Wednesday, May 10, 2006
12:25:48 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 1434

गावाचे नाव वाशी

दिनांक 10/05/2006

दस्तऐवजाचा अनुक्रमांक टनन9 - 01434 - 2006

दस्ता ऐवजाचा प्रकार करारनामा

सादर करणाराचे नाव: श्रीमती शाहिन कुरेशी - -

नोंदणी फी	:-	9040.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (32)	:-	640.00
एकूण	रु.	9680.00

आपणास हा दस्त अंदाजे 12:40PM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दु.नि.क्र-ठाणे 9

बाजार मुल्य: 903500 रु. मोबदला: 720000रु.
भरलेले मुद्रांक शुल्क: 28930 रु.

देयकाचा प्रकार :चलनाने;
चलन क्रमांक: हि 94; रक्कम: 9040 रु.; दिनांक: 03/05/2006

Shaheen

Designed & developed by C-DAC, Pune

SARITA REPORTS VERSION 5.2.19

No. 68248

खातेदाराची प्रत/PARTY COPY

दि महानगर को-ऑप. बँक लि.
THE MAHANAGAR CO-OP. BANK LTD.

शाखा/Branch Thane

दिनांक/Date 3/5/06

मुद्रांक शुल्क रु/Stamp Duty ₹./Rs. 24930/-

सेवा आकारणी शुल्क रु./Rs. 10

Service Charges

No of Document 1

एकूण/Total ₹./Rs. 24945/-

अक्षरी रुपये/Amount in Words Twenty four thousand nine hundred forty five only

मुद्रांक शुल्क भरणा-याचे नाव/Name of stamp duty paying party M/s Shaheen Queretex

पॅन नं./Pan No.

पत्ता/Address & Tel. No. Plot No 17 Sector 7/H/5/ Ltd Scheme Navi Mumbai

पक्षकाराचे नाव/Name of counter party M/s Shaheen Queretex

व्यवहाराचे कारण/Purpose of transaction Stamp Duty

धनादेश/पे ऑर्डर/बँकेचा ड्राफ्ट नाव व शाखा/Name of the Drawee Bank & Branch

डीडी/ पे ऑर्डर/चेक नं.
D.D./PO./Cheque No. if any

रोखपाल
Cashier

अधिकृत सही
Authorised Sign.

मुद्रांक केलेले दस्तऐवज घेण्यास ही पावती आणणे आवश्यक आहे./This counterfoil has to be presented at the time of delivery of stamps. SUbject to Delivery of stamp documents on next working day.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE - 1

B/-

06 12 17

वे.का.मु.-२०,००,०००-१०-१००३-पीएफ-वि(शाय) ७२० (निळा)

नोंदणी महानिरीक्षक व मुद्रांक नियंत्रक,
महाराष्ट्र राज्य

नमुना ४.को.नि.६
(नियम ११२ पहा)
चलन क्रमांक 3/5/06

प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी

D D 0 1 0 7 5

या ठेकाणाच्या कोषागारात / उपकोषागारात / भरण्यात आलेल्या ठेव रकमेचे चलन
भारतीय स्टेट बँकेमध्ये भारतीय रिझर्व बँकेत

भरणा करण्या-याने भरावयाचे	विभागीय अधिका-याने किंवा कोषागाराने भरावयाचे	कोषागाराने/उपकोषागाराने/भारतीय रिझर्व बँकेने/ भारतीय स्टेट बँकेने/हैदराबाद स्टेट बँकेने भरावयाचे
दिग्धावतीने रक्कम भरण्यात आली आहे त्या व्यक्तीचे नाव / पदनाम आणि पत्ता M/S SHAHEEN QUERETEX PLOT NO. 7, SECT-7A, VASHI (NAVI MUMBAI)	लेखाशीर्ष वर्गीकरण विभाग : नोंदणी व मुद्रांक विभाग प्रधानशीर्ष : ००३० मुद्रांक व नोंदणी फी उपप्रधानशीर्ष : ०२ नोंदणी फी गोषवारा शीर्ष : १०४ दस्तऐवजाच्या नोंदणीसाठी फी सर्वसाधारण पावती	रक्कम मिळाली रुपये (अक्षरी) रुपये (आकडयांत)
भरणा करण्यासंबंधीचा अधिकारपत्राचा तपशील आणि भरणा करण्याचा उद्देश दस्तऐवज नोंदणी फी 9040/-	संगणक संकेतांक : 0 0 3 0 0 1 5 2 0 0	कोषागार/उपकोषागार/भारतीय रिझर्व बँकेचा/भारतीय स्टेट बँकेचा/हैदराबाद स्टेट बँकेचा व्यवस्थापक
भरणा केलेली रक्कम रुपये 9040/- (अक्षरी) रुपये Nine thousand forty only	वरीलप्रमाणे आहे, पैसे स्वीकारले व पावती पाठवली.	
भरणा करणाऱ्याची स्वाक्षरी दिनांक : 3/5/06	दिनांक : स्वाक्षरी : दिनांक :	

येथे कोषागारात / बँकेत रक्कम भरण्याकरता आलेले चलन अधिका-याचा सही शिक्का सोबत जोडावा.

Bank of Maharashtra
Vashi (Navi Mumbai)
CASH RECEIVED
13 MAY 2006

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Shaheen

Rs 28930/-

THE SEAL OF THE JOINT SUB-REGISTRAR THANE - 9
DIST. THANE

AGREEMENT

MARKET VALUE
Builtup area 48.04 sq mtrs.
Built up area 517 sq ft.
Declared price @ Rs. — per sq mtr.
Depreciation taken _____
Market Value for the purpose of stamp duty after Depreciation Rs. 9,03,500/-
Sale Price Rs. 4,20,000/-
Stamp duty to be used Rs. 28,930/-

Authorised Signatory

THIS AGREEMENT IS MADE AND ENTERED INTO AT VASHI Navi Mumbai on this 10th day of ~~April~~ 2006, BETWEEN MRS SHAIKH FARIDABI HAIDERALI (having I.T. PAN No._____), Adult, Indian Inhabitant, residing at Flat No.7, 1st Floor, Noor Co-operative Housing Society, Sector-9A, Vashi, Navi Mumbai

INDIA Rs.0028930/- PB5485 MAY 03 2006 12:44

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hereinafter called the **TRANSFEROR** (which term/expression shall unless it is repugnant to the context or meaning thereof mean and include all her legal heirs, nominees, successors and permitted assigns) of the **FIRST PART** and **MRS SHAHEEN QUERESHI W/o. MR MOHAMMED SALIM QUERESHI** (having I.T. PAN No. Form 60), Aged 34 years, Indian Inhabitant, Housewife, residing at Flat No.17, Noor Co-operative Housing Society, Sector [illegible], Navi Mumbai, hereinafter called the **TRANSFEREE** (which term/ expression shall unless it is repugnant to the context or meaning thereof mean and include her heirs, executors, administrators and assigns) of the **SECOND PART.**

WHEREAS the Transferor is a member of NOOR Co-operative Housing Society Limited, a society duly registered under the Maharashtra Co-operative Societies Act 1960 and having registration No.TNA/HSG/1415 dated 17th May 1982 and hereinafter for brevity's sake the said Society shall be referred to as the "said Society", and holds Share Certificate No.38 for 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 186 to 190 and by virtue of her membership of the said

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Society is seized and possessed of or otherwise well and sufficiently entitled to a **Flat bearing No.7 admeasuring 517 Sq. Ft. built up area on the first floor in the building no. 2 (SEA FACE APARTMENT) of the NOOR Co-operative Housing Society Ltd., on Plot No.18, situated at Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane,** hereinafter referred to as the said Premises. The Plot No. 18 and the "said premises" as more particularly described in the First and Second Schedule respectively.

AND WHEREAS the Transferor has agreed to sell and transfer the said premises to the Transferee for a consideration of **Rs.7,20,000/-(RUPEES SEVEN LACS TWENTY THOUSAND ONLY).**

AND WHEREAS The Transferor made the following representations and declarations to the Transferee:-

a. There are no suits, litigations, civil or criminal or any other Proceedings pending as against the Transferor personally affecting the said premises.

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b. There are no attachments or prohibitory orders as against or affecting the said premises and the

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said premises are free from all encumbrances or charges and/or are not the subject matter of any lispendens or easements or attachments either before or after judgement. The Transferor have not received any notice either from the Government, or any other public authority or Municipal Corporation regarding any of the proceedings in respect of the said premises.

c. The Transferor has paid all the dues, charges etc. whatsoever in nature in respect of the said premises and the Transferor has not received any notice from any statutory body or authorities.

d. The Transferor in the past has not entered into any agreement either in the form of sale, lease, exchange, assignment or in any other manner whatsoever and has not created any ownership, tenancy, leave and licence or any other rights of the like nature in the said premises and has not dealt with or disposed off the said premises or any part thereof in any manner whatsoever.

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e. The Transferor are in exclusive use, occupation and possession of the said premises and every part thereof and except the Transferor no other person or persons are in use, occupation and enjoyment of the said premises or any part thereof.

f. The Transferor has good and clear title free from encumbrances, of any nature whatsoever of the said premises and every part thereof and there are no outstanding estates or effects by way of lease, lien, charges, inheritance, sale, gift, trust, mortgage or otherwise whatsoever outstanding against the Transferor and/or against the said premises or any part thereof.

g. The Transferor is not prohibited either under the Income Tax Act, Gift Tax Act, Wealth Tax Act, or under any other statute from transferring disposing off the said premises under this Agreement.

h. The Transferor has not done any act, deed, matter or thing whereby she is prevented from entering into this Agreement on the various terms and conditions as stated herein in favour of the Transferee and the Transferor has all the right, title and interest

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to enter into this Agreement with the Transferee on the various terms and conditions as stated herein.

Relying upon aforesaid representations and declarations made by the Transferor herein the Transferee has requested the Transferor to assign & transfer all his share/interest in the capital/property of the Society i.e. Share Certificate No.38 comprising of fully paid up shares of Rs.50/- each bearing distinctive nos. from 186 to 190, (both inclusive) hereinafter referred to as the said Shares and the **Flat bearing No.7, admeasuring 517 Sq. Ft. built up area on the first floor in the building no. 2 (SEA FACE APARTMENT) of the NOOR Co-operative Housing Society Ltd., on Plot No.18, Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane,** (hereinafter referred to as the said premises, together with all the deposits/credits lying to her credit with the Society/NMMC/CIDCO/MSEB etc. (hereinafter referred to as the said deposits) to the Transferee for a consideration of **Rs.7,20,000/- (RUPEES SEVEN LACS TWENTY THOUSAND ONLY)**.

THE SEAL OF THE JOINT SUB-REGISTRAR THANE - 3 DIST. THANE

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AND WHEREAS the Transferor herein has agreed to assign and transfer all her share/interest in the capital/property of the Society, together with the deposits lying to the credit of the Society, i.e. the said Shares, the said Premises and the said deposits, inclusive of her right of ownership, share amounts, deposits, etc. paid by her to the Society, Municipality, Government etc. till the execution of this Agreement to the Transferee herein for a consideration of **Rs.7,20,000/- (RUPEES SEVEN LACS TWENTY THOUSAND ONLY)** payable in a manner as hereinafter stated.

The Transferee shall pay to the Transferor a sum of **Rs.3,50,000/- (RUPEES THREE LACS FIFTY THOUSAND ONLY) as advance and part payment on or before the execution of this Agreement and the balance amount of Rs.3,70,000/- (RUPEES THREE LACS SEVENTY THOUSAND ONLY) shall be paid within a period of forty five days from the date of execution of this Agreement.**

Time is the essence of contract.

And the Transferor admits of having received the said sum of **Rs.3,50,000/- (RUPEES THREE LACS FIFTY THOUSAND ONLY)** as advance and part payment from the Transferee.

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1. The Transferor shall assign and transfer and the Transferee shall acquire the share/interest of the Transferor in the capital/property of the Society i.e. Share Certificate No.38 comprising of 5 fully paid up shares of Rs.50/- each bearing distinctive nos. from 186 to 190, (both inclusive) hereinafter referred to as the said Shares and the **Flat bearing No.7, admeasuring 517 Sq. Ft. built up area on the first floor in the building no. 2 (SEA FACE APARTMENT) of the NOOR Co-operative Housing Society Ltd., on Plot No.18, Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane,** (hereinafter referred to as the said premises) for a consideration of **Rs.7,20,000/- (RUPEES SEVEN LACS TWENTY THOUSAND ONLY)**, inclusive of all her rights of ownership, membership right, share amounts, deposits etc. payable/ paid by her to the society, municipality, Govt. etc. till the date of full and final payment to the Transferor. The assignment of the said rights is incidental to the transfer of the relevant shares which the Transferor is holding in respect thereof and as such the ownership rights of "the Said Premises" and the rights accrued to the Transferor are incidental to the above referred shares which she is holding in the society.

2. The Transferor shall put the Transferee in absolute and exclusive possession of "the Said Premises" after receiving full and final payment from the Transferee.

3. IN pursuance of the said Agreement as stated hereinabove, the Transferee has paid to the Transferor the sum of **Rs.3,50,000/- (RUPEES THREE LACS FIFTY THOUSAND ONLY) as advance and part payment on or before the execution of this Agreement and the balance of Rs.3,70,000/- (RUPEES THREE LACS SEVENTY THOUSAND ONLY) shall be paid within a period of forty five days from the date of execution of this Agreement.**

Time being the Essence of this Contract.

The Transferor hereby admits and acknowledges receipt of the sum of **Rs.3,50,000/- (RUPEES THREE LACS FIFTY THOUSAND ONLY)** as advance and part payment as aforesaid.

4. That after making the full and final payment and on receiving the possession of the said premises, the Transferee shall be entitled to apply to the Co-operative Society for the substitution/ transfer to her name in the place of the Transferor and in fact the

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Transferor shall arrange and do all the needful in getting "the Said Premises" transferred in the name of the Transferee in all the relevant records/documents of the above referred society and also co-operate to get the name of the Transferee endorsed on all the records, documents of the said society and also do all the needful for getting the ownership, title, interest and benefits etc. of "the Said Premises" duly transferred in the Transferee.

5. Upon receiving the full and final payment and handing over the possession of the said premises to the Transferee, the Transferor shall have no right, title, interest, claim demand or charge of whatsoever nature on the payments and contributions made by the Transferor her predecessor-in-title to the said society and on "the Said Premises". The Transferor shall do all the needful in all respects to secure the title of the said premises to the Transferee and shall always keep the Transferee indemnified from all liabilities and/or claim on the said premises. Thereafter the Transferor shall also co-operate to get the said Share Certificate endorsed in the name of the Transferee by the office bearers of the said Society.

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6. The Transferee shall from the date of possession of the said premises, be entitled to have a hold on the occupation and use of "the Said Premises" as the same is fit for occupation and the Transferee can hold the same for unto and to the use and benefit of herself, her heirs, executors, successors forever without any claim, charge, interest, demand or lien of the Transferor or any person on her behalf or who may claim through her in trust for her subject only to, on the part of the Transferee to pay the taxes, assessments, charges, outgoings or calls made by the said Society, Municipal authority, Government any local authority or corporation or co-operative Society in respect of "the Said Premises".

7. That the Transferor hereby states and declares that excepting this agreement she has not dealt with her right in respect of the said premises in any manner whatsoever.

8. That from the date of receiving the possession of the said premises, the Transferee covenants with the Transferor that she shall abide by all the rules and regulations and bye-laws of the said society and shall pay and

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discharge all calls and demands that the Municipal Corporation, the Co-operative Society and Government etc. may make in respect of "the Said Premises".

9. That on receiving the full and final payment and on handing over the possession of the said premises, the Transferor shall return and hand over to the Transferee all the documents referred to hereinabove and undertakes that from time to time and at all times hereafter and at the cost of the Transferee, her executors, administrators and counsels in law, shall do whatever is reasonably required to be done or execute and procure all documents and such further assurances in law to better and very perfectly transfer her rights, title, interest and benefits in "the Said Premises" and every part thereof unto and to the Transferee's use aforesaid.

THE SEAL OF THE JOINT SUB REGISTRAR THANE DIST. THANE

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10. That the Transferor hereby declares that she has paid all taxes and outgoings up to the date of possession in respect of "the Said Premises" and that if any amount is due from her to the Society, the Corporation or Government and/or to any other person, persons or authorities relating to "the

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Said Premises", the same shall be paid by the Transferor and if any such amount is recovered from the Transferee, the Transferor doth hereby agrees to indemnify and keep the Transferee indemnified therefrom.

11. It is agreed by and between the parties hereto that all the amounts, dues, taxes and outgoings up to the date of delivery of possession to the Transferee shall be borne and paid by the Transferor and all the amount, dues, taxes and outgoings in respect of the said premises after the date of delivery of possession to the Transferee shall be borne and paid by the Transferee.

12. The Transferor declares that she shall hand over all the original documents relating to the said premises in token of her having transferred and assigned all her rights, title, interest and benefits in respect of "the Said Premises" on receiving the full and final payment and after handing over the possession of the said premises. Similarly, the Transferor shall also hand over all the other receipts and the above referred share certificate to the Transferee. The Transferor states that save and except

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the aforesaid papers, she does not possess any other documents of title in respect of "the Said Premises" nor has she deposited or pledged the same with anyone and undertakes to indemnify and keep indemnified the Transferee.

THE SEAL OF THE JOINT SUB REGISTRAR THANE - 3

FIRST SCHEDULE ABOVE REFERRED TO

SCHEDULE OF LAND

ALL That piece or parcel of land known as Plot No.18, in Sector-9A, Vashi, Navi Mumbai, containing by admeasurement _____ Sq. Mtrs. or thereabouts within the registration District and Sub-District of Thane and bounded as follows :-

That is to say :-

On or towards the North by :

On or towards the South by :

On or towards the East by :

On or towards the West by :

SECOND SCHEDULE ABOVE REFERRED TO

SCHEDULE OF FLAT

Flat No.7 admeasuring 517 Sq. Ft. built up area on the first floor in the building No. 2 (SEA FACE APARTMENT) of the NOOR Co-operative Housing Society Ltd., on Plot No. 18, situated at Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane

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IN WITNESS WHEREOF THE PARTIES HERETO have hereunto set and subscribed her respective hands and seals the day and year first hereinabove written;

THE SEAL OF THE JOINT SUB-REGISTRAR THANE - 5 DIST. THANE

SIGNED, SEALED AND DELIVERED
BY THE WITHINNAMED TRANSFEROR
MRS SHAIKH FARIDABI HAIDERALI
in the presence of..... Mr. Shaikh Rustom Haiderali
c.m.for shaikh F. Haiderali.

SIGNED, SEALED AND DELIVERED
by the withinnamed Transferee
MRS SHAHEEN QUERESHI
W/o. MR MOHAMMED SALIM QUERESHI Shaheen
in the presence of.....

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९८ / ३२

R E C E I P T

I, **MRS SHAIKH FARIDABI HAIDERALI**, acknowledge the receipt of **Rs.3,50,000/-(RUPEES THREE LACS FIFTY THOUSAND ONLY)**, from **MRS SHAHEEN QUERESHI W/o. MR MOHAMMED SALIM QUERESHI**, being the advance and part payment of the SALE PRICE hereinabove mentioned in respect of the **Flat No.7 admeasuring 517 Sq. Ft. built up area on the first floor in the building No.2 (SEA FACE APARTMENT)of the NOOR Co-operative Housing Society Ltd. on Plot No. 18, situated at Sector-9A, Vashi, Navi Mumbai, Taluka & Dist. Thane,** to be paid under this Agreement.

MODE OF PAYMENT

Rs.3,50,000/- by Cheque no.125980 dated 27-2-06 drawn on Union Bank of India, Vashi, Branch.

I SAY RECEIVED.

C.A. for **MRS SHAIKH FARIDABI HAIDERALI**

WITNESS :-

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३९ / ३२

NOOR CO-OP. HSG. SOCIETY LTD.

(Regd. No. THA / Hsg. 1415 /1982)

Plot No 18, Sector - 9A, Vashi, Navi Mumbai - 400 703.

Ref. No. _____ Date _____

TO WHOMSOEVER IT MAY CONCERN

We, hereby confirm and declare that we do not have any objection on sale of Flat No.7 of Shaikh Faridabi Nyaz Ali to any person or party subject to the clearance of all the societies outstanding dues.

Thanking you,

THE SEAL OF THE JOINT SUB-REGISTRAR THANE

Yours truely,

For Noor Co-OP. HSG. SOC, LTD.

President Hon. Secretary Treasurer

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CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No.BP/V/18/9A/692

DATE

23 JUL 1985

To
M/s. Noor Co-operative
Housing Society Limited,
Sector 9A, Vashi,
New Bombay-400 703.

Sir,

Sub : Part Occupancy Certificate to one residential building No.2 on Plot No.18 Sector 9A Vashi.

Ref : Your architects letter No.S/VAS/Noor/8845 dated 17th June 1985 & No.S/VAS/Noor/8875 dated 17th July 1985.

Please find enclosed herewith the necessary part Occupancy Certificate for one Residential building No.2 on plot mentioned above. (NORTH-WEST CORNER)

Yours faithfully,

(C.B. Karandikar)
ADDL.TOWN PLANNING OFFICER (N)

THE SEAL OF THE JOINT SUB-REGISTRAR THANE

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२१/३२

CITY AND INDUSTRIAL DEVELOPMENT CORPORATION OF MAHARASHTRA LIMITED

No.BP/N/18/9A/ 692

DATE

23 JUL 1985

PART OCCUPANCY CERTIFICATE
NORTH WEST CORNER BLOG.

I hereby certify that the development of one residential building No.2 on Plot No.18 Sector 9A Vashi in New Bombay completed under the supervision of M/s. Studiarch Architects has been inspected on 28.6.1985 and I declare that the development has been carried out in accordance with the General Development Control Regulations and the conditions stipulated in the Commencement Certificate dated [illegible] and that the development is fit for the use for which it has been carried out.

THE SEAL OF THE JOINT SUB REGISTRAR THANE - 8

(G.N. Karandikar)
DEPUTY TOWN PLANNING OFFICER (N)

Date : 23rd July, 1985.

Place : CBD Belapur.

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भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

R 490656

Stamp Head Clerk
Treasury Office, Thane

25 APR 2006

7633 Shaikh Rusom Haidersali
Self
9-5-2006

AFFIDAVIT

I, **MR SHAIKH RUSTOM HAIDERALI**, Adult, Indian Inhabitant, residing at Flat No.7, 1st Floor, Noor Co-operative Housing Society, Sector-9A, Vashi, Navi Mumbai, do hereby state and declare on solemn affirmation as under:

1. **MRS SHAIKH FARIDABI HAIDERALI**, Adult, Indian Inhabitant, residing at Flat No.7, 1st Floor, Noor Co-operative Housing Society, Sector-9A, Vashi, Navi Mumbai, has vide instrument of General Power of Attorney dated 9th May 2006, duly Notarized on 9th May 2006, has constituted and appointed me her Constituted Attorney in the matter of Flat No.7.

टनन १
२३३१ ०८
23/32

2. I say and further confirm and assume that the said General Power of Attorney dated 9th May 2006 subsisting and valid as on date.

3. I further say that I am making this affidavit to prove before Sub-Registrar of Assurance Thane, to register the documents in respect of the **Flat No.7 admeasuring 517 Sq. Ft. built up area on the first floor in the building No.2 of the NOOR Co-operative Housing Society Ltd., on Plot No.18, situated at Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane,** on the basis of the said General power of Attorney dated 9th May 2006.

4. I say that I have affirmed the whereabouts of **MRS SHAIKH FARIDABI HAIDERALI,** who is alive and there is no court matter or case in respect of the said property or against me.

5. I say that whatever stated hereunder above is true & correct to the best of my knowledge & belief.

Solemnly affirmed by me on this _____ day of May 2006.

9 MAY 2006

टनन १
९८३१ ०८
२४/३२

MR SHAIKH RUSTOM HAIDERALI
DEPONENT

Identified by me,

BEFORE ME

Mr. M. T. THACKER
B.A.LL.B
Advocate and Notary (Govt. of India)
B 6/0-4, Sector-1, Vashi, Navi Mumbai - 400 703
Tel. 27825052 - 27825064

9 MAY 2006

REGISTERED
Sr. No. 8761 dt. 9/5/06

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

ONE HUNDRED RUPEES

रु. 100

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

R 846032

मुद्रांक प्रमुख लिपीक
कोषागार कार्यालय, ठाणे

19 APR 2006

SEAL OF THE JOINT SUB-REGISTRAR THANE - 1

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME:

I, MRS SHAIKH FARIDABI HAIDERALI, Adult, Indian Inhabitant, residing at Flat No.7, 1st Floor, Noor Co-operative Housing Society, Sector-9A, Vashi, Navi Mumbai, SEND GREETINGS:

GOVT. OF INDIA

टनन १
१४३४/०२
२५/३२

THE SEAL OF THE JOINT SUB-REGISTRAR THANE - 5
DIST. THANE

NOTARIAL GOVT. OF INDIA

WHEREAS I am the owner of the **Flat No.7 on the first floor in the building No.2 of the NOOR Co-operative Housing Society Ltd., on Plot No. 18 situated at Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane,** hereinafter referred to as 'THE SAID FLAT') and I am in lawful possession of the same.

टनन९
९८३४/ ०५
२६३/३२

WHEREAS owing to my being busy elsewhere, I am unable to present the Agreement/Deed before the Sub-Registrar of Assurances for registration, manage the said Flat or present the Documents relating to the Flat before the concerned registering authority for registration and for executing other documents for sale/transfer of the said flat in the name of MRS. SHAHEEN QUERESHI W/o MR MOHAMMED SALIM QUERESHI, the Purchaser, to whom I have agreed to sell/assign the said Flat.

AND WHEREAS for the above said reasons and for convenience it is necessary that I should appoint some fit and proper person to act in my name or on my behalf in respect of the said Flat as my true and lawful attorney and confer upon him the powers hereinafter stated.

NOW KNOW YE AND THESE PRESENTS witnesseth that, I, **MRS SHAIKH FARIDABI HAIDERALI**, adult, Indian Inhabitant, do hereby nominate, constitute and appoint my son **MR SHAIKH RUSTOM HAIDERALI**, Adult, Indian Inhabitant, residing at Flat No.7, 1st Floor, Noor Co-operative Housing Society, Sector-9A, Vashi, Navi Mumbai, to be my true and lawful Attorney for me and in my name 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 sale/transfer of **Flat No.7 admeasuring 517 Sq. Ft. built up area on the first floor in the building No.2 of the NOOR Co-operative Housing Society Ltd., on Plot No.18, situated at Sector-9A, Vashi, Navi Mumbai, Tal. & Dist. Thane** (hereinafter referred to as the said Flat) (hereinafter referred to as the said Flat)

टनन १
9838/02
26/32

THAT IS TO SAY:

1) TO attend, to transact, carry on, conduct, and to execute and perform all necessary things in connection therewith and to take any other steps that may be necessary in respect of the said Flat.

2) **To** sell the said Flat to MRS SHAHEEN QUERESHI W/o MR MOHAMMED SALIM QUERESHI, the Purchaser, to make the documents, sign, execute and lodge the Agreement/Deed for Registration before the concerned authorities to receive payments, pass proper receipts and hand over possession of the said Flat to MRS SHAHEEN QUERESHI W/o MR MOHAMMED SALIM QUERESHI, the Purchaser, on my behalf.

3) **TO** assign, transfer, the said flat in the name of MRS SHAHEEN QUERESHI W/o MR MOHAMMED SALIM QUERESHI, the Purchaser, and to do all acts, deeds, matters and things in respect of the transfer of the sad Flat in the name of MRS SHAHEEN QUERESHI W/o MR MOHAMMED SALIM QUERESHI, the Purchaser.

4) **ON MY BEHALF** and in my name to appear, to act, to execute, and to lodge the documents in respect of the said Flat at the office of the Sub-Registrar of Assurances and to take all necessary steps in my name as the said attorney may deem fit and proper.

5) **To represent** me before the Society, to attend all the Society meetings, to make all the necessary applications, declarations, and any other writings as may be required for the

टनन९
७४३४ | ०८
२८/३२

Society, to deal with all the correspondence with the Society, and to do all acts as may be necessary in respect of the said premises as regards the Association.

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 before the Sub-Registrar of Assurances as the said Attorney may deem fit.

7) **ON MY BEHALF** and in my name to appear and represent me before the concerned authorities viz: CIDCO, Sub-Registrar of Assurances, Municipal Corporation, MSEDCL and all other concerned authorities under any law in respect of the said Flat as the said attorney may deem fit.

8) **I ALSO** hereby authorise the said Attorney to present for Registration and admit execution on my behalf of documents executed or to be executed by me hereafter in respect of the said Flat.

9) I **HEREBY** for myself, my heirs, executors and administrators RATIFY AND CONFIRM and agree to RATIFY AND CONFIRM whatsoever my said Attorney or any substitute acting under him shall do or purport to do by virtue of these presents.

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९८३४/०८
२९/३२

IN WITNESS WHEREOF, I, **MRS SHAIKH FARIDABI HAIDERALI** have hereunto set my hand and seal this 9th day of May, 2006.

SIGNED AND SEALED BY THE
withinnamed
MRS SHAIKH FARIDABI HAIDERALI
on this day of
of 9 MAY 2006

SPECIMEN SIGNATURE OF THE ATTORNEY

MR SHAIKH RUSTOM HAIDERALI

Identified by me,

NOTARY
M. T. THACKER
(MAHARASHTRA)
(INDIA)
Reg. No.
GOVT. OF INDIA

AUTHENTICATED BY ME

Mr. M. T. THACKER
B.A.,LL.B
Advocate and Notary (Govt. of India)
E&I0-4, Sector - 1, Vashi, New Mumbai - 400 703
Tel. 27825052 - 27825064

NOTED / REGISTERED
Sr. No. 2768 dt.
9 MAY 2006

दस्त १
9835/06
30/32

10/05/2006 दुय्यम निबंधक
12:27:40 pm सह दु.नि.का-ठाणे 9

दस्त गोषवारा भाग-1

दस्त क्र 1434/2006
3732

दस्त क्रमांक : 1434/2006
दस्ताचा प्रकार : करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्रीमती शाहिन कुरेशी - - पत्ता: घर/फ्लॅट नं: 17 गल्ली/रस्ता: - ईमारतीचे नाव: नूर सोसा ईमारत नं: - पेठ/वसाहत: - शहर/गाव: सेक्टर 9ए, वाशी तालुका: - पिन: - प्लॉट नम्बर: एफ-60	लिहून घेणार वय 34 सही Shaheen		
2	नाव: श्रीमती फरीदाबी हैदरअली शेख तर्फे कु मु श्री रुसतम शेख - - पत्ता: घर/फ्लॅट नं: 7 गल्ली/रस्ता: - ईमारतीचे नाव: नूर सोसा ईमारत नं: - पेठ/वसाहत: - शहर/गाव: सेक्टर 9ए, वाशी तालुका: - पिन: -	लिहून देणार वय 53 सही		

सह दुय्यम निबंधक ठाणे क्र. १

दस्त गोषवारा भाग - 2

टनन9

दस्त क्रमांक (1434/2006)

32132

दस्त क्र. [टनन9-1434-2006] चा गोषवारा
बाजार मुल्य :903500 मोबदला :20000 भरलेले मुद्रांक शुल्क : 28930

दस्त हजर केल्याचा दिनांक :10/05/2006 12:20 PM
निष्पादनाचा दिनांक : 04/05/2006
दस्त हजर करणा-याची सही :

Shaheen

दस्ताचा प्रकार :25) करारनामा
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/05/2006 12:20 PM
शिक्का क्र. 2 ची वेळ : (फी) 10/05/2006 12:25 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 10/05/2006 12:26 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 10/05/2006 12:27 PM

दस्त नोंद केल्याचा दिनांक : 10/05/2006 12:27 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) दता किर्तीकर- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: सेक्टर 1, वाशी
तालुका: -
पिन: -
2) शशीकांत इंदप- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेठ/वसाहत: -
शहर/गाव: सेक्टर 20, ऐरोली
तालुका: -
पिन: -

पावती क्र.:1434 दिनांक:10/05/2006
पावतीचे वर्णन
नाव: श्रीमती शाहिन कुरेशी - -

9040 :नोदणी फी
640 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्क (आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

9680: एकुण

दु. निबंधकाची सही, सह दु.नि.का-ठाणे 9

दु. निबंधकाची सही
सह दु.नि.का-ठाणे 9

OFFICE OF THE JOINT SUB REGISTRAR THANE - 9

अनोळखी करणारे येते की
या दस्तास एकूण 32 पाने आहेत.
सह दुय्यम निबंधक ठाणे ९

दस्तऐवज क्रमांक 7041
9434 क्रमांकाचा नोंदला.
सह दुय्यम निबंधक ठाणे क्र. ९
दिनांक 10 महे 05 सन 2006

दस्तक्रमांक व वर्ष: 1434/2006

दुय्यम निबंधक: सह दु.नि.का-ठाणे 9

नोंदणी 63 म.

Wednesday, May 10, 2006

12:28:00 PM

Regn 63 m.e.

सूची क्र. दोन INDEX NO. II

गावाचे नाव : वाशी

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	करारनामा मोबदला रु. 720,000.00 बा.गा. रु. 903,500.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः फ्लॅट नं.7,पहिला मजला,प्लॉट नं.18,बिल्डींग नं -2,(सी फेस अपार्टमेंट)नूर को.ऑ.हौ.सो.लि.सेक्टर नं.9ए ,वाशी,नवी मुंबई,
(3)क्षेत्रफळ	(1)48.04 चौ मी
(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा	(1)
(5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता	(1) श्रीमती फशीदाबी हैदरअली शेख तर्फे कु मु श्री रुस्तम शेख - -; घर/फ्लॅट नं: 7; गल्ली/रस्ता: -; ईमारतीचे नाव: नूर सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सेक्टर 9ए, वाशी; तालुका: -; पिन: -; पॅन नम्बर: एफ-60.
(6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता	(1) श्रीमती शाहिन कुरेशी - -; घर/फ्लॅट नं: 17; गल्ली/रस्ता: -; ईमारतीचे नाव: नूर सोसा; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: सेक्टर 9ए, वाशी; तालुका: -;पिन: -; पॅन नम्बर: एफ-60.
(7) दिनांक करून दिल्याचा	04/05/2006
(8) नोंदणीचा	10/05/2006
(9) अनुक्रमांक, खंड व पृष्ठ	1434 /2006
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 28925.00
(11) बाजारभावाप्रमाणे नोंदणी	रु 9040.00
(12) शेरा	

Shaheen

WHEREAS the Mortgagor had mortgaged in favour of the Mortgagee the property more particularly described in the Schedule hereunder written by a Deed of Mortgage lodged for registration under Serial No. BBM/1761/97 dated 3/6/97 at the Office of Sub-Registrar of Assurances at Mumbai, to secure a LOAN of **Rs.3,00,000/- (Rupees Three Lakhs only)** advanced by the Mortgagee to the Mortgagor.

AND WHEREAS the Mortgagor has paid several sums to the Mortgagee from time to time to redeem and Mortgage.

दु. नि. ठा.-३
3996 | 2 -97
२००८

NOW THIS DEED WITNESSETH AS FOLLOWS:

1. In consideration of the payment of Rs.3,00,000/- (Rupees Three Lakhs only) paid on the said Mortgage by the Mortgagor to the Mortgage (a receipt whereof the Mortgagee hereby acknowledges) the Mortgage hereby transfers and reconveys to the Mortgagor the said mortgaged property more particularly described in the Schedule hereto TO HOLD the same unto the Mortgagor absolutely and free from encumbrances of any kind whatsoever and discharged from all claims demand and right of the Mortgagee under the said mortgage.

OFFICE OF THE SUB-REGISTRAR
ठाणे - ३
THANE - 3

2. The Mortgagee hereby delivers the Title Deeds in respect of the mortgaged property and the said Deed of Mortgage to the Mortgagor.

And the Mortgagee doth hereby COVENANT WITH the Mortgagor that the Mortgagee has not done or knowingly suffered or been party or privy to any act, deed whereby the mortgaged and charged premises / property of any part thereof in the manner aforesaid.

IN WITNESS WHEREOF duly Authorised Offier of Abhuydaya Co-operative Bank Ltd, has set his hand in the manner hereinafter mentioned on the day and the year first hereinabove written;

3996 13-04

THE SCHEDULE OF THE PROPERTY REFERRED TO ABOVE.

Flat No.7, admeasuring about 517 Sq. Ft. on First Floor of the Building No.2, of Noor Co-operative Housing Society Ltd., situated at Plot No.18, in Sector No.9A, at Vashi, Navi Mumbai, and within the limits of Navi Mumbai Municipal Corporation.

THE SUB-REGISTRAR TH-NE-3

SIGNED AND DELIVERED by the withinnamed "MORTGAGEE" ..... the duly Authorised Officer of the ABHYUDAYA CO-OP. BANK LTD, in the Presence of.....

1) Kumar Parimal Patani

2) Yadav Rajkumar Ramakwal

who have subscribed their respective signatures to this document in token of the Executant having signed this document in their presence.

FORMAT "B"

Sr. No.	Date	Name of the Borrower	Mortgagor	Loan/ BG/ CC.No	Mortgagee Registration Receipt No & Date and Place	Description of the property	Reconveyance Registration Receipt No. & Date and Place
1	29.3.06	MRS. SHAIKH FARIDA BI HYDERALI	ABHYUDAYA CO-OP. BANK LTD., VASHI BR.	CC 220374	BBM/1761/97 Dt. 3.6.97	Flat No 7, Bldg. No.2, First Floor, Noor Co-op. Hsg. Soc.Ltd, Plot No 18, Sector-9A, Vashi, Navi Mumbai 400 703.	

3996/18-24

THE SEAL OF THE SUB-REGISTRAR