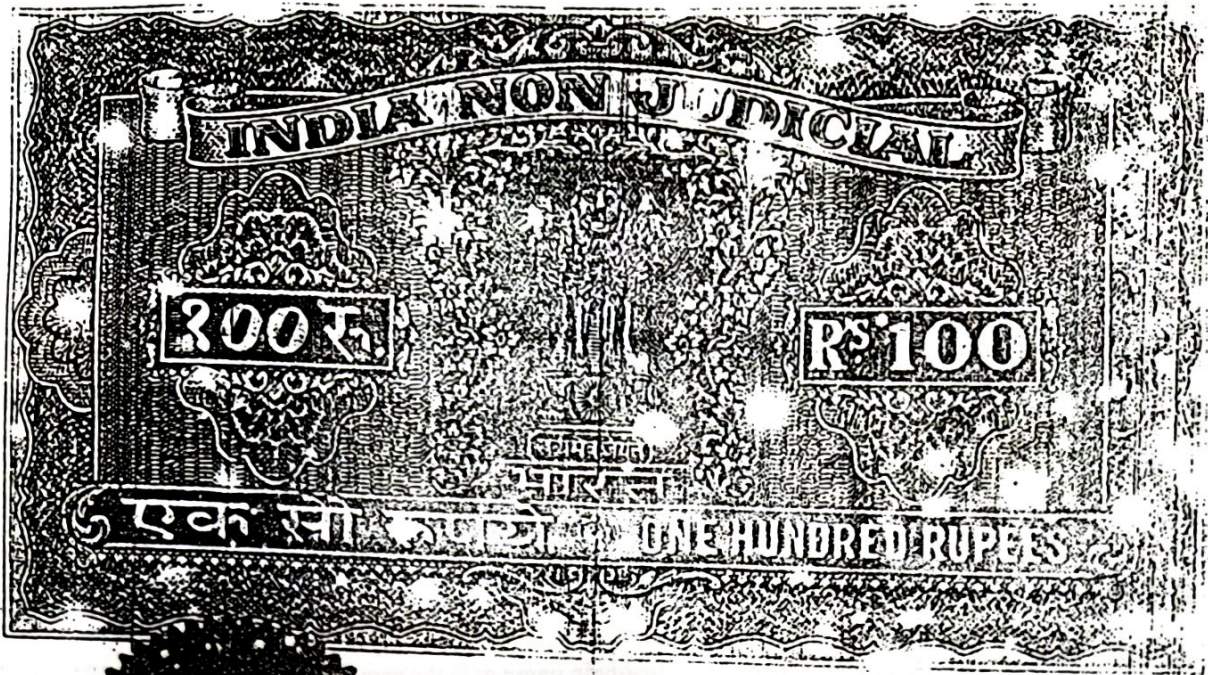
*[Signature]*  
**TRUE COPY**

MR. CHANDRASHEKAR MANGAT KARKAD  
 MISS DAYA CHANDRASHEKAR  
 (ASSIGNORS)

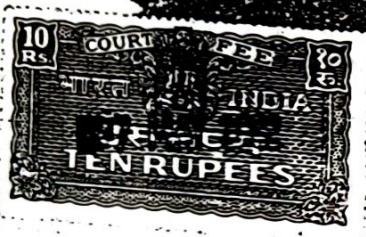
WITNESSES:  
 1. *[Signature]*  
 2. *[Signature]*

वि. हा. टि.  
 Dkt. Thane

4/04



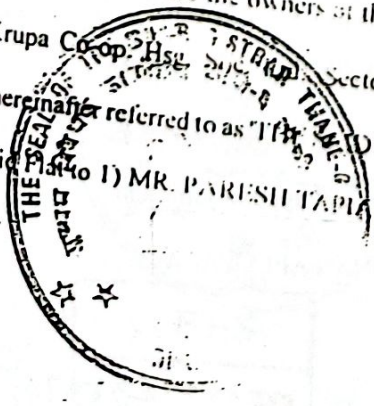
विहीने क्रमांक : 1517  
... 100/-  
...  
... 2/02  
... (लता शेट्टी)



GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME  
WE, 1) MR. CHANDRASHEKAR MANGAT KARRAD 2) MISS LATA  
CHANDRASHEKAR Adults, Indian Inhabitants, having address at Flat No. A-  
2/1:1, on first floor, Guru Kripa Co-op. Hsg. Soc. Ltd., Sector-3, Sanpada, Navi Mumbai,  
SEND GREETINGS:-

WHEREAS We are the owners of the Flat No. A-2/1:1, on the First Floor, Guru  
Krupa Co-op. Hsg. Soc. Ltd., Sector-3, Sanpada, Navi Mumbai, Dist- Thane,  
(hereinafter referred to as 'THE FLAT') AND WHEREAS We have sold the  
said Flat to 1) MR. PARESH TAPIAWALA 2) MRS. MELOHA TAPIAWALA.



TRUE COPY

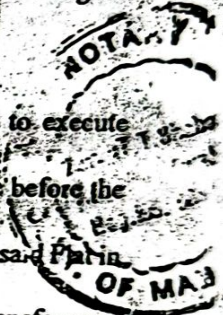
टनन ६  
प्लॉ नंबर ६७/४३/४२  
२/७२

2/72



hereinafter called "THE PURCHASERS" for proper consideration and I wish to transfer all ownership rights in his/their name or in the name of her/his assignee.

AND WHEREAS owing to my busy Schedule I will not be able to execute personally all the relevant documents required to be executed by me before the Sub-Registrar of Thane for the purpose of transfer/conveyance of the said Flat in the name of the PURCHASERS or in the name of any prospective transferee as the case may be.



AND WHEREAS for the consideration received under the Agreement for Resale and for the above said reasons and for convenience it is necessary that I should appoint the said PURCHASERS to act in my name or my behalf in respect of the said Flat as my true and lawful attorney and confer upon him the powers



hereby stated. I HEREBY NOMINATE, CONSTITUTE AND APPOINT JOINT AND SEVERALLY 1) MR. CHANDRASHEKAR MANGAT KARKAD 2) MISS DAYA CHANDRASHEKAR. THESE PRESENTS witnesseth that, WE, 1) MR. CHANDRASHEKAR MANGAT KARKAD 2) MISS DAYA CHANDRASHEKAR. do hereby nominate, constitute and appoint joint and severally 1) MR. PARESH TAPIAWALA 2) MRS MEDHA TAPIAWALA

*Handwritten signature and scribbles.*

टनन
1898372
20/94

TR...Y



5. TO transfer the said Flat to the said attorney himself as the said attorney may deem fit as per the convenience of the said attorney and upon such transfer execute the document/documents for the same.

6. TO DEAL with documents to be executed by me or which are already executed by me and to admit the execution of such documents and sign such documents before the Sub-Registrar of Assurances and as the said attorney may deem fit.

7. ON My BEHALF to be the member of the said Co-Operative Housing Society and to abide by all the rules and regulation thereof.

8. AND TO APPOINT Substitute from time to time one or more attorney/attorneys under her with some or limited powers and such substitute shall be at the pleasure of the attorney and my attorney shall have the powers to remove him/her/them and/or to appoint another.

9. AND I HEREBY DECLARE that this Power of Attorney is given by me in pursuance of the Agreement entered into between me and the Purchasers and the same is intended only for purpose of the said Flat and transfer thereof to the name of the attorney himself/herself or any nominee without any recourse to me and on terms and conditions contained in the said Agreement.



10. GENERALLY to do all acts, matters, and things on my behalf and in my name which may be necessary for the sale and/or transfer of the said Flat as I myself could do in my own proper person.

*Handwritten signature and initials*

टनन ६  
एच एम ११४८३१५  
१२/१५



*Handwritten 'T' and 'A' marks*

TRUE COPY

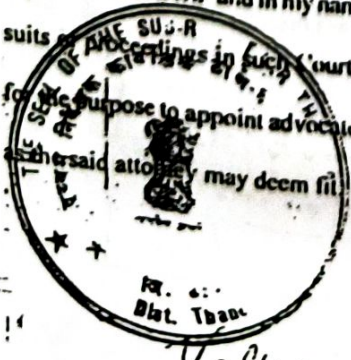
Adults, Indian Inhabitants, 2/89, Anand Vihar, Next To Vakola Police Station, Santacruz(E), Mumbai-55, to be my true and lawful attorney for me and in my and on my behalf to do or cause to be done all or any of the following acts, deeds, matters and things that I would have done personally in respect of the said Flat No.A-2/1:1 on the First Floor, at Sector-3, Sanpada, Navi Mumbai, Dist. Thane (hereinafter referred to as "THE SAID FLAT").

THAT IS TO SAY:

1. TO APPEAR before CIDCO and/or other Competent Authorities under law for any purpose for and on behalf of me and in my name in respect of the said Flat.
2. ON MY BEHALF and in my name to appear, act, execute and to lodge the documents in respect of the said Flat at the office of the Sub-Registrar of Thane to take all necessary steps as may be necessary for any transfer/Sale of the said Flat in the name of any transferee including the attorney himself/themselves for or without consideration as the said attorney may deem fit and proper and to take all necessary steps as may be necessary for the purpose.
3. ON MY BEHALF and in my name to appear and represent me before the concerned authorities viz : Society, CIDCO, NMMC, Registrar of Thane, MSEB, Competent Authority, under any law in respect of the said Flat as the said attorney may deem fit.
4. ON MY BEHALF and in my name to commence, prosecute file and defend such suits or proceedings in such courts of law as the said attorney may deem fit and for the purpose to appoint advocate/advocates and to sign all necessary pleadings as the said attorney may deem fit.



**TRUE COPY,**



*Vallic*  
*[Signature]*

29  
29/04

2/94

11. I ALSO hereby authorise the said attorney to present for registration admit and execute on my behalf documents executed or to be executed by me hereafter in respect of the said Flat.

12. AND I HEREBY for myself/ourselves, my heirs, executors and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever our said attorney or any substitute acting under her shall do or purport to by virtue of these presents.

13. AND I DO HEREBY further declare that this Power of Attorney shall be irrevocable and shall automatically stand cancelled to as soon as the said Flat is transferred to the name of my attorney or in the name of some other persons of my attorney's choice.

In witness whereof WE: 1) MR CHANDRASHEKAR MANGAT KARKAD  
2) MISS DAYA CHANDRASHEKAR. have hereunto set my hands and seal this  
..... day of MARCH, 2002 at Navi Mumbai.

SIGNED AND SEALED BY THE withinnamed )

1) MR CHANDRASHEKAR MANGAT KARKAD )

2) MISS DAYA CHANDRASHEKAR )

*[Handwritten signature]*  
Vallu

Specimen signature of the attorney



1) MR. PARESH TAPIAWALA  
2) MRS MEDHA TAPIAWALA

*[Handwritten signature]*  
*[Handwritten signature]*

THE COPY  
TRUE COPY

Identified by me,

*[Handwritten signature]*  
**G. D. Nathani**  
B.A., LL.B.  
Advocate, High Court, Mumbai  
D/204, Shivneri,  
Rajendra Nagar Path,  
Borivali (East),  
Mumbai 400 099.



73/94

ATTESTED BY  
*[Handwritten signature]*  
T. NAME  
3 APR 2002

2/94

दस्त गोषवारा भाग-1

pm

दस्त क्रमांक : 6143/2002

दस्ताचा प्रकार : Conveyance

अनु क्र. पक्षकाराचे नाव

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 श्री. परेश तापीयावाला

Executant

सानपाडा से. 3

सही

*P. P. Tapia*



2 श्रीमती मेधा/तापीयावाला

Executant

सानपाडा से. 3

सही

*M. D. Tapia*



3 श्री. चंद्रशेखर मांगतकर व दिव्या चंद्रशेखर तर्फे  
कु.मु श्री. परेश तापीयावाला व

Executor

सानपाडा से. 10

सही

*P. P. Tapia*



4 श्रीमती मेधा/तापीयावाला

Executor

सानपाडा से. 10

सही

*M. D. Tapia*



TRUE COPY



टनन ६  
दस्ता क्रमांक ६१४३/२००२  
१४/१५

दस्त गोषवारा भाग - 2

दस्त क्र. [टनन6-6143-2002] चा गोषवारा  
बाजार मुल्य : 950500 मोबदला : 880011 भरलेले मुद्रांक शुल्क : 100

पावती क्र.: 4455 दिनांक: 22/07/2002  
पावतीचे वर्णन  
नांव: श्री. परेश तापीयावाला

दस्त हजर केल्याचा दिनांक : 22/07/2002 05:16 PM  
निष्पादनाचा दिनांक : 22/07/2002

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र  
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 22/07/2002 05:16 PM  
शिक्का क्र. 2 ची वेळ : (फी) 22/07/2002 05:20 PM  
शिक्का क्र. 3 ची वेळ : (कबुली) 22/07/2002 05:21 PM  
शिक्का क्र. 4 ची वेळ : (ओळख) 22/07/2002 05:21 PM

100 : नोंदणी फी  
300 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी  
400: एकूण

दस्त नोंद केल्याचा दिनांक : 22/07/2002 05:21 PM

दु. निबंधकाची सही, टाणे 6

दस्तऐवज करून देणार तथाकथित [अभिहस्तांतरणपत्र] दस्तऐवज करून दिल्याचे कबूल करतात.

ओळख :

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

संतोष जावळकर, वाशी सं. 17  
2) सय्यद कादरी, वाशी सं. 19

दु. निबंधकाची सही  
टाणे 6

पुस्तक क्रमांक..... 9-25.....  
..... 8983..... क्रमांकावर नोंदला

दु. निबंधक टाणे-6

वाचिब 22 माहे 2002 सन 2002



टनन 6  
दस्त क्रमांक (.....) 8312  
94/94

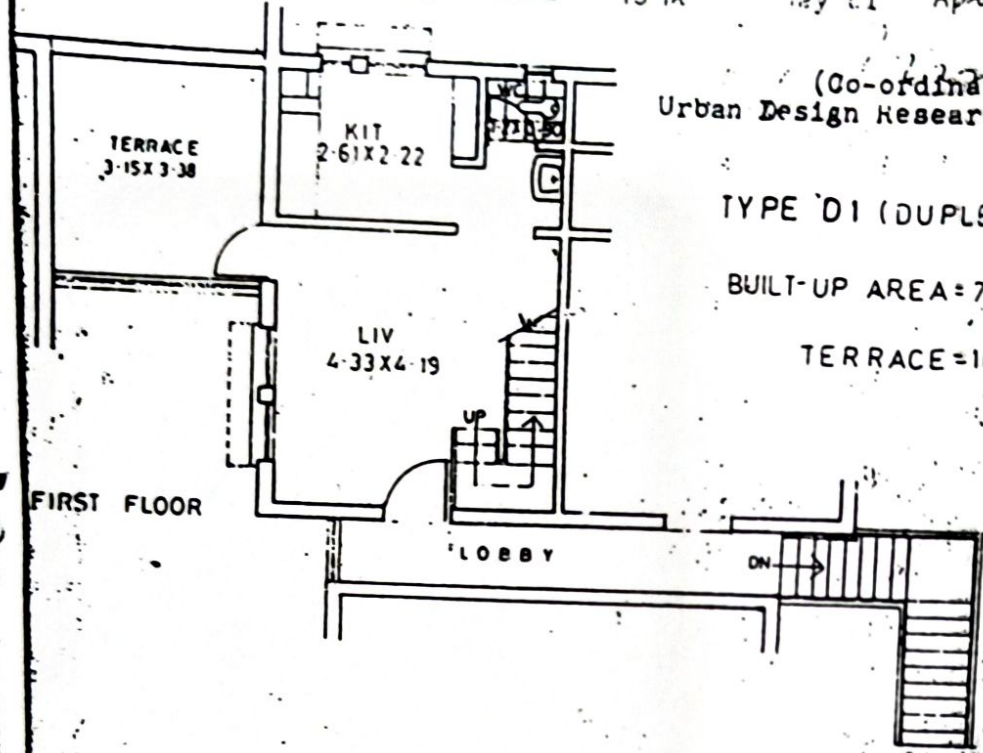
CIDCO HOUSING AT SECTOR - 3, SANPADA, NEW BOMBAY 14

ARCHITECTS - URBAN DESIGN RESEARCH INSTITUTE | CO-ORDINATING ARCHITECT - SANJAY PORWAL

Sanjay Porwal, Architect, do hereby certify that the floor plans of D1-type apartments as shown here are correct and that the said plans fully and accurately depict the dimensions of the apartments as built. I solemnly affirm that what is stated here is true to the best of my knowledge, information and belief.

Solemnly affirmed at Bombay. This 15th day of April 1972.

(Co-ordinating Architect)  
Urban Design Research Institute

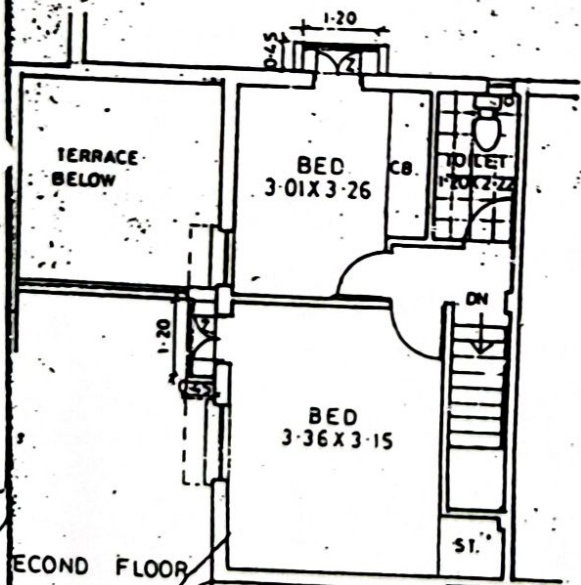


TYPE D1 (DUPLIX)

BUILT-UP AREA = 76.90 SQ. MTS.

TERRACE = 10.65 SQ. MTS.

FIRST FLOOR



ACCOMMODATION	CARPET AREA	BUILT UP AREA
LIVING	18.14 sqm.	
BED	9.80	
BED	10.58	
KITCHEN	6.22	
W.C.	1.08	
TOILET	2.66	
PASSAGE	1.52	
BALCONY (2)	1.08	
TOTAL AREA	51.09 sqm.	76.90 sqm.

SECOND FLOOR

Assistant Estate Officer  
CIDCO Ltd; Nerul

TRUE COPY

TENMT. NOS. [REDACTED]

DIMENSIONS IN METERS

X = CONDOMINIUM NO. = 22, OR