

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
ORDINARY ORIGINAL CIVIL JURISDICTION
COMPANY SCHEME PETITION NO. 424 OF 2013

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO 370 OF 2013

Lodha Novel Buildfarms Private Limited

Petitioner/Transferor Company

AND

COMPANY SCHEME PETITION NO. 425 OF 2013

CONNECTED WITH

COMPANY SUMMONS FOR DIRECTION NO 371 OF 2013

Lodha Developers Private Limited

Petitioner/Transferee Company

In the matter of the Companies Act, 1956
(114/1956)

AND

In the matter of Sections 391 to 394 of
the Companies Act, 1956;

AND

In the matter of Scheme of Arrangement
and Amalgamation

OF

Lodha Novel Buildfarms Private Limited
(The Transferor Company)

WITH

Lodha Developers Private Limited (The
Transferee Company)

AND

their respective shareholders



Called for Hearing

Mr. Hemant Sethi & Hemant Sethi & Co., Advocate for the Petitioners in
both the Petitions.

Disclaimer Clause : Authenticated copy is not a Certified Copy

Mr. Rajiv Chavan with Ms. S.V. Bharucha, vs. Mr. H.P. Chaturvedi for
Regional Director in both Petitions.
Mrs. R.N. Sutar, Asst. Official Liquidator present in Company Scheme
Petition No 424 of 2013.

CORAM: H.M. JAMDAR, J.

DATE: 19th JULY 2013

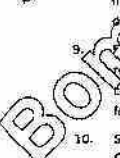
ORDER:

1. Heard learned counsel for the parties. No objection has come before the court to oppose the Scheme and no party has contravened any averments made in the Petition.
2. The sanction of the Court is sought under sections 391 to 394 of the Companies Act, 1956, for the Scheme of Arrangement and Amalgamation of Lodha Novel Buildfarms Private Limited with Lodha Developers Private Limited and their respective shareholders.
3. The Transferor and the Transferee Company are engaged in the business of real estate development.
4. The objects of the Arrangement are that the Transferor and the Transferee Company are engaged in the same field of business. It is proposed to have two projects viz. Casa Univa and Lodha Splendora in the Transferee Company. The Transferor Company is close to completing construction of Casa Univa project and the construction for Lodha Splendora project is in its nascent stage. In order to utilise the larger pool of resources available with the Transferee Company for Lodha Splendora project, the management of both companies propose to consolidate the Transferor Company with the Transferee Company. Further, the management of the two companies is desirous of pooling managerial resources of both companies thus achieving certain administrative synergies. The proposed merger will be in larger interests of the two companies, their shareholders, creditors and employees and shall streamline the structure. Therefore, the Board has thought it fit to merge the Transferor Company with the Transferee Company.



Disclaimer Clause : Authenticated copy is not a Certified Copy

5. The Petitioner Companies approved the said Scheme by passing the Board Resolution in their respective meetings and which are annexed to the respective Company Scheme Petition. The learned counsel for the Petitioners state that Petitioner Companies have complied with all directions passed in company summons for Directions and that the Scheme has been filed in consonance with the orders passed in respective Company summons for Directions.
6. Counsel appearing on behalf of the Petitioners has stated that they have complied with all requirements as per directions of this Court and they have filed necessary affidavits of compliance in the Court. Moreover, Petitioner Companies undertake to comply with all statutory requirements if any, as required under the Companies Act, 1956 and the Rules made thereunder. The said undertaking is accepted.
7. The Regional Director has filed an Affidavit dated 5th July 2013 stating therein that it appears that the Scheme is not prejudicial to the interest of creditors and shareholders.
8. The Official Liquidator has filed his report dated 2nd July 2013 in Company Scheme Petition No.424 of 2013 stating therein that the Affairs of the Transferor Company have been conducted in a proper manner and that the Transferor Company may be ordered to be dissolved.
9. From the material on record, the Scheme appears to be fair and reasonable and is not violative of any provisions of law and is not contrary to public policy. None of the parties concerned has come forward to oppose the Scheme.
10. Since all the requisite statutory compliances have been fulfilled, Company Scheme Petition No. 424 of 2013 and company Scheme Petition No. 425 of 2013 filed by the Petitioner Companies are made absolute in terms of prayer clauses (a) of respective Petitions.
11. The Petitioner Companies to lodge a copy of this order and the Scheme duly authenticated by the Company Registrar, High Court, Bombay, with the concerned Superintendents of Stamps, for the



12. Petitioner is directed to file a copy of this order along with the Scheme of Arrangement and Amalgamation with the concerned Registrar of Companies, Mumbai, along with stamp duty in addition to physical copy as per the provisions of law.
13. The Petitioners in all the Company Petitions to deposit Rs. 10,000/- each to the Registrar, Mumbai, and the Petitioner in the Company Scheme Petition No.424 of 2013 filed by the Transferor Company to pay cost of Rs. 10,000/- to the Official Liquidator, High Court, Bombay, both to be paid within four weeks from today.
14. Filing and issuance of the order to be completed with.
15. All concerned authorities to comply with the order along with Scheme and furnishing of minutes of meeting of the Petitioner duly authenticated by the Company Registrar, High Court, Bombay.

(H.M. JAMDAR, J.)

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High Court, Bombay

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Mrs. K. M. RANE
COMPANY REGISTRAR
HIGH COURT (O.S.)
BOMBAY

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**SCHEME OF ARRANGEMENT AND AMALGAMATION
OF
LODHA NOVEL BUILDFARMS PRIVATE LIMITED
WITH
LODHA DEVELOPERS PRIVATE LIMITED
AND
THEIR RESPECTIVE SHAREHOLDERS**

Under Section 191 read with Section 394 and other applicable provisions of the Companies Act, 1956 in respect of the amalgamation of LODHA NOVEL BUILDFARMS PRIVATE LIMITED ("THE TRANSFEROR COMPANY") with LODHA DEVELOPERS PRIVATE LIMITED ("THE TRANSFERREE COMPANY").

The Scheme is divided into following parts:

- (i) Part I - Definitions;
- (ii) Part II - Share capital of the Transferor Company and the Transferee Company;
- (iii) Part III - Amalgamation of the Transferor Company with the Transferee Company; and
- (iv) Part IV - General terms and conditions.

PART I

1. DEFINITIONS

In this Scheme, unless the context otherwise requires, the following expressions shall have the following meanings:

- 1.1 "Act" means the Companies Act, 1956 including any statutory modifications, amendments and rules made there under or amendments thereof;
- 1.2 "Appointed Date" means 1st April 2012 or such other date as may be approved by the Court;
- 1.3 "Board" means the respective board of directors of the Transferor Company and the Transferee Company, as the case may be or any committee constituted by each board of directors for the purpose of this Scheme;
- 1.4 "Court" means the Honorable High Court of Judicature at Bombay, and shall include the National Company Law Tribunal, if applicable;
- 1.5 "Effective Date" means the last of the dates on which all the consents, approvals, permissions, resolutions, agreements, sanctions, orders, matters or filings referred to in Clause 14 hereof have been obtained or filed or waived;
- 1.6 "Reporting period" means the financial year of the Transferor Company as per the Act including reporting for any part of a financial year such as monthly, quarterly or half yearly as may be required under any law or regulation;
- 1.7 "Scheme" means this scheme of arrangement and amalgamation in its present form submitted to the Court for sanction or with any modification(s) approved or imposed or directed by the Court;
- 1.8 "Transferee Company" or "LDPL" means LODHA DEVELOPERS PRIVATE LIMITED, a company incorporated under the Act bearing Registration No. U45200MH1997PTC031041 and having its registered office at 216, Shah & Natar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400018, Maharashtra, India;
- 1.9 "Transferor Company" or "LNBL" means LODHA NOVEL BUILDFARMS PRIVATE LIMITED, a company incorporated under the Act bearing Registration No. U45302MH1967PTC17370 and having its registered office 218, Shah & Natar Industrial Estate, Dr. E. Moses Road, Worli, Mumbai - 400018, Maharashtra, India;
- 1.10 "Underwriting" means the entire business of the Transferor Company and includes (without being limited to) the following:

- 1.10.1 all the assets, whether movable or immovable, leasehold or freehold, tangible or intangible, investments, advances and receivables, current assets, cash and bank balances, and all personal, contractual or intangible, in possession or retention, present, future or contingent, of whatsoever nature and whatsoever character, intellectual property rights and all other claims, credits, interests, powers, properties, rights and titles of every description, of or relating to, the Transferor Company as on the Appointed Date including but not limited to sub-lease rights, master flats, buildings/projects, leasehold improvements, plant and machinery, office equipment, computers, furniture and fixtures, vehicles and inventories (hereinafter referred to as the "Assets"); and
- 1.10.2 all the debts, duties, liabilities, current liabilities, unsecured loans and obligations of every description of or pertaining to, the Transferor Company as on the Appointed Date, whether provided for or not in the books of account of the Transferor Company and whether secured or unsecured in its balance sheet (hereinafter referred to as the "Liabilities").

All terms and words not defined in this Scheme shall, unless repugnant or contrary to the context or meaning thereof, have the same meaning ascribed to them under the Act and other applicable laws, rules, regulations, bye laws, as the case may be or any statutory modification or re-enactment thereof from time to time.

PART II

2. SHARE CAPITAL OF THE TRANSFEROR COMPANY AND THE TRANSFERREE COMPANY

2.1 Share capital of the Transferor Company

The authorized, issued, subscribed and paid-up share capital of the Transferor Company as on 31 st March 2012 is as follows:	
	Rs. in Lakhs
Authorized	
10,000 equity shares of Rs. 10/- each	1,00,000
40,000 preference shares of Rs. 10/- each	4,00,000
TOTAL	5,00,000
Issued, Subscribed and Paid-up	
10,000 equity shares of Rs. 10/- each	1,00,000
40,000 Zero percent Optionally Convertible Redeemable Preference Shares of Rs. 10/- each	4,00,000
TOTAL	5,00,000

There has been no change in the authorized share capital and issued, subscribed and paid-up capital of the Transferor Company between 31st March 2012 and the date of this Scheme being approved by the Board of Directors.

2.2 Share capital of the Transferee Company

The authorized, issued, subscribed and paid-up share capital of the Transferee Company as on 31 st March 2012 is as follows:	
	Rs. in Lakhs
Authorized	
32,00,00,000 equity shares of Rs. 5/- each	1,60,00,00,000
TOTAL	1,60,00,00,000
Issued, Subscribed and Paid-up	
31,52,16,000 equity shares of Rs. 5/- each	1,57,68,00,000
TOTAL	1,57,68,00,000

There has been an increase in the authorized share capital of the Company from Rs. 1,60,00,00,000/- (Rupees One Hundred Sixty Crores only) to Rs. 1,60,00,00,000/- (Rupees One Hundred Sixty Crores and Nine Lacs only) on account of amalgamation Shreeji Realty Private Limited with the Transferee Company w.e.f. June 1, 2012 by addition of 30,000 (Fifty Thousand) equity shares of Rs. 10/- (Rupees Ten only) each and 40,000 (Forty Thousand) preference shares of Rs. 10/- (Rupees Ten only) each to the authorized share capital of the Transferee Company.

The authorized share capital of the Transferee Company was further reclassified on August 8,

2012 from Rs. 1,50,05,00,000/- (Rupees One Hundred Fifty Crores and Nine Lacs only) divided into 32,00,00,000 (Thirty Two Crores) equity shares of Rs. 5/- (Rupees Five only) each, 50,000 (Fifty Thousand) equity shares of Rs. 10/- (Rupees Ten only) each and 40,000 (Forty Thousand) preference shares of Rs. 10/- (Rupees Ten only) each to Rs. 1,60,00,00,000/- (Rupees One Hundred Sixty Crores and Nine Lacs only) divided into 31,52,16,000 (Thirty One Crores One Lakh Eighty Thousand) equity shares of Rs. 5/- (Rupees Five only) each and 40,000 (Forty Thousand) preference shares of Rs. 10/- (Rupees Ten only) each.

Further, there has been an increase in the authorized share capital of the Transferee Company from Rs. 1,60,00,00,000/- (Rupees Ten Lacs only) divided into 2,00,00,000 (Two Crores) zero percent optionally convertible preference shares of Rs. 10/- (Rupees Five only) each.

Share capital of the Transferee Company as on 31st February 2012:

The authorized, issued, subscribed and paid-up share capital of the Transferee Company as on 31 st February 2012 is as follows:	
	Rs. in Lakhs
Authorized	
32,00,00,000 equity shares of Rs. 5/- each	1,60,00,00,000
2,00,00,000 Preference Shares of Rs. 10/- each	20,00,00,000
TOTAL	1,80,00,00,000
Issued, Subscribed and Paid-up	
31,52,16,000 equity shares of Rs. 5/- each	1,57,68,00,000
2,00,00,000 Zero Coupon optionally convertible preference shares of Rs. 10/- each	20,00,00,000
TOTAL	1,77,68,00,000

DATE OF TAKING EFFECT AND OPERATIVE DATE OF THE SCHEME

The Scheme set out herein in its present form or with any modification(s) approved or imposed or directed by the High Court, although operative on and from the Appointed Date shall only become effective from the Effective Date.

PART III

4. AMALGAMATION OF THE TRANSFEROR COMPANY WITH THE TRANSFERREE COMPANY

4.1 Transfer of assets of the Transferor Company
With effect from the Appointed Date and upon coming into effect of this Scheme, the Undertaking of the Transferor Company shall, subject to the provisions of the Scheme in relation to the mode of transfer and vesting as set forth in Clause 4.2 hereof and pursuant to the provisions of Section 394(2) and other applicable provisions of the Act and without any further act, deed, instrument, order or writing, stand transferred to and vested in or deemed to have been transferred to and vested in the Transferee Company as to the assets of the Transferor Company, but subject to the charges, securities, mortgages, encumbrances or lien, if any existing thereon on the Appointed Date.

4.2 Mode of transfer of Assets
With effect from the Appointed Date the assets (movable and immovable) shall be transferred or deemed to be transferred by the Transferor Company to the Transferee Company to the end and intent that the ownership and the property therein passes to the Transferee Company pursuant to the provisions of Section 394(2) of the Act as an integral part of the Undertaking. The mode of vesting of the movable Assets is as under:

- 4.2.1 All the movable Assets of the Transferor Company or Assets otherwise capable of

received, bank balances and deposits with government, semi-government, local and other authorities, bodies and customers, etc. the following modes operate shall be followed:

- (a) The Transferor Company may give notices in such form as it may deem fit and proper to each party, debtor or depositor, as the case may be, that pursuant to the Court sanctioning the Scheme, the said debt, loan, advances, etc. be paid or made good or held on account of the Transferee Company as the person entitled thereto in the end and intent that the right of the Transferee Company to recover or realize the same stands extinguished;
- (b) the Transferee Company may, if required, give notice in such form as it may deem fit and proper to each person, debtor or depositor and pursuant to the Court having sanctioned the Scheme, the said person, debtor or depositor should pay the debt, loan or advance or make good the same or hold the same to its account and that the right of the Transferee Company to recover or realize the same is in substitution of the right of the Transferor Company;
- (c) Upon the Scheme being sanctioned all cheques, drafts, pay orders and/or payment advances of any kind or description issued in favour of the Transferor Company, either before or after the Effective Date, or in future may be deposited with the bank account(s) of the Transferee Company and credit of all such receipts thereunder be given in such bank account of the Transferee Company;
- (d) After the sanction of the Scheme and in spite of dissolution of the Transferor Company, the Transferee Company shall, for a period of three months from the date of sanction of the Scheme by the Court, be entitled to continue to operate existing bank accounts of the Transferor Company for the purpose of depositing cheques, drafts, pay orders and/or payment advances (bound to or to be issued in favour of the Transferee Company, the Transferee Company shall be entitled to transfer such deposits in such accounts of the Transferor Company to the accounts of the Transferee Company.

4.2.2 In respect of such of the assets of the Transferor Company other than those referred to in Clauses 4.2.1 and 4.2.2 above, the same shall, without any further act, instrument or deed, be and stand transferred to and vested in the Transferee Company and/or be deemed to be transferred to and vested in the Transferee Company on the Appointed Date pursuant to the provisions of Section 394 of the Act.

4.3 Mode of transfer of Liabilities

With effect from the Appointed Date all the debts, liabilities, duties and obligations of the Transferor Company whether or not provided in the books of the Transferor Company shall, pursuant to the provisions of Section 394(1) and other applicable provisions of the Act, be and stand transferred or deemed to be transferred, without any further act, deed, instrument, matter or thing, to the Transferee Company as to the debts on and from the Appointed Date, debts, liabilities, duties and obligations of the Transferor Company and further that for the purpose of giving effect to the provisions of this clause, it shall not be necessary to obtain the consent of any third party or other person who is a party to any contract or arrangement by virtue of which such liabilities have arisen.

4.4 The Scheme shall not in any manner affect the rights and interests of the creditors of the Transferor Company or be deemed to be prejudicial to their interests and in particular the secured creditors of the Transferor Company shall continue to enjoy and hold charge upon their respective securities and properties.

4.5 The tax deducted at source (TDS) and/or tax, if any, paid by the Transferor Company under the Income Tax Act, 1961 or any other statute in respect of income of the Transferor Company assessable for the period commencing from the Appointed Date shall be deemed to be the tax deducted from / advance tax paid by the Transferee Company and credit for such TDS / advance tax shall be allowed to the Transferee Company notwithstanding that certificates or challans for TDS / advance tax are in the name of the Transferor Company and not in the name of the Transferee Company.

IN THE HIGH COURT OF JUDICATURE AT BOMBAY
 ORDINARY ORIGINAL CIVIL JURISDICTION
 COMPANY SCHEME PETITION NO. 424 OF 2013
 CONNECTED WITH
 COMPANY SUMMONS FOR DIRECTION NO 370 OF 2013

In the matter of the Companies Act, 1956 (1 of 1956);

AND
 In the matter of Sections 391 to 394 of the Companies Act, 1956;

AND
 In the matter of Scheme of Arrangement and Amalgamation

OF
 Ledsa Naval Submarine Private Limited (The Transferor Company)

WITH
 Ledsa Developers Private Limited (The Transferee Company)

AND
 their respective shareholders

Ledsa Naval Submarine Private Limited



AUTHENTICATED COPY OF ORDER DATED
 18TH DAY OF JULY 2013 AND THE SCHEME
 ANNEXED TO THE PETITION

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H.D. Bhatt & Co
 ADVOCATES FOR PETITIONER



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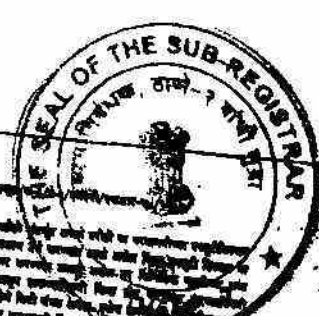
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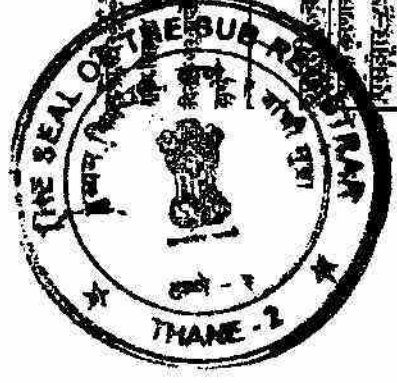
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दन न-२
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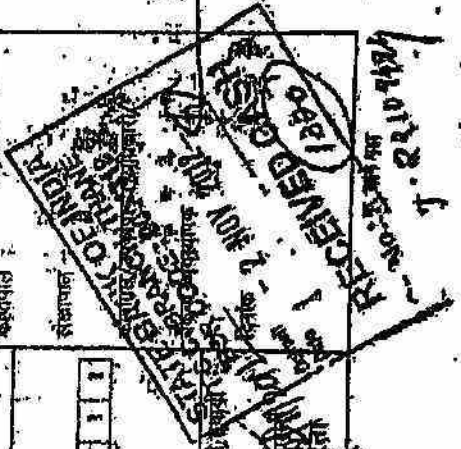


मरणांतर वारिसाधिकार प्रमाणपत्र
 क्रमांक १२३४/२०११
 दिनांक १५/०५/२०११

मरणोपरान्त वारिसाधिकार प्रमाणपत्र
 क्रमांक ५६७/२०११
 दिनांक २०/०५/२०११

मरणांतर वारिसाधिकार प्रमाणपत्र
 क्रमांक ८९०/२०११
 दिनांक २५/०५/२०११

<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ५६७/२०११ दिनांक २०/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ८९०/२०११ दिनांक २५/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक १२३४/२०११ दिनांक १५/०५/२०११ </p>
<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ५६७/२०११ दिनांक २०/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ८९०/२०११ दिनांक २५/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक १२३४/२०११ दिनांक १५/०५/२०११ </p>
<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ५६७/२०११ दिनांक २०/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक ८९०/२०११ दिनांक २५/०५/२०११ </p>	<p> मरणोपरान्त वारिसाधिकार प्रमाणपत्र क्रमांक १२३४/२०११ दिनांक १५/०५/२०११ </p>



THANE MUNICIPAL CORPORATION, THANE

(Registration No. 3 & 30)

SECTION OF DEVELOPMENT PERMISSION / CONFORMANCE CERTIFICATE

सं. ३. व संख्या २, थाने वस्तीकरण प्रमाणपत्र

V.P. NO. ... T.M.C. / T.D. ... To: ... Date: 20/10/2024

With reference to your application No. ... for development permission / grant of Concession ...

- 1) The land vacated in consequence of the advancement of the set back line shall form part of the public area. 2) No New building or part thereof shall be accepted or allowed to be accepted or permitted to be used by any person...



PLEASE NOTE THAT THE DEVELOPMENT IN CONTRAVENTION OF THE APPROVED PLANS SUBJECTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MALHARAJA REGIONAL AND TOWN PLANNING ACT, 1966.

Office No. Office Stamp Date Issued

Yours Sincerely,

Municipal Corporation of the City of Thane

- 3 -

- 1. थाने वस्तीकरण प्रमाणपत्र ... 2. Rental Housing ... 3. ... 4. ... 5. ...

सावधान "नगर निकासाचार्य कार्यालय न बनले बरेत ..."

Yours Sincerely,

मि. वस्तीकरण



- Copy To 1. Collector of Thane 2. Dy. Municipal Commissioner 3. E.E. (Water Works) T.M.C. 4. Assessment Tax Department, T.M.C. 5. Vigilance Department, T.O.D., T.M.C. 6. Additional Collector & Computer Authority, Thane Agglomeration, Thane

पुणे वस्तीकरण प्रमाणपत्र

- प्लॉट नं. १ (AGARDA Rental Component) ... 1. ... 2. ... 3. ... 4. ... 5. ...

पुणे वस्तीकरण प्रमाणपत्र

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दन नं- २ ०५६७/२०१५ ७८/९९१०

THANE MUNICIPAL CORPORATION, THANE

Section No. 2 & 3
SECTION OF DEVELOPMENT
PLANNING (CONSTRUCTION) DEPARTMENT
THANE MUNICIPAL CORPORATION

Form No. 001131/01
Date: 12/11/2014

1. Name of the applicant: ...
2. Name of the property: ...
3. Address of the property: ...

- 1) The land should be ...
2) The area should be ...
3) The applicant should ...
4) The applicant should ...
5) The applicant should ...

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONFORMANCE OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1962.

Title No. _____
Office No. _____
Date _____
Signed _____

Thane Municipal Corporation
Thane



- 1. The applicant should ...
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Section No. 2 & 3
SECTION OF DEVELOPMENT
PLANNING (CONSTRUCTION) DEPARTMENT
THANE MUNICIPAL CORPORATION

Form No. 001131/01
Date: 12/11/2014

- 1) The land should be ...
2) The area should be ...
3) The applicant should ...
4) The applicant should ...
5) The applicant should ...

WARNING: PLEASE NOTE THAT THE DEVELOPMENT IN CONFORMANCE OF THE APPROVED PLANS AMOUNTS TO COGNIZABLE OFFENCE PUNISHABLE UNDER THE MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1962.

Thane Municipal Corporation
Thane

- 1. The applicant should ...
2. The applicant should ...
3. The applicant should ...
4. The applicant should ...
5. The applicant should ...

Copy to:
1. Collector of Thane
2. Dy. Municipal Commissioner
3. E.R. (Rural) T.M.C.
4. Assistant T.M.C.
5. Vigilance Department T.M.C.
6. Additional Collector & Champion Surveyor
Thane & Palghar Districts



REPORT ON TITLE

Re: Developments of the lands bearing various Survey Numbers, Miscellaneous and Advertisements being made and issued of Village Bhandrapada Taluka and District Thane as described in Schedule herunder.

- On instructions of my clients, Latha Novel Builders Private Limited, I have investigated the title of the various land bearing various Survey Numbers, Miscellaneous and Advertisements being made and issued of Village Bhandrapada Taluka and District Thane as described in Schedule herunder (hereinafter referred to as the "said lands") which is being acquired and developed by Latha Novel Builders Private Limited.
- I have examined and viewed:
 - 712 Extracts (Record of Rights) and 072 extracts (Mutation Entries) recorded therein in connection with the title upon applications in relation to their respective said land.
 - True copies of original Registered Deeds of Conveyance, Agreement for Sale, Development Agreement, Deed of Assignment, Deed of Confirmation, Declaration and Powers of Attorneys mentioned in the Column "B" herunder and registered by respective said Land Owners/holders with Common Land Development Private Limited, Latha Novel Builders Private Limited, Latha Estate Pvt. Ltd., Margal Prakash Latha as Purchaser/Developer, for their respective land, being mentioned in the Column "B", "C" & "D" of Schedule herunder.
 - Various Orders passed under relevant provisions the Urban Land (Ceiling & Regulation), Act, 1976 (hereinafter referred to as the "said Act"), with respect to land falling under purview of the said Act for carrying out development therein on terms and conditions stated therein.
 - Search Reports issued by M. D.K. Patil for 30 years.
 - Non-agricultural permissions in respect of the said land.
- On perusal of the same, I found that:
 - The Landholders mentioned in Column "A" herein entitled to their respective land and shall appear their name in Column "B", "C" and "D" by Mutation and Purchase, as the case may be and as such as the present owners of their respective land as mentioned in the Schedule herunder written.
 - The said landholders, mentioned in Column "A" of the Schedule herunder herein, have either sold and conveyed their respective right, title and interest in their respective land to Common Land Development Private Limited, Latha Novel Builders Private Limited and Margal Prakash Latha, as the case may be as mentioned in Column "B" of the said Schedule herunder written.

Page 1 of 14

under their various registered Conveyances or have agreed to sell and convey their respective land to Common Land Development Private Limited and Latha Novel Builders Private Limited as mentioned in Column "B" of the said Schedule herunder written under their various registered Agreements described in Column "B" in terms hereof.

- The said documents are duly stamped and registered with the concerned Sub-Registrar of Assurances Thane.
- On the basis of the above, Common Land Development Private Limited, Margal Prakash Latha and Latha Novel Builders Private Limited are entitled to their respective land as a absolute owner or as a Developer on the one they be, to carry out development on the said land.
- It is to be noted that prior to acquisition, as aforesaid, an Agreement dated 30th October 2004 executed by Margal Prakash Latha with Common Land Development Private Limited, whereunder it has been agreed between the parties therein that they shall acquire the land in Village Bhandrapada for the purpose of development through the proposed Company agreed to be formed by Margal Prakash Latha and others after an allotment of such proposed Company, Common Land Development Private Limited and Margal Prakash Latha shall assign their right and interest in such land to be acquired by them in such proposed Company.
- In pursuance of the title understanding arrived between the parties, the proposed Company has now been set up and registered by name Latha Novel Builders Private Limited.
- Consequently, Common Land Development Private Limited and Margal Prakash Latha have executed their respective Declarations both dated 30th September 2008 whereby they have inter alia declared that at the instance of the proposed Company Latha Novel Builders Private Limited (Developer/Purchaser), they have acquired the land mentioned in the Schedule herunder written to be developed by Latha Novel Builders Private Limited as a Purchaser/Developer as they have it and proper at their sole discretion and shall with constrained area and such other provisions of the proposed building. Under the said declaration, it is agreed and understood that Common Land Development Pvt. Limited and am, will execute suitable transfer documents, if required, in respect of their respective land acquired by them as mentioned in the Schedule herunder written in favour of Latha Novel Builders Pvt. Limited. The land stands in the name of Ramnaghigh Raghav, who is a co-owner of Latha Novel Builders Private Limited will be taken over by Latha Novel Builders Private Limited by executing suitable transfer document.
- In view of the aforesaid of all these, Latha Novel Builders Private Limited have envisaged scheme of development of said land more particularly described in Schedule herunder written and submitted by out and development plan in Thane Municipal Corporation. Accordingly, Thane Municipal Corporation, Thane under



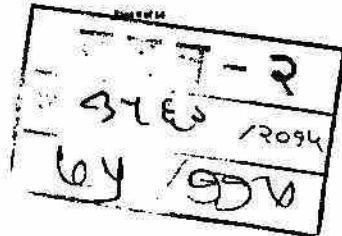
Sanction of Development Permission/Consentment Certificate bearing No. V. P. No. 80960329E TMC/DTDO/054/12 dated 8th August, 2012 has granted its sanction in the said development plan to carry out development on the said land.

- Further, Latha Novel Builders Private Limited have also envisaged Rental Housing Schemes on the land mentioned under Serial No.25 and 27 in the Schedule herunder written and get sanction by me accordingly. After providing for statutory provisions, Latha Novel Builders Private Limited shall have in control building on 25% of the land mentioned under Serial No.25 and 27 in the Schedule herunder written and hand over the same to MMRDA. The remaining balance portion of the land mentioned under Serial No.1 to 25 in the Schedule herunder written is meant for Free Sale development developed by Latha Novel Builders Private Limited.
- Latha Novel Builders Private Limited is now carrying out development of the said land by Project name "CASA LUNA - SPLENDORA" along with attached amenities such as car parking space, amenity space, internal roads and recreation grounds on the terms and conditions stated in the said sanction.
- In the course of a title, the said land has been converted to non-agricultural use by and under following permissions issued by the Collector, Thane on terms and conditions stated therein:
 - Order No. Revenue/K-17-1A/APSR-37/2008 dated 20th July, 2008 in respect of Survey Number 1021.
 - Order No. Revenue/K-17-1A/APSR-104/2008 dated 10th September 2008 in respect of Survey Numbers 1073, 1084, 1088.
 - Order No. Revenue/K-17-1A/APSR-104/2008 dated 5th October, 2008 in respect of Survey Numbers 1012, 1083, 1084A, 1088B.
 - Order No. Revenue/K-17-1A/APSR-104/2008 dated 8th November 2008 in respect of Survey Numbers 1016, 1082, 1084A, 1088A.
 - Order No. Revenue/K-17-1A/APSR-132/2009 dated 4th March 2010 in respect of Survey Number 1071B, 51, 12, 38, 3A, 37, 38, 39, 570, 211, 512.
 - Order No. Revenue/K-17-1A/APSR-101/2008 dated 27th February, 2010 in respect of Survey Number 1021.
 - Order No. Revenue/K-17-1A/APSR-44/2008 dated 20th July, 2010 in respect of Survey Numbers 1070, 1088, 1088A, 1071A2 (Part).
 - Order No. Revenue/K-17-1A/APSR-19/2011 dated 3rd March, 2011 in respect of Survey Number 1082.
 - Order No. Revenue/K-17-1A/APSR-160/2011 dated 7th July, 2011 in respect of Survey Number 1083.
 - Order No. Revenue/K-17-1A/APSR-83/2011 dated 7th October, 2011 in respect of Survey Numbers 1099B, 1095, 1062B, 1064A, 188/108, 1071-29 Part, 1036.

Page 2 of 14

(A) Order No. Revenue/K-17-1A/APSR-182/2009 dated 18th October, 2011 in respect of Survey Number 1089A.

- It is represented that land for which such non-agricultural permission is not so far obtained which will be done in due course.
- By various Orders passed by Competent Authority, under the provisions of Urban Land (Ceiling and Regulation) Act in respect of the surplus land, such are cancelled and made available for carrying out development on terms and conditions stated therein.
- I have also viewed the search of record of the appropriate Sub-Registrar Office at Thane for 30 years. There is no document of title found to have been registered in relation to the said land covered under said Serial Number which is adverse to the title of the said Landholders.
- It is observed that over a period of time, there are no sub-divisions recorded by giving separate Miscellaneous Number in Revenue Record in respect of some of the land mentioned in Schedule herunder written. For it writs and returns there will not be any adverse effect on title in the said land.
- By Deed of Mortgage dated 10/07/2009 executed and registered under No.Thane-07108 of 2009 on 12/08/2009 with the Office of Sub-Registrar Thane amongst Common Land Development Private Limited, Latha Novel Builders Private Limited as Mortgagee of the One Part with notification of Margal Prakash Latha as a Co-Mortgagee of the One Part with notification of Margal Prakash Latha as a Co-Mortgagee of the One Part, the Mortgagee with the confirmation of Co-Mortgagee Party have inter alia mortgaged the said land mentioned in the Schedule herunder written and indicated by (*) to Housing Development Private Corporation Limited for credit facility of Rs.100 Crores Only on terms, conditions and covenants stated therein.
- By Deed of Mortgage dated 07/01/2011 executed and registered under No.Thane-00228 of 2011 on 02/02/2011 with the Office of Sub-Registrar Thane-2 amongst Common Land Development Private Limited, Latha Novel Builders Private Limited, Latha Novel Builders Private Limited, Margal Prakash Latha as Mortgagee of the One Part in favour of Housing Development Private Corporation Limited (HDFC) as a Mortgagee of the One Part, the Mortgagee have inter alia mortgaged the said land mentioned in the Schedule herunder written and indicated by (*) to Housing Development Private Corporation Limited for credit facility of Rs.200 Crores Only on terms, conditions and covenants stated therein.
- Latha Novel Builders Private Limited has released the land encumbered 11/08/07 of its. as per MMRDA Rental Housing out of the land mentioned in



18. The Deed of Mortgage entered in respective paragraphs 10 & 11 was later cancelled on 13th September, 2012.

19. In the case of land bearing Survey Nos. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001) has been filed before the Civil Judge, District (V-VIII), Thane, which is a subject matter of family dispute intervenor by the heirs of late Chhatu Madhav Thakur and Kashi Bai Thakur, where Co-Owner Land Development Private Limited being intervenor party is made as a Co-Defendant in the said suit. However, the parties in the said suit have agreed to withdraw the said Petition with Consent Land Development Private Limited and dissolved and registered with registered agreements and powers of attorney. Hence, despite the pendency of the said suit and despite there is no adverse effect to the mortgage by development by the said Co-Owner Land Development Private Limited in any order restraining the said Co-Owner Land Development Private Limited to carry out development thereof.

20. In case of land bearing Survey Nos. 10871 and 10871A, in another Special Chit but No. 309/2012 is filed before the Civil Judge, District Thane by Prakash Mahesh Wadkar and others against Pradip Garach and others and same is pending. However, there is no restraining order against Co-Owner Land Development Private Limited to carry out development over the said land.

21. Subject to what is stated heretofore and observation made in individual Report on this, it is in the opinion that Laxmi Real Builders Pvt. Limited have clear and unobstructed title to the said land and same party duly described in Schedule heretofore within and are entitled to develop in accordance with sanction plan, maps and specifications.

DISPOSITIONS AND DEEDS REGISTERED IN

No.	Name of the Land	Area	Year	Registered in	Registered by	Registered at	Remarks
1	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
2	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited

No.	Name of the Land	Area	Year	Registered in	Registered by	Registered at	Remarks
1	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
2	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
3	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
4	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited



No.	Name of the Land	Area	Year	Registered in	Registered by	Registered at	Remarks
1	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
2	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
3	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
4	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited

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No.	Name of the Land	Area	Year	Registered in	Registered by	Registered at	Remarks
1	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
2	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
3	Land bearing Survey No. 10871 and 10871A, Thane District	1.00	2012	10871	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited
4	Land bearing Survey No. 276, 1056A, 1077A, 381 & 4, quarter Chit but (No. 484 of 2001), Thane District	1.00	2012	484	Pradip Garach	Thane District	Registered in the name of Laxmi Real Builders Pvt. Limited

No.	Particulars	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Pradip Garach Advocate High Court, Bombay																				
2	Pradip Garach Advocate High Court, Bombay																				
3	Pradip Garach Advocate High Court, Bombay																				

No.	Particulars	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Pradip Garach Advocate High Court, Bombay																				
2	Pradip Garach Advocate High Court, Bombay																				
3	Pradip Garach Advocate High Court, Bombay																				



No.	Particulars	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Pradip Garach Advocate High Court, Bombay																				
2	Pradip Garach Advocate High Court, Bombay																				
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No.	Particulars	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
1	Pradip Garach Advocate High Court, Bombay																				
2	Pradip Garach Advocate High Court, Bombay																				
3	Pradip Garach Advocate High Court, Bombay																				

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दिनांक २०/०५/२०१५
७७/११७७

22	1) Madhavji Mandar Fall 2) Bhanubhai Mandar Fall 3) Changanu Ramesh Mandavji Q Mandar Shakhandi Mandar 4) Shri Ram Mandar Fall 5) Sangappa Arun Mandar 7) Nishant Mandar Fall 6) Dattayanti Dattayanti Thakar 8) Kishan Mandar Fall 10) Kishan Mandar Fall 11) Dnyanesh Fall 12) Harshad Shrinani Fall 13) Jambhaji Prabhakar Fall 14) Jambhaji Harshad Fall 15) Mayan Jambhaji Fall 16) Anantaji Vithalji Thakar 17) Anantaji Dattayanti Fall 18) Kishan Mandar Fall 19) Indira Kishan Thakar 20) Dnyanesh Thakar 21) Dattayanti Mandar Thakar 22) Laxmi Kandekar Fall 23) Shubhashini Mandar Fall 24) Veda Shrinani Fall 25) Reshma Shrinani Fall 26) Anshika Shrinani Fall 27) Sudhanu Shrinani Fall 28) Poojita Shrinani Fall and 29) Harshad Mandavji Fall, Gadhikar Anant Fall, Vajravel Kandekar Bhik, Rama Suresh Fall, Rajkumar Anant Fall, Kishan Harshad Mandar and Others	2005A	1052A	5400	Intervenor of Conveyance deed 1003/2008 registered under No. T1411- 143/2008	Custom Land Development Private Limited
23	Same Jambhaji and Others	2007B	1056B	1750	Development Agreement dated 06/03/2008 registered No. 1783 of 2008 or 1588/2008 Power of Attorney dated 06/03/2008 under No. 218/2008 Intervenor in Conveyance deed 13/03/2008 registered under No. T1411- 143/2008	Custom Land Development Private Limited
24	Swarnajyoti Shankar Thakar and Others	2007	1057	800	Agreement for Sale dated 06/03/2008 registered under No. 1783- 2172/2008 Power of Attorney dated 06/03/2008 registered under No. 615/2008 Agreement for Sale	Lotha Hotel Builders Private Limited



25	Ketanaji Pranjli Chavan Trust through its Trustees Nandji P. Madhukar, Dr. Hemant Pranjli, Mahom. M. Ajiba, Dr. Anand Madhukar, Anuradha Madhukar	204/2 204/3 207/2 203/1A 107/1	107D 107B 1067 1087A 1071	250 711 885 250 1050	Deed of Conveyance dated 23/08/2012 registered under No. T1402- 817/1/2012	Lotha Hotel Builders Private Limited
26	Mrs. Ganesh Chavan	508 Part	48/2	15 Acres L.A. 4862.27 sq. mts.	Deed of Conveyance dated 18/10/2011 registered under No. T1402- 1117/2011	Lotha Hotel Builders Private Limited
27	1) Anand Madhav Wadhkar 2) Dinkar Madhav Wadhkar 3) Madhav Dinkar Wadhkar 4) Ganesh Dinkar Wadhkar 5) Vijay Dinkar Wadhkar 7) Dattayanti Dinkar Wadhkar 8) Prabhakar Madhav Wadhkar 9) Shubhashini Prabhakar Wadhkar 10) Jayant Prabhakar Wadhkar 11) Shrinani Prabhakar Wadhkar 12) Lakshmi Prabhakar Wadhkar and 13) Harshad Dinkar Wadhkar through Custom Land Development Private Limited	2137A	1037A	9800	Development Agreement dated 28/10/2008 registered under No. T1402-8540- 2008 or 2010/2008 Conveyance deed dated 23/08/2011 registered under No. T1402- 1210/2011	Custom Land Development Private Limited

Dated this 16th day of October, 2012.

ट न न - २
१५/१०/१२
७८/९९७

Pradip Garach
(Pradip Garach)
Advocate High Court Bombay

आदिपत्रिका

दि. ३१ (२००९/१५) गा. नं. क. ७ व १२

प्रा. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.
३	३	N.A	०-२६-०												
०	२६	०													
०	२६	०													
०	१०	०													
०	०६	०													
०	००	५६													

२२ JAN २०१३

गाव नमुना सात (अधिकार नमिलेक पत्रका)

दि. ३१ (२००९/१५) गा. नं. क. ७ व १२

प्रा. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.
३	३	N.A	०-२६-०												
०	२६	०													
०	२६	०													
०	१०	०													
०	०६	०													
०	००	५६													

२२ JAN २०१३



आदिपत्रिका

दि. ३१ (२००९/१५) गा. नं. क. ७ व १२

प्रा. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.
१०५	३	N.A	०-११-३												
०	११	३													
०	११	३													
०	०६	३													
०	११	५													

२२ JAN २०१३

आदिपत्रिका

दि. ३१ (२००९/१५) गा. नं. क. ७ व १२

प्रा. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.	प्रा. सं. सं.
१०६	५	N.A	०-०६-०												
०	०६	०													
०	०६	०													
०	१०	०													
०	१०	५													

२२ JAN २०१३

प्रतिपत्रिका
 क्र. (2009/3) ता. 1. क. 12 व 13

904 3 N.A

मि. के. ए. विलिग विलिग फार्म
 मि. के. ए. विलिग विलिग फार्म

0-00-L

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22 JAN 2013

प्रतिपत्रिका
 क्र. (2009/4) ता. 1. क. 12 व 13

904 3 N.A

मि. के. ए. विलिग विलिग फार्म
 मि. के. ए. विलिग विलिग फार्म

0-00-L

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0-00-L

22 JAN 2013



प्रतिपत्रिका
 क्र. (2009/5) ता. 1. क. 12 व 13

90E 3 N.A

मि. के. ए. विलिग विलिग फार्म
 मि. के. ए. विलिग विलिग फार्म

0-00-L

0-00-L

0-00-L

0-00-L

0-00-L

22 JAN 2013

प्रतिपत्रिका
 क्र. (2009/6) ता. 1. क. 12 व 13

904 3 N.A

मि. के. ए. विलिग विलिग फार्म
 मि. के. ए. विलिग विलिग फार्म

0-00-L

0-00-L

0-00-L

0-00-L

0-00-L

22 JAN 2013

गव नमुना सात (भायिका मंत्रालय पत्रिका)

मा. नं. क. ३ व १२

22 JAN 2013

30E 1

क्र. नं.	वर्ग	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.
0-0E-3																
0-0E-9																
0-0E-4																
0-0E-1																

22 JAN 2013

गव नमुना सात (भायिका मंत्रालय पत्रिका)

मा. नं. क. ३ व १२

22 JAN 2013

30E 1

क्र. नं.	वर्ग	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.
0-0E-3																
0-0E-9																
0-0E-4																
0-0E-1																

22 JAN 2013



गव नमुना सात (भायिका मंत्रालय पत्रिका)

मा. नं. क. ३ व १२

22 JAN 2013

30E 1

क्र. नं.	वर्ग	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.
0-0E-3																
0-0E-9																
0-0E-4																
0-0E-1																

22 JAN 2013

गव नमुना सात (भायिका मंत्रालय पत्रिका)

मा. नं. क. ३ व १२

22 JAN 2013

30E 1

क्र. नं.	वर्ग	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.	मा. नं.
0-0E-3																
0-0E-9																
0-0E-4																
0-0E-1																

22 JAN 2013

नाम: श्रीमती. शशिदेवीराव
 पान.न.क.७ व १२
 गा.स. (१०३१/१)

क्र.सं.	विवरण	प्रमाण
१	भू.पट्टा	०-०४-०
२	भू.पट्टा	०-०३-०
३	भू.पट्टा	०-०२-३
४	भू.पट्टा	०-०३-३
५	भू.पट्टा	०-०४-०
६	भू.पट्टा	०-०४-०
७	भू.पट्टा	०-०४-०
८	भू.पट्टा	०-०४-०
९	भू.पट्टा	०-०४-०
१०	भू.पट्टा	०-०४-०
११	भू.पट्टा	०-०४-०
१२	भू.पट्टा	०-०४-०
१३	भू.पट्टा	०-०४-०
१४	भू.पट्टा	०-०४-०
१५	भू.पट्टा	०-०४-०

म.स.अ.११ (गैरकेंद्रीकृत)

22 JAN 2013

नाम: श्रीमती. शशिदेवीराव
 पान.न.क.७ व १२
 गा.स. (१०३१/१)

क्र.सं.	विवरण	प्रमाण
१	भू.पट्टा	०-०४-०
२	भू.पट्टा	०-०३-०
३	भू.पट्टा	०-०२-३
४	भू.पट्टा	०-०३-३
५	भू.पट्टा	०-०४-०
६	भू.पट्टा	०-०४-०
७	भू.पट्टा	०-०४-०
८	भू.पट्टा	०-०४-०
९	भू.पट्टा	०-०४-०
१०	भू.पट्टा	०-०४-०
११	भू.पट्टा	०-०४-०
१२	भू.पट्टा	०-०४-०
१३	भू.पट्टा	०-०४-०
१४	भू.पट्टा	०-०४-०
१५	भू.पट्टा	०-०४-०

म.स.अ.११ (गैरकेंद्रीकृत)

22 JAN 2013

टपन-२
 वस. ३४६३/२०१४
 ८६/९७०

नाम: श्रीमती. शशिदेवीराव
 पान.न.क.७ व १२
 गा.स. (१०३१/१)

क्र.सं.	विवरण	प्रमाण
१	भू.पट्टा	०-०४-०
२	भू.पट्टा	०-०३-०
३	भू.पट्टा	०-०२-३
४	भू.पट्टा	०-०३-३
५	भू.पट्टा	०-०४-०
६	भू.पट्टा	०-०४-०
७	भू.पट्टा	०-०४-०
८	भू.पट्टा	०-०४-०
९	भू.पट्टा	०-०४-०
१०	भू.पट्टा	०-०४-०
११	भू.पट्टा	०-०४-०
१२	भू.पट्टा	०-०४-०
१३	भू.पट्टा	०-०४-०
१४	भू.पट्टा	०-०४-०
१५	भू.पट्टा	०-०४-०

म.स.अ.११ (गैरकेंद्रीकृत)

22 JAN 2013

SEAL OF THE SUB REGISTRAR
 १०३१/१
 ८६/९७०
 २०१४

नाम: श्रीमती. शशिदेवीराव
 पान.न.क.७ व १२
 गा.स. (१०३१/१)

क्र.सं.	विवरण	प्रमाण
१	भू.पट्टा	०-०४-०
२	भू.पट्टा	०-०३-०
३	भू.पट्टा	०-०२-३
४	भू.पट्टा	०-०३-३
५	भू.पट्टा	०-०४-०
६	भू.पट्टा	०-०४-०
७	भू.पट्टा	०-०४-०
८	भू.पट्टा	०-०४-०
९	भू.पट्टा	०-०४-०
१०	भू.पट्टा	०-०४-०
११	भू.पट्टा	०-०४-०
१२	भू.पट्टा	०-०४-०
१३	भू.पट्टा	०-०४-०
१४	भू.पट्टा	०-०४-०
१५	भू.पट्टा	०-०४-०

म.स.अ.११ (गैरकेंद्रीकृत)

22 JAN 2013

प्रतिवेदन

पं. न. क. ७ व १२

६.६ (GROUP 1)

श्री. कृष्ण दामोदर देवरायण
श्री. वि. वि. श्री. जयदेव कोटा

०-३३-४
०-३३-४
०-०९-३
०-१०३-३

22 JAN 2013

तारिखी सुभा जोखळे

प्रतिवेदन

पं. न. क. ७ व १२

६.६ (GROUP 1)

श्री. कृष्ण दामोदर देवरायण
श्री. वि. वि. श्री. जयदेव कोटा

०-०५-०
०-०५-०
०-००-२
०-०५-३

22 JAN 2013

तारिखी सुभा जोखळे



प्रतिवेदन

पं. न. क. ७ व १२

६.६ (GROUP 1)

श्री. कृष्ण दामोदर देवरायण
श्री. वि. वि. श्री. जयदेव कोटा

०-०३-०
०-०३-०
०-००-०
०-०५-०

22 JAN 2013

तारिखी सुभा जोखळे

प्रतिवेदन

पं. न. क. ७ व १२

६.६ (GROUP 2)

श्री. कृष्ण दामोदर देवरायण
श्री. वि. वि. श्री. जयदेव कोटा

०-३०-६
०-३०-६
०-३०-६
०-३१-६

22 JAN 2013

तारिखी सुभा जोखळे

पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
902	85	N.A	
श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२
0-45-A			
0-45-B			
0-45-C			
0-45-D			
0-45-E			
00-45			

क्र.	दिनांक	विवरण	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
1	22 JAN 2013				

22 JAN 2013

पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
902	85	N.A	
श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२
0-33-Y			
0-33-Z			
0-33-AA			
0-33-AB			
00-33			

क्र.	दिनांक	विवरण	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
1	22 JAN 2013				

22 JAN 2013

पुस्तक संख्या - २
पुस्तक संख्या ५६०/२०१५
६०/५५०

पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
902	85	N.A	
श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२
0-04-Y			
0-04-Z			
00-04			

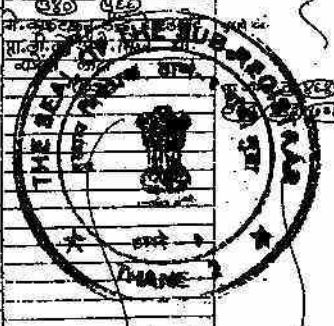
क्र.	दिनांक	विवरण	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
1	22 JAN 2013				

22 JAN 2013

पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
902	85	N.A	
श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२	श्री. ग. क. ७ व १२
0-08-Y			
0-08-Z			
00-08			

क्र.	दिनांक	विवरण	पुस्तक संख्या	पुस्तक संख्या	पुस्तक संख्या
1	22 JAN 2013				

22 JAN 2013



प्रतिवेदन
दि. 22/01/13
पिन.क. 0 व 12
आवेदन सं. 902
N.A.
पुस्तक सं. (15)
पुस्तक सं. 0-02-0
पुस्तक सं. 0-02-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0

पिन.क. 0 व 12 (विशेष विवरण)

क्र.	विवरण	आवेदन सं.	पुस्तक सं.	दि.	स्थिति	सं.
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22 JAN 2013

प्रतिवेदन
दि. 22/01/13
पिन.क. 0 व 12
आवेदन सं. 902
N.A.
पुस्तक सं. (15)
पुस्तक सं. 0-02-0
पुस्तक सं. 0-02-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0

पिन.क. 0 व 12 (विशेष विवरण)

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22 JAN 2013

प्रतिवेदन
दि. 22/01/13
पिन.क. 0 व 12
आवेदन सं. 902
N.A.
पुस्तक सं. (15)
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0

पिन.क. 0 व 12 (विशेष विवरण)

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22 JAN 2013

प्रतिवेदन
दि. 22/01/13
पिन.क. 0 व 12
आवेदन सं. 902
N.A.
पुस्तक सं. (15)
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-03-0
पुस्तक सं. 0-00-0
पुस्तक सं. 0-00-0

पिन.क. 0 व 12 (विशेष विवरण)

क्र.	विवरण	आवेदन सं.	पुस्तक सं.	दि.	स्थिति	सं.
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22 JAN 2013



प्रतिवेदन

दि. २०/१/१३

क्र.सं.	पु.सं.प.	पु.सं.प.	पर्यवेक्षण	कार्यक्रम	प्रतिवेदन
90U	4	N.A		(२०/१/१३) (१३/१/१३)	
कर्मचारी का	(२०/१/१३)			म.सं.देवा.सं.सं. वि.सं.पु.सं.प.	कर्मचारी का
नाम	पु.सं.प.	पु.सं.प.		म.सं.देवा.सं.सं. वि.सं.पु.सं.प.	नाम
				म.सं.देवा.सं.सं. वि.सं.पु.सं.प.	
	०-०६-३			(२०/१/१३)	
	०-०६-३				
	०-०६-२				
	०-०६-३				
	००-०६				

प.सं. म-१२ (विद्यार्थी सेवा)

क्र.	नाम	विद्यार्थी सेवा										मार्च	मार्च
		क	ख	ग	घ	ङ	च	छ	ज	झ	झ		
१	१.सं.	२.सं.	३.सं.	४.सं.	५.सं.	६.सं.	७.सं.	८.सं.	९.सं.	१०.सं.	११.सं.	१२.सं.	१३.सं.

२२ JAN 2013

Handwritten Signature

घोषणापत्र

मी / आम्ही अनील पालाडे, राहुल चंडेकर, रमेश रावळ, प्रमोद कांबळे
 अनील पालाडे याद्वारे घोषित करतो / करते की, पुढील निबंधक 6/0 यांचे
 कार्यालय 12/2/2014 या शिर्षकाचा दरत नोंदणीसाठी सदर करण्यात
 आला आहे. श्री. सुरेन्द्र नायर, प्रीशा सुतारी, नारुणा ओक, तेजल इंजीनीयर व
 इ. यांनी दि. 28/12/2016 रोजी आम्हाला दिलेल्या कुलमुखत्यारपत्राच्या आधारे आम्ही
 सदर दरत नोंदणीस सादर केला आहे निष्पादीत करताना कबुलीजबाब दिला आहे. सदर
 कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केले नाही किंवा कुलमुखत्यारपत्र
 लिहून देणार व्यक्तीपैकी कोणीही मृत झाले नाही किंवा अन्य कोणत्याही कारणामुळे
 कुलमुखत्यारपत्र पूर्णपणे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे कुलमुखत्यारपत्र
 पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी आम्ही पूर्णतः सक्षम आहे. सदरचे कथन
 चुकीचे आढळून आल्यास, नोंदणी अधिनियम 1906 चे कलम 62 अन्वये शिक्षेस मी
 आम्ही पात्र राहिन राहू याची मला आम्हाला जाणीव आहे.

तारीख :- 21/09

ठिकाण :- 6/0

कुलमुखत्यारपत्रधारकाची सही व नाव

P. R. Kasarkar

अनील पालाडे

राहुल चंडेकर

रमेश रावळ

प्रमोद कांबळे

अनील पालाडे

सदर अफत्यारपत्राचे सत्यतेविषयी मी पूर्णपणे चीकशी केली आहे व त्याचे सत्यतेविषयी मी
 कोणी करून घेतली आहे.



टनन-२
दि. 21/09/2014
02/56

Customer's Copy St. No.
 Date 01/11/10

Pay to A/c of Mr. **Prasad J. Alkhand**

Type of Document	Bank of Alkhand
Pay to Name	Prasad J. Alkhand
Payable Amount	500/-
Standing Charge	10/-
Total	510/-

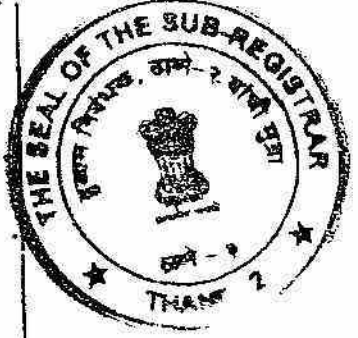
Signature of the payee **Prasad J. Alkhand**

Signature of the cashier **Prasad J. Alkhand**

Stamp of IL 31 BANK LTD

SPECIAL POWER OF ATTORNEY

To all to whom this present shall come, We 1) MACROTECH CONSTRUCTION PRIVATE LIMITED. (2)LOOCHA LAND DEVELOPERS PRIVATE LIMITED. (3) LOOCHA ESTATE PRIVATE LIMITED. (4) LOOCHA CONSTRUCTION PRIVATE LIMITED. (5) LOOCHA BUILDERS PRIVATE LIMITED. (6) ANIRANT PREMISES PRIVATE LIMITED (7) LOOCHA PROPERTIES DEVELOPERS PRIVATE LIMITED. (8) LOOCHA HOME DEVELOPERS PRIVATE LIMITED. (9) SHINOR PRIVATE LIMITED. (10) LOOCHA BUILDCON PRIVATE LIMITED. (11) LOOCHA HOME DEVELOPERS PRIVATE LIMITED. (12) MAA PADMAVATI BUILDTECH PRIVATE LIMITED. (13) LURUPANAS PRIVATE LIMITED. (14) LURUPANAS BUILDTECH PRIVATE LIMITED. (15) LOOCHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED. (16) LURUPANAS BUILDTECH PRIVATE LIMITED. (17) LOOCHA CROWN BUILDMAINT PRIVATE LIMITED. (18) LOOCHA DWELLERS PRIVATE LIMITED. (19) LOOCHA IMPRESSION REAL ESTATE PRIVATE LIMITED. (20) LOOCHA HEALTHY CONSTRUCTION PRIVATE LIMITED. (21) MAAVAVI BUILD ESTATE PRIVATE LIMITED. (22) GALAXY PREMADES PRIVATE LIMITED. (23) SHREEINWAS ENTERTAINMENT PRIVATE LIMITED. (24) NATIONAL STANDARD INDIA LIMITED. (25) SARTHANAGAR ENTERPRISES MILLS LTD. (26) LOOCHA QUALITY BUILDMAINT PRIVATE LIMITED. (27) LOOCHA DEVELOPERS PRIVATE LIMITED. (28) LOOCHA PRIME BUILD PAVAS PRIVATE LIMITED. all of them Private Limited Companies registered under the Companies Act, 1956 and having its registered office at 215, Shah and Nisar, Dr. E. Amtes Road, Worli, Mumbai - 400 018 and also office at Locha Pavilon, Apollo Mills Compound, N.I.A. Jethi Marg, Malabarani - (hereinafter for the sake of brevity collectively to be "the said Companies") and we 2) LOOCHA GROUP OF COMPANIES 2) M/S. VIVEK ENTERPRISES 2) M/S. SHREE ANAND ENTERPRISES. 4) M/S PRABH LAKSHMI ASSOCIATES, all of the Partnership Firms registered under the Partnership Act, 1932 and having its principal office at 215, Shah and Nisar, Dr. E. Amtes Road, Worli, Mumbai-400 018 and sales office at Locha Pavilon, Apollo Mills Compound, N.I.A. Jethi Marg, Malabarani, Mumbai-400 021 (hereinafter referred to as "the said firms")



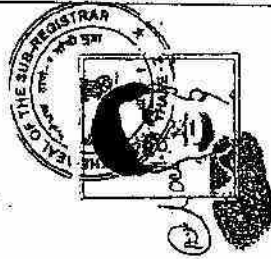
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ORIGINAL COPY [NON-TRANSFERABLE] अंशक मुद्रक रु. 100/-

प्राप्तता के लिये प्रत्यापी पंजी
 RECEIPT FOR PAYMENT TO GOVERNMENT
 दिनांक/Date..... 03.12.2010 प्रायश्चित्त

Received from..... श्री प्रदीप मोदी
 रु./Rs..... श्री प्रदीप मोदी
 for account of..... श्री प्रदीप मोदी
 रेषाकर्ता का हस्ताक्षर
 Cashier or Accountant.
 सह दुय्यम लिपिक/शुद्धांक

टन न- 2
 वस्तु क्रमांक 180/2094
 EB/990



SIGNED SEALED AND DELIVERED
BY and with named
MACROTECH CONSTRUCTION PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha

Pursuant to the resolution of the Board
of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and with named
LODHA DEVELOPERS LIMITED
By and through their one of the Director
Mr. Abhinandan Lodha

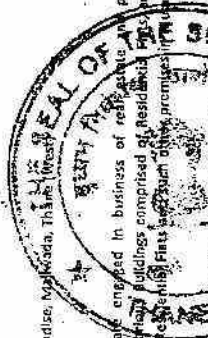
Pursuant to the resolution of the Board
of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and with named
LODHA ESTATE PRIVATE LIMITED,
By and through their one of the Director
Mr. Abhinandan Lodha

Pursuant to the resolution of the Board
of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and with named
LODHA CONSTRUCTION PRIVATE LIMITED.
By and through their one of the Director
Mr. Abhinandan Lodha

Pursuant to the resolution of the Board
of Directors dated _____ 2010
In the presence of _____



And residing /office at Lodha Paradise, Maharashtra, India.
SEND GREETINGS
WHEREAS the said Companies are engaged in business of real estate, property
development and constructing of buildings comprised of residential flats and such
other premises and selling such flats and other premises in Mumbai and
elsewhere in India.

This said Companies are in process of executing Agreements for Sale and prospective
Purchasers and for the said Companies are required from time to time to apply, admit,
pledge and register the Agreements for sale before the respective Registrar of
Assurances, and in order to facilitate the same the said Companies are hereby appointing
SHRI SURENDRAN NAIR, MRS. MARI SUTARI, MRS. MARI SUTARI and MS. TEJAL
ENGINEER as Constituted Attorneys of the said Companies with following powers and
authorities:

WE HEREBY KNOW YOU ALL AND THESE PRESENTS WITNESS that We ARVINANDAN LODHA,
MANGESH PURANIK, SANDEEP SAXENA, SURENDRA K. SHAH of
Mumbai, India and one of the Director of the said Companies do hereby appoint
and constitute the said SHRI SURENDRAN NAIR, MRS. MARI SUTARI, MRS.
MARI SUTARI and MS. TEJAL ENGINEER as true and lawful attorneys or agents of the said
respective Companies with full powers and authority to jointly and severally do and execute
all act, matters, deeds and things as hereinafter mentioned on behalf of, in the name of and
for the Companies viz.

1. TO SIGN AND EXECUTE letter of Allotment for the purpose of sale and allotment
of Residential Flats and such other premises in buildings constructed by the said
Companies on the properties in different development projects in terms of
Allotment letter approved by the said Companies or any of them.
2. TO ENTER INTO, SIGN AND EXECUTE Agreements for sale in connection with the
Residential Flats, and such other premises in Building/s constructed by the said
Companies on the properties in different development projects and incidental
thereto signs necessary forms and papers for the purpose of effective
registration of such Agreements.
3. Subject to prior approval of the management of the Company TO SIGN AND
EXECUTE all forms, writing, affidavits and other ancillary papers and documents,
as may be required, to enable the prospective Purchasers of the Residential Flats,
and such other premises to secure loans and financial assistance from the
bankers and financial institutions for the purpose of the payment of the
consideration payable by the such prospective Purchasers to the Companies
without making any monetary or others commitments or any other liabilities of

9460 / 2014
28/06

Handwritten signature and initials.

whenever such persons share on behalf and against the said Companies to or by the holder of financial institution.

4. TO APPEAR BEFORE AND ATTEND TO THE concerned sub-registrar and TO LODGE AND PRESENT before him AND TO ADMIT execution of the Agreement for Sale executed by the Attorney with the prospective Purchaser before the registrar in connection with the Residential Plot, and such other documents in the building constructed by the Companies or any of them and to do all necessary acts deeds matters and things for effecting registration of the said Agreement of Sale.

5. TO SIGN AND EXECUTE Deed of Identification or Concessions or confirmations or any other documents, as may be required, in connection with the Agreement for sale of Residential Plots, and such other papers and documents in connection therewith and to sign for registration with the concerned sub-registrar and submit execution thereof.

6. For the better doing performing and carrying out the matters and things aforesaid, I hereby hereby grant unto the said Attorney full power and absolute authority to substitute and appoint, in his place, one or more substitute or substitutes as he shall think fit and to execute all or any of the powers and authorities and to do all acts, deeds and things under this Special Power of Attorney which includes execution of Agreement for sale and other documents of Attorney before concerned Sub Registrar of Assurances for effecting registration of such documents and to receive any such appointment from time to time and to substitute or appoint any others in his place as the said Attorney from time to time as he think fit and/or proper subject to terms stated therein.

Provided that notwithstanding anything herein before contained, the said Attorney shall always act within and not outside the restriction or directions received by him from the management and board of directors of the said Companies and the said Companies hereby agree to notify and confirm all acts and things lawfully done by the said Attorney in terms to the power hereby being conferred.

This Power of Attorney shall remain valid and in force till same is revoked or cancelled by all or any of the Companies in favour of the said Attorney in its employment in favor of the said Companies.

IN WITNESS WHEREOF the Companies have put their respective seals on this



तलन-२
दिनांक २४/०५/२०१५
०९/१०१०

SIGNED SEALED AND DELIVERED

BY and witnessed

LOKHAJWAL DEVELOPERS PRIVATE LIMITED,
By and through their one of the Director
Mr. Ashwani Lalita
Pursuant to the resolution of the Board
Of Directors dated 20/05/2010
in the presence of _____

Block

SIGNED SEALED AND DELIVERED

BY and witnessed

LOKHA BUILDCON PRIVATE LIMITED,
By and through their one of the Director
Mr. Ashwani Lalita
Pursuant to the resolution of the Board
Of Directors dated 20/05/2010
in the presence of _____

Block

SIGNED SEALED AND DELIVERED

BY and witnessed

LOKHA MAJURY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED,
By and through their one of the Director
Mr. Ashwani Lalita
Pursuant to the resolution of the Board
Of Directors dated 20/05/2010
in the presence of _____

Block

SIGNED SEALED AND DELIVERED

BY and witnessed

LOKHA GRAMA BUILDERS PRIVATE LIMITED,
By and through their one of the Director
Mr. Ashwani Lalita
Pursuant to the resolution of the Board
Of Directors dated 20/05/2010
in the presence of _____

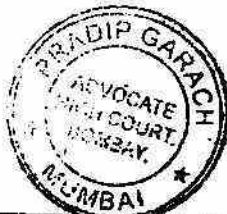
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SIGNED SEALED AND DELIVERED

BY and witnessed

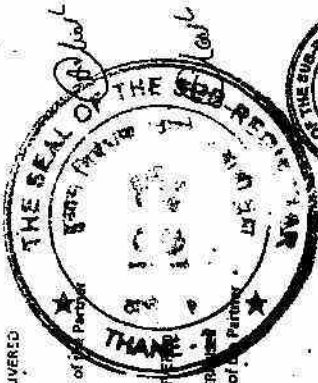
LOKHA DEVELOPERS PRIVATE LIMITED,
By and through their one of the Director
Mr. Ashwani Lalita
Pursuant to the resolution of the Board
Of Directors dated 20/05/2010
in the presence of _____

Block



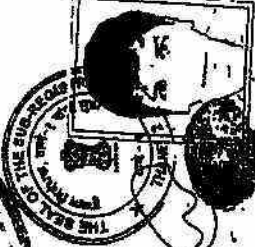
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 १५/१०/२०१६
 ११/११६

SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. VOZE ENTERPRISES
 By and through their one of the Partner
 Mr. Abhinandan Lodia
 In the presence of _____

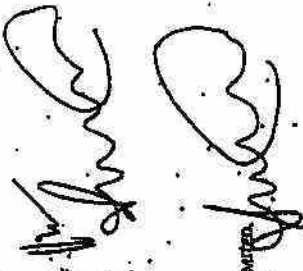


SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. SHREE SASHWATI ENTERPRISES
 By and through their one of the Partner
 Mr. Abhinandan Lodia
 In the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
 MAA PALANVATI BUILTECH PRIVATE LIMITED.
 By and through their one of the Director
 Mr. ABHISHEK LOOHA
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 LOOHA DWELLERS PRIVATE LIMITED.
 By and through their one of the Director
 Mr. Abhishek Lodia
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 LOOHA QUALITY BUILDERS PRIVATE LIMITED.
 By and through their one of the Director
 Mr. Abhishek Lodia
 Pursuant to the resolution of the Board



By and through their one of the Director
 Mr. Abhinandan Lodia
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 LOOHA PRIME BUILD FARMS PRIVATE LIMITED
 By and through their one of the Director
 Mr. Abhinandan Lodia
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 LOOHA BUILDERS PRIVATE LIMITED.
 By and through their one of the Director
 Mr. Abhinandan Lodia
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 COMITOWAY LAND DEVELOPMENT PRIVATE LIMITED.
 By and through their one of the Director
 Mr. Abhinandan Lodia
 Pursuant to the resolution of the Board
 Of Directors dated _____ 2010
 In the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. LOOHA GROUP OF COMPANIES
 By and through their one of the Partner
 Mr. Abhinandan Lodia
 In the presence of _____



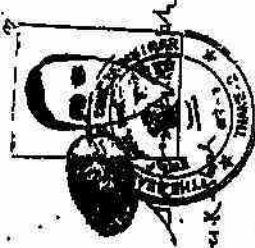
SIGNED SEALED AND DELIVERED
BY and witnessed
LOHNA-IMPRESSOR REAL ESTATE PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
GALAXY PROMISES PRIVATE LIMITED
By and through their one of the Director
Mr. SURENDRA. K. SHAH
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
ZANTHAGAR ENTERPRISES LTD
By and through their one of the Director
Mr. SURENDRA. K. SHAH
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
LOHNA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
SHARDULS PRIVATE LIMITED
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____



Surendra K. Shah

Surendra K. Shah



रजि-२
३१/१०/२०१५
१०/११०



SIGNED SEALED AND DELIVERED
BY and witnessed
LOHNA-IMPRESSOR REAL ESTATE PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
SHREEBHAS COTTON MILLS LTD/UNLIMITED
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

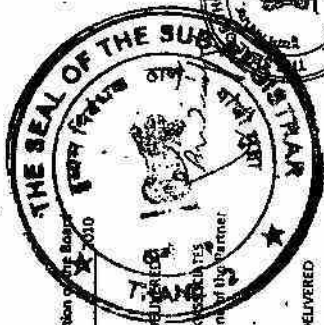
SIGNED SEALED AND DELIVERED
BY and witnessed
LOHNA PRINCIPLE BOLD TECH PRIVATE LIMITED.
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
MANAVAR BOLD ESTATE PRIVATE LIMITED
By and through their one of the Director
Mr. Sandeep Saneja
Pursuant to the resolution of the Board
Of Directors dated _____ 2010
In the presence of _____

SIGNED SEALED AND DELIVERED
BY and witnessed
ARCHITECT CONSTRUCTION PRIVATE LIMITED
By and through their one of the Director
Mr. Sandeep Saneja



त न न - २
 ३३६० / २०१५
 १७७



Pursuant to the resolution of the Board of Directors dated 24th Dec. 2010 in the presence of _____

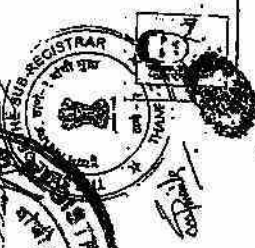
SIGNED SEALED AND DELIVERED BY and withnamed **M/S. PRANEE LANDMARK DEVELOPERS** By and through their one of the Director Mr. Sandeep Saxena In the presence of _____

SIGNED SEALED AND DELIVERED BY and withnamed **LOKHA LAND DEVELOPERS PRIVATE LIMITED.** By and through their one of the Director Mr. Mangesh Puzarik In the presence of _____

Pursuant to the resolution of the Board of Directors dated 24th Dec. 2010 in the presence of _____

SIGNED SEALED AND DELIVERED BY and withnamed **ABHANT PREMISES PRIVATE LIMITED.** By and through their one of the Director Mr. Mangesh Puzarik In the presence of _____

SIGNED SEALED AND DELIVERED BY and withnamed **LOKHA NOVEL BUILDERS PRIVATE LIMITED.** By and through their one of the Director Mr. Mangesh Puzarik In the presence of _____



SIGNED SEALED AND DELIVERED BY and withnamed **NATIONAL STANDARD INDIA LIMITED** By and through their one of the Director Mr. Mangesh Puzarik Pursuant to the resolution of the Board of Directors dated 24th Dec. 2010 in the presence of _____

SHRI SURENDRA NAIR

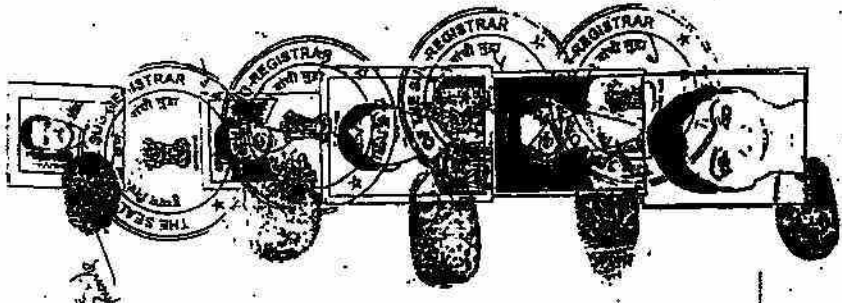
MRS. HARISHA SUTARI - Registrar

MRS. RUTUJA DAK - [Signature]

MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

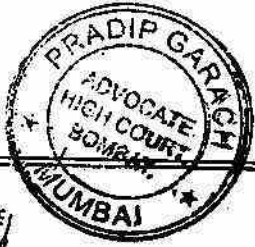
Dated this Day of 24th Dec. 2010



MACROTECH CONSTRUCTION PRIVATE LIMITED.
 LODHA DEVELOPERS PRIVATE LIMITED.
 LODHA LAND DEVELOPERS PRIVATE LIMITED.
 LODHA ESTATE PRIVATE LIMITED.
 LODHA CONSTRUCTION PRIVATE LIMITED.
 LODHA BUILDERS PRIVATE LIMITED.
 ARIHANT PREMISES PRIVATE LIMITED.
 LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED.
 LODHA HOME DEVELOPERS PRIVATE LIMITED.
 SIMTOOLS PRIVATE LIMITED.
 LODHA BUILDCON PRIVATE LIMITED.
 LODHA NOVEL BUILD FARMS PRIVATE LIMITED.
 MAA PADMAVATI BUILDTECH PRIVATE LIMITED.
 LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
 COWTOWN LAND DEVELOPMENT PRIVATE LIMITED.
 LODHA CROWN BUILDMARK PRIVATE LIMITED.
 LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
 SHREENWAS COTTON MILLS LTD.
 LODHA DEVELOPERS LIMITED.
 LODHA DWELLERS PRIVATE LIMITED.
 LODHA PINNACLE BUILD TECH PRIVATE LIMITED.
 GALAXY PREMISES PRIVATE LIMITED.
 MAHAVIR BUILD ESTATE PRIVATE LIMITED.
 MICROTEC CONSTRUCTION PRIVATE LIMITED.
 NATIONAL STANDARD INDIA LIMITED.
 SANTHINAGAR ENTERPRISES LIMITED.
 LODHA QUALITY BUILDMARK PRIVATE LIMITED.
 LODHA PRIME BUILD FARMS PRIVATE LIMITED
 M/S. LODHA GROUP OF COMPANIES
 M/S. VIVEK ENTERPRISES
 M/S. SHREE SANNATH ENTERPRISES
 M/S. PRANIK LANDMARK ASSOCIATES

Handwritten signatures and initials:
 K. S. Patil
 A.

WE



Handwritten signatures and names:
 1) *[Signature]*
 2) *[Signature]*
 3) *Ajayendra K. Shah*
 4) *[Signature]*
 5) *[Signature]*
 6) *[Signature]*
 7) *[Signature]*

१११-२ ३४६०/२०१४ ०२/०१०

७७८२०१०

सादर मुख्यालय पत्रां भाजा दिनांक २३/१२/२०१० कोडी

१) आर्थिकोत्क नवव्यवधान सा नि तर्फे आयुक्त व ३२२ -
श्री ० अभिनंदन लोढा समाज वीर सुर्वे

२) वा पदभावनी विन्डेके सा नि व ३२२ तर्फे आयुक्त व
श्री ० अभिनंदन लोढा समाज वीर सुर्वे

३) मेलकसी प्रिभाक्षेत्र सा नि व ३२२ तर्फे आयुक्त व
श्री सुर्वे के बाबा समाज वीर सुर्वे

४) लोढा प्राथमिक उच्चपत्र सा नि व ३२२ तर्फे आयुक्त व
श्री संदीप समसेना समाज वीर सुर्वे

५) लोढा उच्च उच्चपत्र सा नि व ३२२ तर्फे आयुक्त व
श्री अशोक पुथारिक समाज वीर सुर्वे

६) श्री सुर्वे नाथ समाज वीर सुर्वे
श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे

७) श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे
श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे

८) श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे
श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे

९) श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे
श्री ० श्री ० श्री ० सुतली समाज वीर सुर्वे



P. P. Kesark

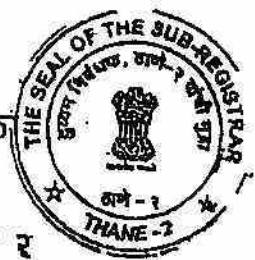


Handwritten signature or initials.



सह दुय्यम निबंधक ठाणे क्र २

सादर मुख्यालय पत्रां भाजा दिनांक ११/१२/२०१० कोडी
त्याल खाडाखाडा गाडी



सह दुय्यम निबंधक ठाणे क्र २

टनन-२
दिनांक २३/१२/२०१०
६०/९९०

HDFC BANK LTD.

PART III
For the Customer
ACKNOWLEDGEMENT

Serial No. : **310732**

1840

Received From : SURENDRAN NAIR

For the Amount of : 500/-

Charges : 10/-

Tax : 50/-

View PID No. / CID? Transfer charge Cash

Drawn on

or Cash towards Banking of document

Signature / Stamp of Bank

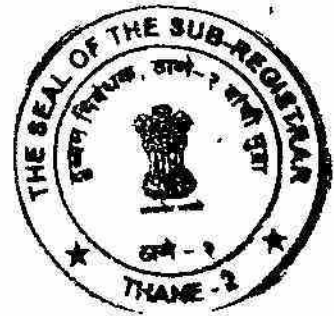


Signature of Customer: [Signature]
I certify that I have checked the value printed and the date is not false for anything stated in the document.

SPECIAL POWERS OF ATTORNEY.

To all to whom this presents shall come: We Mr. SUBBODHAR NAIR, Mrs. MADHURA SUBBODHAR NAIR and Mr. TEAL PRASAD of Mumbai, India inhabitant and Power of Attorney Holder for MACTECH CONSTRUCTION PRIVATE LIMITED. [LODKHA LAND DEVELOPERS PRIVATE LIMITED, LODKHA ESTATE PRIVATE LIMITED, (6) LODKHA CONSTRUCTION PRIVATE LIMITED, (5) LODKHA BUILDERS PRIVATE LIMITED, (6) APRIYANT PREMIERS PRIVATE LIMITED, (7) LODKHA RECREATES DEVELOPERS PRIVATE LIMITED, (8) LODKHA HOME DEVELOPERS PRIVATE LIMITED, (9) SARDOLIS PRIVATE LIMITED, (10) LODKHA BUILDCON PRIVATE LIMITED, (11) LODKHA NOVEL BUILDINGS PRIVATE LIMITED, (12) PALMANVATI MACOTECH PRIVATE LIMITED, (13) LODKHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED, (14) COWTOWN LAND DEVELOPERS PRIVATE LIMITED, (15) LODKHA CREWM BUILDING PRIVATE LIMITED, (16) LODKHA DWELLERS PRIVATE LIMITED, (17) LODKHA MOUNTAIN ESTATE PRIVATE LIMITED, (18) LODKHA DEVELOPERS LIMITED, (19) LODKHA PRIVATE ESTATE PRIVATE LIMITED, (20) GAJAJY PREMIERS PRIVATE LIMITED, (21) MAHAVAR BUILD ESTATE PRIVATE LIMITED, (22) MACTECH CONSTRUCTION PRIVATE LIMITED, (23) SHREENIVAS COTTON MILLS LTD., (24) RAJESH STANAND INDIA LIMITED, (25) SANTHOSHAR ENTERPRISES LIMITED, (26) LODKHA QUARTY, (27) LODKHA PRIVATE LIMITED, (27) LODKHA DEVELOPERS PRIVATE LIMITED, (28) LODKHA PRIMA BUILDING PRIVATE LIMITED, all of them Private Limited Companies registered under the Companies Act, 1956 and carrying the registered office at 218, Shah and Nihar, Dr. E. Mohan Road, Worli, Mumbai - 400 023 and also office at Lokha Pavilion, Apollo Mills Compound, N.M.I. Mill, Mahabaleshwar - 400 033 (hereinafter referred to as "the said Companies") and 3) M/S. LODKHA GROUP OF COMPANIES, 21/17, VIDYA KREYATI COLONY to us "the said Company" and 3) M/S. LODKHA LANDMARK ASSOCIATED ENTERPRISES, 3) M/S. SHREY SAMAYI, BRITANNIA, 4) M/S. PRADEP LADHAKAR, ASSOCIATED ENTERPRISES, Partnership Firm registered under the Partnership Act, 1932 and having its principal office at 218, Shah and Nihar, Dr. E. Mohan Road, Worli, Mumbai-400 018 and also office at Lokha Pavilion, Apollo Mills Compound, N.M.I. Mill, Mahabaleshwar-400 033 (hereinafter referred to as "the said Firm")

A
B
C



टनन-२
दस्तावेज नं. 3760 / 2094
307/396

सं. प्र. एच. नं. 0 (स.प्र. सं. 1)

अनु. 111, 112
सं. 113 पर.

ORIGINAL COPY (NON-TRANSFERABLE) **सं. प्र. एच. नं. 0 (स.प्र. सं. 1)**

बिना दस्तावेज की शर्त
WARRANT FOR PAYMENT TO GOVERNMENT

दस्तावेज नं. 3760
सं. प्र. एच. नं. 0 (स.प्र. सं. 1)

दस्तावेज नं. 3760
सं. प्र. एच. नं. 0 (स.प्र. सं. 1)

**SND GASTINGS
WHEATLS**

- (a) The Companies and Firms are engaged in the business of Real Estate and Property Development and in the course of its said business the said Companies and said Firms are constructing various buildings including Residential Flats/ Shops/ Bungalows in the said Buildings and for that purpose the said Companies and said Firms are entering into Agreements for Sale with prospective Purchasers.
- (b) We authorized vide Power of Attorney dated _____ To sign Agreements for Sale of Residential Flats/ Shops/ Bungalows and each other (premises as constituted attorney Holder of said Companies and said Firms and exercise powers and authorities for on behalf of the said Companies and said Firms.
- (c) In order to facilitate the registration before the office of Sub-Registrar of Mumbai and all other States of Maharashtra and for submitting the execution of the said Agreements for Sale, we therefore Desirous of appointing Mr. Pradip Garach, Mr. Babul Wanzidar, Mr. Ramesh Rawal, Mr. Pramod Kamble and Mr. Avil Palande the Attorney to act on Our behalf in the manner hereinafter appearing.

NOW KNOW YE ALL AND THESE PRESENTS WITNESS that We, Mr. SURESHCHANDRAN MAUR, MRS. MARISHA SUTARI, MRS. RUTUQA OAK AND MS. TEJAL ENGINEER of Mumbai, Indian Maharashtra and in my capacity as Power of Attorney holders of the said Companies and said Firms do hereby nominate, constitute and appoint (1) MR. PRADIP GARACH of Mumbai, Indian Maharashtra, residing at Gauridan Chawl, Room No.7, New Mill Road, Sandesh Chowk, Kurla (West), Mumbai-400 070, (2) MR. BABUL WANZIDAR of Mumbai, Indian Maharashtra, residing at Room No. 7, Adremita building, Chhatra Park, Sharanji Shastri Road, Dadar (West), Mumbai 400 028, (3) Mr. Ramesh Rawal of Mumbai, Indian Maharashtra, residing at Heeman Nagar, Pragal Nivhas Seven Singsh, Room No. 4, Madhvi Nagar, M.G. Road, Goregaon (West), Mumbai 400 090 (4) Mr. Pramod Kamble of Mumbai, Indian Maharashtra, residing at 8/25, Mata Kaushal Ambekar Nagar, Dr. E. Moseel Road, West, Mumbai - 400 033 and (5) Mr. Avil Palande of Mumbai, Indian Maharashtra, residing at A - 202 Chandresh Enclave, M.D. Nagar, Achole Road, Nallasopara (East), to be my true and lawful authorized Attorneys (hereinafter referred to as "the said Attorneys") Individually and severally to do all or any of the following acts, deeds, matters and things for the said Companies and said Firms and in the name and on behalf of the said Companies and said Firms that is to say:

1. To lodge for registration various Agreements for sale of Flats/ Shops/ Bungalows entered by US and behalf of the said Companies and said Firms with Sub-Registrar of Insurance at Mumbai and all other States of Maharashtra and to submit accorbon thereof on Our behalf for the said Companies and said Firms by any one of them.
2. We hereby specifically authorize the said Attorneys to execute and sign on my behalf and on behalf of the said Companies and said Firms all or any of the following acts, deeds, matters and things for the said Companies and said Firms on the premises on



रतन-२
3780/2094
903/9910

1. To do all or any other acts, deeds, matters and things for the purpose of effectually getting the said Agreements for Sale of Flats/Shops/Bungalows and such other premises registered with Sub-Registrar of Insurance at Mumbai and for all States of Maharashtra.
4. This Power of Attorney is not valid and subsisting till the same is revoked or cancelled by me and/or the aforesaid constituted attorneys remain in employment in one of the group Company and Firms and/or I consented to be constituted attorneys holder of the said Companies and said Firms.
5. AND we hereby agree to ratify and concur in capacity as Power of Attorney holders of the said Companies and said Firms whatever the said Attorneys shall do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF WE Mr. SURESHCHANDRAN MAUR, MRS. MARISHA SUTARI MRS. RUTUQA OAK and MS. TEJAL ENGINEER, Constituted Attorney holders of the said Companies and said Firms have put my hands to these presents on _____



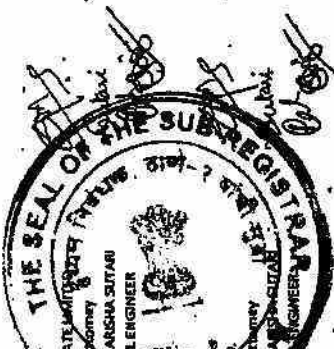
SIGNED SEALED AND DELIVERED BY and witnessed by and through its Constituted Attorney Mr. SURESHCHANDRAN MAUR, MRS. MARISHA SUTARI, MRS. RUTUQA OAK and MS. TEJAL ENGINEER in the presence of _____

SIGNED SEALED AND DELIVERED BY and witnessed by and through its Constituted Attorney Mr. SURESHCHANDRAN MAUR, MRS. MARISHA SUTARI, MRS. RUTUQA OAK and MS. TEJAL ENGINEER in the presence of _____

SIGNED SEALED AND DELIVERED BY and witnessed by and through its Constituted Attorney Mr. SURESHCHANDRAN MAUR, MRS. MARISHA SUTARI, MRS. RUTUQA OAK and MS. TEJAL ENGINEER in the presence of _____



कान-२
 १२०९
 १०४/११०



LODHA LAND DEVELOPERS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA ESTATE PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA CONSTRUCTION PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA BUILDERS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
ARHAMPT PRESANCES PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA PROPERTIES DEVELOPMENT PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____



SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA HOME DEVELOPERS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
SMARTCOPS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA BUILDCON PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA NOVEL BUILDINGS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
MAA PAKHAWATI BUILDTECH PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

SIGNED SEALED AND DELIVERED
 BY and witnessed
LODHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAR
 Mrs. RUTUJA OAK and Ms. TEJAL ENGINEER
 in the presence of _____

(Handwritten signatures and names of legal representatives for each company listed above)

[Handwritten signatures]

SIGNED SEALED AND DELIVERED
BY and with/named
LODHA DEVELOPERS LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

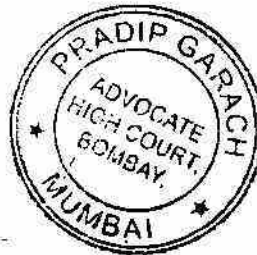
SIGNED SEALED AND DELIVERED
BY and with/named
LODHA PINNACLE BUILD TECH PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
GALAXY PBEIMISES PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
MAHAVIR BUILD ESTATE PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
NATIONAL STANDARD INDIA LTD
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
SANTHAGAR ENTERPRISES LTD
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...



[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

[Handwritten signatures]

SIGNED SEALED AND DELIVERED
BY and with/named
COWTOWN LAND DEVELOPMENT PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
LODHA CROWN BULWART PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
LODHA DWELLERS PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
LODHA IMPRESSION REAL ESTATE PRIVATE LIMITED
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named
SHREENIWAS COTTON MILLS LTD.
By and through its Constituted Attorney
MR. SURENDRAN NAIR, MRS. MARISHA SUTARI
MRS. RUTUJA OAK and MS. TEJAL ENGINEER
In the presence of ...

SIGNED SEALED AND DELIVERED
BY and with/named



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5752	2094
904/990	

जनन-२
 ३१६०/२०१५
 १०६/११५०

SIGNED SEALED AND DELIVERED
 BY and witnessed
 LODHA QUALITY BUILDERS
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -

SIGNED SEALED AND DELIVERED
 BY and witnessed
 LODHA PRIME BILD FARMS PRIVATE LIMITED
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -

SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. LODHA GROUP OF COMPANIES
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -

SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. VIVEK ENTERPRISES
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -

SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. SHREE SAMBATH ENTERPRISES
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -



SIGNED SEALED AND DELIVERED
 BY and witnessed
 M/S. PRAMIL LANDMARK ASSOCIATES
 By and through its Constituted Attorney
 Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER
 in the presence of -

Mr. SURENDRAN NAIR, MRS. MARISHA SUTAI
 MRS. RUTUJA OAK and MS. TEJAL ENGINEER

Signature and Photograph of Constituted Attorney

Dated this Day of

1. PANDHARI KESANWAR - P.R. Keshar

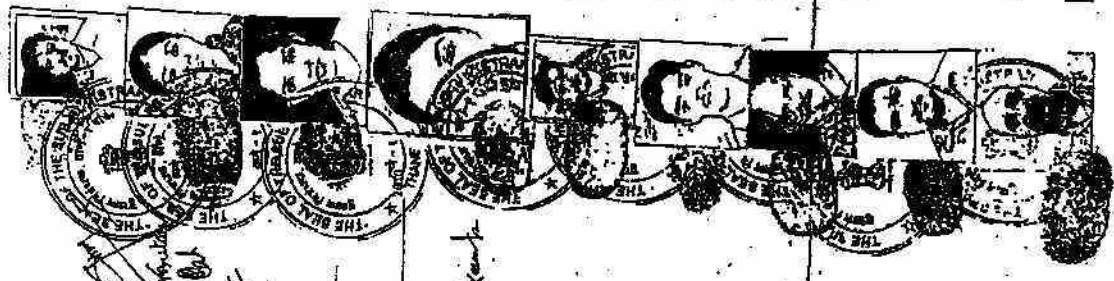
2. RAJAL WANDKAR

3. RAMESH BAWAL

4. PRANOD KAMBALE

5. ARI PALAURE

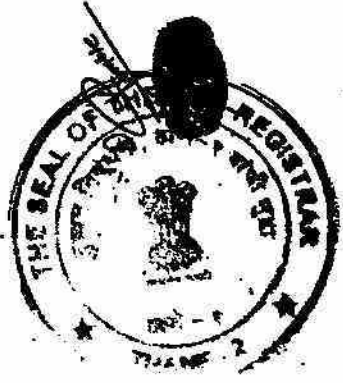
Witnesses
 (P. Keshar)
 (S. M. O. S.)



Power of attorney holder of-

- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- LOOHA DEVELOPERS PRIVATE LIMITED.
- LOOHA LAND DEVELOPERS PRIVATE LIMITED.
- LOOHA ESTATE PRIVATE LIMITED.
- LOOHA CONSTRUCTION PRIVATE LIMITED.
- LOOHA BUILDERS PRIVATE LIMITED.
- ABHAYT PREMIERS PRIVATE LIMITED.
- LOOHA PROPERTIES DEVELOPERS PRIVATE LIMITED.
- LOOHA HOME DEVELOPERS PRIVATE LIMITED.
- SWITOLS PRIVATE LIMITED.
- LOOHA BUILDCON PRIVATE LIMITED.
- LOOHA NOVEL BUILDERS PRIVATE LIMITED.
- MAA KAMAVATI BUILDTECH PRIVATE LIMITED.
- LOOHA HEALTHY CONSTRUCTION AND DEVELOPERS PRIVATE LIMITED.
- CONTOUR LAND DEVELOPMENT PRIVATE LIMITED.
- LOOHA COOHAN BUILDHART PRIVATE LIMITED.
- LOOHA IMPRESSION REAL ESTATE PRIVATE LIMITED.
- SHREERAM COTTON MILLS LTD.
- LOOHA DEVELOPERS PRIVATE LIMITED.
- LOOHA PRINACLE BUILD TECH PRIVATE LIMITED.
- LOOHA PREMIERS PRIVATE LIMITED.
- GALAXY BUILD ESTATE DEVELOPERS PRIVATE LIMITED.
- MACROTECH CONSTRUCTION PRIVATE LIMITED.
- NATIONAL STANDARD INDIA LIMITED.
- SANTHIMMAK BUILDERS PRIVATE LIMITED.
- LOOHA QUALITY BUILDHART PRIVATE LIMITED.
- LOOHA PRIMA BUILD HART PRIVATE LIMITED.
- MPL-LOOHA GROUP OF COMPANIES and Inman LOOHA PALAZZO
- M/S. VIVEK BROTHERS
- M/S. SHREE SAMARTH ENTERPRISES
- M/S. PUNNIK LAKSHMI ASSOCIATES

0



7-2
9/10/2016
9/10/2016

९) *Amalakar*

७५९/२०१०

सदर मुखत्यार पदा भाज दि २३/१२/२०१० रोजी



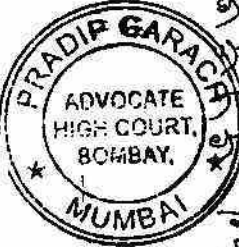
- १) मे. प्रो. कि. लंडनार्क असे सिव्हेसु सर्वे
- २) श्री. सुरेन्द्र नाथर सजात याद सुवर्ष
- ३) श्री. मदीबा सुतारी स्वसात याद सुवर्ष
- ४) श्री. अमिताभ सुतारी स्वसात याद सुवर्ष
- ५) श्री. तेजल बेजिगिर स्वसात याद सुवर्ष
- ६) श्री. गणेश वि. वेणार याद सुवर्ष
- ७) श्री. मंढरी केशकर स्वसात याद सुवर्ष
- ८) श्री. ब्रह्म वडेकर स्वसात याद सुवर्ष
- ९) श्री. नैमबा स्वसात याद सुवर्ष
- १०) श्री. प्रमोद कोवडे स्वसात याद सुवर्ष
- ११) श्री. अजित पालाडे स्वसात याद सुवर्ष
- १२) श्री. न. पु. न. नि. देगार यादी माह्या
- १३) श्री. सही कडक दिने व त्यांच्या जोडीची
- १४) श्री. प्रमोद पवार स्वसात याद सुवर्ष
- १५) श्री. श्री. बेबा मोरे स्वसात याद सुवर्ष हे खात्री
- १६) सधेवितान



Signature



Signature




सह दुय्यम निबंधक ठाने क्र २
 सदर मुखत्यार पदा मध्ये १३/१० पाठे
 स्वाक्षर्या नादी.

Signature
 सह दुय्यम निबंधक ठाने क्र २

ट न न - २
 मस्ता क्र ६२ / २०१५
 ७०८ / १११३

आयकर विभाग
 INDIRA RADHESHWAR SINGH
 RADHESHWAR SUMANTH SINGH
 1969
 Account Number
 AHPS9978F



High



In case this card is lost / found kindly inform / return to Income Tax PAN Services Unit, UPTISU, Plot No. 3, Sector 11, CBD Belapur, Navi Mumbai - 400 614.

इस कार्ड के खोने/पाने पर कृपया सूचित करें/लीटाएं :
 आयकर प्रेम, सेवा भवन, प्लॉट नं. 3, सेक्टर 11, CBD बेलपुर, नवी मुंबई-400 614

रज न-२
 दिनांक ०५/१२/२०१५
 १०९/११७



भारत निवडणूक आयोग
 आइडेंटिफिकेशन कार्ड
 ELECTION COMMISSION OF INDIA
 IDENTITY CARD
 RIW3029618



नाम : शैलेश सुरेश मोरे
 ELECTOR'S NAME : Shallesh Suresh More
 पिता/वैवाहिक नाव : सुरेश मोरे
 FATHER'S NAME : Suresh More
 लिंग / Sex : पुरुष / Male
 जन्म तारीख / DATE OF BIRTH : XXXX/1990

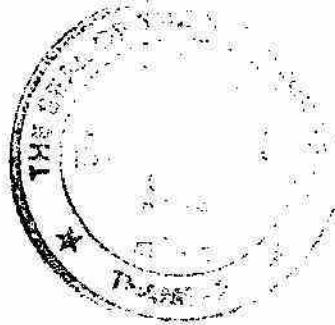


पत्ता : १०३, गुणपाल वाडी, विठ्ठल गणपती मंदिरा
 वाडी वंगल
 नांदेडो जिल्हा
 नि.स.सं. २६५४४
 Address : 103, Gunpal Wadi, Vitthal Ganapati Mandir
 Wadgaon, Nanded Dist. MS-431 265

TEHSIL Khed
 DISTRICT Nanded (M.H.)-415840

Date : 28/7/90
 28/7/90
 [Signature]
 Regional Signature of the
 Electoral Registration Officer
 for 263 Dapoli Constituency

पुढील बदलण्याबाबतचा बदलित पत्रकार्य अर्जात आपले नाव उल्लेख करून
 परतवाहक याच अर्जात या कार्डसोबत
 प्रत्येक वेळीच देऊन घ्यावे.
 In case of change in address, mention this card No. in
 the relevant form for including your name in the roll at
 the changed address and to obtain the card with same
 number 263/129/31



ट न न - २
 वस्त क्रमांक ११६९२०९५
 ११३/११०

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER

AAAPS6919G



नाम / NAME
RADHESHWAR SINGH

पिता का नाम / FATHER'S NAME
SUMANT SINGH

जन्म तिथि / DATE OF BIRTH
05-02-1936

हस्ताक्षर / SIGNATURE

Radheshwar Singh

आयकर निदेशक (प्रणालि)
DIRECTOR OF INCOME TAX (SYSTEMS)

Radheshwar Singh



इस कार्ड को खो / गिरा जाने पर कृपया जारी करने वाले
प्रधिकारी को सूचित / वापस कर दें
आयकर निदेशक (प्रणालि)
ए. आर. ए. सेंटर, भूखण्ड
ई-2, जहंदवाल एक्सटेंशन
नई दिल्ली - 110 055



In case this card is lost/found, kindly inform/return to
the issuing authority :
Director of Income Tax (Systems)
ARA Centre, Ground Floor
E-2, Jhandewalan Extn.
New Delhi - 110 055

एनएन-२
५१६९/२०१५
१११/११७

Summary1 (GoshwaraBhag-1)

74/3560

शनिवार, 04 एप्रिल 2015 9:26

म.पू.

दस्त गोश्वारा भाग-1

टनन2

795/990

दस्त क्रमांक: 3560/2015

दस्त क्रमांक: टनन2 /3560/2015

बाजार मुल्य: रु. 65,94,000/- मोबदला: रु. 1,15,17,390/-

भरलेले मुद्रांक शुल्क: रु.6,91,500/-

दु. नि. सह. दु. नि. टनन2 यांचे कार्यालयात

पावती:5409

पावती दिनांक:

अ. क्र. 3560 वर दि.04-04-2015

04/04/2015

रोजी 9:18 म.पू. वा. हजर केला.

सादरकरणाचे नाव: इंदिरा सिंह - -

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

2340.00

पृष्ठांची संख्या: 117

दस्त हजर करणाऱ्याची सही:

एकुण: 32340.00

Joint Sub Registrar Thane 2

Joint Sub Registrar Thane 2

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 04 / 2015 09 : 18 : 04 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 04 / 04 / 2015 09 : 18 : 55 AM ची वेळ: (फी)

- प्रतिज्ञा पत्र -

सदर दस्तऐवज नोंदणी करणाऱ्या १९०८ नियम १९६१ अंतर्गत वस्तुदीनुसार नोंदणीस दखल देण्या जाई. दस्तामधील संपूर्ण मजकूर निष्पादक व्यक्ती/राश्ट्रीय व मोबत जोडलेले कागदपत्रे दस्ताची सत्यता कायदेशीर बाबीं वरील पारितोष निष्पादक व्यक्ती संपूर्णपणे जबाबदार आहेत. कोणता सदर दस्तांतरण दस्तांमुळे राज्यशासन/केंद्रशासन यांच्या कोणताही कायदा/नियम/परिपत्रक यांचे उल्लंघन होत नाही.

सिद्धुन वैजाने सही

P.R. Kesari

सिद्धुन वैजाने सही



Summary-2(दस्त गोषवारा भाग - २)



04/04/2015 9 36:29 AM

दस्त गोषवारा भाग-2

टनन2 998/990
दस्त क्रमांक:3560/2015

दस्त क्रमांक :टनन2/3560/2015

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:इंदिरा सिंह - - पत्ता:प्लॉट नं: ए-६, माळा नं: - इमारतीचे नाव: पार्कब्रे सोसायटी सीएसटी रोड, ब्लॉक नं: कलिना सांताक्रुझ पूर्व मुंबई, रोड नं: - पॅन नंबर:AHHPS9978F	लिहून देणार वय :-45 स्वाक्षरी:- <i>[Signature]</i>		
2	नाव:लोढा डेव्हलपर्स प्रा .लि. तर्फे कु .मु. सुरेन्द्रन नायर तर्फे कु. मु. पंढरी केसरकर पत्ता:प्लॉट नं: 216, माळा नं: - इमारतीचे नाव: शाह आणि नाहर इंड.इस्टेट, ब्लॉक नं: वरळी,मुंबई, रोड नं: डॉ.ई.मोझेस रोड, .. पॅन नंबर:AAACL1490J	लिहून देणार वय :-43 स्वाक्षरी:- <i>[Signature]</i>		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ:04 / 04 / 2015 09 : 26 : 25 AM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:शैलेश सुरेश मोरे - - वय:26 पत्ता:तलावपाळी ठाणे प पिन कोड:400607	<i>[Signature]</i> स्वाक्षरी		
2	नाव:राधेश्वर सिंह - - वय:79 पत्ता:सांताक्रुझ सु0 पिन कोड:400098	<i>[Signature]</i> स्वाक्षरी		

शिक्षा क्र.4 ची वेळ:04 / 04 / 2015 09 : 28 : 59 AM

शिक्षा क्र.5 ची वेळ:04 / 04 / 2015 09 : 29 : 19 AM

Joint Sub Registrar Thane 2

EPayment Deta



sr. Epayment Number

Deferment Number

Summary-2(दस्त गोषवारा भाग - २)

1 MH006696663201415S

0000017323201516

3560 /2015

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2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to feedback.isarita@gmail.com

पुस्तक क्रमांक
३५६० रुमांकावर नोंदला



प्रमाणित करणेत येते की या दस्तानाचे
एकूण ३९५ पाने आहेत

सह. दुय्यम निबंधक, ठाणे क्र.२
तारीख माहे सन २०१५

दुय्यम निबंधक, ठाणे क्र.२

दस्तान - २
दस्तान क्रमांक ३५६०/२०१५
९९५/९९५