

CHALLAN  
MTR Form Number-6

DEFACED FOR RS: 6705000.00

MH0036002214		AMOUNT		30/10/2014		30/10/2014-19:55:56		25.1	
Deface Number: 201415		6705000.00		13/11/2014		30/10/2014-19:55:56		25.1	
Inspection No. 2311594201415 Deface Number: 201415 Amount: 6705000.00 Date: 13/11/2014 Time: 30/10/2014-19:55:56				USER: TOR186(BDR1)					
Sale of Non Judicial Stamps SoS Mumbai only Amt. in words: Sixty Seven Lakh Five Thousand Rupees Only				Payer Details					
Office Name: BDR1_JT SUB REGISTRAR ANDHERI NO 1 Location: MUMBAI				PAN No. (If Applicable)		Full Name: DIPTI BUILDERS UNIVERSAL PVT L TD			
Account Head Details 2014-2015 One Time Part of NonJudicial Stamp				Amount In Rs. 6705000.00		Flat/Block No. Premises/Building Road/Street Area/Locality Town/City/District PIN		CTS No. 2542 VILLAGE MAJAS GOGESHWARA EAST MUMBAI PIN: 400023	
								PAN2--PN=CHOUDHARY GARMENTS-CA=	
				Amount In 6705000.00		Words Sixty Seven Lakh Five Thousand Rupees Only			
Payment Details BANK OF BARODA				FOR USE IN RECEIVING BANK					
Cheque-DD Details				Bank CIN 02003942014103001001		REF No. 26510857			
Cheque/DD No.				Date 30/10/2014-19:55:56		Bank-Branch BANK OF BARODA			
Name of Bank Signature Not Verified				Scroll No., Date 1, 31/10/2014		Name of Branch Digitally signed by PRAKASH N. CHAVAN Date: 2014.10.31 12:11:58 IST Reason: Secure Document Location: India			

5636

29

**CHALLAN**  
MTR Form Number-6

**DEFACED FOR RS:30000.00**

IGR486(BDR1) USER 30/10/2014-20:05:30 25.1	
Deface Number 0002311592201415 (Amt.in words:Thirty Thousand Rupees Only)	Amount 30000.00 3/11/2014
Inspector BDR1_JT SUB REGISTRAR ANDHERI NO 1 MUMBAI 14-2005 One Time	Payer Details PAN No. (If Applicable) Full Name DIPTI BUILDERS UNIVERSAL PVT L TD Flat/Block No. CTS NO 79 A 2 VILLAGE MAJAS Premises/Building Road/Street 1922.03 Area/Locality JOGESHWARI EAST MUMBAI Town/City/District PIN 4 0 0 0 6 0 PAN2--PN=CHOUDHARY GARMENTS-CA=
Account Head Details Amount In Rs. 30000.00	Amount In Words Thirty Thousand Rupees Only 30000.00
Bank Details BANK OF BARODA	FOR USE IN RECEIVING BANK Bank CIN REF No. 02003942014103100002 26510998 Date 30/10/2014-20:05:30 Bank-Branch BANK OF BARODA Scroll No. , Date 1 , 01/11/2014
Cheque-DD Details Signature Not Verified Digitally signed by PRAKASH NAYAK CHAVAN Date: 2014.11.13 12:10:25 IST Secure Document Mumbai, India	



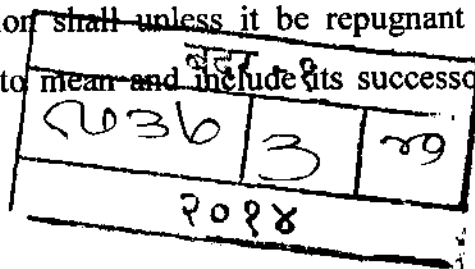
Handwritten text: 2036 2 79



DEED OF CONVEYANCE AND TRANSFER

*Handwritten:* Kamal Choudhary  
*Handwritten:* SC

THIS INDENTURE made at Mumbai this 31<sup>st</sup> day of OCTOBER 2014 between **CHOUDHARY GARMENTS** a firm registered under no BA 50639 under the Indian Partnership Act 1932 through their present partners (1) Kamal Kumar Choudhary and (2) Sumitradevi Kamal Choudhary having their principal office at B-15 Veera Desai Road Andheri (West) Mumbai 400 053 hereinafter referred to as the 'Transferors' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the partners for the time being of the said firm their survivors or survivor and the heirs executors and administrators of such last survivor) of the one part and **DIPTI BUILDERS UNIVERSAL PRIVATE LIMITED** a limited liability company registered under the Companies Act 1956 under no U70102MH2010PTC202459 having its registered office at 1 Hendre Castle Gokhale Road North Dadar (West) Mumbai 400 028 hereinafter referred to as the 'Transferee' (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the other part

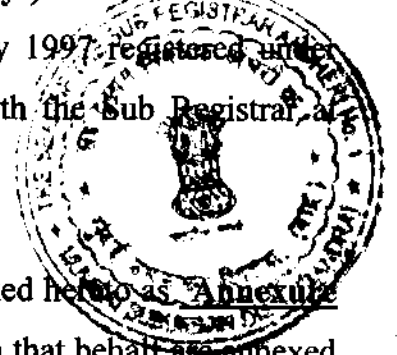




बदर - १		
036	8	09
२०१४		

**WHEREAS**

a The Transferors are seized and possessed entitled to the plot of land bearing No 3A situate at Subhash Road Jogeshwari (East) Mumbai 400 060 within the limits of Greater Mumbai in the revenue village of Majas taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban formerly bearing Survey no 71(part) and Survey no 72 Hissa No 5(part) and now bearing CTS No 79A/2 admeasuring 1,922.03 sq mts on physical measurement and admeasuring 1,910 sq mts as per the City Survey Records shown by red colour outline on the plan thereof hereto annexed as 'Annexure 1' more particularly described in the Schedule hereunder written and assessed to municipal taxes under 'K(East)' Ward No 4336(6A)/11/OB and Street No 79A/2 Jogeshwari (East) (hereinafter referred to as the 'Property') under the Deed of Conveyance cum Assignment dated 30<sup>th</sup> January 1997 registered under No BBJ/1356 of 1997 on 5<sup>th</sup> August 1997 with the Sub Registrar, Mumbai;



b The Property Register Card in that behalf is annexed hereto as 'Annexure 2'. The Municipal Assessment/Property tax bills in that behalf are annexed hereto as 'Annexure 3';

c It was mutually agreed by and between the parties hereto that the Transferors shall assign and transfer and the Transferee shall acquire from the Transferors their right title and interest in the said Property for the lump sum consideration of Rs 13,41,00,000/- (Rupees Thirteen Crores Forty One Lacs Only) and upon the terms and conditions mutually agreed upon;

बदल - १		
२०३६	५	००
२०१४		

d The part consideration of Rs.11,16,59,000/- (Rupees Eleven Crores Sixteen Lacs Fifty Nine Thousand Only) has been paid by the Transferee to the Transferors prior to the execution hereof. The further part consideration of Rs.2,11,00,000/- (Rupees Two Crores Eleven Lacs only) has been paid by the Transferee to the Transferors on execution hereof.

Subject to realization of cheques.

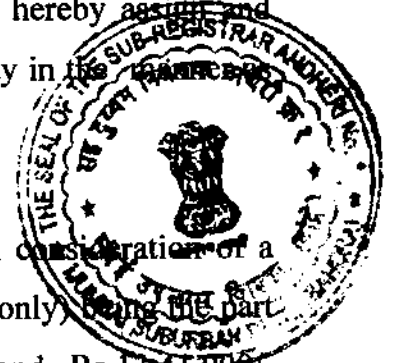
*[Handwritten signature]*  
SC



5036	E	09
------	---	----

The sum of Rs.13,41,000/- (Rupees Thirteen Lacs Forty One Thousand Only) being 1% of the total consideration has been paid by the Transferees directly to the Income Tax Department as Tax Deducted at Source (TDS) under section 194-IA of the Income Tax Act 1961. Such deduction and payment to the Income Tax Department as aforesaid shall be deemed as payment of part consideration under this Indenture. Hence the Transferee has paid/deemed to have paid the full consideration to the Transferors;

e At the request of the Transferee, the Transferors do hereby assign and transfer their right title and interest in the said Property in the hereinafter appearing:



**NOW THIS INDENTURE WITNESSETH** that in consideration of a sum of Rs.2,11,00,000/- (Rupees Two Crores Eleven Lacs only) consideration paid to the Transferors on execution hereof and Rs.13,41,000/- (Rupees Thirteen Lacs Forty One Thousand Only) being 1% TDS under section 194-IA of the Income Tax Act 1961 paid directly to the Income Tax Department, which alongwith a sum of Rs.11,16,59,000/- (Rupees Eleven Crores Sixteen Lacs Fifty Nine Thousand Only) paid prior to the execution hereof in aggregate amounts to **Rs 13,41,00,000/- (Rupees Thirteen Crores Forty One Lacs only)** being the full consideration paid by the Transferee to the Transferors (the payment and receipt whereof the Transferors do hereby admit and acknowledge and of and from the same and every part thereof do hereby forever acquit release and discharge the Transferee forever) **THE** Transferors do hereby grant transfer assure and assign **UNTO** the Transferee forever their right title and interest in the plot of land bearing No 3A situate at Subhash Road Jogeshwari (East) Mumbai 400 060 within the limits of Greater Mumbai in the revenue village of Majas taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban formerly bearing Survey no 71(part) and Survey no 72 Hissa No 5(part) and now bearing CTS No 79A/2 admeasuring 1,922.03 sq mts on physical measurement and admeasuring 1,910 sq mts as per the City Survey Records shown by red colour outline on the plan thereof hereto annexed as **'Annexure 1'** more particularly described in the Schedule hereunder written and assessed to municipal taxes under 'K(East)' Ward No 4336(6A)/11/0B and Street

5036  
2028

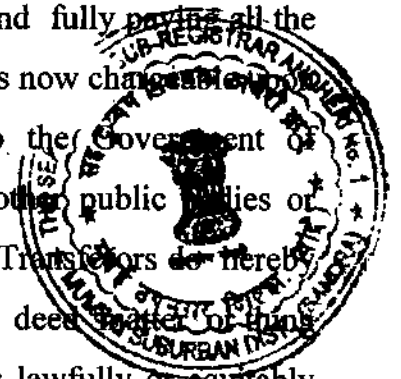
*[Handwritten signature]*  
SC



बदर - १		
९०३६	८	३७
२०१४		



No 79A/2 Jogeshwari (East) (hereinafter referred to as the 'Property') under the Deed of Conveyance cum Assignment dated 30<sup>th</sup> January 1997 or otherwise free from all encumbrances **TOGETHER WITH** the rights to use the common passages areas compounds drains lights liberties whatsoever to the said Property or any part thereof belonging or anywise appertaining to or with the same or every part thereof now or at anytime hereinbefore usually held used occupied or enjoyed therewith or reputed or known as part or member thereof or to belong or be appurtenant thereto and **ALSO TOGETHER WITH ALL** other deeds documents writings vouchers and other evidences of title exclusively relating to the said Property or any part thereof **AND ALL** the estate right title interest use inheritance property possession benefit claim and demand whatsoever at law and in equity of the Transferors into out of or upon the said Property or any part thereof **TO HAVE AND TO HOLD** the said Property hereby transferred and assigned or intended or expressed so to be with its and every of its rights members and appurtenances **UNTO AND TO THE USE** and benefit of the Transferee forever **SUBJECT TO** the Transferee duly and fully paying all the proportionate rents rates taxes assessments dues and duties now chargeable on the same or which may hereafter become payable to the Government of Maharashtra or the Municipal Authorities or to any other public bodies or authorities in respect thereof by the Transferee **AND** the Transferors do hereby covenant with the Transferee that notwithstanding any act deed matter or thing whatsoever by the Transferors or any person or persons lawfully or equitably claiming by from through under or in trust for them have made done committed omitted or knowingly suffered to the contrary or being party or privy to any act deed matter or thing whereby the Transferors are prevented from assigning and transferring their right title and interest in the said Property to the Transferee in the manner as aforesaid or whereby the same or any part thereof are in can or may be charged encumbered or prejudicially affected in estate title or otherwise howsoever **AND** the Transferors now have in themselves good right full power and absolute authority to grant assure transfer or assign the said Property unto and to the use of the Transferee **AND THAT** it shall be lawful for the Transferee from time to time and at all times hereafter peaceably and quietly to hold enter upon have occupy possess and enjoy the said Property and to receive the rents issues and profits thereof and every part thereof to and for its own use and benefit without any suit eviction ~~interruption~~ claim or demand



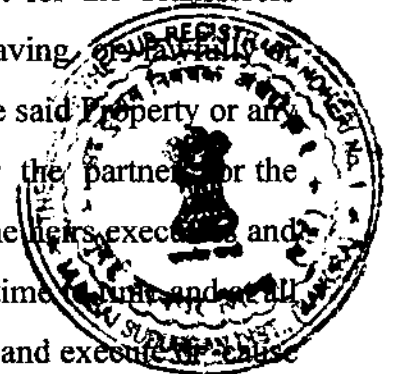
SC:  
d.  
*[Handwritten signature]*

2036		
e	7	
2028		



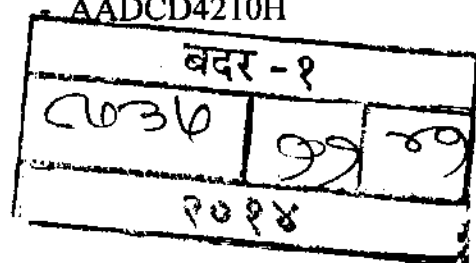
बंदी - १		
८०३६	१०७९	
२०१४		

whatsoever from or by the Transferors or their partners for the time being of the said firm their survivors or survivor and the heirs executors and administrators of such last survivor or from or by any person or persons lawfully or equitably claiming or to claim by from under or in trust for the Transferors **AND THAT** free and clear and freely and clearly and absolutely acquitted exonerated released and forever discharged or otherwise by the Transferors well and sufficiently saved defended and kept harmless and indemnified of from and against all former and other estates right title interest claim charges and encumbrances whatsoever either already or to be hereafter made done executed occasioned or suffered by the Transferee or by any other person or persons lawfully or equitably claiming by from under or in trust for the Transferors **AND FURTHER** that the Transferors and all persons having equitably claiming any estate or interest whatsoever in the said Property or any part thereof by from under or in trust for the Transferors or the partner for the time being of the said firm their survivors or survivor and the heirs executors and administrators of such last survivor shall and will from time to time and at all times hereafter at the request and cost of the Transferee do and execute or cause to be done and executed all such further and other lawful and reasonable acts deeds matters things and assurances whatsoever for the better and more perfectly and absolutely granting and assuring the said Property hereby granted unto and to the use and benefit of the Transferee as shall or may be reasonably required by the Transferee or its counsel in law **AND FURTHER THAT** as per the provisions of sec 194-IA of the Income Tax Act 1961, the Transferee will be bound and liable to deduct a sum of 1% (one percentum only) out of the consideration as and by way of Tax Deducted at Source **AND** the tax so deducted shall be deposited with the Income Tax Department and the Transferee shall provide to the Transferors the authenticated copies of the challan of payment of such tax and their TAN Card/communication.



The Income Tax Permanent Account Numbers of the parties hereto are as under:

- |   |              |               |
|---|--------------|---------------|
| 1 Choudhary Garments                          | - Transferor | - AA AFC1385L |
| 2 Dipti Builders Universal<br>Private Limited | - Transferee | - AA DCD4210H |



SC  
X.  
*[Signature]*

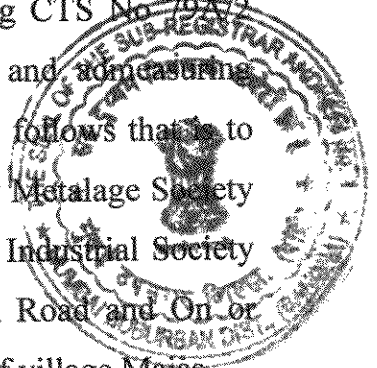


2036		
2	89	
2036		

**THE SCHEDULE HEREINABOVE REFERRED TO:**

(Description of the Property)

ALL THAT piece or parcel of Plot of land bearing No 3A situate at Subhash Road Jogeshwari (East) Mumbai 400 060 within the limits of Greater Mumbai in the revenue village of Majas taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban formerly bearing Survey no 71(part) and Survey no 72 Hissa No 5(part) and now bearing CTS No 79A/2 admeasuring 1,922.03 sq mts as per physical measurement and ~~admeasuring~~ 1,910 sq mts as per the City Survey Records and bounded as follows that is to say: On or towards North by Common Approach Road to New Metalage Society CTS 79A/1 On or towards South by Approach Road to Prem Industrial Society CTS 79B On or towards West by 13.40 mtrs wide Subhash Road and On or towards East by New Metalage Industrial Society CTS 79A/1 of village Majas.



SIGNED SEALED AND DELIVERED )  
BY THE withinnamed 'Transferors' )  
Choudhary Garments through their )  
present partners (1) Kamal Kumar )  
Choudhary and (2) Sumitradevi Kamal )  
Choudhary )

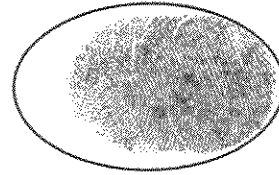
*Handwritten signature*

**Signature  
For Choudhary Garments**

**Photograph**

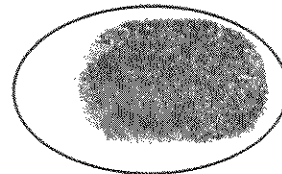
**Thumb Impression**

*Handwritten signature of Kamal Kumar Choudhary*  
(Kamal Kumar Choudhary)  
**Present Partner**



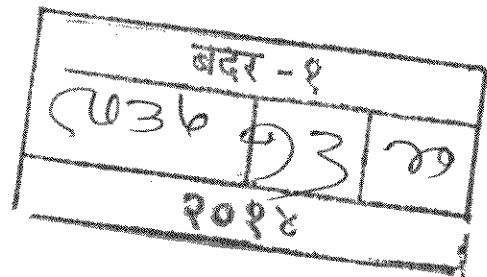
**For Choudhary Garments**

*Handwritten signature of Sumitradevi Kamal Choudhary*  
(Sumitradevi Kamal Choudhary)  
**Present Partner**



in the presence of .....

1. *Pratimul Jadhav*
2. *Vijay Rathod*





बिंदू - १		
036	78	29
२०१४		

SIGNED SEALED AND DELIVERED )  
 BY the withinnamed 'Transferee' )  
**Dipti Builders Universal Private** )  
**Limited** through its director **Mr** )  
**Ramesh kalyanji Shah** Authorized by )  
 the resolution passed at the meeting of )  
 its Board of Directors held on 15th Oct )  
 2014 in the presence of )

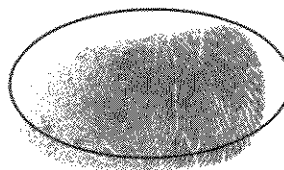
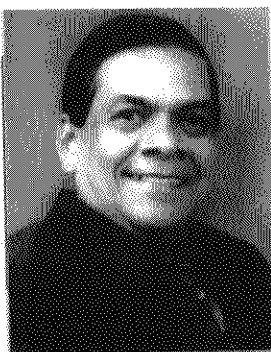
*Ramesh*

**Signature**

**Photograph**

**Thumb Impression**

For Dipti Builders Universal  
 Private Limited



*Ramesh*

(Ramesh Kalyanji Shah)  
 Director

in the presence of .....

1. *Prithviraj Jadhav*
2. *Vijay Keshavnath*



बदर - १		
८७३४	१५	४९
२०१४		



बदर - १		
५७३६	१६	७९
२०१४		



## RECEIPT

**RECEIVED** of and from the withinnamed Transferee an amount aggregating to Rs.13,41,00,000/- (Rupees thirteen crores forty one lacs only) being the full consideration paid by the Transferee to us/on our behalf as mentioned hereunder:

Sr No	Date	Particulars	Amount (in Rs.)
1	02-04-2014	RTGS NO : - HDFCH14092982466	1,00,00,000
2	29-05-2014	RTGS NO :- HDFCR52014052950147665	50,00,000
3	30-05-2014	RTGS NO :- HDFCR52014053050193085	50,00,000
4	31-05-2014	RTGS NO :- HDFCR52014053150241854	50,00,000
5	02-06-2014	RTGS NO :- HDFCR52014060250273749	50,00,000
6	23-07-2014	RTGS NO :- HDFCR52014072352077685	50,00,000
7	31-07-2014	RTGS NO :- HDFCR52014073152327637	50,00,000
8	12-08-2014	CHQ NO :- 001047 HDFC BANK LTD	1,00,00,000
9	25-08-2014	RTGS NO :- HDFCR52014082553133057	1,00,00,000
10	05-09-2014	NEFT NO :- N248140032296672	50,00,000
11	15-09-2014	CHQ NO :- 001212 HDFC BANK LTD	50,00,000
12	26-09-2014	RTGS NO :- HDFCR52014092654287910	2,30,00,000
13	22-10-2014	RTGS NO :- HDFCR8201412255208754	1,00,00,000
14	28-10-2014	RTGS NO :- HDFCR5201402855338937	50,00,000
15	30-10-2014	RTGS NO :- HDFCR52014103055435593	36,59,000
16	30-10-2014	1% TDS PAID TO INCOME TAX DEPT	13,41,000
17	31-10-2014	CHQ NO :- 001399 HDFC BANK LTD	50,00,000
18	31-10-2014	CHQ NO :- 001400 HDFC BANK LTD	50,00,000
19	31-10-2014	CHQ NO :- 001398 HDFC BANK LTD	60,00,000
20	31-10-2014	CHQ NO :- 001401 HDFC BANK LTD	51,00,000
<b>TOTAL</b>			<b>13,41,00,000</b>

(Rupees Thirteen Crores Forty One Lacs only)

WE SAY RECEIVED

For Choudhary Garments

*[Handwritten Signature]*

*[Handwritten Signature]*

1. Kamal Kumar Choudhary

2. Sumitradevi Kamal Choudhary

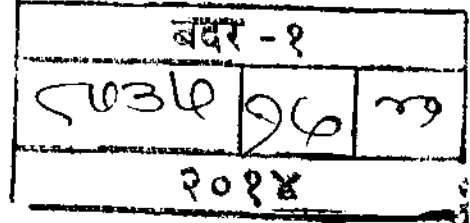
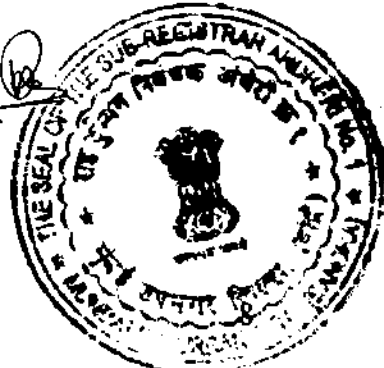
Present Partners

TRANSFERORS

WITNESSES:

1. *[Handwritten Signature]*

2. *[Handwritten Signature]*





बंदा - १		
५०३६	१८३	३
२०१४		

# मालमत्ता पत्रक

Annex-2

विभाग/मोजे -- मजास भाग-२

तालुका/न.भू.मा.का. -- न.भू.अ.अंधेरी

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भूमापन क्रमांक / फा. प्लॉ. नं.	शिफ्ट नंबर	प्लॉट नंबर	क्षेत्र चौ.मी.	धारणाधिकार	शासनाला दिलेल्या अकररपोचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपसणीची नियत वेळ)
------------------------------------	------------	------------	----------------	------------	---

७९/अ/२

१९१०.००

सी

सुविधाधिकार

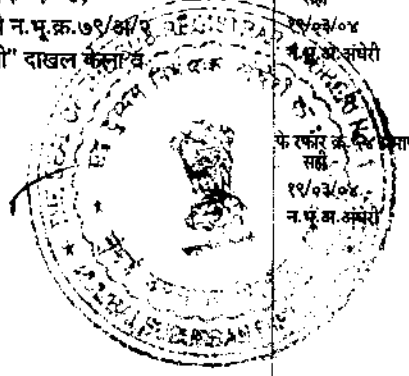
हक्काचा मूळ धारक वर्ष

पट्टेदार

इतर भार

इतर शेर

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
१९/०३/२००४	मा.जिल्हाधिकारी मु.उप.नगर जिल्हा यांचे कडील आदेश क्र.सी/कार्या.३क/पो.वि.एस आर अ ३८१ दि.१५/०१/०४, मोरन.६/८३/०४ व इकडील आदेश क्र.नभूअ अंधेरी/माजास/न.भू.क्र.७९ अ/०४ दि.१९/०३/०४ अन्वये न.भू.क्र.७९ अ/०४ ची १९१०.०० चौ.मी. क्षेत्राची नविन मिळकत पत्रिका उघडून सत्ता प्रकार मूळ मिळकत पत्रिके प्रमाणे "सी" दाखल केली व मूळ मिळकत पत्रिके वरील दि.३०/५/०३ ची नोंद दाखल केली.			फेरफार क्र.५४ प्रमाणे सही - १९/०३/०४ न.भू.अ.अंधेरी
३०/०५/२००३	खरेदीने स्व.धा. मा.स.दु.निबंधक मुंबई यांचे कडील नों.द.क्र. बबज-१३५६/१७ दि.५/८/९७ चे डीड ऑफ कन्व्हेअन्स कम असा इमेंट व सुची क्र. II ची मूळ प्रत व कार्यालयीन आदेश क्र.न.भू.अ.अं/माजास/फे.फा.नं.३० वेसावा दि.३०/५/०३ अन्वये धारक सदरी नांव दाखल केले.		धारक मे.चीधरी गारमेट्स सेत्र १९२२.०३ चौमी	फेरफार क्र. १९ प्रमाणे सही - १९/०३/०४ न.भू.अ.अंधेरी



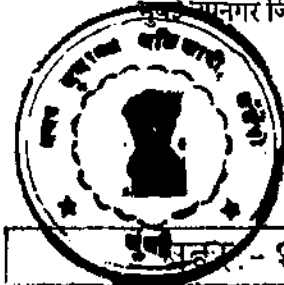
तपासणी करणारा -

खरी नक्कल -

न.भू.अ.अंधेरी

मुंबई उपनगर जिल्हा

अर्ज क्रमांक.....१०२.....	एकूण नोंदी.....३.....
अर्ज स्वीकारल्याची तारीख.....०१.०१.११.....	नक्कल शुल्क.....६०१.....
नक्कल तयार केलेली तारीख.....०१.०१.११.....	आवक शुल्क.....२५०.....
नक्कल दिलेली तारीख.....०१.०१.११.....	एकूण शुल्क.....६५१.....
नक्कल तयार करणारा.....	
नक्कल तपासणी करणारा.....	



मुंबई उपनगर जिल्हा
००३७९९७९
खरी नक्कल

प्रमुख लिपिक

नगर भूमापन अधिकारी अंधेरी

नगर भूमापन अधिकारी अंधेरी.



2036	20	29
20 8 X		

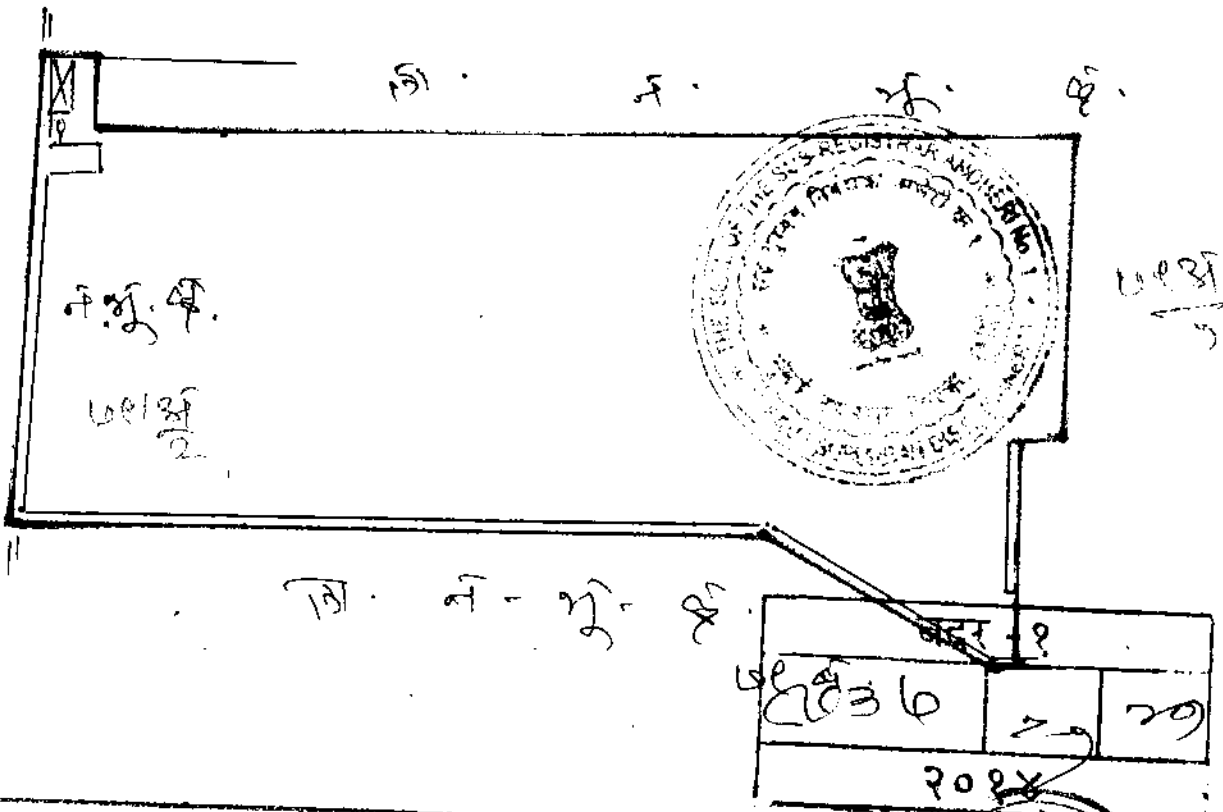
सदरणी तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो, तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो.

अर्ज क्र. 2954

अर्जदार: विजय राणे  
गंज दि. 28/9/98 करारचो सोजे. नजारा  
ता. कोरगे येथील रु. विमान पार्क क्र. 92  
मजिद सिद्दीक. 66/3/2  
ची नकाशाची तयारी करून घेवळ करार केलेची नक्कल.

सदरणी तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो, तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो.

सदरणी तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो, तल्ल्याचें सवळ करार शुभापवळो नेणेचो कराराची परिस्थिती दर्शवितो.



अर्ज क्र. 2954	सु.क्र. 9
गंज दि. 28/9/98	करार 40=00
ता. कोरगे येथील रु. विमान पार्क क्र. 92	करार शुल्क: 4200
मजिद सिद्दीक. 66/3/2	एकूण शुल्क: 44200
नकाशा तयारी करणारा:	
नक्कल तपासणी करणारा:	



खरी नक्कल

करार शुल्क अधिकारी  
अधिसू.

SCA  
1:50



2036	2229
2028	



# MUNICIPAL CORPORATION OF GREATER MUMBAI

Office of the  
Chief Engineer (Development Plan)  
Municipal Head Office  
4th Floor, Extn. Building  
Mahapalika Marg, Fort  
Mumbai - 400 001

To  
SHRI VIJAY D.KSHATRIYA  
1, Hendre Castle, Gokhale Road(N),  
Dadar(west),  
Mumbai 400028

No: CHE/416/DPWS/K/E

Date: 02 JUL 2014

**Sub:** Sanctioned Revised Development Plan Remarks for the land bearing C.T.S.No 79A/2 of MAJAS Village

**Ref:** Your Application u/no. 006322 and payment of certifying charges made under Receipt no. 1001787764 dated 26/06/14

**Sir/Madam,**

Sanctioned Revised Development Plan Remarks for the land shown bounded blue on the accompanying plan are as under:-

Description of the Land	:	C.T.S.No 79A/2 of MAJAS Village
Sanctioned Revised Development Plan referred to Ward	:	K/E
Reservations affecting the land [as shown on plan]	:	NIL
Reservations Abutting the land [as shown on plan]	:	NIL
Designations affecting the land [as shown on plan]	:	NIL
Designations Abutting the land [as shown on plan]	:	NIL
D.P. Roads affecting the land [as shown on plan]	:	NIL
Existing Roads [as shown on plan]	:	Present(13.40 M)
Widening of the existing road to be confirmed from the office of the Executive Engineer (Traffic & Co-ordination)/Assistant Engineer(Survey)		
Zone [as shown on plan]	:	SPECIAL INDUSTRIAL ZONE (I3)



बदर - १		
२०३६	२२	७९
२०१४		

### Remarks from other Departments/Offices:

REALIGNMENT 13.40M.ROAD: Sanc.U/no. MCP/7880 DATED 16/06/2014

DEMARCATON: The alignment of the proposed roads and are subject to the actual demarcation on site by this office staff alongwith the representative of A.E.Survey (W.S.) H&K Wards.

**Note:**

If the land under reference is a part of amalgamation/sub-division/layout, then specific remarks shall be obtained from the concerned Building Proposal office and development thereof shall be as per the terms and conditions of the approved amalgamation/sub-division/layout.

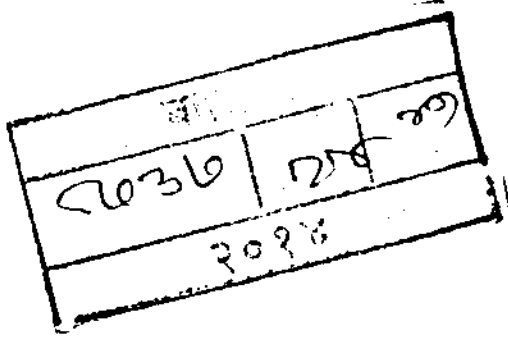
Remarks are offered only from the zoning point of view without reference to ownership and without carrying out actual site inspection and without verification of the status of the structures if any on the land under reference. Status of the existing road, if any, shall be confirmed from the concerned Ward Office.

The boundaries shown in the accompanying plan are as per the available records with this office. However the boundaries shown in the records of City Survey Office shall supercede those shown in the D. P. Remarks Plan.

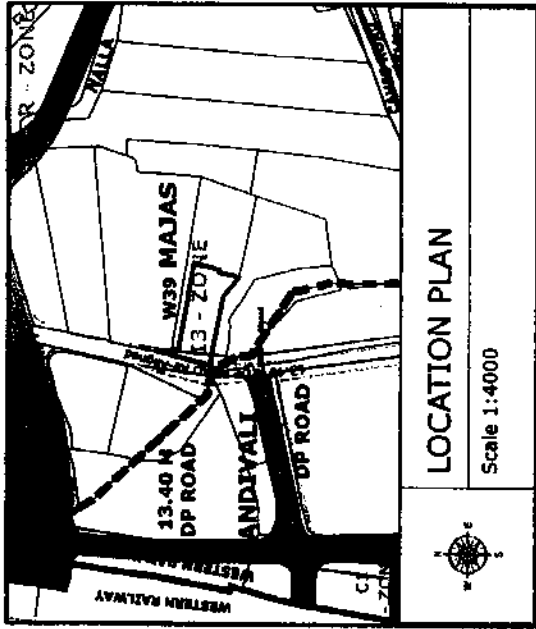
Yours Faithfully

  
Assistant Engineer,  
Development Plan  
(K/E Ward)

Acc~1 plan  
C.T.S.No 79A/2 of MAJAS  
Village



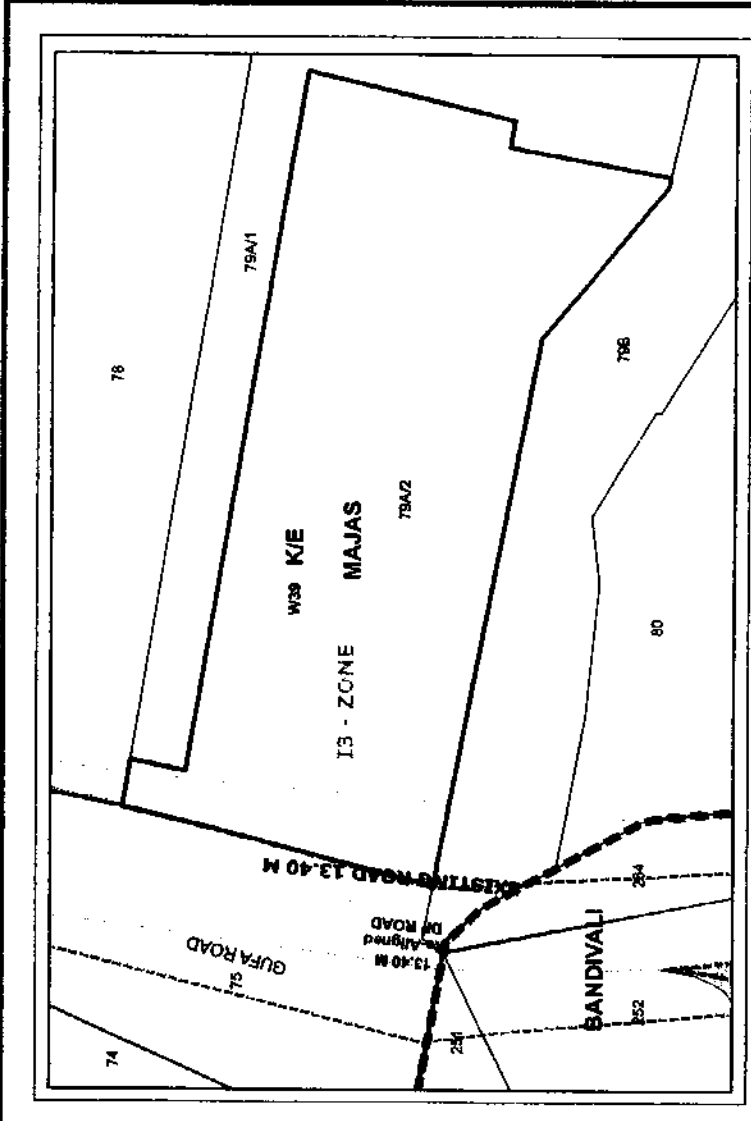




**NOTE:**  
D.P. Remarks have been offered only from the zoning point of view without any reference to the existing and status of the structures on the land under reference etc. This plan is to be read with letter under No.CHE/415/DPWS/K/E Dated: 02 JUL 2014

Assistant Engineer (DP) K/E Ward

Office of the Chief Engineer (Development Plan),  
4th Floor, Annexe Building,  
Municipal Head Office,  
Mahapalika Marg, Fort, MUMBAI - 400 001.



Land Bearing C.T.S.No(s) 79A/2 of MAJAS in K/E Wa-



**MUNICIPAL CORPORATION OF GREATER MUMBAI (Development Plan)**



5036	2279

**Dinesh Shah**

ARCHITECT, ENGINEER, SURVEYOR & INTERIOR DESIGNER  
3, "KAUSHIK", N.S. Road No.1, Opp. ICICI Bank,  
J. V. P. D. Scheme, Vile-Parle (West), MUMBAI - 400 056.  
PHONE: 2619 2004 / 6696 4056 • MOB.: 9820097798 • FAX : 2612 8710  
RESI.: 2611 5967 • E-mail : ardineshshah@rediffmail.com

**To Whomsoever It May Concern**

This is to state that the open Plot of Land bearing CTS No 79A/2 of village Majas corresponding to Plot No 3A situated at Subhash Road Jogeshwari (East) Mumbai 400 060 within the limits of Greater Mumbai in the revenue village of Majas, taluka Andheri in the district and registration sub-district of Mumbai City and Mumbai Suburban and formerly bearing Survey no 71(part) and Survey no 72 Hissa No 5(part) and admeasuring 1,922.03 sq mts as per conveyance deed and admeasuring 1,910 sq mts as per the City Survey Records and bounded as follows that is to say:

- On or towards North : Common Approach Road to CTS 79A/1  
On or towards South : CTS 79B of Prem Industrial Society  
On or towards West : by 13.40 mtrs wide Subhash Road and  
On or towards East : CTS 79A/1 of New Metalage Industrial Society



Place: Mumbai

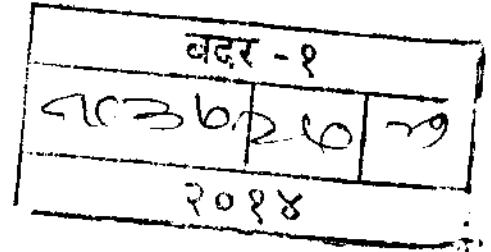
Dated: November 11, 2014

*Dinesh Shah*

(DINESH SHAH)

ARCHITECT

REG NO .CA/78/4643





20362507



Dipti Group  
Since 1982

# Dipti Builders Universal Pvt. Ltd.

An ISO 9001:2000 Certified Real Estate Company  
www.diptigroup.com



Regn No. DAIC/IM/519 A

**COPY OF BOARD RESOLUTION PASSED IN BOARD MEETING HELD ON  
DATED 15<sup>th</sup> OCTOBER, 2014 AT THE REGISTERED OFFICE OF THE COMPANY**

“Resolved in the Meeting of the Board Of Directors held On 15<sup>th</sup> October, 2014 That All The Directors Of Dipti Builders Universal Pvt. Ltd. have Authorized Mr. Ramesh Kalyanji Shah To Sign All The Documents Such As Agreement For Sale, Undertakings & Declarations To The Municipal Corporation / Council, Leave And License Agreements, Lease Agreements, Development Agreements, Conveyances, Re-Conveyances, Assignments, And Or Other Deeds / Documents / Agreements / Affidavits That May Be Required To Be Registered With The Statutory Authorities ie. The Registrar Or The Sub-Registrar Of Assurances, The Offices Of Sub-Registrar, Appointment Of Lawyers And To Give Power Of Attorney As He May Deem Fit in regards to the Property Bearing CTS No. 79 A/2 of Village Majaş situated At Subhash Road, Jogeshwari (E), Mumbai - 400060.”

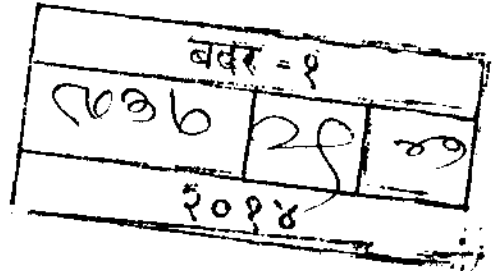
Date: 15<sup>th</sup> October, 2014

Place: Mumbai

For Dipti Builders Universal Pvt. Ltd.

*[Signature]*

Director





62 22 9305

---

<u>Zone No.</u>	<u>Village</u>	<u>CTS No.</u>	<u>Land Rate</u>
53/250	Majas	79A/2	48300/-

Open Plotarea - 1922.03 sq.mtrs

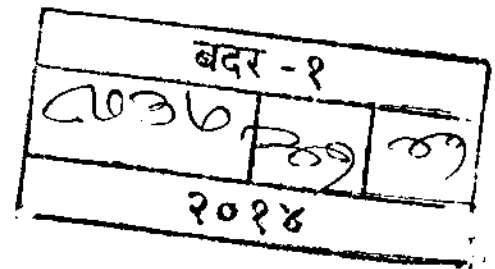
$1922.03 \times 1.40 \times 48300 = 12,99,67,668$

MV- 12,99,68,000/-

Agreement Value Higher – 13,41,00,000/-

Stamp duty Paid – 67,05,000/-

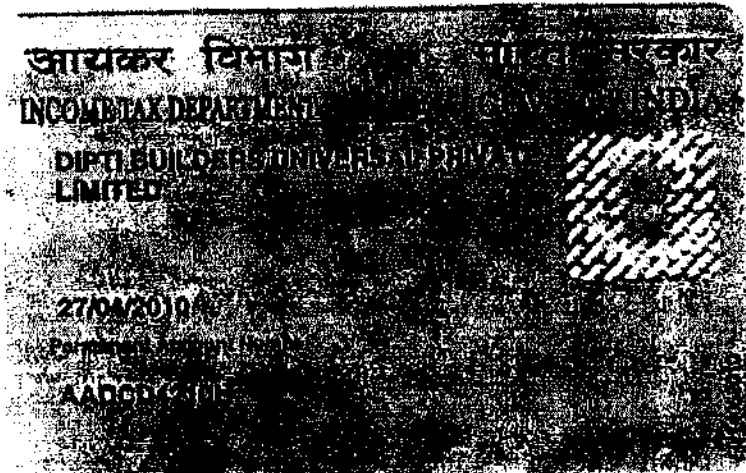
Reg Fees Paid -30,000/-





5036 22 89





स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER  
AAQPS2068G

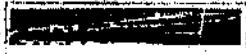


नाम / NAME  
RAMESHCHANDRA KALYANJI SHAH

पिता का नाम / FATHER'S NAME  
KALYANJI VIRJI SHAH

जन्म तिथि / DATE OF BIRTH  
21-07-1950

हस्ताक्षर / SIGNATURE



आयकर आयुक्त (कंप्यूटर सेवाएं)  
Commissioner of Income-tax (Computer Operations)

*Ramesh*

बदर - १		
5036	83	09
२०१४		



5636	20/39
------	-------

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAFC1386L



नाम / NAME  
CHOUHARY GARMENTS

जन्म तिथि / DATE OF BIRTH  
06-08-1990

*Handwritten signature*

*Handwritten signature*

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

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAAPC6630Q



नाम / NAME  
KAMALKUMAR GHISARAM  
CHOUHARY

पिता का नाम / FATHER'S NAME  
GHISARAM CHOUHARY

जन्म तिथि / DATE OF BIRTH  
08-12-1952

हस्ताक्षर / SIGNATURE

*Kamal Kumar Choudhary*

*Handwritten signature*

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



बदर - १	
२०३६	३१
२०१४	

स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
AAAPC6633P



नाम / NAME  
SUMITRADEVI CHOUHARY

पिता का नाम / FATHER'S NAME  
PANNALAL PODAR

जन्म तिथि / DATE OF BIRTH  
08-10-1955

हस्ताक्षर / SIGNATURE

*Sumitra Devi Choudhary*

*Handwritten signature*

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



4-3-8	
2036	2289
2008	


---

स्थायी खाता नम्बर / PERMANENT ACCOUNT NUMBER  
**AAAPY1338R**

नाम / NAME  
**PRITHVIPAL KASHINATH YADAV**

पिता का नाम / FATHER'S NAME  
**KASHINATH RAMDEV YADAV**

जन्म तिथि / DATE OF BIRTH  
**01-06-1963**

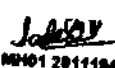
हस्ताक्षर / SIGNATURE  


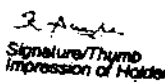
अख्यत निदेशक (प्रणाली)  
 DIRECTOR OF INCOME TAX (SYSTEMS)

वाहन चालक लाइसेंस / DRIVING LICENCE  
 DL NO: MH01 1980048769  
 VMD TR: 30-09-2016 (NT)

DLD 13-12-2011  
 AUTHORIZATION TO DRIVE FOLLOWING CLASS  
 OF VEHICLES THROUGHOUT INDIA  
 COV DOI  
 LRV 01-10-1986

DOD 24-07-1977 BG O+

Name: TUSHAR BAYLA  
 S/DW of KANTILAL  
 Add: 301-C POONAM APTS,  
 DR A.B.RC AD, WORLI,  
 MUMBAI  
 PIN: 400018  
 Signature & ID of Issuing Authority:  MH01 2011194

Signature/Thumb Impression of Holder: 



12-2

बदर - १		
5036	24	09
२०१४		



5036	31709
2018	

Summary I (GoshwaraBhag-1)

गुरुवार, 13 नोव्हेंबर 2014 10:42 म.पू.

दस्त गोषवारा भाग-1

बदर 1

दस्त क्रमांक: 8737/2014

दस्त क्रमांक: बदर 1/8737/2014

बाजार मूल्य: रु. 12,99,68,000/- मोबदला: रु. 13,41,00,000/-

भरलेले मुद्रांक शुल्क: रु.67,05,000/-

दु. नि. सह. दु. नि. बदर 1 यांचे कार्यालयात

व. क्र. 8737 वर दि.13-11-2014

रोजी 10:40 म.पू. वा. हजर केला.

पावती:11225

पावती दिनांक: 13/11/2014

सादरकरणाराचे नाव: दिती बिल्डर्स युनिवर्सल प्रा लि चे  
संचालक रमेश कल्याणजी शाह

नोंदणी फी

रु. 30000.00


दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 30920.00

दस्त हजर करणाऱ्याची सही:

  
सह उपनिबंधक, अंधेरी क्र. १,  
मुंबई उपनगर जिल्हा

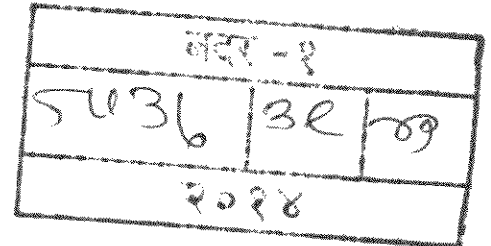
  
सह उपनिबंधक, अंधेरी क्र. १,  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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 13 / 11 / 2014 10 : 31 : 37 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 13 / 11 / 2014 10 : 34 : 54 AM ची वेळ: (फी)





13/11/2014 10 46:30 AM

दस्त गोषवारा भाग-2

बदर1

दस्त क्रमांक:8737/2014

दस्त क्रमांक :बदर1/8737/2014

दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:चौधरी गारमेट चे भागीदार कमल कुमार चौधरी पत्ता:ऑफिस नं बी-15, -, -, अंधेरी पश्चिम मुंबई, वीरा देसाई रोड , Andheri, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AAAFC1385L	लिहून देणार वय :-62 स्वाक्षरी:-		
2	नाव:चौधरी गारमेट चे भागीदार सुमित्रादेवी कमल चौधरी पत्ता:ऑफिस नं बी-15, -, -, अंधेरी पश्चिम मुंबई, वीरा देसाई रोड , Andheri, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AAAFC1385L	लिहून देणार वय :-59 स्वाक्षरी:-		
	नाव:दिमा बिर्डर्स युनिवर्सल प्रा लि चे संचालक रमेश शंकर शहा ऑफिस नं 1, हेड कॅस्टल , दादर पश्चिम मुंबई, रोड नं 1, 'Bhawani Shankar Rd, MAHARASHTRA, MUMBAI, Non-Government. पिन नंबर:AAQCD4210H	लिहून देणार वय :-64 स्वाक्षरी:-		



वरील दस्तऐवज करून देणार तथाकथित अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे पबुल करतात. बदर - ?  
शिकका क्र.3 ची वेळ:13 / 11 / 2014 10 : 36 : 24 AM

2036	20	29
त्यांची ओळख पटविताना ४		

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, त्यांची ओळख पटविताना ४

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:तुषार कांतीलाल सावला वय:37 पत्ता:301 पुनम अपार्टमेंट डॉ.ए.बी.रोड, वरळी मुंबई पिन कोड:400018	स्वाक्षरी		
2	नाव:प्रीध्वीपाल - यादव वय:55 पत्ता:बी-15 वीरा देसाई रोड अंधेरी पश्चिम मुंबई पिन कोड:400053	स्वाक्षरी		

शिकका क्र.4 ची वेळ:13 / 11 / 2014 10 : 37 : 02 AM



क्र. 5 ची वेळ: 13/11/2014 10:39:12 AM नोंदणी पुस्तक 1 मध्ये

सद. दुय्यम निदेशक, अंधेरी क्र.-१,  
मुंबई उपनगर जिल्हा

EPayment Details.

sr.	Epayment Number	Defacement Number
1	MH003608713201415E	0002311592201415
2	MH003608625201415E	0002311594201415

8737 /2014

Know Your Rights as Registrants

1. Verify Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print and mini-CD of scanned document along with original document, immediately after registration.

For feedback, please write to us at [feedback.isarita@gmail.com](mailto:feedback.isarita@gmail.com)



प्रमाणित करणेत देणे व्ही, या  
दस्तामळे एकूण २७ पाने आहेत.  
पुस्तक क्र. १/बदर-१/क्रमांक ५०३६ २०१४  
बदर नोंदला दिनांक: 13 NOV 2014

सद. दुय्यम निदेशक, अंधेरी क्र.-१,  
मुंबई उपनगर जिल्हा.

