

38,600/-

10501/08

32+2=34

CONVEYANCE

BY

SHRI NARESH SHANTARAM THAKUR & ORS

AND

M/s. GUJARAT ESTATE

226/29/3

3830012000

38600

RF 7650L

1763/08
20/2/08
20/11/08



Monday, December 15, 2008

2:58:49 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 10501

गावाचे नाव नवघर

दिनांक 15/12/2008

दस्तऐवजाचा अनुक्रमांक

टनन 4 10501 2008

दस्ता ऐवजाचा प्रकार

अभिहस्तारणपत्र



सादर करणाराचे नाव: मे. गुजरात इस्टेटचे भागीदार निदेशक, हेडपारा --

नोंदणी फी

:- 7650.00

नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (आ. 11(2)),

:- 680.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (34)

एकूण रु.

8330.00

आपणास हा दस्त अंदाजे 3:13PM ह्या वेळेस मिळेल

दुय्यम निबंधक
ठाणे 4

बाजार मूल्य: 760500 रु. मोबदला: 500000 रु.

भरलेले मुद्रांक शुल्क: 38600 रु.

देयकाचा प्रकार : डीडी/धनाकर्षाद्वारे;

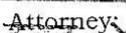
बँकेचे नाव व पत्ता: दि शामराव विठ्ठल को ऑप बँक लि. मिरारोड पु;

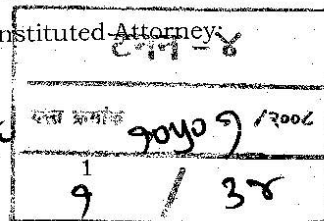
डीडी/धनाकर्ष क्रमांक: 001436; रक्कम: 7650 रु.; दिनांक: 10/12/2008

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Customer's Copy							
THE KAPOL CO-OP. BANK LTD. FRANKING DEPOSIT SLIP							
Branch <u>Bhuj</u>	Date: <u>11/12/08</u>						
Pay to : Acct. Stamp Duty	21814						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;">Franking Value</td> <td style="width: 50%; text-align: right; padding: 5px;">Rs. 38600</td> </tr> <tr> <td style="padding: 5px;">Service Charges</td> <td style="text-align: right; padding: 5px;">Rs. <u> </u></td> </tr> <tr> <td style="padding: 5px;">TOTAL</td> <td style="text-align: right; padding: 5px;">Rs. 38600</td> </tr> </table>	Franking Value	Rs. 38600	Service Charges	Rs. <u> </u>	TOTAL	Rs. 38600	
Franking Value	Rs. 38600						
Service Charges	Rs. <u> </u>						
TOTAL	Rs. 38600						
Name & Address of the Stamp duty paying party							
<u>M/S Gajjar Estate</u>							
Tel./Mobile No.							
Desc. of the Document							
DD/Cheque No.:							
Drawn on Bank :							
(For Bank's Use only)							
Tran ID	A254 Rs.						
	PL-546 Rs.						
Franking Sr. No.							
Cashier							



THIS INDENTURE is made and entered into at BHAYANDER this 15th day of DEC. in the Christian year Two Thousand Eight BETWEEN, (1) SHRI NARESH SHANTERAM THAKUR alias PATIL, (2) SHRI SUNIL SHANTARAM THAKUR alias PATIL, (3) SHRI BHUSHAN SHANTARAM THAKUR alias PATIL, through their Constituted Attorney: 

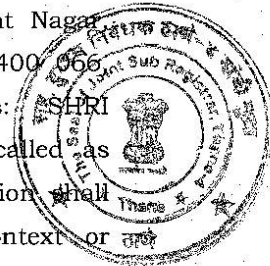


INDIA STAMP DUTY MAHARASHTRA
R.0038600/-P8549
12:11
DEC 11 2008
SPECIAL DELIVERY
24797
111487
POSTAGE
INDIA

SHRI MAHENDRA VIKARMA SINGH, also an adult, Indian Inhabitant, residing at Plot C.D. 38, House No- C-5, Akurli Sangam Co-operative Society Ltd, Akurli, Kandivli (E), Mumbai- 400 101, hereinafter called as "THE VENDORS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their heirs, executors, administrators and assigns) of the ONE PART:

AND

M/s. GUJARAT ESTATE, a registered Partnership Firm having its registered office at Shop No. 4, Sharda Bhuvan, Daulat Nagar Road No. 3, Borivli (E), Mumbai - 400 066 through their one of the partners: SHRI NITESH B. HEDPARA, hereinafter called as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their Partners, their Survivors, heirs, executors and administrators of such last Survivors and their permitted assigns) of the OTHER PART;



WHEREAS:

- i. The pieces and parcels of agricultural lands bearing Old Survey No.226, corresponding New Survey No. 29, Hissa No.3, admeasuring 7.8 Guntha, i.e. 780 Sq. Meters, equivalent to 932.88 Sq. Yards, of Village NAVGHAR,

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NH
 21/03/17/0

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NAVGHAR	
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Taluka & Dist. Thane lying being and situate at Bhayander (E), within the limit of Mira Bhayander Municipal Corporation, Registration District and sub-District of Thane, as more particularly described in the Schedule hereunder written, hereinafter referred to as "the said lands".

ii. The said land is the ancestral property belonging to SHRI CHANDRAKANT BABURAO PATIL & OTHERS including late SMT YESUBAI SHANTARAM THAKUR the married daughter of late Shri Baburao Patil the original owner. After the death of the said Smt. Yesubai Shantaram Thakur, her rights and shares in the said lands and all other ancestral properties devolved upon her 3 sons viz. (1) SHRI NARESH SHANTARAM THAKUR alias PATIL, (2) SHRI SUNH SHANTARAM THAKUR alias PATIL, and (3) SHRI BHUSHAN SHANTARAM THAKUR alias PATIL, the owners above named.

iii. In the circumstances the said SHRI NARESH SHANTARAM THAKUR & Others above named have been jointly seized, possessed and / or well and sufficiently entitled to undivided 1/8th shares, which is equivalent to 97.5 Sq. Meters, of their late mother out of the said lands, accordingly their names appear in the records of Rights i.e. 7x12 extract maintained by Talathi Navghar, Taluka & district Thane, as more



7x12 Extract	
पत्र नं.	१०५०१ / २००८
३	३४

particularly described in the Schedule hereunder written.

- iv. The said Owners SHRI NARESH SHANTARAM THAKUR alias PATIL & Others have absolutely conferred and granted the development right in respect of the said lands unto and in favour of the attorney above named alongwith an irrevocable general power of attorney dated 9th April 2007 and Registered with Sub Registrar of Assurances vide Registration No.TNN4/3270 dated 9th April 2007 and thereby granted all the requisite rights and authorities to carry on the development upon the said lands by themselves or by their nominee/s or reassign and sell the said right and ultimately to any developer or party/s and ultimately sell the said lands with covenant to execute the conveyance. The vendors above named by the said irrevocable general power of attorney have granted various rights, authorities, privileges, and powers to deal with the said lands, its development right and interlia to sell the said lands and execute conveyance to any party of their choice.



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- v. In the manner aforesaid, the vendors are well and sufficiently entitled to resell and transfer their undivided rights, benefits and authority and the benefits of the said agreement dated 9/4/2007 in respect of the

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said lands i.e. 1/8th undivided shares of the vendors including the rights of sale of flats, and to carry out the construction upon the said lands.

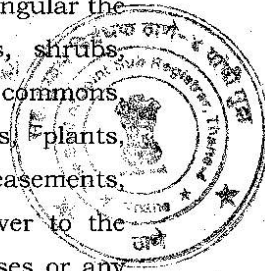
vi. In the premises aforesaid, the Vendors as doth hereby declare and state and assure to the Purchasers that in law and in equity they are entitled to sell, assign, convey and transfer the said properties more particularly described in the schedule hereunder written to the Purchasers and accordingly they have granted the powers and appointed their attorney to execute the Conveyance.

vii. The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said properties more particularly described in the Schedule hereunder written for the lump sum price of Rs. 5,00,000/- (Rupees Five Lakhs Only) and upon the terms and conditions mutually agreed by and between the parties hereto.

NOW THIS INDENTURE WITNESSETH that in consideration of the said Agreement dated 9/4/2007 executed by the Vendors and pursuant thereto the payment of full considerations made to the Vendors by the they the Vendors said Agreement do and each of them doth hereby admit and acknowledge and of and from the same and every part thereof

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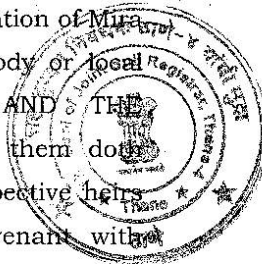
the Vendors doth hereby acquit, release and discharge the Purchasers for ever; THEY THE VENDORS doth hereby grant, convey, transfer and assure unto the Purchasers for ever all that piece or parcels of lands to the extent of their undivided shares admeasuring 97.5 Sq.Meters out of the property bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 Guntha, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, and delineated on the plan thereof hereto annexed and thereon shown surrounded by a red colour boundary line and more particularly described in the Schedule hereunder written and also TOGETHER WITH all and singular the houses, out-houses, edifices, trees, shrubs, drainages, ways, paths, passages, commons, gules walls, waters, water-courses, plants, lights, liberties, rights, privileges, easements, profits and appurtenances whatsoever to the said land, hereditaments and premises or any part thereof belonging to or in anywise appertaining to or usually held, used, enjoyed or occupied therewith or reputed to belong or to be appurtenance thereto AND ALSO TOGETHER WITH all the deeds, documents, writings, vouchers, papers and other evidences of title of or relating to the said land, hereditaments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, properties, possession, benefit claim and demand whatsoever both at law and



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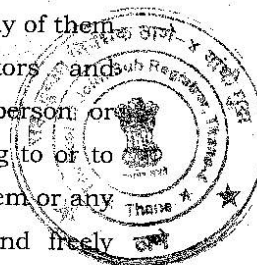
at equity of the Vendors into, out of, or upon the said lands, hereditaments and premises or any part thereof (all which are hereinafter for brevity's sake collectively referred to as "The said Premises") TO HAVE AND TO HOLD all and singular the said premises hereby granted, released, confirmed, transferred conveyed and assured or expressed so to be with their and every or their rights, members and appurtenances unto and to the use and benefit of the Purchasers for ever absolutely subject however to the payment of all rents, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become payable to the Government of Maharashtra the Municipal Corporation of Miraj Bhayander or any other public Body or local authority in respect thereof AND THE VENDORS HERETO and each of them do hereby for themselves or their respective heirs executors and administrators covenant with the Purchasers that notwithstanding any act, deeds, matter or thing whatsoever by the Vendors or any of them or any person or persons lawfully or equitably claiming or to claim by from under or in trust for them or any of them made, done committed omitted or knowingly or willingly suffered to the contrary they the Vendors now hath in themselves good right full power and absolute authority to grant, sell, release convey transfer and assure the said properties hereby granted conveyed



महाराष्ट्र
महाराष्ट्र

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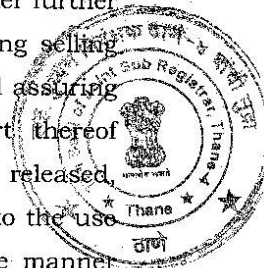
sold released transferred and assured or intended or expressed so to be unto and to the use and benefit of the purchasers for ever in the manner aforesaid and that it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have occupy possess and enjoy the said properties hereby granted conveyed sold, released, confirmed transferred and assured with their appurtenances and receive the rents, issues and profits thereof and of every part thereof to and for their use and benefit without any suit, lawful eviction, interruption, claim and demand whatsoever from or any the Vendors or their respective heirs or any of them or their respective heirs, executors, and administrators or from or by any person or persons lawfully or equitably claiming to or to claim by from under or in trust for them or any of them and that free and clear and freely clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendors or any of them or by any person or persons or body claiming as aforesaid well and sufficiently saved, defended kept harmless and indemnified of, from and against all former or other estates, title charges and encumbrances whatsoever as already or to be hereafter had made executed occasioned or suffered by the Vendors or by any other person or persons or body lawfully or equitably claiming or to claim, by from under or in trust



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for them and further that they the Vendors and all persons having or lawfully or equitably claiming any estate, right, title or interest both at law or in equity in the said properties hereby granted sold released confirmed conveyed transferred and assured or any part or portion thereof, by from under or in trust for them the Vendors or their respective heirs, executors and administrators or any of them shall and will from time to time and at all times hereafter at the request and costs of the Purchasers do and execute or cause to be done and executed all further and other lawful and reasonable acts, deeds, matters, things, conveyances and assurances in law whatsoever for better further more perfectly and absolutely granting selling releasing, confirming transferring and assuring the said properties and every part thereof hereby granted conveyed, sold, released, confirmed and transferred unto and to the use and benefit of the Purchasers in the manner aforesaid as shall or may be reasonably required by the Purchasers, their heirs, executors, administrators and assigns or their counsel-in-law and they the Vendors do and each of them doth hereby further covenant with the Purchasers that they the Vendors have not at any time done, or executed or been party or privy to any act, deeds, matter or things whereby or by reason or means whereof they are prevented from granting selling, conveying, confirming, transferring and assuring the said



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properties or any part or portion thereof in the manner aforesaid.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of lands ~~admeasuring~~ ^{મહેસૂલ નં} ~~375 sq meters~~ ^{૭૭૫૭} out of property bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 Guntha, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & Dist. Thane lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, Registration sub District at Thane, as delineated on the plan attached herewith and surrounded in red colour boundary line and bounded as follows:

On or towards the South: By

On or towards the North: By

On or towards the East : By

On or towards the West : By

SIGNED SEALED & DELIVERED)

By the within named "VENDORS")

(1) SHRI NARESH SHANTARAM THAKUR)

alias PATIL)

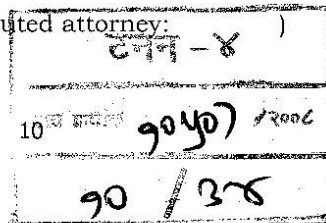
(2) SHRI SUNIL SHANTARAM THAKUR)

alias PATIL)

(3) SHRI BHUSHAN SHANTARAM THAKUR)

alias PATIL)

Through their constituted attorney:)



2. $\frac{1}{x^2} = x^{-2}$

) .

)

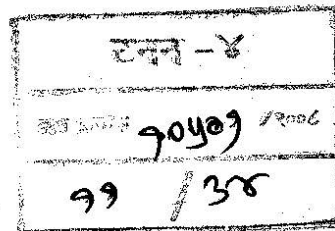
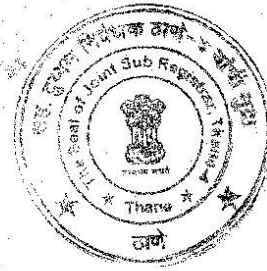
}

)

)

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RECEIPT

RECEIVED the day and the year first
hereinabove written of and from the within
named Purchasers the said sum of Rs.
5,00,000/- (Rupees Five Lakhs Only) being the
full consideration money as within mentioned.

WE SAY RECEIVED



Rs.5,00,000/-

महेश्वर सिंह

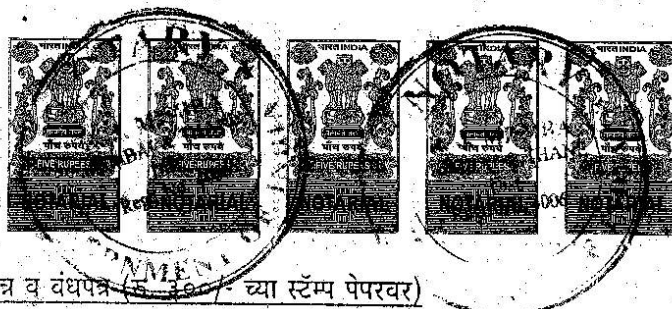


(VENDORS)
through their C.A

WITNESSES:

1. 
2. 

टनन - ४	
पत्र क्रमांक	१०५७१ / २००८
१२ / १२	



शपथपत्र व बंधपत्र (रु. ३००/- च्या स्टॅम्प पेपरवर)

(कृपया लागू नसेल ते खोडावे)

मी/आम्ही नरेश शोभा राम बाबुराव पाटील, ज्य. मा.प्या.लॉ. व.म.

महेश प्रियमसिंह.....वय.....वर्ष, धंदा...43.....स. C-5, अकुल संगम सोसा.
का. दिवस (प्र)..... सत्य प्रतिज्ञेवर कथन करतो की,

मौजे ... नासरी ... स.नं. 226 ... नासरी क्षेत्र २६९ ... चौ.मी. ही मिळकत. माझ्या/ आमच्या मालकी हक्काची असून, तेंदरचे क्षेत्र पूर्वी लागू असलेल्या नागरी जमिन कमाल धारणा अधिनियम १९७६ नुसार ... नागरी समूहात येत असल्याने मी/आम्ही नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत कलम ६(१) अन्वये विवरण पत्र सक्षम प्राधिकारी यांचे कडेस दाखल केलेले आहे असे नव्हते.

नागरी जमिन (कमाल धारणा व विनियमन) अधिनियमांतर्गत दाखल विवरणपत्रावर कलम ८ (४) नुसार निर्णय होवून चौ.मी.क्षेत्र अनुद्येय व चौ.मी. क्षेत्र अतिरिक्त घोषित केलेले आहे. / सदर जागेवर कोणतेही अतिरिक्त क्षेत्र नाजकथा अधिनियमांतर्गत घोषित केले नाही.

प्रस्तुतचे क्षेत्र आता आमहास विक्री करावयाचे/विकसित करावयाचे असून सदरचे क्षेत्र नागरी जमिनी (कमाल धारणा व विनियमन) अधिनियम १९७६ अंतर्गत अनुज्ञेय/अतिरिक्त घाषित क्षेत्रांपकी आहे. या अनुषंगाने मी, खालीलप्रमाणे वस्तुस्थिती शपथेवर जाहीर करीत आहे.



- १) प्रस्तुत अतिरिक्त पोषित क्षेत्रावर ना.ज.क.धा. कलम ३०(२) अन्वये, योजना मंजूर आहे/नाही. औद्योगिक प्रयोजनार्थ / अस्तित्व अतिरिक्त / आपण दू. स्काय/गृहनिर्माण संस्थांना सभासदांच्या गृहबांधणीसाठी / रक्कम भरण्याच्या अधिनतेने सूट देण्याबाबत दिलेली इरादापत्र / अन्य प्रयोजनार्थ कलम २० अन्वये सूट देण्यांत आली नाही.
- २) प्रस्तुत अतिरिक्त क्षेत्राबाबत ना.ज.क.धा. अधिनियम १९७६ अन्वये, कलम १०(३) व १०(५) खालील कार्यवाही झाली नाही.
- ३) प्रस्तुत जमिनीबाबत कलम ३४ अन्वये, शासनाने कोणतेही आदेश पारित केले नाहीत/पारित केलेल्या आदेशानुसार वंडाची रक्कम भरली असून त्यानुसार कोणताही गुन्हा प्रलंबित नाही.
- ४) शासनाकडून / सक्षम प्राधिकारी यांच्याकडून या मिळकतीसंदर्भात कोणतेही स्थानिक आदेश दिलेले नाहीत.

या शपथपत्र व बंधपत्रातील मुजकर हा खरा व बरोबर असून, तो खोदा निघाल्यास अथवा भविष्यांत कोणताही वाद निर्माण झाल्यास, सदर जागेचे केलेले घरेदी विक्री व्यवहार/विकसन परवानगी रद्द करण्यास पात्र राहतील. मी/आम्ही भा.दं.वि. संहिता १८६० च्या तरतुदीनुसार होणाऱ्या शिक्षेस पात्र राहीन/राहू. सदर गुन्हा हा फौजदारी स्वरूपाचा आहे, याची मला/आम्हाला जाणीव आहे. तसेच दिवाणी प्रक्रिया संहिता १९०८ च्या कायद्यानुसार कायद्यातील तरतुदीनुसार शासनाच्या होणाऱ्या नुकसनाची भरपाई करण्यास मी व्यक्तिशः जबाबदार राहिलो/राहिली आहे. मी या शपथपत्र व बंधपत्राद्वारे देत आहे.

हे शपथपत्र व बंधपत्र आज दि. २२/१०/०८ रोजी लिहून दिले आहे.

(शपथपत्र व बंधपत्र करून देणारे)

22 OCT 2008

[illegible]

GENERAL POWER OF ATTORNEY

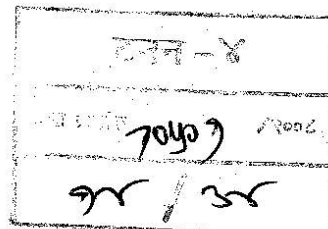
BY

SHRI NARESH SHANARAM THAKUR & ORS

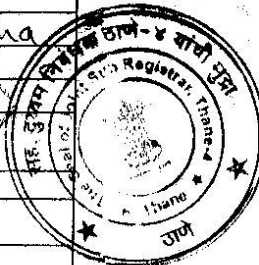
TO

SHRI RAJESH A. SODHA & ANR

226/29/3



Customer's Copy	
CITIZENCREDIT CO-OPERATIVE BANK LTD.	
Lic # D-5/STP(V)/C.R. 1009/02/2005/200-203	
Br. Mira Road	Date 9/4/07
Pay to : Acct Stamp Duty Thane	
Franking Value	Rs. 100
Service Chgs (Rs. 10 per doc)	Rs. -
TOTAL	Rs. 100
Name of the stamp duty paying Party	
Rajesh Sadha	
DD / Chq. No. 9 / 100 / 707	
Drawn on Bank CITIZENCREDIT CO-OP. BANK LTD.	
(For Banks Use Only)	
Tran ID	
Franking Sr. No. 57937	
Cashier	Officer



दस्तावेज नं. 3209 / 2006
9 / 97

CitizenCredit Co-op. Bank Ltd.
Shop No. 41, Gaeta/Vasade-1,
Station Road, Mira Road (East),
Thane-401107.
D-5/STP(V)/C.R. 1009/02/2005/200-203

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME We, (1) SHRI NARESH SHANTARAM THAKUR, (2) SHRI SUNIL SHANTARAM THAKUR, (3) SHRI BHUSHAN SHANTARAM THAKUR, adults, Indian inhabitants, residents of Village

Attested
B. Thakur
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श्री 57937
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R.0000100/-PB5256
APR 09 2007
12:36

Goddev, Bhayander (E), Dist. Thane, SEND
GREETINGS:

WHEREAS:

I. The pieces and parcels of agricultural lands bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & Dist. Thane lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, Registration District and sub-District of Thane, as more particularly described in the Schedule hereunder written, hereinafter referred to as "the said property" which belongs to the Owners above named and others jointly and the Owners are entitled for undivided 1/8th shares in the said property i.e. 97.5 sq Meters or tghereabout

II. We have executed an Agreement for Development in favour of the Developers: (1) SHRI RAJESH ANANTRAI SODHA, an adult, Indian inhabitant, residing at Flat No. 605/606, A-Wing, Vivek Enclave CHS Ltd, L.M. Road, Borivli (W), Mumbai 400 103, (2) SHRI MAHENDRA VIKARMA SINGH, also an adult, Indian inhabitant, residing at Plot C.D. 38, House No. C - 5, Akurli Sangam Cooperative Society Ltd. Akurli, Kandivli (E), Mumbai 400 101.

III. In view of the circumstances as aforesaid and in compliance of the terms of the agreements and at the request of the said Developers, we have agreed to execute the present irrevocable general

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power of attorney in their favour to enable them to do and perform all the acts under the terms of the above mentioned agreement.

NOW KNOW YE ALL BY THESE PRESENTS that WE above named co owners of the properties as mentioned above, do hereby Nominate, Constitute and Appoint (1) SHRI RAJESH A. LODHA and (2) SHRI MAHENDRA V. SINGH, (hereinafter referred to as "the said Attorneys") in fact and at law for us and in our names and on our behalf to do and to act jointly and severally all or any of the following acts, deeds, matters and things:

1) TO submit plans for the construction of the buildings and other structures to be constructed on the said property to the Mira Bhayandar Municipal Corporation and other authorities and bodies for approval and sanction and for revalidation and for further modification and revision of the plans submitted as required under the law and sign such plans and applications, documents, affidavits, declarations, authority letters, writings, papers as may be required and to pay all fees, deposits and other amounts and to receive the said deposits.

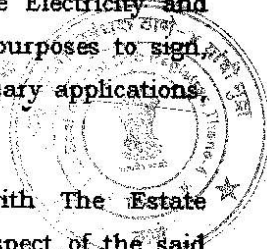
2) To complete all construction work on the said property in accordance with the plans and specifications sanctioned by the Municipal Corporation and other concerned authorities.	8 3209 /2009 3 / 93
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3) To act for us and appear and represent us before all the officers of Mira Bhayandar

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Municipal corporation, Tahsildar, Mamlatdar, and other revenue officers and/or public and local authorities including Town Planning departments in connection with the said property and development and sale thereof.

- 4) To apply for and obtain the Electricity and other supplies and for that purposes to sign execute and deliver all necessary applications, forms, deeds and documents.
- 5) To arrive at settlement with The Estate Investment Co pvt Ltd in respect of the said property on any terms and conditions as our attorneys shall think fit and proper and pay the said company any compensation or considerations prices and get their claims in the said property released.
- 6) To act for us and appear and represent us before the government or semi-government authorities including the collector of Thane and superintendent of land records, all officers including public and local authorities and to sign all papers, applications, affidavits, declarations, authority letters and all such writings which may be required for the said purposes.
- 7) To apply to the Competent Authorities and/or other concerned authorities under the Urban Land (Ceiling & Regulation) Act, 1976, for sanction and exemptions for the development and sale of the said property and to sign all



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applications, documents and papers for the purposes.

- 8) To deposit amounts as may be required to the Municipal Corporation, collector and other authorities in connection with the said property or the development thereof and to apply for and receive refund of the deposits so made by the said attorneys and to sign and give all effectual and valid receipts and discharge for the same.
- 9) To apply for and to obtain the conversion of the said lands into non-agricultural and for the purposes to pay all necessary fees, charges, guarantees on our behalf and to sign all papers, letters, writings and documents which may be necessary for the aforesaid purposes.
- 10) To make application to the District Inspector of land records for survey and measurement of the said property or any part thereof and for that purposes to sign all necessary applications, papers and documents and to pay all the necessary charges for the same and obtain the receipt for the same.
- 11) To pay all outgoings like fees, charges, taxes and bills to all the authorities and public bodies and to obtain proper receipts and discharge for the same.
- 12) To apply for and obtain the commencement certificate and/or completion certificate in respect of the building or buildings to be constructed on the said property.

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13) To appear before any judicial or any other officer or official and to represent us in all matters before any Income Tax Officer, or any other authorities relating to our assessment or any other assessment in which we may be interested or concerned and to file returns, certificates or appeals or petitions for reference and to consent for any arrangement or settlement and to take all steps for obtaining the certificates in relation to any deed and document to which we shall be party.

14) For the purposes of development to engage Architects, Engineers, Surveyors, Agents, Contractors and other professionals and persons in connection with the development of the said property and to remove him or them and appoint another in their place.

15) To carry on correspondence and to sign and deliver and register papers and documents including various forms, applications, agreements, undertakings and writings that may be required from time to time and to register the same and admit execution before the sub-Registrar of Assurances.

16) To appear for us and on our behalf before Registrar of Assurances or any other officer of Assurances and represent us and lodge the same for registration and to admit execution of any document or documents on our behalf.

17) TO settle, adjust, compound, submit to Arbitration and compromise all actions, suits,

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accounts, claims and demands which now or hereafter shall or may be by or between us.

18) To make application to the Municipal Corporation and other authorities for supply of water and water connection in the said property or the building constructed thereon.

19) To amalgamate the said property with any other properties/s and to submit the layout plan for sanction and sub-divisions and to get the same duly approved from the collector or other authorities concerned.

20) To carry out all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connection with the plans of sub-divisions, amalgamation or the building plans submitted or our said attorneys or either of them to the appropriate authorities may submit that in pursuance of these presents.

21) To commence, carry out and complete and/or caused to be commenced, carried out and completed all constructions on the said property in accordance with the sanctioned plan and specifications and so far as any construction work is concerned to see that the all applicable rules and regulations which are made by the governments and/or Town Planning Authorities and police authorities and any other Competent Authorities for the time being are strictly observed and adhered to by our Attorneys.

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22) To perfect our title to the said property and for that purposes to sign all applications, documents and writings as may be required.

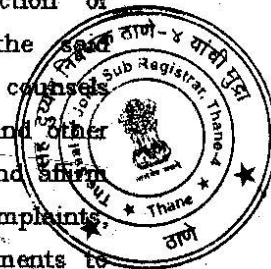
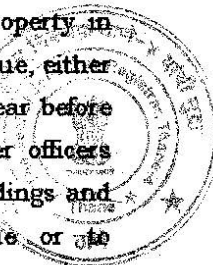
23) To commence, prosecute, defend and to continue all actions, suit and legal proceedings which may hereafter be commenced by or against us in respect of the said property in any court Civil or Criminal and Revenue, either appellate or original sides and to appear before all the magistrates, Judges and other officers empowered by law to hear the proceedings and to prosecute, defend or discontinue or to become non-suited or to settle, compromise or refer to arbitration any suit, action or proceedings in connection with the said property and to appoint solicitors, counsels and advocates to file vakalatnama and other authorities and to sign and verify and affirm complaints, written statements, complaints, petitions, affidavits and other documents to prefer appeals and to apply for revisions and review and to apply for execution of decree and orders, to draw money from any court, Accountant general, official receiver and court receiver and to give effectual receipts and discharge for the same and to accept processes, writ of summons, notices and other legal processes.

24) To substitute and appoint from time to time one or more attorney or attorneys under them for the same powers and with such substitute or substitutes at the pleasure of our attorneys



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processes.	5/1/06

as to remove him or them or appoint in his/their place.

25) We hereby declare that this power of attorney shall be irrevocable and shall be binding on our respective heirs, executors and administrators.



26) To register the deed of conveyance and all such assurances for perfectly transferring and assigning the said property and flats constructed thereon and effectual registration of all the deeds and documents relating the said property as may be required under the Indian Registration Act, 1908 and other laws for the time being in force.

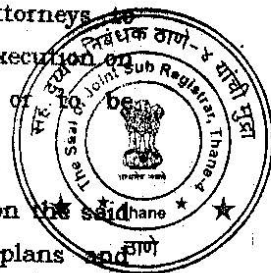
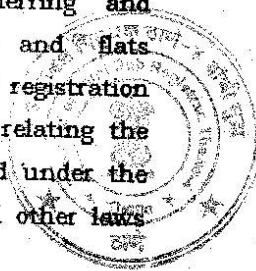
27) We also hereby authorize our attorneys to present for registration and admit execution of our behalf documents executed or to be executed by us hereafter.

28) To complete all construction work on the said property in accordance with the plans and specifications as sanctioned by the Municipal Corporation and other concerned authorities.

29) To take charge, possession, custody and management of the said pieces and parcels of land and to manage, look after and supervise the same diligently and to do all other acts, matters and things that are necessary for or incidental to the proper and effectual management thereof.

30) To form a cooperative society or apartment ownership society and transfer and handover

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the management of the said buildings constructed and completed by our said attorneys and execute the conveyance to the said society in respect of the land and buildings and to pay the stamp duty and registration charges for the same.

31) To enter into the agreement for sale of flats, or assignment and transfer in favour of any person or parties of their choice and receive the sale proceeds thereof and issue receipts for the payments received from the purchaser of the flats towards the considerations or for any purposes there under worthy of accountability for all the purposes.

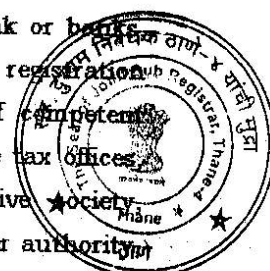
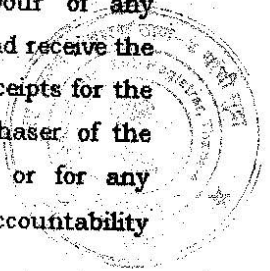
32) To represent us in any of the bank or banks, insurance companies, courts, registration offices, municipal offices, office of competent authority, sales tax offices, income tax offices, revenue offices or any cooperative society, central or state government or other authority, society, body corporate and other financial institutions for loans and financial help for the flat developers and to furnish all the details of flats and properties involved therein including title certificate, search report, lien notes, and to enter into mortgage of the flats in their names or in the names of the flat developers and to sign all papers, documents and agreements for all such above purposes as our attorneys deem fit and proper in the varied circumstances.

AND GENERALLY to do execute and perform all acts, deeds, matters and things and sign and

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execute necessary papers and documents concerning the said property and the development thereof as our attorneys shall think fit and proper and to act in relation to the said property as fully and effectually in all respects to all intents as our selves could do as if we were personally present.

AND LASTLY we our selves and for our respective heirs, executors and administrators do hereby ratify and confirm all and whatsoever our said attorneys shall do or caused to be done by virtue of these presents.

IN WITNESS WHEREOF we have set our respective hands to this writing on this 10 day of April 2007.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcels of agricultural land bearing Old Survey No. 226, corresponding to Survey No. 29, Hissa No. 3, admeasuring 780 sq. Yards, i.e. 780 sq. Meters, equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & Dist. Thane lying, being and situate at Bhayander (E), within the limits of Mira Bhayandar Municipal Corporation, Registration District and sub-District of Thane.

SIGNED SEALED & DELIVERED

By within named "EXECUTRIX"

1) SHRI NARESH SHANTARAM THAKUR

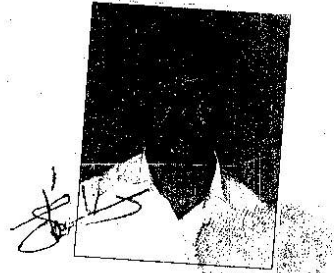
N. S. Thakur

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उत्तर क्रमांक 3209/२००७
११ / ११



2) SUNIL SHANTARAM THAKUR

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3) BHUSAN SHANTARAM THAKUR

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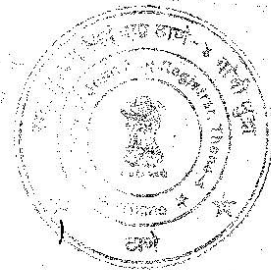
In the presence of ...

SIGNED SEALED & ACCEPTED

By withinnamed "ATTORNEYS"

1) SHRI RAJESH A. SODHA

2) SHRI MAHENDRA V. SINGH



[Signature]

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In the presence of



तनन-४
दस्त क्रमांक १०५०९ / २००९
२८ / ५४

तनन-४
दस्त क्रमांक ३२०९ / २००९
१२ / १५

गांव नमुना खात (अधिकार अभिलेख पत्रक)

गांव - नरवर

जु. स. (२२६१३)

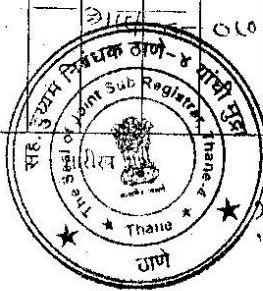
तालुका - ठाणे

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूदरणा पद्धती	भोगवट्याचे नंबर (२५६)	कुळाचे नंबर
न.स. २०	३		३ चंद्रकांत बाबुराव पाटील	२०८२
शेतीचे स्थानिक नांव			३ भाबूबाई अनेक कायड	
लागवडी योग्य क्षेत्र			३ रमाकांत बाबुराव पाटील	
	हे.	आर.	४ विष्णू बाबुराव पाटील	
			५ सतीश बाबुराव पाटील	
			६ गेंडुबाई सातासत्र पाटील	
			७ णिलबाई वटांत भांडरे	
			८ भाऊबाई प्रभाकर पाटील	
			९ प्रसन्ना नंदकुमार राऊत	
पो. स. (लागवडी योग्य नारलेले)			१० अ. ३६	
वर्ग (अ)				
वर्ग (ब)				
आयतन				
जुडी किंवा निर्देश लांबाई				

गांव नमुना खात (पिकांची नोंद वही)

वर्ष	इंग्रजी	पिकांसाठी देवाचा तपविल										लागवडीसाठी उपलब्ध नारलेली जमीन		जमीन मालक	जमीन मालकाचे नांव	जमीन मालकाचे नांव	मोठा
		विश्व विकासाला देव					निर्भर विकासाला देव					एक	द्व				
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			हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.					
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असल बाबुबाई राई नवराज दिती आहे.



११/०३

गावठी सभा नरवर
नारवर (गा.), ता. वि. गा.

मेहेनद

टनन-४
दस्त क्रमांक ३२४७/२००७
३३ / १५



10/04/2007

दुय्यम निबंधकः

3:17:40 pm

ठाणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 3271/2007

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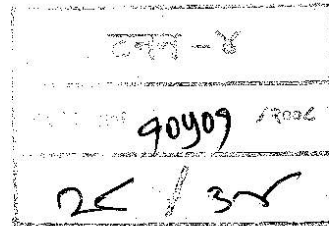
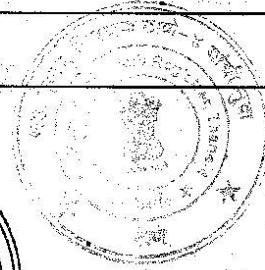
दस्त क्रमांक : 3271/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजेश अनंतराय सोढा - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: बोरीवली प तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 50 सही <i>[Signature]</i>		
2	नाव: महेंद्र धी. सिंह - - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर/गाव: कांदीवली प तालुका: - पिन: - पॅन नम्बर: -	लिहून घेणार वय 42 सही <i>[Signature]</i>		

खालील 3 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र.	पक्षकाराचे नाव
3	नरेश शांताराम ठाकूर - -
4	सुनिल शांताराम ठाकूर - -
5	मुषण शांताराम ठाकूर - -





दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (3271/2007)

१५/१०

दस्त क्र. [टनन4-3271-2007] चा गोषवारा
बाजार मुल्य : 1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 10/04/2007 03:12 PM
निष्पादनाचा दिनांक : 10/04/2007
दस्त हजर करणा-याची सही :

Prodie

दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 10/04/2007 03:12 PM
शिकका क्र. 2 ची वेळ : (फी) 10/04/2007 03:16 PM

पावती क्र.: 3274 दिनांक: 10/04/2007

पावतीचे वर्णन

नाव: राजेश अनंतराय सोडा - -

100 : नोंदणी फी

340 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

440: एकूण

ओळख :

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

1) संजय उर्राव - , घर/प्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसाहत -

शहर/गाव: भाईदर पू

तालुका -

पिन -

2) राजेश गारोडीया - , घर/प्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पेठ/वसाहत -

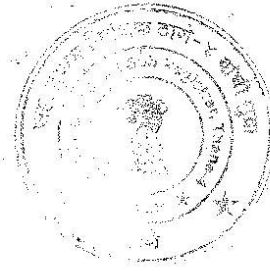
शहर/गाव: भाईदर प

तालुका -

पिन -

Samir

W



दु. निबंधकाची सही
ठाणे 4



टनन - ४

१०५०९

२२/१४

11/04/2007

दुस्यम निबंधक:

दस्त गोषवारा भाग-1

दनन-4

दस्त क्र 3271/2007







2:46:31 pm

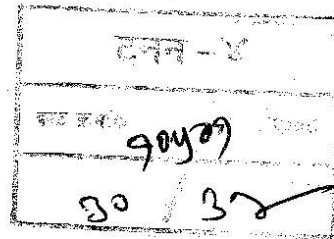
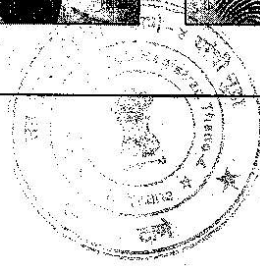
छाणे 4

१६७७.

दस्त क्रमांक : 3271/2007

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
3	नाव: नरेश शांताराम ठाकूर - पत्ता: घर/फ्लॅट नं: - गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: भाईदर पू तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 42 सही <i>M. S. Thakur</i>		
4	नाव: सुनिल शांताराम ठाकूर - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 40 सही <i>S. S. Thakur</i>		
5	नाव: भुषण शांताराम ठाकूर - पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: -	लिहून देणार वय 38 सही <i>B. S. Thakur</i>		





दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (3271/2007)

१०/१०

दस्त क्र. [टनन4-3271-2007] चा गोषवारा
बाजार मुल्य : 1 मोबदला 1 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक : 10/04/2007 03:12 PM
निष्पादनाचा दिनांक : 10/04/2007
दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार : 48) मुखत्यारनामा

शिक्का क्र. 1 ची वेळ : (सादरीकरण) 10/04/2007 03:12 PM

शिक्का क्र. 2 ची वेळ : (फी) 10/04/2007 03:16 PM (कार्यवाही पूर्ण)

शिक्का क्र. 3 ची वेळ : (कबुली) 11/04/2007 02:46 PM

शिक्का क्र. 4 ची वेळ : (ओळख) 11/04/2007 02:46 PM

दस्त नोंद केल्याचा दिनांक : 11/04/2007 02:47 PM

ओळख :

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

1) संजय उर्खे - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पैठ/वसाहत -

शहर/गाव: भाईंदर पू

तालुका -

पिन -

2) राजेश गारोडिया - , घर/फ्लॅट नं. -

गल्ली/रस्ता -

ईमारतीचे नाव -

ईमारत नं. -

पैठ/वसाहत -

शहर/गाव: भाईंदर प

तालुका -

पिन -

[Handwritten signature]
दु. निबंधकाची सही
ठाणे 4



पुस्तक क्रमांक
३०५०९ क्रमांकावर नोंदला.


सह. दुय्यम निबंधक ठाणे क्र. ४
तारीख ११/०४/०७ माह ०४ सन २००७

प्रमाणित करण्यात येते की या दस्तामध्चे
एकूण १० पाने आहेत.

सह. दुय्यम निबंधक ठाणे क्र. ४

१०५०९
११ ३२

1605/10



1 size

Date 28/02/21 200

Specimen Signature/Thumb Impression of the Holder of the licence.

Name to be written across the photograph

Driving Licence

Driving Licence No. MH01-2002-53091

Date of issue 16/11/02

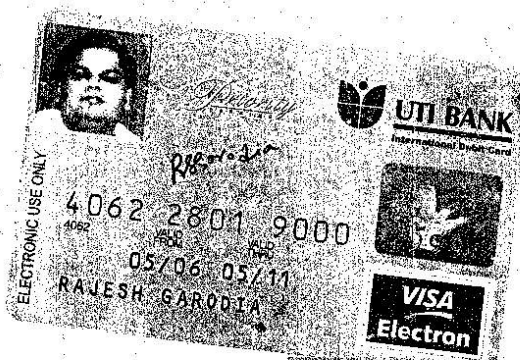
Name of the Licence Holder Surbodh R. P.

Son/wife/daughter of Laxmi Devi

CHB

(28) yrs

सुबीधरा



टनन-४

पत्र डांक 90409

32/36



15/12/2008

दुय्यम निबंधक:

2:59:47 pm

टाणे 4

दस्त गोषवारा भाग-1

टनन4

दस्त क्र 10501/2008

33/38

दस्त क्रमांक : 10501/2008

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1

नाव: मे.गुजरात इस्टेटचे भागीदार नितेश बी. हेडपारा

पत्ता: घर/फ्लॅट नं: 4

गल्ली/रस्ता: -

ईमारतीचे नाव: शारदा भुवन

ईमारत नं: -

पेट/वसाहत: दौलत नगर

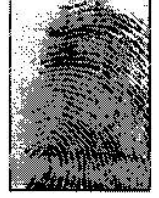
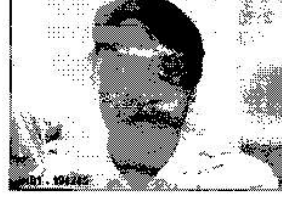
शहर/गाव: बोरीवली पु मुं-66

त

लिहून घेणार

वय 33

सही



2

नाव: 1.नरेश शांताराम ठाकुर उर्फ पाटील 2.सुनिल

शांताराम ठाकुर उर्फ पाटील 3.भुषण शांताराम

ठाकुर उर्फ पाटील वरील सर्वातर्फे कु.मु.म्हणून महेंद्र

विक्रमसिंह - -

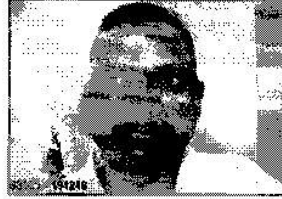
पत्ता: घर/फ्लॅट नं: सी-5

गल्ली/रस्ता

लिहून देणार

वय 45

सही





दस्त गोषवारा भाग - 2

टनन4

दस्त क्रमांक (10501/2008)

58/38

दस्त क्र. [टनन4-10501-2008] चा गोषवारा
बाजार मुल्य : 760500 मोबदला 500000 भरलेले मुद्रांक शुल्क : 38800

दस्त हजर केल्याचा दिनांक : 15/12/2008 02:53 PM

निष्पादनाचा दिनांक : 15/12/2008

दस्त हजर करणा-याची सही :

N. S. Patil

पावती क्र.: 10501 दिनांक: 15/12/2008
पावतीचे वर्णन
नाव: मे. गुजरात इस्टेटचे भागीदार नितेश बी.
हेडपारा - -

7650 : नोंदणी फी
680 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल
(अ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

8330: एकूण

दस्ताचा प्रकार : 25) अभिहस्तार्तरणपत्र

शिकका क्र. 1 ची वेळ : (सादरीकरण) 15/12/2008 02:53 PM

शिकका क्र. 2 ची वेळ : (फी) 15/12/2008 02:58 PM

शिकका क्र. 3 ची वेळ : (कबुली) 15/12/2008 02:59 PM

शिकका क्र. 4 ची वेळ : (ओळख) 15/12/2008 02:59 PM

दस्त नोंद केल्याचा दिनांक : 15/12/2008 02:59 PM

दु. निबंधकाची सही, ठाणे 4

ओळख :

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

1) सुबोध रॉय - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

ईमारत नं: -

पेठ/वसाहत: इंद्रलोक

शहर/गाव: भाईंदर पू

तालुका: -

पिन: -

2) राजेश गारोडीया - - , घर/फ्लॅट नं. -

गल्ली/रस्ता: -

ईमारतीचे नाव: -

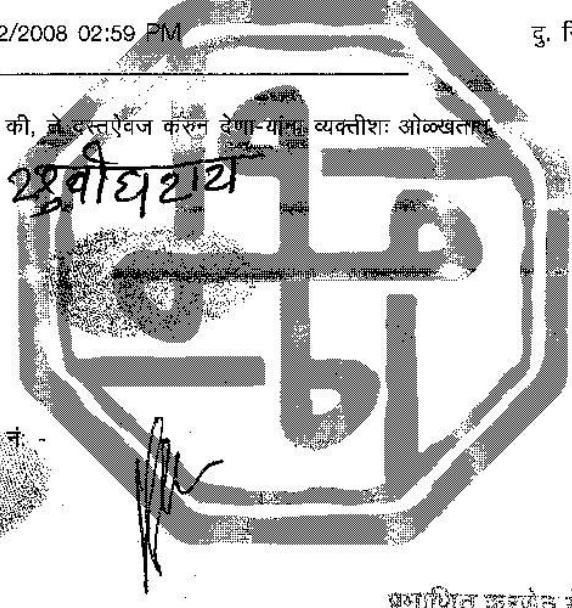
ईमारत नं: -

पेठ/वसाहत: -

शहर/गाव: भाईंदर पू

तालुका: -

पिन: -



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण 38 पाने आहेत.

सह. मुख्य निबंधक ठाणे क्र. ४

दु. निबंधकाची सही
ठाणे 4

पुस्तक क्रमांक 90409
क्रमांकावर नोंदला



सह. मुख्य निबंधक ठाणे क्र. ४
तारीख १५ माहे १२ सन २००८



दस्तक्रमांक व वर्ष: 10501/2008

Monday, December 15, 2008

3:00:01 PM

सूची क्र. दोन INDEX NO. II

नॉदणी 63 म.

Regn. 68 m.p.

गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र
व बाजारभाव (भाडेपट्ट्याच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00
बा.भा. रु. 760,500.00

- (2) भू-मापन, पोटहिस्सा व घरक्रमांक
(असल्यास)

(1) सर्वे क्र.: 29/3/-/- वर्णन: विभागाचे नाव - मौजे [गांव] नवघर क्रमांक 11 (मिरा भाईंदर
महानगरपालीका), उपविभागाचे नाव - 11/41 - डब्ल्यू भू-विभाग नवघर गांवातील वरील विभाग
" व्ही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती. सदर मिळकत सर्व्हे. नंबर
- 29 मध्ये आहे. मौजे नवघर मधील जुना सर्वे नं.226, नविन सर्वे नं.29, हिस्सा नं.3 एकूण क्षेत्र
780 चौ.मी. त्यापैकी 1/8 अविभाजीत हिस्सा 97.5 चौ.मी.
(1)97.5 चौ.मी.

- (3) क्षेत्रफल

- (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) 1. नरेश शांताराम ठाकुर उर्फ पाटील 2. सुनिल शांताराम ठाकुर उर्फ पाटील 3. भुषण
शांताराम
ठाकुर उर्फ पाटील वरील सर्वातर्फे कु.मु.महपात्र महेंद्र विक्रमसिंह - -; घर/प्लॉट नं: सी-5;
गल्ली/रस्ता: -; ईमारतीचे नाव: अकुर्ली संगम सो: ईमारत नं: -; पेठ/वसाहत: अकुर्ली;
शहर/गाव: कांदिवली पू; तालुका: -; पिन: -; पॅन नंबर: BBJPS4098H.

- (6) दस्तऐवज करून घेण्या-या
पक्षकाराचे नाव व संपूर्ण पत्ता किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, वादीचे नाव
व संपूर्ण पत्ता

(1) मे. गुजरात इस्टेट्स भागीदार नितेश बी. हेरपात्र - -; घर/प्लॉट नं: 4; गल्ली/रस्ता: -;
ईमारतीचे नाव: शास्त्र भवन; ईमारत नं: -; पेठ/वसाहत: दौलत नगर; शहर/गाव: बोरीवली
पू. गु. 66; तालुका: -; पिन: -; पॅन नंबर: AAFFG3632F.

- (7) दिनांक करून दिल्याचा 15/12/2008

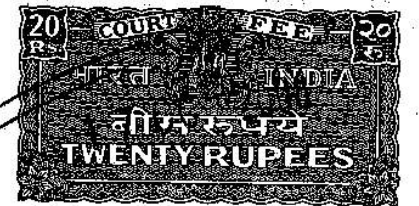
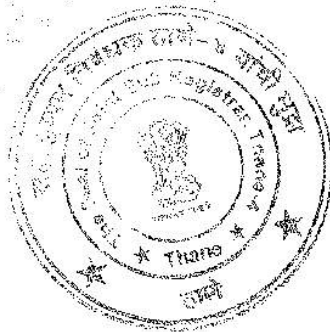
- (8) नोंदणीचा 15/12/2008

- (9) अनुक्रमांक, खंड व पृष्ठ 10501 /2008

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 38025.00

- (11) बाजारभावाप्रमाणे नोंदणी रु 7650.00

- (12) शेरा



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४