

वि. नि. प्रमुख क्र. १) (Fin. R. Form No. 1)

9009 -

सर्वसा. ११३ मङ्.

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[ अहस्तांतरणीय ]

ORIGINAL COPY

**[ NON TRANSFERABLE ]**

दस्तावेज नं. १०८९०/००

२. ललाश वेलीच्या प्रदाचाची पावती

श्रीवन्दे. ६९८५५१-

RECEIPT FOR PAYMENT TO GOVERNMENT

₹ 800 400/-

5-4-7/Place

कसई 2 दिनांक/Date..... 28 अगस्त 2016.

Received from

मे. कार. एन. ए. विजय लाल भागीदार श्री

links

ठानिल्लुगळ हागरवाळ लखें हुमु. शा. पुळचह मयि.  
(रुपय/Rupess.)

on account of.

सुरक्षा का ५४८०/-

• याकरिता मिळाले.

लेखपाल व लेखापाल

12/11/998/40/-

Cashier or Accountant.

(सही/Signature)

हुमनाम/Deenabhai Prasad-2

**वर्ग-२**

Babihai Rama Bhoit.

W

90/100 - 10  
9/100  
garwal.

**Agnihotra Laboratory**

INDIA 1938  
R. 1000  
1938

(1) Smt.Babibai Rama Bhoir (2) Shri Narhari Rama Bhoir and (3) Shri Kantilal Rama Bhoir all of Indian Inhabitants through their

**WHEREAS** the Vendor and Confirming Party being absolutely seized, possessed and owners of or otherwise well and sufficiently entitled to the pieces or parcels of non-agricultural land more particularly described in the schedule hereunder written bearing Survey No.316, Hissa No.4, New Survey No.92, Hissa No.4 admeasuring about 10,520 Sq.Mts., at Village Rajawali Taluka Vasai, Dist. Thane within the limits of Rajawali Gram Panchayat and in the Registration District and Sub-District of Bassein, Thane and more particularly described in a Schedule hereunder written, shown in Red Colour Boundary Line, on a Plan annexed hereto ( hereinafter referred to as the said property).

Under an Agreement for sale Dated 29<sup>th</sup> December 1989 Vendors therein and confirming party herein agreed to sell and transfer the said property, to Mr. Lakesh Kaul, at or for the total purchase price of Rs.6,91,955/- ( Rupees six lakhs ninety one thousand nine hundred and fifty five only) Along with signing of the said Agreement for Sale Dated 29<sup>th</sup> December 1989 Vendors therein had executed, an irrevocable General Power of Attorney Dated 29<sup>th</sup> December 1989 of the said property, in favour of Mr.Lakesh Kaul having handed over, vacant and peaceful possession of the said property, to Mr.Lakesh Kaul.

The said Mr. Lakesh Kaul in turn under an Agreement dated 30<sup>th</sup> December 1989 agreed to sell and transfer the said property, to M/s. R. N. A. Builders, the purchasers herein, at for the total purchase price of Rs.7,54,860/- ( Rupees seven lakhs fifty four thousand eight hundred and sixty only) [which includes the said purchase price of Rs.6,91,955/- mentioned in the said Agreement Date 29<sup>th</sup> December 1989 having received full purchase price, thereof and handed over vacant and peaceful possession of the said property, to the Purchasers , who from the said date till the date hereof, were and are in exclusive occupation, possession and

**AND WHEREAS** at the request of the Purchasers the Vendor and the Confirming Party have agreed to complete sale of the said property, in favour of the Purchasers.

The Said Agreement for Sale dated 30<sup>th</sup> December 1989, was duly signed by the party but the Stamp duty was inadequately paid at that time. Now the Stamp Duty has been adequately paid for Rs.37,900/- (Rupees Thirty Seven Thousand Nine Hundred Only) is paid on 26.9.2005 Penalty Rs.1,000/- and vide Challan No.58579, Market Value Rs.9,47,500/- (Rupees Nine Lacs Forty Seven Thousand Five Hundred Only) at office of the collector of stamps.

**NOW THIS INDENTURE WITNESSETH** that in pursuance of the said Agreement Dated 29<sup>th</sup> December 1989 and in consideration of the sum of Rs.6,91,955/- (Rupees six lakhs ninety one thousand nine hundred and fifty five only) paid by Mr.Lakesh Kaul and/or the Purchasers herein, to the Confirming Party being full purchase price of the said property [payment and receipt whereof, Confirming Party do an each of them doth hereby admit acknowledge, acquit, release and discharge MR.LAKESH KAUL and/or the Purchasers for the same for ever] and pursuant to the said Agreement Dated 30<sup>th</sup> December 1989 and in consideration of Rs.7,54,860/- ( Rupees seven lakhs fifty four thousand eight hundred and sixty only) paid by the Purchasers, to Mr. Lakesh Kaul being full purchase price of the said property, they the Vendors and Confirming Party do hereby grant, sale, transfer and convey, the property bearing Survey No.316, Hissa No.4, New Survey No.92, Hissa No.4 admeasuring about 10,520 Sq.Mts., at Village Rajawali Taluka Vasai, Dist. Thane more particularly described in a Schedule hereunder written, shown in Red Colour Boundary Line, on a Plan annexed hereto [hereinafter referred to as the said property] to the Purchasers TOGETHER WITH all and

appurtenances whatever to the said pieces or parcels of land or ground hereditaments and premises belonging or anywise appertaining to or with the same or any part thereof now or at any time heretofore usually, held used, occupied or enjoyed or reputed or known as part or member thereof or be appurtenant thereto and also together with the benefit of the right of ways as aforesaid AND ALL the estate, right, titles, interest, use, inheritance, property, possession benefit, claim and demand what-so-ever both at law or equity of the vendor and the confirming party into, out of or upon the said pieces or parcels of land or ground hereditaments and premises or any part thereof TO HAVE AND TO HOLD the said pieces or parcels of land or ground hereditaments and premises and all and singular and other the premises hereby granted release and assured or intended so to be with them and every of their right, members and appurtenance UNTO and to the use and benefit of the purchaser forever subject to all rents, taxes, assessments, rates and duties now chargeable upon the same or which may hereinafter become payable to the government of Maharashtra or to the Gram Panchayat or Nager Parishad or Zilla Parishad or any other public body in respect thereof and the vendor and the confirming party for themselves doth hereby for their heirs, executors and administrators COVENANT with the purchaser that not withstanding any act, deed, matter or thing whatsoever by them the vendor or the confirming party or any person or persons lawfully aquitably by, from, through, under or in trust for them made, done, committed or omitted or knowingly suffered to the contrary, he the vendor and confirming party now hath in themselves good right, full powers and absolute authority to grant, release and assure the said pieces or parcels of land or ground hereditaments and premises hereby granted, released and assured or intended so to be unto and to the use of the purchaser and the purchaser shall and may at all times hereafter and quietly enter upon have, occupy, possess and enjoy the said land

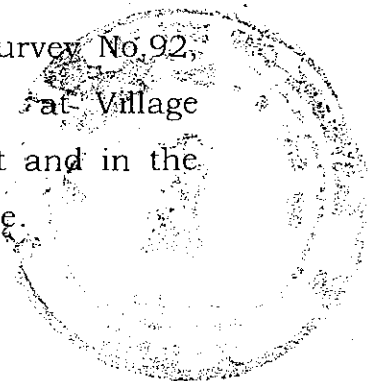
any of them, or any person or person lawfully or equitably confirming or to claim by, from, under or in trust for them an any of them AND that free and clear and freely, clearly and absolutely acquitted, exonerated and forever discharge or otherwise by the vendor and the confirming party well and sufficiently, saved defended and kept harmless and indemnified of, from and against all former and other estate, titles charges and encumbrances whatsoever had made, executed, occasioned or suffered by the vendor and the confirming party or by any other person or person lawfully or equitably claiming or to claim by, from, through, under or in trust for them or any of them AND FURTHER that They the Vendor and the confirming party and all persons having or lawfully or equitably claiming any estate or interest or whatever in the said hereditaments and premises or any part thereof, from, under or in trust for the vendor or the confirming party or their heirs or any of them shall and will from time to time and at all times hereafter do and execute or cause to be done and executed all such further and other acts, deeds, things, conveyances and assurances in the law whatsoever for the better and more perfectly assuring the said hereditaments and premises and every party thereof UNTO and to use of the purchaser in the manner aforesaid as may reasonably be required by the purchaser his heirs, executors, administrators or assigns or his counsel in law.

**THE SCHEDULE ABOVE REFERRED TO**

Property bearing Survey No.316, Hissa No.4, New Survey No.92, Hissa No.4 admeasuring about 10,520 Sq.Mts., at Village Rajawali Taluka Vasai, Dist. Thane Gram Panchayt and in the Registration District and Sub District of Bassein, Thane.

On or towards the East :

On or towards the West :



AND DELINEATED on the plan thereof hereto annexed and thereon surrounded by RED coloured boundry line.

**INWITNESS WHEREOF THE SAID PARTIES HERETO HAVE  
HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE  
HANDS ON THE DAY AND THE YEAR FIRST HEREINABOVE  
MENTIONED.**

SIGNED, SEALED AND DELIVERED )

By the within named Vendor/s )

**MR.LAKESH KAUL**, through their C. A. of )

**MR. ANILKUMAR AGGARWAL** )

Partner of **M/S.R.N.A. BUILDERS**, )

in the presence of ..... )

1. )

2. )

SIGNED, SEALED AND DELIVERED )

By the within named "Purchaser" )

**M/s. R. N. A. BUILDERS**, a Partner of )

**Mr. Anilkumar Aggarwal**, )

in the presence of .... )

1. )

2. )

SIGNED, SEALED AND DELIVERED )

By the within named "Confirming Party" )

(1) Smt.Babibai Rama Bhoir )

(2) Shri Narhari Rama Bhoir )

(3) Shri Kantilal Rama Bhoir )

through their P.A.Holder of )

Mr.Lakesh Kaul through their C.A. )

of **Mr. Anilkumar Aggarwal**, )

in the presence of ..... )

1. )

**Received** on the day and the year }  
first hereinabove mentioned of }  
and from the withinnamed purchaser }  
the sum of **Rs.6,91,955/- (Rupees six** }  
**lakhs ninety one thousand nine hundred** } **Rs.6,91,955/-**  
**and fifty five only)** being the full }  
consideration for the plot above }  
mentioned to be paid by him to us. }

**We say received**

(1) Smt. Babibai Rama Bhoir )  
(2) Shri Narhari Rama Bhoir )  
(3) Shri Kantilal Rama Bhoir )  
through their P.A. Holder of )  
Mr. Lakesh Kaul through their C.A.)  
of **Mr. Anilkumar Aggarwal,** )

**( Owners)**

**Witness :**

1.

2.





# GENERAL STAMP OFFICE

TOWN HALL, FORT, MUMBAI - 400 023.

Page 1 of 1

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No. :

Receipt Date :

Received From : 58579

26-SEP-05

On Account of : RNA BUILDERS

INSUFFICIENT STAMP DUTY

Counter No. CNT-2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount (In Rs.)
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PO	337427	03-SEP-05	PUNJAB NATIONAL BANK (PNB)	F	38,900.00
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Case No. :

Lot No. :

Lot Date :

Total D. O. :

GEO/AY/UNIT-2/1311

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
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Total :

Rs. : Rupees :

38,900.00

38900

Thirty Eight Thousand Nine Hundred only

Cashier / Accountant

Signature / Designation

At the time of Registration, please produce the original receipt before the Sub-Registrar.

वॉर्ड-२

१०(१०/२००६)

17/R

92 10RS.



1005 1099  
R. N. A. Builders

THIS ARTICLES OF AGREEMENT made at Bombay this 30<sup>th</sup> day of December One Thousand Nine Hundred and Eighty Nine BETWEEN MR. LAKESH KOUL, of Bombay Indian Inhabitant, residing at 43, Veena Towers, Colaba, Bombay - 400 005, hereinafter called "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his heirs, executors and administrators) of the ONE PART AND MESSRS R. N. A. BUILDERS, a Partnership firm duly registered under the Indian Partnership Act, 1932, and having its Registered Office at R. N. A. House, Opp: Akberallys, Fort, Bombay - 400 001, hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the Partners or Partner for the time being of the said firm, the Survivors or Survivor of them and the heirs, executors administrators and assigns of such Survivor/s) of the

Certificate u/s 41 of the Bombay

Stamp Act, 1958

No. 15/14/Unit-2/1311/9956

Office of the Collector of Stamps

Dated: 29/10/05

Received from Smt. R. N. A. Builder.

Resident at 32, 700/- (M. Thirty seven thousand nine hundred

Insufficient Stamp duty of Rs. 100/- (M. Ten thousand only)

vide challan No. 5852 dated 26/09/05

chargeable under Article 25(b) 4.3

of schedule I of Bombay Stamp Act, 1958.

Certified under Section 41 of the Bombay Stamp

Act, 1958 that the proper duty of

Rs. 100/- (M. Ten thousand only) and penalty Rs. 100/-

under article 25(b) of

Schedule I have been paid in respect of this

Instrument (M. One thousand only)

This certificate is subject to the provision of

Section 53A of the Bombay Stamp Act, 1958.

Sd/- Sd/-

10/10/05

Collector of Stamps

M. V. 109,47,500/-

Area - 10523 Sq. ft.

2

Other Part.

W H E R E A S:

1. One Shri Rama Thoku Bhoir (since deceased) (hereinafter referred to as "the said Rama") was the Owner of all those piece and parcel of vacant agricultural land bearing Survey No: 316 Hissa No:4, situated at Village Rajawali, Taluka Vasai, District Thane and more particularly described in the schedule hereunder written.
2. The said Rama died on or about 29th December, 1986, leaving behind him (1) Smt. Babibai Rama Bhoir, being his widow and (2) Shri Narhari Rama Bhoir and (3) Shri Kantilal Rama Bhoir, being his sons, (hereinafter collectively referred to

as "the said Owners") as his only heirs and legal representatives according to the law of succession as applicable to him at the time of his death.

3. The said (1) Smt. Babibai Rama Bhoir, (2) Shri Narhari Rama Bhoir and (3) Shri Kantilal Rama Bhoir are therefore absolutely seized and possessed of or otherwise well and sufficiently entitled to the abovementioned land bearing Survey No: 316 Hissa No: 4, more particularly described in the schedule hereunder written.

4. By an Agreement for Sale dated 29th December, 1989, entered into between the said Owners as the Vendors thereto and the Vendor herein as the Purchaser thereto, the said Owners have agreed to sell to the Vendor herein and the Vendor herein as the Purchaser thereto, has agreed to purchase from the said Owners, the abovementioned land, more particularly described in the schedule thereunder written, being the same as more particularly described in the schedule hereunder written, for the consideration and on the terms and conditions therein contained.

4. Under clause 5 of the said Agreement for Sale dated 29th December, 1989, it is provided that the Vendor herein shall be entitled to take any



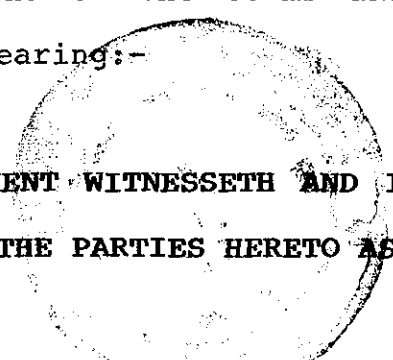
persons and that the said Owners shall be deemed to have given their irrevocable and unconditional consent to the same.

5. The Purchaser herein has taken inspection of the hereinbefore recited Agreement for Sale dated 29th December, 1989 and the 7/12, 6/12, 8/A Ghatbook extract of the abovementioned land and the Purchaser has fully acquainted himself with the same.

6. The Vendor has in his turn agreed to sell the abovementioned land more particularly described in the schedule hereunder written and assign the benefits of the hereinbefore recited Agreement for Sale dated 29th December, 1989 in favour of the Purchaser and the Purchaser has agreed to purchase the abovementioned land and acquire the benefits of the said Agreement for Sale dated 29th December, 1989 from the Vendor, for the consideration and on the terms and conditions hereinafter appearing:-

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY  
AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:**

1. The Vendor doth hereby agree to assign the benefits of the hereinbefore recited Agreement for Sale dated 29th December, 1989 in favour of the Purchaser and in his turn to sell to the Purchaser and the



Mr

according to the records of rights an area of 2 Acres and 24 gunthas equivalent to 12,581 square yards equivalent to 10,520 square metres or thereabouts situate, lying and being at Village Rajawali, Taluka Vasai, District Thane, within the limits of Rajawali Gram-Panchayat and more particularly described in the schedule hereunder written (hereinafter referred to as "the said land") for the consideration of Rs.60/- (Rupees Sixty only) per square yard, aggregating to Rs.7,54,860/- (Rupees Seven lacs Fifty four thousand Eight hundred and Sixty only) to be paid by the Purchaser to the Vendor in the following manner:-

(a) Rs. 41,000/- (Rupees Forty one thousand only) paid by the Purchaser to the Vendor as part payment towards the total consideration on or before execution of this Agreement (the payment and receipt whereof the Vendor doth hereby admits and acknowledges).

(b) Rs. 1,59,000/- (Rupees One lac Fifty nine thousand only) to be paid by the Purchaser to the Vendor within 45 days of the execution of this Agreement and on the Vendor complying with the following: *AT THIS (G.M.)*

(i) Demarcating the boundaries of the area of the said lands hereby agreed to be sold by the Vendor herein or the area as may be found increased or decreased after a

(ii) Removing and satisfying or causing to be removed and/or satisfied by the said Owners any claims of the tenants/Kuls/ or any other person, if any, on the said lands and obtaining their consent to the development of the said lands.

(iii) Obtaining confirmation of the said Owners for the sale of the said lands and assignment of the benefits of the said Agreement for Sale dated 26th December, 1989, by the Vendor in favour of the Purchaser.

(c) Rs.1,50,000/- (Rupees One lac and Fifty thousand only) to be paid by the Purchaser to the Vendor within 4 months of payment under clause 1(b) hereinabove and on the Vendor complying with the following:- *AT This (ca.)*

(i) Putting up fencing on the boundaries of the said land at the Purchaser's cost and expenses.

(ii) Furnishing a certificate of an Advocate, to the effect that the title of the Owners of the said lands is marketable, to the satisfaction of the Purchaser's Attorneys.



required).

(iv) Making out a marketable title to the said lands, to the satisfaction of the Purchaser's Attorneys.

(d) Rs. 1,50,000/- (Rupees One lac and Fifty thousand only) to be paid by the Purchaser to the Vendor within 4 months of the payment under clause 1(c) hereinabove and on the Vendor complying with the following:- *lu* *MS* *AT THIS CON:- lu*

(i) Removing and/or causing to be removed any condition imposed on the sale of the said lands and on the development thereof, under any Legislative enactment or otherwise, by the Government or any local body or authority at his own costs.

(e) Rs. 1,00,000/- (Rupees One lac only) only) to be paid by the Purchaser to the Vendor within 4 months of payment under clause 1(d) hereinabove and on the Vendor complying with the following:- *lu* *MS* *AT THIS CON:- lu*

(i) Obtaining necessary N. A. permission for the development of the said lands by the Purchaser at the costs of the Purchaser.

(ii) Obtaining permission for Residential Zone and construction on the said land, (if





lands, it will be at the option of the Purchaser to accept such permission. However in any event the Purchaser shall not be entitled to rescind this Agreement on the ground of the permission for Residential Zone not being granted but shall only be entitled to obtain such permission or convert such permission granted to permission for Residential Zone at the costs of the Vendor.

- (f) *Rs. 77,860/-* *Seventy Seven Thousand Eight hundred & sixty only* *Handwritten*  
 Rs. ~~1,00,000/-~~ (Rupees ~~One lac only~~) only) to be paid by the Purchaser to the Vendor within 4 months of payment under clause 1(e) hereinabove and on the Vendor getting the necessary lay-out, plans passed and approved and on obtaining Commencement Certificate from the Gram-Panchayat or the concerned authority for the development of the said lands at the costs of the ~~Purchaser~~ *Vendor*.

- (g) *Rs. 77,000/-* *Seventy Seven thousand*  
 Rs. ~~54,860/-~~ (Rupees ~~Fifty four thousand Eight hundred and sixty only~~) being the balance consideration left, after deducting the amounts paid under clauses 1(a) to 1(f) hereinabove from the total consideration, shall be paid by the Purchaser to the Vendor, on the Vendor executing and/or causing to be executed the Conveyance of the said lands in favour of the Purchaser or its nominee/s and/or assign/s and producing his certificate under section 230-A of the



of the Survey being the Vendor's share of the costs of the Joint Survey to be arranged with the said Owners under the said Agreement for Sale dated 29th December, 1989, shall be borne and paid by the parties hereto in equal shares. The Purchaser will be entitled, after such joint survey is held and the boundaries of the said land are demarcated, to do fencing or erect compound wall on the boundaries of the said land. However the Purchaser shall be entitled upon execution of this Agreement to display sign boards and appoint security guards for the security and protection of the said land, entirely at its own costs.

3. The Vendor doth hereby agree to obtain all the documents and writings including the Power of Attorney and any other documents and writings as may be necessary and required under this Agreement from the said Owners in favour of the Purchaser for the development of the said land.

4. The Purchaser shall be entitled to make payment directly to the said Owners on behalf of the Vendor herein, if the Vendor fails to make any payment to the said Owners out of the consideration payable by the Vendor to the said Owners under the said Agreement for Sale dated 29th December, 1989 as and when such payments become due and payable thereunder and ONLY if the Purchaser receives a demand in writing from the said Owners to this effect. The Purchaser shall, in the event of making such payment, obtain proper and

the Vendor herein towards the consideration payable by the Purchaser to the Vendor under clause 1 of this Agreement and shall be adjusted accordingly. The liability of the Vendor herein towards the said Owners and the Purchaser towards the Vendor herein, shall to the extent of such amounts paid by the Purchaser to the said Owners, stand discharged.

5. The Vendor shall on or before the payment of the consideration under clause 1(b) hereinabove, obtain a confirmation in writing from the said Owners for sale of the said land and assignment of the benefits of the hereinbefore recited Agreement for Sale dated 29th December 1989 by the Vendor in favour of the Purchaser. The said Confirmation to be obtained by the Vendor herein from the said Owners shall be in the form prepared by the Purchaser, which is hereto annexed and marked Annexure 'A'. The Vendor herein shall also cause to be executed by the said Owners a Power of Attorney, if so required, in favour of the Purchaser for the purpose of development of the said land.


6. If it is found that there is no right of way for ingress, egress and regress to the said land, the Vendor herein agrees to acquire right of way to the said land through the neighbouring plot, failing which the Purchaser shall be entitled at its own efforts to procure such right of way at the cost of the Vendor herein.



all such obligations at the costs of the Vendor, to be deducted from the consideration payable by the Purchaser to the Vendor under this Agreement.

8. The Vendor agrees to settle and satisfy all claims to, upon or against the said land. If the Vendor fails to settle and satisfy such claims, then and in such event, the Purchaser shall be entitled to settle and satisfy such claims at its own efforts and at the costs of the Vendor, to be deducted out of the consideration payable by the Purchaser to the Vendor under this Agreement for Sale.

9. The Vendor hereby agrees and declares as under:-

- 
- (a) The Vendor herein has agreed to purchase the said land from the said Owners under and by virtue of the hereinbefore recited Agreement for Sale dated 29th December, 1989, made between the said Owners as the Vendors thereto and the Vendor herein as the Purchaser thereto, for the consideration and on the terms and conditions therein contained.
- (b) The said Agreement for Sale dated 29th December, 1989, is valid, subsisting and binding between the said Owners and the Vendor herein.
- (c) The Vendor herein is entitled to enter into this Agreement by virtue of clause 5 of the said
- ML

Owners to the Vendor herein, the said Owners are the only Owners of the said land and are absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land.

11. As per the representations, declarations and confirmations made by the said said Owners, as contained in the said Agreement for Sale dated 29th December, 1989 and in the Joint Declaration obtained by the Vendor herein at the time of the execution of the hereinbefore recited Agreement for Sale dated 29th December, 1989, the said Owners have agreed, declared and confirmed as under:

- (a) That the said Rama was the owner of the said land.
- (b) That the said Rama died intestate on or about 29th December, 1936, leaving behind him the said Owner No: 1 herein, being his widow and the said Owner Nos. 2 and 3 herein, being his sons, as his only heirs and legal representatives according to the law of succession as applicable to him at the time of his death.
- (c) That the said Owners herein are therefore absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land.
- (d) The said Owners herein are competent to contract



said land. If any claims are received from any person, whomsoever, the same shall be removed and/or satisfied by the said Ownerss at their own costs, to the satisfaction of the Vendor herein.

(f) The said Owners have further declared that they have not taken any loan, by way of mortgage, charge, lien, or otherwise on the security of the said land or any part thereof and the said land is free from all encumbrances, whatsoever.

(g) There are no outstanding encumbrances, mortgages, charges, liens, notices for requisitions, acquisitions, setback. rights of tenants or outstanding interest or claim by any parties in respect of the said land nor the said land or any part thereof is the subject matter of any pending litigation or attachment, either before or after judgement.

(h) The said land was fully and absolutely vested in the said Owners and the same was not a joint family property.

(i) There is lawful, free, continuous and uninterrupted access to the said land for ingress, egress and regress with or without vehicles.

- (k) The said land has not been declared as 'Salt Pan Area' by any Government or any local body or authority.
- (l) There are no tenants (protected, permanent or otherwise) or trespassers on the said land and the said land is vacant and free from any trespass.
- (m) That neither said Owners nor their predecessors in title or anybody claiming from or under them or any of them has or have granted any right of way, easement or licence or created any other rights to or in favour of any person, in, over or with respect to the said land or any part thereof and that no right has become effective by prescription or otherwise howsoever and the Owners or the occupants of the adjoining lands or the tenants or the public at large do not use or have lawful access to any part of the said land for passing or repassing between any point within the said land.
- (n) The said land or any part thereof is not included in any intended or published scheme of improvement or development of the Rajawali Gram-Panchayat or the Government (Central or State) or any other public body or authority.



in respect of the said land or any part thereof. If before the completion of the sale of the said land, any Notice of any requisition or acquisition is issued or is served upon the said Owners, the said Owners shall inform the Vendor herein forthwith and the Vendor herein shall have the option to rescind the said Agreement dated 29th December, 1989.

(p) That there is no notice of any reservation or smt-back of the said land or any part thereof and if before the completion of the sale of the said land, any such notice is issued or is about to be issued or served upon the said Owners in respect of the said land, the said Owners shall inform the Vendor herein forthwith and the Vendor herein shall have the option to rescind the said Agreement dated 29th December, 1989.

(q) That no Notice including any Notice from the Government or local body or authority or under the Epidemic Diseases Act or Defence of India Act or the Maharashtra Land Revenue Code or the Bombay Tenancy and Agricultural Lands Act, 1948 or the Maharashtra Agricultural Land (Ceiling and Holding) Act, 1965 or any other legislative enactments, Government Ordinance or Order or Notification is issued in respect of the said land or any part thereof.



land, any notice including any notice of reservation or set-back or otherwise is issued, the Vendor herein shall have the option to rescind the said Agreement dated 29th December, 1989, in which event, the said Owners shall forthwith return to the Vendor herein all the amounts received by them under the said Agreement for Sale dated 29th December, 1989, without interest and each party shall bear and pay its own costs.

- (s) That the said land does not fall under the Urban Land (Ceiling & Regulation) Act, 1976. The said Owners shall, if necessary, obtain the necessary permissions from the Competent Authority under the Urban Land (Ceiling & Regulation) Act, 1976 in respect of the said land at his own costs.

This Agreement is executed by the Purchaser on the representations, assurances and declarations made by the Vendor to the Purchaser and relying on the strength of the declarations, assurances and confirmations made by the said Owners to the Vendor herein, as set out hereinabove and in a separate declaration executed simultaneously with this Agreement and on the specific understanding that the said land falls under the Residential Zone and that the consideration mentioned hereinabove shall be payable for the land falling under the Residential Zone only. However it being at the option of the Purchaser to accept the said land even if



all

to that effect not being obtained by the Vendor herein, but shall only be entitled to obtain such permission at the costs of the Vendor herein.

12. The Vendor herein shall within 7 days from the execution of this Agreement, deliver or cause to be delivered or produced to the Purchaser and/or his Attorneys all the title deeds relating to or contrary of the said land hereby agreed to be sold, for the purpose of investigation of the title thereto.

13. The Vendor hereby agrees that the Purchaser shall be entitled to take any partner or partners for the development of the said land or assign the benefits of this Agreement to any other person or persons and the Vendor shall not withhold his consent to the Purchaser in his turn selling the said land or assigning the benefits of this Agreement in favour of any other person or persons.

14. The Vendor shall cause the said Owners to make out a marketable title to the said land free from all encumbrances and shall cause to be obtained all necessary orders of the Court and get in all outstanding estates and clear all defects in the title, encumbrances and claims to the said land including all claims by way of sale, exchange, gift, trust, inheritance, possession, lease, lien, assessment or otherwise and cause to be deduced the stipulated title to the said land on or before the payment under clause



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MS/

15. The Vendor shall at <sup>This</sup> ~~the~~ costs ~~of the Purchaser~~ get the plans passed for the development of the said land ~~by the Purchaser~~ and the Purchaser shall be entitled to develop the said land at its own costs in accordance with such permission.

16. The Vendor, on execution of this Agreement, further authorises the Purchaser to do the following:-

- (a) To take search and survey the said land.
  - (b) To represent the Vendor and/or the Owners before the Gram-Panchayat or government or semi-government or local bodies or authorities for the purpose of submitting and getting the plans or layouts sanctioned or to amend, vary, modify or substitute the same as may be required by the Purchaser.
  - (c) To issue public notices and advertisements in respect of the said land and to investigate the title of the said land.
  - (d) To enter upon the said land unconditionally and to do all acts, deeds, matters and things necessary for the development of the said land, as his Licensee until the said land is fully developed.
- ML

terms and conditions of the said Agreement. The Vendor is absolutely authorised under the said Power of Attorney dated 29th December, 1989, to substitute and appoint in his place or stead one or more Attorneys as he shall think fit and proper to exercise all or any of the powers and authorities therein contained. The Vendor shall simultaneously with the execution of this Agreement execute an irrevocable Power of Attorney in favour of the Purchaser to enable them to develop the said land in accordance with the plans that may be sanctioned by the Competent Authority and the permissions granted. The Vendor shall simultaneously with the execution of this Agreement, also make out a declaration setting out the statements/declarations as set out in clause 11 hereinbefore appearing.

18. If the title of the said land is not found marketable and/or should any objection or requisition whatsoever insisted on as to the title, conveyance, possession, receipt or any other matter appearing on the documents of title or this Agreement or connected with the sale which the Vendor and/or the said Owners shall be unable to remove, satisfy or comply with or caused to be removed, satisfied or complied with on whatsoever grounds, then it shall be at the option of the Purchaser to rescind this Agreement and in that event the Purchaser shall be entitled to receive back the part payment paid under clauses 1(a) hereinabove as also all monies paid by the Purchaser to the Vendor as



19. Upon payment being made under clause 1(c) hereinabove, the Purchaser shall be entitled to obtain permissions and sanctions for the development of the said land, develop the said land, to commence, carry on and to complete the construction of the said land by themselves or their Partners, nominee/s or any building contractors or sub-contractors, agents etc., to apply for and obtain building completion/occupation certificate and to dispose off in their name or in the name of their nominee or nominees whole or any part of the said land, sub-divided or un-divided and/or the flats, shops, tenements, garages, parking spaces that may be constructed on the said land to the persons of their choice at such price and on such terms and conditions as they deem fit and to appropriate the sale proceeds thereof to themselves without in any way being accountable for the same to the Vendor and to enter into Agreement for that purpose and to form and get registered a Co-Operative Housing Society or any Association of the Purchasers/Acquirers of the said land or any part thereof or the flats, shops, tenements, garages, parking spaces, etc., in the building/s that may be constructed on the said land or any part thereof. All the costs charges and expenses of submitting the building plans and getting the same duly sanctioned and all submissions of amended plans and getting the same sanctioned and of development of the said land will be borne and paid by the Purchaser exclusively. The Purchaser shall indemnify and keep



20. The Vendor shall at his own costs and expenses cause to be obtained the consent of all persons interested in the said land hereby agreed to be sold and all such persons as may be required and shall get such documents executed by them as may be required by the Purchaser to clear the title of the said land. If any claims are received prior to the execution of the Conveyance of the said land from any person whomsoever interested in any manner whatsoever in the said land, the Vendor shall remove or cause to be removed or satisfied such claims to the satisfaction of the Purchaser, failing which the Purchaser shall be entitled to remove, settle, and/or satisfy such claims at the costs of the Vendor.

21. Upon the said Owners and the Vendor herein and all other necessary parties executing Conveyance and producing their respective certificates under section 230-A of the Income-Tax Act, the Purchaser shall make the payment to be made under clause 1(g) hereinabove. The Purchaser shall be entitled to take Conveyance in favour of the Purchaser or their nominee or nominees or co-operative Housing Society, or Association of Apartment Owners or Company or any other body corporate formed by the Purchaser of the unit Purchasers or Acquirers. In the event of the Purchaser not desiring to take such Conveyance for any reason or purpose whatsoever, the Vendor and the said Owners shall against payment being made under clause 1(g) hereinabove, execute an irrevocable Power of Attorney

(7)

Income-Tax Act, 1961 of the said Owners and if necessary of himself to enable the Conveyance to be registered by the Competent Authority before the completion of sale.

23. The Vendor shall cause to be paid all the outgoings including ground rent, municipal taxes and Collector's bills etc., in respect of the said land till the possession of the said land is handed over to the Purchaser or an irrevocable Power of Attorney is executed by the Vendor as referred to in clause 18 hereinabove, after which the same shall be borne and paid by the Purchaser.

24. The said land, shall, after the execution of this Agreement, remain at the risk of the Purchaser as to fire or any other accidents or acts of nature.

25. The Vendor shall on completion of sale, cause to be delivered to the Purchaser or their nominee or nominees, as the case may be, all muniments of title in favour of the Vendor and the said Owners.

26. SAVE as herein otherwise provided all out-of-pocket expenses of and incidental to this Agreement and of the Conveyance and other writings to be made in pursuance thereof, including stamp duty and Registration fees shall be borne and paid by the Vendor and the Purchaser in equal shares. The parties hereto shall bear and pay the professional fees and expenses



written.

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT pieces and parcel of vacant agricultural land bearing Survey No: 316 Hissa No: 4 admeasuring according to the records of rights an area 2 Acres and 24 gunthas equivalent to 12,581 square yards equivalent to 10,520 square metres or thereabouts situate, lying and being at Village Rajawali, Taluka Vasai, within the limits of Rajawali Gram-Panchayat, Panchayat Samiti Vasai, Zilla Parishad Thane and in the Registration Sub-District of Vasai, District Thane.



SIGNED SEALED AND DELIVERED by the )  
within named MR. LAKESH KOUL )  
in the presence of..... )

*Lakesh Koul*

SIGNED SEALED AND DELIVERED by the )  
within named Purchaser: )  
MESSRS R. N. A. BUILDERS )  
through its Partner )  
SHRI )  
in the presence of..... )

*Manoj Gupta*



able by the said Purchaser to me, by )  
cheque dated 10-11-89 bearing No: 518332 )  
drawn on State Bank of India, D. N. Road )  
Branch ,Bombay, drawn in my favour.....)

I SAY RECEIVED

*Lakesh Koul*

LAKESH KOUL

(VENDOR)

518332
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ANNEXURE - 'A'

From:

- 1) Smt. Babibai Rama Bhoir
- 2) Shri Warhari Rama Bhoir
- 3) Shri Kantilal Rama Bhoir

Date: /2/1990

To:

Messrs R. N. A. Builders  
R.N.A. House  
Opp: Akberallys  
Fort, Bombay - 400 001.

Dear Sirs,

Re: Property bearing Survey No:316  
Hissa No: 4, situated at Village  
Rajawali, Taluka Vasai, Dist: Thane.

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By an Agreement for Sale dated 29th December, 1989, entered into between us as the Vendors thereto and one M/s. Koul Enterprises, a Sole Proprietary concern of Mr. Lakesh Koul, through the said Mr. Lakesh Koul, as the Purchaser thereto, we have agreed to sell and the said Shri Lakesh Koul has agreed to purchase from us the above-mentioned property, for the consideration and on the terms and conditions therein contained. We have also simultaneously with the execution of the said Agreement for Sale dated 29th December, 1989, executed an irrevocable Power of Attorney in favour of the said Shri Lakesh Koul, as the Sole ~~Proprietor~~ Proprietor of the said M/s. Koul Enterprises, for the purpose of development of the aforesaid property. We have simultaneously with the execution of the said Agreement for Sale dated 29th December, 1989,

person/s or take any partner/s for the development of the said land.

We have been informed that the said Mr. Lakesh Koul, being the Sole Proprietor of M/s. Koul Enterprises, in his turn, has agreed to sell to you the aforesaid property under the Agreement for Sale dated       day of February, 1990, entered into between the said Koul Enterprises, thorough Mr. Lakesh Koul, as the Vendor thereto, ~~fx~~ and Yourselves as the Purchaser thereto, for the consideration and on the terms and conditions therein contained. We are also aware that the said Shri Lakesh Koul, as the Sole Proprietor of M/s. Koul Enterprises, has in his turn, executed an irrevocable Power of Attorney in favour of your Partners for the development of the said property and that the said Mr. Lakesh Koul has also executed a Declaration, confirming the statements/declarations made by us in the Joint Declaration dated 29th December, 1989.

We have no objection to the said Mr. Lakesh Koul being the Sole Proprietor of M/s. Koul Enterprises, in his turn selling the aforesaid property to you and assigning the benefits of the said Agreement for Sale dated 29th December, 1989.

We recognise you as the ultimate purchaser of above-mentioned property and confirm that we shall not terminate the said Agreement for Sale dated 29th December, 1989, entered into by us with the said Mr. Lakesh Koul, as aforesaid and in the case of any default in the payment of

the said Mr. Lakesh Koul. If we do not receive the payment from the said Mr. Lakesh Koul, as and when the same becomes due, we will request you, in writing, to make the necessary payment directly to us, in which event you --shall make payments to us as x requested and adjust the same from the consideration payable by you to the said Mr. Lakesh Koul.

In the aforesaid circumstances, we agree not to terminate the said Agreement for Sale dated ~~xx~~ 29th December 1989 entered into between us and the said Mr. Lakesh Koul.

This letter is sent in triplicate. The Original will be kept with you. Please confirm the aforesaid by signing at the foot of the duplicate hereof and return the same to us, after obtaining similar confirmation in this regard from the said Mr. Lakesh Koul. The third copy is for the record of the said Mr. Lakesh Koul.

Yours faithfully,

We confirm,  
For R.N.A. Builders

(1) SMT. BABIBAI RAMA BHOIR

Partner.

(2) NARHARI RAMA BHOIR

I Confirm,

*Lakesh Koul*

(3) KANTILAL RAMA BHOIR

( LAKESH KOUL )

Sole Proprietor - Koul Enterprises.



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TO ALL TO WHOM THESE PRESENTS SHALL COME: I,  
LAKESH KOUL, of Bombay Indian Inhabitant, residing at  
43, Veena Towers, Colaba, Bombay - 400 005, SEND  
GREETINGS:

W H E R E A S:

1. By an Agreement for Sale dated 29th December, 1989 made and entered into between (1) Smt. Babibai Rama Bhoir, (2) Shri Narhari Rama Bhoir and (3) Shri Kantilal Rama Bhoir, (hereinafter collectively referred to as "the said Owners") as the Vendors thereto and myself as the Purchaser thereto, the said Owners have agreed to sell and I have agreed to purchase all those piece and parcel of vacant agricultural land bearing Survey No: 316 Hissa No: 4, admeasuring according to the records of rights

an area of 2 Acres and 24 gunthas equivalent to 12,581 square yards equivalent to 10,520 square metres or thereabouts situate, lying and being at Village Rajawali, within the limits of Rajawali Gram-Panchayat and more particularly described in the schedule hereunder written (hereinafter referred to as "the said land".) for the consideration and on the terms and conditions therein contained.

2. In consideration of the purchase price paid by me under clause 1(a) of the said Agreement for Sale dated 29th December, 1989 and in accordance with the terms and conditions contained in the said Agreement for Sale dated 29th December 1989, the said Owners have simultaneously with the execution of the said Agreement for Sale, executed an irrevocable Power of Attorney in my



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favour, for the purposes of the development of the said land, which includes full power and absolute authority to appoint one or more substitute/substitutes to exercise all or any of the powers provided therein, as I may think fit and proper. A certified true copy of the said Power of Attorney is hereto annexed and marked as Annexure ."A".

3. By an Agreement for Sale executed simultaneously with these presents, I have agreed to assign the benefits of the hereinbefore recited Agreement for Sale dated 29th December, 1989 and in my turn to sell the said land to one M/s. R. N. A. Builders, for the consideration and on the terms and conditions therein contained.

simultaneously with these presents in favour of M/s. R. N. A. Builders, inter alia provides that I shall, simultaneously with the execution of the said Agreement for Sale, execute an irrevocable Power of Attorney in favour of the said Purchaser, M/s. R.N.A. Builders, for the purpose of development of the said land.

5. The said Purchaser, Messrs R. N. A. Builders, having paid to me the purchase price mentioned under clause 1(a) of the said Agreement for Sale, executed simultaneously with these presents, have requested me to execute this Power of Attorney in their favour, in accordance with the terms and conditions of the said Agreement for Sale, executed simultaneously with



NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that, I, MR. LAKESH KOUL, do hereby irrevocably nominate, consistute and appoint (1) SHRI ROSHAN LAL AGGARWAL, (2) SHRI NARENDRA GUPTA, and (3) SHRI ANIL AGGARWAL, Partners of MESSRS R. N. A. BUILDERS, a Partnership firm, duly registered under the Indian Partnership Act, 1932 and having its Registered Office at R.N.A. House, Opp: Akberallys, Fort, Bombay - 400 001, (hereinafter called "my said Attorneys") jointly and severally, to act, do, execute and perform all or any of the following acts, deeds, matters and things in my name and on my behalf and/or in the name and on behalf of the said Owners, under the said Power of Attorney, being Annexure 'A' hereto, executed by the said Owners in my favour of in respect of the said land more particularly described in the schedule hereunder written, viz:-

1. To enter upon the said land either alone or alongwith others and commence and carry on construction work on the said land and/or develop the said land as my said Attorneys may desire and for that purpose to demolish any structure and erect new structure or structures thereon.

2. To supervise the development work in respect of the building/s to be constructed on the said land and to carry out and/or get carried out through contractors sub-contractors and/or departmentally and/or in such other manner as may be determined by my said Attorneys,



Gram-Panchayat, Town Planning Authorities, Police Authorities, Fire Fighting Authorities and/or any other concerned authorities in that behalf for the time being.

3. To carry on correspondence with all concerned authorities and bodies, including the Government of Maharashtra in all its departments, Municipal Council and/or the Gram-Panchayat, and/or Town Planning Department and other concerned authorities in connection with the construction and development of the said land.

4. To appear and represent me before all concerned authorities and bodies as may be necessary in connection with the development of the said land as aforesaid.

5. To appoint from time to time Architects, RCC consultants, Contractors and other personnel and workmen for carrying out the development of the said land as also construction of building/s thereon and to pay their fees, consideration, monies, salaries and/or wages.

6. To pay various deposits to the Municipal Council or the Gram-Panchayat and other concerned authorities and bodies as may be necessary for the purpose of carrying out the development work on the said land and construction of such structures thereon and to claim



7. To approach the Hydraulic Engineer, City Engineer and authorities and officers of the Municipal Council and/or Gram-Panchayat and/or any other local authorities or bodies for the purpose of obtaining various permissions for carrying out and completing the development of the said land and construction of building/s thereon and also to obtain water connection and service connection to the said building/s constructed, including water connection for carrying out and completing the development of the said land and construction of building/s thereon and also to obtain water connection and service connection to the said building/s so constructed on the said land.

8. To execute in favour of the Municipal Council or the Gram-Panchayat and/or Maharashtra State Electricity Board, a Lease in respect of any portion of the said land for the purpose of enabling the Municipal Council or the Gram-Panchayat and/or the Maharashtra State Electricity Board to put up and erect an Electric Sub-Station for the supply of electricity to the building/s constructed on the said land.

9. To make necessary applications to Maharashtra State Electricity Board and/or any other concerned authorities for obtaining electric power for the said land and the building/s constructed thereon.

10. To make necessary representation, including filing of complaint and appeals before the Assessor and

and Collector and Collector or the Municipal Council or Gram-Panchayat as the case may be.

11. To apply from time to time for modification of the building plans in respect of the building/s to be constructed on the said land.

12. To apply for and obtain meter connection for the building/s to be constructed on the said land and/or occupation and completion certificate in respect of the said building/s or any part thereof from the Municipal Council and/or Gram-Panchayat and/or any other concerned authorities.

13. To give such letters and writings and/or Undertakings as may be required from time to time by the Municipal Council and/or Gram-Panchayat and/or other concerned authorities for the purpose of carrying out the development work in respect of the said land as also in respect of the construction work of the building/s thereon and also for obtaining occupation and/or completion certificate in respect of the said building/s or any part thereof.

14. To give necessary letters, writings and Undertakings to the Municipal Council and/or Gram-Panchayat (Fire Brigade Department) for occupying the said building/s and/or obtaining necessary N.O.C. from the said Department in connection with the said building/s.

(if any).

16. To approach the Government of Maharashtra in all its departments as also the Municipal Council and/or the Gram-Panchayat in all its departments and all other concerned authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regard to carrying out of the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the said building/s to be constructed on the said land or any part thereof.

17. To do all other acts, deeds, matters and things in respect of the said land, more particularly described in the schedule hereunder written, including to represent before and correspond with the Municipal Council or Gram-Panchayat and other concerned authorities and bodies for any of the matters relating to the sanctioning of the plans, obtaining the Floor Space Index (FSI) for the construction to be carried out on the said land and any other matters relating to the said land.

18. To make any application necessary under the Urban Land (Ceiling & Regulation) Act, 1976 for the purpose of obtaining No Objection Certificate and/or getting the said land free from acquisition or any reservation, if any, of the ULC Authorities or any other authorities or bodies whatsoever and also for the

standing on the said land and to acquire possession of the said structure/s as also the said land.

19. To make applications and submit the amended new building plans to the Municipal Council or Gram-Panchayat including all its department or any other authorities for the purpose of getting the building plans, IOD, and commencement certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said land.

20. To make application for water connection, electric supply and other incidental requirements which may be required for the development of the said land.

21. To apply to the Controller of Cement and Steel and any other authorities for the purpose of making application for cement and steel and other materials and procure the same and for that purpose to give such Undertaking or execute such documents and applications as also to correspond with and do such other acts, deeds, matters and things as my said Attorneys may think fit and proper for the said purpose.

22. To enter into ownership agreements and/or such other agreements of the building/s that may be constructed on the said land in the name of my said Attorneys or any other person or persons and to receive and appropriate the sale proceeds to himself.

on the said land.

24. To approach the Purchaser/s of the said building/s and/or the premises in such building/s that may be constructed on the said land and/or the persons to whom the same may have been agreed to be let out by my said Attorneys and hand over to them the possession thereof.

25. To agree, to sell, to let out the said building/s or any part thereof and/or the premises in respect of the said building/s to such person or persons and on such terms and conditions as my said Attorneys may in their absolute discretion think fit and proper.

26. To sell and dispose off all or any of the flat or flats, shop or shops or parking spaces that may be constructed on the said land on ownership basis and/or in any other manner that may be thought fit by my said Attorneys at the price or for the amount that my said Attorneys may think fit and proper, to collect and receive of and from the acquirers, occupants or purchasers of such flat or flats, shop or shops, and parking spaces, the consideration that may be payable and also to receive and collect or demand the rent from the tenants and for that purpose to make, sign and execute and/or give proper and lawful discharge for the same.

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28. To insure the said land against damages, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as my said Attorneys may think fit and proper.

29. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charge or security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.

30. To ask, receive and recover from all the flat purchasers and other occupiers whatsoever all rents, charges, profits, emoluments and sums of moneys now due and payable or owing or at any time hereafter to become due, owing and payable in respect of the said land in any manner whatsoever and also on non-payment thereof or any part thereof to enter upon and restrain and/or take legal steps for the recovery thereof or to eject such defaulting acquirers and/or occupants.

31. I hereby agree and undertake that I will not in any way write any letter and/or correspond with the Government of Maharashtra in any of its department, Rajawali Gram Panchayat in any of its departments and other concerned local authorities or bodies countermanding any acts, deeds, matters and things done by my said Attorneys pursuant to this Power of Attorney. I hereby expressly agree and undertake that if any such instruction shall be issued by me the same



32. For the better doing, performing and executing all the matters and things aforesaid, I hereby further grant unto my said Attorneys full power and absolute authority to substitute and appoint in their place and stead as they shall think fit, one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to review any such appointments from time to time and to substitute or appoint any other or others in place of such Attorney as my said Attorneys shall from time to time think fit and proper.

33. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

34. AND GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained as fully and effectually I could in my person do.

35. AND I HEREBY DECLARE THAT this Power of Attorney is given in favour of my said Attorneys jointly and severally and accordingly my said Attorneys shall be entitled to exercise independently of each other the powers conferred upon them.

36. AND I HEREBY AGREE to ratify and confirm whatsoever my said Attorneys shall do on premises by

said land are fully and properly developed as per the said Agreement, executed simultaneously with these presents and as per the Rules and Regulations of the Municipal Council or the Gram-Panchayat.

38. All costs, charges and expenses of and incidental to any act, deed, matter or thing done or cause to be done by my said Attorneys in or about the exercise of any power or powers herein contained shall be borne, paid and provided by my said Attorneys alone and I shall not be responsible for the same and my said Attorneys shall indemnify and keep indemnified me and my estates and effects from and against the payment of the aforesaid costs, charges and expenses and from and against any loss or damage that may be caused to me by reasons of my said Attorneys doing or causing to be done any act, deed, matter or thing by virtue of these presents.

IN WITNESS WHEREOF, I, MR. LAKESH KOUL, have hereunto set and subscribed my hand at Bombay this 30<sup>th</sup> day of December, 1989.

**THE SCHEDULE ABOVE REFERRED TO:**

ALL THAT piece and parcel of vacant agricultural land bearing Survey No: 316 Hissa No: 4 admeasuring according to the records of rights an area of 2 Acres and 24 gunthas equivalent to 12,581 square yards equivalent to 10,520 square metres or thereabouts.

SIGNED SEALED AND DELIVERED By )  
the withinnamed MR. LAKESH KOUL )  
in the presence of.....)

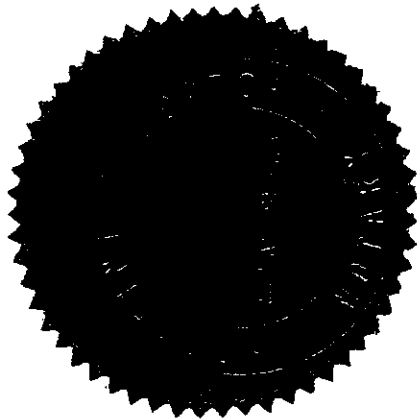
*Lakesh Koul*

Before me,

BEFORE ME

*Louise Datta*

NOTARY MAHARASHTRA STATE,  
29 All Chambers, 2nd Floor,  
Tamarind Lane, Fort, 30-12-83  
BOMBAY-400 023 (India)





जुना सर्वे नं. ३१६

गाव नमुना सात

(अधिकार अभिलेख पत्रक)

गाव: टिहरी

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

तहसील :- वसई

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूधारणा पध्दती	भोगवटदाराचे नांव				खाते क्रमांक
९२	ख		१२०४				८२
शेताचे स्थानिक नांव			लाला गंगाधर मोईदे				कूळाचे नांव
लागवडी योग्य क्षेत्र	हेक्टर	आर	प्रति	हेक्टर गंगाधर मोईदे			
	चौरस मिटर			(१) ९८३३			
	०-९९-१			(६०)			
एकूण	०-९९-१						
पोटखराब (लागवडी योग्य नसलेले)							
वर्ग (अ)	०-९८-२						
वर्ग (ब)							
एकूण	०-९८-२						
आकारणी जुडी किंवा विशेष आकारणी	रुपये	पैसे					
	२-८०						
इतर अधिकार - तुकडा							
लक्ष्मीबाई निक्षेप पारि							
जोहदाखरी मोहन गवत							
मंजुळाबाई गंगाधर मोईदे							
(९८६९)							
सीमा आणि भूमापन चिन्हे :-							

## गाव नमुना बारा (पिकांची नोंदवही)

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

पिकांखालील क्षेत्राचा तपशील

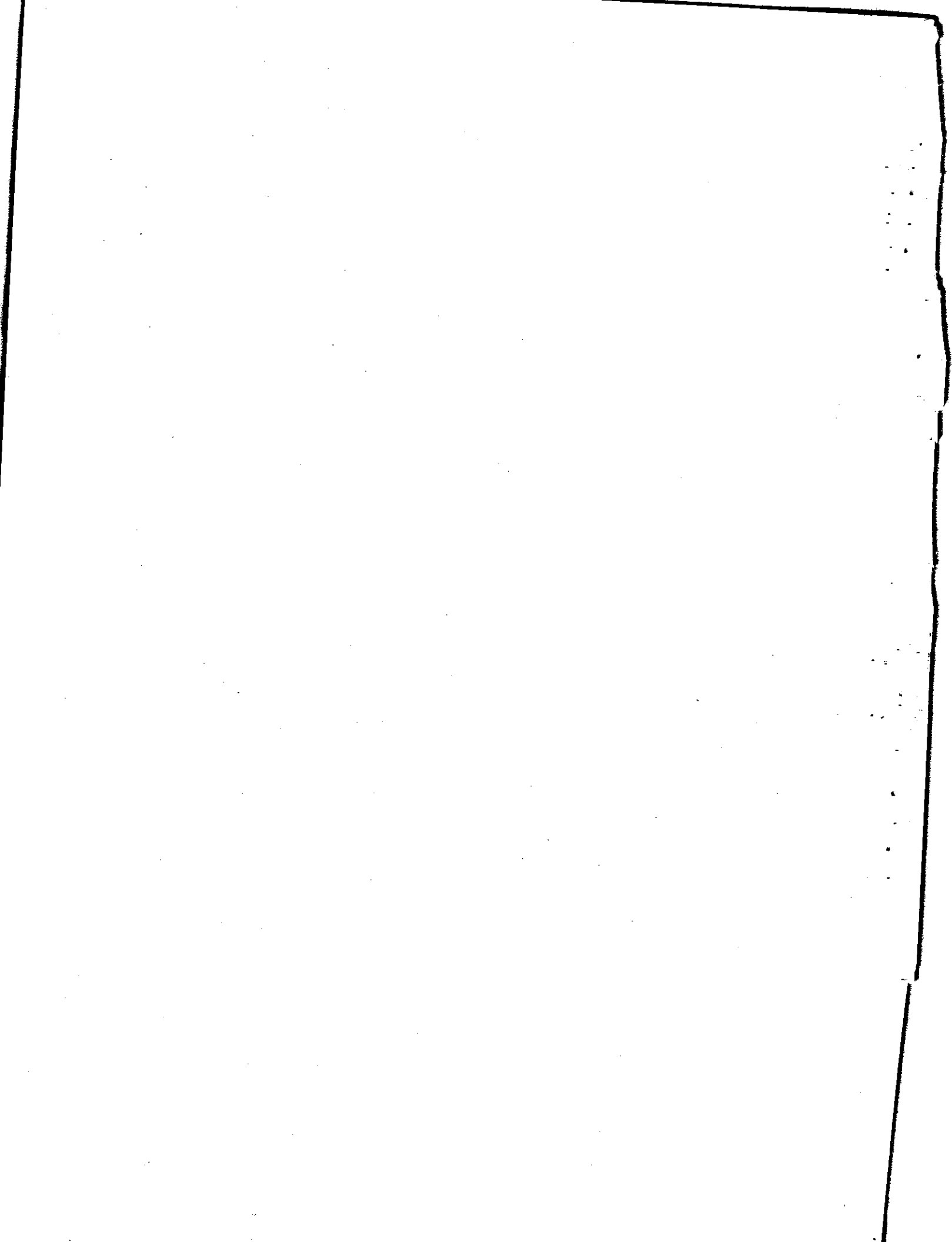
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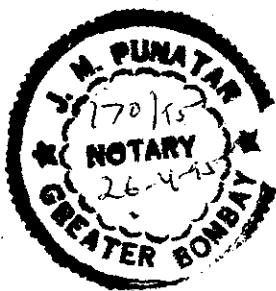
(अस्सत बरहुकूम नक्कल)

दिनांक १ / २००

8 AUG 2007

तहसील सजा मोसामे  
वा. वसई, जि. - ठाणे





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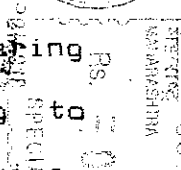
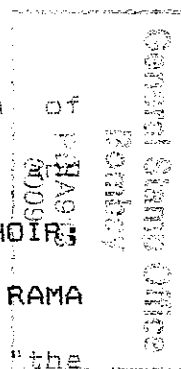
### POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, I,

MR. LAKESH KAUL of Bombay Indian Inhabitant, having  
Office at 101, Shreeji Chambers, 60, Janmabhoomi Marg  
(Ghoga Street) Fort, Bombay : 400 001, SEND  
GREETINGS :-

### W H E R E A S :

1. By a separate Power Of Attorney for execution of  
Conveyance dated 06th Day of March, 1995 made  
entered into between : (1) SMT BABIBAI RAMA, BHOIR;  
(2) SHRI NARHARI RAMA BHOIR, (3) SHRI KANTILAL RAMA  
BHOIR,, (hereinafter collectively referred to as "the  
said Owners") as the Vendor thereto of the Part and  
myself as the Purchaser thereto of the Other Part, the  
said Owners have agreed to sell to me and I have  
agreed to purchase from them said Owners all that  
piece or parcel of vacant agricultural land bearing  
Survey no. 316 Hissa No.4; admeasuring according to  
of Rights an area of 12581 sq. yards equiva-



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Vasai, District Thane and more particularly described in the Schedule thereunder written being the same as more particularly described in the schedule hereunder written (hereinafter called "the said land") for the consideration and on the terms and conditions therein contained.

1. By a Power of Attorney executed simultaneously with these presents, I have agreed to assign the benefits of the hereinbefore recited Power of Attorney dated 26th Day of March, 1995 and in my turn to sell the said land to one Messrs. R.N.A. BUILDERS, for the conditions therein contained.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH THAT, I SHRI LAKESH KAUL do hereby irrevocably nominate, constitute and appoint (1) SHRI ROSHANLAL AGGARWAL, (2) SHRI NARENDRA GUPTA AND, (3) SHRI ANIL AGGARWAL, Partners of Messrs R.N.A. Builders, a

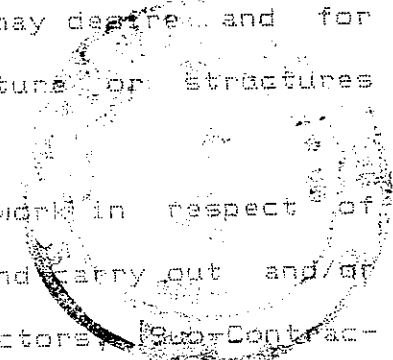


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Partnership firm duly registered under the Indian Partnership Act, 1932, and having its Registered Office at R.N.A. House Opp. Akberallys, Fort, Bombay : 400 001. to be my true and lawful Attorneys (hereinafter called "my said Attorneys") jointly and severally to act, do, execute and perform all or any of the following acts, matters and things in my name and on my behalf and/or in his name and on behalf of the said Owners under the said Power of Attorney being Annexure 'A' hereto, executed by the said Owners in my favour, in respect of the said land more particularly described in the Schedule hereunder written, viz.:

1. To enter upon the said land either alone or alongwith others and to commence and carry on construction work on the said land and/or develop the said land as our said Attorney may desire and for that purpose to erect new structures or structures thereon.

2. To supervise the development work in respect of the building/s on the said land and carry out and/or to get carried out through Contractors, Sub-Contract-



: 4 :

may be determined by our said Attorney, construction of new structure/s said land in accordance with the plans and specifications sanctioned by the concerned authorities and in accordance with all the applicable Rules and Regulations made by the Government of Maharashtra, Gram-Panchayat, Town Planning Authorities and or any other concerned authorities and/or bodies in that behalf for the time being.

3. To prepare plans for development of the said land more particularly described in the schedule hereunder written and to submit the same to the Gram Panchayat and/or Town Planning Authority and other concerned authorities for obtaining approval to the same and to submit proposals from time to time for the amendments of such building plans to the Gram-Panchayat and/or Town Planning Authority and other concerned authorities for the purpose of obtaining approval of such amendments.

4. To carry on correspondence with all concerned

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cerned authorities in connection with construction on and development of the said land.

5. To appear and represent us before all concerned authorities and parties as may be necessary in connection with the development of the said land.

6. To appoint from time to time Architects, R.C.C. Consultants, Contractors and other personnel and workmen for carrying out the development of the said land as also construction of building/s thereon and to pay their fees, consideration, moneys, salaries and/or wages.

7. To pay various deposits to the Gram-Panchayat, Town Planning Authorities and other concerned authorities and bodies as may be necessary for the purpose of carrying out the development work on the said land and construction of such structure thereon and to claim refund of such deposits as paid by our said attorney and to give valid and effectual receipts in our name and on our behalf in connection with refund of such deposits.

8. To approach the Hydraulic Engineer, City Engineer and Authorities and Officers of the Gram-Panchayat and/or the Town Planning Authorities and/or any other concerned authorities or bodies for the purpose of obtaining various permissions and other service connections including water connection for carrying out and completing the development of the said land and construction of Building/s thereon and also to obtain water connection and service connections to the said buildings constructed on the said land.

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Maharashtra State Electricity Board, a Lease in respect of any portion of these said land for the purpose of enabling the Gram-Panchayat and/or Bombay Suburban Electric Co.Ltd. and/or Maharashtra State Electricity Board, to put up and erect substation for the supply of electricity to the said building/s construction on the said land.

10. To make necessary application to the Bombay Suburban Electric Co.Ltd. and/or Maharashtra State Electricity Board and/or any other concerned authorities for obtaining electric power for the said land and the building/s constructed thereon.

11. To make necessary representation, including filing of complaints and appeals before the Assessor and Collector, Municipal Council or Gram-Panchayat and/or any other concerned authorities and/or bodies including the Court of small Causes at Bombay or the concern District Court in regard to the fixation of ratable value in respect of the building/s on the said land and/or portion thereof by the Assessor and Collector or the Municipal Council or Gram-Panchayat or the concerned Authority as the case may be.

12. To apply from time to time for modification of the building plan in respect of the building/s to be constructed on the said land.

13. To apply for and obtain water connection for the building/s to be constructed on the said land and/or occupation and completion certificate in respect of



14. To give such letters and writings and or Undertakings as may be required from time to time by the Municipal Council and/or Gram-Panchayat and/or other concerned authorities for the purpose of carrying out the development work in respect of the said land as also in respect of the construction work of the building/s thereon and also for obtaining occupation certificate and/or completion certificate and/or in respect of the said building/s or any part of parts thereof.

15. To give necessary letters, writings and undertakings to the Municipal Council and/or Gram-Panchayat ( Fire Brigade Department) for occupying the said building/s and/or obtaining N.O.C. from the said department in connection with the said building/s constructed on the said land.

16. To approach the Municipal Council and/or Gram-Panchayat and all other concerned authorities for the purpose of obtaining release of any portion of the said land and/or structure thereon from reservation (if any).

17. To approach the Government of Maharashtra in all its departments as also the Municipal Council and/or the Gram-Panchayat in all its departments and all other concerned authorities for the purpose of obtaining necessary No Objection Certificate and/or Permissions and/or sanction in regard to carrying out of the construction of the said building/s and com-

18. To do all other acts, deeds, matters, and things in respect of the said land, more particularly described in the schedule hereunder written, including to represent before and correspond with the concerned authorities and bodies for any of the matters relating to the sanctioning of the plans, obtaining the Floor Space Index (F.S.I.) for the construction to be carried out on the said land and any other matters pertaining to the said land.

19. To make any application (if applicable and necessary) to any authorities or bodies for the purpose of obtaining No Objection Certificate under any statute or act or law for the time being in force and/or getting the said land free from acquisition or nay reservation, if any, of such authorities or any other authorities or bodies whatsoever and also for the said purpose to make applications, sign or execute such writings and undertakings as may be required and to prefer any appeal from the order of the Competent Authority and/or to arrive at such arrangements with the occupants/tenants of the structure, if any, standing on the said land and to acquire possession of the said structure as also the said land.

20. To make applications and submit the amended or new building plans to the Municipal Council or Gram-Panchayat or the Town Planning Authorities including all its departments or any other authorities for the

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may be required for the purpose of development of the said land.

21. To make application for water connection electric supply and other incidental requirements which may be required for the development of the said land.

22. To apply to the Controller of Cement and Steel and any other authorities for the purpose of making applications for cement and steel and other materials and procure the same and for that purpose to give such Undertakings or execute such documents and applications as also to correspond with and to such other acts, matters and things as our said Attorney may think fit and proper for the purpose of development of the said land.

23. To enter into Ownership Agreements and/or such other power of attorney of the building/s that may be constructed on the said land in the of said Attorney or the firm, Kaul Enterprises or any other person/s and receive and appropriate the Sale proceeds thereof to himself.

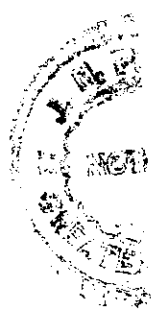
24. To execute power of attorney of the said land or any part thereof and/or the premises in respect of the building/s to be constructed on the said land.

25. To approach the purchasers of the said buildings and other premises in such building/s and/or the persons to whom the same have been agreed to be let out by our said Attorney and hand over to them the

26. To agree, to sell, to let out the said building/s or any part thereof and/or the premises constructed on the said land to such person or persons and on such terms and conditions as our said Attorney may in his absolute discretion think fit and proper.

27. To sell and dispose of all or any of the flat or flats, shop or shops, or parking spaces that may be constructed on the said land on ownership basis and/or in any other manner that may be thought fit by our said Attorney and to collect and receive of and from the acquires, occupants or purchasers of such flat or flats, shop or shops or parking spaces, the consideration that may be payable and also to receive and collect or demand the rent from the tenants and for that purpose to make sign and execute and/or give proper and lawful discharge for the same.

28. To make, enter into and execute from time to time power of attorney on ownership basis or lease Deeds in respect of such flats, shops or garages and parking spaces on the building/s in which such units are situated constructed on the said land and to lodge such Agreements for Registration and admit execute of the same before the sub-Registrar or Registrar of Assurances from time to time as may be necessary and to receive such deposits and/or consideration from the prospective buyers of such units constructed on the said land.





and/or to the purchaser and occupiers of the flats, shops, garages or parking spaces as and when required or necessitated by the occasion and deemed fit and proper by our said Attorney.

30. To negotiate with the tenants in the building/s for the purpose of vacating the premises in their use and occupation by giving any alternative accommodation either in the said land or in any other property and to sign and execute the necessary Agreements and/or writings in that behalf and if required to register the same with any Competent Court of Law for the purpose of ejectment of such tenants and for that purpose to engage Advocates, Solicitors and/or counsels to appear and plead and/or defend on our behalf and to submit consent terms and/or any other arrangements as our said Attorney may deem fit and proper and for that purpose to sign prints, applications, written statements, affidavits etc.

31. To attorn tenants for the time being occupying the said land or any portion or portions thereof and/or structure or structures thereof to any such transferee and/or purchasers of the said land and/or portion or portions and/or structure or structures thereof and for that purpose, to sign the necessary papers.

32. To execute lease in respect of the said land and/or portion or portions thereof and/or structure

to time determine and on such terms and conditions and on such rent as may be determined by our said Attorney.


33. To attend any Registrar, Sub-Registrar, or Dy.Registrar of Assurances and admit execution by us of nay Agreement, Deed, Assurance, Release, Indemnity or any other instrument or writing, the registration of which is compulsory and generally to do all things, necessary or expedient for registering the said deed instruments and writings or any of them as fully and effectually as I, ourselves, could do.

34. To take all necessary steps for the registration of the Co-operative Society of the flat/shops/units purchasers and for that purpose to sign all necessary applications and writings and represent before them the Registrar, Co-operative societies as and when required to do so.

35. To insure the said land against damages, fire, tempest, riots, civil commotion, floods, earthquakes or otherwise as our said Attorney think fit and proper.

36. To ask receive and recover from all the flat purchaser and other occupiers whatsoever all rents, charges, profits, emoluments and sums of money now due and payable or owing or at any time hereafter to become due, owing and payable in respect of the said land in any manner whatsoever and also on non-payment thereof any part thereof to enter upon and

take local steps for the recovery



37. I hereby agree and undertake that I will not in any way write letters and/or correspond with the Government of Maharashtra in all its departments, the Gram-Panchayat in all its departments and other concerned local authorities and bodies, countermanding any acts, deeds, matters and things done by our said Attorney pursuant to this Power of Attorney. I hereby expressly agree and undertake that of any such instructions shall be issued by us, the same shall not affect the acts, deeds, matters and things done by our said Attorney and all the concerned authorities shall be entitled to disregard all such instructions given by us.

38. To accept service of any writ of summons or other legal process or notice and to appear before and represent us before and in any and all courts, tribunals, Magistrates, and/or any authority or body or Officers, Judicial, Revenue or otherwise, whatsoever, as by our said Attorney shall be thought fit and advisable and to commence any action, suit or proceedings, howsoever, superior or subordinate and/or before any public officer or tribunal (Judicial revenue or otherwise) relating to or connected with any matter concerning the said land or any part thereof and to prosecute or discontinue or compromise or refer to Arbitration, any suit, action or proceedings as our said Attorney shall deem fit and proper and also to take such other lawful ways and means for recovering or getting any nominees or other things whatsoever which shall be my said Attorneys be can

: 14 :

them by any person, firm or body corporate or for any other concerning the said land including proceedings in execution, distraint, distraint and the like in respect of any matters relating to or connected with the said land or any part thereof and/or to appoint pleaders, Advocates, Solicitors and legal advisors, to prosecute or defend in the premises aforesaid or any of them as occasion may require from time to time, for substituting them or any of them with other or others and/or to remove all or any of them with other or others in their place and stead and to pay them such fees and remuneration as my said Attorney shall deemed fit and proper or be advised and for all or any of the purposes aforesaid to sign, verify, execute, delivery, institute or file all necessary Vakalatnamas, Warrants of Attorney, complaints, counter-claims, petitions, Applications, Appeals, Reviews, Revisions, Declarations, Affidavits, Undertakings Indemnities or any other Documents and papers as may be necessary and deemed fit and proper by my side Attorney or as they may be advises in this regard.

39. To execute conveyances and conveyances in respect of the said property in respect of the said land/or along with the land Building and/or buildings constructed thereon or any part thereof in favour of such person as the said attorney shall determine anything in favour of any co-operative society or limited company that may be formed for that purpose.

or to appear/represent before Income Tax Officer /Ward and to apply/obtain under Section 230A of the Income Tax Act, 1961 on behalf of original Confirming Parties or Vendor for the purpose of registration of the conveyance, lease and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.

41. To lodge the conveyance that may be executed by the said Attorney for registration and to admit execution thereof before the concerned Sub Registrar of Assurance.

42. To apply to the Municipal Corporation of Greater Bombay and other Revenue Authorities for the transfer of the said property to them or the transfer of the said property to them or the Transferees in whose favour the conveyance, lease and/or other documents of transfer as aforesaid may have been executed.

43. To correspond with the Authorities under the Income Tax Act, 1961 including the Authorities appointed under Chapter XXA of the said Act in regard to all or any matters pertaining to the said property or any portion or portions thereof as also to make various representations and file appeals, revisions, reviews and references against any order, direction and/or instruction given to and/or issued by the Authorities under the said Act in respect of the said property or any portion or portions thereof.

44. To execute Lease in respect of the said structures standing thereon in favour of the said

determine and on such terms and conditions and no such rent as may be determined by the said Attorney.

45. To attend before any Registrar, Sub - Registrar or Dy. Registrar of assurances in Vasai or Thane and to execute and present for the registration and admit execution by us of any agreement, deed, conveyance transfer assignment, assurances, releases, indemnify or other instrument or writing the registration of which is compulsory and generally to do all things, necessary or expedient of or registering the said deed, instrument and writing or any of them as fully and effectually as I could do.

46. To take all necessary steps for the registration of the co-operative society of the flat purchasers and for that purpose to sign and execute all necessary applicants, papers and writings and represent any persons before the Registrar Co-operative societies and when required to do so.

47. The lodge for registration of the documents that may be required from time to time before the sub-Registrar of Assurances and to admit execution thereof.

48. I hereby agree and undertake that I will not in any way write any letters and/or correspond with the Government of Maharashtra in all its department, the Municipal Corporation of Bombay in all its departments, and other concerned local authorities countermanding any acts, deeds, matters and things

the said Attorney pursuant to this Power Of

the same shall not affect the acts, deeds, matters and things by the said Attorney and all the concerned authorities shall be entitled to disregard all such instruction given by us.

49. For the better doing performing and executing all the matters and things aforesaid, I hereby further grant upto the said Attorney full power and absolute authority to substitute and appoint in their place and stead of such as they shall think, fit one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to revive any such appointments from time to time and so substitute or appoint any other or others in place of such attorney as the said Attorney shall from time to time think fair and proper.

50. To do all acts, deeds, matters and things which may be necessary to be done for reconsidering these presents valid and effectual to all intents and purposes according to laws of customs of India.

51. AND I HEREBY DECLARE that this power of Attorney is given in favour of the said Attorney jointly and severally and accordingly the said Attorney each other the power conferred upon them.

52. AND I HEREBY AGREE to ratify and confirm whatsoever the said attorney shall do in the premises by virtue of these presents AND I HEREBY DECLARE that I shall not enforce this power of Attorney.

53. AND I HEREBY DECLARE that the power of

the sale agreement as per the rules & regulations of of the presents and as per the rules and regulation of the Bombay Municipal Corporation of Greater Bombay and/or Gram panchayat or the concerned authorities and bodies.

54. AND GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purpose aforesaid and for giving full effect to the authorities contained hereunbefore as fully and effectually as I could in my person do.

55. All costs, charges and expenses of and incidental to any act, deed, matter or thing done or cause to be done by my said Attorneys in or about the exercise of any power or powers herein contained shall be borne, paid and provided by my said Attorneys alone and I shall not be responsible for type same and my said Attorneys shall indemnify and keep indemnified, me and my estates and effects from and against the payment of the aforesaid cost, charges and expenses and from and against any loss or damages that may be caused to me by reasons of my said attorneys doing or causing to be done any act, deed, matter or things by virtue of these presents.

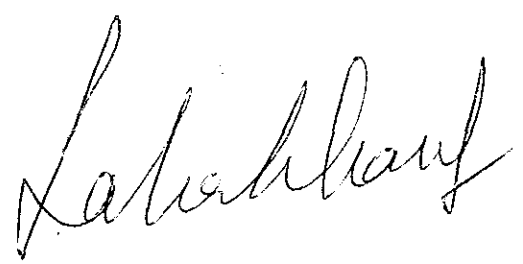
IN WITNESS WHEREOF, I, MR. LAKESH KAUL, have hereunto set and subscribed my hand at Bombay this



THE SCHEDULE REFERRED TO :

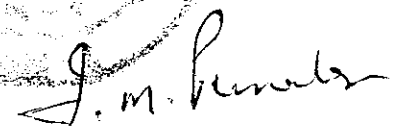
ALL THAT piece or parcel of vacant agricultural land bearing Survey no. 316 Hissa No.4; admeasuring according to record of Rights an area of 12581 sq. yards equivalent to 10519 sq.mtrs. or thereabouts, situated, lying and being at Village Rajawali, Taluka Vasai, District Thane.

SIGNED SEALED AND DELIVERED >  
BY THE WITHINNAMED >  
SHRI LAKESH KAUL ..... >

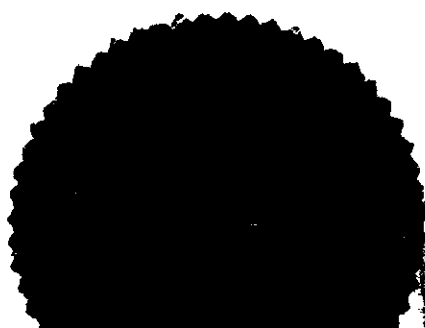


BEFORE ME

Identified, Interpreted & Explained by  
me to the abovementioned Owners herein  
the Contract the contents of these  
presents .....



**J. M. PUNATAR**  
Advocate & Notary  
All Chambers, 2nd Floor,  
Tamarind Lane, Fort,  
Bombay-400 023.



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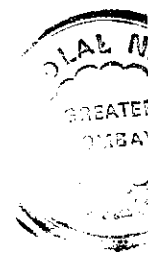
POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME  
WE, (1) SMT. BABIBAI RAMA BHOIR; (2) SHRI. NARHARI  
RAMA BHOIR; (3) SHRI KANTILAL RAMA BHOIR hereinafter  
called "the Owners") Indian Inhabitants, SEND GREET-  
INGS :

WHEREAS WE are the absolute Owners of all the  
Piece and Parcel, Land or Ground situated, lying and  
being at village Rajawali, Taluka Vasai, Dist. Thane,  
bearing Survey no. 316 Hissa no. 4; admeasuring an area  
of 12,581 sq.yards equivalent to 10519 sq.metres  
described in the schedule hereunder written (herein-  
after referred to as "the said Land")

AND WHEREAS IN PURSUANCE of the Agreement for  
sale dated 29th December 1989, we have agreed to sold  
Mr. Lkesh Kaul Proprietor of KAUL ENTERPRISES, there  
in described as the developer to develop the said

*Babibai*



: 2 :

irrevocable Power of Attorney in favour of the said Shri Lakesh Kaul in respect of the said property as more particularly set out in the said Power of Attorney.

AND WHEREAS the said Power of Attorney is valid, subsisting and binding the same is irrevocable.

AND WHEREAS the said SHRI. LAKESH KAUL has made further payment as provided in the said agreement for sale and in pursuance of the covenants contained in the said Agreement for the sale we hereby execute further irrevocable power of attorney in favour of the said SHRI. Lakesh Kaul to do the following acts, deeds, matters and things on our behalf jointly or severally only in respect of the said property more particularly described in the schedule hereunder written :

NOW KNOW YE ALL MEN AND THESE PRESENTS

*Babibai* WITNESSETH that WE (1) SMT. BABIBAI RAMA BHOIR; (2) SHRI. NARHARI RAMA BHOIR; (3) SHRI KANTILAL RAMA BHOIR irrevocably nominate, constitute and appoint

: 3 :

execute and perform all or any of the said property more particularly described in the schedule hereunder written :

1. To execute conveyance and conveyances in respect of the said property in respect of the said Land/or along with the Land Building and/or buildings constructed thereon or any part thereof in favour of such person as the said attorney shall determine anything in favour of any co-operative society or limited company that may be formed for that purpose.

2. In the event of our not applying within the period of one year from the Purchaser said attorney furnished copies of approved conveyance to apply, and or to appear/represent before Income Tax Officer /Ward and to apply/obtain under Section 230A of the Income Tax Act, 1961 on behalf of original Confirming

7. To attend before any Registrar, Sub R

Registrar or Dy. Registrar of assurances in Vasal or Thane and to execute and present for the registration and admit execution by us of any agreement, deed, conveyance transfer assignment, assurances, releases, indemnity or other instrument or writing the

registration of which is compulsory and generally to do all things, necessary or expedient of or registering the said deed, instrument and writing or any of them as fully and effectually as we could do.

8. To take all necessary steps for the regis

tration of the co-operative society of the flat

purchasers and for that purpose to sign and execute all necessary applicants, papers and writings and represent any persons before the Registrar Co-operat

tive societies and when required to do so.

9. The lodge for registration of the documents that may be required from time to time before the sub-Registrar of Assurances and to admit execution thereof.

10. WE hereby agree and undertake that we will

not in any way write any letters and/or correspond with the Government of Maharashtra in all its depart- ment, the Municipal Corporation of Bombay in all its departments and other concerned local authorities countermanning any acts, deeds, matters and things

done by the said Attorney pursuant to this Power of

25/11/1916 2/11/1916 9/1/16

90 (00)  
25/11/16

authorities shall be entitled to disregard all such

instruction given by us.

11. For the better doing performing and execut-

ing all the matters and things aforesaid, we hereby

further grant upto the said Attorney full power and

absolute authority to substitute and appoint in their

place and stead of such as they shall think, fit one

or more Attorneys to exercise all or any of the

powers and authorities hereby conferred and to

revive any such appointments from time to time and so

substitute or appoint any other or others in place

of such attorney as the said Attorney shall from time

to time think fair and proper.

12 To do all acts, deeds, matters and things

which may be necessary to be done for reconsidering

these presents valid and effectual to all intents and

purposes according to laws of customs of India.

13. AND WE HEREBY DECLARE that this power of Attorney

is given in favour of the said Attorney jointly and

severally and accordingly the said Attorney each

other the power conferred upon them.

14. AND WE HEREBY AGREE to ratify and confirm

whatsoever the said attorney shall do in the premises

by virtue of these presents AND WE HEREBY DECLARE

that we shall not enforce this power of Attorney.

15. AND WE HEREBY DECLARE that the power or

Authorities hereby granted are irrevocable till the

said property is fully and properly developed as per

... 7 ...

91136 11118 91136

90(20) 100/22

Land with building is conveyed and/or transferred in  
favour of the ultimate transferee.

**THE SCHEDULE ABOVE REFERRED TO**

ALL THAT Piece or Parcel of Land bearing Survey no. 316  
Hissa no. 4; admeasuring an area of 12,581 sq. yards  
equivalent to 10519 sq. metres lying and situated at  
Village Rajawali, Taluka Vasal, Dist. Thane, within  
limits of Rajawali Gram Panchayat.

SIGNED, SEALED AND DELIVERED

BY THE WITHIN NAMED

(1) SMT. BABIBAI RAMA BHOIR

(2) SHRI. NARHARI RAMA BHOIR

(3) SHRI KANTILAL RAMA BHOIR

in the presence of

BEFORE ME

Identified, Interpreted & Explained by  
me to the above mentioned Owners

herein the Contract the contents

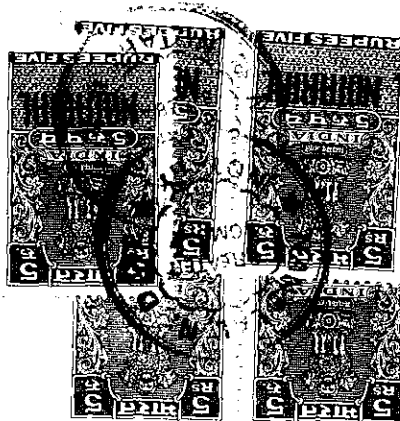
of these presents

Advocate, High Court.

J. R. SINGH

127, B. B. MANDE MANSION,  
127, B. B. ROAD, FORT,

WADSWORTH-400 023.



90(00) U  
u(1)ec

Advocate High Court,  
Notary, G. Bombay,  
(Govt. Of Maharashtra)  
3, Shyam Niwas  
Near Gopal Bhuvan,  
Bombay - 400 086.  
Phone: 82 27

N. N. DAVE,  
6-3-95  
Mandarin

ATTESTED

10/11/95 2141 2113

12/11/95 2141 2113

1-H-7

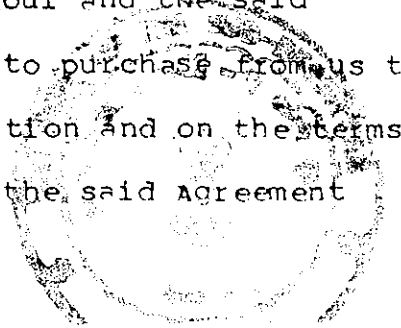




- 2 -

in the Schedule hereunder written (hereinafter referred to as the "said land").

2. The said Rama Thoku Bhoir died intestate on or about 29th December, 1986, leaving behind him us as his only heirs and legal representatives according to the law of succession as applicable *Bakshat* to him at the time of his death. *नरहरि रामा. डो*  
*पोलीसाल रोमर*
3. we are therefore absolutely seized and possessed of or otherwise well and sufficiently entitled to the said land.
4. By an Agreement for Sale executed simultaneously with these presents, we have agreed to sell the said land to one Mr. Lakesh Koul and the said Shri Lakesh Koul has agreed to purchase from us the said land, for the consideration and on the terms and conditions contained in the said Agreement for Sale.



- 3 -

5. We are required to execute this irrevocable general Power of Attorney in accordance with the terms and conditions of the said Agreement for Sale, executed simultaneously with these presents.

NOW KNOW YE ALL MEN AND THESE PRESENTS WITNESSETH that we, (1) SMT. RABIBAI RAMA BHOIR, (2) SHRI NARHARI RAMA BHOIR and (3) SHRI KANTILAL RAMA BHOIR, do and each of us doth hereby jointly and severally, irrevocably nominate, constitute and appoint SHRI LAKESH KOUL (hereinafter called "our said Attorney"), to act, do, execute and perform all or any of the following acts, deeds, matters and things in respect of the said land, more particularly described in the schedule hereunder written, viz :-

1. To enter upon the said land either alone or along-  
with others and commence and carry on construction work on  
the said land and/or develop the said land as our said -  
Attorney may desire and for that purpose to demolish any  
structure and erect new structure or structures, thereon.
2. To supervise the development work in respect of the  
building/s on the said land and to carry out and/or to get  
carried out through contractors, sub-contractors and/or  
departmentally and/or in such manner as may be determined  
by our said Attorney, construction of the structure/s on the  
said land in accordance with the plans and specifications  
sanctioned by the Competent Authority and in accordance with  
all the applicable rules and regulations, made by the  
Government of Maharashtra, Municipality, Gram Panchayat -

Rabibai

श्री. नरहरी रामा भोईर

श्री. कान्तीलाल रामा भोईर

3. To carry on correspondence with all concerned authorities and bodies, including the Government of Maharashtra in all its departments, Municipal Council, and/or the Gram-Panchayat and/or Town Planning Department and other concerned authorities in connection with the construction and development of the said land.
4. To appear and represent us before all concerned authorities as may be necessary in connection with the development of the said land.
5. To appoint from time to time, Architects, RCC Consultants, Contractors and other personnel and workmen for carrying out the development of the said land as also construction of building/s thereon and to pay their fees, consideration, monies, salaries and/or wages.
6. To pay various deposits to the Municipal Council or the Gram-Panchayat and other concerned authorities and bodies as may be necessary for the purpose of carrying out the development work on the said land and construction of such structures thereon and to claim refund of such deposits as paid by our said Attorney and to give valid and effectual receipts in our names and on our behalf in connection with the refund of such deposits. Babulani  
अरुण ११/१२  
कालीसाह स-मोर्
7. To approach the Hydraulic Engineer, City Engineer, and authorities and officers of the Municipal Council or Gram-Panchayat and/or any other local authorities or bodies for the purpose of obtaining various permissions and other service connection including water connection for carrying out and completing the development of the said land.

- 5 -

building/s constructed on the said land.

8. To execute in favour of the Municipal Council or the Gram-Panchayat and/or Maharashtra State Electricity Board, a Lease in respect of any portion of the said land for the purpose of enabling the Municipal Council or the Gram-Panchayat and/or the Maharashtra State Electricity Board to put up and erect Electric Sub-Station for the supply of electricity to the said building/s.

9. To make necessary applications to Maharashtra State Electricity Board and/or any other concerned - authorities for obtaining electric power for the said land and the building/s constructed thereon.

10. To make necessary representation, including filing of complaint and appeals before the Assessor and Collector, Municipal Council or Gram-Panchayat and/or any other - concerned authorities and/or bodies including the Court of Small Causes at Bombay or the concerned District Court in regard to the fixation of rateable value in respect of building/s on the said land and or any portion thereof by the Assessor and Collector or the Municipal Council or Gram-Panchayat as the case may be.

11. To apply from time to time for modification of the building plans in respect of the building/s to be constructed on the said land.

12. To apply for and obtain meter connection for the building/s to be constructed on the said land and/or occupation and completion certificate in respect of the

Subsidiary

नरहरीरावाड

मौलिकाल शत्रु

13. To give such letters and writings and/or undertaking as may be required from time to time by the Municipal Council and/or Gram-Panchayat and/or other concerned authorities for the purpose of carrying out the development work in respect of the said land as also in respect of the construction work of the building/s thereon and also for obtaining occupation certificate and/or completion certificate in respect of the said building/s or any part thereof.

14. To give necessary letter, writings and undertakings to the Municipal Council and/or Gram-Panchayat (Fire Brigade Department) for occupying the said building/s and/or obtaining necessary N.O.C. from the said department in connection with the said building/s.

15. To approach the Municipal Council and/or Gram-Panchayat and all other concerned authorities for the purpose of obtaining release of any portion of the said land and/or structure thereon from reservation (if any).

*Behai*

*CHIKIRAM 27-7/8*

16. To approach the Government of Maharashtra in all its departments as also the Municipal Council and/or the Gram-Panchayat in all its departments and all other concerned authorities for the purpose of obtaining necessary No Objection Certificate and/or permission and/or sanction in regards to carrying out the construction of the said building/s and completion thereof and for obtaining occupation and completion certificate in connection with the said land or any part thereof.

- 7 -

correspond with the Municipal Council or Gram-Panchayat and other concerned authorities and bodies for any of the matters, relating to the sanctioning of the plans, obtaining the Floor Space Index (F.S.I.) for the construction to be carried out on the said land and any other matters relating to the said land.

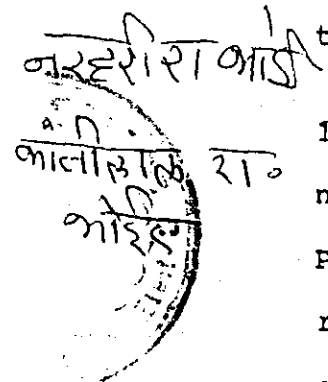
18. To make any application necessary under the Urban Land (Ceiling and Regulation) Act, 1976 for the purpose of obtaining No Objection Certificate and/or getting the said land free from acquisition or any reservation if any, of the ULC Authorities or any other authorities or body whatsoever and also for the said purposes to make applications, sign or execute such writings and undertakings as may be required and to prefer any appeal from the order of the Competent Authority and/or to arrive at such arrangements with the occupants/tenants of the structure, if any, standing on the said land and to acquire possession of the said structures as also the said land.

19. To make application and submit the amended new building plans to the Municipal Council or Gram-Panchayat including all its departments or any other authorities for the purpose of getting the building plans, IOD and admeasurement certificate sanctioned and/or revalidated and to give such other applications, writings, undertakings as may be required for the purpose of development of the said land.

20. To make application for water connection.



Bebiba



application for Cement and Steel and other materials and procure the same and for that purpose to give such undertaking or execute such documents and applications as also to correspond with and do such other acts, matters and things as our said Attorney may think fit and proper for the purposes of developing the said land.

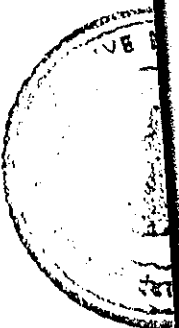
22. To enter into Ownership Agreements and/or such other Agreements for sale of the building that may be constructed on the said land in the name of our said Attorney or any other person or persons and to receive and appropriate the sale proceeds to himself.

23. To execute agreements for sale of the said land or any part thereof, more particularly described in the schedule hereunder and/or the premises in respect of the building to be constructed on the said land.

24. To approach the Purchaser of the said building/s and other premises in such building/s and/or the persons/ to whom the same have been agreed to be let out by our said Attorney and hand over to them the possession thereof.

25. To agree, to sell, to let out the said building/s or any part thereof and/or the premises in respect of the said land to such person or persons and on such terms and conditions as our said Attorney may in his absolute discretion think fit and proper.

26. To sell and dispose off all or any of the flat or flats, shop or shops, or parking space that may be constructed on the said land on Ownership



*Belmber*

*गुरदीप सिंह  
चौधरी सिंह*



shop or shops and parking spaces, the consideration that may be payable and also to receive and collect or demand the rent from the tenants and for that purpose to make, sign and execute and/or give proper and lawful discharge for the same.

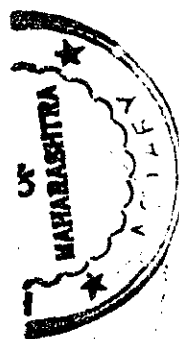
27. To make and enter into agreement with any person and to receive such deposits and/or consideration from the prospective buyers of the unit to be constructed on the said land.

28. To insure the said land against damages, fire, tempest, riots, civil commotion, floods, earthquake or otherwise as our said attorney think fit and proper.

*Bebiba*  
*रहस्योरा १/५*  
*लौकिक रागार*  
29. To receive every sum of money whatsoever which may become due and payable to us upon or by virtue of any agreement, charge or security and on receipt thereof to make, sign, execute and give sufficient releases or other discharges for the same.

30. To ask, receive and recover from all the flat purchasers and other occupiers whatsoever all rents, charges, profits, emoluments and sums of money now ~~fx~~ due and payable or owing or at any time hereafter to become due, owing and payable in respect of the said land in any manner whatsoever and also on non-payment thereof or any part thereof to enter upon and restrain to eject such defaulting acquirers and/or occupiers/ occupants.

31. We hereby agree and undertake that we will not





matters and things done by our said Attorney pursuant to this Power of Attorney. We hereby expressly agree and undertake that if any such instruction shall be issued by us the same shall not affect the ~~xxx~~ acts, deeds, matters and things done by our said Attorneys and all the concerned authorities shall be entitled to disregard all or any such instructions given by us.

32. For the better doing, performing and executing of all the matters and things aforesaid, we hereby further grant upon our said Attorney full power and absolute authority to substitute and appoint in his place and stead as he shall think fit and proper, one or more Attorneys to exercise all or any of the powers and authorities hereby conferred and to review any such appointments from time to time and to substitute or appoint any other or others in place of such Attorneys as our said Attorney shall from time to time think fit and proper.

33. To do all other acts, deeds, matters and things which may be necessary to be done for rendering these presents valid and effectual to all intents and purposes.

34. AND GENERALLY TO DO AND PERFORM all acts, deeds, matters and things necessary and convenient for all or any of the purposes aforesaid ~~xx~~ and for giving full effect to the authorities contained hereinbefore as fully and effectually as we could in our persons do.

35. AND WE HEREBY AGREE to ratify and confirm



गिरणी अ. निस  
मकलिन २१ मी १८८८



36. AND WE HEREBY DECLARE that the power of authorities hereby granted are irrevocable till the said land is fully and properly developed as per the said Agreement for Sale and as per the Rules and Regulations of the Municipal Corporation of Greater Bombay/Gram-Panchayat.

37. All costs, charges and expenses of and incidental to any act, deed, matter or thing done or cause to be done by our said attorneys in or about the exercise of any power or powers herein contained shall be borne, paid and provided by our said Attorney alone and we shall not be responsible for the same and our said Attorney shall indemnify and keep indemnified us and our estates and effects from and against the payment of the aforesaid costs, charges and expenses and from and against any loss or damages that may be caused to us by reasons of our said Attorney doing or causing to be done any act, deed, matter or thing by virtue of these presents.

IN WITNESS WHEREOF, We (1) SMT. BABIBAI RAMA BHOIR, (2) SHRI NARHARI RAMA BHOIR and (3) SHRI KANTILAL RAMA BHOIR have hereunto set and subscribed our respective hands at Bombay this 29th day of December, 1989.

THE SCHEDULE ABOVE REFERRED TO :

ALL THAT pieces and parcels of vacant agricultural land bearing Survey No. 516, Hissa No. 4, admeasuring according to the records of rights an area of 2 Acres and 24 gunthas equivalent to 12,581 square yards equivalent to 10,520 square metres or thereabouts, situate, lying and being at Village Rajawali, Taluka Vasai, District Thane, within the limits of

- 12 -

SIGNED SEALED AND DELIVERED

by the withinnamed;

1) SMT.BABIBAI RAMA BHOIR

2) SHRI NARHARI RAMA BHOIR

3) SHRI KANTILAL RAMA BHOIR

in the presence of.....)

Before me,

The executants herein have been identified by me and I have interpreted and explained to each of the executants herein, the contents hereof, in Marathi.

*J. P. Singh*

(Advocate, High Court)

J. P. SINGH

Shop No. 1, 2nd Floor, 1st Wing,  
Anand Bhawan, (West),  
District Headquarter.

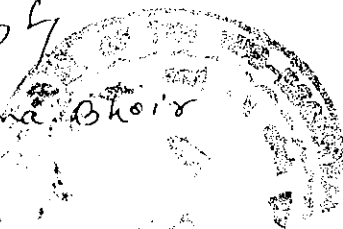
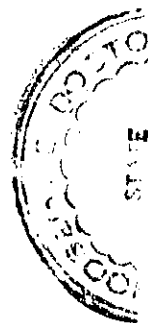
Solemnly affirmed and Signed

in presence by Shri. / Smt. ....

& others 2 who has been identified by

*Holmsdale*

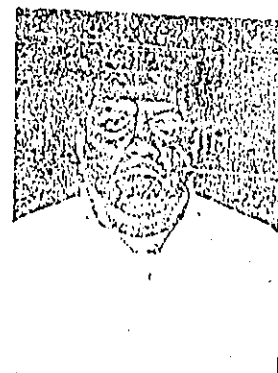
*Babibai Rama Bhoir*





श्री श्री अण्णुमार र. अगारवाल  
श्री श्री अण्णुमार र. अगारवाल  
श्री श्री अण्णुमार र. अगारवाल

2.4. FEB 2002  
R.N.A. BUILDERS



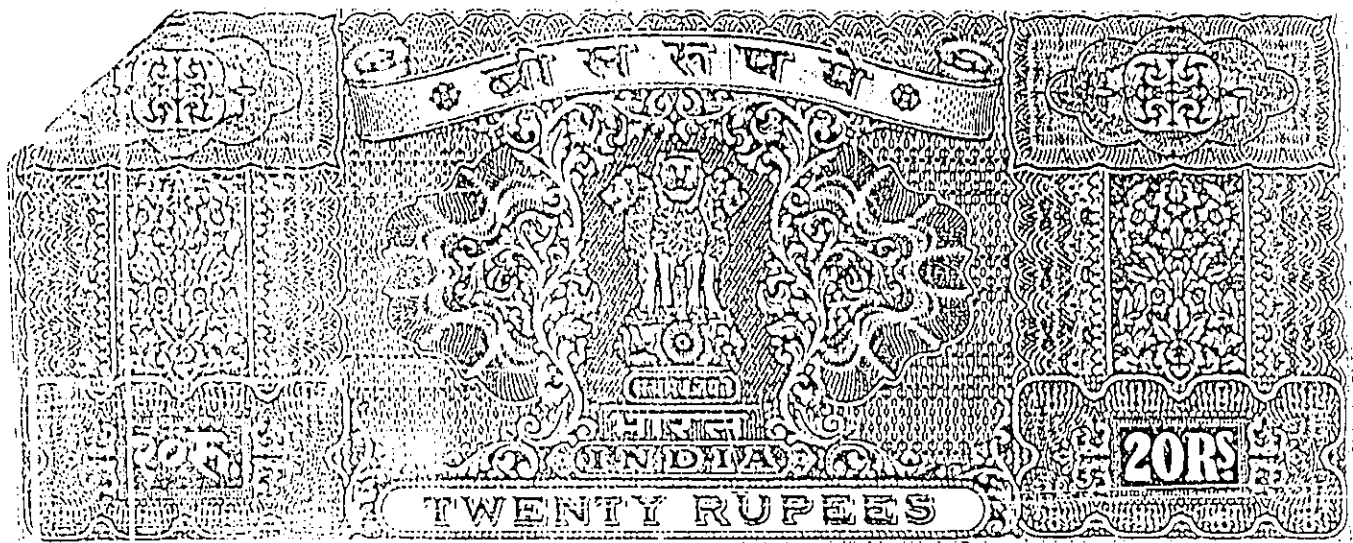
श्री श्री अण्णुमार र. अगारवाल

TO ALL TO WHOM THESE PRESENTS SHALL COME:

We, SHRI ANILKUMAR R. AGGARWAL AND SHRI ANUBHAV A. AGGARWAL  
Partners of M/S. R.N.A. BUILDERS having our Office at R.N.A. House, 3<sup>rd</sup> floor, 50, Veer  
Nariman Road, Fort, Mumbai 400 023, SEND GREETINGS:

WHEREAS:

1. We are the professional builders carrying on business under the firm name and style of  
M/S. R.N.A. BUILDERS as Partners thereof.
2. During the course of our business we have purchased number of immovable properties in  
proper Mumbai and at number of other places for the purpose of development of same by  
the construction of residential, shops, garages, apartments and units (hereinafter referred  
to as "the said premises") on such immovable properties.



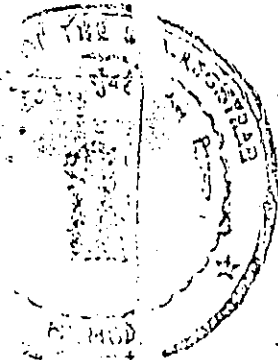
श्री. वज्रं प. पाणिप. ग्रन्थमाल

De Heer

3. We have constructed a number of buildings consisting of the said premises and have entered into Agreement for the same with the various buyers of the said premises.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT We, SHRI ANILKUMAR R. AGGARWAL AND SHRI ANUBHAV A. AGGARWAL Partners of M/S. R.N.A. BUILDERS having our registered office at R.N.A. House, 3<sup>rd</sup> floor, 50, Veer Nariman Road, Fort, Mumbai -400 0023, do hereby nominate, constitute and appoint Mr. Phoolchand Mourya (hereinafter referred to as "the said Attorneys") and who is working in our office to do either jointly and/or singly the following acts and matters:-

- (b) To lodge the Agreement for Sale of the said premises entered into by us with the buyers of the said premises in the Sub-Registrar's Office at Mumbai within whose jurisdiction we have constructed the said building / premises.
- (c) To admit the execution of such Agreement for Sale in the office of the Sub-Registrar of Assurances at Mumbai and Thane.
- (d) For the purpose aforesaid to pay the necessary fees to the Sub-Registrar of Assurances and to take the effectual receipts for the same.
- (e) For the purposes aforesaid to write and execute all necessary letters, forms, applications and vouchers in the office of the Sub-Registrar of Assurances, as stated above.




AND WE HEREBY AGREE to ratify and confirm whatever our said Attorney shall lawfully do or cause to be done by virtue of these presents:

The present Power of Attorney shall remain in force only during the subsistence of employment of our said Attorney Mr. Phoolchand Mourya shall immediately and automatically come to an end as soon as our said Attorney Mr. Phoolchand Mourya is no more in service of M/S. R.N.A. BUILDERS for any reason whatsoever.

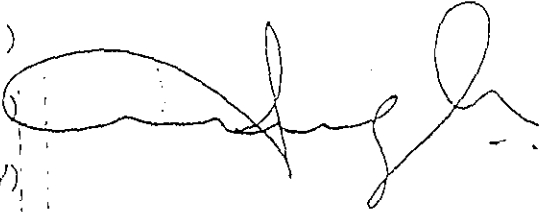

*[Handwritten signature]*

*[Handwritten initials]*

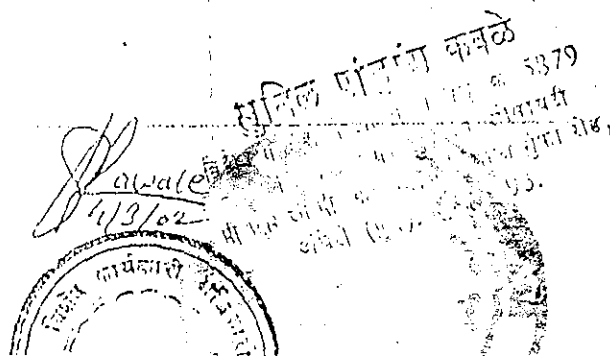


IN WITNESS WHEREOF we have set and subscribed our hands on this \_\_\_\_ of  
February 20002.

SIGNED AND DELIVERED by the )  
withinnamed SHRI ANILKUMAR R. )  
AGGARWAL AND SHRI ANUBHAV )  
A. AGGARWAL Partners of )  
M/S. R.N.A. BUILDERS )

Before me,



7

Franklin

21 A. 1

ॐ नमो भगवते वासुदेवाय ॥

24/2/2022

[illegible]

नारी २८/२/२००२

2) Jagdish Singh

2. Rel

Blaine

साहू दुखना निषेधक  
मुंहसे साहू का निषेध

[illegible]

Lawrence  
4/3/02

4/3/02



मी फुलचंद मोर याद्वारे  
 घोषित करतो की, दुय्यम निबंधक वसई यांचे  
 कार्यालयात खेरदीखन या शिक्षकाचा दस्त  
 नोंदणीसाठी सादर करण्यात आला आहे. श्री. अनिलकुमार अगरवाल  
 व इ. यांनी दिनांक 28/12/2002 रोजी  
 मला दिलेल्या कुळमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केलो आहे.  
 निष्पादीत करून कबुली जबाब दिला आहे. सदर कुळमुखत्यारपत्र लिहून देणार यांनी  
 कुळमुखत्यारपत्र रद्द केलेले नाही किंवा कुळमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही  
 मयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुळमुखत्यारपत्र रद्दबादल ठरलेले  
 नाही. सदरचे कुळमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम  
 आहे. सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम १९०८ चे कलाम ८२ अन्वये  
 शिक्षेस मी पात्र राहीन याची मला जाणीव आहे.

दिनांक

Phulchand

कुळमुखत्यारपत्रधारकाचे नाव व सही

Nomination facilities are available  
Please contact the Manager for details

#### ABBREVIATION

- \* CHQ = Cheque
- \* CLG = Clearing
- \* LD = Local Draft
- \* TFR = Transfer
- \* INT = Interest



Central Administrative Office:  
"Helena" Apts., 57, Mt. Carmel Road,  
Bandra (W), Mumbai - 400 050.  
Tel.: 640 1126/644 2832.

MR PRADEEP DUBEY

## CITIZEN CREDIT™

### CO-OP. BANK LTD.

(Regd. No. MSCS/CR/75/98 dt. 20-01-98)

#### Branch:

CITIZEN CREDIT™  
CO-OP. BANK LTD.

#### Address:

Mira Road Branch  
Ground Floor, Geeta Arcade,  
Opp. Holy Cross Convent School,  
Station Road, Mira Road (E).  
Dist. Thane - 401107

#### Name:

MR PRADEEP DUBEY

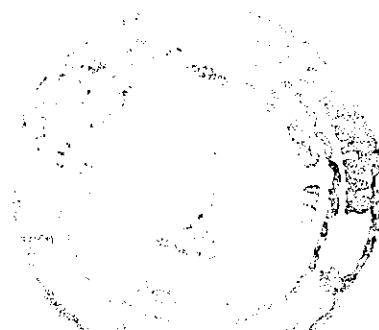
#### Address:

GAYATRI DHAM BLDG  
FLAT NO 105, MIRA BHAYANDER  
MIRA ROAD (E) BOMBAY 401107

#### A/c No.:

SE 3419

Regd. Office: Dr. Antonio Da Silva School Building,  
S.K. Bole Marg, Dadar, Mumbai-400 028. Tel.: 2430 0629/2437 4948.





द्वि-२  
१०८८०/१०००  
८८/८८

③

अनुक्रम नंबर : १०८८०/१०००  
सन २००८ चे ऑगस्ट  
चे २४ तारखेस ४ व ५  
चे दरम्यान वसई - २ चे  
दुय्यम निबंधक यांचे कचेरीत  
आणून दिला

खालीलप्रमाणे  
फी घेतली -  
नोंदणी फी ६६८०/-  
नकलेची फी  
(फोली ओज / पाजे)  
शे-याचे नकलेची फी १९६०/-  
यादी फी  
जादा नकलेची फी  
टपाल फी -----  
एकूणा फी ----- १२८६०/-

Phalcham

१०८८०/१०००

वि. देणार

①- की व्यक्ति का कौन था तर्फी  
कु मु. म्हाळन मे आर. उन अे बिर्ष  
तर्फी भागीदार सी अनिय कृमान  
अगवात तर्फी कु मु. फूपचंद मोर्ग - ७३  
रा. आर. उन अे हाऊस फोर्ड ९



१०८८०/१०००  
१२८६०/-

वि. देणार

①- मे. आर. उन अे बिर्ष तर्फी भागीदार  
सी अनिय कृमान अगवात तर्फी कु मु.  
सी फूपचंद मोर्ग - ७३ रा. आर. उन अे हाऊस फोर्ड ९

वि. मा. देणार

① बेबीवई रामा भोईर ② नरहवि रामा  
भोईर ③ कांतीनाथ रामा भोईर यांचा  
तर्फी कु मु. सी व्यक्ति का कौन तर्फी कु मु.  
मे. आर. उन अे बिर्ष तर्फी भागीदार  
सी अनिय कृमान अगवात तर्फी कु मु.  
सी फूपचंद मोर्ग - ७३ रा. आर. उन अे  
हाऊस फोर्ड ९

दस्तऐवज करून देणार

① प्रदिप दुबे - २४

रा. ४ विमलदेवी त्याळ  
पोयसर कौदियारी मुं (५)

② अशोक वर्तन - २९

रा. ५। ९०५ बुंदव साई  
शाम मिरास (५) ठाने

असे निवेदन करीत आहेत की, ते  
दस्तऐवज करून देणा-या उपर निदिष्ट  
इसमास व्यक्तिशः ओळखतात व त्यांची  
ओळख पटवितात.



तथाकथित  
दस्तऐवज करून दिल्याचे कबूल  
करतात

Phalcham

१०८८०/१०००

दि. २४/११/२००८

वर्ग-२
906000000
ee   ee



प्रमाणित किया जाता है कि जो या  
वस्तु ee में अंकित.  
मुख्यम निदेशक, वर्ग-२,  
वर्ग-२

इसके अंकित एक है.....  
906000000  
मुख्यम निदेशक, वर्ग-२  
वर्ग-२  
वर्ग-२  
वर्ग-२



दुय्यम निबंधक: वसई 2

दस्तक्रमांक व वर्ष: 10890/2007

Saturday, August 25, 2007

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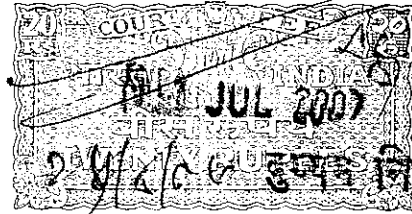
सूची क्र. दोन INDEX NO. II

नांदणी 10890

विद्युत नं. 10890

गावाचे नाव : टिवरी

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र  
व बाजारभाव (भाडेपट्ट्याच्या  
बाबतीत पट्टाकार आकारणी देतो  
की पट्टेदार ते नमूद करावे) मोबदला रु. 691,955.00  
बा.भा. रु. 947,500.00
- (2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: गौजे टिवरी, सर्वे नं 92 जुना 316 ही नं 4, क्षेत्र 10520 बौमी, सदरिल दरतारा मुशु रु 37900/- व दंड रु 1000/- कलेक्टर ऑफिस मुंबई येथे इक्वीजन क्र 9956 दि 10/10/2005 रोजी भरण्यात आली आहे.
- (3) क्षेत्रफल (1)
- (4) आकारणी किंवा जुडी देण्यात असेल तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता (1) बेबीबाई रामा भोईर, नरहरी रामा भोईर, कांतीलाल राम भोईर, श्री लाकेश कौल तर्फे कु मु म्हणुन मे आर एन ए बिल्डर्स तर्फे भागीदार अनिलकुमार अगरवाल तर्फे कु मु फुलचंद मौर्य - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: फोर्ट; तालुका: मुंबई; पिन: - ; पॅन नम्बर: - ;  
(2) श्री लाकेश कौल तर्फे कु मु म्हणुन मे आर एन ए बिल्डर्स तर्फे भागीदार अनिलकुमार अगरवाल तर्फे कु मु फुलचंद मौर्य - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: फोर्ट; तालुका: मुंबई; पिन: - ; पॅन नम्बर: - ;
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, वादीचे नाव व संपूर्ण पत्ता (1) मे आर एन ए बिल्डर्स तर्फे भागीदार अनिलकुमार अगरवाल तर्फे कु मु फुलचंद मौर्य - ; घर/प्लॉट नं: - ; गल्ली/रस्ता: - ; ईमारतीचे नाव: - ; ईमारत नं: - ; पेट/वसाहत: - ; शहर/गाव: फोर्ट; तालुका: मुंबई; पिन: - ; पॅन नम्बर: - ;
- (7) दिनांक करून दिल्याचा 09/08/2007
- (8) नोंदणीचा 25/08/2007
- (9) अनुक्रमांक, खंड व पृष्ठ 10890 /2007
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 20.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 9480.00
- (12) शेरा



दुय्यम निबंधक वसई-२  
वर्ग-२



दुय्यम निबंधक वसई-२  
वर्ग-२