

~~Am. Ely~~

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USE AF-102

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सर्वे नं. 262 ~~रुई/ऑप~~

क्षेत्रफल विस्तार पुनरावधि 2500

एकत्रिंशत्तिथि तः ३

वाजपयस्य प्रत्ये दिन रु. १९,००,०००/-

एकूण मुद्रांक शुल्क रु. 2,500/-

कमी मुद्रांक शुल्क रु.

RC- 4/E/2014/CB1/BS4Fe/ND

~~DR. 31597/16~~

MR - 32899/16

Shop No. 3, Padma Colony, VIRAR (West), Pin - 401 303.



NOT FOR SALE



सादरकर्ता

उत्पन्न निवेदन संख्या-३

दस्तावेज खाली नाम दिनेल्या व्यक्तीच्या

नावे नोंदणीकृत हाकेने पाठवावे

दुय्यम निवेदनक.

ये कायमिल्यात देण्यात येईल.

येजी तयार होईल व

नकल

दस्तावेज

नोंदणीकृत हाकेने पाठवली जाईल.

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२५००००-३२५८९

कलम ३४ अन्वये
दंड-कलम ३५ अन्वये
शोध किंवा निरीक्षण
नकल किंवा सापने (कलम ३४ ते ३७)
उपलब्ध
पुष्ठांकनाची नकल फी
नकल फी (फोटो)
नोंदणी फी
खालीलप्रमाणे फी मिळेल:-
२५००००-३२५८९

Authn. Sign. Authn. Sign.

For PACL INDIA LTD. २५००००/-
२५००००-३२५८९

दिनांक ११/०५ सन १९९९

दस्तावेजवाला/अर्जावा अटकनांक २५३.७९

नोंदणी ३९ म. Regn. ३९ m.



६-१५/११

७

२६१९९
प्रत्येक परत को

प्रत्येक परत को

२६१९९

१३. भवा

१४. प्रवास

१५. विवेक ३. या नकल पाठविषयका २५०० वर्ष.

१६. जठ संश्लेषणा वस्तुया विधी वचना.

१७. न्युन आकारित कीर्ती वस्तु.

१८. परिवारिका किवा स्त्री परिवाराची सेवा.

१९. अहल.

२०. मोहोरबंद पाकिटे परत मागे सेवा.

२१. मोहोरबंद पाकिटे उपवर्ग.

२२. मोहोरबंद पाकिटाचा निषेध.

२३. सुक्षित तावा की.

२४. गृहपट की.

२५. मुख्यारनामा अनुप्रमाण.

अनुच्छेद बीस अन्य.

अनुच्छेद अकरा अन्य.

२६. फाईल करण्याची की.

२७. कवात की.

२८. अनुच्छेद सतरा किवा अकरा अन्य.

२९. इतर कीर्ती अनुसूची

३



AGREEMENT

ARTICLES OF AGREEMENT made and entered into at Virar, Taluka Vasai, District Thane, this 11 Jul day of Feb in the Christian year One thousand Nine hundred Ninety Nine BY AND BETWEEN: MESSRS HANSARAJ CONSTRUCTION, a registered partnership firm having their office at Virar, Taluka Vasai, District Thane, through their nominees and duly Constituted Attorneys Shri Pradeep Vishnu Tendolkar, hereinafter called "the Builders" (Which

GENERAL STAMP OFFICE
TOWN HALL, FORT,
MUMBAI - 400 023.
MAH/GSO/001

भारत
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INDIA
RS. 256000
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MAHARASHTRA
(In the office of R.M. Lodha Committee
New Delhi
802091)

Illustration

Shri
G. V. Tamburkar
Proper Officer,
General Stamp Office, Mumbai

Rs Two lac fifty six thousand only Rs 256000

expression shall, unless it be repugnant to the context or meaning thereof, be deemed to include the partners for the time being of the said firm, their survivors or survivor and the heirs, executors, administrators and assigns of the deceased partners) of the First Part;



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A N D

M/s PACL India Limited having its Regd. off. 22 3rd, 3rd floor, Amber Tower, Sansar Chand Road, Jaipur - 302004 and Co. off. B-1/5 Paschim Vihar New Delhi 110063 Through Authu. Sings. ATUL SRIVASTAVA OR HIMMT RATHORE.

hereinafter called "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof, be deemed to include his/her heirs, executors, administrators and assigns) of the Second Part;

W H E R E A S :

(a) the Builders have agreed to develop the non-agricultural plot of land bearing Survey No.16,288-A,263/A-1, 262 part, admeasuring gunthas and square yards, that is 4000 square metres, situate at village Virar, within the area of Virar Municipal Council, Taluka and Registration Sub-District: Vasai, District and Registration District: Thane, from (1) Shrimati Ushabai Vishnu Tendolkar and (2) Shri Hemant Vishnu Tendolkar, (3) Shri Pradeep Vishnu Tendolkar, (4) Shri Ravindra Vishnu Tendolkar, (5) Smt. Meenakshi Shyamsunder Palvan-
kar, who are the owners thereof:

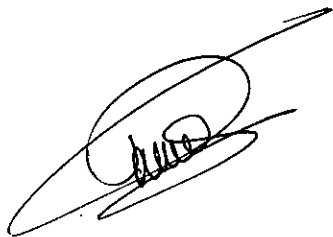
JUL

JUL 1980



(b) (1) Smt. Ushabai Vishnu Tendolkar, (2) Shri Hemant Vishnu Tendolkar, (3) Shri Ravindra Vishnu Tendolkar, (4) Smt. Meenaxi Shyamsundar Palvankar, partners of the Builder, have, by an Irrevocable General Power of Attorney, authorised and empowered Shri Pradeep Vishnu Tendolkar, the Builder, to construct an R.C.C. building on the said plot of land and to sell the tenements therein, to receive amount of earnest money/consideration and to deliver the possession of the tenements to the intending purchasers thereof;

(c) Shri Pradeep Vishnu Tendolkar Partner of M/s. Hansraj Construction Co. and Developers obtained the Court Permission dated 22/09/98 from IInd Additional District Judge, Palghar. And Court has permitted to sale and transfer of the property in the interest of minors (a) Kum. Hansraj Hemant Tendolkar, age 15 yrs., (b) Kum Apoorva Pradeep Tendolkar, age 7 yrs., (c) Kum Apeksha Pradeep Tendolkar, age 5 yrs., (d) Kum Namrata Ravindra Tendolkar, age 7 yrs., (e) Kum Dhanraj Hemant Tendolkar, age 5 yrs..



Illathu



The condition of Court Permission is binding on petitioners.

(d) in pursuance of the said Agreement and the authority vested in them, they, the Builders, have commenced construction of an R.C.C. building to be known as "Vishnu Prasad Complex" on the said land after obtaining necessary permission and after getting the plan, design and specifications thereof duly approved by the Competent Authorities;

JUL

(e) (1) the purchaser being desirous of taking ^{H' Wing on 1st floor FM/101} and acquiring the shop/flat No. _____ in the said proposed building on ownership basis, from the Builders, he/she, the purchaser, demanded from the Builders and the Builders provided to the Purchaser inspection of the title deeds and documents of the Owner to the said property, the authority of Builders as aforesaid and the approved plans and the said permission about which the purchaser has satisfied himself/herself;

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(e) (2) The Agreement shall always be subject to the Provisions of Maharashtra ownership flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act 1963.

(f) the Purchaser has been informed about the nature of fittings, fixtures and amenities which will be provided by the Builders in the said flat/shop as listed in Schedule of Amenities hereto annexed and marked Exhibit 'B';

(g) the Purchaser has agreed to purchase the said flat/shop from the Builders on ownership basis, upon the terms and conditions hereinafter appearing;

NOW, THEREFORE, THIS AGREEMENT WITNESSES AND IT IS HEREBY AGREED BETWEEN THE PARTIES THAT :

(1) The Builders shall sell to the Purchaser and the Purchaser shall purchase from the Builders the shop/flat 2000 Sq ft ^{Build-up 'H' Wing FM/101} on the 1st floor of the building to be known as "Vishnu Prasad Com" proposed to be constructed by the Builders on the non-agricultural land bearing Survey No.262 part



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lying, being and situate at village Virar, within the area of Virar Municipal Council, Taluka and Registration Sub-District : Vasai, District and Registration District: Thane, (hereinafter referred to as "the said shop/flat") as shown on the plan hereto annexed and thereon delineated with Red colour, for a consideration of Rs. 3000000/- (Rupees THIRTY LACS ONLY).

(2) The Purchaser has paid to the Builders a sum of Rs. 300000/- (Rupees THREE LACS ONLY) as and by way of earnest money and part payment of the consideration aforesaid on the day of execution hereof and the Builders do hereby admit and acknowledge receipt of the said amount.

(3) The balance amount of consideration that is Rs. 2700000/- to say:-

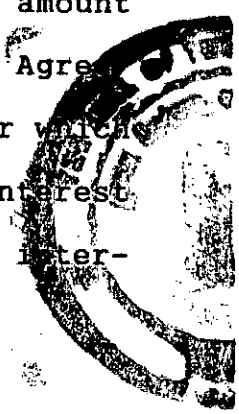
(Rupees Twenty Seven Lacs only Through B.D No. 005724 Dated 30/1/99 Times Bank

shall be paid by the Purchaser to the Builders in the time of execution of this Agreement to Sale. in the manner hereinafter set out, that is



Rs. _____/- upon completion of the plinth;
Rs. _____/- at the time of casting 1st slab;
Rs. _____/- at the time of casting 2nd slab;
Rs. _____/- at the time of casting 3rd slab;
Rs. _____/- upon completion of brick work; *Jul*
Rs. _____/- at the time of taking possession
of the said flat.

Time being the essence of contract, if purchaser falls to pay the instalments aforesaid within 7 (seven) days of the notice thereof being given by the Builders to the Purchaser (the certificate of posting whereof shall be the conclusive proof of its receipt by the Purchaser) the Builders shall have option to cancel this Agreement, to dispose of the said flat in any manner as they, the Builders, may, in their absolute discretion deem fit and proper and to return to the Purchaser the amount till then paid by the Purchaser under this Agreement upon such disposal of the said flat over which the Purchaser shall have no right, title, interest or claim of whatsoever nature; OR to charge inter-



Julathore



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est @18% per annum on amount remaining unpaid until payment thereof is made. In the latter case, the Builders shall also have the authority to retain possession of the said flat and to recover from the Purchaser the Municipal taxes, water and electric charges and deposits if any, maintenance charges and the other outgoings in respect of the said flat together with the interest as aforesaid.

(4) The Builders shall, subject to availability of cement, steel and other building materials and subject to any act of God such as flood, earthquake or any other natural calamity or war or act of enemy or other reason beyond the control of the Builders and subject further to the payment of the instalments aforesaid by the Purchaser, deliver peaceful vacant possession of the said flat to the Purchaser on or before _____.

(5) As soon as the building is ready for possession and notified by the Builders to the Purchaser, will be the responsibility of the Purchaser to take possession within 15 days of receipt of the notice from the Builders upon making all the pay-



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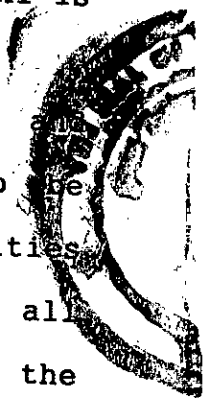
K. L. Thane



ments mentioned in clauses (3), (8) and (9) and signing the possession papers. If purchaser fails to take possession and make payments as mentioned above, the Builders shall have all the rights to cancel this Agreement and dispose it in any manner deemed fit and return the moneys received by the Builders to the Purchaser, without interest.

(6) The Purchaser has satisfied himself/herself about the title of the owner to the said property, the Builders' authority as aforesaid; and he/she shall not be entitled to investigate further title thereof and shall not raise any objection or requisition on any matter relating to the title or the authority of the Builders. A copy of the title certificate issued by Advocate Shri C.P. Solanki is annexed hereto as shown in Exhibit 'A'.

(7) The Purchaser shall have no claim save except in respect of the flat hereby agreed to be purchased, the common passages and common amenities to be provided by the Builders, that is to say, all open spaces will remain to be the property of the Builders until transfer and Conveyance of the said



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W. L. Lathor

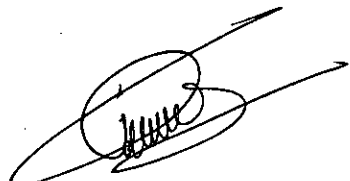


property in favor of a co-operative society or a limited company or an association of apartment owners in the building (hereinafter referred to as "the Corporate Body") in the manner hereinafter provided.

(8) The Purchaser shall, before taking the possession of the said flat/shop, pay to the Builders a further sum of Rs.1,000/- (Rupees One thousand only) towards legal charges and the expenses for the formation and registration of the Corporate Body.

(9) The Purchaser shall, before taking the possession of the said flat/shop pay to the Builders a further sum of Rs.1,500/- (Rupees One Thousand Five Hundred Only) towards electricity connection over and above whatever is mentioned in clauses (3) and

(10) The Purchaser hereby agrees to co-operate with the Builders and the occupants of the other tenements in the said building in forming a Body Corporate which shall be formed by the Builders as early as possible out of the amount mentioned in clause (8) of this Agreement.



Kulathane



(11) The Builders hereby agree to cause the said property conveyed in favour of the Corporate Body as soon as the same shall be formed. However, the expenses of stamp duty, if any, registration fee shall be borne and paid exclusively by the Corporate Body.

(12) The Purchaser hereby covenants to keep the walls, partition walls, sewers, drains, pipes and the appurtenances thereto belonging in good and tenantable repairs and conditions so as to support the shelter and protect the parts of the said building.

(13) The Purchaser shall not throw any dirt, rubbish, garbage or any other refuse out of his/her flat or any part of the building.

(14) The Purchaser, shall from the date of taking possession of the said flat, bear and pay regularly to the builders or as the case may be to the Corporate Body, his/her contribution towards the Municipal Taxes, water and the electric charges, maintenance charges and all other outgoings in respect of the said flat. So long as the tenements in the said building shall not be assessed separately for the said charges the Purchaser shall pay his/her contribution of such charges in proportion to the area of the said flat.



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(15) In case, any amount towards betterment charges or development charges or charges of a similar nature becoming due and payable by the Builders to the Government or any other Public Body or authority in respect of the said property, the same shall be reimbursed by the Purchaser to the Builders in proportion to the area of the said flat/shop hereby agreed to be Purchased.

(16) Until formation and registration of the Corporate Body, and consequent transfer/conveyance of the said property in its favour, the Builders shall have full control over the said property.

(17) The purchaser hereby agrees with the Builders and undertakes to pay all the amounts liable to be paid under this Agreement, to observe and perform all the terms, Conditions and covenants herein contained and to keep the Builders harmless and indemnified of, from and against such payments and against observance and performance of such terms, conditions and covenants.



Illustration

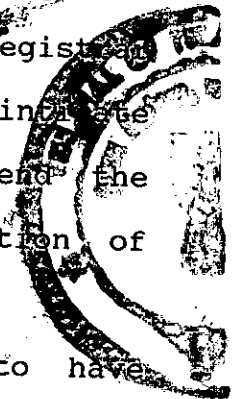


(18) The purchaser shall allow the Builders and/or their agents and servants with or without workmen at all reasonable times to enter into or upon the said flat or any part or portion thereof to examine and view the state and condition thereof and shall make good the defects found, within three days of giving of such notice by the Builders.

(19) The purchaser shall not use nor shall cause to be used the said flat or any portion or part thereof for any purposes other than as a Commercial unit nor for any purposes which may or which is likely to cause nuisance or annoyance to the occupants of other tenements in the said building nor for any illegal and/or immoral purposes whatsoever.

(20) If the Purchaser desires, he/she can register this Agreement in the office of the Sub-Registrar of Vasai at his/her own costs and shall intimate the Builders accordingly, who will attend the office of the Sub-Registrar and admit execution of this Agreement.

(21) IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands hereto the day and the year first above written.



Signature

Signature



EXHIBIT 'B'

LIST OF AMENITIES AND SPECIFICATION

1. R.C.frame construction with either sloping or flat roof slab.
2. External walls of 4" P.C.C. Blocks.
3. Internal walls with 4.1/2" Bricks walls.
4. Neero finished cement plaster from inside.
5. Sand-faced cement plaster externally.
6. Doors to have either concrete, steel or timber door frames with wooden shutters and steel hinges and aluminium fixtures.
7. Windows to have either M.S.Steel with glazed shutters or of sliding aluminium glazed shutters or timber glazed frames and shutters with steel hinges and aluminium fixtures.
8. Marble Mosaic or gray shade as flooring to all rooms.
9. Bath rooms to have polished Tandoor or Cuddapah stone as flooring and 3'-0" high dado of white glazed tiles.
10. W.C.s to have 6" * 6" white glazed tiles flooring and 1' - 0" high white glazed tiles dado.
11. The terrace slab will be adequately waterproofed.



H. Lathore



12. Kitchen to have a raised Platform with Cuddapah stone slabs, and 1'-0" white glazed tiles dado.
13. All drain pipes will be of asbestos cement and the work will be carried out as per rules and regulations.
14. The drain line will be connected to septic tank.
15. Suction tank with one centrifugal pump will be provided along with R.C.C. or Steel overhead water tank.
16. Each bath will have one downtake pipe with brass tap and M.S. shower, W.C. will have a brass tap and kitchen will have one downtake pipe with brass tap.
17. All electrical wiring to be of copper on wooden battens with standard electrical fittings.
18. a) Each living room will have one light point, one Plug ON board and one fan point.
b) Each kitchen will have one light point, one plug point, one power point.
c) Each bath and W.C. will have one light point each, with geyser point in bath room.
d) Staircase landing to have one point.
e) One buzzer or bell in each flat.
19. Overhead Tank.

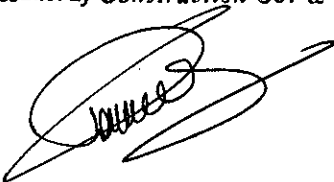


M. Lathor



SIGNED AND DELIVERED by)
the withinnamed Builders:)
M/S.HANSARAJ CONSTRUCTION)
through their partners andk)
Constituted Attorneys:)
1. PRADEEP VISHNU TENDOLKAR)
in the presence of :)

For Hansraj Construction Co. & Developer,
Partner.



1. KIRIT K. MEHTA,
2. Abulnivasstava

SIGNED AND DELIVERED by the)
withinnamed Purchaser :)
PACL India Limited)
Through Himmat Rathor)
Or Abulnivasstava)
in the presence of :)

For PACL INDIA LTD.
Authu. Sign. Authu. Sign.

Himmat Rathor

1. KIRIT K. MEHTA,
2. Abulnivasstava

RECEIVED the day and the year)
first above written of and)
from the withinnamed Purchaser)
the sum of Rupees_____)
_____)
as and by way of earnest money)
and part payment of the consi-)
deration.)

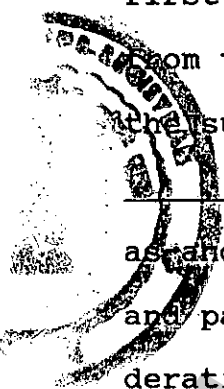
RS. _____/-

WITNESSES:

WE SAY WE RECEIVED :

1. 
2. Abulnivasstava

BUILDERS.



NOT FOR SALE



N. B. DESHMUKH & CO.

N. B. DESHMUKH

B.A. (Hons.) LL. B.
ADVOCATE HIGH COURT, MUMBAI

KALPANA V. THAKUR

B.A. LL. B.
ADVOCATE HIGH COURT, MUMBAI

Off: A/1, Aarti Apartment
Near Central Bank of India
Annasaheb Vertak Road
VIRAR (West) Tal. Vasai
Dist. Thane, Pin 401 303.

PHONE { Off. 38 28 62
" 38 32 76
Res. 38 21 37

DATE : 26/7/97

TITLE CLEARANCE REPORT

THIS IS TO CERTIFY THAT I have investigated the title of N. A. land bearing Plot No. 16, admeasuring H.R. 0-11-63, assessed at Rs. 11.50 Paise, lying being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai, belonging to 1) SMT. USHARAT VISHNU TENDULKAR, 2) MR. HEMANT VISHNU TENDULKAR, 3) MR. PRADIP VISHNU TENDULKAR, 4) MR. RAVINDRA VISHNU TENDULKAR, 5) MRS. MINAKSHI SHYAMSUNDER PALVANKAR.

MR. VISHNU SOMA TENDULKAR was the owner of the said land who died intestate on 25/5/88, leaving behind him 1) SMT. USHARAT VISHNU TENDULKAR, 2) MR. HEMANT VISHNU TENDULKAR, 3) MR. PRADIP VISHNU TENDULKAR, 4) MR. RAVINDRA VISHNU TENDULKAR, 5) MRS. MINAKSHI SHYAMSUNDER PALVANKAR being the only legal heirs, according to Hindu Succession Act, by which he was governed at the time of his death.



have investigated the title of the said land and the same is clear, marketable and without any encumbrances of whatsoever nature.

Kubalre

ADVOCATE
MRS. KALPANA S. MHATRE
B.A. LL.B.

A.W. DATE, HIGH COURT (Bom)
CHANDAN, 1st Floor, 20th A/E
1st Floor, 1st Floor, Vastak Road,
VIRAR (W), Tal. Vashi, Dist. Thane.



RU54 (SEARCH/USHA :TIT)



N. B. DESHMUKH & CO.

N. B. DESHMUKH

B.A. (Hons.) LL. B.
ADVOCATE HIGH COURT, MUMBAI

KALPANA V. THAKUR

B.A. LL. B.
ADVOCATE HIGH COURT, MUMBAI

Off: A/1, Aarti Apartment
Near Central Bank of India
Annasaheb Vertak Road
VIRAR (West) Tal. Vasai
Dist. Thane, Pin 401 303.

PHONE { Off. 38 28 02
" 38 32 75
Res. 38 21 37

DATE : 26/7/97.

SEARCH REPORT

THIS IS TO CERTIFY THAT I have taken search in the office of Sub-Registrar at Vasai, District Thane of N. A. land bearing Plot No. 16, admeasuring H.E. 0-11-600, assessed at Rs. 11 50 Paise, lying, being and situate at Village Virar, Taluka Vasai, District Thane, within the area of Sub-Registrar at Vasai, belonging to 1) SMT. USHABAI VISHNU TENDULKAR, 2) MR. HEMANT VISHNU TENDULKAR, 3) MR. PRADIP VISHNU TENDULKAR, 4) MR. RAVINDRA VISHNU TENDULKAR, 5) MRS. MINAKSHI SHYAMSUNDER PALVANKAR.

I have taken search from 1965 to 1996. The details year wise is given below :-

YEAR		YEAR		YEAR	
1965	NIL	1966	NIL	1967	NIL
1968	NIL	1969	NIL	1970	NIL
1971	NIL	1972	NIL	1973	NIL
1974	NIL	1975	NIL	1976	NIL



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NIL	1978	NIL*	1979	NIL
NIL	1981	NIL	1982	NIL
NIL	1984	NIL	1985	NTI
NTI	1987	NIL	1988	NTI
NIL	1990	NIL	1991	NTI
NIL	1993	NIL	1994	NTI
NIL	1996	NIL		

*NIL subject to mutilated record and torned pages.

K. Subate
 ADVOCATE
 MRS. KALPANA S. MHATRE
 B. A. LL. B.
 ADVOCATE, HIGH COURT (Bar),
 Office - 4, 1st Floor, Aarti Apt.
 Near Central Bank, Varadik Road,
 VIRAR (W), Tal. Vasai, Dist. Thane.



(W35) SEARCH\USHA.SER)



(3) अध्यापक (नकल) दिनांक 28/3/82

[illegible]

ബുദ്ധൻ നാമൻ ബുദ്ധനാമൻ

[सदरार्थ आनी महसूल आधिकार आनी अन्य व नीतवला (सदर कर) व सुविधा (देवा) नियम १९७१ - धर्मीय नियम २९]

गण नमो नमो (विष्णु नमो) (विष्णु नमो)

[illegible]

5700 : 10000

212102 : plm

1. [७]

(५७)



17

NOT FOR SALE



100 - 1000
2000 - 10000
50000

दिनांक 28/11/2017

क्र.सं.	प्लॉट नं.	अंश	खंड	तहसील	जिल्हा	महसूल	मालक	पत्ता	विवरण	मालकी	अंश	खंड	तहसील	जिल्हा	महसूल	मालक	पत्ता	विवरण	मालकी
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

[महाराष्ट्र अधीन महसूल अधिकार अधिनियम व नोंदवही (न्याय करणे व सुविधीन ठेवणे) नियम 1969 - यातील नियम 29]

गाव नमुना वारा (पिकांची नोंदवही)

क्र.सं.	प्लॉट नं.	अंश	खंड	तहसील	जिल्हा	महसूल	मालक	पत्ता	विवरण	मालकी	अंश	खंड	तहसील	जिल्हा	महसूल	मालक	पत्ता	विवरण	मालकी
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20

गाव : 28/11/2017
महाराष्ट्र अधीन महसूल अधिकार अधिनियम व नोंदवही (न्याय करणे व सुविधीन ठेवणे) नियम 1969 - यातील नियम 2, 4, 5 आणि 6]

गाव नमुना वारा (अधिकार अधिनियम पत्र)



4

910 991

1970

உரி இயற்கை

1. The first step in the process is to identify the problem or issue that needs to be addressed. This involves gathering information and understanding the context of the problem.

1954

DATE		TIME			PLACE			
HR	MIN	SEC	DAY	WEEK	MONTH	YEAR	QUARTER	PERIOD
1	2	3	4	5	6	7	8	9
10	11	12	13	14	15	16	17	18
19	20	21	22	23	24	25	26	27
28	29	30	31	32	33	34	35	36
37	38	39	40	41	42	43	44	45
46	47	48	49	50	51	52	53	54
55	56	57	58	59	60	61	62	63
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73	74	75	76	77	78	79	80	81
82	83	84	85	86	87	88	89	90
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496	497	498	499	500	501	502	503	504
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523	524	525	526	527	528	529	530	531
532	533	534	535	536	537	538	539	540
541	542	543	544	545	546	547	548	549
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559	560	561	562	563	564	565	566	567
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595	596	597	598	599	600	601	602	603
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649	650	651	652	653	654	655	656	657
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1009	1010	1011	1012	1013	1014	1015	1016	1017
1018	1019	1020	1021	1022	1023	1024	1025	1026
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1099	1100	1101	1102	1103	1104	1105	1106	1107
1108	1109	1110	1111	1112	1113	1114	1115	1116
1117	1118	1119	1120	1121	1122	1123	1124	1125
1126	1127	1128	1129	1130	1131	1132	1133	1134
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1162	1163	1164	1165	1166	1167	1168	1169	1170
1171	1172	1173	1174	1175	1176	1177	1178	1179
1180	1181	1182	1183	1184	1185	1186	1187	1188
1189	1190	1191	1192	1193	1194	1195	1196	1197
1198	1199	1200	1201	1202	1203	1204	1205	1206
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1243	1244	1245	1246	1247	1248	1249	1250	1251
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1261	1262	1263	1264	1265	1266	1267	1268	1269
1270	1271	1272	1273	1274	1275	1276	1277	1278
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1360	1361	1362	1363	1364	1365	1366	1367	1368
1369	1370	1371	1372	1373	1374	1375	1376	1377
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1387	1388	1389	1390	1391	1392	1393	1394	1395
1396	1397	1398	1399	1400	1401	1402	1403	1404
1405	1406	1407	1408	1409	1410	1411	1412	1413
1414	1415	1416	1417	1418	14			



(உருது பாது)

[illegible]

සමූහයේ ප්‍රධාන සාමාජිකයෙකු

महाराष्ट्र अन्तर्गत महसूल आधिकार आम्हाला व मादवद्या (मयार कयल) व मीसुधाला ठेवत) नवम १९७१ - ७२ मी नवम २१

गण नमः (विष्णो नमः)

[illegible]

31210 : 196112

51202 : 2111

[संख्या ३०१ अतिरिक्त आदेशों के अधीन जारी की गई है।] दिनांक २९.७.२०१९ - भारतीय विमान ३, ५, ६ और ७

ਗਾਹ ਨਾਮਾ ਪੁਸਤਕ (੩ਵੀਂ ਭਾਗ) (੧੭ਵੀਂ ਪੰਨੇ)



51

NOT FOR SALE



(පරිපූරක කොටස)

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പ്രകൃതി മാറ്റം പ്രയോജനപ്പെടുത്തുന്നു

[महाराष्ट्र अमीन महसूल अधिकांश आदेश व नॉटवर्क (विचार कए) व सिविलीन सेवा) नियम १९७१ - प्रांतीय नियम ३९]

ਸਾਰ ਸਮੱਗਰੀ (ਸੰਖੇਪ ਸੰਸਕਰਣ)

[illegible]

57410 : 146614

[अभिज्ञान अष्टाङ्गिकादिकेन आदिना नृपतया (तदा काले व सिन्धुतीक्ष्ण देवा) निघम १९७१ - पालीय निघम ३, ५, ६ आदि ७]

प्राप्त भूत प्राप्त (अधिकृत अधिकृत)



XT-1000

2000



For PACL INDIA LTD.
Mulathur
 Authu. Sign. Authu Sign.

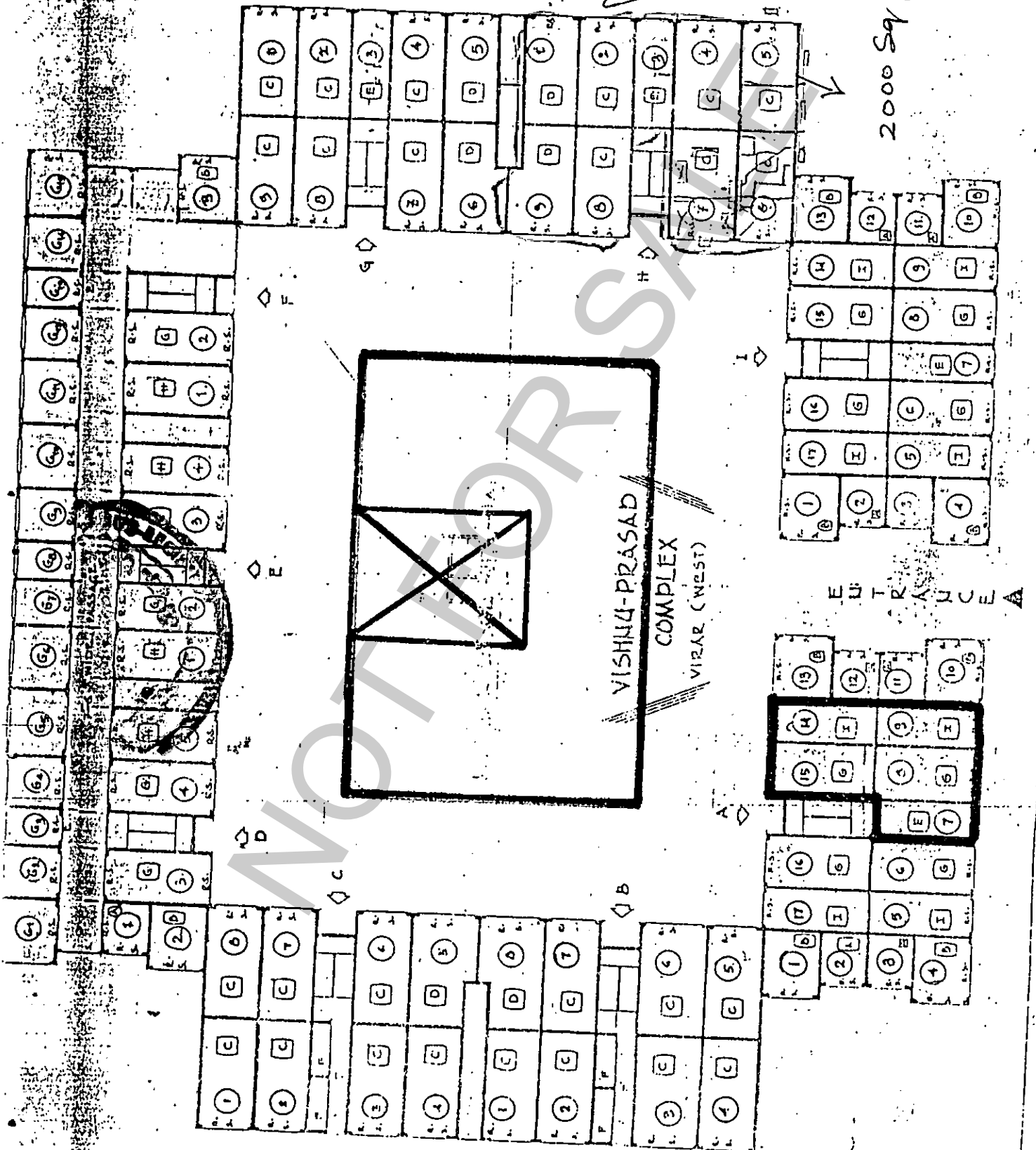
17

30'-0" WIDE ROAD

For Ransraj Construction Co. & Developer,

Partner.

2000 Sq ft Build-up



1st floor Plan



NOT FOR SALE



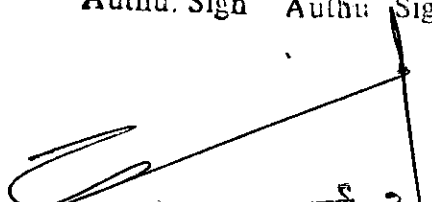
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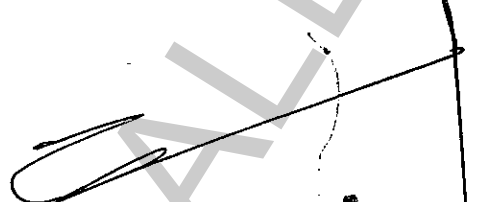
अनुक्रम नंबर : फन. ६६७/००
सन १९०० चे मे १०
चे ११ तारखेस १२ व १
चे दरम्यान वसई - २ चे
दुय्यम निबंधक यांचे कचेरीत
आणून दिला.

खालीलप्रमाणे	
फी घेतली -	
नोंदली फी	20000 —
नकलेची फी	9 —
(फोटोकॉपी/पाने)	
शेवट्या नकलेची फी	2 —
यादी फी	92
जादा नकलेची फी	
टपाल फी	84 —
एकूण फी	20086 —

For PACL INDIA LTD.

Signature
Authu. Sign Authu. Sign.


दुय्यम निबंधक वसई-२


दुय्यम निबंधक वसई-२

१) मे/हमराज कन्स्ट्रक्शन के
अॅन्ड डेव्हलपर्सचे भागीदार
पुदीप विल्हू नेडोलकर, ४०
व्यवसाय रा विरर

श्री. वि. सी. मेहता
कोटा विरर
श्री. का. पु. वि. विरर
कोटा विरर

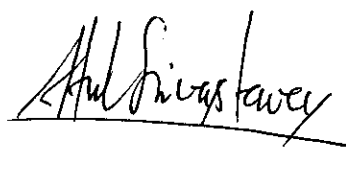


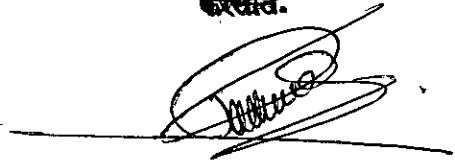
२) मे पाकल इंडिया लि.
तर्फे हिमंत शर्मा
२८ व्यवसाय रा नवी
दिल्ली

वस्तुवज करून देणार
.....
.....
तथाकथित कराराने
वस्तुवज करून देणाऱ्याकडून
करतात.

अथ निवेदन करीत जाहील की, ॥
वस्तुवज करून देणाऱ्या उपर निर्दिष्ट
समाप्त व्यक्तीशः ओळखतात व त्यांची
वेळीत परतवितात.







Signature

११/१२/००


दुय्यम निबंधक



पुस्तक क्रमांक १

१८६६ बालमासे १८८०-२०३

पुस्तक संख्या ३१५१९६६

३१५१९६६



19

NOT FOR SALE



20

NOT FOR SALE



DEVELOPERS :

**Hansaraj Construction Co.
And Developers**

Shop No. 3, Padma Colony,
Virar (W.), Pin - 401 303.

OWNERS :

ARCHITECT :

R. V. Shirke

Architect & Surveyor
3, Jivdani Co-operative
Housing Society,
Virar (W.) Pin - 401 303.

ADVOCATE :

C. P. Solanki

Meghdoot Building, Virar (W.),
Tal. Vasai, Dist. Thana.



#-154 Mark

Parental Papers. (21)

GPA

NOT FOR SALE



NOT FOR SALE

REVENUE DEPARTMENT

CHHATTISGARH

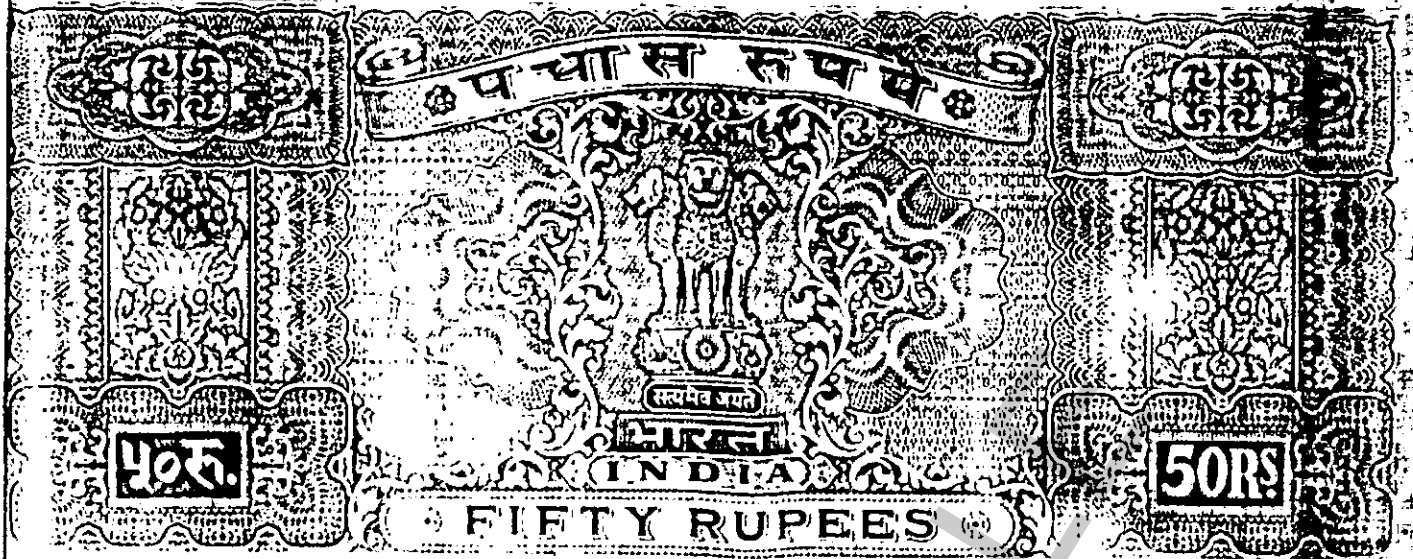
TO THE CHIEF EXECUTIVE OFFICER

CHHATTISGARH

RAIPUR



50 Rs.



खिडकी क्र. 13

क्रमांक 301

प्रमाणित किया गया, मुंबई

दिनांक

हस्ताक्षर/प्रमाणित: C. P. SOLANKI

ADVOCATE

माना गया, 17 मार्च 1997

VIRAR (W) Dist. Thane

6 FEB 1997

SERIAL NO. 460

DATE: 21. 2. 97

पुणे
हस्ताक्षर

IRREVOCABLE GENERAL

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME,

WE, (1) USHABAI VISHNU TENDOLKAR, (2) HEMANT VISHNU TENDOLKAR, (3) PRADIP VISHNU TENDOLKAR, (4) RAVINDRA VISHNU TENDOLKAR, and (5) MEENAKSHI SHYAMSUNDAR WALVALKAR all adults, Indian Inhabitants, residing at Virar, Taluka Vasai, Dist. Thane. SEND GREETINGS:

उषा विष्णु तेंडोल्कर

HU Tendolkar

सौ. मि. रमेश शामसुंदर वालवार्कर



WHEREAS

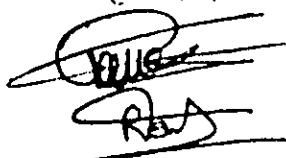
(a) We are absolutely seized, possessed and the owners of or otherwise well and sufficiently entitled to ALL THOSE pieces and parcel of land lying, being and situate at village: Virar, Tal.

Vasai, Dist. Thane, bearing :-					
Survey No.	Hissa No.	Area		Assessed Rs. p.	
16	-	H.	R.	11.50	N.A.P.
		0-11-63			
288-A	2	0-08-22		0.94	Agri.
223/A-1	3	0-43-0		6.56	N.A.P.
262	Part	3704.83 sq.mts.		3.67	N.A.P.

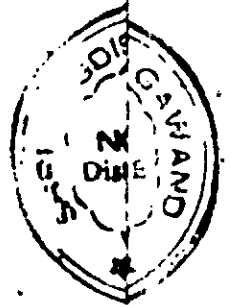
2

उपविष्णु लोकाकर

HUF



श्री. मि. श्री. रामचंद्र पानकर



23

50 Rs.



खिलाफ क्र. 13

प्रमाण 300

प्रति, महाकायस्थ, मुंबई

दिनांक C. P. SOLANKI

संवन्धी/श्री. ध्या. तं. ADVOCATE

'Meghdoot'

VIRAR (W). THANE.

चा विकला.

6 FEB 1997



प्राप्त
मुद्रांक निदेश

(hereinafter to as "the said land");

(b) by and under an Agreement We
 have authorised ~~to develop~~ the said land to MESSRS. ANSRAJ
 CONSTRUCTION CO. AND DEVELOPERS, through
 Partners, SHRI PRADIP VISHNU TENDOLKAR, residing
 at Virar, Tal. Vasai, Dist. Thane (hereinafter
 called "the Purchasers");

(c) in pursuance of the aforesaid Agreement,
 it is necessary for us to appoint the
 said Developers as our agents and true and lawful

3
श्री.

उपाविष्णु तेंडोलकर.

H. C. T. J. K.



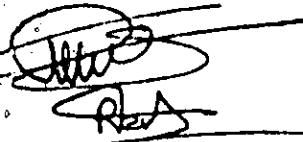
सौ. मिनाक्षी शामसुंदर पाल्गाकर.

attorneys and to confer upon them the powers
Hereinafter set out;

NOW, THEREFORE, THESE PRESENTS WITNESS
and we, the aforesaid (1) USHABAI VISHNU
TENDOLKAR, (2) HEMANT VISHNU TENDOLKAR, (3)
PRADIP VISHNU TENDOLKAR, (4) RAVINDRA VISHNU
TENDOLKAR, and (5) MEENAKSHI SHYAMSUNDAR
WALVALKAR do hereby irrevocably appoint, nominate
and constitute M/S. HANSRAJ CONSTRUCTION CO. AND
DEVELOPERS, through Partner SHRI PRADIP VISHNU

4

उषा विष्णु तेंडोल्कर
14/11/2024



सौ मीनाक्षी श्यामसुंदर वालवालकर



24

TENDOLKAR viz., the said purchaser, to be our agent and true and lawful attorneys for us, in our name and on our behalf to do and execute or cause to be done and executed all or any of the following acts, deeds, matters and things, that is to say :

(1) TO APPEAR, present and lodge for registration in the office of Sub-Registrar of Assurances or any other competent authority and to admit execution by us of the Deed Of Conveyance of even date or to so present, lodge and admit execution by us of any agreement, deed, conveyance, transfer, assignment, assurance, releases, indemnity or other instrument of writting, the registration of which is compulsory and generally to do all or any acts, deeds, matters and things as may be necessary or expedient for effectively registering their said conveyance, agreement, deed, transfer, assignment, releases, assurances, indemnity, and writings or any of them as fully and effectually as we ourselves could do.

(2) TO PERFECT our title in all respect for completing the purchase of the said land and to take all steps in that regard if any.

(3) TO APPEAR before the Talathi, Mamlatdar, CIDCO, Collector, Municipal Corporation, Gram Panchayat, Panchayat Samiti, City Survey or of whatsoever designation and wheresoever situate for effectuating the transfer of the said property in the favour of the purchaser and for that purpose attend the respective office and make any application, sign any statement or declaration and make, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, bonds, deeds, assurances, undertakings, documents, papers, writings and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for the aforesaid purposes.

(4) TO ENTER UPON the said property either alone or along with others and to take possession of the said land and to put up fencing or compound thereto or post security guards and also to put up sign board at site of the said land or do any other act as permitted under the various laws for the time being in force to protect the said property.

(5) TO GET the said land surveyed by the District Inspector of Land Records and/or other appropriate authority, to remain present at the time of such survey, to fix and demarcate the boundaries of the said land and to sign all papers and documents relating to such survey of the said land.

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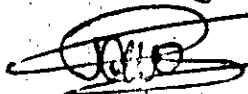


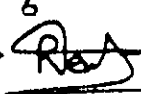
श्री. मिनाक्षी शामसुंदर

(6) TO APPROACH and to apply all or any of the concerned officers/authorities (including but not limited to the Competent Authority and the State Government) under the Urban Land (Ceiling and Regulation) Act, 1976, for the purpose of obtaining exemption under the said Act and in respect of the said property for the purpose of development and/or re-development of the said property or any part thereof or portion or for obtaining the permission for the transfer of the said land by way of sale to the ultimate transferee or to continue with any application made by us for such purposes, to make any application, sign any statement or declaration and make, execute, deliver, acknowledge, and perform all engagements, contracts, agreement, indentures, bonds, deeds, assurances, undertakings, documents, papers, writings and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged, and performed for the aforesaid purposes and also to prefer appeal or appeals or any other action or proceedings from any order of the Competent Authority and/or any other Authority made under the provision of the said Act in connection with the said purpose and also to appoint pleaders, advocates, solicitors and legal advisors or any of them for such purpose and from time to time them or any of them to remove and other or others to appoint in their place and to pay them such fees and remunerations as the attorney shall think fit and/or be advised and for all or any of the purposes aforesaid to sign, execute and deliver all necessary Vakalatnamas, Warranty of Attorney, Plaints, applications, petitions, defences, statements, accounts, affidavits, and other documents, papers and writings.

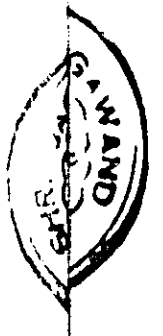
(7) TO APPROACH and apply to the Gram-Panchayat, CIDCO, the State Government and all or any of the concerned officers/authorities under the Land Acquisition Act or any other law for the time being in force for the purpose of getting them released from acquisition or any reservation for such purpose to make any application, sign any statement or declaration and make execute deliver acknowledge and perform all engagements, contracts, agreements, indentures, bonds, deeds, assurances, undertakings, documents, papers, writings and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for the aforesaid purposes and also to prefer appeal or appeals or any other action or proceedings from any order of the Competent Authority and/or any other authority or officer made under the provisions of the said Act or any other law for the time being in force in connection with the said purpose and also to appoint pleaders, advocates, solicitors, and legal advisors or any of them for such purposes and from time to time them or any of them to remove and to appoint other or others (to appoint) in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised and for all or any of the purposes

उपावेष्णुते होलकर.





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(10) TO CARRY OUT all the requisitions that may be made by the Gram Panchayat, Talathi, Mamlatdar, CIDCO, Panchayat Samiti, Zilla Parishad - Thane, the State Government and/or any other concerned authority of whatsoever designation and wheresoever situate in connection with such plans or sub-division layout plans or the building plans or the modified plans or any of the aforesaid that shall be submitted by or on behalf of the said Attorney in pursuance of these presents from time to time.

authorities, wherever
उपाविष्णु तेजोलकर,
11/11 Rem. 2/1/19

२१५. विनायकी शास्त्रमुद्र

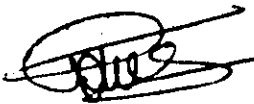
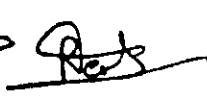
applicable.

(12) **TO APPROACH** and to apply from time to time for modifications of the plans and submit the amended or new plans to the Government of Maharashtra in all its departments and/or the Gram Panchayat and/or any other concerned Authority of whatsoever designation and wheresoever situate for the purpose of obtaining the necessary Building and Layout plans no objection certificate, the relevant I.O.D. and commencement certificate and the Floor Space Index (FSI) sanctioned also for obtaining occupation and completion certificate in connection with the running and establishing units therein and to give and make such other applications, writings, undertakings, statements, and declarations and make execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, bonds, deeds, assurances, undertakings, documents, writings, papers and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged, and performed for the aforesaid purposes and for the purposes of the development of the said property and for carrying out construction of the said building/buildings and completion thereof.

(13) **TO APPLY** to the Controller of Cement and Steel and any other authority for the purposes of obtaining quotas of cement and steel and other building material required for construction of the said proposed building and to procure, receive, use and apply such materials in the construction of the said building and for such purposes to give such undertakings, sign such statements or declarations and make, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, bonds, deeds, assurances, undertakings, documents, writings, papers, and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged, and performed for the aforesaid purpose.

(14) **TO APPROACH** and make the necessary applications to the Gram Panchayat, CIDCO.. or any other local concerned officer or authority whatsoever for the purpose of obtaining various permissions and other services connections, including water, sewerage, light and electric connection to the said building and such and other incidental requirements, which may be required for the development for the said property and/or the building to be constructed on the said property at the expenses of the said Attorney, as also to make the relevant applications and to obtain the necessary orders, sanctions and permissions pursuant thereof and to do all acts and things in respect of the entire layout and roads for the purposes of the development of the said land.

(15) **TO MAKE** necessary representations including filing of complaints, appeal and other proceedings before the Gram Panchayat or any

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other concerned authority of whatsoever designation and wheresoever situate including but not limited to the District Court or any other appropriate Court, Tribunal or Officer having jurisdiction with regard to the fixation of ratable value in respect of the building/buildings on the said property and/or the land and/or any portion thereof by the concerned authority.

(16) **TO PAY** various deposits from time to time to the Gram Panchayat, Collector, Mamlatdar, CIDCO, Tahasildar, and/or any other concerned authority of whatsoever designation and wheresoever situate as may be necessary for the purpose of carrying out the development work on the said property and the construction of the building/buildings thereon, and to claim the refund of such deposits and to give valid and effectual receipts and discharges in our names and on our behalf in connection with refunds.

(17) **TO PREPARE** the said land by way of leveling the same and filling the same by reclamation or any other method whatsoever and/or constructing roads, internal layout, sheds, godowns, temporary offices for the purposes of effectually developing the said land.

(18) **TO COMMENCE**, carry on, supervise and complete through contractors, sub-contractors, engineers, RCC Consultants or other expert personnel or worker or in such manner whatsoever as may be determined by the said Attorney Construction of the building/buildings proposed to be constructed on the said land along with garages and other structures thereon in accordance with the plans, design and specifications thereof duly approved and sanctioned.

(19) **TO SELL** and dispose off all or any of the flats, shops, garages, parking space and other premises that may be constructed in the said proposed building or on the said plot of land on ownership basis and/or in any other manner whatsoever that may be thought fit by the said Attorney at the price or such consideration and upon such terms and conditions as the said Attorney in his absolute discretion think fit and proper, to such person or persons, co-operative society or Limited Company as the said Attorney may in his absolute discretion deem necessary, expedient, fit and proper.

(20) **TO MAKE**, enter into, sign and execute from time to time all necessary agreements or agreement for sale or conveyances of the premises including but not limited to any of the flats, shops, parking spaces and garages constructed on the said land in the name of the Attorney or in the name of the partnership firm of which they are partners or in the name of any other nominee of their in favour of such person or persons, Cooperative Society or Limited Company that may be formed for the purpose and to present such agreements and/or documents for registration and admit execution of such agreement or document.



[Handwritten signatures and text at the bottom of the page]

before the Sub-Registrar of Assurances and to register and perfect or cause to be registered or perfected any or all such agreements or documents.

(21) **TO COLLECT** and receive from intending purchasers of all such flats, shops, garages, parking spaces or other premises, the amount of earnest moneys and/or consideration or prices of each flat, shop, garage, parking space or other premises that may be payable by such aforesaid person or persons either in lump sum or by such installments as the said Attorney may in their absolute discretion deem fit and proper and for such purposes make, sign, execute, issue and pass and/or proper, full and lawful discharges for such amounts and to appropriate such proceeds to themselves or in the name of the firm in which they are a partner or to any other nominee of their.

(22) **TO FORM** and take all necessary steps for the registration of the Co-operative Society or Societies or Limited Company or Companies or Association or Associations of apartment owners of the flat purchasers in the said proposed building/buildings, to act as the Chief Promoters thereof, to sign and submit necessary proposals for registration of such Society, Company, or Association and for such purposes to make any application, sign, any statement declaration, and make, execute, deliver, acknowledge and perform all engagements, contracts, agreements, indentures, bonds, deeds, assurances, undertakings, documents, papers, writings and things that may be necessary or proper or required to be entered into, made, signed, sealed, executed, delivered, acknowledged and performed for the aforesaid purposes.

(23) **TO SELL**, transfer, assign, mortgage, lease, charge or otherwise to deal with and dispose of the said building/buildings or any part thereof and/or other premises in respect of the said property and/or the land or any part or portion thereof either with or without structure thereon from time to time and to such persons and on such terms and conditions as my said Attorney may in their absolute discretion deem fit, proper, necessary or expedient.

(24) **TO SIGN**, verify and submit application for and to obtain from the Income Tax Officer, Income Tax Clearance Certificate under Section 230-A of the Income Tax Act, 1961, as modified from time to time in respect of the said land for the purposes of registration of conveyance, lease, and/or other documents of transfer in respect of the said property that may be executed by the said Attorney.

(25) **FOR US**, in our names to accept service of any writ of summons, plaint, petition, affidavit or any other legal process and pursuant thereto, to appoint pleaders, advocates, solicitors and legal advisors and to appear on our behalf before all Courts, Magistrates and judicial or other officers whatsoever as the said Attorney shall



(27)

think advisable and to commence and prosecute any action, suit or other proceedings commenced or to be commenced against us whereunto we will be a party and if the said Attorney shall think fit the same action or proceedings to prosecute or discontinue or to settle, compromise, refer to arbitration, submit to judgment or become non-suited in any such action, suit or proceedings and if the said Attorney shall see cause also to take such other lawful ways and means for the recovery of or getting in any such moneys or other things whatsoever which shall by the said Attorney be considered to be due, owing, belonging or payable to any or all of us by any person, firm, body corporate or other legal entity and to protect our interest in all or any of such moneys and for the purposes aforesaid to appoint pleaders, advocates, solicitors and legal advisors or any of them and from time to time they or any of them to remove and other or others to appoint and substitute in their place and pay them such remuneration as the Attorney shall deem fit or be advised and for or any such purposes to sign, execute, deliver and file all necessary Vakalatnamas, warrants of attorney, plaints, petitions, application, defences, statements, accounts, affidavits and other documents, papers and writings.

(26) **TO RECEIVE** every sum of money whatsoever from any court or any officer thereof or from any person, firm, body corporate or legal entity which may become due and payable to us either alone or jointly with others on any account whatsoever including by virtue of any agreement, charges or other security or any deed of mortgage or any other instruments in respect of such insvements or otherwise howsoever and or receipt thereof to make, sign, execute and give sufficient receipts, releases and discharges for the same.

(27) **TO ASK**, receive and recover all the flat purchaser and other occupiers, transferors, mortgagees, lessees and any other all rents, charges, profits, emoluments and sums of moneys, now due and owing and payable or at any time hereinafter to become so due, owing and payable in respect of the said land, flat, garage, parking space or other premises in any manner whatsoever and also on non-payment thereof or any part thereof to enter upon, re-take or restrain or take legal steps for the recovery thereof or to take all steps to eject such defaulters.

(28) **TO INSURE** the said property against damages, riots, looting, arson, civil commotion, floods, fire, earthquakes and other natural calamities as our said Attorney may think fit and proper.

(29) **FOR THE BETTER DOING**, performing and executing all the matters and things aforesaid to substitute and appoint from time to time in their place one or more Attorneys or attorneys to exercise all or any of the powers and authorities hereby conferred, to revoke any such appointment from time to time and substitute and appoint any

सॉ. मेनाक्षी रामपुरे ११/१०/१२

उपनिवेशीय नंबर ११०
110 Ten. R. Han
R.M. Lodha Committee
(In the matter of PACCL Ltd.)
New Delhi

other or others in place of such attorney with such powers as the said Attorney may from time to time think expedient, fit and proper.

(30) **GENERALLY** to do and perform all deeds, acts, things and matters necessary and convenient for all or any of the purposes aforesaid and for giving full effect to the authorities hereinbefore contained and for rendering these presents valid and effectual and to all intents and purposes according to laws and customs of India as fully and effectually as we would in our persons do and execute.

(31) **WE HEREBY AGREE** and undertake that WE will not in any way write any letters, make any application, file any suits, petitions, proceedings, appeals or do any other deed, act, matter or thing, countermanding any act, deed, matter or thing done by the said Attorney pursuant to the powers granted herein. WE hereby expressly declare and undertake that if any such instruction shall be issued by us the same shall not affect the acts, deeds, matters and things done by the said Attorney and the concerned authorities shall disregard all such instruction given by us.

(32) **AND WE HEREBY DECLARE** that this Powers of Attorney is given by us jointly and severally and accordingly the said Attorney shall be entitled to exercise the powers granted herein as if the same were expressly granted unto them by us.

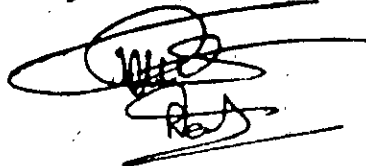
(33) **WE** hereby further declare that this Power of Attorney with all the powers and authorities hereby granted are irrevocable and that no act, deed, matter or thing done by us or any happening or event that occurs hereafter shall either expressly or impliedly have the effect of in any manner limiting, reversing or negating any of the powers granted herein.

(34) **TO APPLY** to the Tahasildar, Additional Collector, Collector or any other concerned revenue authority for obtaining sale permission in respect of the said land and to make, sign and submit all necessary papers, writings and documents to such authorities for obtaining sale permission.

AND WE DO HEREBY for ourselves, our heirs, executors and administrators confirm and ratify and agree to confirm and ratify all and whatsoever that our said Attorney or any of the substitute or substitutes appointed by them shall or purport to do or cause to be done and executed by virtue of those presents **AND WE HEREBY DECLARE** that we shall not cancel this Power of Attorney.

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H. V. M. J. K.



124 मिनाक्षी रामसुंदर पालव



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THE SCHEDULE ABOVE REFERRED TO;
ALL THAT piece or parcel of free-hold
agricultural land bearing :-

Survey No.	Hissa No.	Area H. R.	Assessed Rs. p.	
16	-	0-11-63	11.50	N.A.P.
288-A	2	0-08-22	0 94	Agri.
223/A-1	3	0-43-0	6.56	N.A.P.
262	Part	3704.83 sq.mts.	3.67	N.A.P.

lying, being, situate at the Revenue Village
Virar, within the area of Virar Nagar Palika
Council, Taluka and registration Sub-district
Vasai II at Virar, Dist. and Registration Dist.
Thane which land is bounded as follows that is
to say :

On or towards the East :

On or towards the West :

On or towards the North :

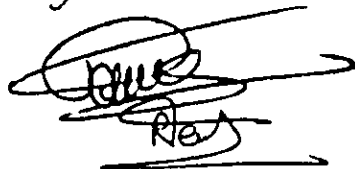
On or towards the South :

IN WITNESS WHEREOF, We have hereto set
our hands at Vasai this 21st day
of Feb. 1997.

Solemnly affirmed at
Vasai, this 21st
day of Feb. 1997
in the presence of
1.)
2.)
3.)
4.)
5.)

EXECUTANTS.

उषाविष्णु नेडोलकर
H.U. Temkar



श्री-मिराजी रामकुंदर पालनगर



I have interpreted and explained the above power of attorney and its content in Marathi/Hindi and English they have executed the same after having understood the meaning and implications thereof as binding on them.

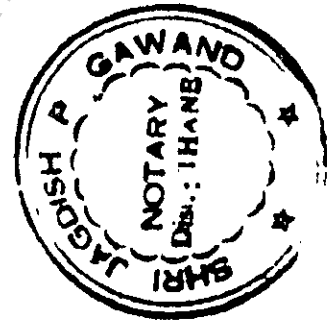
Specimen Signatures of the
Constituted Attorneys.

- (1) USHABAI VISHNU TENDOLKAR, *उषाबाई तेंडोल्कर*
(2) HEMANT VISHNU TENDOLKAR, *H V Tendolkar*
(3) PRADIP VISHNU TENDOLKAR, *Pradip*
(4) RAVINDRA VISHNU TENDOLKAR, *Ravi*
(5) MEENAKSHI SHYAMSUNDAR WALVALKAR *मी. मीनाक्षी शामसुंदर वालवालकर*



Explained and Identified
by me.

ADVOCATE.



Attested by me:

Jagdish P. Gawand
21.2.97

JAGDISH P. GAWAND
Advocate & Notary.
Virar, Tal. Vasai,
Dt. Thane, Pin: 401 303



NOT FOR SALE



154 Mah.

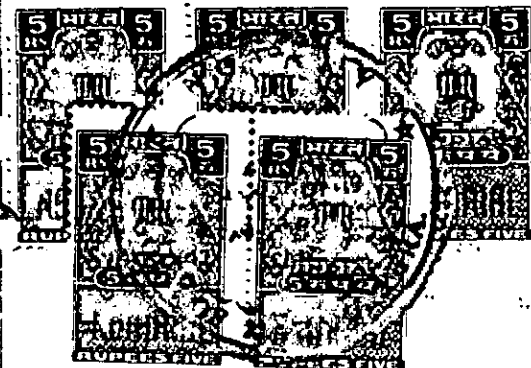
Parvatil of
QPA

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NOT FOR SALE



31
50 Rs.



DEVELOPMENT AGREEMENT

30 SEP 1997

THIS AGREEMENT FOR DEVELOPMENT made at VIRAR on this 30th day of Sept., 1997

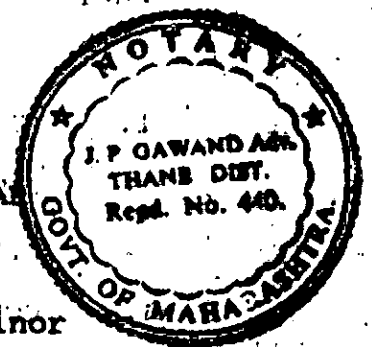
SERIAL NO. 457
DATE 29.7.98

BETWEEN

1. Shri. PRADEEP VISHNU TENDOLKAR for self and as karta and manager of his Hindu Undivided Family consisting of
 - (a) Himself
 - (b) His wife Smt. Priya Pradeep Tendolkar
 - (c) His minor daughter Kum. Apurva Pradeep Tendolkar
 - (d) His minor daughter Kum. Apeksha Pradeep Tendolkar

Shri HEMANT VISHNU TENDOKAR

3. Shri RAVINDRA VISHNU TENDOLKAR
4. Smt. USHABAI VISHNU TENDOLKAR
5. Smt. MEENAKSHI SHAMSUNDAR PALVANKAR
6. Smt. JYOTI HEMANT TENDOLKAR
7. Kumar HANSRAJ HEMANT TENDOLKAR, Minor



H.V. Tendolkar

1

× सौ. मेनाक्षी शामसुंदर पालवणकर

उपाविष्णु तेंडोलकर



8. Kum. NAMRATA RAVINDRA TENDOLKAR, Minor
9. Kumar DHANRAJ HEMANT TENDOLKAR, Minor
10. Smt. JAYA RAVINDRA TENDOLKAR

All Indian Inhabitants, residing at **Virar, Taluka** **MAHARASHTRA** **ON JUNE**
as has Vasai, District Thane hereinafter referred to as **MAHARASHTRA**
 (which expression shall unless it be repugnant to the
 context or meaning thereof mean and include the karta
 and manager of the members for the time being
 constituting the said H.U.F.) of the party of the FIRST

PART

AND

1. SMT. USHABAI VISHNU TENDOLKAR
2. SMT. PRIYA PRADEEP TENDOLKAR
3. KUM. APURVA PRADEEP TENDOLKAR
- KUM. APEKSHA PRADEEP TENDOLKAR

उषा विष्णु तेंडोलकर

2

सा गीताबाई शाम सुंदर पालवकर

H.V. Tendolkar

Gondal



32

No.3 and 4 being minor through their father and natural guardian Shri Pradeep Vishnu Tendolkar

5. Shri HEMANT VISHNU TENDOLKAR

6. Smt. JYOTI HEMANT TENDOLKAR

7. Kumar HANSRAJ HEMANT TENDOLKAR, Minor

8. Kumar DHANRAJ HEMANT TENDOLKAR, Minor

No.6 & 7 being minor through their father and natural guardian Shri HEMANT VISHNU TENDOLKAR.

9. Shri RAVINDRA VISHNU TENDOLKAR

10. Smt. JAYA RAVINDRA TENDOLKAR

11. Kum. NAMRATA RAVINDRA TENDOLKAR

being minor through her father and natural guardian Shri RAVINDRA VISHNU TENDOLKAR

12. Smt. MEENAKSHI SHAMSUNDAR PALVANKAR

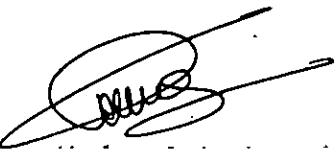
All residing at village Virar Taluka Vasai District Thane hereinafter referred to as CONFIRMING PARTIES (which expression shall unless it be repugnant to the context or meaning thereof mean and include their respective heirs, executors, administrators and assigns) of the party of the SECOND PART

AND

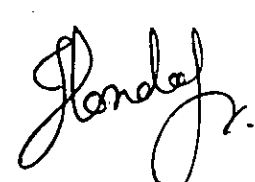
M/S HANSRAJ CONSTRUCTION AND DEVELOPERS, a partnership firm having its registered office at Virar Taluka Vasai District Thane hereinafter referred to as Developers

3


श्री हेमन्त विश्व तेंडोल्कर


श्री प्रदीप विश्व तेंडोल्कर

उपनिवेष्टु तेंडोल्कर

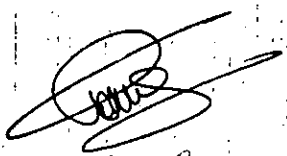

श्री प्रदीप विश्व तेंडोल्कर



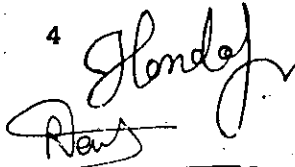
(which expression shall unless it be repugnant to the context or meaning thereof mean and include its partners for the time being consisting the said firm of M/s HANSRAJ DEVELOPERS, and their survivors, heirs executors and Administrators) of the party of the THIRD PART.

WHEREAS the Owners and the Confirming Parties declare that out of the said property admeasuring 8826 sq.mtrs, a plot of land admeasuring 1610 sq.mtrs is acquired by the Government of Maharashtra from the Owners by Notification No.Outward/NO/Land Aquisition/Virar/104/964 dated 13.10.1997 for the purpose of S.T.Stand for M.S.R.T.C. and out of the balance area of 7216 sq.mtrs. the area admeasuring 1100 sq.mtrs. is reserved for road by Vasai Gram Panchayaat by Notification No. CIDCO/YVR/BP-1942/W/1003 dated 31.10.97. In the circumstances, the Developers are entitled to develop the plot of land being 6116 sq.mtrs. or 65,810 sq.ft. thereabout.

AND WHEREAS one Shri Padmakar Mahadeo Khanivadekar was seized and possessed of or otherwise well and sufficient title to the property being agricultural and non-agricultural plots of land in village Virar Taluka Vasai District Thane hereinafter referred to as the said property. The said Shri Padmakar Mahadeo Khanivadekar purchased the said property by a deed of


H.V. Tembe

उपाविष्णु तेडोलेकर.

⁴ 
Shri Padmakar Mahadeo Khanivadekar

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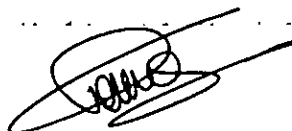
33

conveyance dated 4th January, 1995. This is more particularly described in Schedule I herein. The said Shri Padmakar Mahadeo Khanivadekar died on 7th January, 1961 leaving behind him (i) Smt. Anandibai Padmakar Khanivadekar, wife, (ii) Smt. Ushabai Vishnu Tendolkar, married daughter, and (iii) Shri Vishnu Soma Tendolkar as his only heirs and legal representatives. Smt. Anandibai Padmakar Khanivadekar died intestate on 25-1-1971 leaving behind Smt. Ushabai Vishnu Tendolkar as her only daughter whose name was incorporated in the 7/12 extract of the said property on 29-9-1973. The said Ushabai Vishnu Tendolkar survived her husband Shri Vishnu Soma Tendolkar who died on 21-5-1988 leaving behind him Smt. Ushabai Vishnu Tendolkar, wife, Kumar Hemant Vishnu Tendolkar, Kumar Pradeep Vishnu Tendolkar, and Kumar Ravindra Vishnu Tendolkar, sons and Smt. Meenakshi Shamsundar Palvankar, a married daughter as children and legal representatives. Hence after the death of the said Soma Tendolkar the aforesaid 5 persons are the owners of the said property.

The said property consisted of some structures which are constructed on or before 1950 and are occupied by about 106 tenants. The area occupied by the said structures is 29,749 sq.ft. and thereabout.

The said structures are too old and need reconstruction. The Owners are not in a position to

5


H. V. Tendolkar


J. L. Dandekar

उषाविष्णु तेंडोल्कर.

X श्री मिनाक्षी शामसुंदर पालवणकर



reconstruct the said structures and to accommodate all the tenants in the alternate premises due to insufficiency of funds and lack of technical knowledge. The owners have agreed to sell the development right in respect of the said property to the Developers and the Developers have agreed to acquire development rights in respect of the said property for construction, upon the terms and conditions hereinafter appearing.

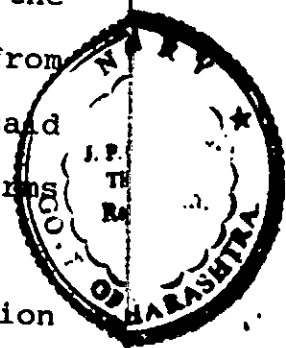
AND NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. The owners shall grant to the Developers the development rights and the Developers shall acquire from the owners the said rights on 2/3 portion of the said plot of land described in the Schedule I on the terms and conditions hereinafter appearing.

(a) The Owners shall put the Developers in possession of the entire property at the time of execution of this Agreement.

(b) Upon getting and entering into possession of the said property, Developers shall first negotiate with all the tenants on the terms and conditions of providing permanent alternate accommodation to the said tenants and enter into an agreement with the tenants for permanent alternate accommodation.

(c) upon entering into an agreement with the tenants



6



Mr. Tendulkar



R.M. Lodha

उपाविष्णु तेहाकर

* श्री - मिनाक्षी शामसुंदर पालवठाकर *



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for permanent alternate accommodation, the Developers shall first provide to the said tenants the temporary alternate accommodation and obtain the vacant and peaceful possession of the tenanted premises.

2. Upon execution of this Agreement, the owners and the concerned parties shall execute the power of attorney in favour of the Developers to make necessary application to the Collector, Thane, District Inspector of Land Records, City Survey Officer and all the public and private bodies or authorities including Central and Government of Maharashtra for the purpose of sanction of building plan, N.A. permission under section U.L.C.(Regulations), Act, 1976, appointment of R.C.C. consultant and other professional agents as per the desire of the Developers and to do so various acts, deeds, matters and things in respect of the said property as may be necessary.

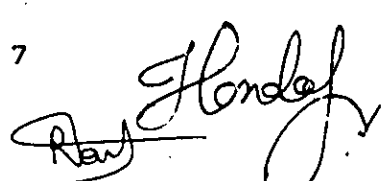
3. The Developers shall at their own cost apply and obtain N.A. permission in respect of the said property and the owners and confirming parties shall sign the necessary forms, applications, affidavits and papers for obtaining N.A. use and permission in respect of the said property.

4. The Developers shall commence the construction within a month from getting the vacant and peaceful possession from the tenants and shall complete the said



H.U. Ten Datar

उपा विष्णु नेंडेकर



R.M. Lodha

* सा. मिनासी शामसुंदर-पामवठाकर



construction within a period of one year from obtaining vacant and peaceful possession of the entire property. The Developers shall first construct the building for providing alternate accommodation to the tenants. The said building to be constructed for the tenants shall comprised only 2/3 portion of the said property.

5. After providing permanent alternate accommodation to all the tenants, the Developers are free to sell the remaining constructed F.S.I. to any person or persons of their choice.

6. The Developers shall develop 1/3 portion of the balance F.S.I. of the said plot and construct a structure of Ground+ 2 Floors for the Owners and provide the said structure to the owners free of cost. The said structure shall consists of Ground+ 2 Floors.

7. Owners hereby grant licence to the Developers to enter upon the said property to develop the same and to execute the following rights and authorities.

8. All cases, land revenue, taxes, rates and other outgoings payable in respect of the said property including taxes payable to the Vasai Grampanchayat or any other body or authority upto and inclusive of the date hereof shall be borne and paid by the owner and the



8
[Signature]
[Signature]
[Signature]

उपनिष्ठा लेडील कर.

* २४५ मिनाक्षी शाम सुंदर पानपणकर



35

same for the period hereafter shall be borne and paid by the Developers.

9. The entire development and construction on the said property shall be carried out by the Developers at their own cost.

10. The Owners declare that the said property is free from all encumbrances and is not subject to lispendence and attachment either before or after judgment and if any encumbrances, lispendence or attachment is found existing, the same shall be cleared by the owners at their own costs.

11. The Developers are hereby authorised to make any applications and/or submit any scheme and to obtain in the owner's name any order, permission or exemption for retaining or for development or for any other purpose in respect of the said property under the Urban Land (Ceiling and Regulation) Act, 1976 and for that purpose if necessary to get the excess vacant land under the Urban Land (Ceiling and Regulation) Act, 1976 if any, constained in the said property carved out or seperated therefrom and/or to get such excess vacant land exempted from the provisions of chapter III of the Urban Land (Ceiling and Regulations) Act, 1976.



[Signature]

H.V. Venkatesh

9

[Signature]
No. A

उणा विष्णु तेंडोलकर

X सौ. मिनाक्षी शामसुंदर पालवणकर

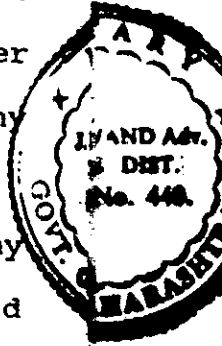


12. The Owners hereby confirm that in the event of any objection being received against the title of the owners or any encumbrances is found on the said property or any claim is received in respect of the said property, the Developers shall inform to the owners about the same and the owners shall clear/settle the same forthwith. It is agreed that if the owners fail to clear/settle such claims within 30 days from the date of receipt of intimation from the Developers, the Developers shall have the option to get the same cleared and/or settled at the cost of owners and any amount spent by the Developers will stand adjusted against the balance consideration payable to the owners without reference to the owners.

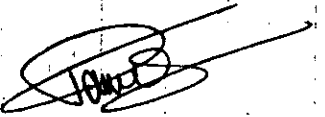
13. The owners as well as the confirming parties declare that there is no boundary dispute with the owner of the adjoining property or with any authority or any part thereof.

There is no easement, licence, right of way or any water supply to any adjoining property through the said property.

The owners and the confirming parties have not entered into any Agreement with any person or persons or parties for sale or development of the said property and they undertake not to enter into any agreement



10


H.V. Tendulkar


R. S. Ghodke

उपाविष्णुतेडोकर

*सौ. मिनाक्षी शाम सुंदर कामवाकर



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hereinafter with any person or party in respect of the said property.

14. The owners and confirming parties declare that there is no outgoings or arrears of taxes payable to any local authority in respect of the said property. The owners and the confirming parties undertake to sign all deeds of agreements, writings, insurance application, petition, affidavit as the case may be, if required by the Developers in respect of the said property.

15. The Developers are at liberty to assign and transfer rights under this Agreement to any persons or party as they may deem fit and proper.

16. The owners and confirming parties declare that they alone are entitled to the said property and except them no one else is entitled to the said property or has any share, right, title or interest whatsoever in the said property or in any part therein.

17. The Developers and the confirming parties declare that the aforesaid transaction will be completed within the period of 3 years from the date of execution of this Agreement by execution of conveyance in favour of the Developers or their nominee or nominees in respect of 2/3 portion of the said property.

11

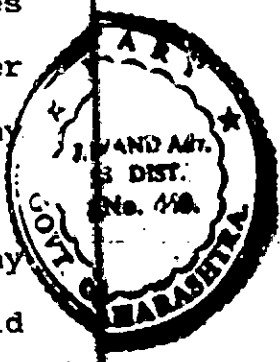


H.U. Tendolkar



उणा बिष्णु मेडात कर

* शा. मेनादी शा. मसुंदर बालबोकर

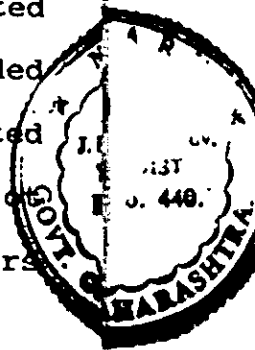


18. The Owners shall at the time of execution of conveyance of the 2/3 portion of the said property hand over to the Developers or their nominee or nominees the original document of title of the said property which are at present in possession of the Owners. As the title deeds are not exclusively relating to the 2/3 portion of the said property, the Owners and the confirming parties shall provide certified copies of the title deeds to the Developers or their nominee or nominees and shall produce the original title deeds as and when required by the Developers.

19. The Owners and the confirming parties declare that all the structures on the said property are old enough and need reconstruction and the owners do not have sufficient funds and the technical knowledge for development of the said property and the confirming parties hereby confirm the said necessity.

20. The Owners further declare that they have protected the interest of the minor members of the Hindu Undivided Family by giving them equal amount of the constructed F.S.I. in the newly constructed building on the 1/3 plot of land ownership of which is retained by the owners with them.

21. The Developers shall have option to get independent and separate conveyance in respect of sub-divided plot



12

[Signature]
HUTEN JIRKAR

[Signature]
Rajendra J.

उपा विष्णु लोडोकर

* सा. मिनाक्षी शामसुंदर पाणवणकर *



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of land either in the name of Developers or in the name of the nominee. The said nominee may also be co-operative society or condominium of apartment owners or limited company.

22. The Owners and the confirming parties shall at their own cost produce the income tax certificate under section _____ of the Income Tax Act before completion of development.

23. The stamp duty and other registration charges payable in respect of the Development Agreement as well as the conveyance which may be executed in pursuance hereof shall be borne and paid by the Developers.

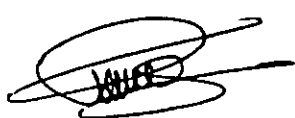
24. The Confirming Parties hereby confirm the foregoing Agreement.

SCHEDULE OF THE PROPERTY ABOVE REFERRED

All that piece and parcel of free hold agricultural land bearing:-

SURVEY NO.	HISSA NO.	AREA H.R.	ASSESSMENT		
			Rs.	P.	
16	-	0-11-63	11.50		N.A.P.
288-A	2	0-08-22	00.94		Agril
263/A-1	3	0-43-0	6-56		N.A.P.
262 Part		3704.83sq.mtrs	3.67		N.A.P.

13



H.U. Ten Datta

रुपा निष्पन्न वेडो ल कर

* सोनमिकाशी शामसुद्धर पालवनाकर



lying and situate at revenue village Virar with the area of Virar Municipality within registration sub-district Vasai II at Virar and registration district Thane which land is bounded as follows that is to say:-

On or towards East

On or towards West

On or towards North

On or towards South

IN WITNESS WHEREOF we have hereby set our hands at Vasai this 30th day of Sept 1997.

SOLEMBLY AFFIRMED AT Palghar)
this day _____ of _____ 1997)

1) Shri Pradeep Vishnu Tendolkar
for self and karta and manager
of H.U.F.

2) Mt. Priya Pradeep Tendolkar

3) Kum. Apurva Pradeep Tendolkar (mino-r daughter)

4) Kum. Apeksha Pradeep Tendolkar (mino-r daughter)

NOS. 3 & 4 Through their Father and Natural
guardian Shri. Pradeep Vishnu Tendolkar



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1. Shri Hemant Vishnu Tendolkar

H.V. Tendolkar

2. Shri Ravindra Vishnu Tendolkar

Rav

3. Smt. Ushabai Vishnu Tendolkar - उषा विष्णु तेंडोल्कर

4. Smt. Meenakshi Shamsundar Palvankar

मीनाक्षी शामसुंदर पलवणकर

5. Smt. Jyoti Hemant Tendolkar - ज्योती हेमंत

H.V. Tendolkar

6. Kumar Hansraj Hemant Tendolkar, Minor

No. 6 Through his father and natural guardian

7. Kum. Namrata Ravindra Tendolkar, Minor

Through her father and natural guardian

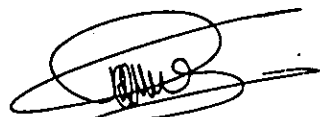
8. Kumar Dhanraj Hemant Tendolkar, Minor

Through his father and natural guardian

9. Smt. Jaya Ravindra Tendolkar

Jaya

M/s Hansraj Construction Co. & Developers,



Partner.

Identified By Me.



N. B. DESHMUKH

B.A. (Hons.) LL.

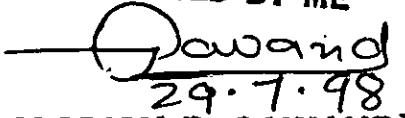
ADVOCATE HIGH COURT - Bar.

Office : A 1st Floor, Agri. Bldg.

Near Central Bank, Vasai, Dist. Thane

VIRAR (W), Tal. Vasai, Dist. Thane

ATTESTED BY ME

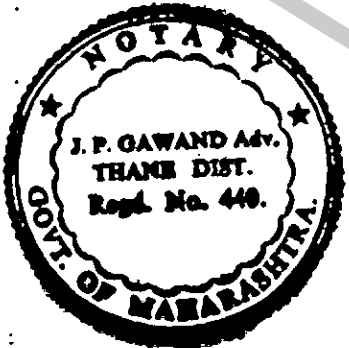
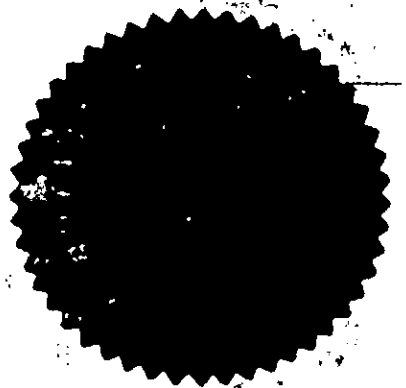

29.7.98

JAGDISH P. GAWAND.

Advocate & Notary.

Virar, Tal. Vasai,

Dist. Thane, Pin : 401 303



F-154. Mah.

विरार नगरपरिषद विरार

Mutation

paper

असेसमेंट दाखला

श्री./श्रीम. पी. ए. सी. एल. इंडिया लिमिटेड
व्यवसाय प्रमाणो कर निर्धारण करण्यांत आले आहे.

यांनी रा. विरार. ता. वसई, जि. ठाणे प्रभाग क्र. 28 येथील जागेवर खालील

अ.नं.	रस्त्याचे किंवा विभागाचे किंवा मंडळाचे नाव.	मालमत्ता क्रमांक	मालमत्ताचे वर्णन	मालकाचे नाव	भागवटाधारकाचे नाव	अंदाजित वार्षिक भाडे मुल्य	भाड्याने दिलेल्या भागाचे वार्षिक भाडे	भाड्याने न दिलेल्या भागाचे अंदाजित वार्षिक भाडे
1.	2.	3.	4.	5.	6.	7.	8.	9.

गावठाण
पी.पी.भागे
६८/११९ आर.सी.सी पी.ए.सी.एल.
इंडिया लिमिटेड
१६०० फुट कारपेट
१९९१

इमारतीचे किंवा जमिनीचे वार्षिक भाडे	दुरुस्ती इत्यादी साठी 10% वजा	इमारतीचे किंवा जमिनीचे करयोग्य मुल्य	आकारण्यांत आलेल्या करांच्या रकमा				
10.	11.	12.	एकत्रित मालमत्ताकर 13.	शिक्षणकर 14.	रोजगार हमीकर 15.	वृक्षकर 16.	एकूण 17.

१७२८०=००

१७२८=००

१५५५२=००

३७३२=००

१८६६=००

४६४=००

१५६=००

६२२१=००



मुख्याधिकारी
विरार नगरपालिका
विरार. १७/१२



लखनऊ

प्राप्त करीव और केली. पूरु करमाक

प्राप्त करमाक अधिकार्याची सही

निधिकाची सही

23/10/6

दिनांक

9007

प्राप्त करमाक (अध्या) 21/11/6

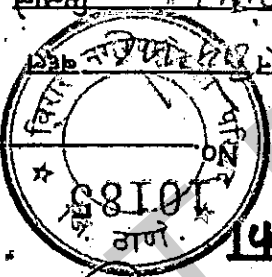
प्राप्त करमाक (अध्या) 21/11/6

पु. क्र.

सर्वसाधारण पावती

नगरपालिका

नगर



(See, Rule, 12, 110, (2) 114-116, (2) and 117, (1), (2) & (3))

नमूना २

HANSARAJ CONSTRUCTION CO. & DEVELOPERS

Shop No. 3, Padma Colony, Virar (west), Pin-401 303.

Phone : 403

No. 76°

Date.....11/21.1999

Received with thanks from

Shri / Shrimati PACL INDIA LTD.

the sum of Rs. TWENTY SEVEN LAC ONLY

by Cash / Cheque / Draft No. 000724

dated 30.01.99 of Bank TIMES BANK LTD.

in full / part / payment on account of 'H' WING, FM/101, Full

Payment of the premises.

Rs 27,00,000/-



For Hansaraj Construction Co. & Developers



(वि.नि. नमूना क्र) (Fin R. Form No.1)

सर्वसा. ११३ म. ५२
Gen 113 m.e.

CASE NO. :

COUNTER CODE 1

DATE: 08/02/99

RECEIPT NO.:

43

मूळ प्रत
ORIGINAL COPY

(अहस्तातरणीय)
(NOT TRANSFERABLE)

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

MUMBAI

08/02/99

ठिकाण / Place

दिनांक / Date

PACL INDIA LTD.

Received from

यांच्याकडून /

256000.00
रुपये / Rupees

Two Lakh Fifty Six Thous -

and / Rs Only

On account of

याकरिता मिळाले

mode of Payment:

PG NO: 731 400253002
TIMESBANK DR.D.N. ROAD.MUMBAI-1
ADJUSTED ON : 08/02/99

रोखपाल व लेखापाल
Cashier or Accountant

(सही / Signature)

(पदनाम / Designation)

Superintendent of
Bombay.



PHONE : 205 80 86
208 36 88

Shree Gayatri Estate Agency

CONTACT FOR ; PLOTS, FLATS, SHOPS, ROOMS

RESI. :

Block No. 2, Ram Nivas,
Above Dena Bank, Agashi Road
VIRAR (West), Pin-401 303.

OFFICE :

Meghdoot Building,
Office No. 2, 1st Floor,
Opp. Rly St. VIRAR (W.),

Ref. No. _____

Date 11/2/99.

I KIRIT K. Mehta. Received
Sum of Re. 30,000. (Thirty thousand)
From PACL INDIA LTD. B 1/5
Pashim vihar, New Delhi.
Through MR. Atul Shrivastav, 95
Brookrey For sale of Property
situated at Vishnu Prasad
Complex. 1st Floor. VIRAR (West)

KIRIT
For Shree Gayatri


1-201 210 00 00 0000 : 00000000

APPROVED FOR RELEASE BY THE NATIONAL ARCHIVES

DATE: 10-16-2013

REF ID: A66897

APPROVED FOR RELEASE BY THE NATIONAL ARCHIVES

DATE: 10-16-2013

REF ID: A66897

DATE _____

NOT FOR ST

(Retd.) R. M. Lodha
matter of PAC
New Delhi



S.T.D. : 0250

Phone : 502403

HANSARAJ

CONSTRUCTION CO. & DEVELOPERS

Shop No. 7, Vishnu - Prasad Complex, Padma Colony, Virar (West), Pin - 401 303.

Ref. No. :

Date: 11.02.1999.

Date.....

To,
PACL India Ltd.

POSSESSION LETTER

We hereby give clear possession of Premises No. 'H' wing, FM/101, above Ground Floor, Vishnu Prasad Complex, P.P. Marg, Virar(W.). No. A/103, to **PACL India Ltd.**

We further Certify that M.O.U. dated 31 March, 1997 has been get cancelled & we will not file any compensation henceafter. Agreement for Sale dated 11th Feb., 1999 with PACL India Ltd., registered with Sub-registrar, Vasai II. We received Full & Final Payment of the abovesaid premises.

For Hansraj Construction Co. & Developers,



Partner



bills Sayan Virar

Moh-154

Virar (22)
New office
Prinzipes file

PACL INDIA LIMITED
INTER OFFICE MEMO
C.S.C. VIRAR

45
m

Branch Manager, Virar

Mr. Atul Srivastava

Ref. No. 234

Sep. 29, 1998

Sub: Court permission wrt Vishnu Prathiba Complex

I am in receipt of a letter from Advocate Santosh Khale in which he has stated that his clients M/s Hansraj Construction Company and Developers have obtained the necessary permission from the district court at Palghar.

You may forward this letter to your superior for necessary action at your end.

Hil
(Himmat Rathore)

encl: Copy of the letter received from Advocate Santosh Khale.

Mr. Atul
Pl. examine the
court order.
B
10/10

3190/am



PACL INDIA LIMITED
INTER OFFICE MEMO
C.S.C. VIRAR

Mr. Atul Srivastava

Branch Manager, Virar

Regd. No. 22. 1998

Ref. No. 22. 1998

Sub: Court permission wrt Vishnu Prathiba Complex

I am in receipt of a letter from Advocate Santosh Khale in which he has stated that his clients M/s Honaray Construction Company and Developers have obtained the necessary permission from the district court at Palghar. You may forward this letter to your superior for necessary action at your end.

(Himmat Rathore)

encl: Copy of the letter received from Advocate Santosh Khale.



Santosh Khale

B.Com., LL.B.

Advocate High Court

Ashirwad, Near Hiravidyalaya,
Virar (West) Pin 401 303.
Tal. Vasai Dt. Thane.

Date : 28.9.98

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To,
The Manager,
Pearl Green Forest Pvt. Ltd.,
Virar Division
Vishnu -Prasad Complex,
P.P.Marg, Virar (W).

Sub. : Permission from court with respect to premises at Vishnu Prasad complex.

Dear Sir,

You have purchased the premises at measuring 2000 sq.ft. First floor of H Wing of Vishnu Prasad Complex . For that you have paid earnest money of Rs. 3,00,000/- and against that earnest money my client M/s. Hansraj Construction Company and Developer have given you the possession.

The final payment and the registration of the premises is yet to finalise subjected to court permission. My client applied at district court at Palghar for obtaining permission to implement the development agreement .

It is to inform you that the district court at Palghar has allowed the said petition No.6/98. vide its order dated 22/09/98.

Therefore on behalf of my client you are kindly requested to finalise the transactions and entered into register agreement.

Thanking you.

Yours faithfully,

S. Khale

Adv. Santosh Khale.



वा. एच. स.
C. & L.

120 32

31.03.19 97

PAY M/S HANSRAJ CONSTRUCTION CO. AND DEVELOPERS

य-धारक को-OR-BEARER

रुपये RUPEES THREE LACS ONLY

₹.RS.300000/-

अदा करें

वा. स. A/c No.	ब. स. L.F.	द. स. INTLS.
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PAYEE'S A/C ONLY

भारतीय स्टेट बैंक
STATE BANK OF INDIA

MCAB/220 विरार (बम्बई)
VIRAR (BOMBAY)-401 303

M. PEARLS AGROTECH CORPORATION LIMITED

Atal Kanoor
AUTHORIZED SIGNATORY

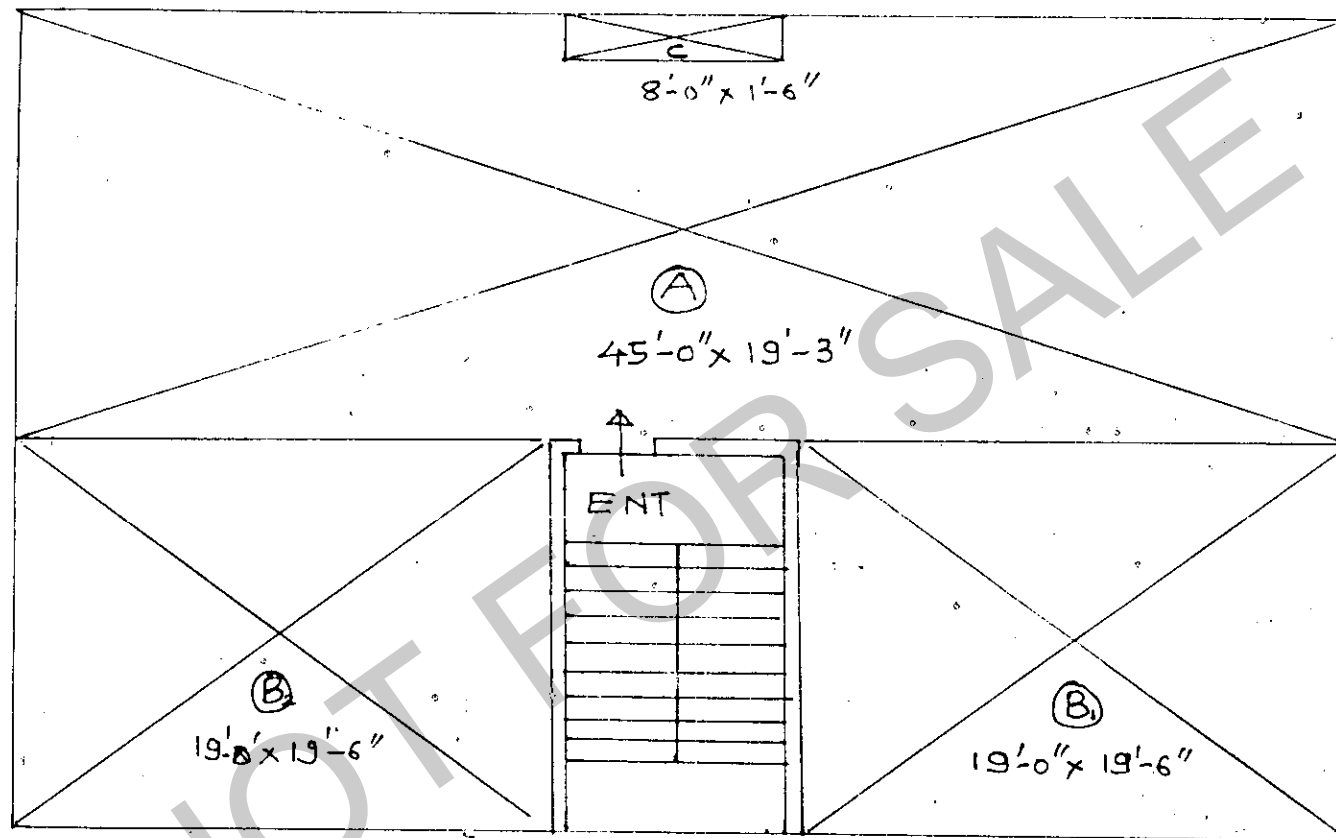
11 985820 400002116

Dee Paul

*Revised
11/11/97*



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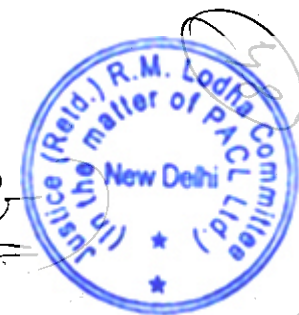


$$\text{Carpet Area} = A + B_1 + B_2 - C$$

$$= (45'-0'' \times 19'-3'') + (19'-0'' \times 19'-6'') + (19'-0'' \times 19'-6'') - (8'-0'' \times 1'-6'')$$

$$= 866.25 + 370.5 + 370.5 - 12$$

$$= 1595.25 \times 1.3 = 2073.825 \quad (\text{say } \overset{\text{Buildup}}{2075} \text{ sq ft})$$



F-154 Mah.

S.T.D. : 0250

Phone : 502403

HANSARAJ

CONSTRUCTION CO. & DEVELOPERS

Shop No. 7, Vishnu - Prasad Complex, Padma Colony, Virar (West), Pin - 401 303.

Ref. No. :

Date: 11.02.1999.

Date.....

TO,
PACL INDIA LTD.,

Sub.: NOC to Toilet & Generator.

Sir,

This is with reference to Premises No. FM/101, 'H' wing, above Ground floor, Vishnu Prasad Complex, P.P. Marg, Virar(W.).

We have No Objection to use the open space of duct beside your office premises for Toilet and Generator purpose at South-East Corner.

Thanking You,

Yours faithfully,
For Hansraj Construction Co. & Developers,

Partner.



विरार नगरपालिका

No.

पा. क्र.

मंडळ विभागाचे मालक / भागवेंटादार

या वर्षाच्या

मात्र मिळाले.

पुस्तक क्रमांक

H M 001

कराची पावती

मालमत्ता क्रमांक

रस्ता

श्री,

याच्याकडून १९

पुढील करावद्दल रक्कम रुपये

अक्षरी

विल क्रमांक

मागची नोंद वहातील अनुक्रमांक

मिळालेली रक्कम

कराचे नांव

थकवाकी
रु. पैसेचालू
रु. पैसेएकूण
रु. पैसे

एकत्रित मालमत्ता

कर...

शिक्षण

कर...

रोजगार हमी

कर...



एकूण...

वजा तट

नोडिस फी...

वॉरंट...

इतर वेगुलीचा स्वर्च...

एकूण वेरीज

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3632

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दिनांक

कर वसूल करी





विपरीत नगरपालिका

(नियम नं. ७७ प्रमाण)

मार्च १९९९ रोजी संयुक्त-या कालावधीच्या कांवे बिल

वार्ड नं. २२

No. 22

मागणी नोंद वहीतील अनुक्रमांक

२२/१९९९

२२/१९९९

येथे असून आपण ते, हे बिल दिल्यापासून पंधरा दिवसांच्या आत, नगरपालिकेकडे भरावेत अशी आपणांस विनंती करण्यात येते आहे.

पंधरा दिवसांच्या उक्त कालावधीत -

- अ) या बिलात मागणी केलेली रककम देण्यात न आल्यास किंवा
- ब) ती का देण्यात येऊ नये याबद्दल मुख्य अधिकाऱ्याची खात्री पटेल असे कोणतेही कारण दर्शविण्यात आले नाही तर, किंवा
- क) महाराष्ट्र नगरपालिका अधिनियम, १९९५ याच्या कलम १६९ अनुसार कोणतेही अपिल दाखल करण्यात आले नाही तर उक्त रककम देण्यासंबंधी आपल्यावर मागणी नोंदीस बजावण्यात येईल.

कराचे नांव	१	२	३	४	५	६	७	८	९
एकत्रीत मालमलाकर	३०३२	३०३२	३०३२	३०३२	३०३२	३०३२	३०३२	३०३२	३०३२
शिक्षण कर	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६
रोजगार हमी कर	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६
वृक्ष कर	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६
नोटीस फी.	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६
उत्तर	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६	१२६

कार्यालय विपरीत नगरपालिका

दिनांक १/१०/१९९९

टीप : १) समसाच्या स्तंभ २ मध्ये दर्शविण्यात आलेली रककम, बिल मागणीच्या रकमेबरोबर देण्यात येईल.

मुद्राधिकारी



~~20/10/20~~

Virar Municipal Council

NOT FOR SALE



52

NOT FOR SALE



U.O.N

the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns) of the First Part;

AND

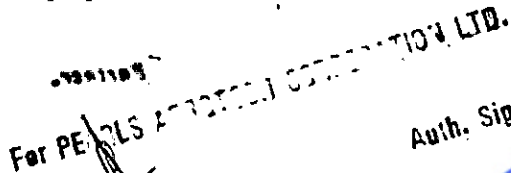
MESSRS. PEARLS AGROTECH CORPORATION LIMITED, having their Regl. Office at S-7, 1st floor, Near LBS College, Tilak Nagar, Jaipur-302 004, and Corporate Office at 3rd floor, Vaishali Building, Community Centre, Paschim Vihar, New Delhi- 110 063 hereinafter called "the Purchasers" (which expression shall, unless it be repugnant to the meaning or context thereof include the Directors for the time being of the said company and their assigns) of the Second Part.

For Hansraj Construction Co. & Developers



Director

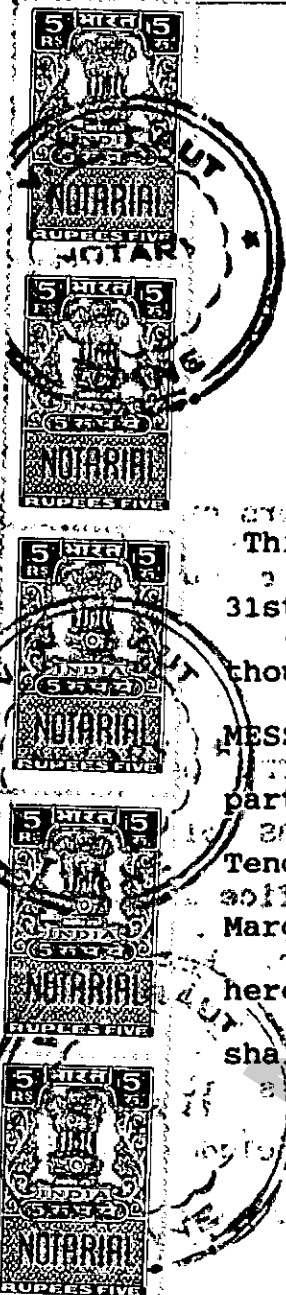
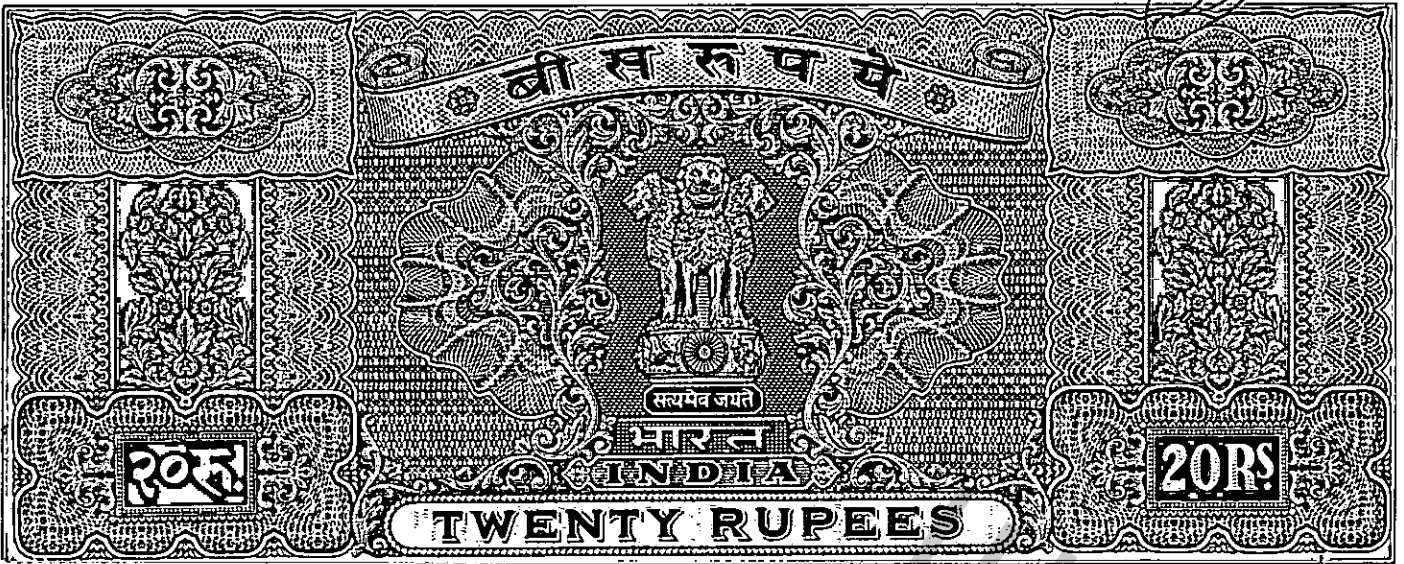
For PEARLS AGROTECH CORPORATION LTD.



Auth. Sign.

Auth. Sign.





१९९७
दिनांक ३१ MAR १९९७ ३६३६
विशेष विज्ञापन विभाग का. ला.
हयराज कुरुकर के डेवेलपर्स
कास रक्कम रुपये २० का. विवर
हिमदीबा न्याटे द्वारा किया.
प्रमाणित

M. O. U.

This M.O.U. made and entered into at Virar on this 31st day of MARCH in the Christian year One thousand Nine hundred Ninety Seven BY AND BETWEEN :

MESSRS. HANSRAJ CONSTRUCTION CO. AND DEVELOPERS, a partnership firm through partner Shri Pradeep Vishnu Tendolkar, having their office at Purshottam Parekh Marg, Virar (West), Taluka Vasai, district Thane, hereinafter called "the Vendors" (which expression shall, unless it be deemed to include its partners for

Hansraj Construction Co. & Developer,

Partner.

PEARLS AGROTECH CORPORATION LTD.

Auth. Sign.



the time being of the said firm, their survivors or the last survivor of them and the heirs, executors, administrators and assigns) of the First Part;

A N D

MESSRS. PEARLS AGROTECH CORPORATION LIMITED, having their Regi. Office at S-7, 1st floor, Near LBS College, Tilak Nagar, Jaipur-302 004, and Corporate Office at 3rd floor, Vaishali Building, Community Centre, Paschim Vihar, New Delhi- 110 063 hereinafter called "the Purchasers" (which expression shall, unless it be repugnant to the meaning or context thereof include the Directors for the time being of the said company and their assigns) of the Second Part.

For Hansraj Construction Co. & Developers,



Partner

For PEARLS AGROTECH LTD.
Auth. Sign.



W H E R E A S :

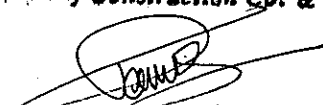
(a) the Vendors are absolutely seized, possessed and the owners of the building known as vishnu Prasad Complex which building has been constructed on non-agricultural plots of land bearing Survey No.263 A/1, Hissa No.3, situated at Virar (West), Taluka Vasai, District Thane;

(b) the Vendors desire to sell premises Viz. H wing, above Ground Floor, FM-101, admeasuring 2000 sq. ft. built-up area at the rate of Rs.1,500/- (Rupees One thousand five hundred only) per sq.ft. built-up area to the Purchasers and the Purchasers are ready and willing to purchase the same premises at the said rate.

NOW, THEREFORE, THIS AGREEMENT BY AND BETWEEN THE PARTIES HERETO WITNESSETH AS UNDER :-

(1) The Vendors shall sell premises viz. H wing, above Ground Floor, FM-101, admeasuring 2000 sq.ft. built-up area at the rate of Rs.1,500/- (Rupees one thousand five hundred only) per sq.ft. built-up area to the Purchasers and the Purchasers are ready and willing to purchase the same at the said price.

For Hansraj Construction Co. & Developer,



Partner,

For PEARLS AGROTECH CORPORATION LTD.

Auth. Sign.

Auth. Sign.



(2) The Purchasers have paid a sum of Rs.3,00,000/- (Rupees three lakhs only) to the vendors as and by way of booking amount by Cheque No. 985820 dated 31st March 1997 of Bank State Bank of India, VIRAR BRANCH.

(3) The Purchasers have examined the title papers of the original owners and it has been found that Vendors have not taken permission from the competent Court for and on behalf of the minors for sale of the said property. therefore, the Purchasers have suggested that instead of paying balance they will be paying Rs.20,000/-(Rupees Twenty thousand only) as and by way of compensation till the permission of the court is obtained for on behalf of the minors. The Purchasers have further submitted that they will be paying balance amount of consideration upon getting permission from the competent court. The vendors have agreed for the same and, therefore, the Purchasers shall pay Rs.20,000/- as and by way of compensation, in advance, every month till permission for sale of the premises in favour of the Purchasers is obtained by the Vendors.

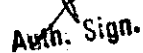
(4) The vendors shall give possession of the said premises to the Purchasers on 15th April 1997, and the Purchasers shall pay compensation from 15th April 1997 onwards.

For Kangra Construction Co. & Developer,



Partner.

For PEARLS AGROTECH CORPORATION LTD.


Auth. Sign.

Auth. Sign.



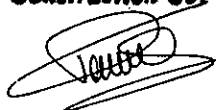
(5) The Vendors shall obtain permission from the competent court within a period of 12 months from the date hereof. In case if the Vendors fail to obtain permission from the competent court within the stipulated period, time being the essence of the contract, then either party is entitled to cancel this agreement and in that event the Vendors shall return Rs.3,00,000/- to the Purchasers, after deducting dues if any against giving clear possession of the said premises. The Purchaser may continue the agreement with an increase of 10% in rent yearly. The deed is treated as lease deed.

(6) The Purchasers are liable to pay water charges, maintenance and electricity charges in respect of the said premises till the date of transfer of the said premises.

(7) The vendors are liable to pay house-tax of the premises till the date of registration of the greement for sale in favour of the Purchasers.

(8) Upon getting permission from the court, the document registration expenses shall be borne by the Purchasers and thereafter the Purchasers shall be liable to pay tax of the premises to the concerned local authorities.

For Kansraj Construction Co. & Developer,


Partner.

For PEARLS AGROTECH CORPORATION LTD.


Auth. Sign.

Auth. Sign.



IN WITNESS WHEREOF, the parties hereto have set and subscribed their respective hands hereunto the date and the year first above mentioned.

RECEIPT

RECEIVED the day and the year]
first hereinabove written of]
and from the withinnamed]
PURCHASER the sum of]
Rs 3,00,000/- (Rupees Three]
lacs — only) by]
cheque no 985820 dated 31.3.97]
of Bank State Bank of India]
VIRAR BRANCH.

WE SAY RECEIVED.

FOR HANSRAJ CONSTRUCTION CO. & DEVELOPERS


C. P. SOLANKI

ADVOCATE

37, 'Meghdoot'
VIRAR (W); Dist. Thane.



PARTNER.

ATTESTED

V. M. RAUT,

Advocate & Notary.

107, N. S. Co-op. Hsg. Soc,
Parnaka, Vasai.

Dist. Thane - 401 201.

24 APR 1997

①


Shree Gayatri Ltd.,
Opp. Railway St
VIRAR (W)

②


Bhaikranti Apartment
Room No. 8. B-wing
Newagar Road)
Bhayander (E) Bombay





NOT FOR SALE



MR - 32899/16

~~MR 31577/16~~

NOT FOR SALE

