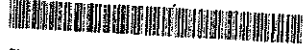


63



Thursday, October 07, 2010

4:01:33 PM

Original

नोंदणी 39 म.

Regn. 39 M

पावती

पावती क्र. : 9067

दिनांक 07/10/2010

गावाचे नाव कुर्ला

दस्तऐवजाचा अनुक्रमांक वदर13 - 09045 - 2010

दस्ता ऐवजाचा प्रकार अभिहस्तांतरणपत्र

DELIVERED

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2090	

सादर करणाराचे नाव: नेहरू नगर प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे चेअरमन श्री.
आत्माराम परशुराम तपासे - -

नोंदणी फी

3340.00

नक्कल (अ. 11(1)) पृष्ठांकाची नक्कल (अ. 11(2)),

620.00

रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (31)

एकूण

रु.

3960.00

आपणास हा दस्त अंदाजे 4:16PM हा वेळेस मिळेल

दुय्यम निबंधक

सह दु.नि.का-कुर्ला 3

बाजार मूल्य: 0 रु.

मोबदला: 334000 रु.

भरलेले मुद्रांक शुल्क: 4000 रु.

हा दुय्यम निबंधक कुर्ला नं. ३

हंदा उपनगर जिल्हा.

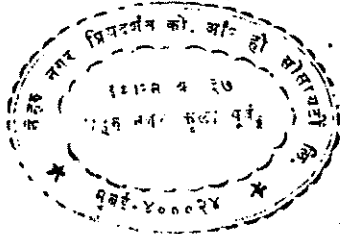
दयाकाचा प्रकार: डीडी/धनाकर्पाट्टारे,

बँकेचे नाव व पत्ता: एस वी ऑफ मेसूर, ठाणे 601,

डीडी/धनाकार्य क्रमांक: 004633, रकम: 3340 रु.; दिनांक: 07/10/2010



TRUE COPY



१) आसन परिपत्रक क्रमांक २०००/१४/प्र.क्र. २५/म-१ दि. २४/३/२०००

२) नो.म.नि.व.मु.नि. पुणे यांचे का क्र. का. ३/संगणक/मुद्रांक पावती दुस्ती/०६/३९९ दि. ३१/१०/२००६

Head Office : GENERAL COLLECTOR OF STAMPS, KURLA, २०१०
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA MARG, MUMBAI - 400 071. 03/Sep/2004

NEHRU NAGAR PRIYADARSHAN CHS LTD.

RECEIPT FOR PAYMENT TO GOVERNMENT
ADJ FEE

NOT TRANSFERABLE

Receipt No.:

Receipt Date :

Received From :

On Account of :

Mode of Payment DD/PO/CHQ/ Date
RBI-Challan No.

Bank Name & Br

Area Code

Amount (In Rs.)

CASH

ADJ/2840/10/K

Rs. 400.00

Case No

Lot No.:

Lot date :

Hearing Date on :

Sr. No.

Description of Stamp

Quantity

Denomination

Amount

Rs. 400.00

FOUR HUNDRED ONLY

Total

Rs.:

Rupees

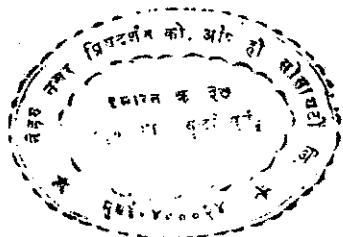
FOR COLLECTOR OF STAMPS, KURLA

NEW ADM. BLDG. R.C. MARG, CHEMUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation

TRUE COPY



१) शासन परिपत्रक क्रमांक २०००/९४/प्र.क्र. २५/म-१ दि. २४/३/२०००

२) नो.म.नि.व.मु.नि. पुणे यांचे का.क्र. का. ३/संगणक/मुद्रांक पावती दुरुस्ती/०६/३९९ दि. ४/२२०१०

बदर-१३	
copy	2

Head Office : GENERAL COLLECTOR OF STAMPS, KURLA, MUMBAI - 400 001.
Office : COLLECTOR OF STAMP (KURLA), NEW ADMINISTRATIVE BUILDING, GROUND FLOOR, RAMKRISHNA CHEMBURKAR MARG, MUMBAI - 400 071.

CNT-1 SD - 3309
RECEIPT FOR PAYMENT TO GOVERNMENT

NEHRU NAGAR PRIYADARSHAN CHS LTD.

18/Sep/2010

NOT TRANSFERABLE

Receipt No.:

STAMP DUTY

Receipt Date:

Article 36 (b) with 25 (b)

Received From :

On Account of :

Mode of Payment

DD/PO/CHQ/
RBI-Challan No.

Date

Bank Name
Branch

Area
Code

P.O. 004592

17/9/10

STATE BANK OF MYSORE
THANE (W)

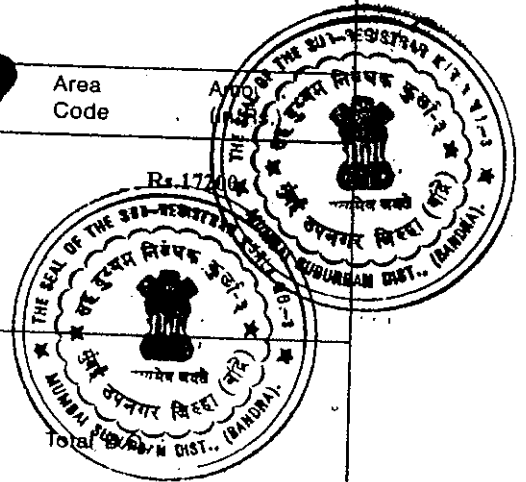
ADJ/2840/10/K

Case No. :

Lot No. :

DELIVERED

29 SEP 2010



Sr. No.	Description of Stamp	Quantity	Denomination	Amount
	TRUE COPY			

Rs. 17200.00

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

Total

Rs.:

Rupees :

FOR COLLECTOR OF STAMPS, KURLA
NEW ADM. BLDG. R.C.MARG, CHEMBUR, MUMBAI - 71

Cashier / Accountant

Signature / Designation



Handwritten signature and date 29/9/10.

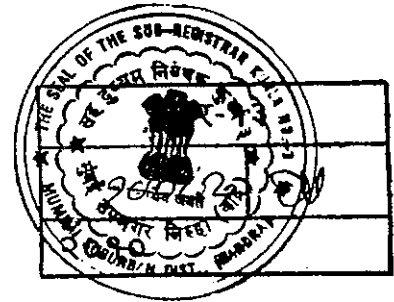
Office of the
Collector of Stamps
Case No. Adj. 2840/10K
Date

बदर-१३	
२०१०	३

Received from Shri. Nehru Nagar Priyadarshan chs. Ltd.
residing at
stamp duty of Rs. (A. 1000/-). Four thousand only / 25/12/10K

vide challan No. 3309. Dated 18.04.10
Certified under Section 32(1) (b) of the
Bombay Stamp Act, 1958, that the full duty
of Rs. 1000/- Four thousand only
with which this instrument is chargeable has
been paid vide article No. 25 (B)
of schedule.

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This certificate is subject to the provisions
of section 53-A of Bombay Stamp Act, 1958.

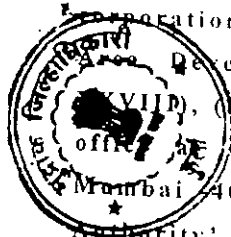
Place Kurla

Date 25/12/10

Collector of Stamps
Kurla

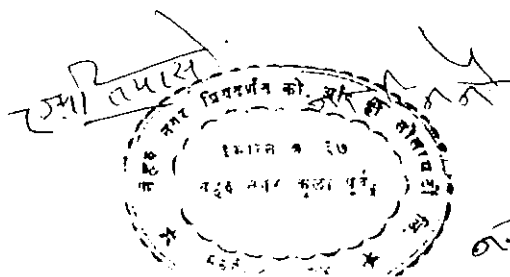


THIS DEED OF SALE made at Bombay this 7th day OF
Oct 2010 (Two Thousand Ten) between the Maharashtra
Housing and Area Development Authority, a Statutory
Corporation constituted under the Maharashtra Housing and
Development Authority Development Act 1976, (Mah.
XXVIB), (here in after referred to as 'the said Act') by its
office at Griha Nirman Bhavan, Kala Nagar, Bandra
Mumbai 400 051, the vendor (here in after referred
to as 'the said Authority' which expression shall unless the context
otherwise include its successors and assigns) of the one part



AND

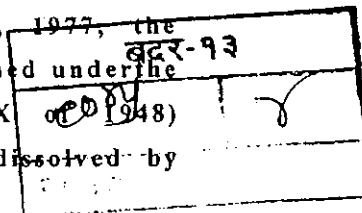
Nehru Nagar Priyadarshan Co-operative Housing Society Ltd.
A Co-operative society duly registered under the Maharashtra
Co-operative Societies Act, 1960 (Mah. XXIV of 1961) and
bearing registration No. MUM/MHADB/HSG/TC/11367/2001-02
dated 11/10/2001 and having its registered office at Building
No.37, Nehru Nagar, Kurla(East), Mumbai- 400 024 the
purchaser (hereinafter referred to as 'the society' which
expression shall unless the context required otherwise include its
successors and permitted assigns) of the Other Part:



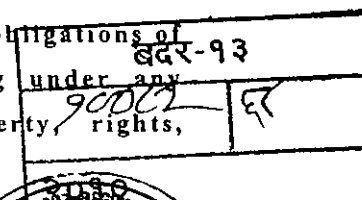
Signature

Signature

WHEREAS the Authority being duly constituted with effect from the 5th day of December, 1977 under Government Notification in the Public works and Housing Department No. ARD-1077 (1) Desk-44 dated the 5th December, 1977, the Maharashtra Housing Board a Corporation established under the Bombay Housing Board Act, 1948 (Bom LXIX of 1948) (hereinafter referred to as 'the Board') stood dissolved by operation of section 15 of the said act :

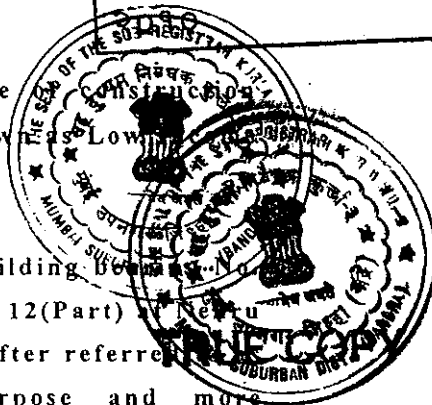


AND WHEREAS, under clauses (a) and (b) of section 189 of the said Act all the property, rights, liabilities and obligations of the said dissolved Board including those arising under any agreement or contract have become the property, rights, liabilities and obligations of the Authority.



AND WHEREAS, the board had a scheme of allotment and sale of tenements, generally known as Group Housing Scheme for residential purpose:

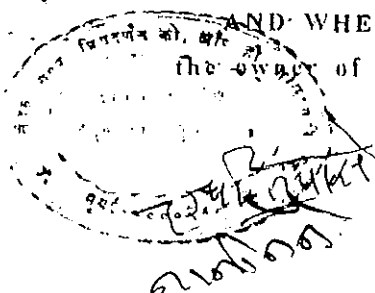
AND WHEREAS, the board had built the Building at S.No.229 & 267 and C.T.S. No.11(Part) & 12(Part) Nagar, Kurla(East), Mumbai- 400 024 (hereinafter referred to as 'the said Building's) for residential purpose and more particularly described in Schedule 1 hereto for housing persons belonging to the Low Income Group as provided in that Scheme for residential purpose:



AND WHEREAS, the tenements in the said Building have been allotted to individual allottees specified in Schedule-II hereunder written for residential purpose.

AND WHEREAS, the said allottees have formed themselves into a Co-operative Housing Society called the Nehru Nagar Priyadarshan Co-operative Housing Society Ltd., the said society being the other party of these presents.

AND WHEREAS, the Authority as successor of the Board is the owner of and/or otherwise well and sufficiently entitled to



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1. In consideration of the payment of Rs. 3,34,000/- (Rupees Three Lakhs Thirty Four Thousand Only) paid by the allottees and/or the Society to the Authority on or before the execution of the presents (the receipt of which sum of

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Rs. 3,34,000/- (Rupees Three Lakhs Thirty Four Thousand Only) the Authority doth hereby admit and acknowledge)

being the full consideration amount payable to the Authority, the Authority as the absolute owner hereby conveys grants and assures into the society by way of sale,

all the property consisting of the 40 tenements in Building bearing No.37 standing on the piece or parcel of land for

residential purpose at S.No.229 & 267 and CTS No. 11(Part) & 12(Part) at Nehru Nagar, Kurla(East), Mumbai- 400 024 and more particularly described in the

first schedule hereto and for clarity delineated on the plan hereto annexed and thereon shown by yellow colour

together with all its appurtenances (such appurtenances not being land) and all the estate, rights, titles,

and demand of the Authority into out of and same as against any other person whatsoever

AND TO HOLD the said Building as owner for residential use subject however to the terms, conditions and

covenants hereinafter appearing.

The said Building till the time of execution of these presents has been in possession of the said Society and the

Authority hereby covenants that the Society shall from the time of execution of these presents, continue to be in

possession of the said Building and hold and enjoy the same as owner thereof without any interruption or

disturbance by the Authority or any person claiming through or under the Authority subject, to the terms and

conditions and covenants incorporated in those presents.

The Authority hereby covenants with the society that the said Building hereby sold is free from all encumbrances

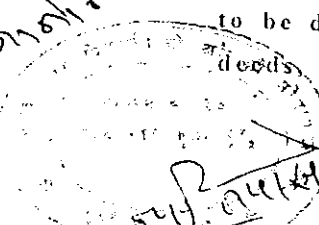
whatsoever except as stated herein and the Authority is entitled to sale and convey the same to the society in the

manner aforesaid.

The Authority hereby agrees to do and execute and cause to be done and executed all such further and other acts,

deeds, things, conveyance and assurance for better and

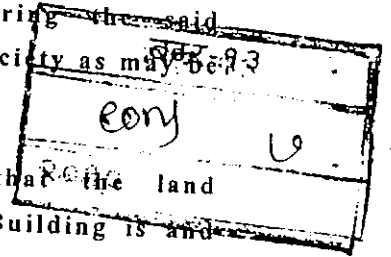
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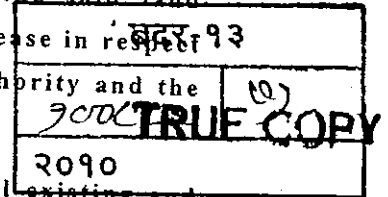
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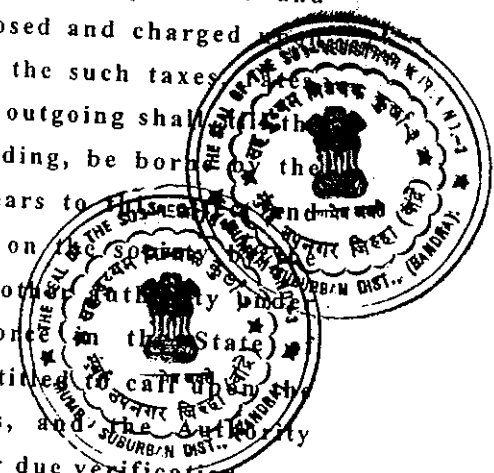
more perfectly conveying and transferring the said Building and every part thereof into the society as may be reasonably required by the society.



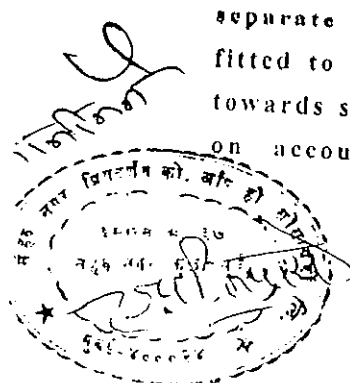
5. The society hereby expressly agrees that the land underneath and appurtenant to the said Building is and continues to be property of the Authority and that the Society has no right, title or interest in the said land except the rights reserved under a separate lease in respect of such land to be executed between the Authority and the Society simultaneously with these presents.



6. The society shall, bear, pay and discharge all existing and future rates, taxes, assessments, duties impositions and outgoings whatsoever assessed, imposed and charged on the said Building provided that all the such taxes, assessments, duties, impositions and outgoing shall be paid on the date of conveyance of the said Building, be borne by the Authority, if there remain any arrears to the Government local Authority or any other Authority under any law for the time being in force in the State of Maharashtra, the society shall be entitled to call upon the Authority, to pay all such arrears, and the Authority agrees that it shall pay the same after due verification.



7. The society shall pay to the Authority such proportion to be fixed by the Authority of all expenses as may be determined by the Authority payable from time to time in respect of constructing repairing re-Building and cleaning all party walls, party fences, party hedges sewerage drains gates road paths pavements and other things the use of which is common to the premises hereby sold and to the adjoining premises and also a proportion in respect of Charges for water supply and electric supply where separate meters in respect of such service have not been fitted to the premises hereby sold. The society shall pay towards such proportion of such expenses in advances and on account sum of Rs.27,480/- (Rupees Twenty Seven



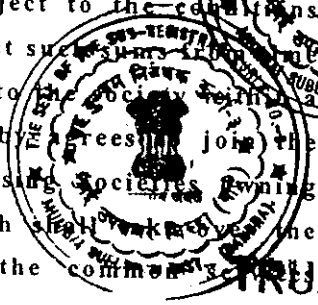
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Thousand Four Hundred Eighty Only) (tentative) at every quarter of the year the first to such payment made upto August 2010 and the subsequent payment to be made on the first month of the quarter falling subsequent to the first payment provided such expenses are incurred in future with the full knowledge and consent of the society, if the said sum of Rs. 27,480/- (Rupees Twenty Thousand Four Hundred Eighty Only) to be paid by the Society towards expenses aforesaid shall remain unpaid for one month after becoming payable (whether demanded or not) the society shall pay such unpaid amount or part thereof together with interest there on at 13 1/2% p.a. remaining from the date when the sum becomes payable. If the payment is made by the society, any advance otherwise to be paid by the society to this effect shall become payable by the society subject to the conditions aforesaid. The Authority shall adjust such sum to time and render account thereof to the society at a reasonable time. The society hereby agrees to join the Federation of the Co-operative Housing Societies, Dwelling Building in the above scheme which shall have the management and maintenance of the common areas aforesaid.

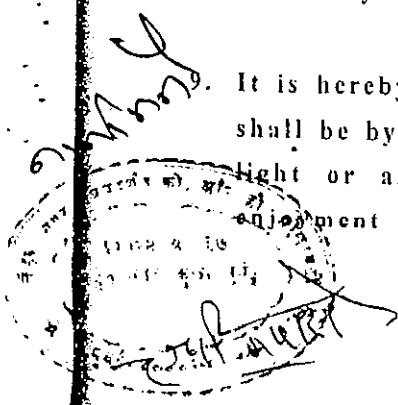
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It is hereby agreed and declared that all moneys, sum dues and other charges payable under these presents shall be deemed to be arrears of rent payable in respect of the said Building and shall be recoverable from the society in the same manner as arrears of the land revenue as provided in Section 67 and Section 180 of the said Act, as amended from time to time provided always that this clause shall not affect other rights, power and remedies of the Authority in this behalf.

It is hereby further agreed and declared that the society shall be by virtue of this sale deed acquired any right of light or air which would prejudice the free use and enjoyment of any adjoining land of the Authority for



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constructing Building or for any other purposes whatsoever and that any enjoyment of light or air by the society or its successors in title from or over the adjoining land of the Authority shall be deemed to be had with the consent of the Authority.

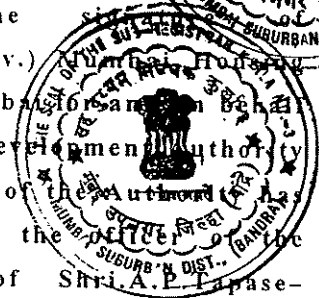
बदर-१३
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10. It is hereby clarified that the said Building are having 14440.00 Square feet i.e. 1342.00 Square meter built up area and 9740.00 sq.ft. i.e. 905.20 sq.mtrs. Carpet area and is having a total of 40 tenements. The plinth area of each tenement is 361.00 sq.ft. i.e. 33.55 Sq.mtrs. The carpet area of each tenements is 243.50 Sq.ft. i.e. 22.63 sq.mtrs. and the value of each tenement is Rs.8,350/-.

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11. All the costs including the stamp duty and registration charges of this Deed of Sale shall be borne by the Society.

IN WITNESS WHEREOF the Shri. S.M. Dhope O.S.D. (Conv.) and Area Development Board, Mumbai and of Maharashtra Housing And Area Development Authority has been set hereunder and the seal of the Authority also been affixed and attested by the Chairman, Shri.N.N.Nene-Secretary and Shri.A.G.Amle Member for and on behalf of the Society and the seal of the society have been affixed hereinto the day and year first above written under the authority of the Society given to them to execute these presents for and on behalf of the society vide society's General Body's Resolution passed in its meeting held on 14/03/2010.



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Handwritten signatures and stamps:
 - Signature: S.M. Dhope
 - Signature: Amle
 - Signature: Nene
 - Stamp: Circular stamp of the Maharashtra Housing and Area Development Authority, Mumbai Suburban District, Bandra.

SCHEDULE - 1

SCHEDULE OF PROPERTY ABOVE REFERRED TO

All that the Building No. 37 having a multi storaged structure on the land bearing Survey No. 229 & 267 and C.T.S.

No. 11(Part) & 12(Part) at Nehru Nagar, Kurla(East), Mumbai-93

400 024 in the registration Sub-District of Kurla Mumbai

Suburban District of Mumbai city admeasuring 800.05 Sq.mtr.

hereabout and bounded as follows that is to say -

On or towards the North by : 90'.00 Wide Road.

On or towards the West by : 40'.00 Wide Road.

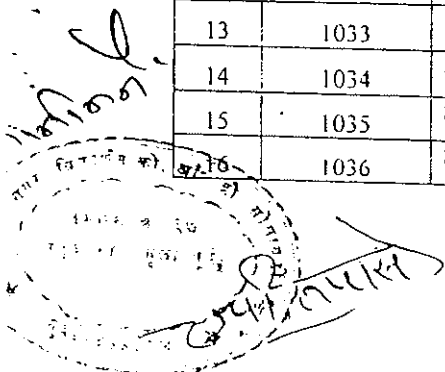
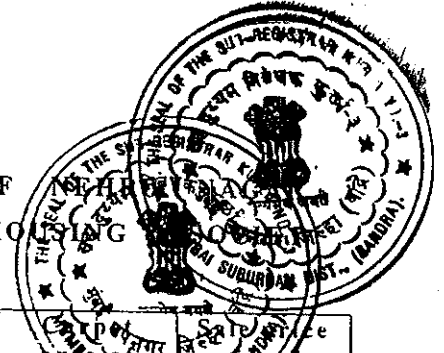
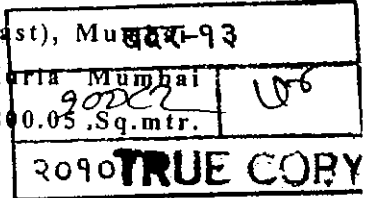
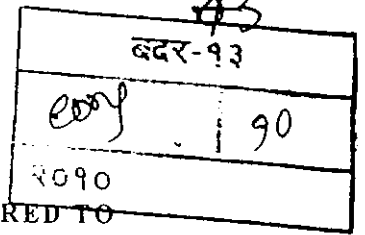
On or towards the South by : Bldg. No.35.

On or towards the East by : Slum area.

SCHEDULE - II

LIST OF BONAFIDE ALLOTTEES OF NEHRU NAGAR CO-OPERATIVE HOUSING SOCIETY LIMITED.

Sr. No.	Tenement No.	Name Of Members	Area of each tenement (Sq.mtrs.)	Rate of Rent (In Rs.)
1	1021	Shri.K.D.Kulariya	22.63	8,350/-
2	1022	Smt.A.S.Sakpal	22.63	8,350/-
3	1023	Smt.L.V.Junnarkar	22.63	8,350/-
4	1024	Smt.A.M.H.Saudagar	22.63	8,350/-
5	1025	Smt.F.B.M.Y.Shaikh	22.63	8,350/-
6	1026	Shri.R.B.Bhosale	22.63	8,350/-
7	1027	Shri.H.G.Parmar	22.63	8,350/-
8	1028	Shri.M.G.Parmar	22.63	8,350/-
9	1029	Shri.D.M.More	22.63	8,350/-
10	1030	Smt.S.P.Dubewar	22.63	8,350/-
11	1031	Smt.P.V.Rakhunde	22.63	8,350/-
12	1032	Shri.P.A.Chandikunja	22.63	8,350/-
13	1033	Smt.A.J.M.K.Akhtar	22.63	8,350/-
14	1034	Smt.R.A.Mukadam	22.63	8,350/-
15	1035	Smt.N.S.Chitnis	22.63	8,350/-
16	1036	Shri.D.D.Ghadge	22.63	8,350/-



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17	1037	Shri. Kawale Manish Pundlik	22.63	8,350/-
18	1038	Shri. M. A. H. Ghadai	22.63	8,350/-
19	1039	Shri. M. F. M. Mansuri	22.63	8,350/-
20	1040	Shri. E. T. Aambavade	22.63	8,350/-
21	1041	Shri. N. M. Gokhale	22.63	8,350/-
22	1042	Shri. N. N. Nene	22.63	8,350/-
23	1043	Smt. L. M. Manjrekar	22.63	8,350/-
24	1044	Smt. P. N. Shah	22.63	8,350/-
25	1045	Shri. G. R. Amle	22.63	8,350/-
26	1046	Shri. A. G. Amle	22.63	8,350/-
27	1047	Shri. D. K. Chouhan	22.63	8,350/-
28	1048	Smt. S. M. Suryavanshi	22.63	8,350/-
29	1049	Shri. R. K. Kamat	22.63	8,350/-
30	1050	Shri. K. G. Kamat	22.63	8,350/-
31	1051	Shri. R. K. Pawoolkar	22.63	8,350/-
32	1052	Smt. S. P. Naik	22.63	8,350/-
33	1053	Shri. D. B. Kamble	22.63	8,350/-
34	1054	Shri. G. T. Naik	22.63	8,350/-
35	1055	Smt. M. K. Patange	22.63	8,350/-
36	1056	Shri. Abdul Rashid	22.63	8,350/-
37	1057	Shri. A. H. Bekas	22.63	8,350/-
38	1058	Shri. A. P. Tapa se	22.63	8,350/-
39	1059	Shri. N. M. M. Bhujwala	22.63	8,350/-
40	1060	Shri. V. G. Soparkar	22.63	8,350/-
Total: - Rs. 3,34,000/-				

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SIGNED SEALED AND DELIVERED
By Shri. S.M. Dhose O.S.D.(Conv.)
Mumbai Housing and Area Develop-
ment Board Mumbai in presence of
Shri _____
Mumbai Housing and Area Develop-
ment Board Mumbai.

O.S.D.(Conv.)

MUMBAI HOUSING
& AREA DEVELOPMENT
BOARD, MUMBAI



The common seal of the Maharashtra
Housing And Area Development
Authority affixed in the presence of
Shri B.D. Jadhav ~~S.M.H.~~
Mumbai Housing and Area Develop-
ment Board has signed in token thereof
in the presence of Shri S.B.
Shirpure D.C.D.O.

बदर-१३

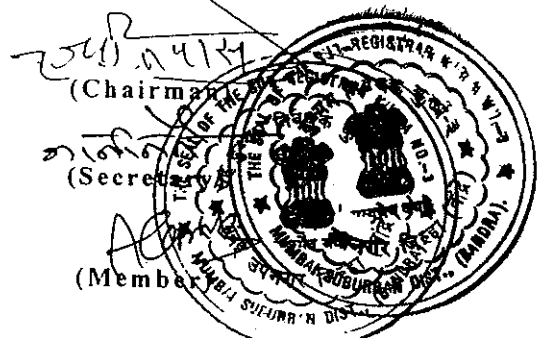
Community Development Officer - Y. Con.	US
Estate Agent No. 1222	
MUMBAI HOUSING AND AREA DEVELOPMENT BOARD	

3090

SIGNED SEALED AND DELIVERED



1. Shri. A.P. Tapase-Chairman
2. Shri. N.N. Nene-Secretary



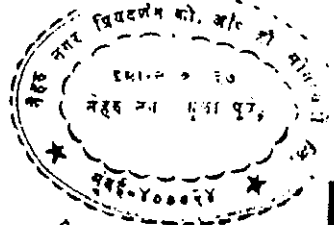
3 Shri. A.G. Amle Member of
The managing committee of the said
Society who have hereinto affixed
Their signatures in the presence of
Shri A. Rashid
Member of the Society.



(1)



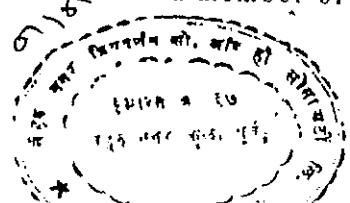
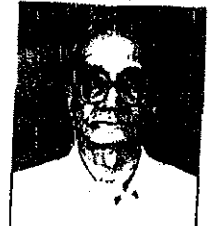
The Common Seal of the
Nehru Nagar Priyadarshan
Co-operative Housing Society
Ltd. is affixed in the presence of
Shri. N.N. Nene Secretary
who has signed in token Thereof
in the presence of
Shri B.K. Mahadik
a member of the society.



(3)



(2)



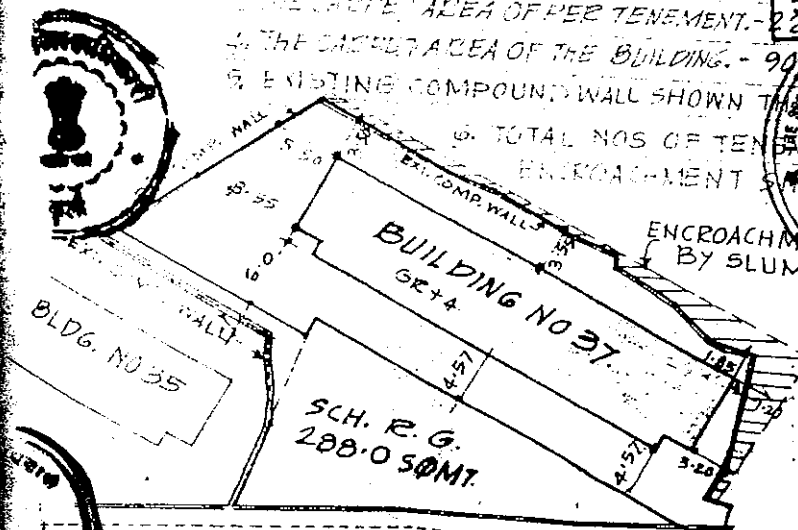
**PART LAY OUT PLAN SHOWING FOR BLDG
NO 37 KNOWN AS "PRIYADARSHAN CHS.
LTD." ON S. NO 229 & 267, CTS NO 12 (PT)
AT NEHRU NAGAR, KURLA (E) MUMBAI.**

SCALE:- 1:500

- THIS DRAWING PREPARED FOR CONVEYANCE PURPOSE ONLY AS PER SITE MEASUREMENT.

NOTE:-

- THE PLOT AREA OF UNDERNEATH & APPURTENANCES OF BUILDING NO 37 IS 800.05 SQMT. SHOWN THIS
1. THE PLINTH AREA OF PER TENEMENT - 33.85 M² (361.0 SQFT)
 2. THE PLINTH AREA OF THE BUILDING - 1342.00 M² (14440.0 SQFT)
 3. THE CARPET AREA OF PER TENEMENT - 22.60 M² (243.0 SQFT)
 4. THE CARPET AREA OF THE BUILDING - 905.00 M² (9760.0 SQFT)
 5. EXISTING COMPOUND WALL SHOWN THIS
 6. TOTAL NOS OF TENEMENTS IN THE BLDG - 10 NOS
 7. ENCROACHMENT BY SLUM



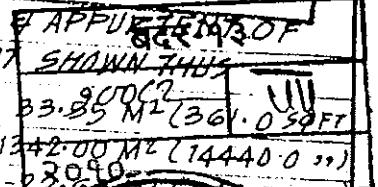
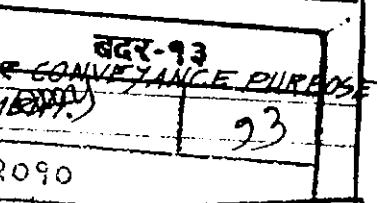
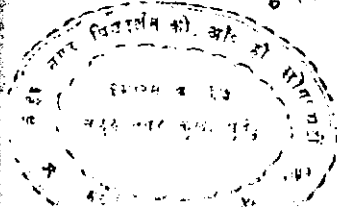
EXISTING ROAD.

TRUE COPY

STT. ENGINEER
GHATKOPAR DIN.
M.H. & A.D. BOARD

DEPUTY ENGINEER
HSG. GHATKOPAR DIN.
M.H. & A.D. BOARD

EXECUTIVE ENGINEER
HSG. GHATKOPAR DIN.
M.H. & A.D. BOARD



S. G. BARVE

Shope



Saturday, July 31, 2010
6:33:13 PM

पावती

Original

नॉटरी 89 म.
Regn. 2010

बदर-१३

२०१०

पावती क्र. : 8930

दिनांक 31/07/2010

गावाचे नाव बांद्रा

दस्तावेजाचा अनुक्रमांक

दस्तावेजाचा प्रकार



सादर करणाराचे नाव: मुंबई हाऊसिंग, ग्रॅण्ड एस्टेट डेव्हलपर्स बोर्ड, मुंबई चे ओएसडी कन्वेन
श्री. शरद महादेव गोरे

नॉटरी फी

100.00

नक्कल (अ. 11(1)), प्लॉकनायी नक्कल (अ. 11(2)),

300.00

रुज्यात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (15)

एकूण

रु.

400.00

आपणास हा दस्त अंदाजे 2:15PM ह्या वेळेस मिळेल

दुय्यम निबंधक
अंघेरी 1 (बांद्रा)

दफ्तार मुल्य: 0 रु.

मोबदला: 0 रु.

भरलेले मुद्रांक शुल्क: 500 रु.

वर. दुय्यम निबंधक अंघेरी-१
मुंबई उपनगर जिल्हा.

REGISTERED ORIGINAL DOCUMENT,

DELIVERED ON... 31-7-2010

TRUE COPY



TRUE COPY

बदर-१३	
२०१०	१६

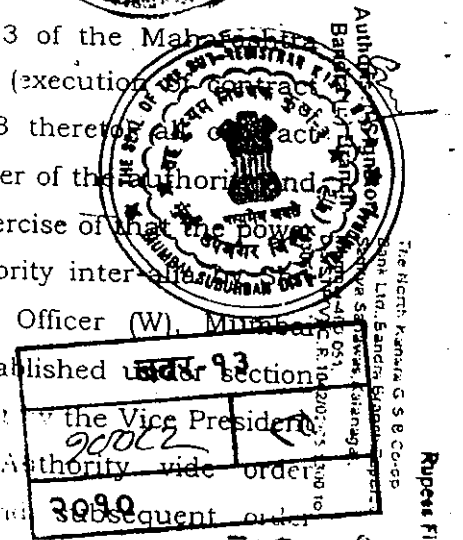
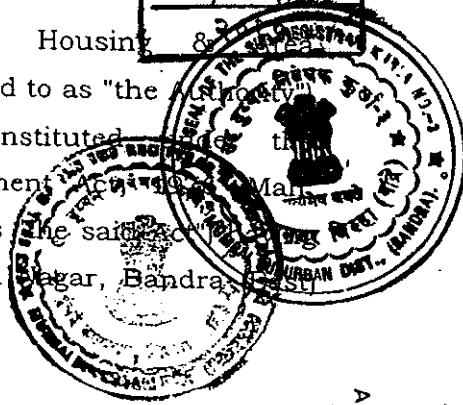
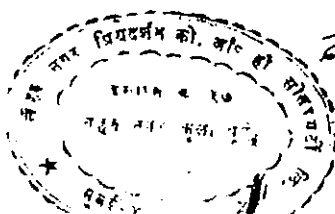
GENERAL POWER OF ATTORNEY TO ALL TO WHOM THESE
PRESENT SHALL COME, WE THE MAHARASHTRA HOUSING &
AREA DEVELOPMENT AUTHORITY GREETINGS :

WHEREAS, the Maharashtra Housing &
Development Authority (hereinafter referred to as "the Authority")
is a statutory Corporation duly constituted
Maharashtra Housing & Area Development Act, 1976 (No. XXVIII of 1977) (hereinafter referred to as "the said Act")
its office at Griha Nirman Bhawan, Kala Nagar, Bandra,
Mumbai.51

AND WHEREAS under section 3 of the Maharashtra
Housing & Area Development Act, 1976 (execution
Regulations 1979 read with Schedule B thereof
made in the exercise of the executive power of the Authority and
all assurances of property made in the exercise of that power
shall be executed on behalf of the Authority inter alia
Sharad Mahadeo Dhope, Deputy Chief Officer (W), Mumbai
Housing & Area Development Board, established under section
18 of the said Act empowered to that effect by the Vice President
and Chief Executive Officer of the Authority vide order
No.MH/R 1881, dated 16.02.2006 and subsequent order
MHAD. Deputation/2009/37/Adm-8 dated 11.02.2010

AND WHEREAS Sharad Mahadeo Dhope
appointed by the Vice President and Chief Executive Officer of the
Authority as OSD(Conveyance), Mumbai Housing & Area
Development Board.

AND WHEREAS order dated 11.02.2010, 1
execute writings, document, assurance and conveyances for and
on behalf of the Authority.



Rs. 500/-
11878
137760
JUL 30 2010

AND WHEREAS, under Section 32 of the India Registration Act 1908 (XVI of 1908) every document is to be registered under the Act, whether such registration be compulsory or optional to be presented at the proper registration office by some person executing the same or by the agent of such person duly authorised by the power of Attorney executed and authenticated in the manner provided by Section 33 of that Act.

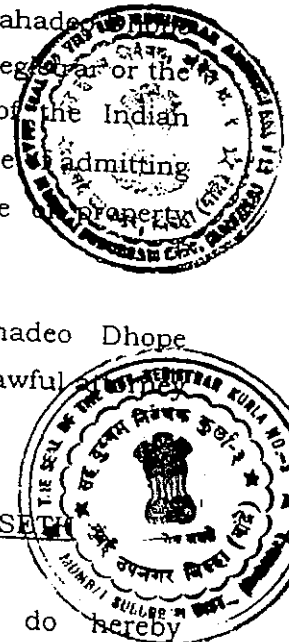
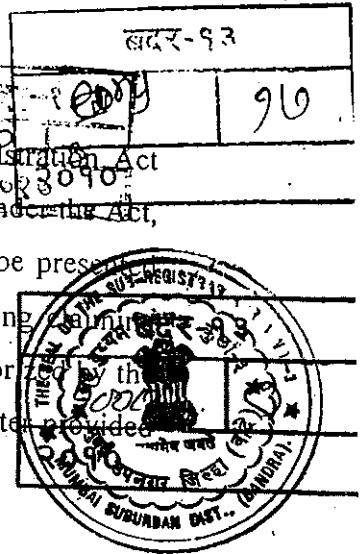
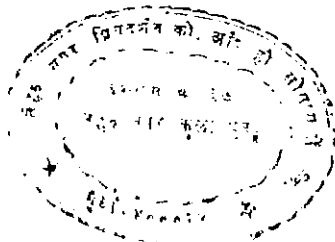
AND WHEREAS, owing to diverse nature of my duties and functions under the said Act, I, Shri Sharad Mahadeo Dhope, am not able to attend the office of the Registrar, Sub-Registrar or the office of the Joint Registrar under Section 7 of the Indian Registration Act, 1908 (XVI of 1908) for the purpose of admitting the execution of all contracts and assurance of the property aforesaid.

AND WHEREAS, I, Shri Sharad Mahadeo Dhope, am therefore desirous of authorising a person to be my lawful agent to do all acts and things mentioned hereafter.

NOW KNOW THIS AND THESE PRESENT WITNESSES

I, Shri Sharad Mahadeo Dhope, do hereby nominate, constitute and appoint Shri. Babasaheb Dattatraya Jadhav Community Development Officer(I) and Sheshrao Pundlikrao Nivlikar Community Development Officer(II) all working in Mumbai Housing & Area Development Board, (A regional Unit of Maharashtra Housing & Area Development Authority, Mumbai), jointly or severally to be my true and lawful attorneys for me on my behalf and in name to appear before any Registrar, Sub-Registrar or Other Officers and to lodge for

TRUE COPY



registration and to admit execution of any deed, assurance, conveyance, writing and such other documents executed or to be

बदर-१३	
बदर-१३	१८
२०१०	२०१०

executed by me on behalf of the Authority and to indemnify the Common Seal of the Authority before the Registering Authority or other officers for the purpose of causing the same to be registered according to law and also to do all other acts and deeds which may be necessary or appropriate to effectual the same purposes.

बदर-१३	
२०१२	२०१०

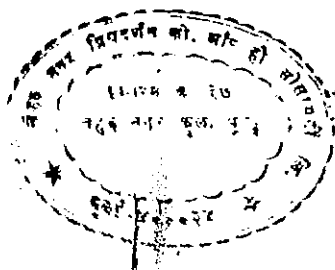
I also hereby also authorize the attorney to cause registration and admit execution on my behalf of any deed executed by me hereafter.

The said attorneys are authorized to appear before the Registering Authority or Other Officers and to make any statement or to do any act or things or cause the same to be done in such manner as may be lawful for the purpose aforesaid and receive any deeds, assurance, conveyance, writings and such other documents and sign or execute a receipt therefore on my behalf.

AND GENERALLY, to act in very respect in the premises and I, Shri Sharad Mahadeo Dhope, OSD (Conveyance) of Mumbai Housing & Area Development Board, could do, if personally present and I hereby agree to ratify, allow and confirm all such act and things done by the said attorneys under the powers conferred on each of them by these present as if the same has been done by me.

The stamp duty and the Registration charges of this document shall be borne and paid by the Authority.

TRUE COPY



१८/०४/१०

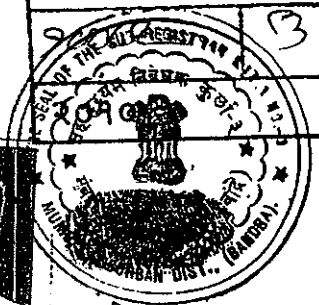
बदर-१३	
०००४	१९
बदर-१०४	
८८०	५
२०१०	

7

IN WITNESS WHEREOF I Shri Sharad Mahadeo Dhope set my hands at Mumbai, this 31st day of July 2010 बदर-१३

Signed, Sealed and delivered by the within named Shri Shri Sharad Mahadeo Dhope, OSD (Conveyance), Mumbai Housing & Area Development Board, Mumbai in the presence of Shri G. J. Patil, Deputy Community Development Officer, of the Mumbai Housing & Area Development Board, Mumbai.

2. Shri S.V.Rajan Deputy Community Development Officer, of the Mumbai Housing & Area Development Board, Mumbai.



Shri Dhope

O. S. D. (Conveyance)
Mumbai Housing & Area Development Board
Grah Nirman
Bandra (East)



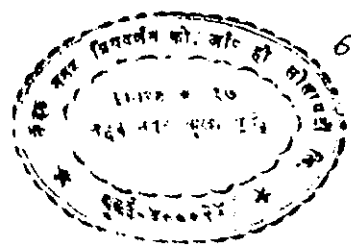
1/ G. J. Patil

[Signature]

S. V. Rajan

[Signature]

TRUE COPY

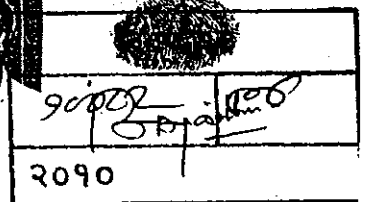


[Handwritten signature]

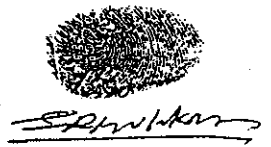
Accepted by

बदर-१३		बदर-१३	
२००५	२०	२००५	२०
२०१०		२०१०	

Shri. Babasaheb Dattatray Jadhav,
Community Development Officer (I),
Mumbai Housing & Area development
Board, Mumbai.



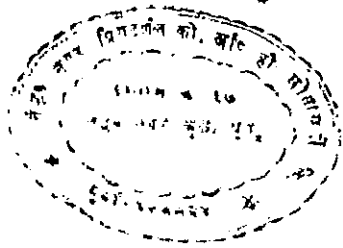
Shri Sheshrao Pundlikrao Nivlikar
Community Development Officer (II),
Mumbai Housing & Area development
Board, Mumbai.



1) G. J. Patil

2) S. V. Rjan

TRUE COPY



महाराष्ट्र
महानगरपालिका

बदर-१३	
2094	29
2090	

IDENTITY CARD
 Government of Maharashtra (undertaking)
 महाराष्ट्र शासन (अंगीकार)
 Maharashtra Housing & Area Development Authority
 महाराष्ट्र गृहनिर्माण व क्षेत्रविकास प्राधिकरण

Name : Sharad Dhope
 नाव : शरद धोपे
 Designation : Dy. Chief Officer
 पदनाम : डप. मुख्य अधिकारी

This Card is valid till December 2015

Signature of Employee

Chief Vigilance Officer

बदर-१३	
90002	19
2090	

TRUE COPY

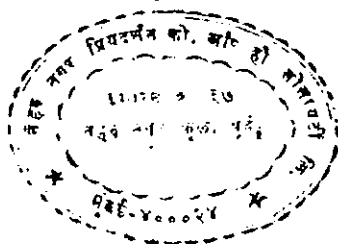
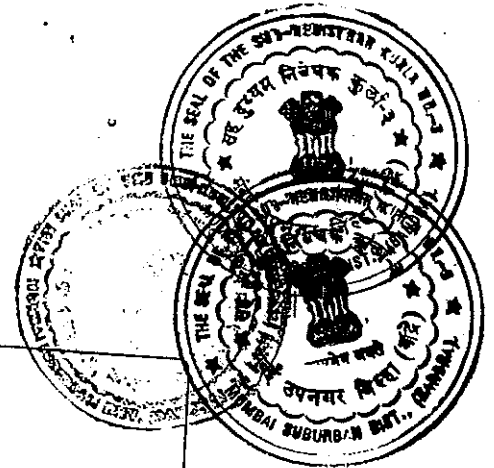
बदर-२	
170	6
2090	

D.O.B. : 01-06-1964
 जन्म तारीख : ०१-०६-१९६४
 Blood Group : A B +
 रक्त गट : अ बी +

Note : Employee should return this card on retirement / on leaving the service.

If found please return this card to: Vigilance Office
 Gnananuman Bhavan, Kala Nagar, Bandra (E), Mumbai - 400 051.
 Tel.: 022 6640 5009

509



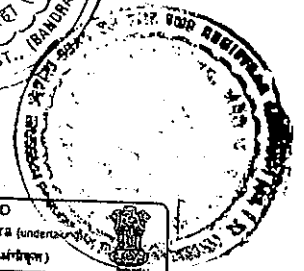
बदर-१३	
२०१०	२२
२०१०	

IDENTITY CARD
 Government of Maharashtra (undertaking)
महाराष्ट्र शासन (अंशकृत)
Maharashtra Housing & Area Development Authority
 महाराष्ट्र वृहत्परिणाम क्षेत्रविकास प्राधिकरण

Name : B. D. Jadhav
 पद : श्री. बी. डी. जाधव
 Designation : Community Development Officer
 पदनाम : समुदाय विकास अधिकारी
 This Card is valid till December 2010
 Signature of Employee

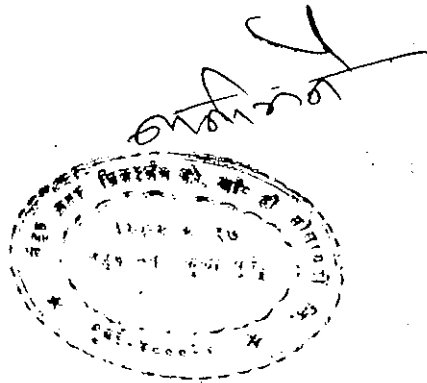
बदर-१३
२०१०
२०१०

TRUE COPY



IDENTITY CARD
 Government of Maharashtra (undertaking)
महाराष्ट्र शासन (अंशकृत)
Maharashtra Housing & Area Development Authority
 महाराष्ट्र वृहत्परिणाम क्षेत्रविकास प्राधिकरण

Name : Sheshrao Pundlikrao Nevkar
 पद : शेषराव पुंडलिकराव नेवकर
 Designation : Community Development Officer
 पदनाम : समुदाय विकास अधिकारी
 This Card is valid till December 2010
 Signature of Employee



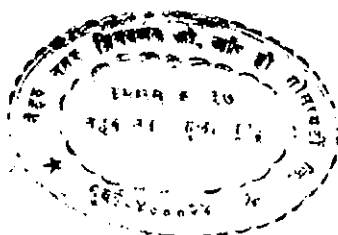
खदर-१३	
२०९४	२३
२०९०	

IDENTITY CARD Government of Maharashtra (undertaking) महाराष्ट्र शासन (अंतर्भूत) Maharashtra Housing & Area Development Authority महाराष्ट्र भूवर्धन व क्षेत्रविकास प्राधिकरण	
 Name : B. D. Jadhav नाव : बी. डी. जाधव Designation : Community Development Officer पदनाम : समुदाय विकास अधिकारी This Card is valid till December 2010 Signature of Employee	खदर-१३ १००८२ २०९० Chief Vigilance Officer / Authority

TRUE COPY



IDENTITY CARD Government of Maharashtra (undertaking) महाराष्ट्र शासन (अंतर्भूत) Maharashtra Housing & Area Development Authority महाराष्ट्र भूवर्धन व क्षेत्रविकास प्राधिकरण	
 Name : Sheshrao Pundarikar नाव : शेशराव पुंडरीकर Designation : Community Development Officer पदनाम : समुदाय विकास अधिकारी This Card is valid till December 2010 Signature of Employee	खदर-१३ १००८२ २०९० Chief Vigilance Officer / Authority



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMA KHANDIGE POOJARY
B K POOJARY
18/12/1953
Permanent Account Number
AIBPP2094E

बदर-१३	
२०११	२४
२०१०	

बदर-१३	
१००८२	८८
२०१०	
१८०/१००	
२०१०	

TRUE COPY

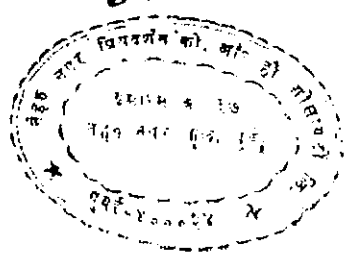
आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAVEN NIKAM
NANDKUMAR BHAGURAM NIKAM
01/05/1985
Permanent Account Number
AEJPN7103G



महाराष्ट्र



31/07/2010 दुय्यम निबंधक:
2:03:45 pm अंधेरी 1 (बोंद्रा)

दस्त गोषवारा भाग-1

वदर1
दस्त क्र 8880/2010

वदर-१३

दस्त क्रमांक : 8880/2010

दस्ताचा प्रकार : मुखत्यारनामा

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

1 नाव: मुंबई हाऊसिंग अण्ड एरीया डेव्हलपमेंट कोर्ड, मुंबई
पे ओएसडी कन्व्हन्ट श्री शरद महादेव धोषे
पत्ता: घर/फ्लॅट नं.
गल्ली/रस्ता:
ईमारतीचे नाव: म्हाडा
ईमारत नं.:
पेट/पत्ताहत: कला नगर

लिहून देणार

वय 47

सही

S. Dhope



अंगठ्याचा छपा

2 नाव: बाबासाहेब दत्तात्रय जाधव - समाज विकास
अधिकारी - 1 मुंबई हाऊसिंग अण्ड एरीया डेव्हलपमेंट
कोर्ड
पत्ता: घर/फ्लॅट नं.
गल्ली/रस्ता:
ईमारतीचे नाव: म्हाडा
ईमारत नं.:
पेट/पत्ताहत: कला न

लिहून देणार

वय 55

सही

B. Jadhav



वदर-१३

3 नाव: गोबराव पुत्रलिंगराव निवर्ळकर - समाज विकास
अधिकारी - 2 मुंबई हाऊसिंग अण्ड एरीया डेव्हलपमेंट
कोर्ड
पत्ता: घर/फ्लॅट नं.: वरीलप्रमाण
गल्ली/रस्ता:
ईमारतीचे नाव:
ईमारत नं.:
पेट/पत्ता

लिहून देणार

वय 56

सही

G. B. Nivalkar



TRUE COPY

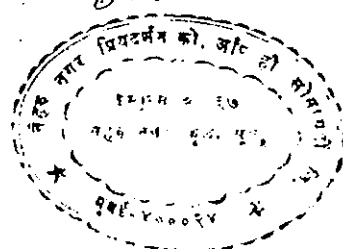


वदर-14
55LD.99
२०१०



प्रत्येक करून देणार तयारीत (मुखत्यारनामा) दस्तऐवज करून दिल्याचे कथून करतात.

1 OF 1



दस्त गोषवारा भाग - 2

दस्त गोषवारा भाग - 2

वदर1
दस्त क्रमांक (8880/2010)

दस्त क्र. (वदर1-8880-2010) चा गोषवारा
गजपार मुल्य : 0 गोषदस्ता 0 भरलेले मुद्राक शुल्क : 500
दस्त हजार केल्याचा दिनांक : 31/07/2010 01:57 PM
निष्पादनाचा दिनांक : 31/07/2010
दस्त हजार करणा-याची सही :

वदर-९३	पावतीचे नं. : 8930	दिनांक: 31/07/2010
2004	पावतीचे नं. : 28	गोष: मुंबई हाऊसिंग अँड एरीया डेव्हलपमेंट
2090	गोष: मुंबई हाऊसिंग अँड एरीया डेव्हलपमेंट	गोष: मुंबई हाऊसिंग अँड एरीया डेव्हलपमेंट
100 : नोंदणी फी	300 : नकल (म. 11(4)), वृत्तिकाची	(आ. 11(2)), वदर-९३
रजवात (अ. 12) व गोषाधिकरण (अ. 13) ->	रजवात फी	20072
400: एकूण	2090	

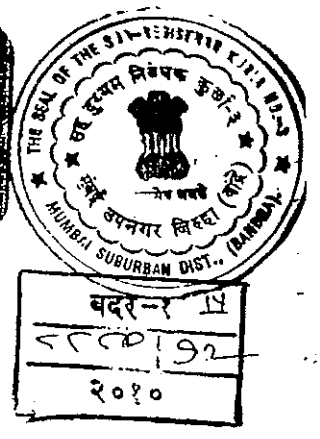
दस्तावा प्रकार : 48) मुखत्यारनामा
शिक्षा क्र. 1 ची वेळ : (सादरीकरण) 31/07/2010 01:57 PM
शिक्षा क्र. 2 ची वेळ : (फी) 31/07/2010 02:01 PM
शिक्षा क्र. 3 ची वेळ : (कपुली) 31/07/2010 02:03 PM
शिक्षा क्र. 4 ची वेळ : (ओळख) 31/07/2010 02:03 PM

दस्त नोंद केल्याचा दिनांक : 31/07/2010 02:03 PM

ओळख :
खालील इसम असे निवेदीत करतात की, गोषदस्तामधील कलम नं. 1-याच्या व्यक्तीचा ओळखतात
व त्यांची ओळख पटवितात.
1) आर के पुजारी - - घर/फ्लॅट नं. :
गल्ली/रस्ता :
इमारतीचे नाव: शास्त्री नगर
इमारत नं. :
फेड/वसाहत :
शहर/गाव: वांद्रा
तालुका :
पिन: 51
2) रवि निकम - - घर/फ्लॅट नं. : वरीलप्रमाणे
गल्ली/रस्ता :
इमारतीचे नाव :
इमारत नं. :
फेड/वसाहत :
शहर/गाव :
तालुका :
पिन :
R.K. Pu



ड. निबंधकाची सही, अंधेरी 1 (वांद्रा)

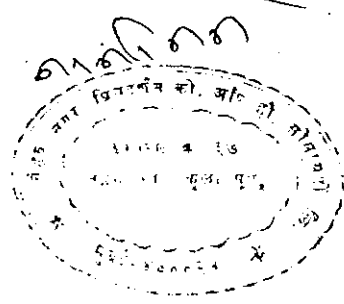


ड. निबंधकाची सही
अंधेरी 1 (वांद्रा)

प्रमाणित करणेत येते की, या
दस्तामधील गोषदस्ता पाने आहेत.
वदर-९३/ ८८८०/२०१०
पुस्तक नं. ८८८०/२०१० वदर
नोंदला.
दिनांक: ३१/७/१०

सह दुय्यम निबंधक अंधेरी क. ८
मुंबई उपनगर विभाग.

TRUE COPY.




Election Commission of India
भारत निवडणूक आयोग
IDENTITY CARD

ओळखपत्र
MT/10/053/1141086



Elector's Name: Mahadeeka Bhaskar
मतदारचे नांव महादीक भास्कर

Father's/Mother's/Husband's Name: Krishnajeet
वडील/आई/पतिचे नांव कृष्णजी

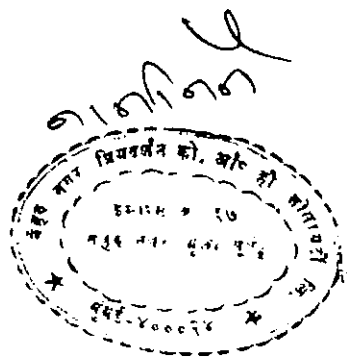
Sex: M लिंग: १

Age as on 1.1.94 35
1.1.94 तेव्हा वय

बदर-१३	
१००४	२७
२०१०	

बदर-१३	
१००८२	९
२०१०	

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दस्त गोषवारा भाग - 2

07/10/2010 दुय्यम निबंधकः
4:02:40 pm सहे दु.नि.का-कुर्ला 3

दस्त गोषवारा भाग-1

वदर13

दस्त क्र 9045/2010

21

दस्त क्रमांक : 9045/2010

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

2 नाव: नेहरु नगर प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे
चेअरमन श्री. आत्माराम परशुराम तपासे -
पत्ता: घर/फ्लॅट नं: वि. नं 37, नेहरु नगर, कुर्ला पूर्व मुं
24
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -

लिहून घेणार

वय 73

सही



3 नाव: नेहरु नगर प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे
सेक्रेटरी श्री. नारायण निळकंठ नेने -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/यसाहत: -
शहर/गाव: -

लिहून घेणार

वय 76

सही



4 नाव: नेहरु नगर प्रियदर्शन को ऑप हाऊ सोसा लि तर्फे
मेबर श्री. अविनारा गोविंद आमले -
पत्ता: घर/फ्लॅट नं: वरीलप्रमाणे
गल्ली/रस्ता: -
ईमारतीचे नाव: -
ईमारत नं: -
पेट/यसाहत: -
शहर/गाव: -
तालु

लिहून घेणार

वय 40

सही

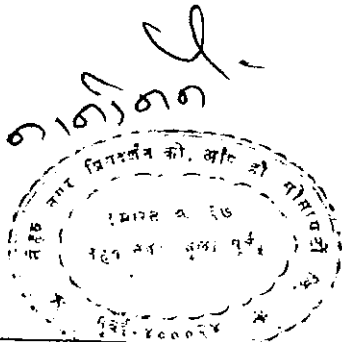


खालील 1 पक्षकारांची कबुली उपलब्ध नाही.

अनु क्र. पक्षकाराचे नाव

1 मुंबई हाऊसिंग अँड एरिया डेव्हलपमेंट बोर्ड, मुंबई ये ओएसडी कन्व्हन्स श्री. शरद महादेव घोषे यांच्यावतीने कु मु
महगुन श्री. शकताहंय दसात्रय जाह्यत -

TRUE COPY



दस्तावेज करून देणार तपासणीत (अभिहस्तांतरणपत्र) दस्तावेज करून दिल्याचे कबूल करतात.

दस्त गोपवारा भाग - 2

वदर13

दस्त क्रमांक (9045/2010)

re

दस्त क्र. [वदर13-9045-2010] चा गोपवारा
वाजार मुल्य : 0 मोबदला 334000 भरलेले मुद्रांक शुल्क : 4000

दस्त हजर केल्याचा दिनांक : 07/10/2010 03:57 PM

निष्पादनाचा दिनांक : 07/10/2010

दस्त हजर करणा-याची सही :

[Handwritten signature]

दस्ताचा प्रकार : 25) अमिहस्तांतरणपत्र

शिक्षका क्र. 1 ची वेळ : (सादरीकरण) 07/10/2010 03:57 PM

शिक्षका क्र. 2 ची वेळ : (फी) 07/10/2010 04:01 PM

ओळख :

खालील इसम असे नियेदीत करतात की, ते दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात,
व त्याची ओळख पटवितात.

1) मास्कर कृष्णाजी महाडिक - , घर/प्लॉट नं: मोरे बाग, मंगला शाळेजवळ, ठाणे पूर्व जि ठाणे

गल्ली/रस्ता :

इमारतीचे नाव :

इमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

2) महेश सदाशिव राणे - , घर/प्लॉट नं: नेहरु नगर, कुर्ला पूर्व मुं 24

गल्ली/रस्ता :

इमारतीचे नाव :

इमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

पावती क्र.: 9067 दिनांक: 07/10/2010

पावतीचे वर्णन

नाव: नेहरु नगर प्रियदर्शन को ऑप हाऊ सोर :
तर्फे चैअरमन श्री. आत्माराम परशुराम तपासे

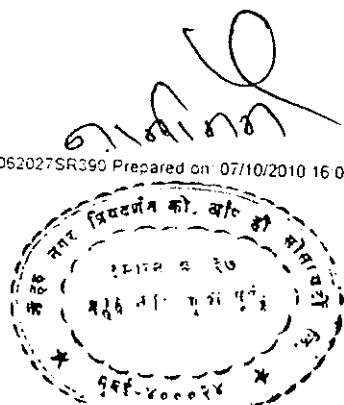
3340	नांदणी की	हदर-93
620	नक्कल (अ. 11(1)), पुष्पाकनाची नक्का	
(अ. 11(1)),		
रुजवात (अ. 12) न. प्रमाणित (अ. 3)		
एकत्रित की		
3960: एकूण	2090	

दु. निबंधकाची सही, सह दु.नि.का-कुर्ला 3



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दु. निबंधकाची सही
सह दु.नि.का-कुर्ला 3



93

15/10/2010

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर13

4:17:34 pm

सह दु.नि.का-कुर्ता 3

दस्त क्र 9045/2010

30

दस्त क्रमांक : 9045/2010

दस्ताधा प्रकार : अभिहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

1 नाव: मुंबई हाऊसिंग अन्ड एरिया डेव्हलपमेंट बोर्ड, मुंबई
 से ओएसडी कन्व्हेंन्स श्री. शरद महादेव घोषे यांच्यावतीने
 कु मु म्हणून श्री. बाबासाहेब दत्तात्रय जाधव
 पत्ता: घर/फ्लॅट नं: गृहनिर्माण भवन,

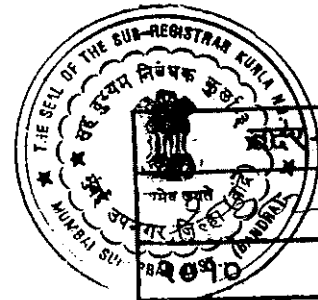
लिहून देणार

वय 57

सही

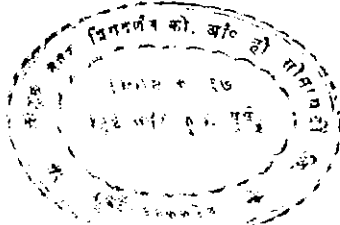


TRUE COPY



दस्तावेज करून देणार तथ्यकब्रि (अभिहस्तांतरणपत्र) दस्तऐवज करून दिल्याचे कबूल करतात.

1 OF 1



दस्त गोषवारा भाग - 2

वदर13

दस्त क्रमांक (9045/2010)

39

दस्त क्र. [वदर13-9045-2010] चा गोषवारा
बाजार मुल्य : 0 मोबदला 334000 भरतेले मुद्रांक शुल्क : 4000

दस्त हजर केल्याचा दिनांक : 07/10/2010 03:57 PM
निष्पादनाचा दिनांक : 07/10/2010
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 07/10/2010 03:57 PM
शिकका क्र. 2 ची वेळ : (फी) 07/10/2010 04:01 PM (कार्यवाही पूर्ण)
शिकका क्र. 3 ची वेळ : (कबुली) 15/10/2010 04:17 PM
शिकका क्र. 4 ची वेळ : (ओळख) 15/10/2010 04:17 PM

दस्त नोंद केल्याचा दिनांक : 15/10/2010 04:18 PM

ओळख :

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

1) भास्कर कृष्णाजी महाडिक - घर/प्लॉट नं: मोरे बाग, मंगला शाळेजवळ, ठाणे पूर्व जि ठाणे

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

2) महेश सदाशिव राणे - घर/प्लॉट नं: नेहरु नगर, कुर्ला पूर्व मु 24

गल्ली/रस्ता :

ईमारतीचे नाव :

ईमारत नं. :

पेट/वसाहत :

शहर/गाव :

तालुका :

पिन :

द. निबंधकाची सही
सह दु. नि. का-कुर्ला 3

पावती क्र.: 9067 दिनांक: 07/10/2010
पावतीचे वर्णन
नांव: नेहरु नगर प्रियदर्शन को ऑप हाऊ सो-: फि
तर्फे चेअरमन श्री. आत्माराम परशुराम तपासे

3340 : नोंदणी फी
620 : नक्कल (अ. 11(1)), पृष्ठांकनाची : क
(आ. 11(2)),
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->
एकत्रित फी

3960: एकूण

द. निबंधकाची सही, सह दु. नि. का-कुर्ला 3

बदर-१३

TRUE COPY

2090



प्रमाणित करण्यात येते की या दस्तामध्ये
एकूण 9045/2010 पाने आहेत.
बदर-१३/ 2090
पुस्तक क्रमांक 9 क्रमांकावर
नोंदला
दिनांक 94/90/2010

सह दु. नि. का-कुर्ला - 3.
मुंबई उपनगर जिल्हा.

DSUMRY 062021SR300 Prepared on: 15/10/2010 16:18:06

