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01/08

BEFORE THE HON'BLE JUSTICE (RETD.)

R. M. LODHA COMMITTEE

APPLICATION NO. OF 2016

IN THE MATTER OF PACL LTD.

AND

IN THE MATTER OF REGISTERING
CLAIM AGAINST PACL LTD.

AND

IN THE MATTER OF PROPERTY
BEARING CTS. NO. 39 B,
ADMEASURING 2386.7 Sq. MTRS.,
SITUATED AT JUHU VILE PARLE
DEVELOPMENT SCHEME AT
MUMBAI SUBURBAN DISTRICT,
VILLAGE: JUHU, VILE PARLE
(WEST), MUMBAI- 400 049.

MR. SAFDAR ALI SAFAR ALI SHAIKH)
Adult, Indian Inhabitant, Muslim,)
Residing at: C. T.S. No. 39 B, Near IMA Club,)
Military Road, Juhu Scheme, Mumbai- 400 049.)Applicant/Claimant

TO,

THE HON'BLE JUSTICE (RETD.) R. M. LODHA COMMITTEE

THE HUMBLE APPLICATION OF
THE APPLICANT ABOVE NAMED.

MOST RESPECTFULLY SHEWETH:

1. I am a citizen and national of India residing at the address mentioned above. I am filing the present application to register my claim against PACL Ltd. against the property bearing CTS No. 39 B, admeasuring 2386.7 sq. mtrs., situated at Juhu Vile Parle Development Scheme at Mumbai Suburban

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District, Village: Juhu, Vile Parle (West), Mumbai- 400 049, (hereinafter to be called and to be referred to as "The said Property").

2. I state that, my claim is in respect of area admeasuring 5,000 sq. ft. saleable area of the said property for which PACL LTD. had executed an agreement being Memorandum of Understanding dated 18th February 2013, which was to have effect within 24 months within which the said property was to be developed.

3. The facts in brief of my claim are as under:

I state that, one Mohammad Mahmood Ajiz Khan was in peaceful occupation and possession of 13000 sq. ft out of the said property prior to 1965. Later on when Mohammad Mahmood Ajiz Khan expired his only son Mohammad Mustaqin Khan continued the possession of his father on the said property to the extent of 13000 sq. ft. That, in the year 2006 the said Mohammad Mustaqin Khan by a Power of Attorney dated 09th March 2006 appointed (1) Mr. Samir Salim Baig and (2) Mr. Rakesh Bholaram Sharma as his true lawful attorneys to look after his property being 13000 sq. ft. in the said property and also handed over him possession of the said property. I state that, later on by a further Power of Attorney dated 02nd February 2010 said (1) Mr. Samir Salim Baig and (2) Mr. Rakesh Bholaram Sharma executed a Power of Attorney as per their powers in power of attorney of 2006 and appointed me i.e. SAFDAR ALI SAFAR ALI SHAIKH as lawful attorney to look after and deal in all manner with the said property, simultaneously the possession of the said property was handed over to the applicant herein. Hereto annexed and Marked as EXHIBIT "A" is a true copy of the Power of Attorney dated 09th March 2006 and EXHIBIT "B" is a true copy of Power of Attorney dated 02nd February 2010 and EXHIBIT "C" is the documents establishing the possession of said Mohammad.

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4. I state that, pursuant the above documents I occupied the possession over the said property to the extent of 13000 sq. ft since 2010 and thereafter have several documents to establish my possession over the said part of the said property till date. Hereto annexed and Marked as EXHIBIT "D-colly" are the true copies of the said documents being electricity bill, Gumasta License, BMC Tax Receipt and some other documents.

5. I state that, thereafter, without disturbing the applicant as against his rights the original owner of the said property sold the said property on "As is where is basis" to PACL Ltd. by a deed of Conveyance 30th July 2010, wherein claim of the Mohammad Mahmood Ajiz Khan was specifically mentioned, which continued to be exercised by me on the date of conveyance.

6. I state that, prior to the above conveyance, the representative of PACL Ltd. Mr. Shahnawaz Suleman Shaeikh started negotiation with me to settle my rights over the said property and in view thereof we initially entered into a formal writing dated 18th July 2010, wherein PACL Ltd. Agreed to pay us a total Lump Sump amount of Rs. 2,75,00,000/- towards surrender of the said property in their favour, whereas, the same being pre discussion was formal negotiation without any further commitment as at that point of time PACL Ltd. had not purchased the said property. Hereto annexed and Marked as EXHIBIT "E" is a true copy of the said agreement dated 18th July 2010.

7. I state that, thereafter, when the PACL Ltd. purchased the said property and asked us to enter into settlement we refused his offer we came to know that the price offered by PACL is very less as compared to what he is paying to other occupants. That, during that further negotiations it was

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decided mutually that, in addition to what was agreed in the agreement dated 18th July 2010 PACL will additionally provide me an area admeasuring 5000 sq. ft. out of the said property in the building which will be constructed on the said property, it was further represented by PACL Ltd. that settlement in the suit shall be only to the extent of monetary value and for the constructed are they will enter into a different agreement with me and unless same is implemented I shall retain the possession thereof to the extent of 13000 sq. ft. and further it was mutually decided between us i.e. (1) Mohammad Mustaqin Khan (2) Mr. Samir Salim Baig, (3) Mr. Rakesh Bholaram Sharma and myself that, the monetary part will be retained by the three of them and saleable area will directly go to my share. EXHIBIT "F" is a copy of MOU dated 18.02.2013.

8. I state that, in view of the said MOU dated 18.02.2013 and apart from all the prior negotiations and settlement I am entitle to an area admeasuring 5000 sq. fts out of the said property and therefore I am lodging my claim to the extent of the said area on the said property which is also in my possession in excess to what I am entitle for and presently I am possessing an area admeasuring about 13000 sq. ft out of the said property.

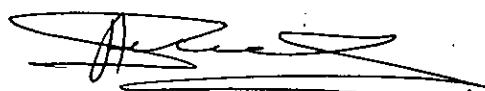
9. I further state that, looking into my interest and bonafide claim against PACL Ltd., this Hon'ble Committee is requested to lodge my claim and to consider the same in larger interest to protect my bonafide claim. I further state that, as I have certain rights over the said property and also I am occupying the said property, I hereby give my consent for purchase of the said property at a reasonable rate which may be offered by the Hon'ble Committee.

10. In view of above I request the Hon'ble Committee to register my claim
and consider the same as prayed above.

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I shall be obliged.

Sincerely



(SAFDAR ALI SAFAR ALI SHAIKH)

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MARASHTRA

N 439748



NO.

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दिनांक

महोदय/श्री/श्रीमती ... मोहोदय ... Mustakim Khan

केस नं. 3389 of 05

हस्ताक्षर

City Sessions Court, Bombay
Civil Division at
D. Court (Goregaon)

GENERAL POWER OF ATTORNEY



TO ALL TO WHOM THESE PRESENTS SHALL COME,
THAT I, SHRI MOHAMMED MUSTAKIM KHAN S/O SHRI
MOHAMMED MAHMOOD KHAN, aged about 53 years, Muslim,
adult, Indian Inhabitant of Mumbai, residing at Plot No. 39-B, Military
Road, Juhu Gaothan, Near M. I. A. Club, Juhu, Vile Parle West, Mumbai-
400 049, SEND GREETINGS:-

[Signature]

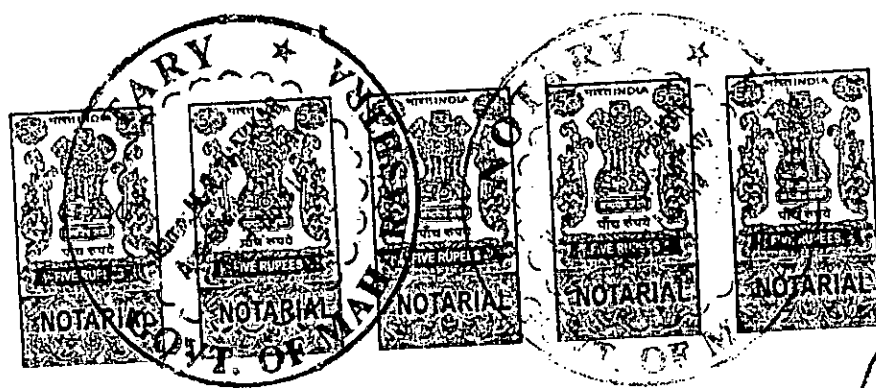
WHEREAS I am in use, occupation and possession of Piece and
Parcel of Land with Structures standing thereon admeasuring about 13

[Signature] *[Signature]*

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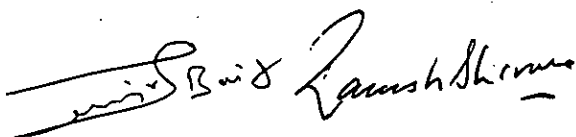
Gunthas, equivalent to 1315.74 Sq. Meters i.e. 14,157 Sq. Ft., along with structures standing thereon bearing Survey No. 70 Part, C.T.S. No. 39-B, situated at Juhu Gaothan, Military Road, Juhu, Vile Parle (West), Mumbai 400 049, and the said property has been acquired by my Late Father Shri Mohammed Mahmood Khan and his name has been shown as the Kabjedar, since so many years and after demise of my father I am in use, occupation and possession of the said property, hereinafter for the sake of brevity referred to as **"THE SAID PROPERTY"** more particularly described in the schedule herein under written.



AND WHEREAS because of the nature of transaction involved in my preoccupation as I am aged and ill health, therefore I am desirous of appointing (1) **Shri SAMIR S/O SALIM BAIG**, aged about 22 years, Muslim, Adult, Indian Inhabitant of Mumbai, residing at Baig Manzil, Opp. Wazida House, Gulmohar Cross Road No. 7, Andheri (West), Mumbai 400057, and (2) **Shri RAKESH BHOLARAM SHARMA**, aged about 33 years, Hindu, Adult, Indian Inhabitant of Mumbai, residing at Pooja, S-8, 11th Road, Kapol Co-operative Housing Society Ltd., J.V.P.D. Scheme, Mumbai 400 049, as my true and lawful Constituted Attorneys of the said Property to do all the Acts, Deeds, Matters and Things required to be done in respect of the said Property or any part thereof and to take legal actions and to take possession as where able to follow up the same.



NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, **Shri MOHAMMED MUSTAKIM KHAN S/O Shri MOHAMMED MAHMOOD KHAN**, do hereby appoint, nominate and



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constitute to said (1) **Shri SAMIR SALIM BAIG** & (2) **Shri RAKESH BHOLARAM SHARMA**, as our true and constituted Attorneys of the said Property (hereinafter for the sake of brevity referred to as the **SAID ATTORNEYS**) to do any of the following Acts, Deeds, Matters and things appearing hereinafter viz.

1. To take the vacant, peaceful and physical possession of the said Property the piece and parcel of Land with Structures standing thereon admeasuring about 13 Gunthas, equivalent to 1315.74 Sq. meters i.e. 14,157 Sq. Feet., along with structures standing thereon bearing Survey No. 70 (Part), C.T.S. No. 39-B, situated at Juhu Gaothan, Military Road, Juhu, Vile Parle (West), Mumbai 400 049, more particularly described in the schedule herein under written.
2. To give instructions on my behalf and/or on behalf of the said Property to draft the Notices, replies and/or rejoinders to such notices to draft plaint, written statement and all Affidavits as may be require in the matter and other inter locutory proceedings for the interim and/or ad-interim orders and relief.
3. To institute, commence and prosecute and/or defend in all Court either Civil, Criminal or Revenue or Co-operative Courts or whether in its original side or in its Appellate side and/or any proceedings.



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[Handwritten signature] Rakesh Sharma

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4. To sign, declare, re-declare, verify and affirm all the complaints, written Statements, Applications, Petitions, Affidavits, Memorandum of Appeal and/or all other proceedings, documents, including Vakalatnama etc., on my behalf and/or on behalf of the said Property and to appear before any Judge, Magistrate, Officers, Empowered by the Law to bear the suit and appeal and the other proceedings and also before any society or any to amend the Complaint, Written Statements and/or any other proceedings as may be necessary from time to time.
5. To accept on my behalf and/or on behalf of the said Property, notices or services or writ of Summons and/or other legal process that may be served upon the said Property and to get the aforesaid process viz. Writ Summons, Letter of Request, Rule Nisi and/or any other legal process issued lodged and served upon such person or body corporate at any time hereinafter in respect of said Property.
6. To apply before the Sheriff of Mumbai and/or the concerned authority in that behalf for service of aforesaid process through the bailiff and/or special bailiff and to accompany the bailiff and/or special bailiff appointed for the service of the same to pay the necessary charges for the same at the said Attorneys shall think fit and proper and also to sign affirm, and file the Affidavit of Service providing the service of legal process and/or proceedings as and when necessary and also to serve the process



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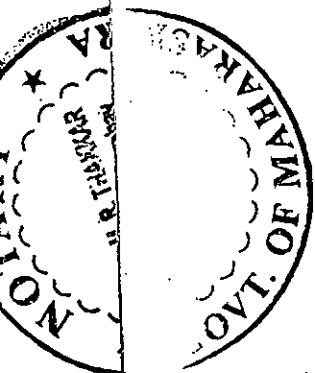
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by Registered Post and Acknowledgement due and/or substitute service and/or by such other more provided in the Code of Civil Procedure, 1908.

7. To compromise, settle, compound or withdraw the case and to submit the judgments and the orders of the Hon'ble Court and/or to refer case to the Arbitrators and to sign the consent terms and other agreeable orders as the said Attorneys may think fit and proper.
8. To represent on my behalf and/or on behalf of the said Property and to stand in the witness box for evidence or for such other purposes as the said Attorneys may think fit and proper.
9. To apply for and to obtain the refund of Court fees and/or institution fees and/or claims, compensation or other moneys due and payable to as may be necessary and as the said Attorneys may deem fit and proper.
10. To apply to the Hon'ble Court and/or its departments and/or the officers for the certified copy of Roznama, Minutes of Orders, injunction orders, Drawn up orders, Judgments, Decree and/or such other papers and/or proceedings that may be required from time to time.



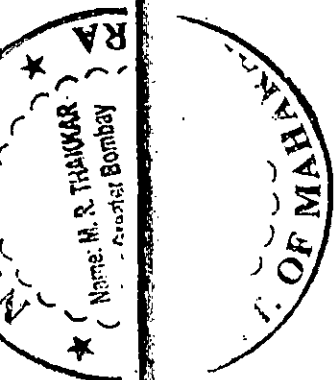
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[Handwritten signature] Baid Zaman Shams

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11. To apply for the execution of the decree whether there are final or interim and/or ad-interim and to sign necessary applications, affidavits and/or proceedings, documents for the execution of such decree as may be necessary from time to time.
12. To apply for attachment before judgments if there is apprehensions on the part of the opposite party being prejudice of rights and to take necessary steps thereon as the said Attorneys may think fit and proper.
13. To apply for warrant of sale to see that the attachment is duly levied on the moveable and immoveable property of the opposite party or parties.
14. In the alternative and simultaneously of the execution of decree to apply for the insolvency proceedings and to take necessary steps on my behalf and/or on behalf of the said Property as the said Attorney may deem fit and proper.
15. To raise objections and to appoint and to point out and/or counter claims if any in the insolvency proceedings may be taken out against the said Property.
16. To construct the Rooms, Buildings, Chawl, Shops/Galas and/or commercial Galas in the said Property and the same be given to the Respective buyers on ownership basis and/or tenants on



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 FEDERAL BUREAU OF INVESTIGATION
 DEPARTMENT OF JUSTICE

18. To make prepare and/or get prepared and/or caused to be made and prepared layout and/or sub-division and/or amalgamation plans in respect of the said Property and/or to get the same otherwise and to get the said plan duly sanctioned by all the concerned authorities including The Bombay Municipal Corporation of Greater Mumbai.

Miss Baird Hannah Shaw.

19. To apply and/or to make applications and submit the said plans to the Bombay Municipal Corporation of Greater Mumbai for sanctioning of the building plans and to get the building plans sanctioned and/or I.O.D. and/or commencement certificate issued in respect of the said Building to be construed in respect of the said Property and to sign, execute submit such plans, applications, letters, writings, undertakes etc., to the authority of The Bombay Municipal Corporation of Greater Mumbai and/or other public bodies or private bodies as may be necessary or required for the purposes of sanctioned and development of the said Property and to execute all such documents and writings as may be necessary and required and to make such statements and to furnish all such information before the said authorities in respect of the said Property.

20. To handover and/or surrender and/or transfer portion of the said Property falling in the set back area of under reservation to the Bombay Municipal Corporation of Greater Mumbai or to the authorities concerned and to apply and to obtain or avail in lieu thereof the compensation and/or T.D.R. and to consume the said F.S.I. on the said Property and/or remaining portion of the said Property or elsewhere as per the wish of the said Attorneys.

21. To approach all concerned authorities under the Urban Land (Ceiling and Regulation) Act, 1976 and to prepare submit and applications and/or scheme and apply for and carry on any

[Signature] B. S. Lambhary

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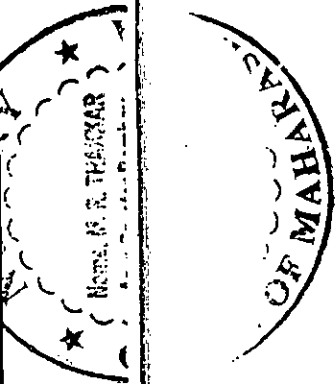
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correspondence with the Competent Authority constituted under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 for obtaining no objection Certificates and/or exemption order for development, re-development, sale and transfer of the said Property on my behalf and/or on behalf of the said Property and also to execute, sign and submit all such applications, papers, writings and Affidavits and undertakings in respect of the said Property.

22. To appoint, substitute or substitutes in place of the said Attorneys with the same or limited powers as are contained herein or by executing one or any number of powers of Attorneys in favour of substitute or substitutes at his/their will and pleasure and to remove and/or to appoint such other or others in his/their place and the said attorneys shall also be entitled to authorize such substitutes to appoint other in their place with the same or limited powers as are herein contained.

23. To make necessary applications before the City Survey Office, the Bombay Municipal Corporation of Greater Bombay and its departments, Tahsildar Office, The Maharashtra Housing And Area Development Authority for obtaining necessary permissions required in respect of the said Property and also before the N.A. Tax, Water Connection Department, Electric Supply, before the Society, Revenue Authority for the change of



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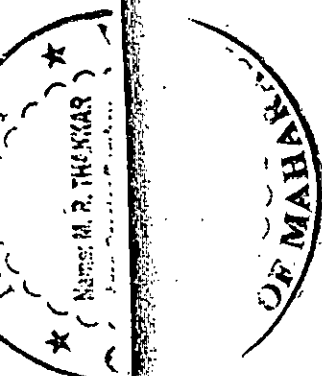
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the names from the concerned Authorities as may be necessary and the said Attorneys may deem fit and proper.

24. To make any applications before the concerned Government Authorities and its Departments and also before the public bodies concerned for the said Property to change the name and/or obtaining any permissions in respect of the said Property.
25. To appear before the Registrar or Sub-Registrar of Assurance and/or other officer or officers to register any of the Documents, Deeds, instruments writing or their assurances either executed by me or executed by the said Attorneys appointed by virtue of these presents and to do all other acts, deeds and things in relation there to which may be requisite desirable to necessary to complete Registration in respect of the said Property.
26. To make prepare and/or get prepared and/or caused to be made and prepared layout and/or sub-division and/or amalgamation plans in respect of the said Property and/or to get the same approved and/or sanctioned and/or to get the same modified and/or amend as and when required under the Law or otherwise and to get the said plan duly sanctioned by al the concerned authorities including The Bombay Municipal Corporation of Greater Mumbai.

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[Handwritten signature] Said Lachh Sherru



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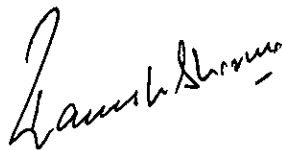
27. IN GENERALLY to do all the other Acts, Deeds, Matters and things is being to desire that all the acts, Deeds, Matters and things shall be under the full power, arrangement, control and direction of the said Attorneys and the said Attorneys can sale the said Property to any person or persons and/or any third party or parties, if the said Attorneys may deem fit and proper and the said Attorney either one or both of them may deal the above said powers as they mutually agreed.

28. AND I do hereby for myself, my heirs, legal representatives, rectify and confirm all and whatsoever the said Attorneys or substitutes acting under them shall do or report to do done by virtue of these presents.

29. This Power of Attorney shall be Irrevocable Power of Attorney.

**SCHEDULE OF THE SAID PROPERTY REFERRED
HEREINABOVE:**

That the piece and parcel of land with structures standing thereon admeasuring about 13 Gunthas, equivalent to 1315.74 Sq. Meters i.e. 14,157 Sq. Feet., alongwith structures standing thereon bearing Survey No. 70 (Part), C.T.S. No. 39-B, situated at Juhu Gaothan, Military Road, Juhu, Vile Parle (West), Mumbai 400 049, lying being and situated at Village Juhu, Taluka Andheri, in the Bombay Suburban District and bounded as under :

 Vinod Baid  Laxmi Sharma

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On or Towards the East side :
On or Towards the West side :
On or Towards the North side :
On or Towards the South side :

IN WITNESS WHEREOF, I, **Shri MOHAMMED MUSTAKIM KHAN**, S/O **Shri MOHAMMED MAHMOOD KHAN**, has set and subscribed my hands to this writing at Mumbai, on this 08th day of March, 2006, in the Christian Year Two Thousand Six.

SIGNED, SEALED AND DELIVERED by)

the withinnamed "THE EXECUTANT")

Shri MOHAMMED MUSTAKIM KHAN) 

S/O Shri MOHAMMED MAHMOOD KHAN)

in the presence of.....)

1)



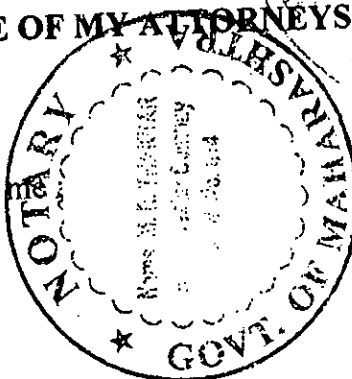
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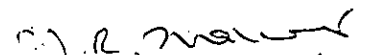
SPECIMEN SIGNATURE OF MY ATTORNEYS

Identified and explained by me





Before me ;

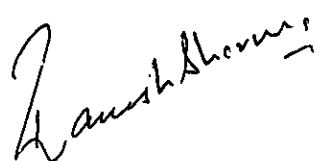

8.3.06

M. R. THAKKAR

B. A. HONS. LL.B.

Advocate High Court & Notary
J. P. Road, Andheri (West),
BOMBAY - 400 058.





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MUMBAI DATED THIS DAY OF FEBRUARY, 2006

F R O M

SHRI MOHD. MUSTAKIM KHAN
S/O SHRI MOHD. MAHMOOD KHAN.
... THE EXECUTOR.

A N D

SHRI SALIM TAHIR BAIG & ANR.
... THE ATTORNEYS.

GENERAL POWER OF ATTORNEY

Shri K. K. Pandey,
Advocate, High Court.
13/483, Transit Camp.
Near Old Police Station,
Dahisar East,
Mumbai - 400 068.

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Civil Case No. 3359 of 05

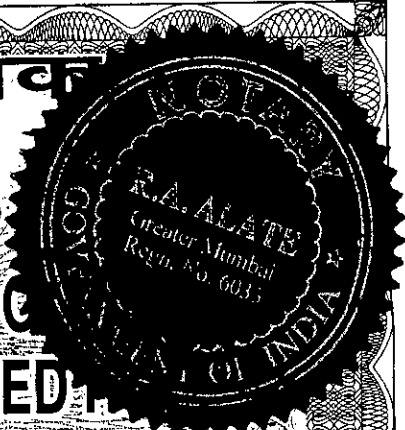
City Sessions Court Bombay
Borivli Division at
Borivli (Goedoon)

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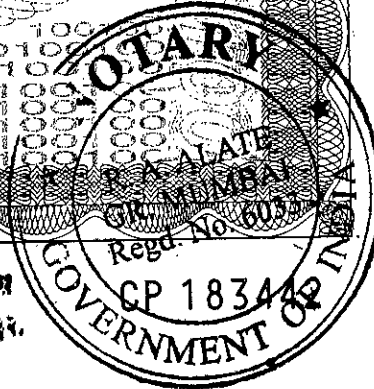
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MAHARASHTRA
General Stamp Office, Mumbai
S.V. No. 694
- 6 JAN 2010
Proper Officer

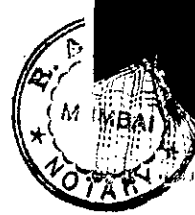
SHRI. K. R. MADGE

दि. महाराष्ट्र मंत्रालय अर्न्त अखण्ड अफिलेस
को. ऑप. बैंक लि., गेडावली रोड ४०० ०१२.
एल. एस. सी. क्रमांक
क्रमांक:- ५४६ दिनांक:-
नगर दिवाणी अर्न्त मंत्रालय,
दिवाणी बोरीवली (पश्चिम), मुंबई ४०० ०१२.
संवन्धी/श्री/श्रीमती Mandi Mullaon kham
यांना न्यायन्तर मुद्रांक रु. या
विकला.

सोनल श्रीकांत रेड्देकर
मुद्रांक विक्रेता



GENERAL POWER OF ATTORNEY



TO WHOM ALL THESE PRESENTS SHALL COME,
We, (1) SAMIR S/o SALIM BAIG, aged about 26 years,
Indian Muslim Inhabitant, residing at Baig Manzil, Opp.
Wazida House, Gulmohar Cross Road No.7, Andheri
(West), Mumbai 400057, and (2) RAKESH BHOLARAM
SHARMA, aged about 37 years, Hindu Indian Inhabitant
residing at Pooja, S-8, 11th Road, Kapol Co-operative

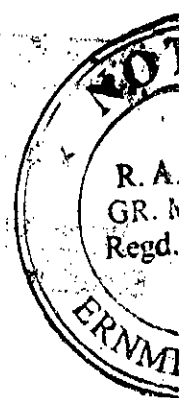
Signature

Signature

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Housing Society Ltd, J.V.P.D. Scheme, Mumbai 400
049, SEND GREETINGS:

WHEREAS one Mr. Mohammed Mustakim Khan s/o
Shri Mohammed Mahmood Khan, has been in use,
occupation and possession of a piece and parcel of land
adm. about 13 Gunthas equivalent to 1315.74 sq.meters
i.e. 14,157 sq.ft. with structures standing thereon lying
and being at Survey No. 70 Part, C.T.S. No.39-B,

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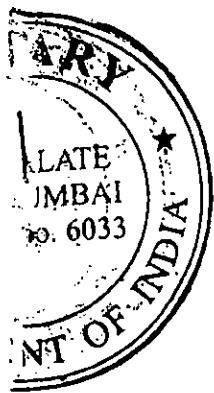
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situated at Juhu Gaothan, Military Road, Juhu, Vile Parle (West), Mumbai 400049 which was acquired by his father Mohammed Mahmood Khan and shown him as Kabjedar in the land records (hereinafter referred to as the "said property, which is more particularly described in the schedule hereunder written.).

AND WHEREAS by an Irrevocable General Power of Attorney dated 9th March, 2006, the said Mr. Mohammed Mustakim Khan s/o Shri Mohammed Mahmood Khan has conferred various powers as more particularly described therein in respect of the said property in our favour;

AND WHEREAS on account of our pre-occupation and personal difficulties to attend to the affairs of the said property as conferred upon us, we are desirous of appointing and substituting some fit and proper to be our true and lawful attorney to do various acts deeds and matters pertaining to the said property;

NOW KNOW YE ALL THESE PRESENTS that We,
(1) SAMIR S/o SALIM BAIG and (2) RAKESH BHOLARAM SHARMA, abovenamed do hereby appoint, nominate and constitute Shri SAFDAR ALI SAFAR ALI SHAIKH, age 50 years, Indian Muslim Inhabitant,



[Signature] B-0.

[Signature]

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residing at 10th Road, Juned Nagar CD, Barfiwala Marg, Andheri (West), Mumbai 400058, to be my true and lawful attorney in my name and on my behalf or otherwise to execute and perform the following acts, deeds, matters and things that is to say:-

1. To take vacant, peaceful and physical possession of the said property as more particularly described in the schedule hereunder written.

2. To instruct the Advocates/Solicitors and/or any professionals to draft the Notices, replies and rejoinders to such notices to draft plaint, written statement and all affidavits as may be required in the matter and other inter locutory proceedings before the Competent Court of law.

3. To initiate and attend to the Court/s in the said legal proceedings including the L.C. Suit No. 3309 of 2005 pending before the Hon'ble City Civil Court, Dindoshi, Mumbai and the proceedings that may be initiated and filed before the Hon'ble Competent Court and also to answer, defend the proceedings initiated against us or the said Mr. Mohammed Mustaguin Khan and also to lead evidence, produce the documents in original before the court and also to get the same



RB

Signature

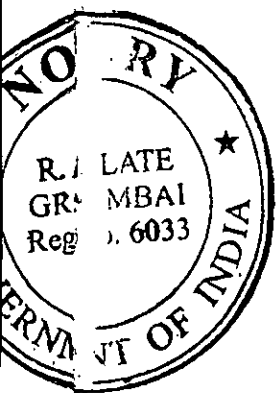
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withdrawn and to do all and necessary things and deeds as our said attorney shall deem fit and proper to protect our right in respect of the said property or any part thereof.

4. To give instructions in the matters to the Advocate, Counsel etc. and if necessary to give instructions to issue legal notices to the parties concerned in connection with the said matters;

5. To carry on correspondence with the concerned authorities to apply for certified copies of the orders and judgments and also to obtain and receive such orders from the Court/s and to arrive at amicable settlement to protect our right in respect thereof.

6. To institute, defend and prosecute enforce or resist any suit or other actions and proceedings pending or to be filed, Appeals in any Court any where in India Civil Criminal, Revisional jurisdiction and to execute Warrant of Attorney and Vakalatnama and other authorities to act and plead to sign and verify complaints, written statements, petitions and other pleadings, including pleadings under Article 226 of the Constitution of India, service of summons, notices and



[Signature]

[Signature]

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all other legal processes, enforce Judgment, execute any decree or order to appoint and engage on my behalf any advocate, pleaders, as my attorney, may think fit and proper and to adjust settle all accounts to refer to arbitration all disputes and differences to compromise case, to withdraw the same or to be non-suited and to receive delivery of documents or payment of any any money from any court, office or opposite party either in execution of decree or order or otherwise as the said attorney shall think fit and proper and to do all acts, deeds and things that may be necessary or requisite in connection with the said legal proceedings pertaining to the said matter.

7. To raise objections and appoint and to point out and/or counter claims if any in the insolvency proceedings may be taken out against the said property.

8. To perfect our title in respect of the said property in Government, Municipal Revenue and all other records and to take all steps in that regard as the said attorney may deem necessary, required to be advised, and to make necessary required applications to the Collector, Mamlatdar, Tahsildar, Talathi, Municipal Corporation of Greater Mumbai, Central or State Government and other public and Semi-public authorities or such other authorities



RS. 15000/-

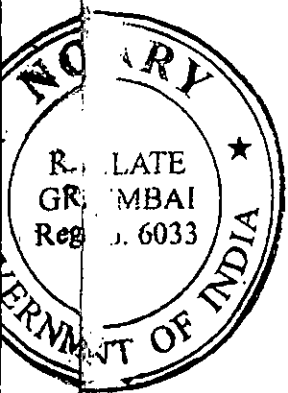
(209) 2057

as may be necessary and for the purpose to sign and execute all such writings, undertakings and other papers, documents, plans etc.

9. To attend to all matters concerning the title of the said property and to satisfy /answer any requisition/question on title that may be raised by the Legal Department/Advocate of the MCGB/Appropriate authority in respect thereof.

10. To sign, execute and deliver all necessary deeds, documents, declarations, affidavits, writings and/or papers as may be necessary for the effectual issuance of transfer by the MCGB and/or transferable development right./ development rights certificate in respect of and originating from the said property in favour of the Attorney or his nominee/Purchaser.

11. To deal with all matters and to sign and make all applications and petitions in writing or orally as may be necessary to effectually mutate, modify and rectify records of Rights, 7/12 Extracts, City survey Extracts and any other register/record concerning the said property and bring the name of the said attorney as may deem fit and proper.



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12. To represent us before the Municipal Corporation Mumbai, Government of Maharashtra, Central Government, Collector, Mamlatdar, Talathi, Tahsildar and other public Semi-Government authorities, authority under the Urban Land (Ceiling and Regulation) Act 1976 and other provisions of the law and to do all acts, deeds, matters and things including to make an application, give an undertaking, writing etc. as may be required for any of the purposes touching, relating to and/or concerning the said property.

13. The powers hereby conferred shall be exercised by our said attorney entirely at the costs of our said Attorney who alone shall be liable to pay the costs, charges and expenses incurred in that behalf and neither ourselves nor our survivor or survivors shall be responsible or liable for the same in any manner whatsoever.

14. 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 all effect to the authorities hereinbefore contained as fully and effectually as we could in my person do in respect of the said property.

15. To do all other acts and things which may be necessary to be done for rendering these presents valid and



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effectually to all intents and purposes according to the Laws and Customs of India.

THE SCHEDULE HEREINABOVE REFERRED TO

ALL that piece or parcel of land, hereditaments and premises adm. about 13 Gunthas equivalent to 1315.74 sq.metres i.e. 14,157 sq.ft. with structures standing thereon lying and being at Survey No. 70 Part, C.T.S. No.39-B, situated at Juhu Gaothan, Military Road, Juhu, Vile Parle (West), Mumbai 400049;

IN WITNESS WHEREOF, we have hereunto set and subscribed my hands and signature at Mumbai on this 2nd day of February, 2010.

SIGNED SEALED AND DELIVERED)
BY THE withinnamed THE EXECUTANTS)
(1) SAMIR S/o SALIM BAIG, and)
(2) RAKESH BHOLARAM SHARMA,)
In the presence of..)

Ramesh Sharma

Accepted,

[Signature]

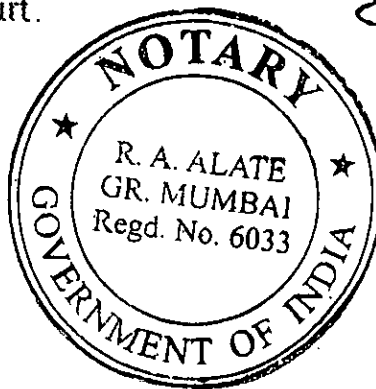
Power of Attorney holder

Before me,

Identified by me,

[Signature] 22/2/2010
Advocate High Court.

M. K. Pandey
B. Com.L.L.B.
Advocate High Court



[Signature] 22/2/2010
R. A. ALATE B.Sc., LL.B.
NOTARY GREATER MUMBAI
1/B-7, Dongre Sadan, Mohili Village,
Saki Naka, Mumbai - 72

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Dated this 2nd day of February, 2010

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(1) SAMIR S/o SALIM BAIG,

(2) RAKESH BHOLARAM SHARMA

TO

SAFDAR ALI SAFAR ALI SHAIKH

GENERAL POWER OF ATTORNEY

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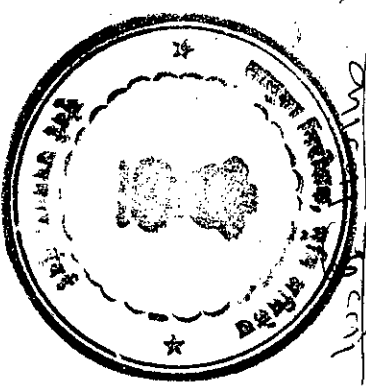
Civil Case No. 3399 of 1937
Exh. 2
Judge
City Sessions Court, Bombay
City Sessions Division at
Bombay (Dadashi (Dadashi))
Civil Case No. 1110 of 1937
Exh. 1
Judge
City Sessions Court, Bombay
City Sessions Division at
Bombay (Dadashi (Dadashi))

अध्यापक अखिल भारतीय विद्यापीठ संघाच्या

संस्थापक अध्यक्ष यांच्या 33/12 या संकेतस्थळावर

ज्या. 33/12, ज्या. 33/12 या संकेतस्थळावर (गोपनीय)

अखिल भारतीय विद्यापीठ संघाच्या

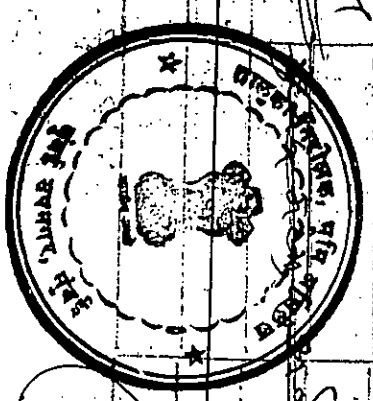


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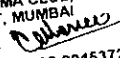
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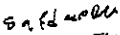
 THE UNION OF INDIA
MAHARASHTRA STATE MOTOR DRIVING LICENCE
DL No: MH02 19800013534 DOI: 11-08-1980
Valid Till: 11-03-2018 (TR) DLR 08-04-2015

 AUTHORITY TO DRIVE FOLLOWING CLASS
OF VEHICLES THROUGHOUT INDIA
COV DOI
3W-TR 11-08-1981
LMV-TR 11-08-1981

 FORM 1
RULE 15 (2)

DOB 02-01-1961 BG

Name SAPDAR ALI SHAIKH
S/D/W of SAFAR ALI SHAIKH
Add: R/NO.3 CTS NO.39/B JUHU GOUTHAN
MILITARY RD, NR IMA CLUB,
VILE PARLE WEST, MUMBAI
PIN: 400049
Signature & ID of Issuing Authority:  MH02 2015372

 Signature/Thumb Impression of Holder



Municipal Corporation of Greater Mumbai
Assessment & Collection Department

Special Notice under Section 154(1C) of the Mumbai Municipal Corporation Act, 1888
bearing No. KW64906 for the Assessment Year 2015-2016

Ward Address : Asstt. Assessor & Collector K/West
Municipal Ward office, 3rd floor, Paliram
Path, behind Brahkumari Hospital, Andheri
(W), Mumbai-400058.

Date of Issue 03/09/2016

To,
Mr. SAFDARALI SAFARALI SHAIKH
PLOT NO 39/B --- MILITARY ROAD JUHU GAOTHAN NEAR IMA CLUB VILE PARLE (W) Mumbai 400049

Sir / Madam,
In exercise of the powers conferred by Section 154 (1C) of the Mumbai Municipal Corporation Act 1888, I hereby fix the Capital Value of the below mentioned premises at Rs. 11121535
(Rupees : One Crore Eleven Lac Twenty-One Thousand Five Hundred Thirty-Five Only)

with date of effect as shown in attached "Annexure A" and hereby give this Special Notice under Section 154(1C) of the Mumbai Municipal Corporation Act, 1888.

Property Account : KW2610700150000
Property Address : PLOT NO 39/B, - , - , MILITARY ROAD, JUHU GAOTHAN, NEAR IMA CLUB, VILE PARLE (W), Mumbai, 400049, VILLAGE JUHU,
Zone : 038
SubZone : 0194
Assessee : M/s. FOURTEEN CHS LTD

Complaints, if any, shall be made in the attached format by lodging and delivering at the office of the Assistant Assessor and Collector, only at the ward address mentioned above within 21 days from the date of receipt of this notice. The complainant shall set forth, the grounds on which the Capital Value is complained against in respect of "Carpet Area" and / or any other "Factor Values", along with the documentary evidences in support of the complaint. A blank row is provided below each unit in the "Annexure A" wherein the required changes be mentioned.

Complaints which do not fulfill any of the above conditions will not be considered.

For details of the factors and categories of users of buildings or lands and weightage by multiplication to be assigned to, please visit our website www.mcgm.gov.in. For details of Zone, Subzone and base value, please refer the respective Stamp Duty Ready Reckoner as applicable on the date of assessment, published by the Inspector General of Registration and Controller of Stamps, Pune, Maharashtra State, prepared under Bombay Stamp (Determination of True Market Value of Property) Rules 1995, framed under the provisions of the Bombay Stamp Act, 1958.

Assessor & Collector (I/C)

Encl: - "Annexure A"



No.

Date:

Complaint under Section 154 (C) of the Mumbai Municipal Corporation Act, 1888

Name of Complainant :

Address : House No.:

Name of the Building:

Name of the Street:

Locality :

Landmark :

Pin Code:

Mobile/Telephone No :

Email ID:

Date:

To,

The Assistant Assessor and Collector, K/W Ward,

Sir / Madam,

I have received the Special Notice bearing No. KW64906 date 03/09/2016 On / / for the property bearing Account No. KW2610700150000 fixing the Capital Value at Rs. 11121535 with date of effect as shown in attached "Annexure A".

I, hereby lodge the complaint against the Capital Value fixed for the reasons mentioned as per details enclosed herewith. The property is classified in Zone : 038 , VILLAGE JUHU (7) Division and Sub Zone: 0194 , which should be rectified as Zone : and Sub Zone:

The complaint/s against the "Carpet Area" and / or "Factor Values" of the respective unit/s is/are mentioned in the blank row/s of "Annexure A". I hereby agree with the rest of all other factors considered for calculating the Capital Value and acknowledge by signing all the pages of "Annexure A". I hereby declare that, all the information provided by me in the "Annexure A" and supporting documents are true and correct to the best of my knowledge and belief. I hereby agree with the rest of all other factors and carpet area considered for calculating the Capital Value and acknowledge by signing all the pages of "Annexure A".

If the aforesaid information and documents furnished by me are found to be false and incorrect, I shall be solely held responsible for the same.

Please find herewith the following documents in support of the above complaint.

1.

2.

3.

4.

5.

Complainant's relationship with Assessee :

Place :

Time :

Signature of Complainant

KW64906 - 03/09/2016

Annexure "A"

Description & Details of Capital Value Calculation

Property A/c NO : KW2610700150000

Unit No	Floor / Wing Details	Floor Factor Value	Floor Sub Type (Factor Value)	Cement Area of Land in Sqr Mtr	User Category	User Factor Value	SDRR Rate Per Building Mtr	Age of Building	Age Factor Value	Type of Construction	Construction Factor Value	FSI (Factor Value)	Metered/ Unmetered	Capital Value In	Date of Effect	Tax Code	Tax on Capital Value	Existing Tax	Tax After Capping	Penny Under Section 157(A)(ii) Case Of Unlawful Structures	Reason For Assessment
SHED	Ground Floor	1.00		204.44	RESIDENTIAL-Residential Use - RES 31	0.50	217600	0	1.00	Semi Permanent/ Kuchha Building including Chawls(2004)	0.50		Unmetered	11121535	01/04/2015	4001	56943	0	56943	0	New Construction

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Total Units :		Total Carpet Area (In sq.mtr)		Total Capital Value		Total Tax On CV		Total Existing Tax		Total Tax At Capping	
1		204.44		11121535		56943		0		56943	

Property A/c NO	KW2610700150000		Special Notice No :	KW64906		Unit No :		
Ward :	KW		Zone :	038	SubZone :	0194	Date of Issue :	03/09/2016
Date of receipt of Special Notice :								
Other remarks if any :								

Name of Complainant :			
Complainant Address :			
Complainant's relationship with Assessee :			
Date :	Time :	Place :	
Contact No :			
Signature of the Complainant			

Note :

www.mcgm.gov.in

1. For details of above categorization of annexure please visit our website

2. Complainant may fill up the information in blank row provided in Annexure-A below each unit if the complainant feels that information of that unit is incorrect.

3. For any other objections, please use above space provided for.

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बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता कर देयक

सदर देयक: बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

लेखा क्रमांक KW2610700150000	मालमत्ता कार्यवर्ष 2016-2017	देयक क्रमांक 201610BIL05835213 201620BIL05835214	देयक दिनांक 13/09/2016
पक्षकाराचे नाव व पत्ता : Mr. SAFDARALI SAFARALI SHAIKH PLOT NO 39/B - - - MILITARY ROAD JUHU GAOTHAN NEAR IMA CLUB VILE PARLE (W) Mumbai 400049		देयक - सहा. क. व सं. / विभाग : Asstt. Assessor & Collector K/West Municipal Ward office, 3rd floor, Paliram Path, behind Brahkumari Hospital, Andheri (W), Mumbai- 400058.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इनारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदत्त्याची नावे. PLOT NO 39/B, - - -, MILITARY ROAD, JUHU GAOTHAN, NEAR IMA CLUB, VILE PARLE (W), Mumbai, 400049, VILLAGE JUHU, M/s. FOURTEEN CHS LTD			
प्रथम करनिर्धारण दिनांक : 01/04/2015	जलजोडणी क्रमांक : -	एकूण भाडवली मूल्य : 11121535.	
अक्षरी रुपये One Crore Eleven Lac Twenty One Thousand Five Hundred and Thirty Five Rupees Only			
देयक तयार करतवेळी ३१/०३/२०१६ या तारखेपर्यंतची धकदाकी ₹ 0		०१/०४/२०१६ या तारखेनंतरची धकदाकी ₹ 56944	
देयक कालावधी : 01/04/2016 ते 31/03/2017	(सर्व रक्कम रुपयामध्ये)		

कराचे नाव :	01/04/2016 ते 30/09/2016	01/10/2016 ते 31/03/2017
सदरसाधारण कर	6117	6117
जल कर	0	0
जल लाभ कर	3837	3837
मलनिःसारण कर	9064	9064
मलनिःसारण लाभ कर	2390	2390
म.न.पा. शिक्षण उपकर	2225	2225
राज्य शिक्षण उपकर	1947	1947
रोजगार हमी उपकर	0	0
वृक्ष उपकर	111	111
पथकर	2781	2781
एकूण देयक रक्कम	28472	28472
करात १५२ (अ) नुसार देवाची रक्कम	0	0
परताव्यावरील व्याजाची वसूली	0	0
अली-वर्ड च्या लाभाव्यतिरिक्त समायाजित केलेली रक्कम	0	0
आगाऊ अधिदानाचे समायाजन	0	0
भरावयाची निव्वळ रक्कम	28472	28472
30.06.2016 पर्यंत भरावयाची निव्वळ रक्कम	0	0
31.07.2016 पर्यंत भरावयाची निव्वळ रक्कम	0	0
31.07.2016 नंतर भरावयाची निव्वळ रक्कम	28472	28472
अक्षरी रुपये	Twenty Eight Thousand Four Hundred and Seventy Two Rupees Only	Twenty Eight Thousand Four Hundred and Seventy Two Rupees Only
अंतिम देय दिनांक	02/12/2016	31/12/2016

"To make payment through NEFT:
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPO KW2610700150000, Name-MCGM Property Tax.
Please note, payment done through NEFT will be collected against oldest bills first."

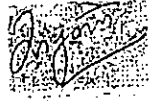
* अली-वर्ड इन्स्येन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाह्यावे.



अधिक माहितीसाठी: <http://mca.nagar.maharashtra.gov.in>



एक प्रत स्वयंपूर्ण की ओर



अ. संजय सु. कर्कर
करनिर्धारक व संकलक (२)



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

RECEIPT NO.:

2582946

Assessment and Collection

K/W

Date: 16/09/2016

Receipt No: 2016ACR01362911

Tax: PROPERTY

Account No: KW2610700150000

Received with Thanks from
Mr. SADAPALL SADAPALL SHAIKH

Assessee's Name: M/s. FOURTEEN CHS LTD

Bill Period	Amount	RD + W. Fee + M. P. L. + G. P. L. + Discharge + Utility	Total Dues	Early Bird Discount	Net Payable	Cash/Chq Amt
201610	28472	0+0+0+0+0	28472	0	28472	28472
03/09/2016			28472	0	28472	28472

Cheque Date: / Cheque No. / MER No. / Amount
16/SEP/16 / 448810 / 400002003 / RS25416

Total In Words: Eighty-Five Thousand Four Hundred Sixteen Only

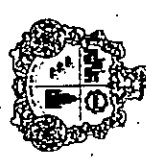
Advance payment received:
Remark: Full Payment
Type Of Collection:

Printed By: Dars/eng Ashok
Printed On: 16/09/2016 17:58:58

Cheque 65416

Cheque Received Subject to Realisation

25



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

RECEIPT NO. :

2582945

Assessment and Collection

K/W

Received with Thanks from
Mr. SAFDARALI SAFARALI SHAIKH

Date: 15/09/2016

Assessee's Name: M/s. FOURTEEN CHS LTD

Receipt No: 2016ACR01362911
Tax: PROPERTY
Account No: KW2510700150000

Bill Period.	Amount	NO + W.Fee + M.Party + G.Party +	Total Dues	Early Bird Discount	Net Payable	Cash/Chq Amt
Bill Date		Disch.F.+unlawful				
201510	28472	0+0+0+0+0	28472	0	28472	28472
03/09/2016	28472	0+0+0+0+0	28472	0	28472	28472
03/09/2016	28472	0+0+0+0+0	28472	0	28472	28472
			56944	0	56944	56944

Cheque Date / Cheque No. / MCR No. / Amount
15-SEP-16 / 448810 / 400002003 / (RS)85416

Total in Words: Eighty-Five Thousand Four Hundred Sixteen Only

Cheque 85416

Advance payment received:
Remark Full Payment
Type Of Collection:

Printed By: Dursi Kulkarni/Ashok
Printed On: 15/09/2016 17.58.58

Cheque Received Subject to Realisation

FORM D (See Rule 6) ORIGINAL
नमूना ड (नियम ६ पहा)

MAHARASHTRA SHOPS AND ESTABLISHMENTS ACT 1948
महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८

Registration Certificate of Establishment
आस्थापनेचे नोंदणीप्रमाणपत्र



1. Registration No. : 762001159 / COMMERCIAL II Ward KW
नोंदणी क्रमांक
2. Name of the Establishment : JUHU GARAGE
आस्थापनेचे नाव
3. Name of the Employer : MR. SAFDAR ALI SHAIKH
मालकाचे नाव
4. Nature of Business : OFFICE OF CAR AND BUS REPAIRING CENTER AND WASHING.
व्यवसायाचे स्वरूप
5. Postal Address of the Establishment : R.NO-03, CTS NO-39/B, JUHU GOUTHAN, MILITARY RD. NR. IMA CLUB, VILE PARLE, WEST, MUMBAI, 400049, Maharashtra, India.
आस्थापनेचा डाकेचा पत्ता
- Previous Registration Certificate No. :
पूर्वीचा नोंदणी प्रमाणपत्र क्रमांक



Office of the inspector Under Maharashtra Shops and Establishment Act, 1948.

महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८ खालील

निरीक्षकाचे कार्यालय.

It is hereby Certified that the above establishment has been registered as a COMMERCIAL II Under the Maharashtra Shops and Establishments Act, 1948, this 16 day of October, 2015.

याद्वारे प्रमाणित करण्यात येते की, उपरोक्त महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८ अन्वये COMMERCIAL II म्हणून,

दि. 16 October, 2015 रोजी नोंदण्यात आली आहे.

this is merely a registration certificate and not license and it does not by itself bestow any legality on the structure or confer any right on the employer so far the date and time of existence of the structure in which this shop/ establishment is located.

Signature of the Inspector under the Maharashtra Shops and Establishments Act, 1948.

महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८

Registration of change of information shown above, if Any
वर दर्शविलेल्या माहितीत काही बदल झाला असेल त्याची नोंदणी

Renewal of Registration नोंदणीचे नवनीकरण

Year वर्ष	Receipt No. and Date पावती क्रमांक व दिनांक	Fees Paid भरलेले शुल्क	No. of Empl. कामगारांची संख्या	Sign of the Inspector under the M.S&E Act, 1948 मु.दु.व.आ.अधिनियम १९४८ अंतर्गत निरीक्षकाची सही
16.10.2015	708653841	360.00	5	Signature of the Inspector
15.10.2016	28.09.2015			

वरिष्ठ निरीक्षक (दु. व. आ.)

R/W विभाग

User Id : KW-AI-SE-03 Date : 16.10.2015 Time : 12:28:29
Validity of R.C. is till 15.10.2016. Renew On or Before 30.09.2016

COLOUR COPY

Note: The authenticity of this certificate must be verified from our website

40

FORM D (See Rule 6) ORIGINAL
नमुना ड (नियम ६ पहा)

MAHARASHTRA SHOPS AND ESTABLISHMENTS ACT 1948
महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८

Registration Certificate of Establishment
आस्थापनेचे नोंदणीप्रमाणपत्र



1. Registration No. : 762079886 / COMMERCIAL II Ward KW
नोंदणी क्रमांक
2. Name of the Establishment : S S BUILDING MATERIALS SUPPLIER
आस्थापनेचे नाव
3. Name of the Employer : MR. SAFDAR ALI SHAIKH
मालकाचे नाव
4. Nature of Business : SUPPLIER BUILDING MATERIALS
व्यवसायाचे स्वरूप
5. Postal Address of the Establishment : JUHU GARAG, E R. N. 3 CTS NO 39B, GOUTHAN MILITARY ROAD, JUHU, NR IMA HALL, JUHU, MUMBAI, 400049, Maharashtra, India.
आस्थापनेचा डाकेचा पत्ता
- Previous Registration Certificate No. : 0762078173 / SHOP I KW Ward
पूर्वीचा नोंदणी प्रमाणपत्र क्रमांक



Office of the inspector Under Maharashtra Shops and Establishment Act, 1948.

महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८ खालील निरीक्षकाचे कार्यालय.

It is hereby Certified that the above establishment has been registered as a COMMERCIAL II Under the Maharashtra Shops and Establishments Act, 1948, this 14 day of June, 2016.

याद्वारे प्रमाणित करण्यात येते की, उपरोक्त महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८ अन्वये COMMERCIAL II म्हणून,

This is merely a registration certificate and not license and it does not by itself bestow any equality on the structure or confer any right on the employer so far the date and time of existence of the structure in which this shop/ establishment is located.

दि. 14 June, 2016 रोजी नोंदण्यात आली आहे.

Signature of Inspector under the Maharashtra Shops and Establishments Act, 1948.

महाराष्ट्र दुकाने व आस्थापना अधिनियम, १९४८

Registration of change of information shown above, if Any
वर दर्शविलेल्या माहितीत काही बदल झाला असेल त्याची नोंदणी

Renewal of Registration नोंदणीचे नवनीकरण

Year वर्ष	Receipt No. and Date पावती क्रमांक व दिनांक	Fees Paid भरलेले शुल्क	No. of Empl. कामगारांची संख्या	Sign of the Inspector under the M.S&E Act, 1948 मु.दु.व.आ.अधिनियम १९४८ अंतर्गत निरीक्षकांची सही
08.06.2016-08.06.2017	709465256 08.06.2016	360.00	4	

User Id : KW-AI-SE-03 Date : 14.06.2016 Time : 11:07:27
Validity of R.C. is till 08.06.2017. Renew On or Before 24.05.2017

Note: The authenticity of this certificate must be verified from our website

39

RELIANCE

Energy

Your Electricity Bill for : Aug-16

Account No.	: 152222844	Bill Date	: 16-09-2016
Name	: SAFDAR ALI SHAIKH		
Address	: JUHU GARAGE, R N 3, CTS NO. 39/B, GOUTHAN MILITARY ROAD, JUHU NR. IMA HALL MUMBAI 400049		
Mobile No.	: 9920369248 (In case of any change, please call 1800 200 3030 to update)		
Bill Distribution No.	: SOUTH/SZ1-BANDRA-JUHU/22/801/039//		
Cycle No.	: 22	Tariff	: LT II (a)
		Bill No.	: 101891630037
Type of Supply	: SINGLE PHASE	Category	: COMMERCIAL

Our bill amount payable (round sum)	₹ 1700.00
Due by	01-10-2016

* Refers only to current bill amount. Previous balance is payable immediately.

Snapshot of your bill	
Your current month bill amount (₹)*	: 1699.03
Net other charges (₹)*	: 0.00
Net previous balance (₹)*	: 9.44
Total (₹)	: 1708.47

Units consumed Aug-16	: 136
-----------------------	-------

* For details, please see overleaf

Track your consumption		
Bar Graph	Units (kwh)	Month/Yr
	127	Jul-16
	199	Jun-16
	96	May-16
	77	Apr-16
	109	Mar-16
	101	Feb-16

- Important dates today**
- Tentative meter reading date for your Sep-16 bills: 13/10/2016
 - If you pay after due date, delayed payment charges of ₹ 21224 will be included in your next month's bill.
 - Consumers can install rooftop solar system as per MERC (Net metering for Rooftop Solar Systems) Regulations 2015. Visit www.merc.gov.in or our website www.relianceenergy.in for more details.

RELIANCE

Now the Reliance Energy App also comes with a handy security feature.

Contact us

For all your queries (24 hours):
1800 200 3030 (toll-free)
www.relianceenergy.in Join us on:

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):
RNA Corporate Park, Old Kalamandir, Near Collector's Office, Bandra (E), Mumbai - 400 051
Fax: 3009 6263 • Email: energy.helpdesk@relianceada.com
(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer_forum@cgrfrim.org.in • website: cgrfrim.org.in)

Sadanand Sampodkar
Business Head (South Division)
(For Reliance Infrastructure Ltd.)



Hate Standing in Que!

Pay your Reliance Energy Bill on Paytm.

Download Paytm app

paytm

Abbr. in receipt: 'Q' for cheque, 'C' for cash. E.&O.E.
Consolidated stamp duty paid by order no.
MUDRANK A. M. S. 2016/572 C. R.178/M-1 dated 14.03.2016

0152222844*01102016*341*40010076*00060300*1700.00*Q*0H

For Advertisement please contact on: info@sashaasai.com

RELIANCE

Energy

Account No. : 152142613	Bill Date : 16-09-2016
Name : SABDARALI SAFARALI SHAIKH	
Address : R NO 3, CTS NO 39/B JUHU GOUTHAN, MILITARY R VILE PARLE (WEST) NEAR I M A CLUB MUMBAI 400049	
Mobile No. : 9920369248 (In case of any change, please call 1800 200 3030 to update)	
Bill Distribution No. : SOUTH/SZ1-BANDRA-JUHU/22/801/039//	
Cycle No. : 22	Tariff : LT I
Type of Supply : SINGLE PHASE	Bill No. : 100038265981
Category : RESIDENTIAL	

Important Messages

- Tentative meter reading date for your Sep-16 bill is 13/10/2016.
- If you pay after due date, Delayed Payment Charges of 14.60% will be included in your next month's bill.
- Consumers can install rooftop solar system as per MERC (National Metering for Rooftop Solar Systems) Regulations 2015. Visit www.merc.gov.in or our website www.relianceenergy.in for more details.

RELIANCE

Now the Reliance Energy App also comes with a handy security feature.

Contact Us

For all your queries (24 hours):
1800 200 3030 (toll-free)
9022 81 3030

Your nearest Customer Care Centre/Internal Grievance Redressal Cell (IGRC):
RNA Corporate Park, Old Kalamandir, Near Collector's Office, Bandra (E), Mumbai - 400 051
Fax: 3009 6263 • Email: energy.helpdesk@relianceada.com

(Only for grievances unresolved by IGRC, reach Consumer Grievance Redressal Forum at: E-7, MIDC, Andheri (E), Mumbai - 400 093 • Tel: 3009 4247 • email: consumer.forum@cgrinfra.org.in • website: cgrinfra.org.in)

P

Your Electricity Bill for : Aug-16

Your bill amount payable (round sum)

₹ 1170.00

Due by : 07-10-2016*

*Refers only to current bill amount. Previous balance is payable immediately.

Snapshot of your bill

Your current month bill amount (₹)*	1167.82
Net other charges (₹)*	0.00
Net previous balance (₹)*	2.45
Total (₹)	1170.27

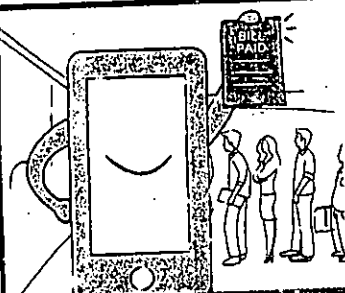
Units consumed	
Aug-16	165
Aug-15	130

*For details, please see overleaf

Track your consumption

Bar Graph	Units (kWh)	Monthly
	154	Jul-16
	275	Jun-16
	84	May-16
	84	Apr-16
	88	Mar-16
	64	Feb-16
	210	Jan-16
	144	Dec-15
	154	Nov-15
	116	Oct-15
	216	Sep-15

Sadanand Sarpotdar
Business Head (South Division)
(For Reliance Infrastructure Ltd.)



Hate Standing in Que!

Pay your Reliance Energy Bill on Paytm.

paytm

Download Paytm app

Abbr. In receipt: 'Q' for cheque, 'C' for cash. E.&O.E.

Consolidated stamp duty paid by order no.

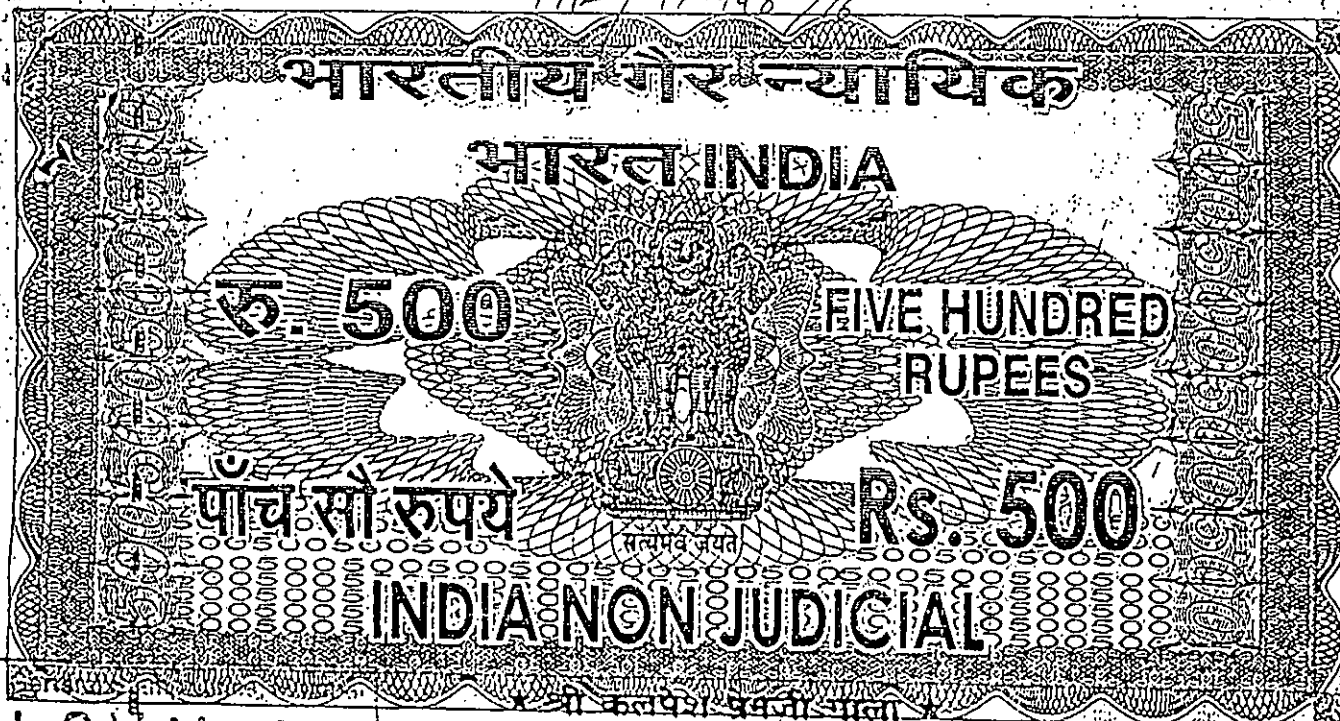
MUDRANK A. M. S. 2016 / 572 C. R. 178/M-1 dated 14.03.2016

For Advertisement please contact on: info@sessaasai.com

0152142613*05102016*192*40010044*00023491*1170.00*U*UH

If paying by cheque, please remember

Re 4/E/2014/CBI/BS&FC DU
MR/17948/16



MAHARASHTRA
19 JUN 2010
Proper Officer

श्री कल्पेश चव्हाण
लीमसा स्टेशनरी मार्ग, पो. व. २,
१४४, एम. जी. रोड, एम्पलासे क्षेत्र, काळा धोडा,
मुम्बई-२०.

K 779966

परवानाधारक मुद्रांक विक्रेता
परवाना क्रमांक नं. २०७

22 JUN 2010

03901

M/S./Mrs./Mr. Mohammed Mustakim Khan & Sons.
प्रांता अधीन मुद्रांक सेवा विक्रेता

SHRI. K. R. MADGE

AGREEMENT

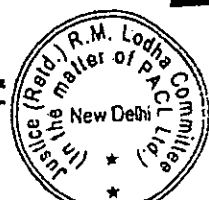
THIS AGREEMENT is made and entered into
at Mumbai, on this 18th day of July 2010 by
and between (1) Shri **MOHAMMED MUSTAKIM KHAN**,
Adult, Indian Inhabitant of Mumbai, residing at Plot No.39-
B, Military Road, Juhu Gaothan, Near MIA Club, Juhu, vile
Parle(W), Mumbai-400 049, (2) Shri **RAKESH**
BHOLARAM SHARMA, Hindu, Indian Inhabitant, residing
at Pooja S-8, 11th Road, Kapol Cooperative Housing
Society Ltd., JVPD Scheme, Mumbai-400 049; (3) Shri
SAMIR S. SALIM BAIG, Adult, Indian Inhabitant

Mid Mustakim Khan
Rakesh Sharma
Samir S. Salim Baig



AND WHEREAS the Vendors have been in use, occupation and possession of their respective premises on the plot of land as more particularly described

Bar 6 Saturday



in the Schedule hereunder written since prior to the year 1957 and they have in their possession the following documents to prove their occupation and possession thereof:

- (i) Records of Rights including Gunakar Patrak;
- (ii) Notice issued by the Corporation dated 11.11.1967;
- (iii) Permission issued by the Corporation dated 15.4.1975.
- (iv) Census record of 1978;
- (v) Census Certificate dated 17.10.1976;
- (vi) Letter dated 23.02.1982, issued by the Corporation to grant permission;
- (vii) N.A. Tax receipt issued by the Tahsildar since 1982 till 31.7.2005;
- (viii) Ration card;
- (ix) Name of one in the electoral roll;
- (x) Application dated 4.8.2005, for necessary permission to repair the premises.

AND WHEREAS in the year 2005 one Juhu Jaycees Charity Fund Trust having their office at Juhu, Vile Parle(West), Mumbai-400 056, and one Juhu Vile Parle Development Cooperative Housing Association Ltd., threatened to dispossess the Vendors/Occupiers No.1, from the said property and their respective premises therein without following due process of law and therefore,

Md. Muslem Khan
Ramchandra
S. B. S.
Setha K. K.



the Vendor No.1 has filed a suit in the City Civil Court, Mumbai being Suit No.3309 of 2005, against the said Juhu Jaycees Charity Fund Trust and Juhu Vile Parle Development Cooperative Housing Association Ltd., and Bombay Municipal Corporation not to dispossess the party of the First Part without following due process of law from the said property;

AND WHEREAS in the said suit, the Hon'ble City Civil Court was pleased to pass an order in favour of the Vendor No.1 and on hearing the parties and considering the arbitrary threat the Hon'ble Court was pleased to appoint the Court Commissioner to visit the said property and at the time of Commissioner's visit the possession of the party of the First Part in respect of the said property was recorded. However, the said order passed by the Hon'ble City Civil Court has not been challenged by Juhu Jaycees Charity Fund Trust and others in any Court of Law or higher authority till today;

AND WHEREAS in view of the personal difficulties and pre-occupation and inability to attend the Hon'ble Court from time to time the Vendor No.1 has appointed the Vendor Nos.2 and 3 as his Power of Attorney holders on 9.3.2006 and in turn the said Vendor Nos.2 and 3, have appointed and/or substituted to the Vendor No.4 as the Power of Attorney holder to look after

Mc Mustogim Khar
Ramesh Sharma

in B-16

Setd. P. O. C.



the said property as well as attending the court matters in 2010;

AND WHEREAS the Party of the One Part came in contact with the Party of the Other Part and after negotiations the Party of the One Part has agreed to sell, convey, assign and assure their possessory rights, occupation, possession in respect of their property as more particularly detailed in the Schedule hereunder written to the Party of the Second Part on "as is where is" basis;

AND WHEREAS the Party of the Other Part has agreed to acquire and purchase the said possessory occupancy rights of the party of the One Part on as is where is basis for valuable consideration on the terms and conditions stipulated hereinbelow.

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

1. The Party of the One Part have agreed to sell, convey, assign, assure and transfer all their rights, title and interest including their possessory and occupancy rights in respect of the said property as more particularly

Md. Mustafiz Khan.
Ramesh Sharma

Sd/-
S. B. S. S. S. S. S.



described in the Schedule hereunder written to the Party of the Other Part on as is where is basis and the Party of the Other Part has agreed to acquire and purchase all the rights, title and interest including possessory and occupancy rights of the vendors/occupiers in respect of the said property from the party of the One Part for valuable consideration of Rs.2,75,00,000/- (Rupees Two Crore and Seventy Five Lakhs only) payable to the parties of the One Part by the Party of the Other Part at the time of execution of these presents in the following manner:-

Rs.30,00,000/- (Rupees Thirty Lakhs Only) shall be paid by the Party of the Other Part to the Vendor No.1 at the time of execution of these presents in full and final consideration towards the right, title and interest of the Vendor No.1 (the receipt whereof, the Vendor No.1 doth hereby admit and acknowledge).

Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs Only) shall be paid by the party of the Other Part to the Vendor No.2 at the time of execution of these presents in full and final consideration towards the right, title and interest of the Vendor

Med. Mastagim Khan
Ramshirani
25.5.6

Gabbar Ali



No.2 (the receipt whereof, the Vendor No.2 doth hereby admit and acknowledge);

Rs.40,00,000/-

(Rupees Forty Lakhs Only) shall be paid by the Party of the Other Part to the Vendor No.3 at the time of execution of these presents in full and final consideration towards the right, title and interest of the Vendor No.3 (the receipt whereof the Vendor No.3 doth hereby admit and acknowledge);

Rs.30,00,000/-

(Rupees Thirty Lakhs Only) shall be paid by the party of the Other Part to the Vendor No.4 at the time of execution of these presents in full and final consideration towards the right, title and interest of the Vendor No.4 (the receipt whereof, the Vendor No.4 doth hereby admit and acknowledge);

2. On receipt of the full and final consideration as stated hereinabove, the parties of the One Part shall hand over the vacant and peaceful possession in respect of the said property to the Party of the Other Part and the party

Md. Mustogin Khan
Ramshankar

ISB 6
seal. etc



of the Other Part shall be put in actual and physical possession in respect thereof.

3. The parties of the One Part shall execute an irrevocable General Power of Attorney and other documents in favour of the Party of the Other Part to enable them to prosecute the above suit pending before the Hon'ble Court and with all other powers to file and initiate appropriate legal proceedings to defend the right, title and interest of the party of the Other Part created by the party of the One Part.

4. It is further agreed by and between the parties that the party of the One Part shall give all other cooperation to the party of the Other Part for prosecuting the said suit and also to consolidating the right, title and interest in respect of the said property in favour of the party of the Other Part.

5. The party of the One Part do hereby declare that they have not entered into any agreement with any third party in respect of the said property in any manner whatsoever and the said property is free from all encumbrances on the part of the party of the One Part.

6. It is agreed by and between the parties that the party of the Other Part is fully aware about the disputes

Md. Mustajin Khan

Ramsh Sharma

25/5/06

S. B. S. S. S.



pending with regard to the said property and their purchase of the said property is on "as is where is" basis.

7. It is agreed by and between the parties, the party of the Other Part shall enjoy the benefits and/or loss that may be caused on the outcome of the pending suit. The party of the One Part shall not be liable for the same.

8. It is further agreed by and between the parties that the party of the Other Part shall be entitled to challenge any orders that may be passed by the City Civil Court upto the level Apex Court at the risk and costs of the Party of the Other Part. However, the party of the One Part shall always extend all kind of cooperation as and when called for, for the protection of the party of the Other Part's right in respect thereof.

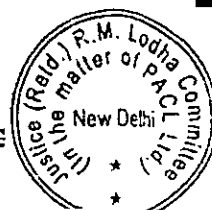
9. In the event, the party of the Other Part is intending to dispose of the said property in the manner they deem fit and proper, they shall be entitled to do so at their own risk and costs.

10. The party of the One Part doth hereby relinquish all their right, title and interest in respect of the said property in favour of the party of the Other Part in all respect and in future, the party of the One Part shall not claim any right of whatsoever nature in respect of the said property.

Md. Mustogin Kham

Ramesh Kumar

S. S. S. S. S.





S. Ali
SAFDAR ALI



RAKESH SHARMA



Samir Baig

THE SCHEDULE OF THE PROPERTY ABOVE
REFERRED TO

ALL THAT piece and parcel of land admeasuring about 2386.7 sq.mtrs. or thereabout with structures bearing CTS No.39B (Survey No.41/2) situated and lying at Village Juhu, Vile Parle(West), Mumbai-400 049.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their hands on the day and the year first hereinabove written.

SIGNED AND DELIVERED by the
withinnamed Vendors/Occupiers

(1) Shri **MOHAMMED MUSTAKIM KHAN;**

(2) Shri **RAKESH BHOLARAM SHARMA;**

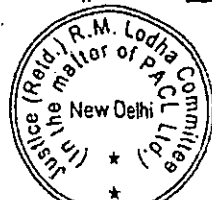
(3) Shri **SAMIR S/o SALIM BAIG,**

(4) Shri **SAFDAR ALI SAFAR ALI SHAIKH;**

the party of the One Part

in the presence of

)
)
) Md. Mustakim Khan
)
) Rakesh Sharma
)
) S.B. 8
)
)
)
)
)
)



SIGNED AND DELIVERED by the)
 within named Purchasers)
 M/s. PACL INDIA LIMITED,)
 A Company through its Director)
 Shri Shahnawaz S. Shaikh) SShkh
 the party of the Other Part)
 in the presence of)

- 1.
- 2.

RECEIPT

RECEIVED of and from the within named Purchaser
 a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) as
 within mentioned being the full and final consideration
 payable to me as more particularly described in the clause
 of this Agreement.

*By chek Demand Paye No 829131 dated 25th May 2010
 drawn on D C B New Delhi Branch*

I SAY RECEIVED Rs.30,00,000/-

Mr. Mohammed Mustakim Khan

Shri Mohammed Mustakim Khan
 Vendor No.1



RECEIPT

RECEIVED of and from the withinnamed Purchaser a sum of Rs.1,75,00,000/- (Rupees One Crore Seventy Five Lakhs only) as within mentioned being the full and final consideration payable to me as more particularly described in the clause 1 of this Agreement.

Being demand draft no 829/28 drawn on DCB bank Delhi branch.

I SAY RECEIVED Rs.1,75,00,000/-

Rakesh Sharma

Shri Rakesh Bholaram Sharma
Vendor No.2

RECEIPT

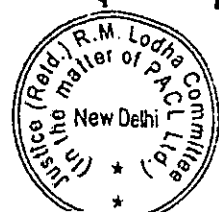
RECEIVED of and from the withinnamed Purchaser a sum of Rs.40,00,000/- (Rupees Forty Lakhs only) as within mentioned being the full and final consideration payable to me as more particularly described in the clause 1 of this Agreement.

Received Demand Draft bearing NO 829/29 dated 28-05-2010, drawn on DCB Delhi Branch

I SAY RECEIVED Rs.40,00,000/-

Samir Baig

Shri Samir S/o Salim Baig
Vendor No.3



R E C E I P T

RECEIVED of and from the within named Purchaser
a sum of Rs.30,00,000/- (Rupees Thirty Lakhs only) as
within mentioned being the full and final consideration
payable to me as more particularly described in the clause
1 of this Agreement.

Received Demand Draft Bearing No 829130 dated 28/05/2010
drawn on D C B Delhi Branch

I SAY RECEIVED Rs.30,00,000/-

Sd/- Ali V. Ali

Shri Safdar Ali Safar Ali Shaikh
Vendor No.4

Witnesses:

1. _____
2. _____



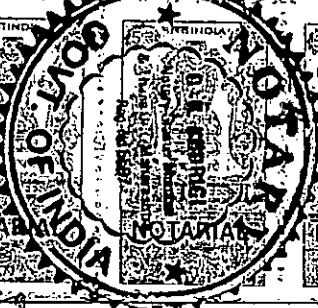


एक सौ रुपये

Rs

रु. 100

HUNDRED

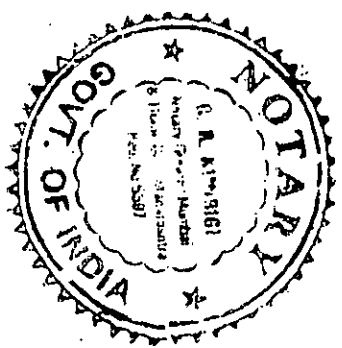


18 FEB 2013

महाराष्ट्र MAHARASHTRA

अप्री कोर्ट कार एडोकिशन मेट्रोपॉलिटन मनीस्ट्रेट GW 671886

न सहायक कार्यालय, मुंबई
रु. ८४०
11 FEB 2013
म अधिकारी



श्री. राम 7. Yashwantrao
Advocate High Court
Jai Ambika Bhawan Society
Room No. 12, Handman Nagar
Kurla Road, Kurla (B)
Mumbai-101

18 FEB 2013

श्री. प्रकाश केजवले

परवानाधारक मुद्रांक विक्रेता

000756

MEMORANDUM OF UNDERSTANDING

Gr. No.
394/13

THIS MEMORANDUM OF UNDERSTANDING is made and entered into at Mumbai 18th day of February in the Christen Year Two Thousand And Thirteen.

B E T W E E N

PACL INDIA LIMITED, a Company Incorporated under the Companies Act, 1956, having it's registered office at, 22, 3rd

Shikha

Prakash

Floor, Amber Tower, Sansarchand Road, Jaipur - 302 004 and Corporate office at, 28, 7th Floor, Gopaldas Bhavan, Bar Khamba Road, New Delhi - 110001, having PAN No. AAACP4032A, through their Constituted Attorney and Authorise representative **MR. SHAHNAWAZ SULEMAN SHAEIKH**, having address at, 302, Building No. 26, Oshiwara Garden View Co-Operative Housing Society Limited, Link Road, Oshiwara, Andheri (West), Mumbai - 400 53, (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include their time to time Directors, executors, representatives and administrators) of the **ONE PART**;

AND

MR. SFDAR ALI SAFAR ALI SHAIKH, age - , Muslim, Indian, Inhabitant having address at, **C.T.S. NO. 39B, Near IMA Club, Militry Road, Juhu Scheme, Mumbai - 400 049**, (Which expression shall unless it be repugnant to the context of meaning thereof be deemed to mean and include his heirs, legal representatives, executors and administrators) of the **SECOND PART**;

WHEREAS

- a) The Party of the First part has Purchased the larger property on "**As is Where is**" basis and in "**As it is what it is**" conditions including title thereto and subject to the claim of Juhu Jaycee, M.M. Khan and Bhaskar Shetty being all that piece and parcel of Plot bearing **CTS No. 39 B** admeasuring about **2386.7 Sq. Meters** situated at, **Juhu Vile Parle Development Scheme in the Mumbai Suburban District, Village : Juhu, Vile Parle (West)**,

Sheth

[Signature]

Mumbai - 400 056, (Schedule of the Property is mentioned hereunder of present Memorandum of Understanding) from the Various Societies, who are the member of **THE JUHU VILE PARLE DEVELOPMENT CO-OPERATIVE HOUSING ASSOCIATION LIMITED**, an Association having office at, **51, Jai Hind Club, Jai Hind Society, N.S. Road No.11, JVPD Scheme, Juhu, Vile Parle (West), Mumbai 400 049**, by an Indenture dated **30th July 2010** registered with Sub - Registrar of Assurances at Bandra at Serial No. 8188/2010 Mumbai Suburban District within Municipal Jurisdiction "**K**" West Ward Andheri.

- b) One **Mr. Mohammed M. Khan** (called the "**said Khan**") occupied the said property;
- c) The said Khan has filed a suit in the Bombay City Civil Court at Dindoshi, Borivali Division, Dindoshi, Goregaon being Suit No. **3309/2005** against the MCGM as well as Fourteen Co-operative Society Ltd. Juhu Vile Parle Development Co-operative Housing Association Ltd. Juhu Jaycee Charity Fund Trust and the party of the first has joined the said suit for various reliefs and claimed to be in possession of the suit land admeasuring about 13,000 sq.ft. out of the said property.
- d) That the Said Khan in the year 2006 have executed a lawful General Power of Attorney and appointed his Constituted Attorneys to **1) MR. SAMIR SALIM BAIG & 2) MR. RAKESH BHOLARAM SHARMA** of the said properties and has conferred various powers to do all the Acts, Deeds, Matters and things required to be done in respect of the said property or any part thereof and to take



legal actions and to take possession as where able to follow up the same.

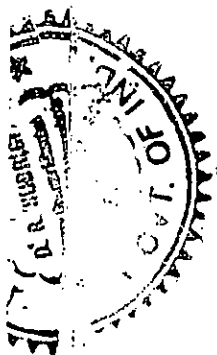
- e) That said Constituted Attorneys **1) MR. SAMIR SALIM BAIG & 2) MR. RAKESH BHOLARAM SHARMA** has further due to their preoccupation and personnel difficulties to attend the affairs of the said property appointed **MR. SAFDAR ALI SAFAR ALI SHAIKH** their Constituted Attorney by **General Power Of Attorney dated 02/02/2010** do all the Acts, Deeds, Matters and things required to be done in respect of the said property or any part thereof and to take legal actions and tot take possession as where able to follow up the same.
- f) That during the pendency of the Suit settlement talks were going on and a compromise took place on certain terms and conditions between the both the parties.
- g) By and between the parties it is agreed by the party of the First part that the Party of the First part shall before execution and filing of the Consent term shall pay **Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lacs Only)** to the party of the Second part. It is further agreed by the party of the First part that party of the first part after filing of the Consent Terms in the Court shall execute a separate Memorandum Of Understanding and have agreed to give **5,000/- Sq.ft Saleable area** after developing the said Property in favour of the party of the Second part.
- h) Consent Terms dated 01.10.2011 are filed in the said Suit where under the said Khan having received the valuable

SSmith

[Signature]

consideration of **Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lacs Only)** from the Party of the First Part.

- i) That after filing of the Consent Terms dated 01/10/2011 in the Court the party of the Other Part have approached the party of the first part to execute the separate Memorandum of Understanding in favour of party of the Second part as promised and agreed upon which the party of the First part had informed the party of the second part that there is one more litigation is pending in Court of law and further informed that negotiations and settlement talks are going on to settle the said dispute and very shortly they will resolve the dispute by filing the consent terms in the Court of Law and requested the party of the other part to wait till that period and as the assurances were given to execute Separate Memorandum of Understanding the party of the Second part agreed for the same.
- i) That one Juhu Jaycees Charity Fund Trust and Other have filled a Suit bearing No. 1108 of 2010 against the JVPD and 16 others including the party of the First Part and subsequent to that a First Appeal No. 554 of 2012 came to be filed by the Juhu Jaycees Charity Fund Trust and Other in the said Suit No. 1108 Of 2010.
- j) That during the pendency of the First Appeal No. 554 Of 2012 in L.C. Suit No. 1108 Of 2010 a Consent Term dated 29th November 2012 came to be filed between the Parties and the said First Appeal and Said Suit came to be withdrawn by the parties.



[Signature]

[Signature]

- k) That after the filing of Consent terms in the above said First Appeal in Hon'ble Court the party of the Second part have approached the party of the First part to execute Memorandum of Understanding in the month of February and the party of the first has agreed for the same.

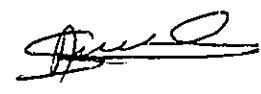
NOW THIS MEMORANDUM OF UNDERSTANDING

WITNESSETH AND IT IS HEREBY AGREED BY

AND BETWEEN THE PARTIES HERETO AS UNDER

1. It is agreed declared and confirmed that the aforesaid recitals shall form integral part of this MOU and any further agreements which will be executed between the parties hereto.
2. The Party of the First part hereby declare that the statements, declarations and representations as contained in the forgoing recitals are true to their own knowledge.
3. The Party of the Second part declare that, they have received amount of **Rs. 2,75,00,000/- (Rupees Two Crores Seventy Five Lacs Only)** from the Party of the First Part as agreed before filing of the Consent Term dated 01/10/2011.
4. The party of the First part agreed and declare that after execution of present Memorandum of Understanding shall within 24 months developed the







said Property and hand over the area of 5,000 Sq. ft saleable area to the party of the Second part.

5. It is agreed between the parties that charges for the Registration and stamp duty shall be borne and paid by party of the Second part.
6. It is agreed by the party of the first part that they shall whenever needs arises shall co-operate with the party of the Second part and visit the office of Registrar for the purpose of registration of the documents.
7. It is further declare by the party of the first part that even a Consent Terms have been filled in the Court but till today the party of the First has not taken the Physical possession of the said 13,000/- Sq.ft. area from the party of the other part and still it is in possession of the party of the Second part undisputedly.
8. It further agreed and declare by the party of the First part that while developing the said property the party of the Second part can construct structure for the purpose of their possession on the said property and shall not interfere with development procedure.

Singh

9. It is further agreed and declare by the party of the Second part that after handing over the 5,000/- Sq.

Shukla they remove themselves.

[Signature]

THE SCHEDULE OF THE PROPERTY ABOVE REFERRED:

That piece and parcel CTS No. 39 B admeasuring about 2386.7 Sq. Meters situated at, Juhu Vile Parle Development Scheme in the Mumbai Suburban District, Village ; Juhu, Vile Parle (West), Within the Municipal Jurisdiction of K/West Ward.

IN WITNESS WHEREOF, the parties hereto have hereunto set and subscribed there respective hands and seals the day and the year first mentioned hereinabove.

SIGNED AND DELIVERED by the
Within named, **PACL INDIA LIMITED**
Through It's Constituted Attorney &
Authorise Representatives
MR. SHAHNAWAZ SULEMAN SHAIKH

In presence of

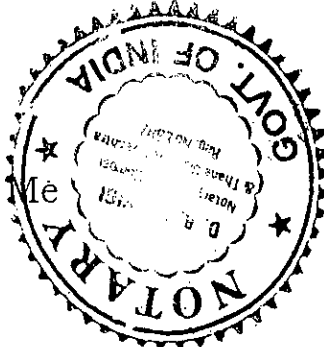
SIGNED AND DELIVERED by the
Within named, **SECOND PARTY**
MR. SFDAR ALI SAFAR ALI SHAIKH

WITNESS

- 1)
- 2)

Identified & Explained by Me

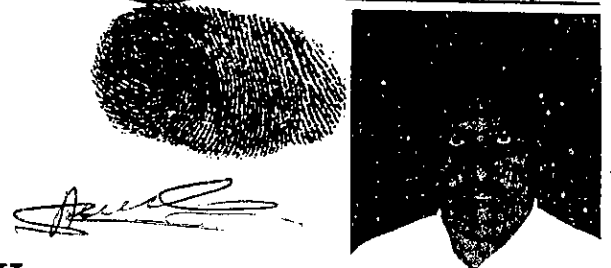
PUSHPRAJ S. SINGH
Advocate High Court
Singh Nivas, Panch Bavdi,
Goregaon (E) Mumbai-400 063



BEFORE ME

D. R. KUDRIGHI
Notary Thane Dist. Maharashtra
Reg. No. 5597

Sr. No.
394/13



गावाचे नाव : जुहू

- (1) विलेखाण प्रकार, मोयटल्याचे स्वरूप अगिहस्तांतरणपत्र व वाजार भाव (भाडेपट्ट्याच्या वायतीत पट्टाकार आकारणी देतो की पट्टाकार ते नमूद करावे) मोयदला रु. 395,000,000.00 वा. भा. रु. 290,366,000.00
- (2) भू-मापन, फोटोहिस्सा व घरक्रमांक (असल्यास)
 - (1) सिटिएस क्र. 39/बी वर्णन एकूण 14 सहकारी गृह. बांधणी संस्थांचे क्षेत्र 2386.70 पैकी 12 सहकारी गृहनिर्माण बांधणी संस्थांचे क्षेत्र 84.3 % अविभक्त हिस्सा, 14 सहकारी गृहबांधणी संस्थेच्या मिळकतीचे एकूण क्षेत्र 2386.7 प्रमाणे मुल्यांकन करून त्यावर रु 19750000/- एवढे पूर्ण मुद्राक शुल्क वसूल केले आहे.
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुडी देण्यात आलेले वेद.
- (5) दस्तऐवज करून देण्या-या पक्षकाराचे व संपूर्ण पत्ता नाव किंवा टिकाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादीचे नाव व संपूर्ण पत्ता
 - (1) दि. स्वातंत्र्य को ऑप ही सो लि. चे सेक्रेटरी अशोक अ पटेल - -; घर/फ्लॅट नं. 2 रा. गावा: स्वस्तिक प्लाझा वी एल भाग जुहू मु. 49; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (2) दि. स्वातंत्र्य को ऑप ही सो लि. चे चेअरमन जयेश पी चौक्सी - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (3) दि. वल्लभनगर को ऑप ही सो लि. चे सेक्रेटरी अनिल कुमार महेश - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (4) दि. वल्लभनगर को ऑप ही सो लि. चे खजिनदार भरत शाह - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (5) दि. अशोक नगर को ऑप ही सो लि. चे सेक्रेटरी किर्तीकुमार एस गांधी - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (6) दि. अशोक नगर को ऑप ही सो लि. चे आर्थी सिग्ने सुनित सी शाह - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (7) दि. जयहिंद को ऑप ही सो लि. चे सेक्रेटरी नितीन आर किल्लावाला - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (8) दि. जयहिंद को ऑप ही सो लि. चे खजिनदार रोहीणीदेवी जडेजा - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (9) दि. नूतन लक्ष्मी को ऑप ही सो लि. चे सेक्रेटरी रमेश के शाह - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (10) दि. नूतन लक्ष्मी को ऑप ही सो लि. चे खजिनदार राजेश भंसाळी - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (11) दि. आझाद नगर को ऑप ही सो लि. चे सेक्रेटरी निरंजनलाल जी कनोडीया - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (12) दि. आझाद नगर को ऑप ही सो लि. चे चेअरमन लक्ष्मीदास एल रवेसीया - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (13) दि. नंदयुग को ऑप ही सो लि. चे चेअरमन वसंत जे मेहता - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
 - (14) दि. नंदयुग को ऑप ही सो लि. चे सेक्रेटरी जयेश धरनशी ठक्कर - -; घर/फ्लॅट नं. वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं. -; पेट/वसाहत: -; शहर/गाव: -;

तालुका: -; पिन: -; पैन नम्बर: -

(15) दि विठ्ठलनगर को ऑप ही सो लि चे: चेअरमन प्रमिला एस टक्कर - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(16) दि विठ्ठलनगर को ऑप ही सो लि चे: सेक्रेटरी जयेश डी लखानी - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(17) दि प्रेसीडन्सी को ऑप ही सो लि चे ऑर्थो सिग्ने अनिल व्ही व्होरा - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(18) दि प्रेसीडन्सी को ऑप ही सो लि चे ऑर्थो सेक्रेटरी शशी तलवार - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(19) दि फ्रेंडस को ऑप ही सो लि चे: चेअरमन प्रविण व्ही गांधी - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(20) दि फ्रेंडस को ऑप ही सो लि चे: सेक्रेटरी शीरीष पी शाह - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(21) दि सुवर्णनगर को ऑप ही सो लि चे: चेअरमन दिपक आय पारीख - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(22) दि सुवर्णनगर को ऑप ही सो लि चे: सेक्रेटरी जीतेंद्र सी शाह - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(23) दि न्यू इंडिया को ऑप ही सो लि चे: चेअरमन पुष्पा व्ही खेतान - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(24) दि न्यू इंडिया को ऑप ही सो लि चे: सेक्रेटरी नितीन छतवाल - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

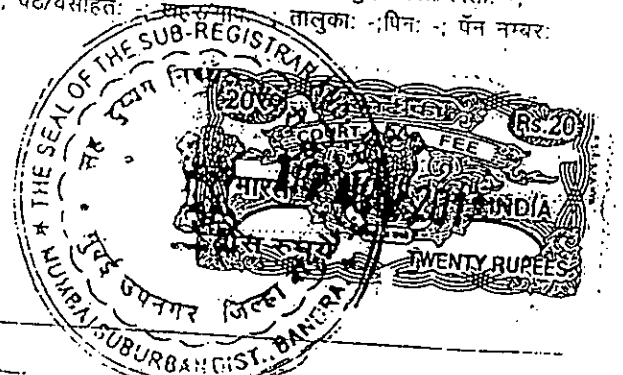
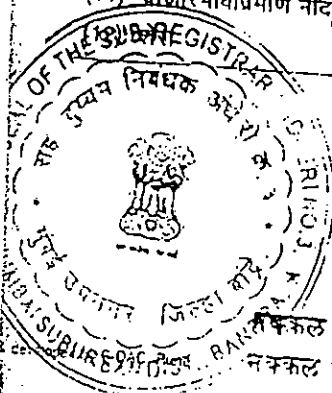
(25) जूहू विलेपार्ले डेव्ह को ऑप असो. लि चे: सेक्रेटरी जयेश डी टक्कर - -; घर/फ्लॅट नं: 51 जय हिंद क्लब जय हिंद सोसा एन एस रोड पार्ले; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(26) जूहू विलेपार्ले डेव्ह को ऑप असो. लि चे: प्रेसीडेंट जयंत अ पारेख - -; घर/फ्लॅट नं: वरीलप्रमाणे; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

(1) पी ए सी एल इंडिया लि चे: संचालक विपिन शुक्ला तर्फे मुखत्यार शाहानवाज एस शेख - -; घर/फ्लॅट नं: 28, 7 वा नाळा गोपालदास भवन न्यू दिल्ली आज मुं; गल्ली/रस्ता: -; ईमारतीचे नाव: -; ईमारत नं: -; पेठ/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पैन नम्बर: -

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

(7) दिनांक	करून दिल्याचा	30/07/2010
(8)	नॉटरीचा	09/08/2010
(9) अनुक्रमांक, खंड व पृष्ठ		8188 /2010
(10) वाजारभावाप्रमाणे मुद्रांक शुल्क		रु 19750000.00
(11) वाजारभावाप्रमाणे नॉटरी		रु 30000.00



म. दस्तऐवज देणेकरिता

पाना त्यांचे ता. 2.8.22.22. व्या

मार्जानुसार नक्कल दिली.

मार्ज 93

सरी प्रत

1

नक्कल केली

नक्कल वाचली

तज्ज्ञान केली.

सही - सी. डी. जाधव

मह. दुय्यम निबंधक: अंधेरी-3

दस्ताक्रमांक: व. वर्ष: 2285/2011

Wednesday, November 16, 2011

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सूची क्र. दोन INDEX NO. II

नॉदणी ६३ म.

Regn. 63 m.e. .

गावाचे नाव : जुहू

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप अभिहरतांतरणपत्र
व वाजारभाव (भाडेपट्ट्याच्या
वावतीत पट्टाकार आकारणी देतो
की पट्टेदार ते नमूद करावे) मोबदला रु. 48,150,000.00
वा.भा. रु. 46,080,000.00

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

(3) क्षेत्रफळ

(4) आकारणी किंवा जुडी देण्यात
असेल तेव्हा

(5) दस्तऐवज करून देण्या-या
पक्षकाराचे व संपूर्ण पत्ता नाव किंवा
दिवाणी न्यायालयाचा हुकुमनामा
किंवा आदेश असल्यास, प्रतिवादीचे
नाव व संपूर्ण पत्ता

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

(7) दिनांक

(8) करून दिल्याचा नोंदणीचा

(9) अनुक्रमांक, खंड व पृष्ठ

(10) वाजारभावाप्रमाणे मुद्रांक शुल्क

(11) वाजारभावाप्रमाणे नोंदणी

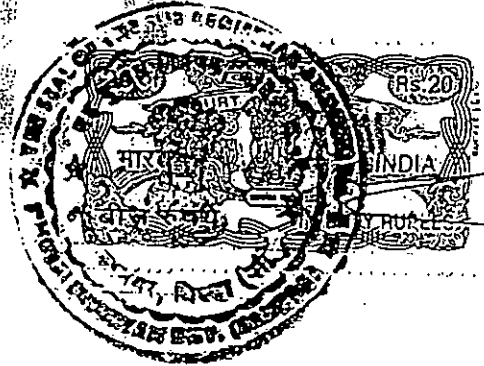
(12) शेरा

(1) सिटीएस क्र.: 39/बी वर्गना सिटीएस नं 39/बी, एकूण 14 सहकारी गृह बांधणी संस्थांचे क्षेत्र
2386.70 पेकी हटकेस को ऑ ही सोसा लि चे क्षेत्र 10.3 % अविभाजीत हिस्सा; 14 सहकारी
गृह बांधणी संस्थेच्या मिळकतीचे एकूण क्षेत्र 2386.7 प्रमाणे मूल्यांकन करून त्यावर रु
2407500/- मु शु भरलेले आहे.
(1) 245.83 चौ मि

(1) दि हटकेस को ऑ ही सोसा लि चे चेअरमन ए की गुप्ता - -; घर/प्लॉट नं: व्ही एन मेहता
रोड: जे व्ही पी डी स्किम, विलेपार्ले प मु 49; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -;
पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: -;
(2) दि हटकेस को ऑ ही सोसा लि चे कॅमिटी मॅबर नटरलाल अगरवाल - -; घर/प्लॉट नं:
संदर; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका:
पिन: -; पॅन नम्बर: -;
(1) वालेचा इजिनिअरींग लि तर्फे अकाऊंटस मॅनेजर जी के रुपानी - -; घर/प्लॉट नं: वालेचा
चॅम्स, अंधेरी प मु 53; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -;
शहर/गाव: -; तालुका: -; पिन: -; पॅन नम्बर: AAAGV2288G

10/03/2011
10/03/2011
2285/2011
रु 2407500.00
रु 30000.00





ह्वरी प्रत

व.स. तुलना निबंध अंश-२

पु. २३३ अथवा २३४ लिखित



ना. प्रमाणद कलिका

पाना त्यांचे ता. १६/११/११ च्या मजि. नं. ५०४/११

26/07/00

एक दुष्कर निषेध प्रदेष्टुं



दस्तावेजांक व वर्ष: 2382/2011

Wednesday, November 16, 2011

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सूची क्र. दोन INDEX NO. II

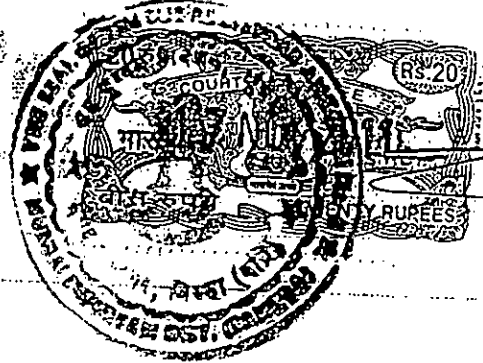
दुय्यम निबंधक: अंधेरी 2 (अंधेरी)

नोदणी 63 म.

Regn. 63 m.e.

गावाचे नाव: जुहू

- (1) विलेखाचा प्रकार: मोबदल्याचे स्वरूप अभिहस्तांतरणपत्र व बाजारभाव (भाडेपट्ट्याच्या बाबतीत पट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 50,797,500.00 वा. भा. रु. 46,080,000.00
- (2) भू-साधन, पोटहिस्सा व घरकामांक (असल्यास) (1) सिटीएस क्र.: 39/बी वर्णन: जमिन व बांधकाम, सिटीएस नं 39/बी, नॉजे जुहू, एकूण 14 सहकारी गृह बांधणी संस्थाचे क्षेत्र 2386.70 चौ मि पैकी हटकेस को ओ ही सोसा लि चा 10.3% हिस्सा म्हणजेच (क्षेत्र 245.812 चौ मि) अविभाजीत हिस्सा, एकूण क्षेत्र 2386.7 चौ मि प्रमाणे मुल्यांकन करून त्यावर रु 2540000/- इतके मु शु भरलेले आहे.
- (3) क्षेत्रफळ (1)
- (4) आकारणी किंवा जुडी देण्यात आसेल 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) गालेचा इजिप्शियन लि. चे अकाउंट्स मॅनेजर जी के रुपानी - -; घर/फ्लॅट नं: गालेचा चेबर्स अंधेरी प मु 53; गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAACV2288G.
- (6) दस्तऐवज करून घेण्या-या पक्षकाराचे नाव व संपूर्ण पत्ता किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बादीचे नाव व संपूर्ण पत्ता (1) पी एस् सी एल इंडिय, लि चे संचालक विपिन शुक्ला तर्फे मुखत्यार शाहानवाझ शेख - -; घर/फ्लॅट नं: 22; गल्ली/रस्ता: -; इमारतीचे नाव: -; तिसरा मजला, अंबर टॉवर, एस सी रोड, जयपूर, आज मुंबईत इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; पॅन नंबर: AAACV4032A.
- (7) दिवांक करून दिल्याचा 14/03/2011
- (8) नोंदणीचा 14/03/2011
- (9) अनुक्रमांक, खंड व पृष्ठ 2382 /2011
- (10) बाजारभावामाणे मुद्रांक शुल्क रु 2539875.00
- (11) बाजारभावामाणे नोंदणी रु 30000.00
- (12) शेंरा



खरी अत

१६. दुय्यम निबंधक अंधेरी-२
मुद्रांक उपकारक लिखा

मा. कालेस देसकर
पक्षांमध्ये वा. १६/११/११ न्या खंडे ७ २००४/११
वाचकृतात नमूद आहे
दि. १०/११/११
For P. S. S. S.
१६. दुय्यम निबंधक अंधेरी-२



INDIA NON-JUDICIAL

F. & Sec / Ab / Ach / Ls



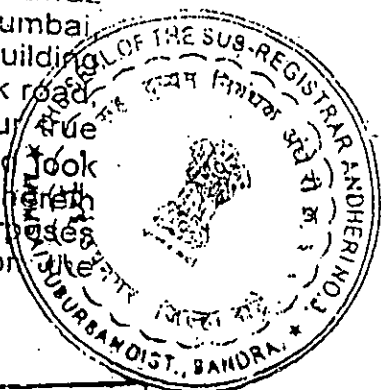
Admission / Am - Re / Feb / Jul

(circled initials) / [unclear] / [unclear]

(2)
WHEREAS We, the Managing Director/ Manager (Secretarial) duly authorized by the Board of Directors, herein being occupied in the city of Delhi to attend to our day to day work and therefore we are desirous of appointing some fit and proper person to look after all our affairs in the city of Mumbai and to act for us in the city of Mumbai as our lawfully constituted attorney.

WHEREAS the reason for the appointing the attorney holder being that the Company is desirous to buy a property CTS No. 39B of village Juhu, Plot No. 11A/12-1, Vile Parle (W), Mumbai 400 049, admeasuring 2386.7 sq.mtrs or there above situated on Bhakti Vedant Swami Road, jointly owned by 14 different (Limited) Co-operative Housing Societies, which are part of Juhu Vile Parle Development Co-operative Housing Association duly registered under the Maharashtra Co-operative Societies Act, 1960 bearing Registration No. BOM/HSG/73 of 1967 dated 8th August, 1967.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We the said Directors of PACL INDIA LIMITED of Delhi by virtue of Resolution do hereby nominate, constitute and appoint Mr. Shanawaz Suleman Sheikh S/o. Suleman Sheikh of Mumbai Indian Inhabitant, residing at Flat No. 302, Building No.26, Oshiwara Garden View CHS Limited, Link road, Oshiwara, Andheri (W), Mumbai 400 053 as our true and lawful Attorney to act, conduct, manage and look after all our affairs related to plot mentioned herein below, in the Republic of India and for the purposes aforesaid we the Directors hereby confer upon the Attorney the following powers and authorities:



For PACL INDIA LIMITED:

Authorised Signatory

2020-21	
2020	02
2020	

[Handwritten signatures and notes at the bottom of the page, including a large checkmark and various scribbles.]

72
80

(3) COLLECT TROV

1. To make, sign and execute Agreement, Conveyance, Deed of Transfer, Deed of Assignment, Declarations, writings, affidavits, applications, bonds including Indemnity bond and all other writings, assurances in respect of the said plot of land and to do all necessary acts, things and execute all documents, writings, etc. as effectively aforesaid to transfer of the said plot in our name viz. **PACL INDIA LIMITED** in record of rights, Index II, Government Record, Property Card and 7/12 Extract and such other record maintained for the said land.

2. To pay all court fees, dues, fees for effectively getting the said plot transferred in the name of our Company **PACL INDIA LIMITED**.

3. To appear and represent our Company **PACL INDIA LIMITED** before all statutory bodies, Court, Registrar, Managing Committee and such other administrator and put such application, papers, writings including filing consent terms where there are pending proceedings, or the proceedings which may be filed hereafter pertaining to the transfer of said plot in favour of our company.

4. To pay necessary charges, outgoings and other dues which might have remained unpaid pertaining to the said plot.

5. To commence, defend any proceedings if require in respect of the said plot in Court of law, Tribunal, Registrar of the Societies and/or that purpose to sign plaint, affidavits, petitions, applications, vakalatnamas, statements, declarations and such other allied documents, papers, writings and also to accept legal proceedings and other process of the court and to incur all necessary expenses in that behalf.



बदल-३१	
८९८८	७४
२०२०	

For **PACL INDIA LIMITED**

Authorized Signatory

[Handwritten signatures and stamps]

[Circular stamp]

[Handwritten signatures]

(4)

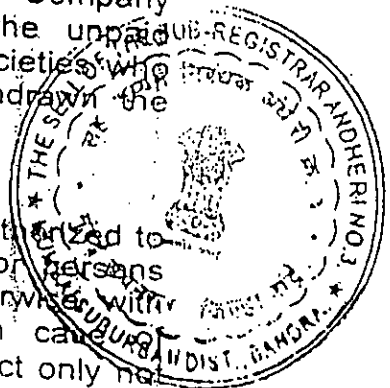
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6. To present and to lodge the Deed of Transfer and other writings, and as also assurances for registration in the office of the Sub Registrar of Assurances and to admit, execution thereof in favour of the company.

7. To take possession from the person who is occupying and possessing the said plot after obtaining necessary writings which may be required to be registered or be filed in the Court of Law and after executing such writings, and on payment, if any, required to be paid take such physical possession of the said plot and get the said plot vacated exclusively and totally and take possession for and on our behalf.

8. To issue letter releasing the amount lying in escrow account on pro-rata basis after verifying the correctness of the Resolution having support to 2/3 members of the Association viz. JVPD Co-operative Housing Association Limited having power under clause 29 of the Bye-laws with further reference to Bye-Laws No. 8 to 11 and Bye-laws No. 3 (i), (ii) and (iii) and further get the execution of conveyance in favour of our Company with authorizing the Association to retain the unpaid amount from the escrow account for those societies who have not endorsed the said deal or not withdrawn the money.

9. The attorney holder is hereby authorized to delegate the power to any qualified person or persons necessarily required either statutorily or otherwise with further power to sub-delegate the same in case of necessity but this shall be confined to above Act only not otherwise.



That this General power of attorney shall be revocable.

बदर-१	
७८८	७८
२०१०	

For PACL INDIA LIMITED

Authorised Signatory

[Handwritten signatures and stamps]

[Fingerprint]

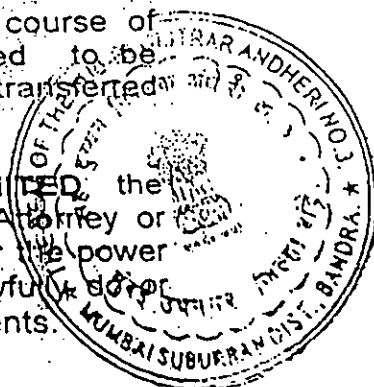
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(5)

In general to do all other acts, deeds, matters and things whatsoever in respect of the said plot either particularly or generally described as effectually to all intents and purposes as we could have done ourselves AND for more effectually removing any doubts which may arise as to the true meaning of these presents or as to the construction or application of the powers hereby granted we hereby declare that the powers authorities and discretions hereby conferred are irrevocable and the same shall in always extend to any other matter or transactions not herein precisely mentioned or defined which in the course of dealing in respect of the said plot is required to be performed for the purpose of getting the plots transferred in the name of the company not otherwise.

AND we Directors of PACL INDIA LIMITED the abovenamed do hereby ratify whatever the Attorney or any substitute or agent appointed by him under the power in that behalf hereinbefore contained may lawfully do or cause to be done in and by virtue of these presents.



For PACL INDIA LIMITED

Authorised Signatory



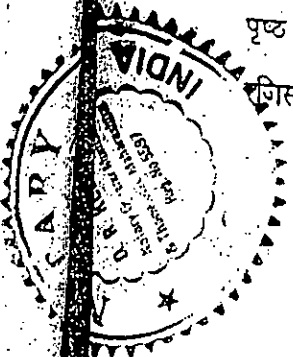
बदर-१/	
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5 75



आज दिनांक 03/06/2010 को
वही सं. 4 जिल्द सं. 1882
पृष्ठ सं. 659 से 670 पर कमांक 1128
रजिस्ट्रीकृत किया गया।



प्रभारी सुधीन्द्र कुमार

3/6/2010

बदर-९/	
८९८८	८०
२०१०	

Handwritten signatures and initials at the bottom of the page.

घोषणापत्र

मी ब्राह्मनाजी श्यामराव

द्वारे घोषित करतो की, दुय्यम

निबंधक अध्यापक - ३

यांच्या कार्यालयात

अभिज्ञानपत्र

या शिर्षकाचा दस्त

नोंदणीसाठी सादर करण्यात आला आहे. मे. पी. ए. सी. एल. शिंदे यांच्या वतीने विपिन धुळे व इ. यांनी

दि. १६/१०/१०

रोजी मला दिलेल्या मला दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त

नोंदणीस सादर केला आहे/निष्पादीत करून कबलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी

कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मरत झालेले नाही किंवा

अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून

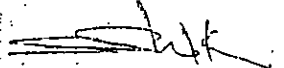
उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सदरचे कथन चुकीचे आढळून आल्यास नोंदणी अधिनियम १९०८ चे

कलम ८२ अन्वये शिक्षेस मी पात्र राहिल्याची मला जाणीव आहे.



बदर-९१	
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२०११	

दिनांक : ४/०२/२०११


कुलमुखत्यारपत्रधारकाच नाव
व सही



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INCOME TAX DEPARTMENT

PACELIMITED

13/02/1996

Publication Accession Number

AAAGP4032A

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GOVT. OF INDIA

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भारतीय डाक
India Post

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NEW DELHI, PIN:110021
From:S A S SHAIKH, C.T.S NO 39 B, JHU M-49
Wt:490grams,
Amt:104.00, 13/10/2016, 18:37
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EM159210951IN

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Booked At	Booked On	Destination Pincode	Tariff	Article Type	Delivered At	Delivered On
BNPL SP Hub MUMBAI	13/10/2016	110021	104.00	SPA	Chanakya Puri S.O	15/10/2016

Event Details For : EM159210951IN Current Status : Item delivered at Chanakya Puri S.O

Date	Time	Office	Event
15/10/2016	12:58:00	Chanakya Puri S.O	Item delivered
15/10/2016	08:36:48	Chanakya Puri S.O	Item Received
14/10/2016	10:30:57	NSH NEW DELHI	Bag Despatched to NSH NEW DELHI
14/10/2016	10:22:53	NSH NEW DELHI	Bag Received
13/10/2016	23:20:04	NSH MUMBAI	Bag Despatched to NSH NEW DELHI
13/10/2016	22:16:28	BNPL SP Hub MUMBAI	Bag Despatched to NSH MUMBAI
13/10/2016	20:17:54	NSH MUMBAI	Item Bagged for NSH NEW DELHI
13/10/2016	19:55:50	NSH MUMBAI	Item Received
13/10/2016	19:55:50	NSH MUMBAI	Bag Opened
13/10/2016	19:26:56	NSH MUMBAI	Bag Received
13/10/2016	19:13:24	BNPL SP Hub MUMBAI	Item Bagged for NSH MUMBAI
13/10/2016	18:37:16	BNPL SP Hub MUMBAI	Item Booked

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Last updated on 07-Dec-2016

