

CONVEYANCE

BETWEEN

SHRI RAMAKANT BABURAO PATIL & ORS.

AND

M/s. GUJARAT REALTORS

Adm.59.50 Sq. Meters Out of

226/29/3



Tuesday, September 20, 2011
2:51:08 PM

Original

नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 6841

गावाचे नाव नवघर

दिनांक 20/09/2011

दस्तऐवजाचा अनुक्रमांक टनन7 - 06842 - 2011

दस्ता ऐवजाचा प्रकार

अभिहस्तांतरणपत्र

(25-व) पुढील हद्दीत असलेल्या स्थावर मालमतेच्या बाबतीत असेल तर

सादर करणाराचे नाव: मे. गुजरात रियल्टर्स चे भागीदार नितेश बी. हेडपारा - -

नोंदणी फी

:-

8050.00

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

:-

1460.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (73)

एकूण रु.

9510.00

आपणास हा दस्त अंदाजे 3:05PM ह्या वेळेस मिळेल

सह दुय्यम निबंधक

बाजार मूल्य: 803500 रु. मोबदला: 100000 रु.

भरलेले मुद्रांक शुल्क: 48500 रु.

देयकाचा प्रकार : डीडी/घनाकर्षाद्वारे;

बँकेचे नाव व पत्ता: दि शामराव विठ्ठल को-ऑप बँक लि. योरिवली;

डीडी/घनाकर्ष क्रमांक: 024457; रक्कम: 8050 रु.; दिनांक: 20/09/2011

[Handwritten Signature]

RAMAKANT BABURAO PATIL, (2) SHRI VISHNU
BABURAO PATIL, (3) SHRI SATISH BABURAO PATIL,
(4a) SMT. BHANUBAI ANANT PATIL, (4b) MRS.
PRASANNA NANDKISHOR RAUT, all adults, Indian
inhabitants, residents of Village Goddev, Bhayander (E),
District Thane, All through their constituted Attorneys,
SHRI GOPALJI K. DWIVEDI, having his office at
001/002, Gopal Darshan Bldg., Intralok Phase-II,
Bhayander (E), Thane-401105, 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 REALTORS, a partnership firm duly
registered under the provisions of Indian Partnership
Act, 1948, having their registered office at 001/002,
Ground Floor, Gopal Darshan Bldg., Phase II,
Bhayander (E), Thane 401105, through its partners:
SHRI NITESH B. HEDPARA, hereinafter called as the
"THE PURCHASERS" (which expression shall unless it

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be repugnant to the context or meaning thereof mean and include its Directors, successor and assigns) of the OTHER PART.

WHEREAS:

i. The pieces and parcels lands bearing Old Survey No. 226, corresponding New Survey No. 29, Pissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, of Village NAVGHAR, Taluka & Dist. Thane, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, as more particularly described in the FIRST SCHEDULE hereunder written, (hereinafter referred to as "THE SAID ENTIRE PROPERTY"), which originally belonged to SHRI BABURAO PATIL and after his death the said entire property devolved upon his heirs i.e. 5 Sons namely; SHRI CHANDRAKANT BABURAO PATIL, SHRI RAMAKANT BABURAO PATIL, SHRI VISHNU BABURAO PATIL, SHRI SATISH BABURAO PATIL, Late SHRI ANANT BABURAO PATIL (since deceased) by his widow SMT. BHANUBAI ANANT PATIL, and married daughter MRS. PRASANNA NANDKISHOR



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RAUT and 3 Married Daughters namely; SMT. LILAWATI VASANT BHOIR, SMT. MALATI PRABHAKAR PATIL, LATE SMT YESUBAI SHANTARAM THAKUR (since deceased, through her sons) (i) SHRI NARESH SHANTARAM THAKUR, (ii) SHRI SUNIL SHANTARAM THAKUR, (iii) SHRI BHUSHAN SHANTARAM THAKUR, thus the original legal heirs of the deceased owner have 1/8th share each out of the said entire property.



ii. The said SHRI CHANDRAKANT BABURAO PATIL along with his next of kin have sold assigned transferred and conveyed his 1/8th share i.e. 97.5 Sq. Meters out of the said entire property by a Deed of Conveyance dated 08/10/2010, registered under Sr. No.TNN7-08380/2010, dated 08/10/2010, to the Purchasers abovenamed i.e. Gujarat Realtors.

iii. The said SMT. LILAWATI VASANT BHOIR & SMT. MALATI PRABHAKAR PATIL have also jointly sold assigned transferred and conveyed their 2/8th shares i.e. 195 Sq. Meters out of the said entire property by a Deed of Conveyance dated 02/02/2010, registered

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under Sr. No.TNN4-00983/2010, dated 02/02/2010,
to the Purchasers abovenamed i.e. Gujarat Realtors.

iv. The Late SMT. YESUBAI SHANTARAM THAKUR Alias
PATIL (Since Deceased) through her 3 Sons as only
legal heirs namely; SHRI NARSHI SHANTARAM
THAKUR Alias PATIL, SHRI SNIL SHANTARAM
THAKUR Alias PATIL & SHRI BHUSHAN
SHANTARAM THAKUR Alias PATIL have sold
assigned transferred and conveyed their 1/8th share
i.e. 97.5 Sq. Meters out of the said entire property by
a Deed of Conveyance dated 15/12/2008, registered
under Sr. No.TNN4-10501/2008, dated 15/12/2008,
to the Purchasers abovenamed i.e. Gujarat Realtors.

v. The Vendors abovenamed i.e. SHRI RAMAKANT
BABURAO PATIL & OTHERS have collectively 4/8th
shares i.e. 390 Sq. Meters in the said entire property.
The Vendors have already sold, assigned, transferred
and conveyed to the Purchasers abovenamed i.e. the
Gujarat Realtors an area admeasuring 330.50 Sq.
Meters out of their shares as mentioned above in the
said entire property by a Deed of Conveyance dated

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02/11/2010 registered under Sr. No.TNN-
7/09177/2010, dated 02/11/2010.

vi. In the manner aforesaid the Vendors abovenamed
have in them a balance area admeasuring 59.50 Sq.
Meters out of their shares in the said entire property,
hereinafter referred to as "THE SAID PROPERTY"
more particularly described in the SECOND
SCHEDULE hereunder written.



vii. In the aforesaid circumstances the Vendors above
named are jointly seized, possessed and/or well and
sufficiently entitled for balance area admeasuring 60
Sq. Meters out of their shares in the said entire
property as more particularly described in the
Second Schedule hereunder written.

viii. The Vendors declare that they have not created
any third party rights in respect of the said property.
There is no Lis-pendense or attachments or any
decree, order and judgment adverse to the interest of
the Vendors. There is no notice acquisition and
requisition issued by government or any body or

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authority. There is no Kul or any interest of adivasi or minor in the said property.

ix. In the premises aforesaid, the Vendors 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 property as more particularly described in the Second Schedule hereunder written, to the Purchasers.

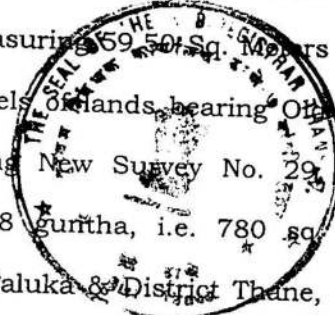
x. The Vendors have agreed to sell to the Purchasers and the Purchasers have agreed to purchase from the Vendors the said property admeasuring 189.80 Sq. Meters out of the said entire property as more particularly described in the First & Second Schedule hereunder written for the total price of ₹ 1,00,000/- (Rupees One Lac Only) and upon the terms and conditions agreed by and between the parties hereto;

NOW THIS INDENTURE WITNESSETH that in consideration of the payment of full value considerations being a sum of ₹ 1,00,000/- (Rupees One Lac Only) made to the Vendors by the Purchasers, they the Vendors do and each of them doth hereby admit and

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acknowledge and of and from the same and every part thereof, the Vendors and each of them doth hereby acquit, release and discharge the Purchasers for ever; THEY THE VENDORS and each of them doth hereby grant, convey, transfer and assure unto the Purchasers for ever all that an area admeasuring 59.50 Sq. Meters of lands out of pieces or parcels of lands bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, of Village NAVGHAR, Taluka & District Thane, lying, being and situate at Bhayander (E), Registration sub District at Thane, as more particularly described in the Second 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,



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vouchers, papers and other evidences of title of or relating to the said land, hereditments and premises or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit claim and demand whatsoever both ~~in law and at equity~~ of the Vendor into, out of, or ~~upon~~ the said land hereditments and premises or any part thereof (all which are hereinafter for brevity 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 Mira Bhayander or any other public Body or local authority in respect thereof AND THE VENDORS HERETO and each of them doth hereby for themselves or their respective heirs executors and administrators covenant with the Purchasers that



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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 show hath themselves good right full power and absolute authority to grant, sell, release covey transfer and assure the said property hereby granted conveyed sold released transferred and assured or intended or expressed 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 property 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



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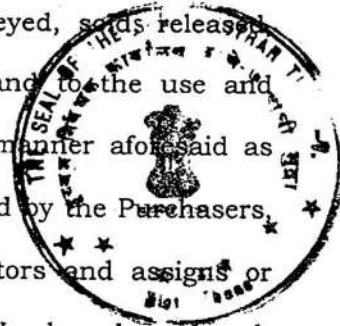
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lawfully or equitably claiming to or to claim by from under or in trust for them or any of them and that free and clear and freely clearly and absolutely acquitted exonerated released and for ever discharged or otherwise by the Vendors or any of them 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 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 property 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



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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 property and every part thereof hereby granted conveyed, solds 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 property or any part or portion thereof in the manner aforesaid.



IN WITNESS WHEREOF the parties hereunto set and subscribed their respective hands and seal the day, month and year first hereinabove written.

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THE FIRST SCHEDULE ABOVE REFERRED TO:

ALL THAT the pieces or parcels of lands property bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, of Village NAVGHAR, Taluka & District Thane, lying, being and situate at Bhayander (E), Registration sub District at Thane.

THE SECOND SCHEDULE ABOVE REFERRED TO:

ALL THAT an area admeasuring 59.50 Sq. Meters of pieces and parcels of lands property bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meters, of Village NAVGHAR, Taluka & District Thane, lying, being and situate at Bhayander (E), 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 East: By Survey No.

On or towards the West: By Survey No.

On or towards the North: By Survey No.



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On or towards the South: By Survey No.

SIGNED SEALED & DELIVERED)

By the within named VENDORS)

1) SHRI RAMKANT BABURAO PATIL)

2) SHRI VISHNU BABURAO PATIL)

3) SHRI SATISH BABURAO PATIL)

4a) SMT. BHANUBHAI NANT PATIL)

4b) MRS. PRASANNA NANDKISHOR RAUT)

All Through their Constituted Attorneys:)

SHRI GOPLAJI K. DWIVEDI)

In the presence of)

1. Sharma

2. Gulraj

SIGNED SEALED & DELIVERED)

By the within named "PURCHASERS")

M/s. GUJARAT REALTORS)

Through its partners:)

SHRI NITESH B. HEDPARA)

In the presence of)

1. Sharma

2. Gulraj



N. Hedpara

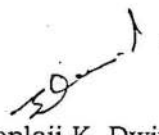
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RECEIPT

RECEIVED the day and the year first hereinabove written of and from the within named Purchasers the said sum of ₹ 1,00,000/- (Rupees One Lac Only) being the full & final consideration amount as within mentioned in following manner.


WE SAY RECEIVED

₹ 1,00,000/-


(Shri Goplaji K. Dwivedi)
C. A. of
(Vendors)



Witnesses:

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2. 

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GENERAL POWER OF ATTORNEY

BY

SHRI RAMAKANT BABURAO PATIL & ORS.

AND

M/s. GUJARAT REALTORS

Adm. 59.50 Sq. Meters Out of

226/29/3



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१६ / ७३

दस्तावेज नोंदणीचा तपशिल (Registration Details) If Registrable Name of S.R.O.	Power of Attorney Thane-7
दशाचा युनिक रंबर (Franking Unique No.)	99223
मिळकतीचे थोडक्यात वर्णन (Property Discription in Brief)	old 226 New 29 HISS 3 Naughar Village
सोबतला रक्कम (Consideration)	Nil
मुद्रांक खरेदीकाराचे पत्ताकार-1 (Stamp Purchaser's Name)	M/s Ajayot Realtors
दस्तावेज खरेदीकाराचे पत्ताकार-2 (Other P. No.)	Gopalli Dwarde
हस्ताक्षर (Signature)	
मुद्रांक (Stamp)	500/-

S.R. No. 6075

THE KAPOL CO-OP BANK LTD.
Authorised Signatory



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THE KAPOL CO-OP BANK LTD.
Authorised Signatory
The Kapol Co-operative Bank Ltd.,
Bhayanagar, Bhamburda Road, Naka,
Tulsi Park, 4th Floor,
Opp. Sanyal House,
Bhamburda Road, 401 105,
D-50 (P.O.) C.R. 1/1/17/005/2009-2012

GENERAL POWER OF ATTORNEY

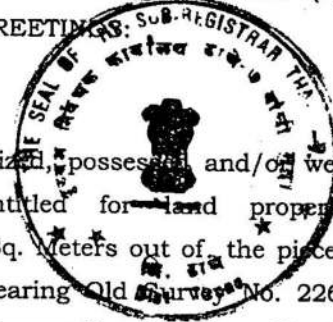
TO ALL TO WHOM THESE PRESENTS SHALL COME,
We; (1) SHRI RAMAKANT BABURAO PATIL, (2) SHRI
VISHNU BABURAO PATIL, (3) SHRI SATISH
BABURAO PATIL, (4a) SMT. BHANUBAI ANANT

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MAHARASHTRA

PATIL, (4b) MRS. PRASANNA NANDKISHOR RAUT, all adults, Indian inhabitants, residents of Village Goddev, Bhayander (E), District Thane, All through their Constituted Attorneys: SHRI GOPALJI K. DWIVEDI, having his office at 001/002, Gopal Darshan Bldg., Indralok Phase-II, Bhayander (E), Thane-401105, SEND GREETINGS.

WHEREAS:

- i. We all are jointly seized, possessed and/or well and sufficiently entitled for ~~land~~ property admeasuring 59.50 Sq. Meters out of the pieces and parcels 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 & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, hereinafter referred to as "the said Lands" as more particularly described in Schedule hereunder written.
- ii. We grant an Irrevocable General Power of Attorney in respect of the said lands in favour of M/s. GUJARAT REALTORS, Builders and Developers who require us to execute this Irrevocable General Power of Attorney in favour of their partners to enable them to do all the works of development and perform all the acts pertaining to the sale, development, constructions and sale of flats and all other functions related thereto.



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NOW KNOW YE ALL BY THESE PRESENTS that We,
do hereby Nominate, Constitute and Appoint SHRI
NITESH B. HEDPARA, of the said firm M/s.
GUJARAT REALTORS, having their address at
001/002, Gopal Darshan Bldg., Indralok Phase-II,
Bhayander (E), Taluka & District Thane-401105,
(hereinafter referred to as "the said Attorney" 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 lands 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 so 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
lands in accordance with the plans and
specifications as sanctioned by the Municipal
Corporation and other concerned authorities.
3. To act for us and appear and represent us before
all the officers of Mira Bhayander Municipal
corporation, Tahsildar, Mamlatdar, and other
revenue officers for updating the Record of Rights,
signing the transfer forms and giving consent for
necessary entries in the Land Records and/or

public and local authorities including Town Planning departments in connection with the said lands 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 Ltd in respect of the said lands on any terms and conditions as ~~our~~ attorneys shall think fit and proper and pay the said company any compensation or consideration prices and get their claims in the said lands released.
6. To surrender and hand over the said lands or the part thereof to Municipal Corporation or any authority appointed for the purposes and execute Deeds and documents to that effect and obtain TDR in lieu thereof and use the same for construction of buildings.
7. 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.
8. 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 lands and to sign all applications, documents and papers for the purposes.

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 etc. as 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 lands 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 apply for and obtain necessary D.P. remark certified copy of the D.I.L.R. record and all the other remarks/records which may be necessary for the development of the said property and/or obtain all the necessary orders permission which may be passed by the local Authority for the development of the same. For all or any of the aforesaid purpose to sign. Execute and submit all necessary letters, papers writings applications to any of the Government, semi-Government or other concerned department including Talati and to do further acts, deeds matters and things which may be necessary.

12. 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.

13. 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 lands.

14. To appear before any judicial or any other officer or official and to represent me and others in all matters before any Income Tax Officer, or any other authorities relating to 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.

15. 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 lands and to remove him or them and appoint another in his/their place.

16. 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.

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17. To appear for us before Registrar of Assurances or any other officer of Assurances and represent them and us and lodge the same for registration and to admit execution of any document or documents on our behalf and on behalf of others within named.

18. To settle, adjust, compound, submit to Arbitration and compromise all actions, suits, accounts, claims and demands which now or hereafter shall or may be by or between us and others.

19. To make application to the Municipal Corporation and other authorities for supply of water and water connection in the said lands or the buildings constructed thereon.

20. To amalgamate the said lands with any other property/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.

21. To carry out all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connections with the plans of sub-divisions, layout, amalgamation or the building plans submitted to the appropriate authorities or may submit that in pursuance of these presents.

22. To commence, carry out and complete and/or caused to be commenced, carried out and completed all constructions on the said lands in



21. To carry out all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connections with the plans of sub-divisions, layout, amalgamation or the building plans submitted to the appropriate authorities or may submit that in pursuance of these presents.	
दस्तावेज क्रमांक	EC 62-12088
23	63

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 Attorney

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 lands 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 lands and to appoint solicitors, counsels and advocates to file Vakalatnama and other authorities and to sign, verify and affirm plaints, 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.

ट.न.न.-७	
दस्त क्रमांक	६१७२/१२०११
२७४	७३

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 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 heirs, executors and administrators

26. We also hereby authorize our attorneys to present for registration and admit execution on our behalf the documents executed or to be executed by us hereafter.

27. 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.

28. To form a cooperative society or apartment ownership society and transfer and handover 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 lands and buildings and to pay the stamp duty and registration charges for the same.

29. To deposit amounts as may be required to the municipal corporation, collector and other authorities in connection with the said lands or the development thereof and to apply for and receive refund of the deposits so made by the said



24/9
24/9
24/9

attorneys and to sign and give all effectual and valid receipts and discharge for the same.

30. To sell, assign and transfer the said lands and property and its development rights to any party of their choice and execute agreement for sale, assignment, power of attorney and conveyance in favour of such person or party, register the same admit the execution receive the sale considerations from such party or parties and issue accountable receipt 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/s 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 purchasers and to furnish all the details of flats and property 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 purchasers and to sign all papers, documents and agreements for all such above purposes as

our attorneys deem fit and proper in the varied circumstances.

33. To execute and join all the owners executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written in favour of any party or person or their nominee or nominees or assigns including a co-operative housing society.

34. To execute and join all the owners executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written. To execute Conveyance, reconveyance, Deed of Surrender, Confirmation and reconfirmation, pay stamp duty, registration charges, execute power of attorney and special power of attorney and lodge the same for registration and admit execution thereof.

35. To register such deed of conveyance/assurances and/or other documents for perfectly transferring of the said lands and buildings (when constructed) and to appear before the sub-registrar of assurances for execution of documents in respect of the said lands and to make and do all other statements, affidavits, acts, deeds, matters and things and application for the due and effectual registration of documents as may be required under the Indian Registration Act, 1908, and other laws for the time being in force.

ट.न.न.-७	
दस्त क्रमांक	६८०२/१०११
२६	७३

AND GENERALLY to do execute and perform all acts, deeds, matters and things and sign and execute necessary papers and documents concerning the said lands and the development thereof as our attorneys shall think fit and proper and to act in relation to the said lands as fully and effectually in all respects as our intents as ourselves could do as if we were personally present.

AND LASTLY We ourselves and for our 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.

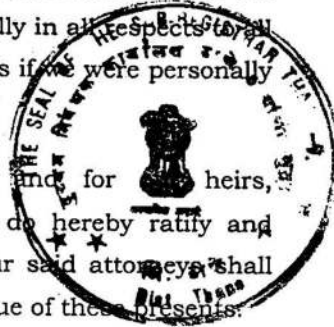
IN WITNESS WHEREOF we have set our hands to these presents on this 20th day of SEPT. 2011.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT an area admeasuring 59.50 Sq. Meters out of pieces and parcels of lands 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 & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, Registration Sub-District of THANE.

SIGNED SEALED & DELIVERED
By the within named "EXECUTANTS"

- 1) SHRI RAMAKANT BABURAO PATIL)
- 2) SHRI VISHNU BABURAO PATIL)
- 3) SHRI SATISH BABURAO PATIL)



ट.न.न.-७
दस्त क्रमांक ६८०२ / २०११
२८ / ७३

4a) SMT. BHANUBAI ANANT PATIL

4b) MRS. PRASANNA NANDKISHOR RAUT)

All through their Constituted Attorneys:)

SHRI GOPLAJI K. DWIVEDI)

In the presence of

1. Sharma

2. Sumit

SIGNED SEALED & ACCEPTED

By within named "DEVELOPERS"

M/s. GUJARAT REALTORS

Through its partners:

SHRI NITESH B. HEDPARA

In the presence of

1. Sharma

2. Sumit



ट.न.न.-७
दस्त क्रमांक ६०८२/२०११
२२ / ७३

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम ३, ५, ६ आणि ७)

गांव - नवधर

तालुका - ठाणे

बु. स. (2281) 3

भूमापन क्रमांक	भूमापन क्रमांकांचा उपविभाग	भूधारणा पध्दती	भोगवट्यादाराचे नांव	कुळाचे नाव
न. स. 22	3	—	१) चंद्रनाग बाळुनाथ पाटील २) भागुबाई अनाम पाटील ३) रामनाथ बाळुनाथ पाटील ४) विष्णू बाळुनाथ पाटील ५) कान्हा बाळुनाथ पाटील ६) लिलाबाई वसंत काईर ७) भागुबाई पुष्पाबा पाटील ८) प्रमळा नरसिंहार राऊत	खाते क्र. ८२
शेतीचे स्थानिक नांव			स्टेट इन्डस्ट्रीज कं. लि.	
लागवडीचे योग्य क्षेत्र			१६६	
हे. आर. प्रति			इतर अधिकार - तुकडा २०८	
एकूण			२७२ २३२ ३९७	
पो. ख. (लागवडीचे योग्य नसलेले) वर्ग (अ) वर्ग (ब)			१९९४ ५६२ ६२०	
एकूण			१२२४ २२३६	
आकारणी जुडी किंवा विशेष अणुकारणी			सिमा आर्षिभूमापन चिन्हे	

गांव नमुना बारा (पिकांची नोंद वही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७१ यांतील नियम २९)

पिकांखालील क्षेत्राचा तपशिल											लागवडीसंबंधी				
मिश्र पिकांखालील क्षेत्र										निर्भळ पिकांखालील क्षेत्र		उपलब्ध नसलेली जमीन			
वर्ष	हंगाम	मिश्र पिकांचा संकेत क्रमांक	जल सिंचित	अजल सिंचित	घटक पिके व प्रत्येका खालील क्षेत्र			पिकांचे नाव	जल सिंचित	अजल सिंचित	स्वरूप	क्षेत्र	जलसिंचनाचे साधन	जमीन करणाऱ्याचे नांव	शेरा
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४	१५	१६
			हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.		दस क्रमांक ६८२	१२०११
२०१०	२०११													३०/७३	

अस्सल बरहुकुम खरी नकल दिली आहे.

तारीख 20/12/2090

(स्थ. बी. अडीरि)
मलाठी सजा - नवधर
ता. जि. ठाणे.

माईदर (गुप्त), सा. जि. कावे.

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम ३, ५, ९ आणि ७)

गाव - नवघर
तालुका - खणे

न. स. २२६७

धूमपान क्रमांक	धूमपान क्रमांकाचा उपविभाग	धूमपान पद्धती	घोषवट्यादाराचे नांव
न. स. <u>२९</u>	<u>३</u>	-	<u>(२२६) (५६)</u>
हेदीचे स्थानिक नांव			कुळचे नाव
-			खाते क्र. <u>८२</u>
लागवडीचे योग्य क्षेत्र	हे. आर. प्रति	प्रति	दि हस्तेट इन्व्हेस्टमेंट कं. लि.
	<u>००७०८</u>		<u>(१६६)</u>
एकूण	<u>००७०८</u>		द्वार अधिकार - तुकडा <u>(२०१)</u>
पो. ख. (लागवडीचे योग्य नसलेले)			<u>(२१०८) (२२६) (२२७)</u>
वर्ग (अ)			
वर्ग (ब)			
एकूण			
आकारणी	<u>०</u>	<u>६९</u>	
बुद्दी किंवा विशेष आकारणी			

गांव नमुना बारा (पिकांची नोंद बही)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुस्थितीत ठेवणे) नियम, १९७९ यातील नियम २५)

क्र.	नाम	पिकांखालील क्षेत्राचा तपशील										लागवडीसाठी उपलब्ध नसलेली जमीन	
		मिळ पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र						
		पिकाचे नाव	अवतार	सिंचित	अवतार	सिंचित	पिकाचे नाव	अवतार	सिंचित	अवतार	सिंचित		
१	२	३	४	५	६	७	८	९	१०	११	१२	१३	१४
		हे. आर.	हे. आर.			हे. आर.	हे. आर.		हे. आर.	हे. आर.		हे. आर.	

असल बरहुकूम खरी नकल दिली आहे.

तारीख **11 NOV 2010**

(हस्ताक्षरी. अधिकारी)
सहायक सजा - नवघर
ता. जि. ठाणे.

ट.न.न.-७	
दस्त क्रमांक	१२०११
३९	७३

सूची क्र. दोन INDEX NO. II

गावाचे नाव : नवघर

- (1) विनोदबा प्रकर, मोददत्याचे स्वल्प अनिहस्तांतरणपत्र
 व भाषाभाष (पावेपट्टाच्या
 बाबतीत पट्टाकार आकारणी देतो
 की पट्टेदार ते नमूद करावे) मोददला रु. 500,000.00
 बा.भा. रु. 878,000.00

- (2) मन्मथन, पोटाहिस्सा व घटकाफाक (असत्यापन) (1) सर्व कर: जुना सर्व नं-226, नदिन 29, हि वर्णन भोजे नवधर, खुली जमिन- जुना सर्व नं-226, नदिन -29, हि नं-3, पकुण जागा-780 चौ.मी. व्यापारी अविभाजीत हिस्सा 1/8 थर 97.5 चौ.मि. देण्यात आले आहे. मिठा-माईदर महानगरपालिकेने 1% रुपये 8700/- कर वसूल करणेत आला आहे.

- (3) क्षेत्रफल (1)---

- (4) આકારની ઠિંકા જુદી દેખ્યાત
અસેલ તેંઢા

- (5) दत्तारेवज कस्तन देण्या-या पत्रकाराचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अस्तव्यास, प्रतिवादी नाव व संपूर्ण पत्रा

- [illegible]

- [illegible]

- (8) दस्तावेज कलन घेण्या-या
पत्रकाराचे नाव व संपूर्ण पत्ता :
दिवाणी न्यायालयाच्या हकूमनाम्यावर आधारित :
किया आदेश असल्यास, यादीचे नाव
व संपूर्ण पत्ता :
(1) मजिस्ट्रेट रियल्टीस ये गोपालजी काजी बेदी :- घर/फ्लॅट नं. 001/002;
मोबास दारन, बल्लारुम, ईमेलत नं. :- बडवाहास :-
आईडी नं. वासुका :- पिन नं. :-
AAAHG9551C

- (7) दिनांक करून दिल्याचा 08/10/2010

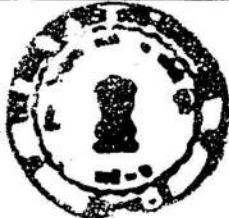
- (8) नौदणीषा 08/10/2010

- (१) अनुक्रमिक, खंड व पृष्ठ : 8380 /2010

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 52680.00

- | | |
|------------------------------|------------|
| (11) बाजारभाव/प्रमाणे नोंदणी | रु 8800.00 |
|------------------------------|------------|

- (12) जेरा



सह दुय्यम निर्वधक वर्ग, छ
ठाणे क्र. ५



दस्तावेज क्र. 9177/2010

Tuesday, November 03, 2010
10:43:39 PM

सूची क्र. दोन INDEX NO. II

मुख्य निरीक्षक: सह दु.वि.कम. 7

पेज 63 व.

Page 63 of 6.

गावाचे नाव : नवघर

(1) विलेखाचा प्रकार, नोंदल्याचे स्वतः अधिस्वातंत्र्यपत्र
व बाजारनाम (नॉनपेटन्स)
बाजारीत पेटन्सकर अकारणी देतो
ही पेटन्सकर से नमुन करावे) नोंदल्या रु. 1,500,000.00
स.म. रु. 2,974,500.00

(2) दु.भाषण, पोटन्सकर व बाजारनाम
(अवस्था)

(1) सर्वे क्र.: 226/3, न.29/3 वर्णना मीचे नवघर, खुली पत्तीन, जुन्या सर्वे नं.226, नविन सर्वे
नं.29, हि.नं.3, एकुण क्षेत्र-780 चौ.मि. त्यापैकी 4/8 अधिभाजीत हिस्सा-330 चौ.मी. खुली
पत्तीन.मिरा-भाईदर महानगरपालिकेचे 1% रुपये 29745/- रुपये करानेत आला आहे)

(3) क्षेत्रफल

(1)-

(4) अकारणी किंवा जुनी देण्यात
असेल तेव्हा

(1)

(5) दस्तऐवज कसून देण्या-या
पत्रकाराचे व संपूर्ण पत्रा नाव किंवा
दिवानी न्यायालयाचा हुकुमनाम
किंवा आदेश अचल्यात, प्रतिवादीचे
नाव व संपूर्ण पत्रा

(1) भागपत्र नं. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 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गावाचे नाव : नवघर

(1) मिलेकाय प्रकार, मोबदल्याचे स्वल्प अग्निहस्तारणपत्र
व बाजारभावा (पाडेपट्टाच्या
बाबतीत पट्टाकार आकारणी देतो
की पट्टेदार ठे नमुद करतो) मोबदला रु. 300,000.00
बा.भा. रु. 1,755,000.00

(2) भू-भाजन, पोटहिस्सा व धरकामांक (असल्यास) (1) सर्वे क्र.: 29/3/- वर्णना मोजे नवघर मधील जुना सर्वे नं.226, यवित सर्वे नं.29, हिस्सा नं.3, एकूण क्षेत्र 780 चौ.मी. ऐकी अधिमाज्य हिस्सा 195 चौ.मी. खुली जमिन.

(3) क्षेत्रफळ (1) 195 चौ.मी. खुली जमिन.

(4) आकारणी किंवा जुदी देण्यात असलेल तेव्हा (1)

(5) दस्तावेज करून देण्या-या पत्रकाराचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्रा (1) के. विलायती वसंत भोईर चे धारकदार 1. संजय वसंत भोईर - धर/प्लॅट नं.: गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं.: - पेट/वसाहत: नवघर, शहर/गाव: - तालुका: - विम: - पैन नंबर: जॉर्न 60, (2) के. विलायती वसंत भोईर चे धारकदार 2. प्रमोद वसंत भोईर - धर/प्लॅट नं.: गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - विम: - पैन नंबर: जॉर्न 60.

(3) के. विलायती वसंत भोईर चे धारकदार 3. कमल संधिप बरीलप्रमाणे गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - विम: - पैन नंबर: जॉर्न 60.

(4) धारकदार प्रमाणे पाटील - धर/प्लॅट नं.: बरीलप्रमाणे गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - विम: - पैन नंबर: जॉर्न 60.

(6) दस्तावेज करून देण्या-या पत्रकाराचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्रा (1) मी. गुजरात इस्टेट्स बागीदार गोपालजी के. दिवेदी - धर/प्लॅट नं.: गल्ली/रस्ता: - ईमारातीचे नाव: - ईमारात नं.: - पेट/वसाहत: - शहर/गाव: - तालुका: - विम: - पैन नंबर: AAFFG3632

(7) दिनांक करून दिल्याचा 02/02/2010

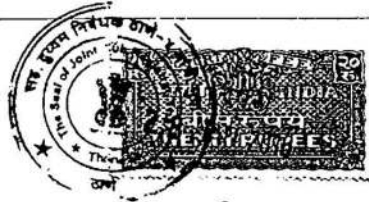
(8) नोंदणीचा 02/02/2010

(9) अनुक्रमांक, खंड व पुढ 983 /2010

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 87750.00

(11) बाजारभावाप्रमाणे नोंदणी रु 17550.00

(12) मोटा



सह दुय्यम निबंधक वर्ग-२
ठाणे क्र. ४

ट.न.न.-७

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नौदजी ६३ म.

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गावाचे नाव : नवघर

- (1) वित्तखात्या प्रकार, मोबदल्याचे स्वरूप अमिहस्तांतरणपत्र
य बाजारभाव (भाडेपट्ट्याच्या)
बाबतीत पट्टाकार आकारणा देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 500,000.00
बा.भा. रु. 760,500.00

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

- (1) सर्व क्र.: 29/3/- वर्णन विनागावे नाव - मीजे [नांव] नवघर कुमांक 11 (मिरा माईघर महानगरपालिका), उपविभागावे नाव - 11/41 - इट्ठुनी नुविर्गानी नहधर गोमावली वरील विभाग "बी" मधील मिळकती वागळता उरलेल्या उत्तरेकडील सर्वमिळकती, सदर मिळकत सर्व, नंबर - 29 मध्ये आहे. मीजे नवघर मधील पुना सर्व-नं.29 मधिल सर्व 1/2 हिस्सा नं.3 मधुन क्षेत्र 780 चौ.मी. त्यापैकी 1/8 अविभाजीत हिस्सा 99 चौ.मी. (1)97.6 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, प्रतिवादी
नाव व संपूर्ण पत्ता

- (1) 1. शांताराम ठाकुर उर्फ पाटील 2. अनिल शांताराम ठाकुर उर्फ पाटील 3. मुष्ण

- (8) दस्तऐवज करून घेण्या-या

- पञ्चकाराचे नाव व संपूर्ण पत्ता
दिवाणी न्यायालयाचा हुकुमना
किंवा आदेश असल्यास, वादी
व संपूर्ण पत्ता

- (1) मे. प्र. रात इस्ते मे. भागीदार मे. पी. हेल्थ - - घर/प्लेट नं: 4; गल्ली/रस्ता: -
ईमानाजी नाद: शास्त्री भवन: न्याय: पेठ/महाहत: दौलत नगर; शहर/गाव: बोरीवली
पेठ/महाहत: न्याय: न्याय: AAF63-2F

- (7) दिनांक

- (8) नोंदणीचा

- (9) अनुक्रमांक, खंड व पृष्ठ

- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क

- (11) बाजारभावाप्रमाणे नोंदणी

- (12) शेरा

ट.न.न.-७

दस्त क्रमांक

12099



सह द्वायम निबंधक वर्ग-२

राष्ट्र क्र ४

9178/10.

GENERAL POWER OF ATTORNEY

BY

SHRI RAMAKANT BABURAO PATIL & ORS.

TO

M/s. GUJARAT REALTORS

226/29/3



ट.न.न.-७	
दस्त क्रमांक	४२ / २०११
३६	७७



Tuesday, November 02, 2010
3:48:38 PM

Original

नॉटणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 9176

दिनांक 02/11/2010

ग्राहक नांव नवधर

दस्तावेजाचा अनुक्रमांक

9176 2010

दस्तावेजाचा प्रकार

वस्तुपत्र



सादर करणाराचे नांव: मे. गुजरात स्टेट्स चॅम्बर ऑफ कॉमर्स अँड इंडस्ट्रीज लि. विलेपार

नॉटणी फी

:-

100.00

नकल (अ. 11(1)), पृष्ठांकनाची नकल (अ. 11(2)),

:-

600.00

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (30)

एकूण

रु.

700.00

आपणास हा दस्त अंदाजे 4:04PM ह्या वेळेस मिळेल

बाजार मूल्य: 1 रु.

मोबदला: 1 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

सह दुय्यम निबंधक वर्ग

ठाणे रु. 40



ट.न.न.-७

दस्त क्रमांक ८४२ 12011

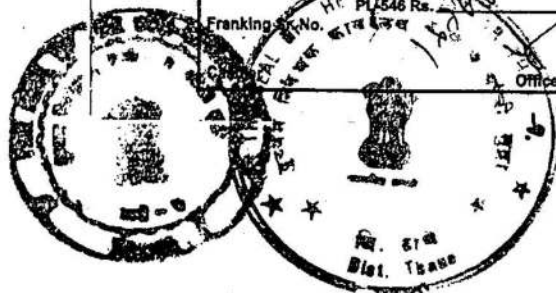
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दस्ता क्रमांक: ९९०८ / २०१०
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Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : BHAYANDER	Date : 2/11/10
Pay to : Acct. Stamp Duty	16322
Franking Value	Rs. 500
Service Charges	Rs. 10
TOTAL	Rs. 510
Name & Address of the Stamp duty paying party	
GOPAL K. DUDHEDI	
B-01/02, GOPAL DARSHAN,	
INDRALOK, PHASE-II	
BHAYANDER (E), THANE	
Tel./ Mobile No.	022-65242530
Desc. of the Document	
DD/Cheque No.	
Drawn on Bank	
Tran ID	
Franking No.	HE PL 546 Rs.
Officer	



ट.न.न.-७
दस्ता क्रमांक: ८४२ / २०११
३५ / ७

THE KAPOL CO-OP. BANK LTD.
 Bhayander Branch, Goddipada Road,
 Bhayander (E), Thane, Maharashtra - 401 105.
 D-5577777777-8517/04/05/2009-2012

GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME;
 We; (1) SHRI RAMAKANT BABURAO PATIL, (2) SHRI
 VISHNU BABURAO PATIL, (3) SHRI SATISH
 BABURAO PATIL, Executants No.1 to 3 For Self & as

[Signature]

[Signature]
 S. Patil

भारत 16701
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 R.0000500/-P85497
 NOV 02 2010
 12:08
 MAHARASHTRA

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दस्ता क्रमांक	२९०८ / २०१०
२ / ३०	

Constituted Attorney to: (4a) SMT. BHANUBAI ANANT PATIL, (4b) MRS. PRASANNA NANDKISHOR RAUT, all adults, Indian inhabitants, residents of Village Goddev, Bhayander (E), District Thane, SEND GREETINGS:

WHEREAS:

- We all are jointly seized, possessed and/or well and sufficiently entitled to the pieces and parcels of lands bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, admeasuring 7.8 guntha, i.e. 780 sq. Meter equivalent to 932.88 sq. Yards, of Village NAVGHAR, Taluka & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira Bhayander Municipal Corporation hereinafter referred to as "the said lands" and more particularly described in Schedule hereunder written, by way of inheritance, *conveyance registered No. 1111 dated 21/1/2010*
- We grant an Irrevocable General Power of Attorney in respect of the said lands in favour of M/s. GUJARAT REALTORS, Builders and Developers who require us to execute this Irrevocable General Power of Attorney in favour of their partners to enable them to do all the works of development and perform all the acts pertaining to the sale, development, constructions and sale of flats and all other functions related thereto.

NOW KNOW YE ALL BY THESE PRESENTS that We, do hereby Nominate, Constitute and Appoint (1) SHRI GOPALJI K. DWIVEDI and

[Signature]

of the said firm M/s. GUJARAT

*तर्फपात्रीनु
S. K. K.*

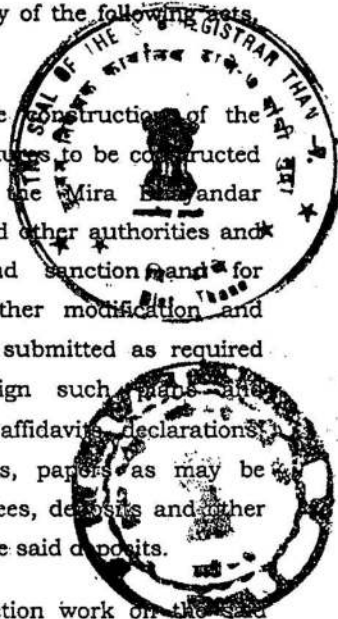
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ट.न.न.-७	
दस्ता क्रमांक	२८४२ / २०११
३९ / ७३	

ट.न.न.-७
दस्ता क्रमांक २९०८ / २०१०
३ / ३०

REALTORS, having their address at 001/002, Gopal Darshan Bldg., Indralok Phase-II, Bhayander (E), Taluka & District Thane-401105, (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 lands to the Mira Bhayander Municipal Corporation and other authorities and bodies for approval and sanction and for revalidation and for further modification and revision of the plans so 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 lands in accordance with the plans and specifications as sanctioned by the Municipal Corporation and other concerned authorities.
3. To act for us and appear and represent us before all the officers of Mira Bhayander Municipal corporation, Tahsildar, Mamlatdar, and other revenue officers for updating the Record of Rights, signing the transfer forms and giving consent for necessary entries in the Land Records and/or public and local authorities including Town Planning departments in connection with the said lands and development and sale thereof.



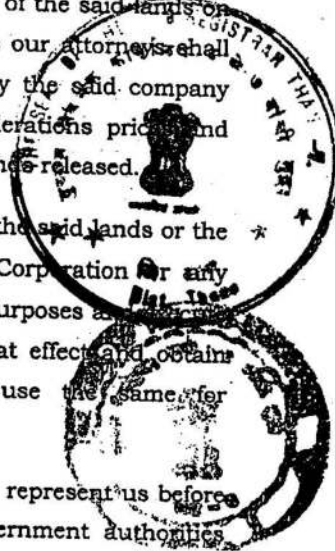
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दस्ता क्रमांक २८४२ / २०११
२० / ०९

ट.न.न.-७
दस्तावेज क्रमांक २७७८ / २०१०
४ / ३०

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 Ltd in respect of the said lands on any terms and conditions as our attorneys shall think fit and proper and pay the said company any compensation or considerations price and get their claims in the said lands released.
6. To surrender and hand over the said lands or the part thereof to Municipal Corporation or any authority appointed for the purposes and obtain Deeds and documents to that effect and obtain TDR in lieu thereof and use the same for construction of buildings.
7. 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.
8. 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 lands and to sign all applications, documents and papers for the purposes.



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S. Patil

ट.न.न.-७
दस्तावेज क्रमांक ४५४२ / २०११
४७ / ७३

ट.न.न.-७	
दस्ता क्रम	२९७८ २०१०
५ ३०	

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 etc. as 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 lands 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 apply for and obtain necessary D.I.L.R. certified copy of the D.I.L.R. record and all the other remarks/records which may be necessary for the development of the said property and to obtain all the necessary orders permission which may be passed by the local Authority for the development of the same. For all or any of the aforesaid purpose to sign. Execute and submit all necessary letters, papers writings applications to any of the Government, semi-Government or other concerned department including village or Talati and to do further acts, deeds, matters and things which may be necessary.

12. 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.

Signature

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सहायक

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दस्ता क्रमांक	५४२ १२०११
५२	७९

ट.न.न.-७
दस्ता क्रमांक २९०८
६ ३०

13. 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 lands.

14. To appear before any judicial or any other officer or official and to represent me and others in all matters before any Income Tax Officer, or any other authorities relating to 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 and to execute any deed and document to which we shall be party.

15. 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 lands and to remove him or them and appoint another in his/their place.

16. 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.

17. To appear for us before Registrar of Assurances or any other officer of Assurances and represent them and us and lodge the same for registration

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४३ / ७७

ट.न.न.-७	
पत्र क्र	२५०८ / २०१०
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and to admit execution of any document or documents on our behalf and on behalf of others within named.

18. To settle, adjust, compound, submit to Arbitration and compromise all actions, suits, accounts, claims and demands which now or hereafter shall or may be by or between us and others.

19. To make application to the Municipal Corporation and other authorities for supply of water and water connection in the said lands or the buildings constructed thereon.

20. To amalgamate the said lands with other property/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.

21. To carry out all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connections with the plans of sub-divisions, layout, amalgamation or the building plans submitted to the appropriate authorities or may submit that in pursuance of these presents.

22. To commence, carry out and complete and/or caused to be commenced, carried out and completed all constructions on the said lands in accordance with the sanctioned plan and specifications and so far as any construction work is concerned to see that the all applicable rules

Received
7/11/10
S. P. Singh

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दस्त क्रमांक	१५४२ / २०११
२४	७९

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दस्तावेज क्रमांक	२९०८ / २०१०
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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.

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 lands 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 and to compromise or refer to arbitration any suit, action or proceedings in connection with the said lands and to appoint solicitors, counsels and advocates to file Vakalatnama and other authorities and to sign, verify and affirm plaints, 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

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ट.न.न.-७	
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ट.न.न.-७	
दस्त क्रमांक	२९०८ २०१०
२/३०	

substitutes at the pleasure of our attorneys 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 heirs, executors and administrators.

26. We also hereby authorize our attorneys to present for registration and admit execution on our behalf the documents executed or to be executed by us hereafter.

27. 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.

28. To form a cooperative society or apartment ownership society and transfer and handover 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 lands and buildings and to pay the stamp duty and registration charges for the same.

29. To deposit amounts as may be required to the municipal corporation, collector and other authorities in connection with the said lands 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.

Signature
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S.P.T.

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२८	१०९

ट.न.न.-७
दस्तावेज क्रमांक २९८८/१०१०
१०/३०

30. To sell, assign and transfer the said lands and property and its development rights to any party of their choice and execute agreement for sale, assignment, power of attorney and conveyance in favour of such person or party, register the same admit the execution receive the sale considerations from such party or parties and issue accountable receipt 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 all payments received from the purchaser/s of the flats towards the consideration 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 purchasers and to furnish all the details of flats and property 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 purchasers and to sign all papers, documents and agreements for all such above purposes as our attorneys deem fit and proper in the varied circumstances.

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 १०/१५/२०१०
 S.B. Singh

ट.न.न.-७
दस्तावेज क्रमांक २९८८/१०१०
१०/३०

ट.न.न.-७
दस्तावेज क्रमांक २९७८ १९०
१९ ३०

33. To execute and join all the owners executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written in favour of any party or person or their nominee or nominees or assigns including a co operative housing society.

34. To execute and join all the owners executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written. To execute Conveyance, reconveyance, Deed of Surrender, Confirmation and reconfirmation, pay stamp duty, registration charges, execute power of attorney and special power of attorney and lodge the same for registration and admit execution thereof.

35. To register such deed of conveyance/assurances and/or other documents for perfecting transferring of the said lands and buildings (whether constructed) and to appear before the sub-registrar of assurances for execution of documents in respect of the said lands and to make and do all other statements, affidavits, acts, deeds, matters and things and application for the due and effectual registration of documents as may be required under the Indian Registration Act, 1908, and other laws for the time being in force.

Signature AND GENERALLY to do execute and perform all acts, deeds, matters and things and sign and execute necessary papers and documents concerning the said

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दस्तावेज क्रमांक २५४२ १२०११
४८ / ७३

ट.न.न.-७
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१२/३०

lands and the development thereof as our attorneys shall think fit and proper and to act in relation to the said lands as fully and effectually in all respects to all intents as ourselves could do as if we were personally present.

AND LASTLY We ourselves and for our 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 hands to these presents on this १२ day of Nov. 2010.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces or parcels of 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 & District THANE, lying, being and situate at Bhayander (E), within the limits of Mira-Bhayander Municipal Corporation, Registration Sub-District of THANE.

SIGNED SEALED & DELIVERED)

By the within named "EXECUTANTS")

[Signature]

1) SHRI RAMAKANT BABURAO PATIL



ट.न.न.-७
दस्ता क्रमांक १५४२/२०११
४८ ७३

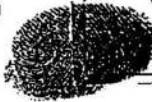
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दस्तावेज क्रमांक २९७६/२०१०
१३/३०

हस्ताक्षर

हस्ताक्षर



2) SHRI VISHNU BABURAO PATIL



हस्ताक्षर

3) SHRI SATISH BABURAO PATIL

Executants No. 1 to 3

For Self & as Constituted Attorney to:

4a) SMT. BHANUBAI ANANT PATIL

4b) MRS. PRASANNA BAI SHOR RAUT

In the presence of.....

1)

हस्ताक्षर



2)

Premehand



SIGNED SEALED & ACCEPTED

By within named "DEVELOPERS"

M/s. GUJARAT REALTORS

Through its partners:

1) SHRI GOPALJI K. DWIVEDI



हस्ताक्षर

3)

हस्ताक्षर

2)

Premehand

In the presence of

ट.न.न.-७
दस्तावेज क्रमांक २५४२/२०११
५०/७३

गाव नमुना सात (अधिकार अभिलेख पत्रक)

(महाराष्ट्र जमीन अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९७१ यातील नियम ३, ५, ६ आणि ७)

नु. स. २२६३

गांव - ११६१

कसबा - १०

दस्ता २१६८ १२१०

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पद्धती	प्रमाणित दाखले नांव	कुळाचे नाव
न. स. २२३			(२२६) (५६)	९४३०
शेतीचे स्थानिक नांव			खाते क्र. ८२	
लागवडीचे योग्य क्षेत्र			दि. इन्स्ट्रुमेंट कं. लि. १६६	
हे. आर. प्रति	००७८		हतर अधिकार - कुळा (२०१)	
एकूण	००७८		(२१०८) (२२६) (२२७)	
पो. ख. (लागवडीचे योग्य नसलेले वर्ग (अ) वर्ग (ब))				
एकूण				
आकारणी जुडी किंवा विशेष आकारणी	०	६९	सिमा आणि भूतन चिन्ने	

गांव नमुना बारा (पिकांची नोंद वह्या)

(महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवह्या (तयार करणे व सुविधित ठेवणे) नियम, १९७१)

पिकांखालील क्षेत्राचा तपशील										लागवडीचा उपलब्ध नसलेला जमीन	
मिळ पिकांखालील क्षेत्र					निर्मळ पिकांखालील क्षेत्र					एकूण	हे. आर.
वर्ग	हंगाम	पिकांचा प्रकार	अवकाश स्थिति	पिकांचे नाव	अवकाश स्थिति	पिकांचे नाव	अवकाश स्थिति	अवकाश स्थिति	अवकाश स्थिति	एकूण	हे. आर.
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अस्तित्तर भरवकृत्य खरी नकल दिली आहे.

तारीख ११ NOV 2010

(सह. जी. जर्दीर)
तलाठी सजा - नवघर
ता. जि. ठाणे.

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दस्ता क्रमांक ६८६२ १२०११

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घोषणापत्र

ग्राही १) २५/१०/१७ वा.बु.२१७ पा.दी.न
२) १९/०५ वा.बु.२५७ पा.दी.न
३) २५/०५ वा.बु.२५७ पा.दी.न

घोषित करतो कि दुययम निबंधक यांचे कार्यालयात या शिर्षकाचा दस्त नोंदणीसाठी सादर आला आहे. श्री समनुवाह बनल पा.दी.न व समाना नवप्रशो

२५/१०/१७ व इ. यांनी दि. रोजी भला दिलेल्या

कुलमुखत्यारपत्राच्या आधारे मी.सदर दस्त नोंदणीस सादर केला आहे.

निष्पापित करून कबुलीजवाब दिला आहे. सदर कुलमुखत्यार पत्र बिहून

देणार यांनी कुलमुखत्यार रद्द केलेला नाही किंवा त्यास लिहून

देण्या-यापैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्या कारणामुळे

कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यार पत्र पूर्णपणे वैध

असून उपरोक्त कृती करण्यास मी पूर्णतः समक्ष आहे. सदरचे कश्या चुकीचे

आढळून आल्यास नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये शिर्षकास मी

पात्र राहीन याची मला जाणीव आहे.

१) समनुवाह
२) सदीपादीन
३) SPB

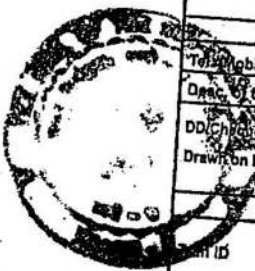
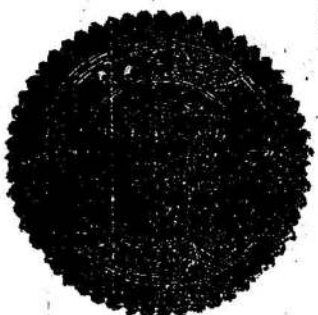
कुलमुखत्यारपत्राकडे नाव व राही

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दस्त क्रमांक २८५२ १२०११
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500/-

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दस्त क्रमांक ८९७८ २०१०
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Customer's Copy	
THE KAPOL CO-OP. BANK LTD.	
FRANKING DEPOSIT SLIP	
Branch : BHYANDER	Date 29/10/10
Pay to : Acct. Stamp Duty	16308
Franking Value	Rs. 500/-
Service Charges	Rs. 10/-
TOTAL	Rs. 510/-
Name & Address of the Stamp duty paying party	
Ramakant Patil	
B-01/02, GOPAL CHANDRA	
INDRANIL PHASE-II	
BHAYANDER, DIST. THANE	
Telephone No.	022-2525317 28127899
Doc. of the Document	Sakharai Khuyen
DD/Chq. No.	
Drawn on Bank	
(For Bank's Use Only)	
Bank ID	A254 R
Franking Sr. No.	PL-548 R
Cashier	
Officer	



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दस्त क्रमांक ८९८ २ / २०११
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For THE KAPOL CO-OP. BANK LTD.
Authorized Signatory
The Kapol Co-Op. Bank Ltd.
Branch: Bhayander, 1st Floor,
Opp. Bhayander Market, 100,
Bhamburda Road, Bhamburda,
Thane (W), Dist. Thane-400 001

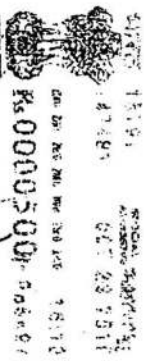
GENERAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE
(1) SMT. BHANUBAI ANANT PATIL (mother) (2) MRS.
PRASANNA NANDKISHOR RAUT (daughter) both adults,

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Indian inhabitants, residents of Village Goddev,
Bhayander (E), District Thane, SEND COUNTERS;

WHEREAS:

i) We are co-owners of the pieces and parcels of land bearing Old Survey No. 226, corresponding New Survey No. 29, Hissa No. 3, measuring 7 guntha, i.e. 780 sq. Meters, equivalent to 3000 sq. Yards, of Village NAVGHAR, Taluka & District Thane, lying being and situated as Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane, and as more particularly described in the Schedule hereunder written (hereinafter referred to as "the said properties").

ii) Our joint owners i.e. brothers and uncles (1) SHRI RAMAKANT BABURAO PATIL, (2) SHRI VISHNU BABURAO PATIL, (3) SHRI SATISH BABURAO PATIL have decided to sell the above property and they require our powers and authorities to sell on our behalf also and complete the sale.

दस्त क्रमांक १८६२-१२०११

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 RAMAKANT BABURAO PATIL, (2) SHRI VISHNU BABURAO PATIL, (3) SHRI SATISH BABURAO PATIL, all adults, Indian inhabitants, residing at Village Goddev, Bhayander (E), Thane, (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

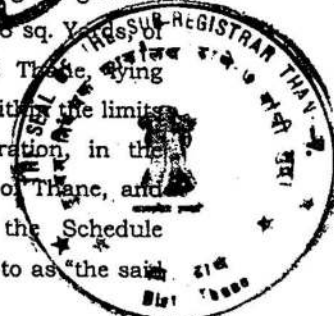
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severally all or any of the following acts, deeds, matters and things:

1. To sell, endorse, transfer, assign, pledge, mortgage, dispose of the said lands; and to enter into the agreement for sale, agreement for development or assignment in respect of the said lands or any part thereof to any builder or developer or any one on their behalf and to sign and execute all the necessary deeds and documents like powers, authorities, declarations, indemnity, possession note, special powers, releases, conveyances and confirmation including consent and ratifications for the purposes and receive money in their names or in our names on our behalf. And for that purposes to appoint one or more attorneys from the said purchasers and developers to do all the functions and carry out all the responsibilities in respect of the said lands.



2. To enter into the agreement for sale of flats, shops and other units 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.

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क्रमांक २५४२-१२०११
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3. To authorize to the purchasers or developers as the case may be of the said lands or their representatives and partners duly appointed by our said attorneys to submit plans for the construction of the buildings and other structures to be constructed on the said lands to the Mira Bhayander Municipal Corporation and other authorities and bodies for approval and

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sanction and for revalidation and for further modification and revision of the plans so 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.

4. To allow and authorize to do and get commenced and completed all construction work on the said lands in accordance with the plans and specifications as sanctioned by the Municipal Corporation and other concerned authorities.

5. To act for us and appear and represent us before all the officers of Mira Bhayander Municipal corporation, Tahsildar, Mamlatdar, and other revenue officers and/or public and local authorities including Town Planning departments in connection with the said lands and development and sale thereof.

6. To arrive at settlement with The Estate Investment Co Ltd in respect of the said lands or grant authority to the purchasers of the said lands do so 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 lands released.

7. To apply to and allow to apply for, 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

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दस्तावेज क्रमांक २०१०
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sale of the said lands and to sign all applications, documents and papers for the purposes.

8. To do or to get applied for and to obtained through the substitute/s the conversion of the said lands into non-agricultural for the purposes as the plan of the area may permit and to pay all necessary fees, charges, guarantees on our behalf and to sign all papers, letters, writings and documents etc. as may be necessary for the aforesaid purposes.

9. To make by self or through the lawfully appointed any substitute from the partners of the purchasers or developers application to the District Inspector of land records for survey and measurement of the said lands 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.

10. To pay and allow the persons appointed by him 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.

11. 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 lands and also to allow the others to do so.

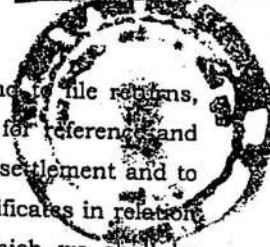
12. To appear or appoint fit and proper person to appear before any judicial or any other officer or official and to represent us in all matters before any Income Tax Officer, or any other authorities relating to our assessment or any other assessment in which we

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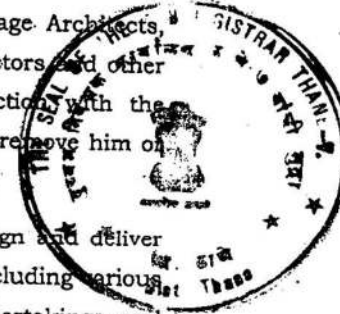
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may be interested or concerned and to file returns, certificates or appeals or petitions for reference and to consent for any arrangement or settlement and to take all steps for obtaining the certificates in relation to any deed and document to which we shall be party.

13. For the purposes of development to authorize the substitutes or the developers to engage Architects, Engineers, Surveyors, Agents, Contractors and other professionals and persons in connection with the development of the said lands and to remove him or them and appoint another in his place.



14. 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.

15. To appear for us and on our behalf and to appoint more such persons to do the same 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.

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दस्तावेज क्रमांक २८४२ १२०११
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16. To allow and authorize the persons or the directors, partners or authorized agents of the developers or purchasers to amalgamate the said lands with any other property/s and to submit the layout plan for sanction and sub- divisions and to get the same duly

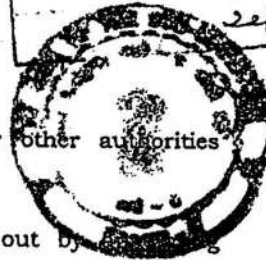


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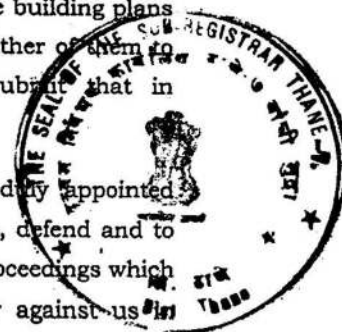
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approved from the collector or other authorities concerned.

17. To carry out and get carried out by substitutes for all the requisitions that may be made by the Municipal Corporation or any other statutory Authorities in connections with the plans of subdivisions, layout, 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.



18. To do and get the same done by duly appointed substitute/s 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 lands 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 lands and to appoint solicitors, counsels and advocates to file vakalatnama and other authorities and to sign, verify and affirm plaints, 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

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processes, writ of summons, notices and other legal
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19. To sell the said lands or its development rights and to confirm the sale and assignment and get all that done by the lawfully appointed substitute/s to register the deed of conveyance and all such assurances for perfectly transferring and assigning the said lands and buildings for or for other purposes as may be sanctioned, constructed thereon and effectual registration of all the deeds and documents relating the said lands as may be required under the Indian Registration Act, 1908 and other laws for the time being in force.

20. To do and to appoint any person or party 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.

21. To allow to any attorneys appointed under any agreement or for sale of the said lands or any rights concerning thereto to form a cooperative society or apartment ownership society and transfer and handover the management of the said buildings constructed and completed by our said attorneys and execute the conveyance in respect of the lands and buildings and to pay the stamp duty and registration charges for the same.

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22. To act for us and appear and represent by self or through any duly authorized persons before the government or semi-government authorities including the collector of Thane and superintendent of land records, Deputy Collector and Competent Authorities appointed under the U.L.C. Act and various provisions there under for NOC, permissions and sanctions required for the development and 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.

23. To execute and join executing the deed of conveyance and other necessary deeds and documents for conveying the said lands as described in the schedule hereunder written.

24. To register and get it registered through the duly appointed substitute/s or representative/s, such deed of conveyance/assurances and/or other documents for perfectly transferring of the said lands and buildings (when constructed) and to appear before the sub-registrar of assurances for execution of documents in respect of the said lands and to make and do all other statements, affidavits, acts, deeds, matters and things and application for the due and effectual registration of documents as may be required under the Indian Registration Act, 1908, and other laws for the time being in force.

25. We also hereby authorize our attorneys to present for registration and admit execution on our behalf

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documents executed or to be executed by us hereafter.

AND WE HEREBY AGREE TO RATIFY AND CONFIRM all and whatsoever our said attorneys shall lawfully do or purport to do by virtue of these presents. This power of attorney is irrevocable and cannot be revoked under any circumstances until completion of sale.

OUR ATTORNEYS shall be entitled to execute conveyances as provided herein.

AND GENERALLY to do execute and perform all acts, deeds, matters and things and sign and execute necessary papers and documents concerning the said lands and the development thereof as our attorneys shall think fit and proper and to act in relation to the said lands as fully and effectually in all respects to all intents as our selves could do as if we were personally present.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT The pieces and parcels of land 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 & District Thane, lying being and situated as Bhayander (E), within the limits of Mira Bhayander Municipal Corporation, in the Registration District and Sub-District of Thane,

IN WITNESS WHEREOF we have set our respective hands to this writing on this ____ day of ____ 2010

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दस्ता क्रमांक ६८४ २ / २०११
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SIGNED SEALED & DELIVERED

By the within named "EXECUTANTS"

1) SMT. BHANUBAI ANANT PATIL



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2) MRS. PRASANNA NANDKISHOR RAUT



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In the presence of.....



SIGNED SEALED & DELIVERED

By the within named "ATTORNEYS"

1) SHRI RAMAKANT BABURAO PATIL



Signature of Shri Ramakant Baburao Patil

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Signature of Shri Ramakant Baburao Patil



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दस्त क्रमांक	६८५२-१२०११
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2) SHRI VISHNU BABURAO PATIL

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3) SHRI SATISH BABURAO PATIL



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In the presence of.....



BEFORE ME

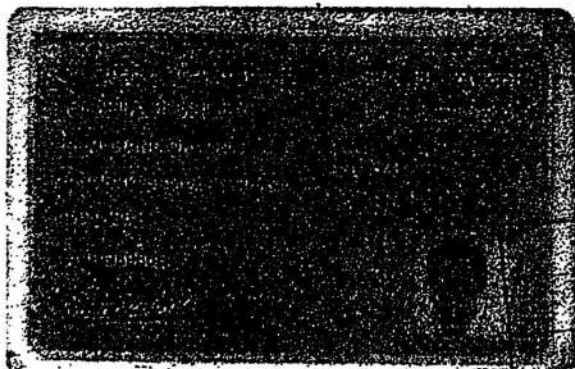
Prabhat Gupta
29/10/2010
PRABHAT GUPTA
NOTARY
GOVT. OF INDIA

29 OCT 2010

PRABHAT GUPTA
Advocate High Court
Bombay.
PRABHAT GUPTA
NOTARY, GOVT. OF INDIA
REGD. NO. 4138
FLAT NO. G-9, NEW MAHAVIR SMRUTI,
A-WING, NEAR NATWAR-HOUSE,
CROSS ROAD NO. 3 (NORTH), NAVCHER-ROA,
BHAYANDAR (EAST) DIST. THANE-401106
RESIDENCE PHONE NO. 022-23169447
MOBILE NO. 9821759578

NOTARIAL REGD.
ENTRY NO. 873
DATE: 29TH OCTOBER 2010

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दस्त क्रमांक ६८४२ - १२०११
६४ / ७३



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FORM

Driving Licence No. 6798

Date of issue: 2/10/59

Name of the Licensee: NISHIKANT

Signature of the Licensee: [Signature]

Specimen signature of the Licensee: [Signature]

Name to be written across the front: [Name]



Temporary address: Official address (if any)

Permanent address: Nanghar, P. Khargone, Tal. Vadgaon, Dist. Amravati

Date of birth: 2/10/59

Educational qualifications: [Blank]

Optional: [Blank]

Blood group RH factor: B+ Rh+ve

The holder of this licence is licensed to drive throughout India vehicles of the following description: Motor Cycle with Gear

The licence to drive a motor vehicle other than a motor cycle is valid From 6/6/59 to 6/10/59

Signature and designation of the Licensing Authority: [Signature]

Nishikant Patil (51)
Mangala Smriti 1st floor
Near Dattar Mahar, Nanghar
Dist. (E)

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दस्त कर्मक	२६-३-२०२२
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02/11/2010 दुय्यम निर्बंधकः
3:51:33 pm सह दु.नि.वगे 7

दस्त गोषवारा भाग-1

टनन/7
दस्त क्र 9178/2010
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दस्त क्रमांक: 9178/2010

दस्तावा प्रकार: मुखत्यारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठवाचा ठसा
1	नाम: म.गुजराल रियल्टी सर्विस प्रा. लि. के. विलेदी - पत्ता: घर/प्लॉट नं: 001/002 मल्लो/रस्ता: - ईमारतीचे नाम: गोपाल दर्शन ईमारत नं: - पेट/वसति: - सह/नाम: भाईदर पु तासुका: - वि: -	लिहून देणार वय 50 सही		
2	नाम: 1. बाबुबाई अनंत पाटील, 2. प्रसन्ना नंदकिशोर राऊत सह/कु.मु.मृगुन व स्वतः करिता 1. रमाकांत बाबुराव पाटील - पत्ता: घर/प्लॉट नं: - मल्लो/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेट/वसति: -	लिहून देणार वय 70 सही		
3	नाम: 1. बाबुबाई अनंत पाटील, 2. प्रसन्ना नंदकिशोर राऊत सह/कु.मु.मृगुन व स्वतः करिता 2. विष्णु बाबुराव पाटील - पत्ता: घर/प्लॉट नं: वरिलप्रमाणे मल्लो/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेट: -	लिहून देणार वय 54 सही		
4	नाम: 1. बाबुबाई अनंत पाटील, 2. प्रसन्ना नंदकिशोर राऊत सह/कु.मु.मृगुन व स्वतः करिता 3. सतीश बाबुराव पाटील - पत्ता: घर/प्लॉट नं: वरिलप्रमाणे मल्लो/रस्ता: - ईमारतीचे नाम: - ईमारत नं: - पेट: -	लिहून देणार वय 52 सही		



ट.न.न.-७

दस्त क्रमांक ९५६२+२०११

६६ १०३



दस्त गोषवारा भाग - 2

दनन
दस्त क्रमांक (9178/2010)
30/30

दस्त क्र. [दनन-9178-2010] चा गोषवारा
बाजार मुल्य : 1 मोबदला 1 भरलेले मुद्रांक शुल्क : 500

दस्त हजर केल्याचा दिनांक : 02/11/2010 03:44 PM
निष्पादनाचा दिनांक : 02/11/2010
दस्त हजर करणा-याची सही :

पावली क्र.: 9178 दिनांक: 02/11/2010
पावलीचे वर्णन
नाव: मे. गुजरात रियल्टर्स चे भागीदार गोपालजी
के. दिवेदी - -

100 : नोंदणी की
800 : नकल (अ. 11(1)), पृष्ठांकनाची नकल
(आ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित प्रती

700: एकूण

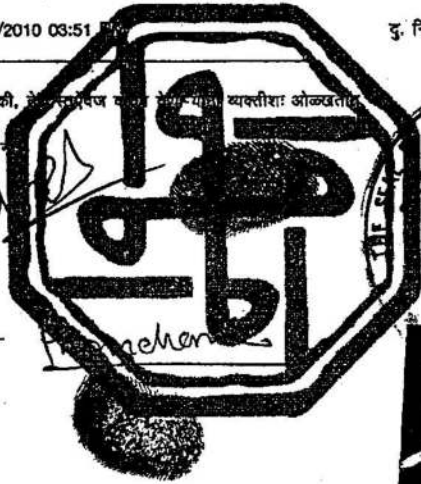
दस्ताचा प्रकार : 48) मुखत्यारनामा
शिकका क्र. 1 ची वेळ : (सादरीकरण) 02/11/2010 03:44 PM
शिकका क्र. 2 ची वेळ : (प्रती) 02/11/2010 03:49 PM
शिकका क्र. 3 ची वेळ : (कपुली) 02/11/2010 03:51 PM
शिकका क्र. 4 ची वेळ : (ओळख) 02/11/2010 03:51 PM

दस्त नोंद केल्याचा दिनांक : 02/11/2010 03:51

दु. निबंधकाची सही सह दु. नि. ठाणे 7

ओळख :
खालील इसम असे निवेदीत करतात की, हे निवेदीत करणारे व्यक्तीस ओळखतात
व त्यांची ओळख पटवितात.

- 1) निशिकांत पाटील - - घर/प्लॉट नं. -
गल्ली/रस्ता: -
ईमारतीचे नाव: मंजुला स्मृती
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: भाईंदर पु
तालुका: -
पिन: -
- 2) प्रेमचंद ओराव - - घर/प्लॉट नं: -
गल्ली/रस्ता: -
ईमारतीचे नाव: गोपाल दर्शन
ईमारत नं: -
पेट/वसाहत: -
शहर/गाव: -
तालुका: -
पिन: -



दु. निबंधकाची सही
सह दु. नि. ठाणे 7



ट.न.न.-७
दस्त क्रमांक ६८४२ - २०११
६७ / ७३

प्रमाणित करणेत येते की
या दस्तावेजाला 30 पाने आहेत

पुस्तक क्रमांक ६८४२
... ६९७८ ... क्रमांकावर नोंदला

सह. दुय्यम निबंधक ठाणे क्र. ७
तारीख... २२... माहे. नोव्हेंबर ... सन २०१०

घोषणापत्र

मी २ गोपालाजी..के. दिवेदी... याद्वारे घोषित करतो/करते की, सह-दुय्यम निबंधक, ठाणे-१९ यांचे कार्यालयात अपेक्षित ... या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे आणि सदर मुखत्यारपत्र,

श्री. उमाकांत.. कानुराव.. पाटील.. व इतर यांनी दि. / / रोजी मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे. निष्पादित करून कबुलीजबाब दिला आहे. किंवा फक्त कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तींपैकी कोणीही मयत झालेले नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्ददाबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून परीक्षे कृती करण्यास मी पूर्णपणे सक्षम आहे. तसेच सदर कुलमुखत्यारपत्र सत्य असल्याची मी स्वतः खात्री केलेली आहे. सदरचे कथन चुकीचे असल्याने नोंदणी अधिनियम १९०८ चे कलम ८२ अन्वये कार्यवाहीस व फौजदारी प्रक्रिया संहितेनुसार शिक्षेस पात्र राहीन याची मला जाणीव आहे.



कुलमुखत्यारपत्रधारकांचे नाव व सही

घोषणापत्र

मी सिल्वेश. बेउपारा (अपेक्षित) याद्वारे घोषित करतो/करते की, वरील घोषणापत्रात नमुद केलेल्या कुलमुखत्यारपत्राच्या वैधतेबाबत माझी पूर्णपणे खात्री झालेली असून सदर मुखत्यारपत्र सत्य असल्याची मी पडताळून घेतले आहे.

[Signature]

कुलमुखत्यारपत्राद्वारे नोंदणी होणा-या दस्तातील लाभार्थ्याची (लिहून घेणा-याची) सही

ट.न.न.-७	
दस्त क्रमांक	६१४२ १२०११
६८	७३

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

SUMIT CHANDRAKANT YELVE

CHANDRAKANT BHIKU YELVE

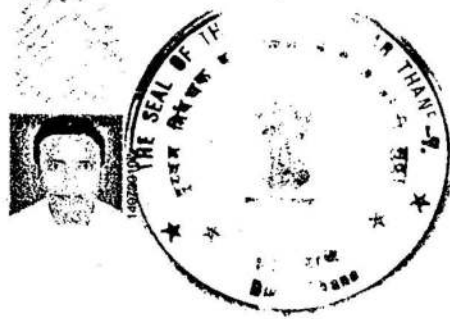
25/10/1987

Permanent Account Number

AEZPY0477Q

Sumit

Signature



ट.न.न. ७
दस्ता क्रमांक ६५५२ / १२०११
६६ / ७३

इस कार्ड को खोने / पाने पर कृपया सूचित करें / लौटाएं।
आयकर पैन सेवा इकाई, एनएसडीएल
तीसरी मंजिल, सफ़ायर चैंबर,
बानेर टेलिफोन एक्सचेंज के नजदीक,
बानेर, पुणे - ४११०४५

If this card is lost / someone's lost card is found,
please inform / return to :

Income Tax PAN Services Unit, NSDL
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 045

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: tininfo@nsdl.co.in

आयकर विभाग
INCOME TAX DEPARTMENT
SANTOSH RAJARAM SHARMA
RAJARAM ZARIHAG SHARMA

भारत सरकार
GOVT OF INDIA

01/11/1968

Account Number

AOLPS3835A

Signature



इस कार्ड को खोने / खोने पर कृपया सूचित करें / सूचित करें
आयकर विभाग, भारत सरकार, पुणे
तीसरी मंजिल, सफ़ाई बंगला
बानेर टेलिफोन एक्चेंज के नजदीक
बानेर, पुणे - 411 004

If this card is lost / someone's lost card is found,
please inform / return to
Income Tax PAN Services Unit, NSDL,
3rd Floor, Sapphire Chambers,
Near Baner Telephone Exchange,
Baner, Pune - 411 004

Tel: 91-20-2721 8080, Fax: 91-20-2721 8081
e-mail: finiafo@nsdl.co.in

ट.न.म. = ७

वस्तु क्रमांक ५५२ / २०११

७० / ७३

मुल्यांकन पत्रक (अहरी)

Tuesday September 20 2011
10:53:23AM

नागरी (अहरी) खुल्या जमिनीचे मुल्यांकन पत्रक

मुल्यांकनाचे वर्ष 2011
जिल्हा ठाणे
नगर मूल्य विभाग 100-मौजे (गांव) नवघर क्रमांक 11 (सिरा क्रमांक: महानगरपालिका)
नगर मूल्य विभाग 11/41-डव्हल्यू भू-विभाग नवघर गांवातील वरील विभाग " वही " मधील मिळकती वगळता उरलेल्या उत्तरेकडील सर्व मिळकती
क्षेत्राचे नाव Navi Mumbai/Thane
मिळकतीचा क्रमांक सवई नंवर-29

वर्षाचे मूल्य दर नक्यानुसार जमिनीचा दर

वर्षाचे मूल्य दर	निवास नदतिका	कार्यालय	दुकाने	औद्योगिक
13500.00	35000.00	41000.00	60000.00	41000.00

मिळकतीचे क्षेत्र 59.50 चौ. मीटर

Layout Land

1. 59.50 चौ. मीटर क्षेत्रासाठी वार्षिक मूल्य दरावर 100.00 % मूल्य दर =13500.00

59.50 चौ. मीटर क्षेत्रासाठी मुल्यांकन =

59.50
= 803250.00

एकत्रित अंतिम मूल्य दर

= मिळकतीचे क्षेत्र 59.50 चौ. मीटर + मिळकतीचे क्षेत्र 2 चौ. मीटर
= 803250.00 + 160650.00
= 963900.00
= 803250.00



Handwritten signature and initials.

Handwritten signature.

मुख्य दफतरी निदेशावर कार्य करीत आहे

ट.न.न.-७	
दस्त क्रमांक	ELR 12099
७७	७३



20/09/2011

दुय्यम निबंधकः

2:52:30 pm

सह दु.नि.ठाणे 7

दस्त गोषवारा भाग-1





टनन7

दस्त क्र 6842/2011

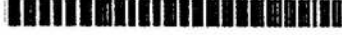
102/03

दस्त क्रमांक : 6842/2011

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम : मे. गुजरात रियल्टी घे. भागीदार नितेश बी. हंडेपारा पत्ता : घर/फ्लेट नं. 001/002 गल्ली/रस्ता : ईमारतीचे नाव : गोपाल दर्शन फेज-II ईमारत नं. पट पसराहत शहर/गाव भाईंदर पु. तालुका :	लिहून घेणार वय 35 सही <i>N. H. H. H. H.</i>		
2	नाम : 1. रमाकांत बाबुराव पाटील, 2. विष्णु बाबुराव पाटील, 3. सुनील बाबुराव पाटील, 4a. भानुबाई अनंत पाटील, 4b. प्रसन्ना नंदकिशोर राजत वरील सर्वातर्फे कु. न. मरुणन गोपालजी के. द्विवेदी पत्ता : घर/फ्लेट नं.	लिहून देणार वय 50 सही <i>R. H. H. H. H.</i>		





दस्त गोषवारा भाग - 2

टनन7

दस्त क्रमांक (6842/2011)

03/03

दस्त क्र. [टनन7-6842-2011] चा गोषवारा
बाजार मुल्य : 803500 मोबदला 100000 भरलेले मुद्रांक शुल्क : 48500

दस्त हजर केल्याचा दिनांक : 20/09/2011 02:43 PM

निष्पादनाचा दिनांक : 20/09/2011

दस्त हजर करणा-याची सही :

[Signature]

दस्ताचा प्रकार : (25) अभिहस्तारंरणपत्र
दस्त अनुच्छेद प्रकार : (25-ब) पुढील हद्दीत असलेल्या स्थावर मालमत्तेच्या बाबतीत असेल तर

शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/09/2011 02:43 PM

शिकका क्र. 2 ची वेळ : (फी) 20/09/2011 02:51 PM

शिकका क्र. 3 ची वेळ : (कबुली) 20/09/2011 02:52 PM

शिकका क्र. 4 ची वेळ : (ओळख) 20/09/2011 02:52 PM

दस्त नोंद केल्याचा दिनांक : 20/09/2011 02:52 PM

पावती क्र.: 6841 दिनांक: 20/09/2011

पावतीचे वर्णन

नांव: मे. गुजरात रियल्टर्स चे भागीदार नितेश
बी. हेंडपारा - -

8050 नोंदणी फी

1460 नक्कल (अ. 11(1)), पृष्ठांकनाची

नक्कल (अ. 11(2)),

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

एकत्रित फी

9510: एकूण

दु. निबंधकाची सही सह दु. नि. ठाणे 7

ओळख :

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

1) सतीश शर्मा - , घर/प्लॉट नं. -

गल्ली/रस्ता -

इमारतीचे नाव -

इमारत नं. -

प्लॉट/वसाहत -

शहर/गाव: भाईंदर पू.

तालुका: ठाणे

पिन: -

2) सुमीत येवले - , घर/प्लॉट नं: वरिलप्रमाणे

गल्ली/रस्ता -

इमारतीचे नाव -

इमारत नं. -

प्लॉट/वसाहत -

शहर/गाव:-

तालुका:-

पिन:-

[Signature]



[Signature]



दु. निबंधकाची सही सह दु. नि. ठाणे 7

प्रमाणित करण्यात येते की.....
या दस्त्यामध्ये एकूण..... पात्रे आहेत

सह. गुणवत्ता निरीक्षक ठाणे-७



दस्त क्रमांक 9...
E.C. 02... क्रमांकावर नोंदला

दु. निबंधक ठाणे क्र. ७
वर्ष २०... माहे... सन २०११



दुय्यम निबंधक: सह दु.नि.ठाणे 7

दस्ताक्रमांक व वर्ष: 6842/2011

Tuesday, September 28, 2011

2:52:39 PM

सूची क्र. दोन INDEX NO. II

नोंदणी 63 म.

Regn. 63 m.e.

गावाचे नाव : नवघर

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 100,000.00
बा.मा. रु. 803,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) सर्वे क्र.: नविन-29, हि.नं.3 वर्णन: 11/41-डब्ल्यू-विभाग, मोजे नवघर, खुली जमीन, जुना सर्वे नं.226, नविन सर्वे नं.29, हि.नं.3, क्षेत्र-780 चौ.मी. त्यापैकी 59.50 चौ.मी.
- (3) क्षेत्रफळ (1) 59.50 चौ.मि.
- (4) आकारणी किंवा जुडी देण्यात आसेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) 1.रमाकांत बाबुराव पाटील, 2.विष्णु बाबुराव पाटील, 3.सतीश बाबुराव पाटील, 4a भानुबाई अनंत पाटील, 4b प्रसन्ना नंदकिशोर राऊत वरील सर्वातर्फे कु.मु.म्हणुन गोपालजी के.द्विवेदी - - ; घर/प्लॉट नं: 001/002; गल्ली/रस्ता: -; ईमारतीचे नाव: गोपाल दर्शन; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AAHPD4079M.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे.गुजराव-रियल्टर्स चे भागीदार नितेश बी.हेडपारा - -; घर/प्लॉट नं: 001/002; गल्ली/रस्ता: -; ईमारतीचे नाव: गोपाल दर्शन फेज-II; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: भाईदर पू.; तालुका: -; पिन: -; पॅन नम्बर: AAHFG0051C.
- (7) दिनांक करून दिल्याचा 20/09/2011
- (8) नोंदणीचा 20/09/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 6842 /2011
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 48210.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 8050.00
- (12) शेरा



सह दुय्यम निबंधक वर्ग
ठाणे क्र. ७