

RCP GHANSOLI (3033)

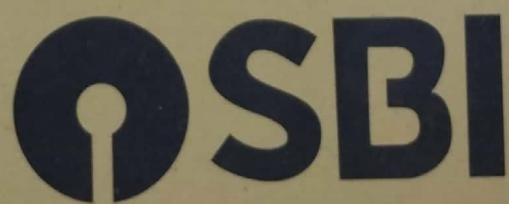
5918

Takeover

LOS ID :	/ CAR / HL / ED. / 20	-20
CIF :		
Applicant Name :	MR. ROHAN MHATRE	
Co-Applicant Name :	MRS. DEEPA MHATRE	
CIF :		
Contact Numbers (R)	(O)	
A/c :		
Loan Amount :	300 Cr. +	Tenure :
Interest Rate :	2 cr top-up	EMI :
Loan Type :	SBI LIFE : YES / NO	
COLL :		
Property Location / Vehicle Details		
Cost of Flat / Vehicle :		
Name of Developer / Vendor		

Name of Sourcing Officer :	Mrs. Soni Shivastava
Mob. :	7700988864 / 8850114805

AR-EXE-kanastha 15/03/2022
① TIR - Finan
② TIR -
③ val - Vastu
④ val -



STATE BANK OF INDIA

RCP GHANSOLI (13033)



5319

HL Top-Up

LODR/MS Ref :
 Saving A/c No
 C/P NO :

PAI/TAKE (For New Property)
 C/P/TAKE REF NO.
 T/W UP NO :
 (If applicable)

Applicant Name : **MR. ROHAN MHATRE**
 Co Applicant Name : **MS. DEEPA MHATRE**
 Contact No. _____ Mobile _____

Loan Amount : **200.00.** Tenure : **20 yrs.**
 Interest Rate _____ EMI _____
 SBI LIFE YES / NO Rs _____
 Loan Type _____

Property Location _____
 Property Cost _____
 Name of Developer / Vendor _____

PSD _____
 Contact Person _____
 HLST / MPST / BM / PS / ALONGS WITH Mob No. _____
 Name of RCP/PC Coordinator along with Mob No. _____

	Vendor	Send on	Recd. Date
VALUATION - 1			
VALUATION - 2			
VALUATION - 1			
VALUATION - 2			
Consent			
Passing			
Survey			
Copy			
Documentation			
As Copying			
Disbursement			

	Done	By Date
RESIDENCE VERIFICATION		
OFFICE VERIFICATION		
SITE INSPECTION		
SIGN		
A/C NO		
DOC EXECUTIVE NO		
NO EXHIB BY		
EM EXHIB		
NACH / SI		
TD/		

ASSET ID : _____
 SI ID : _____

319/4435

पावती

Original/Duplicate

Thursday, September 03, 2020

नोंदणी क्र.: 39M

12:20 PM

Regn.: 39M

पावती क्र.: 4915 दिनांक: 03/09/2020

पावाचे नाव: माहिम

दस्तावेजाचा अनुक्रमांक: घयह2-4435-2020

दस्तावेजाचा प्रकार : डीडी ऑफ अपार्टमेंट

सादर करणाऱ्याचे नाव: रोहन आनंदकुमार म्हात्रे

नोंदणी फी

₹. 30000.00

दस्त हाताळणी फी

₹. 1000.00

पृष्ठांची संख्या: 50

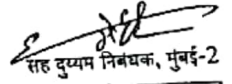
DELIVERED

एकूण:

₹. 31000.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे

12:40 PM ह्या वेळेस मिळेल.


सह दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: ₹.46219106.85 /-

मोबदला ₹.48250000/-

भरलेले मुद्रांक शुल्क : ₹. 965000/-

सह दुय्यम निबंधक
मुंबई शहर क. २

1) देयकाचा प्रकार: DHC रक्कम: ₹.1000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: 0309202004171 दिनांक: 03/09/2020

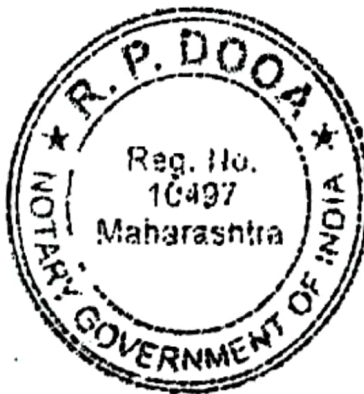
बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-
डीडी/घनादेश/पि ऑर्डर क्रमांक: MH003858978202021P दिनांक: 03/09/2020

बँकेचे नाव व पत्ता:

DELIVERED





Certified True Copy

3 SEP 2020

RAKESH P. DOOA
B. Com., LL.B.
Advocate High Court,
Notary Government of India
8, Kondaji Bldg. No. 3,
Behind Tata Hospital, Parel,
MUMBAI-400 012.





9/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 2

दस्त क्रमांक : 4435/2020

नोंदणी :

Regn:63m

गावाचे नाव : माहिम

नेखाचा प्रकार	डीड ऑफ अपार्टमेंट
बदला	48250000
ज्वारभाव(भाडेपट्ट्याच्या तपट्ट्याकार आकारणी देतो की पट्टेदार करावे)	46219106.85
मापन,पोटहिस्सा व घरक्रमांक (मास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :, इतर माहिती: अपार्टमेंट नं.53ए व अपार्टमेंट नं. 53बी (एकत्रितरित्या संदर्भित म्हणुन अपार्टमेंट नं.53)क्षेत्र-1451 चौ.फुट सुपर बिल्ट अप,5वा मजला,बीच टॉवर्स कंडोमिनियम,पी बाळु मार्ग,प्रभादेवी मुंबई.,सोबत 1 ओपन / कव्हर्ड कार पार्किंग स्पेस नं 52((C.T.S. Number : CS NUMBER 23 PART, 24 PART ; Final Plot Number : 1287 C, 1287 D, 1286 C ;))
फळ	1) 134.85 चौ.मीटर
रणगी किंवा जुडी देण्यात असेल तेव्हा.	
रेवज करून देणा-या/लिहून ठेवणा-या चे नाव किंवा दिवाणी न्यायालयाचा नाव किंवा आदेश असल्यास,प्रतिवादिचे नाव व पता.	1): नाव:-मै अभिनंद लॉजिस्टिक्स सर्विसेस प्रा लि तर्फे ऑथोराईज सिग्नेटरी संजय श्रीवास्तव वय:-51; पता:-, -, एस्सार हाऊस 11, महालक्ष्मी मुंबई, के के मार्ग, हाजी अली, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400034 पॅन नं:-AAOCA3448B
रेवज करून घेणा-या पक्षकाराचे व दिवाणी न्यायालयाचा हुकुमनामा किंवा न्यायास,प्रतिवादिचे नाव व पता	1): नाव:-रोहन आनंदकुमार म्हात्रे वय:-49; पता:-प्लॉट नं: सदनिका क्र-ए 33, माळा नं: -, इमारतीचे नाव: ममता, ब्लॉक नं: प्रभादेवी मुंबई, रोड नं: अप्पासाहेब म्हात्रे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AAMP4840J 2): नाव:-ट्रिशा रोहन म्हात्रे वय:-46; पता:-प्लॉट नं: सदनिका क्र-ए 33, माळा नं: -, इमारतीचे नाव: ममता, ब्लॉक नं: प्रभादेवी मुंबई, रोड नं: अप्पासाहेब म्हात्रे मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400025 पॅन नं:-AFSPM7189R
रेवज करून दिल्याचा दिनांक	03/09/2020
नोंदणी केल्याचा दिनांक	03/09/2020
क्रमांक,खंड व पृष्ठ	4435/2020
भावाप्रमाणे मुद्रांक शुल्क	965000
भावाप्रमाणे नोंदणी शुल्क	30000



Rate	9%	Amount	225.00
Central Tax		Amount	225.00
State Tax	18%	Amount	2,500.00
Total		Amount	2,950.00

Valuation ID	202009022561	मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)	02 September 2020,01:51:27 PM
मुल्यांकनाचे वर्ष	2020	शुद्ध मूल्य	155000
विवरण	मुंबई (सेन)	निवासी छदनिक	318200
मुल्य विभाग	17-भांधीव	कार्यालय	369900
उप मुल्य विभाग	17/121 मुयाग : वीर सावरकर मार्ग, बोर्डाची उदोकाडील इ. अनी वेष्टंट मार्गाच्या ट्रेने व फॅल बॅन्कान पासून वळयी गावठाणापर्यंत व एडिमेसल समुद्र बागधील मुयाग.	दुकाने	462200
सर्वे नंबर / न. मू. क्रमांक :	अंतीम प्लॉट नंबर/1287	औद्योगिक	318200
वार्शिक मूल्य दर मळानुसार मूल्यदर इ.			
मोबापनाचे इकल	चौरस मीटर	मोबापनाचे इकल	चौरस मीटर
बांधकाम क्षेत्र (Built Up)-	134.85 चौरस मीटर	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	I-आर सी सी	मिळकतीचे दर -	Rs.318200/-
उदकातन सुविधा-	आहे	मळता -	5th floor To 10th floor
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			

मळता निरुधर घट/वाढ = 105% apply to rate = Rs.334110/-

घसा-सानुसार मिळकतीचा इति सी. मीटर मुल्यदर

$$= (((\text{वार्शिक मूल्यदर} - \text{सुण्या जमिनीचा दर}) * \text{घसा-सानुसार दरकेवारी}) + \text{सुण्या जमिनीचा दर})$$

$$= (((334110 - 155000) * (100 / 100)) + 155000)$$

$$= \text{Rs.334110/-}$$

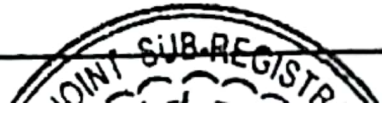
- मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र = 334110 * 134.85 = Rs.45054733.5/-
- बंदिसत बातन हळ्याचे क्षेत्र = 13.94 चौरस मीटर
- बंदिसत बातन हळ्याचे मूल्य = 13.94 * (334110 * 25/100) = Rs.1164373.35/-

एकत्रित अंतिम मूल्य

= A + B + C + D + E + F + G + H + I

$$= 45054733.5 + 0 + 0 + 0 + 1164373.35 + 0 + 0 + 0 + 0$$

$$= \text{Rs.46219106.85/-}$$





पत्र - २		
००३५	३	५०
२०२०		

DEED OF APARTMENT

THIS DEED OF APARTMENT made at Mumbai this 3rd day of September, 2020,

BETWEEN

ABHINAND LOGISTICS SERVICES PRIVATE LIMITED

(formerly Known as Abhinand Properties Private Limited.) (CIN

U74110MH2016PTC280301), a Company incorporated under the

Companies Act, 1956, having its registered office at Essar

House.11, K.K. Marg, Mahalaxmi Mumbai- 400034, Maharashtra,

acting through its Authorised Representative namely Mr. Sanjay

G. Srivastava (PAN No. AJTPS4732M), authorized vide Board

Resolution dated 24TH July, 2020 hereafter collectively referred to

as the "**THE TRANSFEROR**" (which expression shall unless it be

repugnant to the context and meaning thereof would mean and

deem to mean and include their respective heirs, administrators,

executors and assigns) of the **ONE PART**;

[Handwritten Signature]



[Handwritten Signatures]

For Abhinand Logistics Services Pvt. Limited

[Handwritten Signature]
Authorised Signatory / Director



AND

(1) MR. ROHAN ANANDKUMAR MHATRE , (PAN NO. AAMPM4840J) age 49 yrs, and (2) DR. (Mrs.) DEEPA ROHAN MHATRE (Pan No. AFSPM7189R , age-46 yrs., both residing at Mamta A/33, Appasabeb Marathe Marg, Prabhadevi, Mumbai 400025, hereinafter jointly and severally referred to as "THE TRANSFEREES" (which expression shall unless it be repugnant to the context and meaning thereof would mean and deem to mean and include their respective heirs, administrators, executors and

assigns) of the **OTHER PART**;

वर्ष -		
6834	6	30
2020		

WHEREAS



The **Bombay Dyeing And Manufacturing Company Limited** was absolutely seized and possessed of and entitled to all that Final Plot of No. 1286 C (CS No. 24

For Abhinand Logistics Service (part), Final Plot No.1287C (CS No.23 (part)), Final Plot

No. 1287D (CS No. 23 (part)) and the Registration District and Sub District of Bombay City and Suburban the aggregate of 6020.93 square meters or thereabout as per TPS IV (Mahim Area) ("Larger Land");

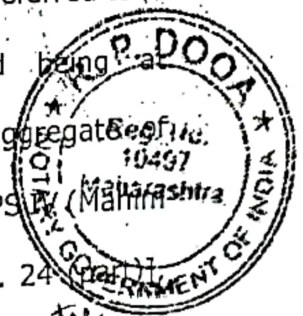
(B) The Bombay Dyeing And Manufacturing Company Limited constructed a building known as 'Beach Tower' according to the plans approved by the Municipal Corporation of Greater Mumbai, vide I.O.D. No. EB/CE/1576/BS/A/90/1979-1980, dated 6th March 1979 on the Final Plot No. 1286 (C) bearing CS No. 24 (part) admeasuring 4677.29 sq. mtrs forming part of the Larger Land more particularly described in the First Schedule hereunder written




consisting of stilt and nineteen upper floors with a part terrace on the North Wing of the Nineteen Floor, a Service Floor, Lift Machine Room Floor with Terrace and Water Storage Tank (hereinafter referred to as "Building")

गोदा - २	
२०२५	५ / ५०
२०२०	

(C) Under the Deed of Conveyance dated 17th August, 1983 between Bombay Dyeing & Manufacturing Co. Ltd. and M/s. SCAL Investment Ltd., duly registered in the office of the District Registrar, Madras South on 18th October 1983 under Serial No.3253/83, BDM sold and transferred to SCAL all the pieces or parcel of land or ground with hereditaments and premises standing thereof known as "Beach Tower" (except for eight apartments referred to in the recitals hereafter) situate lying and being at Prabhadevi, Mumbai admeasuring in the aggregate of 6020.93 square meters or thereabout as per TPS IV (Mahim



For Abhinand Logistics Services Pvt. Limited


Authorised Signatory / Director

Area) being Final Plot of No. 1286 C [CS No. 24 (part)]

Final Plot No. 1287C [CS No. 23 (part)], Final Plot No. 1287D [CS No. 23 (part)] and the Registration District and Sub-District of Bombay City and Suburban and comprising of three pieces of land as more particularly set out in the Schedule thereto. The said properties mentioned in the said Deed of Conveyance dated 17th August, 1983 did not include and were exclusive of eight Apartments viz, 18th Floor Apartment Nos. 192A and 182B; 17th Floor Apartment Nos. 172A and 172B; 14th Floor Apartment Nos. 142A and 142B; 11th Floor Apartment Nos. 111A and 111B and two parking spaces (Nos. 19 and 20) situated in Beach Tower;

(D) The said Deed of Conveyance dated 17th August, 1983 was rectified by a Deed of Rectification dated 3rd May 1984 which was lodged for registration in the office of the District Registrar, Madras South under DOC Serial No. 2210 of 1984. This Deed of Rectification relates only to the number of apartment retained by the Bombay Dyeing & Manufacturing Co. Ltd.;



ववई - २	
२३५	६/५०
२२०८/८४	



(E) By another Deed of Conveyance dated 14th March 1984 lodged for registration on 14th March 1984 in the office of the District Registrar, Madras South under DOC Serial No. 2208/84, M/s. SCAL Investment Ltd, acquired from the Bombay Dyeing & Manufacturing Co. Ltd certain properties including certain apartment in the aforesaid multi-storeyed building known as "Beach Towers" whereby instead of the several apartments retained by the Bombay

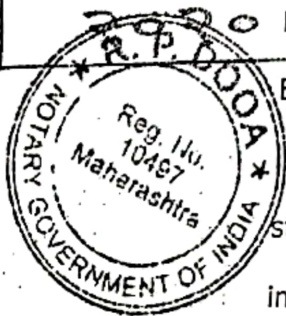
For Abhinand Logistics Services Pvt. Ltd. only eight apartment

Final Plot No.1287C [CS No.23 (part)], Final Plot No. 1287D [CS No. 23 (part)] and the Registration District and Sub-District of Bombay City and Suburban and comprising of three pieces of land as more particularly set out in the Schedule thereto. The said properties mentioned in the said Deed of Conveyance dated 17th August, 1983 did not include and were exclusive of eight Apartments viz, 18th Floor Apartment Nos. 192A and 182B; 17th Floor Apartment Nos. 172A and 172B; 14th Floor Apartment Nos. 142A and 142B; 11th Floor Apartment Nos. 111A and 111B and two parking spaces (Nos. 19 and 20) situated in Beach Tower;



(D) The said Deed of Conveyance dated 17th August, 1983 was rectified by a Deed of Rectification dated 3rd May 1984 which was lodged for registration in the office of the District Registrar, Madras South under DOC Serial No.2210 of 1984. This Deed of Rectification relates only to the number of apartment retained by the Bombay Dyeing & Manufacturing Co. Ltd.;

10/15 - 2	
2034	E/30
2000	



(E) By another Deed of Conveyance dated 14th March 1984 lodged for registration on 14th March 1984 in the office of the District Registrar, Madras South under DOC Serial No.2208/84, M/s. SCAL Investment Ltd, acquired from the Bombay Dyeing & Manufacturing Co. Ltd certain properties including certain apartment in the aforesaid multi-storeyed building known as "Beach Towers" whereby instead of the several apartments retained by the Bombay

For Abhinand Logistics Services Pvt. Ltd. Manufacturing Co. Ltd. only eight apartment

1287D
10

have been conveyed and transferred to M/s. Scal Investments Ltd.;

(F) M/s. SCAL Investment Ltd, in its capacity as absolute owner of Apartment No.53A & 53B of the building known as "Beach Towers Condominium", totally admeasuring 'approximately 1451 sq .ft [super built up area] on the 5th Floor lying, being and situate at, P. Balu Marg, Prabhadevi, Mumbai - 400025 along with open /covered car parking space No.52 in Beach Towers("said flat"/ "said Apartment") has vide Indenture of Apartment dated 7th May 1990, registered with the Sub-Registrar of Assurances, Mumbai, vide Serial No. 1606 of 1990 on 12th June, 1990, sold transferred and assigned to Essar Investments Limited, for consideration and on the terms and conditions as set out therein, the said Flat together with their undivided interest in the common areas and facilities appurtenant to the said building and to the extent of 1.6176 % in the common areas and facilities and 1 % in the restricted areas and facilities and an undivided 1.6176 % in the said land, along with undivided interest and voting rights as envisaged and more particularly listed in the Declaration (as more particularly set out in the Deed of Declaration dated 1.9.1989) (collectively "said property");



1606 - 2	
1606	2/90
2020	

(G) The Transferor has represented that the original Registration receipt No. 1606/1990 dated 12th June, 1990, is misplaced and not traceable with the Transferor and the

For Abhinand Logistics Services Pvt Limited

Authorized Signatory / Director

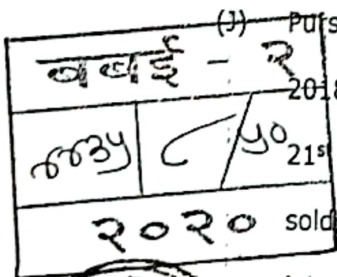
Transferor has lodged a FIR with the police in that respects as also undertake to execute such Indemnity / Affidavit /



Declaration relating thereto as and when called upon by the Transferees.

(H) The name of Essar Investments Ltd, was changed to Aaradhana Realities Limited with effect from November 9, 2017 pursuant Certificate of Incorporation on change of name Issued by Registrar of Companies Mumbai;

(I) The said Beach Towers has a condominium known as 'Beach Tower Condominium', by virtue of Section 2 of the Maharashtra Apartment Ownership Act, 1970 and is governed under the provisions of Maharashtra Apartment Ownership Act, 1970 (hereinafter referred to as the said "Condominium"). Aaradhana Realities Limited was a member of the said Condominium and was also holding amounts, in the Sinking Fund Account of the said Condominium. Aaradhana Realities Limited as such became the absolute owner of said property and was in possession of the said Flat and as owners thereof;



(J) Pursuant to a Deed of Apartment dated 21st September, 2018, registered under serial No. BBE2-11596-2018 dated 21st September, 2018, Aaradhana Realities Limited has sold, transferred and assigned all its rights, title and interest in the said property to Abhinand Logistics Services Pvt. Ltd., the Transferor herein, for consideration and on the terms and conditions as set out in the said Deed of Apartment;

pon by the

(K) Ever since the acquisition of the said property the Transferor has been in continuous possession, use and occupation of the said Apartment and as such the Transferor is absolutely seized and possessed of and well and sufficiently entitled to the said Apartment;

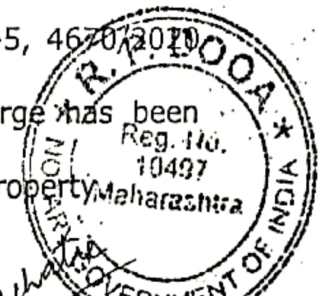
(L) The Transferor has represented, assured and confirmed to the Transferees that its title to the said property is clear, marketable and free from all encumbrances of any nature whatsoever and that there are no outstanding encumbrances, estate or effects by way of lease, lien, charge, inheritances, mortgage, charge or otherwise subject to what is set out hereinafter;

(M) The Transferor had obtained various credit facilities from Edelweiss Asset Reconstruction Company Ltd. to the tune of Rs. 210,00,00,000/- (Rupees Two hundred and ten crores only) against security by way of Mortgage of various properties including the said property as per the Mortgage Deed dated 16th October, 2018_ registered under serial No. BBE4-10254 of 2018;



(N) Subsequently the Transferor has got the said property released from the charge and mortgage of Edelweiss Asset Reconstruction Company Ltd., and a Deed of Release dated 28th August, 2020 registered with the Sub Registrar of Assurances, Mumbai under serial No. BBE-5, 4670/2020 dated 28th August, 2020 as also the charge has been released from the ROC relating to the said property.

Serial No. - 2	
8834	2/20
2020	



For Abhinand Logistics Services Pvt. Limited

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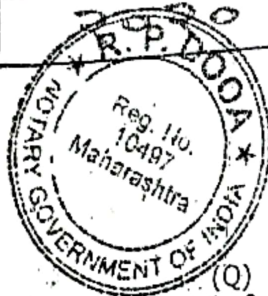
[Handwritten signature]

(O) That in the circumstances aforesaid, the Transferor became seized and possessed of or otherwise well and sufficiently entitled to the said Apartment to which is annexed the right to use, occupy, possess and enjoy the said Apartment;

(P) The Transferor herein is thus a member of the Beach Tower Condominium and an absolute Owner of Apartment No.53A (admeasuring approx. 1046 (sq. ft. super built up area)) & 53B (admeasuring 405 sq. ft. super built up area)) (Apartment Nos. 53A & 53B are jointly referred to as Apartment No. 53) in the building known as "Beach Towers Condominium", totally admeasuring approximately 1451 sq .ft [super built up area] on the 5th Floor of Beach Towers, lying, being and situate at, P. Balu Marg, Prabhadevi, Mumbai – 400025 along with along with open /covered car parking space No.52 in the said building hereinafter collectively referred to as "said flat".) together with their undivided interest in the common areas and facilities appurtenant to the said premises and to the extent of 1.6176 % in the common areas and facilities and 1% in the restricted areas and facilities and an undivided 1.6176 % in the said land, along with undivided interest and voting rights as envisaged and more particularly listed in the Declaration (as more particularly set out in the Deed of Declaration dated 1.9.1989) (all hereinafter referred to as " said property") .



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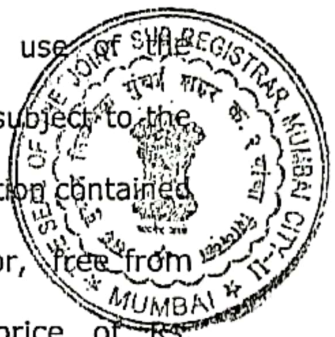


(Q) The Transferor has agreed to sell and transfer to the For Abhinand Logistics Services Pvt. Limited Transferees and the Transferees have agreed to Purchase

together with their undivided interest in the common areas and facilities appurtenant to the said building and to the extent of 1.6176 % in the common areas and facilities and 1 % in the restricted areas and facilities and an undivided 1.6176 % in the said land, as mentioned in the Declaration of the Transferor, belonging to or in anywise appertaining thereto or usually held or occupied or reputed to belong or be appurtenant thereto and all the estate, right, title, interest, property, claim and demand whatsoever at law and in equity of the Transferor in to out of or upon the said premises hereby granted, released, conveyed and assured

TO HAVE AND TO HOLD all and singular the aforesaid premises and the said covered / open car parking spaces and all the other premises hereby granted, released, conveyed, assigned and assured or expresses so to be with their appurtenances being the said property unto and to the exclusive ownership, possession and use of the

Transferees forever in accordance with the subject to the provisions, terms and conditions and reservation contained in the aforesaid Declaration of the Transferor, free from all encumbrances at a lump sum price of RS. 4,82,50,000/- (Rupees Four Crore eighty two lacs fifty thousand only) (after deducting 1% (One Percent) Tax deducted at Source) upon the terms and conditions appearing hereinafter.



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(R) The Transferor has passed vide a resolution dated 24th July, 2020, (Copy whereof is annexed hereto **Annexure A** hereto) passed by its Board of Directors

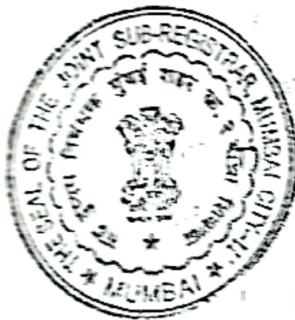


For Abhinand Logistics Services Pvt. Limited

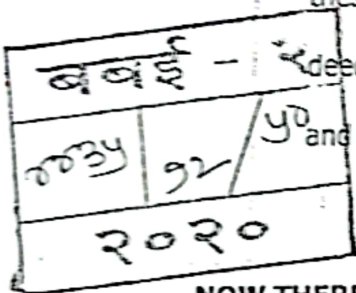
Authorised Signatory / Director *Mr. Sanjay G. Srivastava* to sell, transfer

and dispose off the said flat on behalf of the Transferor to and in favour of the Transferees herein for the consideration and upon the terms and conditions more particularly set out hereunder along with fittings and fixtures therein and has also authorised the said Mr. Sanjay G. Srivastava to execute this Deed of Apartment and all other papers and documents for and on behalf of the Transferor and to admit the execution thereof;

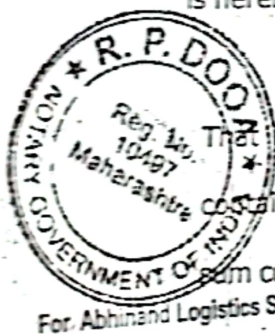
(S) The Transferor shall place the Transferees in quiet, vacant and peaceful possession of the said Apartment against payment of the full consideration and undertakes not to make any delay or default in handing over possession of the said Apartment to the Transferee.



The Transferees have requested the Transferor to complete the sale by executing in favour of the Transferees, a proper Deed of Apartment of the said Apartment being in fact these presents and all other prescribed and necessary deeds, documents, forms and papers the said Apartment and every part thereof to the Transferees.



NOW THEREFORE THIS AGREEMENT WITNESSETH and it is hereby agreed by and between the parties hereto as under:



That in pursuance of the above and subject to the conditions contained in Clause 2 of this Deed and in consideration of the said sum consideration of Rs. 4,82,50,000/- (Rupees Four Crore eighty For. Abhinand Logistics Services Pvt. Limited

with the terms of Clause 2, herein below towards Apartment No. 53A (admeasuring approx. 1046 sq. ft. super built up area) & 53B (admeasuring 405 sq. ft. super built up area) totally admeasuring approximately 1451 sq. ft. [super built up area] on the 5th Floor of the building Beach Towers, lying, being and situate at, P. Balu Marg, Prabhadevi, Mumbai - 400025 along with open /covered car parking space No.52 in the compound of the said building on the land admeasuring in the aggregate of 6020.93 square meters or thereabout as per TPS IV (Mahim Area) being Final Plot of No. 1286 C (CS No. 24 (part)), Final Plot No.1287C (CS No.23 (part)), Final Plot No. 1287D (CS No. 23 (part)) and the Registration District and Sub District of Bombay City and Suburban together with undivided share of undivided interest in the common areas and facilities appurtenant to the said premises and to the extent of 1.6176 % in the common areas and facilities and 1 % in the restricted areas and an undivided 1.6176 % in the said land, along with undivided interest and voting rights as envisaged and more particularly listed in the Deed of Declaration dated 1.9.1989, and as more particularly described in the **SCHEDULE** hereunder and the Transferor's incidental right, title and interest therein



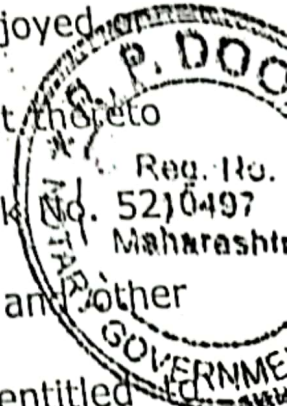
WITH the rights, privileges, advantages and appurtenances whatsoever into or upon the said Apartment belonging to, or in any way appurtenant thereto or with the same or any part thereof now or at any time hereinbefore usually held, used, enjoyed, occupied therewith or said to belong or be appurtenant thereto along with all security deposits relating to the Car park (together with the Condominium), sinking and repair funds and other amounts to which the Transferor is legitimately entitled

634		23	2
TOGETHER			30

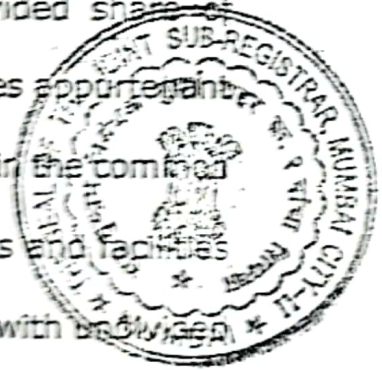
For Abhinand Logistics Services Pvt. Limited

Authorised Signatory / Director

[Signature]
D. P. Patil



Transferor by way of full and final Consideration, in accordance with the terms of Clause 2, herein below towards sale of the Apartment No.53A (admeasuring approx.. 1046 (sq. ft. super built up area)) & 53B (admeasuring 405 sq. ft. super built up area)) totally admeasuring approximately 1451 sq .ft [super built up area] on the 5th Floor of the building Beach Towers, lying, being and situate at, P. Balu Marg, Prabhadevi, Mumbai – 400025 along with open /covered car parking space No.52 in the compound of the said building on the land admeasuring in the aggregate of 6020.93 square meters or thereabout as per TPS IV (Mahim Area) being Final Plot of No. 1286 C (CS No. 24 (part)), Final Plot No.1287C (CS No.23 (part)), Final Plot No. 1287D (CS No. 23 (part)) and the Registration District and Sub District of Bombay City and Suburban together with undivided share of undivided interest in the common areas and facilities appurtenant to the said premises and to the extent of 1.6176 % in the common areas and facilities and 1 % in the restricted areas and facilities and an undivided 1.6176 % in the said land, along with undivided interest and voting rights as envisaged and more particularly listed in the Deed of Declaration dated 1.9.1989, and as more particularly described in the **SCHEDULE** hereunder and the Transferor's incidental right, title and interest therein **TOGETHER** WITH the rights, privileges, advantages and appurtenances whatsoever into or upon the said Apartment belonging to, or in any way appurtenant thereto or with the same or any part thereof now or at any time hereinbefore usually held, used, enjoyed



1046	405	1451	2
53A	53B	52	30
TOGETHER			0



including the electricity meter and deposit in pertaining to the said Apartment and all the aforesaid benefits **AND ALSO TOGETHER WITH** all the deeds, documents, writing, vouchers, etc., relating to the said Apartment or any part thereof and **ALL THE ESTATE, right, title, interest, use, inheritance, property, possession, benefit, claim or demand whatsoever at law and in equity of the Transferor into out of or upon the said Apartment TO HAVE AND TO HOLD** all and singular the said Apartment hereby sold, transferred and assigned or intended or expressed so to be to the Transferee forever and absolutely.

2. (a) For the purchase and sale of the Apartment, the Transferees shall pay an amount of Rs. 4,82,50,000/- (Rupees Four Crore eighty two lacs fifty thousand only) to the Transferor, as more specifically mentioned hereunder:

No.	Particulars	Amount (In Rupees)	Payment Terms
1.	Earnest Money	40,00,000.00 (Rupees Forty Lacs Only).	Paid to the Transferor vide Cheque Numbers 012562 and 012563 both drawn on ICICI Bank.
2.	1 st Instalment	1,08,88,125.00 (Rupees One crore eight lacs eighty eight lacs one hundred and twenty five only)	Paid to the Transferor vide RTGS UTR NO. HDFCR52020082794570 088 on 27 th August, 2020.
	Tax Deducted (TDS)	3,61,875.00 (Rupees Three lacs sixty one	Paid on 25 th August, 2020.



बवई - २
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For Abhinand Logistics Services Pvt. Limited

Executed
Person
for

hereof or the respective rights, duties or liabilities of either Party hereunder, then the aggrieved Party shall notify the other Party in writing thereof, and the Parties shall endeavour to resolve the same by mutual discussions and Agreement. If the dispute or difference cannot be resolved then the dispute shall be referred to the Arbitration of the Sole Arbitrator mutually appointed by the Parties. Arbitration shall be conducted in Mumbai, India in accordance with the provisions of the Arbitration and Conciliation Act, 1996 or any other statutory modifications or replacement thereof. All arbitration proceedings will be in the English language and each party shall bear and pay the professional fees of their respective Advocates & Solicitors.

10. This Indenture is executed in two sets. Each party shall be entitled for one set of the document.

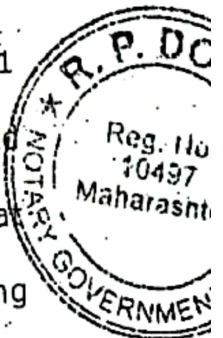


IN WITNESS WHEREOF the parties hereto have executed these presents the day year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO

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All That the Apartment No. 53A & 53B (Apartment Nos. 53A & 53B are jointly referred to as Apartment No. 53) of the building known as Beach Towers Condominium", totally admeasuring approximately 1451 sq.ft. [Super built up area] on the 5th floor of the said building Beach Towers, lying being and situated at P. Balu Marg, Prabhadevi, Mumbai - 400025, along



For Abhinand Logistics Services Pvt. Limited with open / covered car parking space No. 52 in the

[Signature]
Authorized Signatory / Director

[Signature]
[Signature]

said building
property lying, being and situate at land bearing
Cadastral Survey No.23 (part) of Mahim Division
and bearing Final Plot Nos.1287 - C Final Plot
Nos.1287 - D, and Cadastral Survey No.24(part) of
Mahim Division and bearing Final Plot Nos.1286- C.

na...
(1) MR
(2)

SIGNED AND DELIVERED by within)

named **TRANSFEROR**)

ABHINAND LOGISTICS SERVICES PRIVATE)

LIMITED)

By the hand of its)

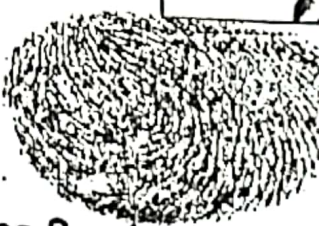
Authorised signatory Shri Sanjay G. Srivastava))

Who is authorized to execute these presents in)

Pursuance of a Meeting of the Board of)

Directors of the Company held on 24th July, 2020)

presence of



For Abhinand Logistics Services Pvt. L



SIGNED AND DELIVERED by within
named **TRANSFEREES**

(1) MR. ROHAN ANANDKUMAR MHATRE

(2) DR. (Mrs.) DEEPA ROHAN MHATRE

In presence of

.....

1) *Rohan*

2) *Deepa Rohan*

Rohan

DR Mhatre



ABHINAND LOGISTICS SERVICES PRIVATE LIMITED

CIN: U74110MH2016PTC280301

Regd. Office: Essar House, 11, K. K. Marg, Mahalaxmi, Mumbai 400 034.

Tel: 022 6660 1100 | Email: info.niwastrust@essar.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ABHINAND LOGISTICS SERVICES PRIVATE LIMITED HELD ON JULY 24, 2020 AT ESSAR HOUSE 11 K.K. MARG, MAHALAXMI, MUMBAI - 400034.

AUTHORITY TO EXECUTE DOCUMENTS FOR SALE OF FLAT NO. 53A & 53B, BEACH TOWERS:

"RESOLVED THAT the consent of the Board be and is hereby accorded to enter into an agreement for Sale/Sale Deed, MOU/Term Sheet/LOI, between the Company and Mr. Rohan Anandkumar Mhatre and Dr. (Mrs) Deepa Rohan Mhatre ("Buyers") for sale of a property owned by the Company, located at Flat No.53A and 53B, 5th Floor, Beach Towers Condominium, along with parking space no. 52, P. Balu Marg, Prabhadevi, Mumbai - 400025 at such consideration and on such terms and conditions as may be mutually agreed between the Company and the Buyer;

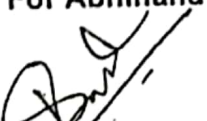
RESOLVED FURTHER THAT the draft agreement for Sale/ Sale Deed, MOU/Term Sheet/LOI as placed before the Board be and is hereby approved and any Director of the Company and/or Mr. Sanjay Mehta (PAN: ABMPM5517D) and/or Mr. Girish Sathe (PAN: AIBPS3020M) and/or Mr. Apurva Sonthalia (PAN: AAZPS3559B) and/or Mr. Sanjay Srivastav (PAN: AJTPS4732M), Authorized Representatives of the Company (herein after collectively known as "Authorized Executives"), be and are hereby severally authorized to sign, execute and deliver the aforesaid Agreement for Sale / Sale Deed, MOU/Term Sheet/LOI and/or such other agreements, amendments, letter, deeds, documents, supplemental deeds, instruments, and other writings on behalf of the Company and accept such modifications thereto as may be agreed to between the Company and the Buyer;

RESOLVED FURTHER THAT in the event of signing of Agreement of Sale / Sale Deed, MOU/ Term Sheet/LOI with the Buyer, the consent of the Board be and is hereby accorded to authorize the aforesaid Authorized Representatives of the Company to sign, execute and deliver the Sale Deed/ Conveyance Deed and/or such other agreements, amendments, letter, deeds, documents, supplemental deeds, instruments, and other writings on behalf of the Company and accept such modifications thereto as may be agreed to between the Company and the Buyer.

RESOLVED FURTHER THAT aforesaid Authorized Executives be and are severally authorized on behalf of the Company to do all such acts, deeds and things as may be required or considered necessary in this regard;

RESOLVED FURTHER THAT a certified true copy of the aforesaid resolution be provided to the concerned authorities under the signatures of any of the Directors of the Company as may be required from time to time."

For Abhinand Logistics Services Private Limited


Priya Sawant
Director



वॉल्यूम - २	
५३५	१० / ५०

ANNEXURE - D



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Registrar of companies, Mumbai
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Registration for Modification of charge

[Pursuant to section 79(b) of the Companies Act 2013 and sub-rule (2) of rule 6 of the Companies (Registration of Charges) Rules, 2014]

Corporate Identity Number or Foreign Company Registration Number **U74110MH2016PTC280301**

Name of the company: **ABHINAND LOGISTICS SERVICES PRIVATE LIMITED**

Charge Identification Number: **100216764**

SRN: **R52459450**

REF.: Modification of charge dated 2018-10-16 modified on 2020-08-24 made between ABHINAND LOGISTICS SERVICES PRIVATE LIMITED (OF THE ONE PART) and EDELWEISS ASSET RECONSTRUCTION COMPANY LIMITED (OF THE OTHER PART)

This is to certify that pursuant to the provisions contained in Chapter VI of the Companies Act, 2013, the above mentioned charge has been modified in the following manner:

Release of flat no. 53, 5th floor, Beach Towers, from the properties mortgaged by the Company in favour of ECL Finance Limited (ECL) (later assigned to EARC) to secure the loan facilities availed by Edwell Infrastructure Hazira Limited and the above modification has been registered and assigned a Charge Identification Number as mentioned above in the Register of Charges, in accordance with the provisions contained in that behalf in Chapter VI of the said Act.

Given under my hand at Mumbai this first day of september two thousand twenty.



DS Ministry of
Corporate
Affairs 23

Registrar of Companies
RoC - Murr

Mailing Address as per record available in Registrar of Companies office

ABHINAND LOGISTICS SERVICES PRIVATE LIMITED

Essar House, 11, K.K. Marg, Mahalaxmi, Mumbai, Mumbai City, Maharashtra, India,
400034

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ANNEXURE - F

BEACH TOWERS CONDOMINIUM

(Reg. No PBDE 2378 of 1.9.1989)
P. BALU MARG, PRABHADEVI, MUMBAI - 400 025 TEL.FAX - 24361737
[e-mail: beach_towers@yahoo.com]

Our Ref No BT-46

Date: 12.08.2020

M/s Abhinand Logistics Services Pvt Ltd
Essar House, 11, K K Marg
Opp Mahalaxmi Race Course
Mumbai 400 034

Attention Mr Sanjay Shrivastava

Dear Sirs

Sub: Proposed Sale of your Apartment Nos.53A & 53B and Car Parking Space No.52 in Beach Towers



We acknowledge receipt of your e-mail of 28.07.2020 informing us that you have now agreed to sell your above mentioned Apartment to (i) Mr Rohan Anandkumar Mhatre and (ii) Dr (Mrs) Deepa Rohan Mhatre.

We have to request you to kindly furnish/observe the following in respect of sale of apartments.

1. Brief details/profile of the buyers.
2. Transfer fee will be paid by you as and by way of donation vide bye-law No.62, a sum calculated @ Rs.250/- per sq. ft of the super built up area. The area of your apartment is 1451 sq. ft. super built up.
3. You will pay quarterly outgoing charges of the Condominium for which bills have been raised on you in the beginning of every quarter as a member of Apartment No.53A & 53B and Car Parking Space. However, you have now paid all the quarterly maintenance and other charges up to 30.09.2020 and there are no outstanding dues on account of the apartment as of date. The buyers will be billed for quarterly outgoings as and when they become members of the Condominium in the beginning of a quarter and accordingly quarterly outgoings will be recovered from them.
4. Submit duly notarized copy of Sale Deed duly registered with the Sub-Registrar.
5. Legal Advisor's certificate that all the documents submitted by the buyers regarding the sale of Apartment Nos.53A & 53B and Car Parking Space in Beach Towers Condominium are in order and the Title of these properties is clear and marketable, before admitting the buyers as members.
6. The flat should be used strictly for residential purposes only.
7. As has been known Quarterly Bills are raised to cover expenses by way of reimbursement and Maintenance Charges recovered from Members are not service charges but are of the nature of reimbursement of expenses incurred by the Condominium and the Managing Board has therefore held the view as explained in the Board's Reports to the Members from year to year that the Condominium is not liable to pay GST (or earlier Service Tax) which has therefore been not recovered from the Members.

अक्षय - 2
2024 / 24 / 20



To
 M/c. Patki & Dabekar,
 Architects,
 Pelham House, 1st floor,
 J.B. Horebia Marg,
 Ballard Estate, Bombay-38.

Dated :- 30/4/82

Sub :- Proposed building on P.P.No.1236-C,
 1287-0 and 1287-2, 2.B.Schoro IV,
 Mahim 'Hini Tower' for the Bombay
 Dying & Manufacturing Co.Ltd.

Recd.

व नं - 2
30/0/29
8003

Ref :- Your letter dated 20-6-1982.

By the direction of Dy. City Engineer (City),
 I have to inform you that there is no objection to occupy
 the entire building subject to the following conditions -

- (1) That the certificate under Section 270-A should be submitted before asking Building Completion Certificate.
- (2) That the final H.O.C. from Chief Fire Officer should be submitted before asking Building Completion Certificate.
- (3) That the remaining pavement work should be carried out.
- (4) That the Recreational Ground should be developed and the deposit paid against it will be refunded after it.
- (5) That the conditions mentioned in executive Engineer Town Planning's letter No. CE/10243/Rd should be complied with.

(6) That the deposit of Rs. 2,500/- will be refunded after dismantling the compound wall.

(7) That the licence from Inspector of Licenses should be submitted.

This occupation permission is granted without prejudice to the right of Municipal Corporation of Greater Bombay to take action under Section 353-B of P.M.C. Act, if found necessary.

Yours faithfully,

Executive Engineer
 Building Proposals-(City).

ELG./29.4.82.

Copy to :- (1) Owner-C/o. Architect. (2) W.O.G/North (3) E.F.V.

(4) A.E.W.F.G/North. (5) H.C.H.P. (6) I.G/North

(7) A.A.&C.G/North.

Exe. Engr. Bldg. Proposal (City)



व नं - 2
6034/26/90

आधार

विशिष्ट ओळख प्राधिकरण
भारत सरकार

Identification Authority of India
Government of India

क्रमांक/Enrolment No.: 1190/10714/04630

Date: 16/10/2011

To: Rohan Anandkumar Mhatre
(रोहन आनंदकुमार म्हात्रे)
S/O Anandkumar Mhatre
Mamta A/33
Appasaheb Marathe Marg
Opp. Marathe Udyog Bhavan
Prabhadevi
Mumbai
Maharashtra - 400025

Ref. No : 00006912-00090440-00065357.



UA 06290901 7 IN

आपला आधार क्रमांक / Your Aadhaar No. :

9510 6799 3052

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



रोहन आनंदकुमार म्हात्रे
Rohan Anandkumar Mhatre
जन्म वर्ष / Year of Birth : 1971
पुरुष / Male

9510 6799 3052



आधार - सामान्य माणसाचा अधिकार



भारतीय विशिष्ट ओळख प्राधिकरण
भारत सरकार

Unique Identification Authority of India
Government of India

नोंदणी क्रमांक/Enrolment No.: 1190/10714/04629

To: Deepa Rohan Mhatre
(दिपा रोहन म्हात्रे)
W/O Rohan Mhatre
Mamta A/33
Appasaheb Marathe Marg
Opp. Marathe Udyog Bhavan
Prabhadevi
Mumbai
Maharashtra - 400025

Date: 16/10/2011

Ref. No : 00007176-00090442-00065357-



UA 06291165 6 IN

आपला आधार क्रमांक / Your Aadhaar No. :

4013 7997 1659

आधार - सामान्य माणसाचा अधिकार



भारत सरकार
GOVERNMENT OF INDIA



दिपा रोहन म्हात्रे
Deepa Rohan Mhatre
जन्म वर्ष / Year of Birth : 1974
स्त्री / Female

4013 7997 1659



आधार - सामान्य माणसाचा अधिकार

(Handwritten signature)



(Handwritten signature: DPMhatre)



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ROHAN ANANDKUMAR MHATRE
ANANDKUMAR MHATRE

16/09/1971
Permanent Account Number
AAMPM4840J

Signature



29062019





आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

DEEPA ROHAN MHATRE
ARVIND BHAGWANT PARULKAR

02/10/1974
Permanent Account Number
AFSPM7189R

Signature



DeeMhatre

INT SUB-RE

=====

DEED OF APARTMENT

=====

Dated 3rd September, 2020

BETWEEN

ABHINAND LOGISTICS SERVICES PVT. LTD.

....TRANSFEROR

AND

(1) MR. ROHAN ANANDKUMAR MHATRE

(2) DR. (Mrs.) DEEPA ROHAN MHATRE

.... TRANSFEREES

548
2:57

Apartment No. 53A & 53B (Apartment Nos. 53A & 53B are jointly referred to as Apartment No. 53) of the building known as Beach Towers Condominium", totally admeasuring approximately 1451 sq.ft. [Super built up area] on the 5th floor of the said building Beach Towers, lying being and situated at P. Balu Marg, Prabhadevi, Mumbai - 400025, along with open / covered car parking space No.



MARHUSSOLX@

आयकर विभाग

INCOME TAX DEPARTMENT

DEEPA ROHAN MHATRE

ARVIND BHAGWANT PARALKAR

02/10/1974

Permanent Account Number

AFSPM7189R

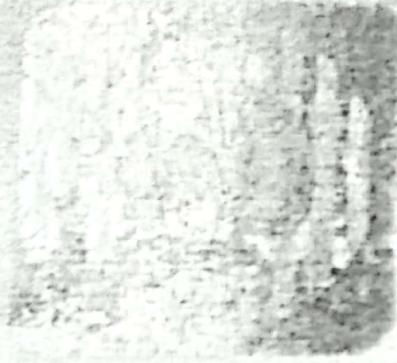
Arvind Bhagwant Paralkar

Signature



भारत सरकार

GOVT. OF INDIA



J ANANDKUMAR MHATRE

Gender M Transgender

Ms Dr. Other _____ Date of Birth _____

Unmarried Other Name of Spouse _____

No. of Children _____ Name of Father _____

ARUNA MHATRE

Category SC ST OBC General

Residential Status Resident NRI / PIO Religion _____

Photo Identification (ID) : Type _____

Photo ID: Valid Upto _____

Driving Licence Valid Upto _____

Passport No _____ Passport Valid Upto _____

Qualifying Year _____

Residing at the present address for the past _____ Years and _____ Months. Type of Residence Owned Rented Allotted by employer Other

Present Name 53 5th Floor Beach Tower Condonment

Location D Balm Mang, Bandhadri

53 A 5 B 13, Mumbai

District _____ Pin Code 400025

Country _____

Mobile (Primary) 9619567535 Mobile (Secondary) _____

Permanent address same as present address? Yes No (To be filled if permanent address is different from present address)

Permanent Name _____

Permanent Location _____

Permanent Address _____

Permanent District _____ Pin Code _____

Permanent Country _____

Permanent Telephone (Landline 2) _____

Office / Business Address

STEEL SERVICES INDIA

808 & 809 Pinnacle Corporate Park

Next to Trade Centre, Bandra Kurla Complex

District _____ Pin Code 400051

Country _____

Fax _____ Mobile (Secondary) _____

Email nam@steelservicesindia.com

PDCs (Post Dated Cheques)

SI (Standing Instruction)

Others



GOVERNMENT OF INDIA
MINISTRY OF CORPORATE AFFAIRS

Office of the Registrar of Companies
Everest, 100 Marine Drive, Mumbai, Maharashtra, India, 400002

Certificate of Incorporation pursuant to change of name
[Pursuant to rule 29 of the Companies (Incorporation) Rules, 2014]

Corporate Identification Number (CIN): U70100MH1976PLC034721

I hereby certify that the name of the company has been changed from ESSAR INVESTMENTS LIMITED to AARADHANA REALTIES LIMITED with effect from the date of this certificate and that the company is limited by shares.

Company was originally incorporated with the name Essar Investments Limited.

Given under my hand at Mumbai this Ninth day of November two thousand seventeen.



MINISTRY OF CORPORATE AFFAIRS 23

RUPTI SUBHASH SHARMA

Registrar of Companies

RoC - Mumbai

Mailing Address as per record available in Registrar of Companies office:

AARADHANA REALTIES LIMITED

ESSAR HOUSE,, 11-K.K. MARG, MAHALAXMI,, MUMBAI. Maharashtra, India, 400034

बबई - २

ABHINAND LOGISTICS SERVICES PRIVATE LIMITED

(formerly known as Abhinand Properties Private Limited)

Regd. Office: Essar House, 11, K. K. Marg, Mahalaxmi, Mumbai 400 034, Tel No.: 6660 1100,

CIN: U74110MH2016PTC280301 Email: holdingcoscec@essar.com

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF THE BOARD OF DIRECTORS OF ABHINAND LOGISTICS SERVICES PRIVATE LIMITED (FORMERLY KNOWN AS ABHINAND PROPERTIES PRIVATE LIMITED) HELD ON THURSDAY, MARCH 1, 2018 AT ESSAR HOUSE, 11, K. K. MARG, MAHALAXMI, MUMBAI - 400034

Purchase of Property:

RESOLVED THAT the consent of the Board of Directors of the company be and is hereby accorded for purchase of the property more specifically described in the table given below --

Description of the Residential Property
Flat No. 53, 5 th Floor, Beach Towers Condominium P. Balu Marg, Prabhadevi, Mumbai - 400 025.

from Essar Investments Limited (now known as Aaradhana Realities Limited) (hereinafter referred to as "Seller") at such consideration and on such terms and conditions as may be mutually agreed;

RESOLVED FURTHER THAT any Director of the Company be and is hereby authorized on behalf of the Company to negotiate, settle and finalize the terms and conditions of the proposed purchase of the aforesaid Properties;

RESOLVED FURTHER THAT Mr. P. Venu and Mr. Girish Purohit (hereinafter referred to as "Authorised Executives") be and are hereby severally authorized on behalf of the Company to sign and execute the deeds, agreements, letters, forms, applications and such other documents in connection with the purchase of the said Property from the Seller and further to appear before the concerned Sub-Registrar / Registrar of Assurances or other statutory authorities, for admitting its execution and registering the aforesaid documents in respect of the said purchase in favor of the Company.

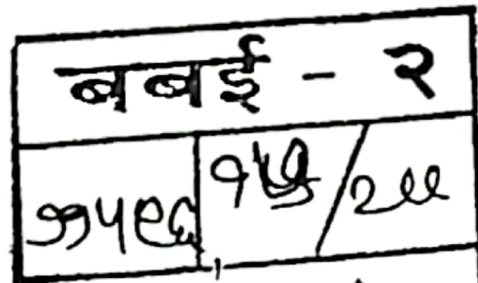
RESOLVED FURTHER THAT aforesaid Authorised Executives be and are hereby severally authorized to do all such acts, deeds, things and matters as may be expedient or necessary to give effect to the aforesaid resolutions;

RESOLVED FURTHER THAT the Common Seal of the Company be affixed on such deeds, agreements, documents and papers, as may be required for the aforesaid sale, in the presence of any of the Authorized Executives of the Company, who shall sign the same in accordance with the Articles of Association of the Company;

RESOLVED FURTHER THAT any of the Directors of the Company be and is hereby authorized to furnish the certified true copy of the said resolutions to any concerned parties/authorities as may be required from time to time."

For Abhinand Logistics Services Private Limited
(formerly known as Abhinand Properties Private Limited)


Girish Sathe



restrictions set forth in the said... the
Vendor and with the bye-laws forming part thereof and attached thereto as
Exhibit B and all amendments or modifications thereof for the time being in
force as also in compliance with the administrative rules and regulations
adopted from time to time by the Association of Apartment Owners pursuant
to such bye-laws and also all the covenants, conditions and restrictions
contained in these presents. .

IN WITNESS WHEREOF the parties hereto have executed these presents the
day year first hereinabove written.

THE SCHEDULE ABOVE REFERRED TO:

Apartment No. 53A & 53B of the building known as "Beach Towers
Condominium", totally admeasuring approximately 1451 sq. ft. [Super built
on a plot on the 5th floor of the said building Beach Towers, lying, being and
situate at No. 2, Balu Marg, Prabhadevi, Mumbai - 400 025, along with
a covered car parking space No. 52 in the said building on the ground
floor of the said property lying, being and situate at land bearing Cadastral
Survey No. 24 (part) of Mahim Division and bearing Final Plot Nos.1287 - C
and Final Plot Nos.1287 - D, and Cadastral Survey No. 24 (part) of Mahim
Division and bearing Final Plot Nos.1286 - C.



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EX. 7

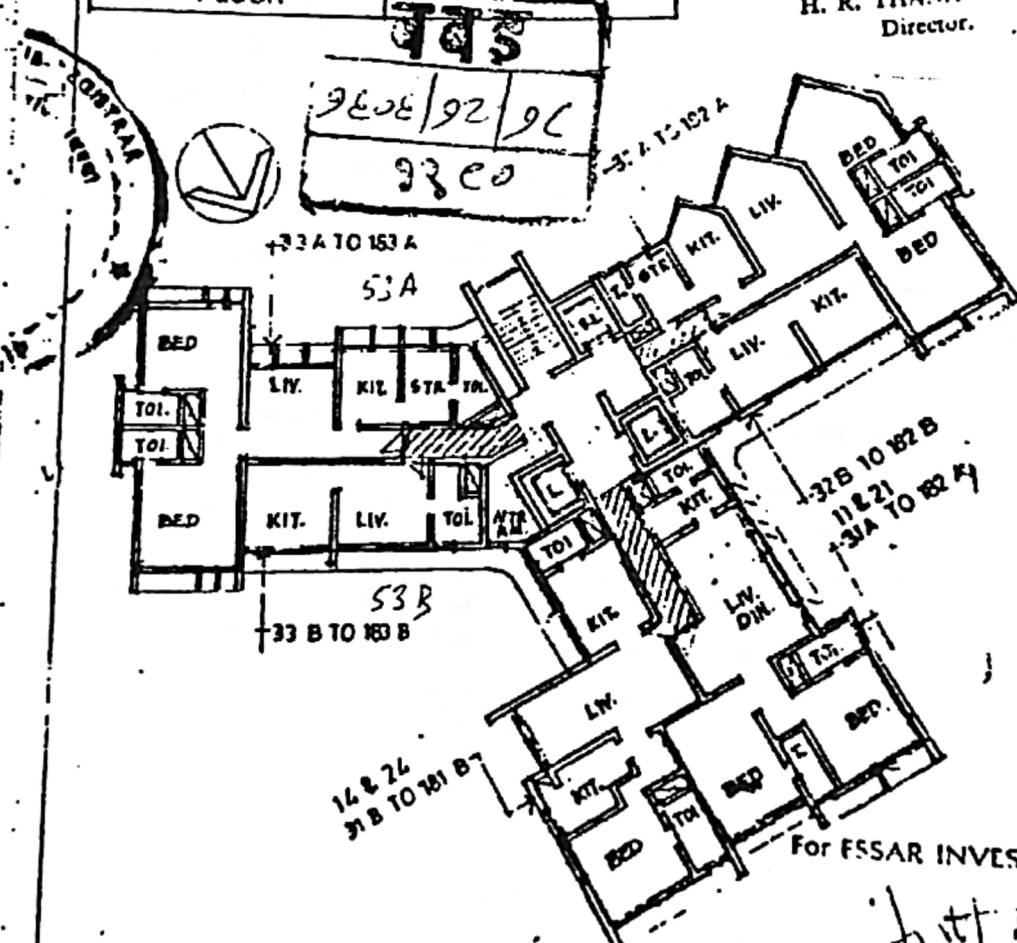
FLAT NOS.	SUPER BUILT-UP AREA	
	SQ. FT	SQ. MT
11, 21 & 31 A TO 181 A	972.00	90.33
14, 24 & 31 B TO 181 B	898.00	83.45
32 A TO 182 A	1035.00	96.20
32 B TO 182 B	292.00	27.36
33 A TO 183 A	1045.00	97.22
33 B TO 183 B	405.60	37.64
TOTAL SUPER BUILT-UP PER FLOOR	4758.00	442.20

NOTES

- BOUNDARY OF FLAT SHOWN PINK
- STAIRCASE, LANDING, MIDLANDING, LIFTS LOBBIES, ETC SHOWN GREEN
- GENERAL COMMON AREA SHOWN BROWN
- RESTRICTED AREA SHOWN YELLOW

For SCAL INVESTMENTS LIMITED

H. R. Thanawalla
H. R. THANAWALLA
 Director.



TYPICAL FLOOR PLAN
 FIRST TO EIGHTEENTH
 SCALE 1"=16'-0"

For ESSAR INVESTMENTS LTD.

H. R. Thanawalla
 Authorised Signatory

BEACH TOWERS ON F.P. NO 6
 1286-C, 1287-C, 1287-D, T.P.S. IV
 MAHIM, PRABHADEVI, BOMBAY

M/S PATKI & DADARKAR
 CHARTERED ARCHITECTS,
 FELTHAM HOUSE, MEREDIAN
 BALLARD ESTATE, BOMBAY 400 038

TRUE COPY
For SCAL INVESTMENTS LIMITED

all
20/3
A. M. MISTRY

Proceedings No.

Name(s) of Transferor(s)

1. Appropriate Authority/Bom/5226/89-90
2. Scal Investments Ltd.,
Neville House, J.M. Heredia Marg,
Ballard Estate, Bombay 400 038.

Name(s) of Transferee(s)

1. Essar Investments Ltd.
13th floor, Maker Chambers IV,
Marimar Point, Bombay 400 021.

Description & Location of immovable property

1. Flat Nos. 51A, 51B and parking space No.52 in the building BEACH TOWERS together with undivided interest in land situated at P. Balu Marg, Prabhadevi, Bombay 400 025.

Apparent consideration

1. Rs. 19,54,340/- plus applicable stamp duty of Rs. 1,95,450/-

Date of Agreement

1. 8th July 1985

Date of Certificate

1. 16th March 1990.

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CERTIFICATE UNDER SECTION 269 UD(3) OF THE I.T. ACT, 1961.

Whereas a Statement in Form 37-I in respect of the transfer of the immovable property described above and duly signed by/on behalf of the transferor(s) and by/on behalf of the transferee(s) was furnished to the Appropriate Authority on 12th January 1990.

And whereas the apparent consideration set forth in the said Form 37-I and in the agreement dated 8th July 1990 for the transfer of the said property is Rs. As above.

And whereas the Appropriate Authority has not made an order u/s. 269 UD(1) for the purchase by the Central Government of the said property.

Now, therefore the Appropriate Authority hereby certifies that it has no objection to the transfer of the said property more fully described in the Schedule appearing below by the said transferor to the said transferee for an apparent consideration of Rs. As above.

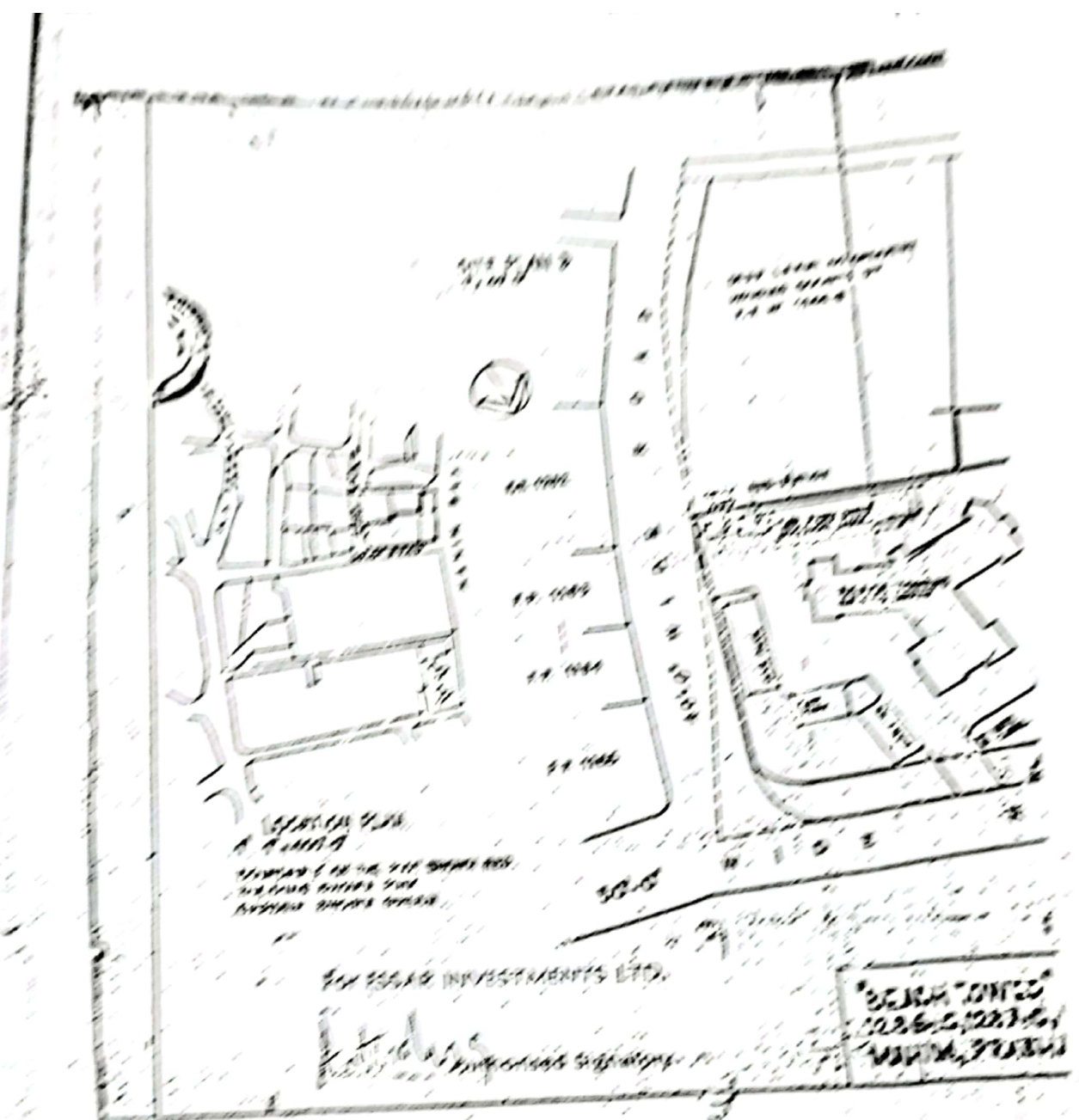
This no objection certificate is issued without prejudice to any income tax proceedings pending or contemplated under any other provisions of the Income-tax Act, 1961.

all
(O.D. MOHINDRA)
Chief Engineer

all
(N.K. HAYAK)
Commissioner of
Income-tax

all
(J.B. RADVE)
Commissioner of
Income-tax

MEMBERS, APPROPRIATE AUTHORITY, BOMBAY.



TYPICAL FLOOR PLAN
FIRST TO EIGHTEENTH
SCALE 1:1000

Authorized Signatory

'BEACH TOWERS' CA. FD. NOS
1226-G, 1227-G, 1227-D, 1227-B
MUM. IN. 1226-1227, BOMBAY

M/S PATKI & DADARKAR
CHARTERED ARCHITECTS,
FELTHAM HOUSE, 122, MARINE DRIVE,
BALLYODER, BOMBAY

SITE PLAN
1" = 400'-0"



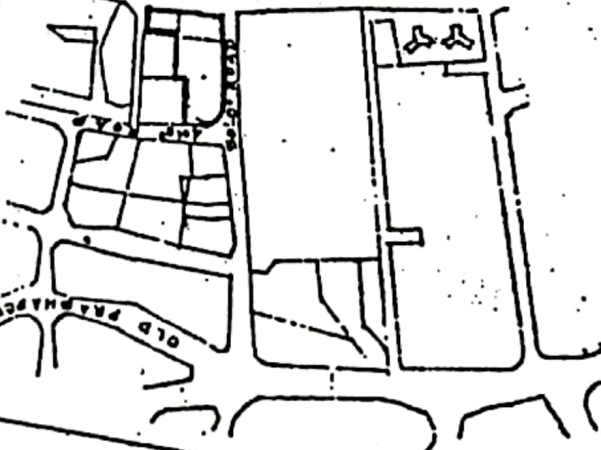
G.P. 1282

R.P. 1283

F.P. 1284

F.P. 1285

MAHIM BAY

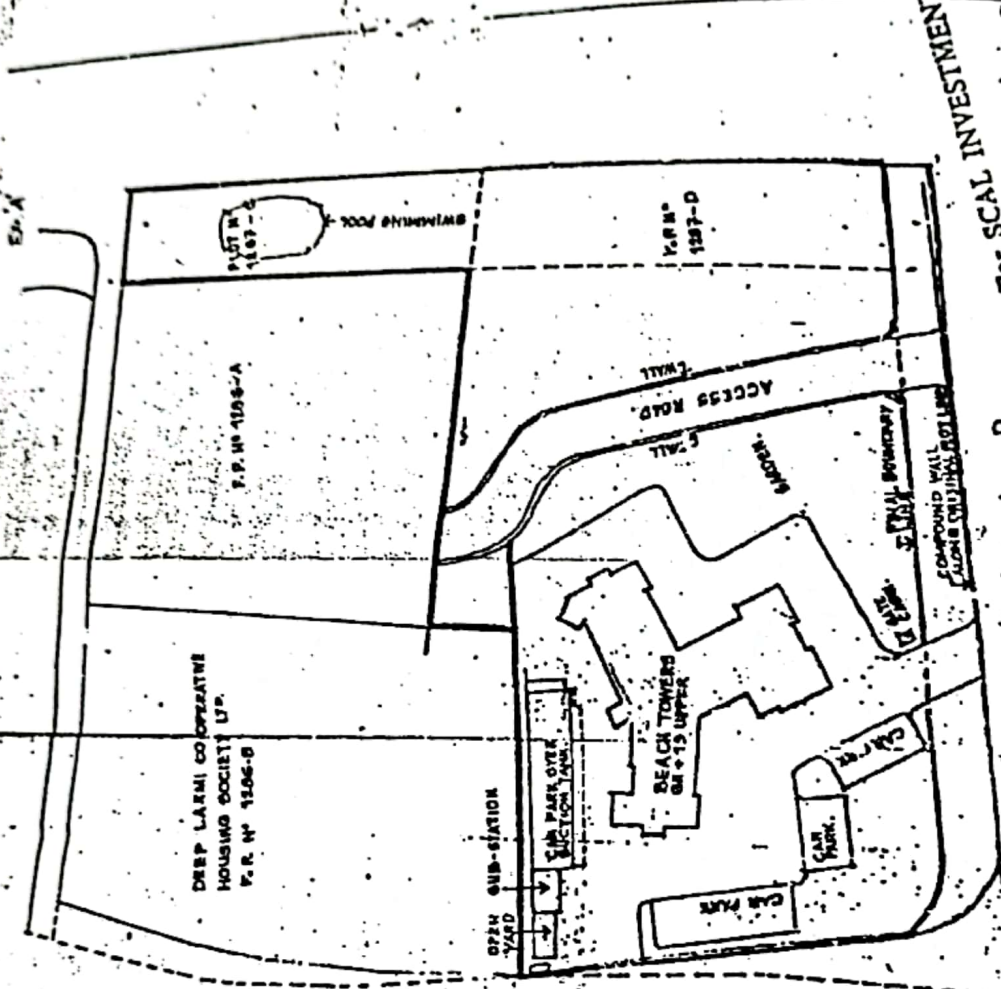


LOCATION PLAN
1" = 400'-0"

- BOUNDARY OF THE PLOT SHOWN RED.
- BUILDING SHOWN PINK
- GARDEN SHOWN GREEN.

FOR ESSAR INVESTMENTS LTD.

Authorised Signatory



DREP LARMI CO-OPERATIVE HOUSING SOCIETY LTD.
F.P. N° 1206-B

F.P. N° 1198-A

PLOT N° 1187-C

ACCESS ROAD

BEACH TOWERS
G1 & 15 UPPER

CAR PARK

CAR PARK

COMPOUND WALL
FLOOR & CEILING BOLTERS

W I D E R Q A D

FOR SCALAR INVESTMENTS LIMITED.
W. R. THANAWALLA
H. R. THANAWALLA
Director.

"BEACH TOWER" ON F.P. NOS
1206-B, 1283-C, 1287-D, T.R. IV
MAHIM, PRABHADEVI BOMBAY.

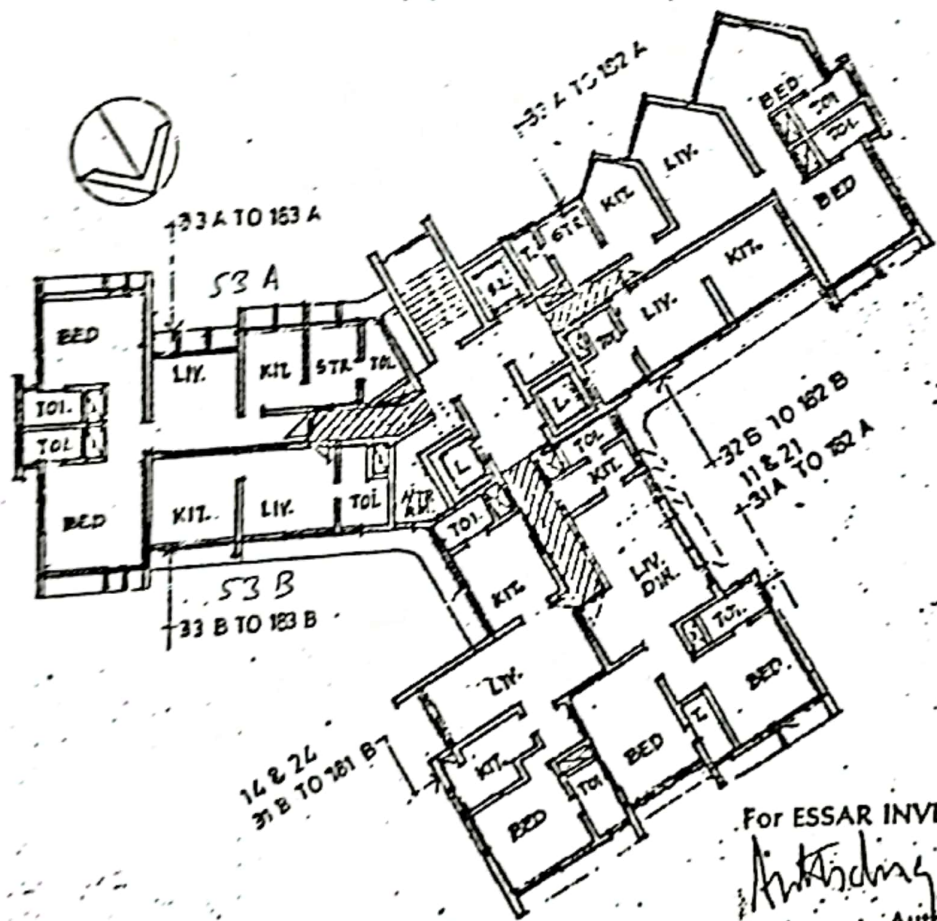
M/S PATIL & DADARKAR
CHARTERED ARCHITECTS,
PILYAR HOME, PERSHORE PARK,
MILLAND AVENUE, BOMBAY 20

EX. A

FLAT NOS.	SUPER BUILT-UP AREA	
	SQ. FT	SQ. MT
11, 21 & 31 A TO 181 A	972.00	90.33
14, 24 & 31 B TO 181 B	898.00	83.45
32 A TO 182 A	1035.00	95.20
32 B TO 182 B	402.00	37.36
33 A TO 183 A	1045.00	97.22
33 B TO 183 B	405.60	37.64
TOTAL SUPER BUILT-UP PER FLOOR	4758.00	442.20

NOTES
 BOUNDARY OF FLAT SHOWN PINK
 STAIRCASE, LANDING, MIDLANDING, LIFTS LOBBIES, ETC SHOWN GREEN
 GENERAL COMMON AREA SHOWN BROWN
 RESTRICTED AREA SHOWN YELLOW

For SCAL INVESTMENTS LIMITED.
H. R. Thanawalla
 H. R. THANAWALLA
 Director.



TYPICAL FLOOR PLAN
 FIRST TO EIGHTEENTH
 SCALE 1"=16'-0"

For ESSAR INVESTMENTS LTD.
Antising
 Authorised Signatory

'BEACH TOWERS' ON F.P. Nos
 1286-C, 1287-C, 1287-D, T.P.S. IV
 MAHIM, PRABHADEVI, BOMBAY

M/S PATKI & DADARKAR
 CHARTERED ARCHITECTS,
 FELTHAM HOUSE, HEREDIA MANS
 BALLARD ESTATE, BOMBAY 23

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and in the ownership of Scal Investments Limited.

APARTMENTS AND CLOSED/OPEN PARKING SPACES RETAINED BY SCAL INVESTMENTS LTD. IN THE BUILDING BEACH TOWERS.

Serial No.	Apartment No.	Floor	Area in sq.ft.
1	12 A	1st	1035
2	12 B	1st	402
3	13 A	1st	1046
4	13 B	1st	405
5	21	2nd	972
6	22 A	2nd	1035
7	22 B	2nd	402
8	24	2nd	898
9	71 A	7th	972
10	71 B	7th	898
11	81 A	8th	972
12	81 B	8th	898
13	102 A	10th	1035
14	102 B	10th	402
15	122 A	12th	1035
16	122 B	12th	402
17	131 A	13th	972
18	131 B	13th	898
19	152 A	15th	1035
20	152 B	15th	402
21	162 A	16th	1035
22	162 B	16th	402
23	171 A	17th	972
24	171 B	17th	898
25	181 A	18th	972
26	181 B	18th	898
27	191 A	19th	408
28	191 B	19th	760
29	192 A	19th	1035
30	192 B	19th	402
31	193 A	19th	1046
32	193 B	19th	405
33	41 A	4th	972
34	41 B	4th	898



Serial No.	Apartment No.	Floor	Area in sq.ft.
35	123 A	12th	1046
36	123 B	12th	405
37	121 A	12th	972
38	121 B	12th	898

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In respect of the above mentioned 38 apartments and ten parking spaces retained by Scal Investments Ltd., the Grantors Scal Investments Ltd., will become a member of the Condominium and in respect of the eight apartments and two parking spaces retained by the Bombay Dyeing and Manufacturing Co. Ltd., they, that is Bombay Dyeing and Manufacturing Co. Ltd. may also become members of the Condominium, if they so decide.

SECOND: That Bombay Dyeing and Manufacturing Co. Ltd. had constructed on the parcel of land described above, a building known as "Beach Towers" according to the plans attached hereto and marked as Ex.A which were approved by the Municipal Corporation of Greater Bombay Vide I.O.D. No. EB/CE/1576/BS/A of 1979-1980 dated the 6th day of March 1979 and construction of the building was completed in the year 1982 or thereabouts. The plans attached hereto and marked as Ex.'A' fully and accurately depict the lay-out, location of apts. and dimensions of the apts. of the property bearing Municipal G/S Ward No.2552-53 (1 to 5) and postal address of the building is Beach Towers, P. Balu Marg, Prabhadevi, Bombay 400 025.

THIRD: That the said building "Beach Towers" consists of stilt and nineteen upper floors with a part terrace on the North Wing of the Nineteenth floor, a service floor, Lift Machine room floor with terrace and Water Storage Tank, all above the nineteenth floor. The Building has a common Entrance Porch, entrance lobby at the Stilt Floor giving



access to the staircase, lifts, office room, Meter rooms etc. At the stilt floor, there are covered car parking spaces, common recreation room, security room, Manager's room, Drivers' toilet. On the upper floors are residential apartments and are capable of individual - utilisation on account of having their own exits to the common areas and facilities of the building and the apartments and car parking spaces at Stilt, are to be and/or will be sold to one or more owners, each owner obtaining a particular and exclusive proprietary right thereto and each apartment/car-parking space constituting a heritable and transferable immovable property within the meaning of any law for the time being in force in the state, (hereinafter referred to for brevity's sake as the "residential Unit") and also an undivided interest in the general and/or restricted common areas and facilities of the building as listed hereinafter in this Deed, necessary for the adequate use and enjoyment (hereinafter referred to as "general and/or restricted Common areas and facilities") all of the above in accordance with the Maharashtra Apartment Ownership Act 1970.

FOURTH: That the aforesaid building has a total built up area of 89,691.56 sq. feet or thereabouts equivalent to 8336.43 square metres or thereabouts (exclusive of covered/open car parking spaces at the stilt-floor, open terrace on 19th floor, Service floor with terrace, and the Lift Machine room floor) out of which 13402.00 square feet equivalent to 1255.54 square metres or thereabouts will constitute general and/or restricted Common Areas and facilities.

FIFTH: That this Condominium shall be known as "Beach Towers Condominium" and that Residential Units

and names of the members of the committee are as follows:

In the first class there are the members numbered 11, 12, 13, 14, 15 and 16.
In the second class there are the members numbered 21, 22, 23, 24 and 25 and 26.

In the third class there are the members numbered 31, 32, 33, 34 and 35 and 36.

In the fourth class there are the members numbered 41, 42, 43, 44 and 45 and 46.

In the fifth class there are the members numbered 51, 52, 53, 54 and 55 and 56.

In the sixth class there are the members numbered 61, 62, 63, 64 and 65 and 66.

In the seventh class there are the members numbered 71, 72, 73, 74, 75 and 76.

In the eighth class there are the members numbered 81, 82, 83, 84 and 85 and 86.

In the ninth class there are the members numbered 91, 92, 93, 94 and 95 and 96.

In the tenth class there are the members numbered 101, 102, 103, 104 and 105 and 106.

In the eleventh class there are the members numbered 111, 112, 113, 114 and 115 and 116.

In the twelfth class there are the members numbered 121, 122, 123, 124 and 125 and 126.

In the thirteenth class there are the members numbered 131, 132, 133, 134 and 135 and 136.

On the fourteenth floor there are six apartments numbered 141A, 141B, 142A, 142B and 143A and 143B.

On the Fifteenth floor there are six apartments numbered 151A, 151B, 152A, 152B and 153A and 153B.

On the Sixteenth floor there are six apartments numbered 161A, 161B, 162A, 162B and 163A and 163B.

On the Seventeenth floor there are six apartments numbered 171A, 171B, 172A, 172B and 173A and 173B.

On the Eighteenth floor there are six apartments numbered 181A, 181B, 182A, 182B and 183A and 183B.

On the Nineteenth floor there are six apartments numbered 191A, 191B, 192A, 192B and 193A and 193B.

Note: From these are excluded the eight apartments and two parking spaces retained by The Bombay Dyeing and Manufacturing Co. Ltd. specified above. The area of the Apartments (super built up area) and the percentage in common areas and facilities, is described, suitably, hereunder.

All the units are shown and described in the plans annexed hereto and marked Ex. "A" (Collectively).

2. General Common Areas and facilities.

(a) The parcel of land described in item (1)(a) of para First of the Deed.

(b) Open spaces round the building (comprised in item (1) (a) above) incl. garbage room.

(c) Access Roads, Gardens, Children Play area etc. thereto.

(d) Compound walls with Entrance gates, fencing



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- Apartment Nos. 12A and 12B on the 1st floor
- Apartment Nos. 13A and 13B on the 1st floor
- Apartment Nos. 21 and 24 on the 2nd floor
- Apartment Nos. 22A and 22B on the 2nd floor
- Apartment Nos. 23A and 23B on the 2nd floor
- Apartment Nos. 31A and 31B on the 3rd floor
- Apartment Nos. 32A and 32B on the 3rd floor
- Apartment Nos. 33A and 33 B on the 3rd floor
- Apartment Nos. 41A and 41B on the 4th floor
- Apartment Nos. 42A and 42B on the 4th floor
- Apartment Nos. 43A and 43B on the 4th floor
- Apartment Nos. 51A and 51B on the 5th floor
- Apartment Nos. 52A and 52B on the 5th floor
- Apartment Nos. 53A and 53B on the 5th floor
- Apartment Nos. 61A and 61B on the 6th floor
- Apartment Nos. 62A and 62 B on the 6th floor
- Apartment Nos. 63A and 63B on the 6th floor
- Apartment Nos. 71A and 71B on the 7th floor
- Apartment Nos. 72A and 72B on the 7th floor
- Apartment Nos. 73A and 73B on the 7th floor
- Apartment Nos. 81A and 81B on the 8th floor
- Apartment Nos. 82A and 82B on the 8th floor
- Apartment Nos. 83A and 83B on the 8th floor
- Apartment Nos. 91A and 91B on the 9th floor
- Apartment Nos. 92A and 92B on the 9th floor
- Apartment Nos. 93A and 93B on the 9th floor
- Apartment Nos. 101A and 101B on the 10th floor
- Apartment Nos. 102A and 102B on the 10th floor
- Apartment Nos. 103A and 103B on the 10th floor
- Apartment Nos. 111A and 111B on the 11th floor



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- Apartment Nos. 112A and 112B on the 11th floor
- Apartment Nos. 113A and 113B on the 11th floor
- Apartment Nos. 121A and 121B on the 12th floor
- Apartment Nos. 122A and 122B on the 12th floor
- Apartment Nos. 123A and 123B on the 12th floor
- Apartment Nos. 131A and 131B on the 13th floor
- Apartment Nos. 132A and 132B on the 13th floor
- Apartment Nos. 133A and 133B on the 13th floor
- Apartment Nos. 141A and 141B on the 14th floor
- Apartment Nos. 142A and 142B on the 14th floor
- Apartment Nos. 143A and 143B on the 14th floor
- Apartment Nos. 151A and 151B on the 15th floor
- Apartment Nos. 152A and 152B on the 15th floor
- Apartment Nos. 153A and 153B on the 15th floor
- Apartment Nos. 161A and 161B on the 16th floor
- Apartment Nos. 162A and 162B on the 16th floor
- Apartment Nos. 163A and 163B on the 16th floor
- Apartment Nos. 171A and 171B on the 17th floor
- Apartment Nos. 172A and 172B on the 17th floor
- Apartment Nos. 173A and 173B on the 17th floor
- Apartment Nos. 181A and 181B on the 18th floor
- Apartment Nos. 182A and 182B on the 18th floor
- Apartment Nos. 183A and 183B on the 18th floor
- Apartment Nos. 191A and 191B on the 19th floor
- Apartment Nos. 192A and 192B on the 19th floor
- Apartment Nos. 193A and 193B on the 19th floor



NINETEENTH FLOOR:

Terrace on the North side of Apartment Nos. 191A and 191B in North Wing are exclusively for the owners of such Apartments who are entitled to use the same exclusively.

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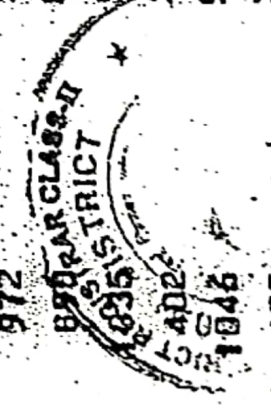
1	2	3	4	5	6
Apartment No.	Super built-up Area Sq.Ft.	Sq.Mtrs.	Area of Apartment as per cent of total built-up area	Percentage of R.C. area appli-cable to each Apartment	Covered Car Park /Open Parking space
11	972	90.33	1.0836	0.5198	11
12A	1035	98.20	1.1538	0.7202	
12B	402	37.31	0.4482	0.2798	5
13A	1048	97.21	1.1661	0.7209	
13B	405	37.64	0.4515	0.2791	6
14	898	83.45	1.0011	0.4802	48

21	972	90.33	1.0836	0.5198	
22A	1035	96.20	1.1538	0.7202	47
22B	402	37.31	0.4482	0.2798	
23A	1046	97.21	1.1661	0.7209	40
23B	405	37.64	0.4515	0.2791	
14	898	83.45	1.0011	0.4802	



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2	3	4	5	6
33A	1046	97.21	1.1661	0.7209
33B	405	37.64	0.4515	0.2791
41A	972	90.33	1.0836	0.5198
41B	898	83.45	1.0011	0.4802
42A	1035	96.20	1.1538	0.7202
42B	402	37.31	0.4482	0.2798
43A	1046	97.21	1.1661	0.7209
43B	405	37.64	0.4515	0.2791
51A	972	90.33	1.0836	0.5198
51B	898	83.45	1.0011	0.4802
52A	1035	96.20	1.1538	0.7202
52B	402	37.31	0.4482	0.2798
53A	1046	97.21	1.1661	0.7209
53B	405	37.64	0.4515	0.2791
61A	972	90.33	1.0836	0.5198
61B	898	83.45	1.0011	0.4802
62A	1035	96.20	1.1538	0.7202
62B	402	37.31	0.4482	0.2798
63A	1046	97.21	1.1661	0.7209
63B	405	37.64	0.4515	0.2791



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1	2	3	4	5	6
10th	101A	972	90.33	1.0836	0.5198
	101B	898	83.45	1.0011	0.4802
	102A	1035	96.20	1.1538	0.7202
	102B	402	37.31	0.4482	0.2798
	103A	1046	97.21	1.1661	0.7209
	103B	405	37.64	0.4515	0.2791
11th	111A	972	90.33	1.0836	0.5198
	111B	898	83.45	1.0011	0.4802
	112A	1035	96.20	1.1538	0.7202
	112B	402	37.31	0.4482	0.2798
	113A	1046	97.21	1.1661	0.7209
	113B	405	37.64	0.4515	0.2791
12th	121A	972	90.33	1.0836	0.5198
	121B	898	83.45	1.0011	0.4802
	122A	1035	96.20	1.1538	0.7202
	122B	402	37.31	0.4482	0.2798
	123A	1046	97.21	1.1661	0.7209
	123B	405	37.64	0.4515	0.2791



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1	2	3	4	5	6
th	131A	972	90.33	1.0836	0.5198
	131B	898	83.45	1.0011	0.4802
	132A	1035	96.20	1.1538	0.7202
	132B	402	37.31	0.4482	0.2798
	133A	1046	97.21	1.1661	0.2709
	133B	405	37.64	0.4515	0.2791
th	141A	972	90.33	1.0836	0.5198
	141B	898	83.45	1.0011	0.4802
	142A	1035	96.20	1.1538	0.7202
	142B	402	37.31	0.4482	0.2798
	143A	1046	97.21	1.1661	0.7209
	143B	405	37.64	0.4515	0.2791
th	151A	972	90.33	1.0836	0.5198
	151B	898	83.45	1.0011	0.4802
	152A	1035	96.20	1.1538	0.7202
	152B	402	37.31	0.4482	0.2798
	153A	1046	97.21	1.1661	0.7209
	153B	405	37.64	0.4515	0.2791



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1	2	3	4	5	6
6th	161A	972	90.33	1.0836	0.5198
	161B	898	83.45	1.0011	0.4802
	162A	1035	96.20	1.1538	0.7202
	162B	402	37.31	0.4482	0.2798
	163A	1046	97.21	1.1661	0.7209
	163B	405	37.64	0.4515	0.2791

7th	171A	972	90.33	1.0836	0.5198
	171B	898	83.45	1.0011	0.4802
	172A	1035	96.20	1.1538	0.7202
	172B	402	37.31	0.4482	0.2798
	173A	1046	97.21	1.1661	0.7209
	405	37.64	0.4515	0.2791	



Ch. R. V.

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	2	3	4	5	6	
1th	181A	972	90.33	1.0836	0.5198	3
	181B	898	83.45	1.0011	0.4802	
	182A	1035	96.20	1.1538	0.7202	
	182B	402	37.31	0.4482	0.2798	
	183A	1046	97.21	1.1661	0.7209	45
	183B	405	37.64	0.4515	0.2791	
9th	191A	408	37.92	0.4548	0.3493	8
	191B	760	70.63	0.8473	0.6507	
	192A	1035	96.20	1.1538	0.7202	9
	192B	402	37.31	0.4482	0.2798	
	193A	1046	97.21	1.1661	0.7209	
	193B	405	37.64	0.4515	0.2791	

