P

Saturday, July 17, 2010
2:51:38 PM

Original
नोंदणी 39 म.
Regn. 39 M

पावती

पावती क्र. : 7764

गावाचे नाव कोडीविटा

दिनांक 17/07/2010

दस्तऐवजाचा अनुक्रमांक बदर15 - 07761 - 2010

दस्ता ऐवजाचा प्रकार मान्यता पत्र

सादर करणाराचे नाव: श्यामसुंदर महाविरप्रसाद भक्कारिया - -

नोंदणी फी	:-	100.00
नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फ़ी (24)	:-	480.00
एकूण	रु.	580.00

आपणास हा दस्त अंदाजे 3:06PM ह्या वेळेस मिळेल

दुय्यम निंबधक
सह दु.नि.का-अंधेरी 4

बाजार मुल्य: 1 रु. मोबदला: 0रु.
भरलेले मुद्रांक शुल्क: 100 रु.

सह. दुय्यम निबंधक अंधेरी-४
मुंबई उपनगर जिल्हा.

Shrinath D. Singh

दुय्यम निबंधक: सह दु.नि.का-अंधेरी 4

दस्तक्रमांक व वर्ष: 7761/2010

नोंदणी 63 म.

Saturday, July 17, 2010
3:53:40 PM

सूची क्र. दोन INDEX NO. II

Regn. 63 m.e.

गावाचे नाव : कोडीविटा

(1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे)	मान्यता पत्र मोबदला रु. 0.00 बा.भा. रु. 1.00
(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास)	(1) वर्णनः अेडीजे / अे /2804/2010/2010 दि 15/7/2010 , दस्त क्रमांक बदर 4/2010/05 च्या मुखत्यार पत्राचे मान्यतापत्र
(3)क्षेत्रफळ	(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) श्यामसुंदर महाविरप्रसाद मखारिया - -; घर/फ्लॅट नं: माखारिया हाऊस , 2 रा मजला , 327 सरकार पटेल रोड नं 04- ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: --; पिन: -; पॅन नम्बर: -. (2) मधुसूदन महाविरप्रसाद मखारिया - -; घर/फ्लॅट नं: माखारिया हाऊस , 2 रा मजला , 327 सरकार पटेल रोड नं 04- ; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: --; पेठ/वसाहत: -; शहर/गाव: --; तालुका: -; 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/- सीरोया कन्ट्रक्शन चे भागीदार श्रेणिक सिरोया - - -; घर/फ्लॅट नं: 72बजाज भवन , मु 21; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: --; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -;पिन: -; पॅन नम्बर: -.
(7) दिनांक करून दिल्याचा	16/07/2010
(8) नोंदणीचा	17/07/2010
(9) अनुक्रमांक, खंड व पृष्ठ	7761 /2010
(10) बाजारभावाप्रमाणे मुद्रांक शुल्क	रु 100.00
(11) बाजारभावाप्रमाणे नोंदणी	रु 100.00
(12) शेरा	

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA.

खरी प्रत

सह. दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा.

No. 7275

खातेदाराची प्रत / PARTY COPY

दि महानगर को-ऑप. बँक लि.

THE MAHANAGAR CO-OP. BANK LTD.

शाखा/Branch _____

दिनांक/Date 16/7/2010

मुद्रांक शुल्क रु./Stamp Duty Rs. 200

सेवा आकारणी शुल्क रु./Rs. _____

Service Charges 20

No. of Document 2

एकूण/Total रु.Rs. 220

अक्षरी रुपये/Amount in Words Two Hundred Twenty Rupees only

मुद्रांक शुल्क भरणाऱ्याचे नांव/Name of Stamp Duty paying party Shreyak D. Siroya

पॅन नं./PAN No. _____

पत्ता/Address & Tel.No. 24167495

72 Bajaj Bhavan Nariman Point Mumbai 21

समोरच्या पक्षकाराचे नांव/Name of Counter Party

व्यवहाराच्या प्रयोजनाचे वर्णन/Purpose of transaction

PEED of Confirmation

मनीऑर्डर/पे ऑर्डर ज्या बँकेचा काढला आहे त्या बँकेचे नांव व शाखा/Name of the Drawee Bank & Branch

डी.डी./पे ऑर्डर/चेक नं.

D.D./P.O./Cheque No. if any

शेरा/Remarks

Cashier

Authorised Sign

मुद्रांक केवळ खरेदीच्या पुराव्यास दर्शविला असता तो पक्षाने आणणे आवश्यक आहे / This counterfoil has to be presented at the time of delivery of stamps. Subject to Delivery of Stamp documents on next working day.

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 BOMBAY

वर्ष-२५

७७८९ | ९

२०१०

DEED OF CONFIRMATION

This Declaration Cum Deed of Confirmation is made and entered at Mumbai this day of 16th July 2010 is made on solemn affirmation by:-

1. **Shyamsunder Mahaveerprasad Makharia and Madhusudan Mahaveer Prasad Makharia** of Mumbai, Indian Inhabitant and having address at Makharia House, 2nd Floor, 327, Sardar Patel Road, Mumbai – 400 004, herein after referred to as the **"OWNERS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **ONE PART**

2. **M/s. Siroya Construction**, a partnership firm of Builders and Developers and having office at 72 Bajaj Bhavan, Nariman Point, Mumbai – 400 021, through its partners namely, **i) Mr. Shrenik D. Siroya, ii) Mrs. Meena S. Siroya**, herein after referred to as the **"DEVELOPERS"** (which expression shall mean and include the partner/s for the time being of the said firm of **M/s Siroya Construction** and its last surviving partner/s and their heirs, executors, administrators and assigns) of the **OTHER PART.**

The Mahanagar Co-op Bank Ltd. Laibaug Branch, Gr Hiramani Super Market Building, Dr.B.A.Road Laibaug, Mumbai-400 012. D-ST(V)(C)(t) 10.06.86/1943-46

भारत 56126 109089

INDIA NON JUDICIAL SPECIAL ADMISSIVE महाराष्ट्र JUL 16 2010 15:00 R0001-PB5483 SHCIL MUMBAI-1 MAHARASHTRA

WHEREAS :

i. By the Development Agreement dated 2.03.2005 (hereinafter referred to as the **"Agreement"**) annexed hereto as **Exhibit – "A"** and executed between the **OWNERS** (therein referred to as the "**OWNERS**") of One Part and **M/S SIROYA CONSTRUCTION** a partnership firm (therein referred to as the **"DEVELOPERS"**) of the Other Part, the Owners have granted to the Developers development right to the Owners for the development of the immovable property together with the structures and tenements standing thereon bearing Plot No. 52 (formerly numbered as Plot No. 59) , and C.T.S. Nos. 317/317/1 or 317/5 and admeasuring **638.8 sq. mts.** or there about and of Revenue Village Kondivita of Taluka Vile Parle and Registration Sub Registrars office Bandra of District Mumbai, more particularly described in Schedule hereunder written (herein after referred to as "the said property") in favour of the DEVELOPER for and on the terms and conditions incorporated therein.

ii. Pursuant to the Development Agreement dated 2.03.2005 the Owners **Shri Shyamsunder son of Mahaveerprasad Makharia and Shri Madhusudan son of Mahaveer Prasad Makharia** have given Special Power of Attorney dated 25.07.2007 in favour of **Shri Shrenik D. Siroya** to enable the Developers to develop the said property and to act for and on behalf of the Owners herein.

iii. The said Special Power of Attorney dated 25.07.2007 is valid subsisting and in full force and effect. However, the same could not be presented before the Sub-Registrar within the time stipulated under the provisions of the Registration Act, 1908 and as such the same has remained to be registered.

iv. On the said Special Power of Attorney dated 25.07.2007 adjudicated under No. ADJ/A/2804/2010/2421 by the Collector of Stamps, Mumbai, Rs.100/- (One hundred only) was paid under Article 48(g) of Schedule I of the Bombay Stamp Act, 1958 as indicated by Receipt / Challan No.18 and 19 dated 14.07.2010. Accordingly, the Collector of Stamps, Mumbai has certified under Section 41 that proper duty (Rs.100/-) has been paid with penalty of Rs. 200/- in respect of the said Special Power of Attorney dated 25.07.2007.

v. The Parties hereto hereby repeat reiterate adopt and confirm the various terms covenants provided for in the said Special Power of Attorney dated 25.07.2007. To give effect of registration to the Special Power of Attorney dated 25.07.2007, these presents is executed and the original of the said Special Power of Attorney dated 25.07.2007 is annexed hereto:

In witness whereof the parties hereto and hereunto, set and subscribe their respective hands and seals the day and the year first mentioned herein above

SIGNED SEALED AND DELIVERED



By the within named Owners

1. Shyamsunder M. Mathania.

2. Madhusudhan M. Mathania

In presence of

1. Sunil Mishra
2. Sumit Jain

SIGNED SEALED AND DELIVERED

By the within named Developers



Through its partner

1. Shri Shrenik D Siroya

For SIROYA CONSTRUCTION

Shrenik D Siroya

Partner

In presence of

1. Sunil Mishra
2. Sumit Jain

बदर-१५

10119	3
२०१०	

JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST.

मालमत्ता पत्रक

दि. ३१/१०/२००८ ७४३

कॉलीबिटा — न.भू.अ.विलेपार्ले







अर्ज-क्रमांक- ७४३

अ-दाखल तारीख ६/१/२०१० नकलेचा प्रकार.....

नक्कल तयार तारीख ११/१/२०१० नक्कल शुल्क.....

नक्कल देण्याची तारीख ११/१/२०१० बजाव शुल्क.....

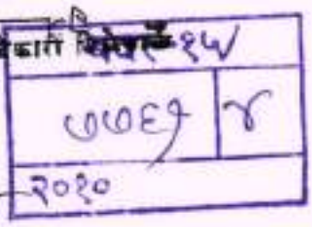
एकूण शुल्क.....

नक्कल तयार करणार.....

नक्कल तपासणार.....

सत्य-प्रतिलिपी

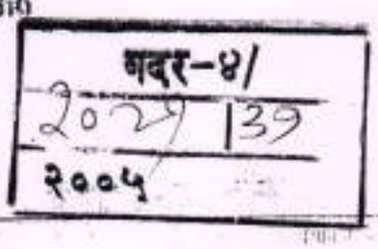
सक्षम भूमापन अधिकारी विलेपार्ले



प्रमाणपत्र

अर्जदार यांच्या अर्जावरून प्रमाणित करण्यात दाखल येथे ३९६.४ चौ. मी. जमिनीचे हद्दीचे खुणा दर्शविणारा नकाशा हा मूळ मिळकत पत्रिकेवर दोलन असलेला खऱ्याचा प्रमाणित असल्याचा खात्री केला.

सक्षम भूमापन अधिकारी
विलेपार्ले



मालमत्ता पत्रक

खेडचा गाव -- कांदीविटा तालुका न.भू.मा.का. -- न.भू.अ.विलेपार्ले

मिळकत नंबर अगर	क्षेत्र चौ.मी.	आकारणी	
३१०९	चौ.मीटर. ३१.९	[C-I] ८	
भोगवटादार	-		
इनामाचा मूळ धारक	राजस्थान का- ऑपरेटीव्ह हौ.सोसा सोसायटी - आदान - खरेदीने.		
एकूण	मि.मा.न. ३१०९ प्रमाणे.		
C.P. ता	-		
एक्स ता	-		
दिनांक	व्यवहार	भोगवटादार	
१३.०८.१९८८	वि.हे.सारा फुटलाइन न.भू.क.३१०९ प्रमाणे	" " "	

न.भू. अधिकारी
मुंबई उपनगर जिल्हा

अर्ज-क्रमांक- ७८३

अर्ज-दाखल तारीख ९५१०.०१... नकलेचा प्रकार.... नॉ.पी - २

नक्कल तयार तारीख ११.१.०१... नक्कल शुल्क.. ४०.००

नक्कल दिल्याची तारीख ९२१०.०१ कागद शुल्क... २.००

नकलेस तयार झाल्याचा दिनांक..... एकूण शुल्क.. ४२.००

नकलेस तपासणीस.....

सत्य-प्रतिलिपी

सहा. भूमापन अधिकारी विलेपार्ले

प्रमाणपत्र

मिळकतीं पंक्तिबद्दचा प्रमाणित प्रतीवर दाखल क्षेत्र ३१.०९ चौ. मी. अक्षरी एकतीस पूर्णांक नऊ दशांश चौ.मी. हे मूळ मिळकतीं पंक्तिबद्दचे दाखल असलेल्या क्षेत्राच्या मेळतात असल्याची खात्री केली.

सहा. भूमापन अधिकारी
विलेपार्ले

बदर-१५	
७८९	५
२०१०	

बदर-४/	
२०२१	३०
२००५	

दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

दस्तक्रमांक व वर्ष: 2021/2005

Wednesday, March 02, 2005

5:54:51 PM

सूची क्र. दोन INDEX NO. II

गावाचे नाव : कोडीविटा

(1) विलेखाचा प्रकार, मोबदल्याचे रु व बाजारभाव (भाडेपटट्याच्या बाबतीत पटटाकार आकारणी देतो की पटटेदार ते नमूद करावे) करारनामा किंवा त्याचे अभिलेख किंवा करार संक्षेपलेख

मोबदला रु. 7,080,000.00

बा.भा. रु. 5,844,000.00

(2) भू-मापन, पोटहिस्सा व घरक्रमांक (असल्यास) (1) वर्णन: प्लॉट नं. 52 (पुर्वीचा59), सी टी एस नं. 317, 317/1 ते 317/5, क्षेत्र 638.8 चौ मी जमीन व बांधकाम

(3)क्षेत्रफळ (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) श्यामसुंदर महावीर प्रसाद मखारीया - -; घर/फ्लॅट नं: -; गल्ली/रस्ता: सुंदर पटेल रोड ; इमारतीचे नाव: मखारीया हाऊस ; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: 4; पॅन नम्बर: -.
(2) मधुसुदन महावीर प्रसाद मखारीया - -; घर/फ्लॅट नं: वरीलप्रमाणे ; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; 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) सिरोया कन्स्ट्रक्शन चे भागीदार श्रेणीक सिरोया - -; घर/फ्लॅट नं: 72; गल्ली/रस्ता: -; इमारतीचे नाव: बजाज भवन ; इमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: नरीमन पॉईन्ट ;पिन: 21; पॅन नम्बर: -.

(7) दिनांक करून दिल्याचा 01/03/2005

(8) नोंदणीचा 02/03/2005

(9) अनुक्रमांक, खंड व पृष्ठ 2021 /2005

(10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 70800.00

(11) बाजारभावाप्रमाणे नोंदणी रु 30000.00

(12) शेरा

SUB-REGISTRAR ANDHERI NO. 1 ... SUBURBAN DIST., BANDRA

बदर-१५/

७७८१	९
२०१०	

SARITA REPORTS VERSION 5.2.7

Designed & developed by C-DAC, Pune

मालमत्ता पत्रक

मुद्रांक शुल्क -- कॉंदीविटा तालुका न.भू.मा.का. -- न.भू.अ.विलेपार्ले







अर्ज-क्रमांक- ७८३

अर्ज-दाखल तारीख. २५.१.०२ नकलेचा प्रकार. नोंदी २

नकल तयार तारीख. १११०८७ नकल शुल्क. ४०-००

मालमत्ता दिल्याची तारीख २५१०८७ तलाठी शुल्क. २-००

नकल तयार करणार..... पृष्ठ शुल्क. ५२-००

नकलेचे परीक्षक....

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी विलेपार्ले

प्रमाणपत्र

मिळकत पत्रिकेच्या प्रमाणित प्रतीचा दाखला शेष ५१-३-

की. मी. ...रुपये एकशेएक्का... पैसे ५० दहा मी.

हे मूळ मिळकत पत्रिकेचे बरोबर असलेचा शेरा देवून

मिळकत अभिलेखी जोडी केली.

नगर भूमापन अधिकारी
विलेपार्ले

बदर-१५	
७७८९	७
२०१०	

बदर-४/
२०२९ | १२८
२००५

मालमत्ता पत्रक



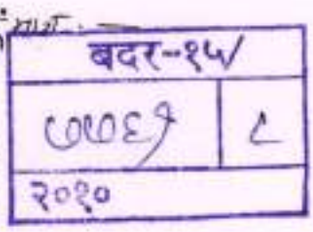


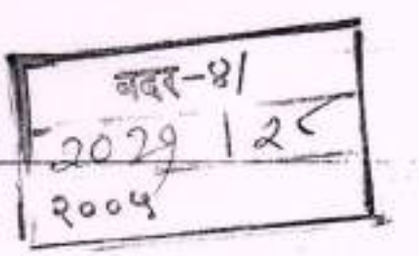


सत्य-प्रतिलिपी

नगर भूमापन अधिकारी विलेपार्ले

प्रमाणपत्र





मालमत्ता पत्रक



कार्यालय नाव -- कॉदीविटा मूल्यांकन क्र.भू.अ.विलेपार्ले

	चौ.मीटर	[C-1]	



अर्ज-क्रमांक- ७४१

अर्ज-दाखल तारीख. ६/१०/०२ नकलेचा प्रकार. नोंदी २

नकल तयार तारीख. १११०/०२ नकलेचा शुल्क. ८-००

नकल दिल्याची तारीख. १२/१०/०२ कोरा कागद शुल्क. २-००

नकल संबंधी करणार. एकूण शुल्क. १२-००

नकल तपासणार.

सत्य-प्रतिलिपी

सह दुय्यम निबंधक अंधेरी



प्रमाणपत्र

मालकत पत्रिकेच्या प्रमाणित [illegible] ६५.३

चौ. मी. [illegible]

[illegible]

सहाय्यक भूमापन अधिकारी
अंधेरी

बदर-१५/	
७७६१	e
२०१०	

बदर-४/
2027 |२७
२००५

मालमत्ता पत्रक







अर्ज-क्रमांक- ७४३

अर्ज-दाखल तारीख ६/१०/०८ सकलेषा प्रकार नो दी

सक्षम प्राधिकारी तारीख १९/१०/०८ सकाल शुल्क ४०-००

सक्षम विभागी तारीख २१/१०/०८ दस्तर शुल्क २००

रुपये सक्षम प्राधिकारी एकूण शुल्क २४०-००

सक्षम प्राधिकारी

सत्य-प्रतिलिपी

नगर भूमापन अधिकारी विलेपार्ले

प्रमाणपत्र

बदर-१५

७७६१ | १०

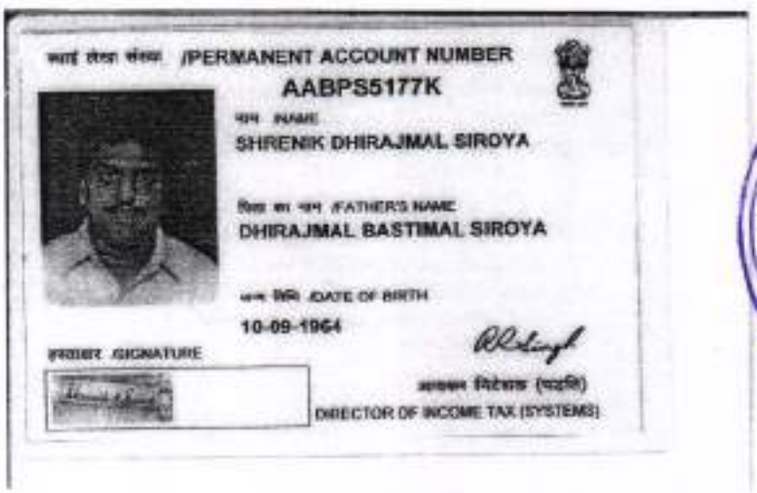
२०१०

नगर भूमापन अधिकारी
अंधेरी

बदर-४/

२०२१ | २८

२००५



स्थायी लेखा संख्या /PERMANENT ACCOUNT NUMBER

AABPS5177K

नाम NAME

SHRENIK DHIRAJMAL SIROYA

पिता का नाम /FATHER'S NAME

DHIRAJMAL BASTIMAL SIROYA

जन्म तिथि /DATE OF BIRTH

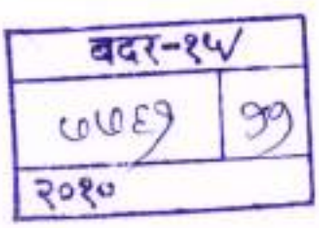
10-09-1964

हस्ताक्षर /SIGNATURE

आयकर निदेशक (पद्धति)

DIRECTOR OF INCOME TAX (SYSTEMS)





witness 1.



witness 2





बदर-१५/२५	
७७६१	११
२०१०	

वदर15
दस्त क्र 7761/2010

17/07/2010 दुय्यम निबंधक:
2:53:14 pm सह दु.नि.का-अंधेरी 4

दस्त गोषवारा भाग-1

दस्त क्रमांक : 7761/2010
दस्ताचा प्रकार : मान्यता पत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: श्यामसुंदर महाविरप्रसाद मखारिया - - पत्ता: घर/फ्लॅट नं: माखारिया हाऊस , 2 रा मजला , 327 सरकार पटेल रोड नं 04- गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेठ/वसाहत: - शहर	लिहून देणार वय - सही		
2	नाव: मधुसूदन महाविरप्रसाद मखारिया - - पत्ता: घर/फ्लॅट नं: माखारिया हाऊस , 2 रा मजला , 327 सरकार पटेल रोड नं 04- गल्ली/रस्ता: - ईमारतीचे नाव: -* ईमारत नं: -- पेठ/वसाहत: - शहर/ग	लिहून देणार वय - सही		
3	नाव: मे/- सीरोया कन्ट्रक्शन चे भागीदार श्रेणिक सिरोया - - - पत्ता: घर/फ्लॅट नं: 72बजाज भवन , मु 21 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: -- पेठ/वसाहत: - शहर/गाव:- तालुका: - पिन: -	लिहून घेणार वय - सही		

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST.

बदर-१५/	
७७०९	९२
२०१०	

दस्त गोषवारा भाग - 2

बदर15
दस्त क्रमांक (7761/2010)

दस्त क्र. [बदर15-7761-2010] चा गोषवारा
बाजार मुल्य :1 मोबदला 0 भरलेले मुद्रांक शुल्क : 100

दस्त हजर केल्याचा दिनांक :17/07/2010 02:48 PM
निष्पादनाचा दिनांक : 16/07/2010
दस्त हजर करणा-याची सही :

दस्ताचा प्रकार :25) मान्यता पत्र
शिक्का क्र. 1 ची वेळ : (सादरीकरण) 17/07/2010 02:48 PM
शिक्का क्र. 2 ची वेळ : (फी) 17/07/2010 02:51 PM
शिक्का क्र. 3 ची वेळ : (कबुली) 17/07/2010 02:53 PM
शिक्का क्र. 4 ची वेळ : (ओळख) 17/07/2010 02:53 PM

दस्त नोंद केल्याचा दिनांक : 17/07/2010 02:53 PM

ओळख :
खालील इसम असे निवेदीत करतात की, ते दस्तऐवज करुन देणा-यांना व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात.
1) सुमित जैन -- - ,घर/फ्लॅट नं: 101, किंगस्टन टॉवर मु 33
गल्ली/रस्ता: -
ईमारतीचे नावः --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -
2) एस के मिश्रा -- - ,घर/फ्लॅट नं: -
गल्ली/रस्ता: -
ईमारतीचे नावः --
ईमारत नं: -
पेठ/वसाहत: -
शहर/गावः-
तालुका: -
पिन: -





दु. निबंधकाची सही
सह दु.नि.का-अंधेरी 4

पावती क्र.:7764 दिनांक:17/07/2010
पावतीचे वर्णन
नांव: श्यामसुंदर महावीरप्रसाद मखारिया - -

100 :नोंदणी फी
480 :नक्कल (अ. 11(1)), पृष्टांकनाची नक्कल (आ. 11(2)), रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

580: एकूण

दु. निबंधकाची सही, सह दु.नि.का-अंधेरी 4

बदर-१५/
७७६७ 93
२०१०

प्रमाणित करणेत येते की, या दस्तामध्ये एकूण....२३....पाने आहेत

सह. दुय्यम निबंधक अंधेरी क्र.४
मुंबई उपनगर जिल्हा

सहपत्र नोंदण्यात आले नाही.

बदर-१५/ ७७६७ /२०१०
पुस्तक क्रमांक १, क्रमांक ७७६७ वर नोंदला.
दिनांक : १७/७/१०

सह दुय्यम निबंधक, अंधेरी क्र. ४,
मुंबई उपनगर जिल्हा

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५ / म-१, दि. २४/३/२०००.
२) नो.म.नि.व मु.नि..पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051

09/07/2010 D 064734

SHRENIK SIRON

RECEIPT FOR PAYMENT TO GOVERNMENT **NOT TRANSFERABLE**

103-(II) Counter No. : 1

Receipt No.: Receipt Date :

Received From :

On Account of :

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
Cash				100.00	

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 MUMBAI SUBURBAN DIST., BANDRA.

सूचनापत्र
अपिनिर्णया करिता सादर केलेल्या प्रकरणासदभात
पुढील चौकशी दि. 9/8/10 रोजी दुपारी 3.00 ते 5.30
या वेळेत करावी.

ADJ/A/2804/2010

मुद्रांक जिल्हाधिकारी, अंधेरी
करिता

Case No.:

Lot Date : Lot Date : Total D.O.:

15 JUL 2010 DELIVERED

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
			खदर-१५ ७७६९ २०१०	९८
	100.00	One Hundred	Only	-
			Total :	

15 JUL 2010 DELIVERED

Rs.: Rupees :

मुद्रांक जिल्हाधिकारी ★COLLECTOR OF STAMPS ANDHERI अंधेरी

Cashier / Accountant Signature / Designation

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५ / मु-१, दि. २४/३/२०००.
२) मी.म.नि.व मु.नि.,पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३११, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051.

D 064941

RECEIPT FOR PAYMENT TO GOVERNMENT — **NOT TRANSFERABLE**

Receipt No.: 19 — Receipt Date : 14/07/2010

Received From : SHRENIK SHETH

On Account of : 103-(I) MMRDA Counter No.: 2

Mode of Payment	DD/PO/Cheque/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	94618	14/07/2010	0		200.00

Bank Name : UNITED BANK OF INDIA (UNI)
Branch Name : BANDRA KALANAGAR (BNK)

DELIVERED 15 JUL 2010

Case No.: ADJ/A/2804/2010

Lot Date : Lot Date : Total D.O.:

Sr. No	Description of Stamps / Franking	Quantity	Denomination	Amount (In Rs.)
			वदर-१५ ७७६९ ९५ २०१०	
				Total :

DELIVERED 15 JUL 2010

200.00 Two Hundred Only

Rs.: Rupees :

COLLECTOR OF STAMPS ANDHERI

Cashier / Accountant — Signature / Designation

१) शासन परिपत्रक क्रमांक.२०००/१४/प्र.क्र.२५ / म-१, दि. २४/३/२०००.
२) नो.म.नि.व मु.नि.,पुणे यांचे पत्र क्र.का-३/ संगणक/ मुद्रांक पावती दुरुस्ती /०६/३१९, दि.४/१०/२००६.

Head Office : GENERAL STAMP OFFICE, TOWN HALL, FORT, MUMBAI - 400 001.
Office.: COLLECTOR OF STAMP (ANDHERI), M.M.R.D.A. BUILDING, 1ST FLOOR,
BANDRA-KURLA COMPLEX, BANDRA(E), MUMBAI -400 051.

D 064940

RECEIPT FOR PAYMENT TO GOVERNMENT — **NOT TRANSFERABLE**

Receipt No.: 18 — Receipt Date : 14/07/2010

Received From : SHRENIK SIROYA

On Account of : 103-(III) — MMRDA Counter No.: 2

Mode of Payment	DD/PO/CHQ/ RBI-Challan No	Date	Bank Name & Branch	Area Code	Amount (In Rs)
PO	94617	14/07/2010	0		100.00

Bank Name : UNITED BANK OF INDIA (UNI)
Branch Name : BANDRA KALANAGAR (BNK)

Case No.: ADJ/A/2804/2010

Lot Date : Lot Date — Total D.O.:

15 JUL 2010 DELIVERED

Sr. No	Description of Stamp / Franking	Quantity	Denomination	Amount (In Rs.)

15 JUL 2010 DELIVERED

वदर-१५/ ७७६१ | १६ | २०१०

Total :

Rs.: 100.00 — Rupees : One Hundred Only

COLLECTOR OF STAMPS ANDHERI

Cashier / Accountant — Signature / Designation

भारतीय गैर न्यायिक

एक सौ रुपये

Rs. 100

रु. 100

ONE HUNDRED RUPEES

सत्यमेव जयते

भारत INDIA

INDIA NON JUDICIAL

महाराष्ट्र MAHARASHTRA

AR 183398

General Stamp Office, Mumbai
L. S. V. No. 89-
10 JUL 2007
Proper Officer

दि. महाराष्ट्र मंत्रालय अॅन्ड अलाईड ऑफिसर्स को. ऑप. बँक लि., मंत्रालय, मुंबई ४०० ०३२
एस. एस. डी. क्रमांक :- ६१४
क्रमांक :- 340 दिनांक :- 25 JUL 2007
प्रतिवादी चालालय (किल्ला कोर्ट)
सबंधी/श्री./श्रीमती Shrenik D. Sinoya
यांचा मालेतर मुद्रांक रु _____ या
विक्रला.

Smt. P.S. Kambli

COLLECTOR OF STAMPS MUMBAI

साक्षी विजय सलादडे

सहपत्र नोंदण्यात आले नाही.

SPECIAL POWER OF ATTORNEY

We (1) Shyamsunder S/o. Late Shri Mahaveer Prasad Makharia and (2) Madhusudan S/o. Late Shri Mahaveer Prasad Makharia, both of Mumbai, Indian Inhabitants, having their common address at Makharia House, 2nd floor, 327, Sardar Patel Road, Mumbai 400 004 do hereby SEND GREETINGS:

THE REGISTRAR OF JOINT STOCK COMPANIES & REGISTRAR OF NEWSPAPERS MUMBAI SUBURBAN DIST. BANDRA

बांद्रा-१५/
७७६७ | ३००
२०१०

WHEREAS:-

(a) We are the Owners of immovable property bearing Plot No. 52 (formerly numbered as Plot No. 59) bearing CTS Nos.

2421

Certificate u/s. 41 of the Bombay Stamp Act, 1958.

No. Adj. /A /2804 /2010

Office of the Collector of Stamps

Dated 07 /07 /2010

Received from Shri Shrenik Sixaya

resident of Andheri

Insufficient Stamp duty of Rs. (100/-) One Hundred Only

vide challan No. 12,13 dated 14/07/2010

chargeable under article 48(2)

of schedule 1 of Bombay Stamp Act, 1958

Certified under Section 41 of the Bombay Stamp Act, 1958 that the proper duty of Rs. (100/-) One Hundred only

and penalty Rs. (200/-) Two Hundred Only

under article 48(2) of schedule 1 have been paid in respect of this Instrument.

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

Place Andheri

Date

15 JUL 2010

Collector of Stamps
Andheri

THE SEAL OF THE JOINT SUB-REGISTRAR ANDHERI NO. 4 TO 8 MUMBAI SUBURBAN DIST.

बदर-१५/
७७८९ | १५
२०१०

317, 317/1 to 317/5 admeasuring about 638.8 sq.mts. situated at J. B. Nagar, Andheri Kurla Road, Andheri (East), Mumbai and more particularly described in the **Schedule** hereunder written and hereinafter referred to as **"the said property"**.

(b) By the registered Development Agreement dated 2-3-2005 (registered u/s. No. BDR 4 – 02021/2005 and Supplementary agreement dated we have granted the development rights in respect of the said property to the M/s. Siroya Construction (hereinafter referred to as "the said Developers") upon the terms and conditions contained therein.

(c] By the aforesaid Agreement, we have authorized the Developers to develop the aforesaid property on the terms and conditions such as, that the Developers in lieu of the development rights provide us 1770 sq. ft. super built up of residential/commercial area + 20% of the Parking area + existing area of covered garage i.e. 175 sq. ft. carpet area on ownership basis and that in the event the F.S.I. available on the said plot of land is increased alongwith T.D.R., which would entitle the Developers any F.S.I. beyond 1 (One) and T.D.R. loading beyond 1 (One), the additional FSI constructed shall be shared equally between us and the Developers subject to payment of cost of construction of the additional F.S.I. and purchase price of the T.D.R. beyond 1 (One) on Actual Basis.

(d) To enable the said M/s. Siroya Construction to develop the said property, we are executing the present limited Power of Attorney in favour of **Mr. Shrenik Siroya, the partner of the said Developers** to act for and on our behalf and in our name to do all acts and things.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that we (1) Shyamsunder S/o. Late Shri Mahaveer Prasad Makharia and (2) Madhusudan S/o. Late Shri Mahaveer Prasad Makharia nominate, constitute and appoint **Mr. Shrenik Siroya, partner of M/s. Siroya Construction**, the Developers of the said property, as our true and lawful Attorney to act for us and in our name and do necessary acts, deeds, things and matters in connection with Development of the said property

more particularly described in the Schedule hereunder written that is to say:-

1. To do lawful acts, deeds, matters and things pertaining to the development of the said property as our Attorney may deem fit and proper and to keep the owners informed about the development of the property in writing.

2. To deal and correspond with the Municipal Corporation of Greater Bombay, Mumbai Metropolitan Region and Development Authority (MMRDA), Mumbai Housing and Area Development Authority (MHADA) and all other officers and local authorities and/or the State Government and/or Central Government and its Departments in respect of the said property and the general development thereof and in particular the following viz.

(a) To apply for and obtain sanction of building plans or the revalidation and/or revision of the plans sanctioned or to be sanctioned, with alterations and additions, as the Attorney may desire.

(b) To apply for and obtain commencement certificate and/or occupation certificate and/or completion certificate and/or all other relevant certificates for commencing and completing the construction of the said property in all aspects.

(c) To deal with and correspond with the Assessment Department of the Municipal Corporation of Greater Mumbai, in connection with the assessment of the said property and fixation of ratable value.

3. To sign all applications, forms, papers, undertakings, indemnities, authorities terms and conditions etc. as well as pay all fees, deposits and other amounts under whatsoever head to any of such authorities and to receive back the same and pass valid receipts and to take and give oral and written statements before any such authorities, as may from time to time be required by the authorities concerned.

4. To deal with and correspond with the B.S.E.S. Undertaking and/or any other electric supply Companies and/or other authorities and/or officers for obtaining electric connections, electric power to the Premises namely flats/shops/garages/offices/parking etc. (including making or putting up a sub-station) for and/or in respect of or relating to the Building now standing and/or to be constructed on the said property and for that purpose to sign all letters, applications, undertakings,

indemnities, terms and conditions etc., as may be required by the authorities concerned.

5. To do all acts, deeds and things (i) to obtain NOC, Consents, Permissions, Sanction of Plans, I.O.D., C. C. and all other applicable sanctions from all the Government and Semi Government Authorities including MMRDA, MHADA, BMC etc. as also to deal with Shree Rajasthan Co-operative Housing Society Ltd., and (ii) to commence, carry on and complete the effective development/re-development of the said property.

6. To apply for and obtain and receive refund of moneys paid and/or deposit or which may be deposited with the relevant authorities/corporation and to sign receipt for the purpose.

7. To appoint Architects, R.C.C. Specialists, Engineers and other professionals as may from time to time be found necessary to carry out and/or implement any of the provisions herein contained and to substitute them or any of them.

8. To negotiate with the tenants in the building for the purpose of vacating the premises in their use and occupation by giving them alternative accommodation either in the said property, excluding covered garage and elsewhere and to sign and execute necessary agreements and/or writings in that behalf and if required to register the same with any competent authority. However the Developers shall not transfer any tenancies in the building.

9. To enter upon the said property for the purpose of commencing continuing and completing the construction activities on the said property, as Owners nominee.

10. To purchase and load TDR/DRC on the said property to the fullest extent and to construct the building with maximum permissible extent.

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11. To demolish, pull down, construct, reconstruct, repair, improve upon or otherwise develop the said property or any part or portion thereof in accordance with the prevailing rules and regulations in such manner as Attorneys may deem fit and keep the owners of the property well informed.

12. To sell and dispose of the flats, offices/shops parking spaces and/or any other premises that may be constructed on the said Property

on Ownership basis at the price or for the amount that the said Attorneys may think fit and proper but not before allotting the Owners & existing Tenants on ownership basis in the newly constructed premises under any circumstances.

13. To take all necessary steps for the registration of the co-operative society of the flat owners and other premises purchasers and for that purpose to sign and execute all necessary applications, papers and writings and represent any person before the Registrar, Co-operative Societies as and when required to do so.

14. To lodge all the documents, except conveyance Deed writings etc referred hereinabove and/or generally in respect of the said flat sold, for registration as may be required from time to time before the concerned Sub-Registrar of Assurances and to admit execution thereof.

15. We further clarify as under:—

(a) That the entire development of the said property will be done by the said Developers at their own cost, risk and expenses without creating any financial burden and/or any kind of responsibilities upon us; and

(b) That the said Developers have agreed to indemnify us against all proceedings, claims, expenses and liabilities whatsoever which may arise upon us by virtue of the acts of Attorneys under the present Power of Attorney.

16. This Power of Attorney is valid for Thirty Six months from date of the Owners regularizing all the tenants.

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THE SCHEDULE ABOVE REFERRED TO:-

("the said property")

Immovable property being Plot No.52, (formerly numbered as Plot No.59) bearing CTS Nos. 317/317/1 to 317/5 admeasuring 638.8 sq.mts. situated at Rajasthan Co-operative Housing Society Ltd., J. B. Nagar, Andheri Kurla Road, Andheri (East), Mumbai, Taluka Vile Parle, Village-Kondivita and assessed by Municipal Corporation under K-Ward, Street No. 11852(6) together with structure thereon.

IN WITNESS WHEREOF we have hereunto set our respective hands at 21st this 31st day of July 2007.

SIGNED AND DELIVERED by the)
Withinnamed (1) Shri Shyamsunder)
S/o. Late Shri Mahaveer Prasad)
Makharia

and

(2) Shri Madhusudan)
S/o. Late Shri Mahaveer Prasad)
Makharia

Before me;

Identified by me;

Advocate



Shyamsunder S/o. Late
Shri Mahaveer Prasad Makharia SIGNATURE THUMB IMPRESSIONS



Madhusudan S/o. Late
Shri Mahaveer Prasad Makharia SIGNATURE THUMB IMPRESSIONS



For SIROYA CONSTRUCTION

Partner

Mr. Shrenik Siroya SIGNATURE THUMB IMPRESSIONS
(I ACCEPT)

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