

3

1113

1st flr

Office no 111

Margaret Carvic
Jagdish Kumar

flat no 111 (C)

111

323/9457

पावती

Original Duplicate

Monday, November 05, 2012

नोंदणी क्र. : 39म

3:28 PM

Regn.: 39M

पावती क्र.: 9930 दिनांक: 05/11/2012

गावाचे नाव: बांदिवली

दस्तऐवजाचा अनुक्रमांक: वदर4-9457-2012

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: पट्टण चीना सुभान - शाह

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

एकूण:

रु. 30660.00

आपणास हा दस्तऐवज अंदाजे 3:46 PM ह्या वेळेस मिळेल.

सह दुय्यम निबंधक, अंधेरी-2

बाजार मुल्य: रु.3497432 /-

मोबदला: रु.88000000/-

भरलेले मुद्रांक शुल्क :

रु. 440000/-

मुद्रांक
नियम:

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

1) देयकाचा प्रकार: By Cash रक्कम: रु 660/-

2) देयकाचा प्रकार: By Demand Draft रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 237929 दिनांक: 01/11/2012

बँकेचे नाव व पत्ता: State Bank Of India



DELETED

मूल्यांकन पत्र

मूल्यांकन

2012

दिनांक

05/11/2012

मुंबई (उपनगर)

- 51-बांदीवली (अंधेरी)

प्रमुख मूल्य विभाग

- 51/245-अुभाग: उत्तरेस गावाची हद्द, पुर्वेस रेल्वे लाईन, दक्षिण व पश्चिमेस गावाची हद्द.

मिळकतीचा कर्मांक

सि.टी.एस. नंबर -- 5:

नागरी क्षेत्राचे नांव

मुंबई (उपनगर)

मिळकतीचे वर्ग

बांधीय

वाजार मूल्य दर तक्त्यानुसार
प्रति चौ. मीटर मजाला

कुली जमीन	निवासी सदनिका	कार्यालय	कुलाने	औद्योगिक
27,800	61,800	77,600	123,600	61,800

मिळकतीचे क्षेत्र	45.07	चौरस मीटर	बांधकामाचे वर्गीकरण	1-आर सी सी
मिळकतीचा वापर	कार्यालयी	(Rule 5)	उद्धानुसार सविधा:	आहे
मिळकतीचे दर	0 TO 2		मजाला	1 (Rule 14)

धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * धसा-यानुसार * धसा-यानुसार
प्रति चौ. मीटर मूल्यदर = 77,600.00 * 100.00 / 100
= 77,600.00

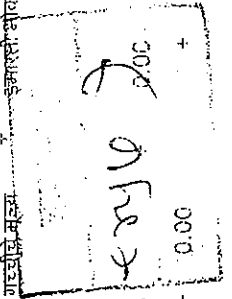
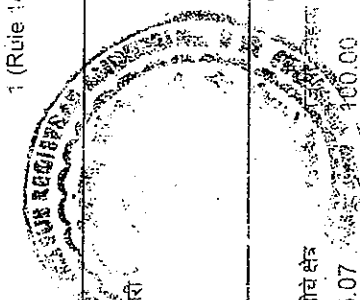
A) मुख्य मिळकतीचे मूल्य
= धसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर * मिळकतीचे क्षेत्र
= 77,600.00 * 45.07
= 3,497,452.00

परिवर्तन अंशधर मूल्य = मुख्य मिळकतीचे मूल्य + तळपराचे मूल्य + पोटमाळ्याचे मूल्य + कुल्या जमिनीवरील वाहन तळाचे मूल्य +

वर्धित मूल्य = मुख्य मिळकतीचे मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य
= A + B + C + D + E + F + G + H
= 3,497,452.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00 + 0.00
= 3,497,452.00

MR = 8800000 / - 11/12/12

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SHCIL- MAHARASHTRA

SHCIL, 301, CENTER POINT, DR. B. AMBEDKAR ROAD, PAREL, MUMBAI, MUMBAI, Maharashtra, INDIA, PIN CODE - 400012

Tel : 022-61778151

E-mail :

Mode of Receipt

Account Id mhshcil01

Receipt Id RECIN-MHMHSHCIL0112374910952260K

Account Name SHCIL- MAHARASHTRA

Receipt Date 02-NOV-2012

Received From	Pattan Chinna Subhan Shah And Others	Pay To	
Instrument Type	PAYORDER	Instrument Date	01-NOV-2012
Instrument Number	034369	Instrument Amount	440000 (Four Lakh Forty Thousand only)
Drawn Bank Details			
Bank Name	Axis Bank	Branch Name	Andheri
Out of Pocket Expenses 0.0 ()			

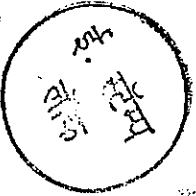
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INDIA NON JUDICIAL

Government of Maharashtra

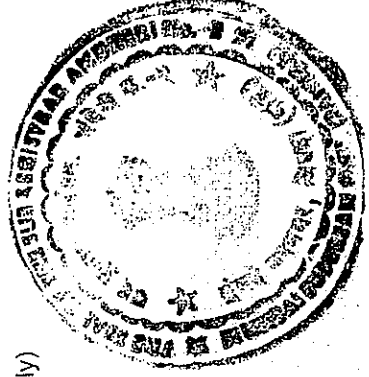
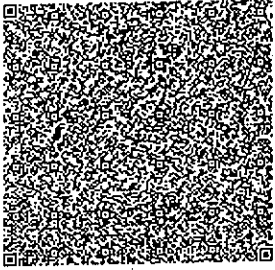


e-Stamp

Issued by
Stock Holding Corporation of India Ltd.
Location: SHCIL, Bhubaneswar
Signature: [Signature]
Details can be verified at www.shcilstamp.com

Certificate No. : IN-MH12544926517113K
Certificate Issued Date : 02-Nov-2012 05:20 PM
Account Reference : SHCIL (FI)/ mhshcil01/ BKG/ MH-MSU
Unique Doc. Reference : SUBIN-MMHSHCIL0113399392398102K
Purchased by : Pattan Chinna Subhan Shah And Others
Description of Document : Article 25(b)(d) Conveyance
Property Description : Office Premises No 111 1st Flr Markaj View S V Rd Jogeshwari W M-102
Consideration Price (Rs.) : 88,00,000
(Eighty Eight Lakh only)
First Party : Amjad Umer Furniturewala
Second Party : Pattan Chinna Subhan Shah And Others
Stamp Duty Paid By : Pattan Chinna Subhan Shah And Others
Stamp Duty Amount(Rs.) : 4,40,000

(Four Lakh Forty Thousand only)



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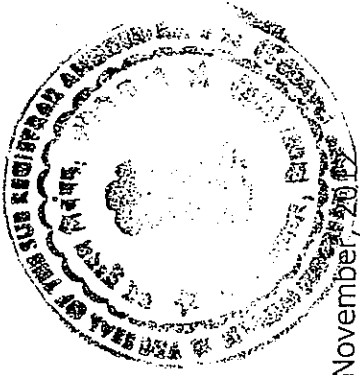
[Signature]
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/ P. Aruna Begam

0001874867

Statutory Alert:

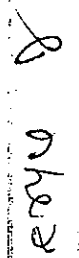
1. The authenticity of the Stamp Certificate can be verified at Authorised Collection Centres (ACCs), SHCIL Offices and Sub-registrar Offices (SROs).
2. The Contact Details of ACCs, SHCIL Offices and SROs are available on the Web site www.shcilstamp.com



THIS AGREEMENT made at Mumbai this 2nd day of November, 2017

BETWEEN

MR. AMJAD UMER FURNITUREWALA of Mumbai, Indian Inhabitant having address at Office No. 111, First Floor, Markaj View Building, S.V.Road, Jogeshwari (West), Mumbai 400 102 hereinafter referred to as the said "Vendor" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include his respective heirs, executors and administrators) of the One Part;


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AND

(1) MR. PATTAN CHINNA SUBHAN SHAH AND (2) MRS. ALMA BEGUM SUBHAN SHAH both of Mumbai, Indian Inhabitants having address at Flat No. 603, Sixth Floor, Markaj View Building, S.V.Road, Jogeshwari (West), Mumbai 400 102 hereinafter referred to as the said "Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrator and assigns) of the Other Part.

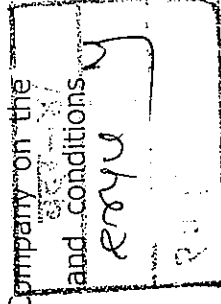
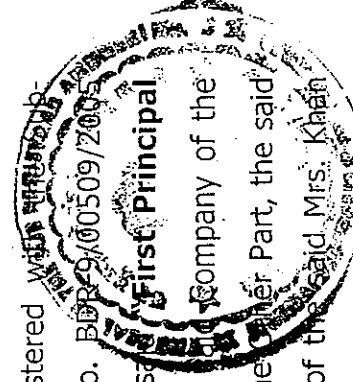
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WHEREAS:

1. By virtue of diverse document/s, the said Badar Trading Investments Private Limited, a private limited company incorporated under the Companies Act, 1956 (hereinafter referred to as the "**said Company**") are absolutely seized and/or possessed of or otherwise well and sufficiently entitled to the immoveable property bearing City Survey Nos. 51-A situate at Village Bandivali, Taluka Andheri, District Mumbai Suburban (hereinafter referred to as the "**said property**").
2. In accordance with the authorisations and/or permissions conferred under the said diverse document/s, the said Company have interalia commenced the development works in respect of the said property by constructing new building/s thereon in accordance with the requisite permissions and/or construction plans sanctioned by the Brihanmumbai Municipal Corporation and/or concerned authorities.

3. By an Agreement dated 13th January, 2005 registered with the Registrar of Assurances at Bandra under Serial No. BDP-9/00509/2005 dated 15.01.2005 (hereinafter referred to as the "**said First Principal Agreement**"), executed and entered between the said Company of the One Part and the said Mrs. Khan Zubeda Banu of the other Part, the said Company agreed to sell and/or transfer in favour of the said Mrs. Khan Zubeda Banu absolutely on what is popularly known as "ownership basis" the Office Premises bearing No. 111 on the First Floor admeasuring 358 square feet (built-up area) equivalent to 485 square feet (super built-up area) in the building known as "Markaj View" (hereinafter referred to as the "**said office premises**") constructed by the said Company on the said property for the consideration and on the terms and conditions therein contained.

4. In pursuance of the said First Principal Agreement, the said Mrs. Khan Zubeda Banu has paid to the said Company the entire total consideration payable under the said First Principal Agreement in the manner therein mentioned and now nothing is due and payable to the said Company by the said Mrs. Khan Zubeda Banu in respect of the said office premises.

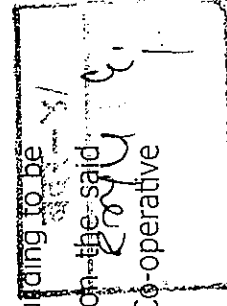
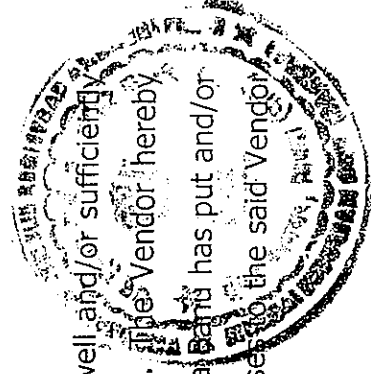


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P. Aene

5. In pursuance thereof, by another Agreement dated 19th April, 2011 registered with the Sub-Registrar of Assurances at Bandra under Serial No. BDR-4/3541/2011 dated 20.04.2011 (hereinafter referred to as the said "**Second Principal Agreement**"), executed and entered between the said Mrs. Khan Zubeda Banu of the One Part and the said Vendor herein of the Other Part, the said Mrs. Khan Zubeda Banu agreed to sell and/or transfer in favour of the said Vendor herein the said office premises for the consideration and on the terms and conditions therein contained.
6. As per the terms of the said Second Principal Agreement, the said Vendor herein has paid to the said Mrs. Khan Zubeda Banu the entire total consideration payable under the said Second Principal Agreement in the manner therein mentioned and now nothing is due and payable to the said Mrs. Khan Zubeda Banu by the said Vendor herein in respect of the said office premises.
7. In view of the aforesaid, the said Vendor herein is well and/or sufficiently entitled to the said office premises in all respects. The Vendor hereby reiterate and confirm that the said Mrs. Khan Zubeda Banu has put and/or handed over the possession of the said office premises to the said Vendor herein.
8. The said Company have formed a Co-operative Housing Society of the respective flat/office/unit purchaser/s in respect of the said building to be known as "Markaj View" constructed by the said Company on the said property and registered the same under the Maharashtra Co-operative Societies Act, 1961 and the rules framed thereunder.
9. It is agreed by and between the parties hereto that the said Vendor shall sell, transfer and/or assign to the said Purchaser and the said Purchaser shall purchase and/or acquire from the said Vendor the said office premises together with all right, title and/or interest accrued under the said First and Second Principal Agreement/s for the aggregate



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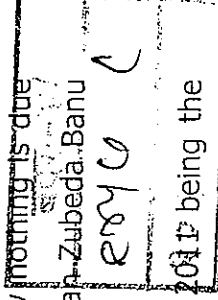
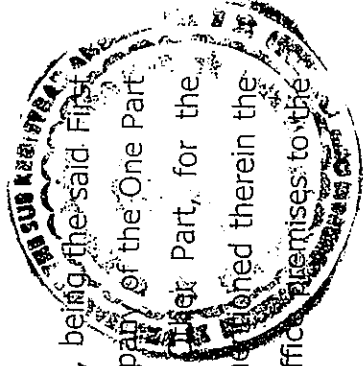
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P. Atal

It is specifically mentioned, recorded and clarified that in the event for any reasons whatsoever, the said Vendor defaults and/or fails in paying the aforesaid balance consideration within twenty days from the date of registration of this Agreement with the concerned/applicable office of the Sub-Registrar of Assurances at Bandra/Khar to the said Purchaser, this Agreement shall stand fully and completely cancelled and/or terminated in all respects, and the earnest consideration paid under this Agreement by the said Purchaser to the said Vendor will stand forfeited in entirety.

2. The Vendor hereby declare, represent, warrant and/or confirm as stated hereunder :

- a) That the said Company are well and/or sufficiently entitled to the said property and are developing the same by constructing new building/s thereon in accordance with the requisite permissions and/or construction plans sanctioned by the Brihanmumbai Corporation and/or concerned authorities;
- b) That by an Agreement dated 13th January, 2005, being the said First Principal Agreement made between the said Company of the One Part and the said Mrs. Khan Zubeda Banu of the Other Part, for the consideration and on the terms and conditions mentioned therein the said Company did sell and/or transfer the said office premises to the said Mrs. Khan Zubeda Banu;
- c) That the said Mrs. Khan Zubeda Banu has paid to the said Company the entire total consideration payable under the said First Principal Agreement in the manner therein mentioned and now ~~nothing is due~~ and payable to the said Company by the said Mrs. Khan Zubeda Banu in respect of the said office premises;
- d) That in turn by another Agreement dated 19th April, 2011 being the said Second Principal Agreement made between the said Mrs. Khan Zubeda Banu of the One Part and the said Vendor herein of the Other Part, for the consideration and on the terms and conditions mentioned therein the said Mrs. Khan Zubeda Banu did sell and/or transfer the said office premises to the said Vendor herein;
- e) In these circumstances, the said Vendor herein is exclusively and/or absolutely well and sufficiently entitled to the said office premises in all respects and that save and except the said Vendor herein no other



P. Alena

consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only) and on the terms and conditions hereinafter contained.

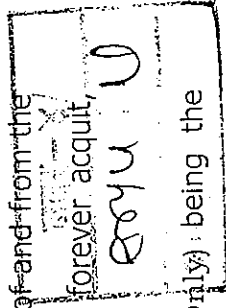
10. This Agreement is deemed to be a conveyance relating to the transfer of the said office premises and accordingly the same is stamped under Article 25 (d) of the Mumbai Stamp Act, 1958.

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

1. The said Vendor hereby agree to sell, transfer and/or assign and the said Purchaser hereby agrees to purchase and/or acquire the Office Premises bearing No. 111 on the First Floor admeasuring 358 square feet (built-up area) equivalent to 485 square feet (super built-up area) in the building known as "Markaj View" constructed by the said Company on the said property more particularly described in the Schedule hereunder, written, being the said office premises together with all the right, title and/or interest accrued under the said First and Second Principal Agreement, for the aggregate consideration of Rs. 88,00,000/- (Rupees Eighty Eight Lakhs Only) to be paid by the said Purchaser to the said Vendor in the manner stated hereafter :

a. Rs. 1,00,000/- (Rupees One Lakh Only) being earnest consideration has been paid prior to the execution of this Agreement by the said Purchaser to the said Vendor (the payment and receipt whereof the said Vendor doth hereby admit and acknowledge and of and from the payment of the same and every part thereof do hereby forever acquit, release and discharge the said Purchaser); and

b. Rs. 87,00,000/- (Rupees Eighty Seven Lakhs Only) being the balance consideration shall be paid within twenty days from the date of registration of this Agreement with the concerned/applicable office of the Sub-Registrar of Assurances at Bandra/Khar, without defaults and/or time extensions and also on simultaneously the said Vendor herein placing and handing over the possession of the said office premises to the said Purchaser.



P. Alena

person/s have any right, title, interest and/or claim or demand of any nature whatsoever in or upon the said office premises;

- f) That the said office premises are not a subject matter of any litigation and/or legal proceedings or disputes and are not affected by any notice or order of requisition, acquisition or injunction or attachment either before or after judgement;
- g) That the said Vendor herein has not committed any breach of the terms and conditions contained in the said First and Second Principal Agreement/s till-date;
- h) There are no Estate Duty, Wealth tax or other taxation proceedings whether for recovery or otherwise initiated by any Taxation Authorities or local authorities or pending whereby the rights of the said Vendor herein to deal with the said office premises are any way affected;
- i) There are no minors and/or other person/s interested in the said office premises;
- j) There are no easementary rights created under any document or by any covenant or by prescription in respect of the said office premises or any part thereof;
- k) The said office premises is demarcated and surveyed and there is no dispute as to the boundary or area thereof;
- l) The title of the said Vendor herein to the said office premises is clear, marketable and free from all encumbrances; and
- m) The declarations and representations made in the recitals hereto are true and correct.



- 3. The said Vendor hereby covenant with the said Purchaser that he has not received any notice for acquisition and/or requisition in respect of the said office premises agreed to be hereby sold, transferred and/or assigned and the same are free from all encumbrances of any nature whatsoever. The said Vendor further covenant that he is the absolute owner of the said office premises and that no other person/s have any right, title, interest, claim and/or demand or any nature whatsoever into or upon the said office premises and he has full and absolute power to sell, transfer and/or assign the same.

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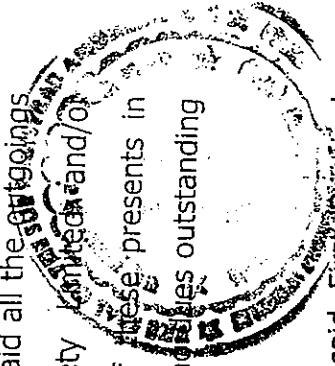
R. Atsna

4. The said Vendor declare that he has not created any third party rights in respect of the said office premises either by way of sale, exchange, mortgage, possession, inheritance, charge, lien, gift, trust, lease, tenancy, license, access, easement or otherwise howsoever. The said Vendor further declare that he has good right, full power and independent authority to sell the said office premises to the said Purchaser, subject to the consent of the said Co-operative Housing Society Limited, which is hereby given and confirmed by the said Co-operative Housing Society Limited.

5. The said Vendor declare that he is not prohibited either under the Income Tax Act, Gift Tax Act and/or any other Statute or Law for the time being in force from dealing with or disposing of the said office premises or any part thereof and there is no prohibitory order passed by any Court or Authority restraining the said Vendor from disposing of the said office premises. The said Vendor further declare and confirm that he has paid all the ~~outgoings~~ (if any) to the said Co-operative Housing Society ~~and/or~~ concerned authorities on or before the execution of ~~these~~ presents in respect of the said office premises and there shall be ~~no~~ ~~liabilities~~ outstanding of any nature whatsoever in respect thereof.

6. It is agreed between the parties hereto that the said First Principal Agreement executed between the said Company and the said Mrs. Khan Zubeda Banu, as also the said Second Principal Agreement executed between the said Mrs. Khan Zubeda Banu and the said Vendor ~~herein in~~ respect of the said office premises are valid, subsisting and in force and have not been terminated and/or cancelled in any manner whatsoever.

7. The said Purchaser agrees to pay to the said Co-operative Housing Society Limited and/or concerned authorities all their share of deposits, taxes and monthly outgoings or otherwise on and after the said Vendor places the said Purchaser in possession of the said office premises and the said Vendor herein accepts and confirms the same and the said Vendor shall not be liable and responsible for any payments and/or outgoings that may be due and payable and the said Purchaser alone shall pay and clear the same in all respects pertaining to the said office premises.

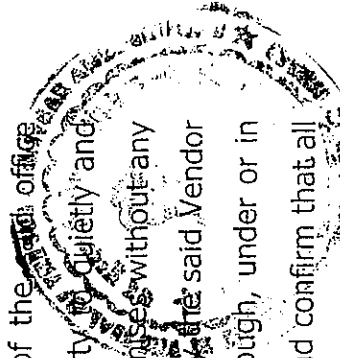



P. Akmal

8. It is agreed that the said Vendor shall sign and execute all the necessary documents and/or writings to get transferred the said office premises in favour of the said Purchaser as shall be required by the Co-operative Housing Society Limited and/or any other authorities. It is further agreed and the said Vendor hereby consent and confirm that simultaneously on payment of the consideration mentioned in Clause 4 (a) and (b) hereinabove by the said Purchaser to the said Vendor, the said Vendor shall forthwith put the said Purchaser in the quiet, vacant and peaceful possession of the said office premises. The said Purchaser has taken the said office premises after verification and satisfying themselves in all respects and the said Purchaser also hereby agrees and undertakes to comply with all their obligations and liabilities incorporated under these presents.

9. The said Vendor hereby further covenant with the said Purchaser that the said Purchaser shall after being placed in possession of the ~~said office~~ premises by the said Purchaser as aforesaid, be at liberty to quietly and peacefully possess, occupy and enjoy the said office premises without any let, hindrance, denial, demand, interruption or eviction by the said Vendor or any other person/s lawfully or equitably claiming through, under or in trust for the said Vendor. The Vendor hereby reiterate and confirm that all his right, title and interest in respect of the said office premises shall permanently come to an end on compliance of all the obligations by the said Purchaser as contained in this Agreement.

10. That the said Purchaser pursuant to the payment of the consideration mentioned in Clause 1 (a) and (b) hereinabove to the said Vendor and the said Purchaser being put in the quiet, vacant and peaceful possession of the said office premises by the said Vendor, the said Purchaser shall be entitled to forever have and hold the possession, occupation and use of the said office premises and the said Purchaser shall hold the same unto and to use and benefit of the said Purchaser and their respective heirs, executors, administrators, successors and assigns forever without any claim, charge, right, interest, demand or lien by the said Vendor or any person/s claiming through or under them or in trust for him, subject to



10/11/99

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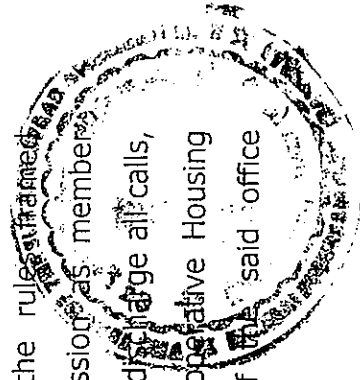
the payment by the said Purchaser of all deposits, taxes, assessments, charges, duties or calls made by the said Co-operative Housing Society, Government, revenue or local concerned authorities hereafter in respect of the said office premises.

11. The said Purchaser do hereby covenant with the said Vendor that save and except as aforesaid, the said Purchaser shall on and after being put in the quiet, vacant and peaceful possession of the said office premises as aforesaid pay their share of taxes and monthly outgoings and the said Purchaser hereby confirms to get admitted as a member of the Co-operative Housing Society Limited, that is now registered in respect of the said building to be known as Markaj View ("building") after completing the necessary formalities in respect thereof.

12. That the said Purchaser do hereby covenant with the said Vendor that they shall abide by the rules and regulations and the bye-laws of the said Co-operative Housing Society Limited formed and registered under the Maharashtra Co-operative Societies Act, 1961 and the rules framed thereunder in respect of the said building on admission of members thereof and that they agree and undertake to pay and discharge all calls, demands, contributions and dues which the said Co-operative Housing Society Limited may thereafter make in respect of the said office premises.

13. The said Vendor hereby further confirm with the said Purchaser that the said Vendor shall from time to time and at all times whenever called upon by the said Purchaser or their Advocates or Attorneys do and execute all such cause to be done and executed all such acts, deeds and things whatsoever for more perfectly securing the interest of the said Purchaser in respect of the said office premises agreed to be hereby sold, transferred and/or assigned unto and to the use of the said Purchaser as shall or may be reasonably required but at the costs of the said Purchaser.

14. The said Vendor hereby agree to handover all the relevant documents of title including the said First and Second Principal Agreement/s and/or other writings, in respect of the said office premises to the said Purchaser,



Handwritten signature or initials, possibly "A".

P. Akola

pursuant to the payment of the consideration mentioned in Clause 1 (a) and (b) hereinabove as aforesaid.

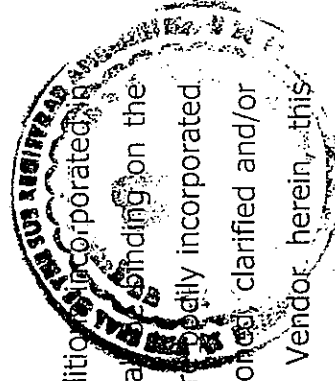
15. The said Purchaser agrees to procure consents and no objections of all the person/s and authorities necessary including the said Co-operative Housing Society Limited for completion of this transaction and for the purposes of bringing the name of the said Purchaser on record including the register containing the list relating to the members, occupants and/or allottees in respect of the said building of the said Co-operative Housing Society Limited and/or any other concerned authorities entirely at the responsibility and costs of the said Purchaser.

16. It is agreed between the parties hereto that as and when necessary the said Vendor shall sign and/or execute in favour of the said Purchaser such writing/s for the purposes of enabling the said Purchaser to effectually transfer the said office premises to their name and/or their nominees in the relevant records.

17. Save and except as aforesaid all the terms and conditions incorporated in the said First and Second Principal Agreement/s shall stand binding on the said Purchaser, as if all the terms and conditions were expressly incorporated in this writing and/or Agreement. It is hereby mentioned, clarified and/or recorded that entirely at the option of the said Vendor herein, this Agreement shall be terminated and/or cancelled, in the event the said Purchaser commits default and/or fails to pay the balance consideration as

stated in Clause 1 (b) hereinabove to the said Vendor herein in respect of the said office premises, without any recourse and/or intimation to the said Purchaser to the said Vendor in any manner whatsoever.

18. All costs, charges and expenses incidental to these presents including stamp duty and registration fees payable in respect of these presents and all acts to be done in pursuance hereto in respect of the said office premises shall be borne and paid by the said Purchaser alone. Each party shall bear and pay the professional costs of their respective Advocates and/or Solicitors in respect of this transaction.



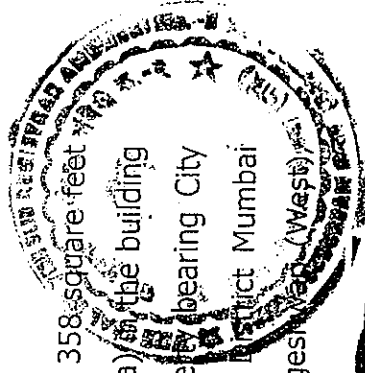
By the
Purchaser
R. A. A. A.

R. A. A. A.

IN WITNESS WHEREOF the parties hereto have hereunto set and subscribed their respective hands to these presents the day and year first hereinabove written.

:THE SCHEDULE ABOVE REFERRED TO:

Office Premises bearing No. 111 on the First Floor admeasuring 358 square feet (built-up area) equivalent to 485 square feet (super built-up area) in the building known as "Markaj View" constructed on the immoveable property bearing City Survey Nos. 51-A situate at Village Bandivali, Taluka Andheri, District Mumbai Suburban and having correspondence address at S.V.Road, Jogeswar (West), Mumbai 400 102.



SIGNED AND DELIVERED }
by the withinnamed "VENDOR" }
MR. AMJAD UMER FURNITUREWALA }
in the presence of }



Amjad Umer Furniturewala

Amjad Umer Furniturewala

18-11-81
AMJAD



SIGNED AND DELIVERED }
by the withinnamed "PURCHASER" }
(1) MR. PATTAN CHINNA SUBHAN }
SHAH AND (2) MRS. ALMA BEGUM }
SUBHAN SHAH }
in the presence of }

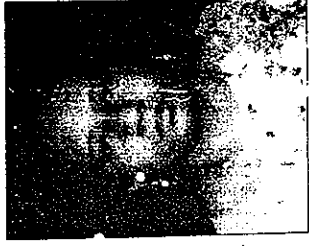
Pattan Chinna Subhan Shah



Alma Begum



Alma Begum



: RECEIPT :

RECEIVED from the withinnamed "PURCHASER" MR. PATTAN CHINNA SUBHAN
SHAH AND ANOTHER the sum of Rs. 1,00,000/- (Rupees One Lakh Only) paid

vide : Cheque bearing No. 014567 dated 31/10/2022 drawn on the

The Bharat Co-operative Bank (Mumbai) Ltd.


for the sum of Rs. 1,00,000/-, being the earnest consideration payable in terms
of Clause 1 (a) hereinabove to be by him paid to us.

WITNESS:



I SAY RECEIVED

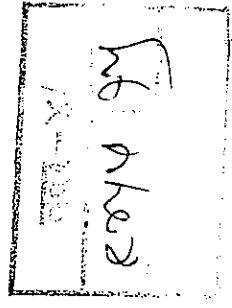
Sign : 

Sign : 

Name :



VENDOR



Ex. Engineer Bldg. Proposal (W.S.)
H and K - Wards
Municipal Office R. K. P. Kar-Maré,
Cumbay (W.S.) Mumbai 400 050.

MUNICIPAL CORPORATION OF GREATER MUMBAI

NO.CE/7011/WS/AK of 130 OCT 2003

FULL OCCUPANCY CERTIFICATE

To
M/s.Badar Trading & Investment Pvt. Ltd., Own
81, Sarang Street,
Mumbai - 400 003.

sir,

The full development work of building
Basement + Ground Floor to Six Upper Floors
Floor on plot bearing C.I.E.No.51/A of Village, Badar, V.
situated at S.V.Road, Jogeshwari (West). Mumbai completed
under the supervision of Shri. Mohd. Farooq, W. Sarang,
architect. License No.CA/89/12173 may be applied on the
following condition:

- 1) That the Cft. under section 173-A shall be obtained from H.E. and a certified copy of the same shall be submitted to this office with the application from the date of issue of occupants certificate.
- 2) That the compliance of rain water harvesting system shall be completed within three months or before asking for ECC which is earlier.

A set of certified completion certificate shall be submitted here-
with.

Yours faithfully,

H. V. Kar
Executive Engineer,
Western Subs.K/Western wards.

18-10-03
H. V. Kar

C:\WS\office\Occ\7011AK

18-10-03
H. V. Kar

18-10-03
943
2003

MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

No. CIE/7011/BS/HWS/AK of This I.O.D./C.C. is issued subject to the provision of Urban Land COMMENCEMENT CERTIFICATE ceiling and Regulation Act, 1976

20 JAN 2001

S. Badar Investment
Investment

Bx. Engineer Bldg. Proposal (W.S.)
H. and - K. Wards.
Municipal Office, R. K. Patkar Murg
Badra (West), Mumbai-400 050

With reference to your application No. 7237 dated 27/1/74 for Development and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Municipal Corporation Act 1888 to erect a building.

to the development work of Proposed building CTS No. SI/A
situated at Badra (West) (Ward 10) Plot

The Commencement Certificate/Building Permit is granted on the following conditions :-
The land vacated in consequence of the endorsement of the setback line/road widening line shall be part of the public street.

That no new building or part thereof shall be occupied or allowed to be occupied or used or used to be used by any person until occupancy permission has been granted.

The Commencement Certificate/Development permission shall remain in force until the building is completed from the date of its issue.

This permission does not entitle you to develop land which does not vest in you.

This Commencement Certificate is renewable every year but such extension period shall be in no case exceed three years provided further that such lapse shall not bar any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if carried out or the use thereof is not in accordance with the sanctioned plans.

(a) The Development work in respect of which permission is granted under this certificate is not to be carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

(c) If the Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant through or under him in such an event shall be deemed to have carried out the work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, assigns, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed S. K. Patkar Executive Engineer to exercise powers and functions of the authority under Section 45 of the said Act.

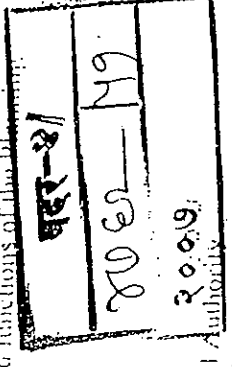
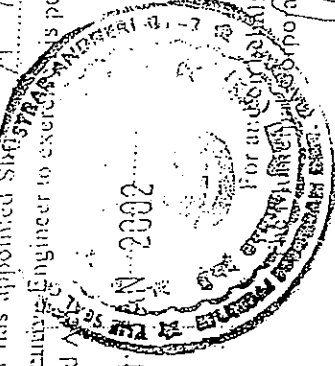
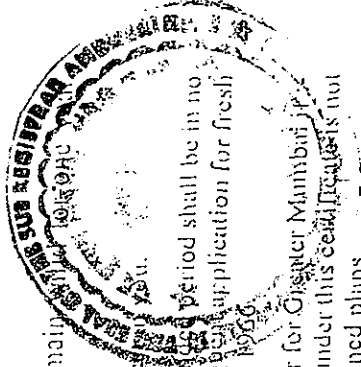
This CC is valid upto 1.1.19
The date is 10/1/01

Signature of the authority

True copy of
For Sd/-
Sd/-
Sd/-

Executive Eng./Assistant Eng. Building Proposals
(Western Subs.) "H & K/West" "K/East & P/Wards"

FOR
MUNICIPAL CORPORATION FOR GREATER MUMBAI



MUNICIPAL CORPORATION OF GREATER MUMBAI
FORM 'A'

20 JAN 2001

MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

Notice To/ अधिसूचना/नकल of

This I.O.C.C. is issued subject to the provision of Urban Ceiling and Regulation Act, 1970

COMMENCEMENT CERTIFICATE

Bx. Engineer Bldg, Kopergaon (W. S.)
H. and - 16 Wards.
Municipal Office, R. K. Patkar Marg
Bandra (West), Mumbai-400 050

Hg. Badar Trading and Shrestha (P) Ltd.

With reference to your application No. 7251 dated 28/9/99 for Development permission and grant of Commencement Certificate under Section 44 & 49 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg on C/S No. 51/A Plot No. 30/1 situated at Plot No. 30/1, S. K. Road, (W) Ward 16/W premises at Street Plot No. 30/1

The Commencement Certificate/Building Permit is granted on the following conditions:-
1. The land vacated in consequence of the endorsement of the setback line/road widening line shall form part of the public street.

2. That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupancy permission has been granted.

3. The Commencement Certificate/Development permission shall remain valid for one year commencing from the date of its issue.

4. This permission does not entitle you to develop land which does not vest in you.

5. This Commencement Certificate is renewable every year but such extension shall be in the form of application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act, 1966.

6. This Certificate is liable to be revoked by the Municipal Commissioner, Greater Mumbai if:
(a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.

(b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.

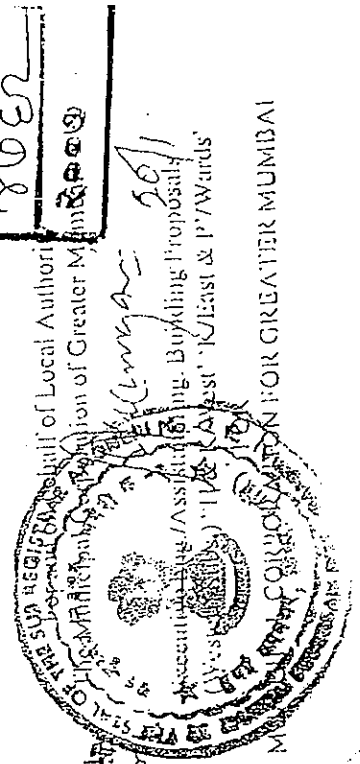
(c) The Municipal Commissioner of Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.

7. The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assigns, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Sri A. K. Kulkarni Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This CC is valid upto 19 JAN 2002

ककर-8/
2002



Commencement of work on the work under this permit shall be completed phase I upto 20/1/2002

TRUE COPY
[Signature]
ARCHITECT

MUNICIPAL CORPORATION FOR GREATER MUMBAI

REGISTERED CARD

434

सि. नं. : पी. सी. २

५१ अ ३५६६ ८
2803-50

गणनायाची
नं. ३३६६६२
ता. ३१.०.६४ पर्यंत

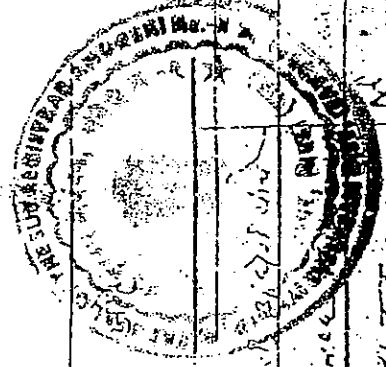
६०००-००
- ५१६४-५०
२५५५-२०

श्रीपुत बायरांजी डीजीएम लिमिटेड, वरेडी, स. ६०००
सं. ८२१६५१

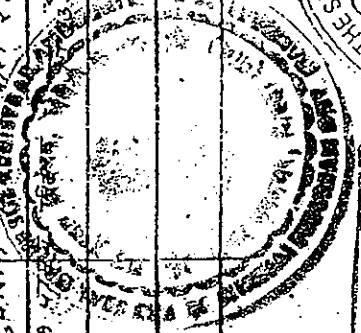
गणनाय बायरांजी डीजीएम लि

श्री. डी. एम. राजी आरमजी वायरांजी व मारमद राजी आरमजी
वायरांजी गणी भांडवल टंक ६६ नण्णज वारांज १-४-५१ पण्ण
डीजीएम लिमिटेड ५६०० स. ६०००

श्री. डी. एम. राजी आरमजी



१९६६-६७	५०००	५०००	५०००	५०००	५०००	५०००	५०००	५०००	५०००
५०००	५०००	५०००	५०००	५०००	५०००	५०००	५०००	५०००	५०००



५०००
५०००



बदर-९/
५०६ ३३
२००५

सबी 2011 13/11/2011
Further C.C. is to be extended
for 24 APR 2001
I approved dtd 20/11/2001

Asst. Engr. B. P. (WS), K/1/1/1 (M)

TRUE COPY

ANURAG K. P. (WS)



रजिस्ट्रार
20/11/2001

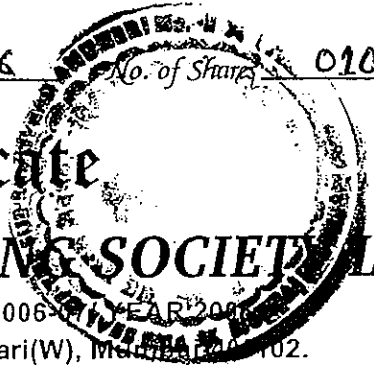


बदल-81
20/11/2001
2000

Share Certificate No. 26

Member's Regn. No. 26

No. of Shares 010



26/06/07

Share Certificate

MARKAZ VIEW CO-OP. HOUSING SOCIETY LTD.

Regd. No. BOM / WKW / HSG / (TC) / 13521 / 2006
Near Millat School, 137-139, S. V. Road, Jogeshwari(W), Mumbai-400102.

Authorised Share Capital Rs. 1,00,000/- Divided into 2,000/- Shares of Rs. 50/- each

Flat / Shop No. 111

Date 25/06/2007

This is to certify that ~~Shri~~ / ^{Smt} / ~~Smt~~ / Mrs. KHAN ZUBEDA BANU

_____ is the Registered Holder of TEN Fully paid up shares

Of Rs. 50/- each numbered from 241 To 250 Both inclusive, in

MARKAZ VIEW CO-OP. HOUSING SOCIETY LTD., Near Millat School, 137 - 139, S. V. Road, Jogeshwari(W), Mumbai-400102. Subject to the Bye-laws of the said Society.

Given under the Common Seal of the said Society at _____

this 25 day of JUNE 2007

A.M. Dolcacho

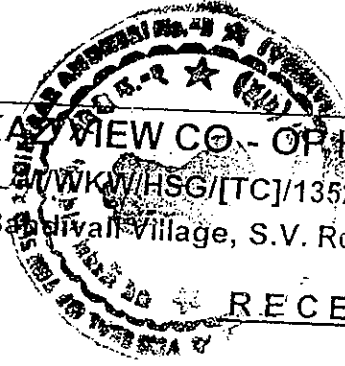
Authorised
M. C. Member

[Signature]

Chairman

[Signature]

Secretary



Handwritten notes in a box, including '23/10/12' and 'OFFICE-111'.

MARKAZ VIEW CO - OP HOUSING SOCIETY LTD

Registration No. B-1/WKW/HSG/[TC]/13521/2006-07/YEA. 2006 Dated: 25/09/2006
Plot No. 51 / A, Bahadurwadi Village, S.V. Road, Jogeshwari (W), MUMBAI-400102

RECEIPT

Receipt No.: 274

Date : 23/10/2012

Unit No. OFFICE-111

Received with Thanks From : Mr. Amjad Umer Furnituarewala

Rupees One Thousand Seven Hundred Twelve Only

By Cheque No. 000241 Dated On 20/10/2012

Drawn on KOTAK MAHINDRA BANK LTD.(KOT),NEW LINK RD,ANDHERI W (ANW)

Towards Bill No. 463 October 12-13

Rs. 1,712.00

For MARKAZ VIEW CO - OP HOUSING SOCIETY LTD

[Handwritten Signature]
Authorised Signature

This Receipt is Valid Subject to realisation of cheque..

Secretary
Chairman
Authorised

MARKAZ VIEW CO-OP. HSG. SOCIETY LTD.

REGD NO. BOM / WKW / HSG / TC / 13521 - Dt. 25/09/2006

Opp. Excel Industries, Next to Millat School, S. V. Road, Jogeshwari (W), Mumbai - 400 102.

DATE: 03/11/2012

TO WHOMSOEVER IT MAY CONCERN

We hereby certify and record that **DrAmjad Umar Furniturewala** is member of our society is holding the **OFFICE NO : 111** admeasuring 485 square feet super built up in the society building. We have **NO OBJECTION** to the above member selling and transferring his aforesaid detailed OFFICE to **DR.PATTAN CHINNA SUBHAN SHAH & MRS. ALMA BEGUM SUBHAN SHAH.**

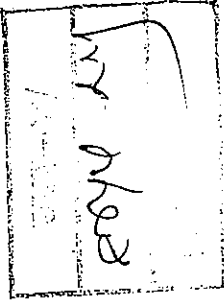
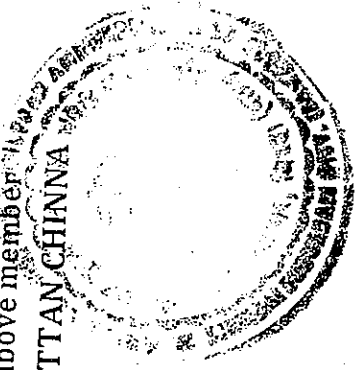
Thanking you ,

FOR MARKAZ VIEW CO-OP. HSG. SOCIETY LTD.



Hon. Chairman Hon Secretary Hon. Treasurer

Markaz view co-op .Hsg.society LTD.



दस्तावेज करून देणार तथाकथीत (करारनामा) दस्तऐवज करून दिल्याचे कबूल करतात.



20/04/2011

दुय्यम निबंधक:
अंधेरी 2 (अंधेरी)

दस्त गोपवारा भाग-1

बदर4

दस्त क्र 3541/2011

dc/kr

दस्त क्रमांक : 3541/2011

दस्ताचा प्रकार : करारनाग

शु. क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

नाम: अमजद उमर फनिबरवाला - -

पता: घर/फ्लॉट नं. 110

गल्ली/रस्ता: -

इमारतीचे नाव: मर्कज इयू. जोगेश्वरी प मु 102

इमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -

पिन: -

पिन नंबर: AAAPF0918N

नाम: खान जुवेदा बापू - -

पता: घर/फ्लॉट नं: ऑफिस नं 111, 1 ला मजला,

मर्कज इयू, एस व्ही रोड, जोगेश्वरी प मु 102

गल्ली/रस्ता: -

इमारतीचे नाव: -

इमारत नं. -

पेट/वसाहत: -

शहर/गाव: -

तालुका: -



लिहून देणार

वय

सही

Amjad Umar Fani Barwala



लिहून देणार

वय

सही

Khan Javeda Bapu



18-04-2011
Rayu

दस्त गोपवारा भाग - 2

बदर 4

दस्त क्रमांक (3541/2011)

दस्त क्र. [बदर 4-3541-2011] चा गोपवारा

बाजार मूल्य : 2916500 नोंबदला 2200000 मारलेले मुद्रांक शुल्क : 150000

दस्त हजर केल्याचा दिनांक : 20/04/2011 02:44 PM

निषादनाचा दिनांक : 19/04/2011

दस्त हजर करणा-याची सही :

पावती क्र. : 3556

पावतीचे वर्णन

दिनांक: 20/04/2011

नाव: अमजद उमर फर्निचरवाला - -

30000 : नोंदणी फी

560 : नक्कल (अ. 11(1)), पृष्ठांकनाची (अ. 11(2)),

रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी

30560: एकूण

[Handwritten mark]

दस्ताचा प्रकार : 25) करारनामा

शिकका क्र. 1 ची वेळ : (सादरीकरण) 20/04/2011 02:44 PM

शिकका क्र. 2 ची वेळ : (फी) 20/04/2011 02:48 PM

शिकका क्र. 3 ची वेळ : (कबुली) 20/04/2011 02:48 PM

शिकका क्र. 4 ची वेळ : (ओळख) 20/04/2011 02:48 PM

दस्त नोंद केल्याचा दिनांक : 20/04/2011 02:48 PM

ओळख :

खालील इसम असे निवेदीत करतात की, ते/दस्तरेपण करून देणा-यांना गवती, ओळखतात व त्यांची ओळख पटवितात.

1) सतिश कदम - , घर/फ्लॅट नं. : सारकारी वसाहत, वाडा पू

गल्ली/रस्ता:

ईमारतीचे नाव:-

ईमारत नं.:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-

2) आबिद सेलिया - , घर/फ्लॅट नं. : सदर

गल्ली/रस्ता:-

ईमारतीचे नाव:-

ईमारत नं.:-

पेट/वसाहत:-

शहर/गाव:-

तालुका:-

पिन:-



Abid



स. दुय्यम निवेद्यक अंधेरी-२,

मुंबई उपनगर जिल्हा, अंधेरी-२

[Handwritten signature]

मुद्रांक शुल्क: सवलत : बांधकाम वर्ष 2003

[Handwritten signature]

डु. निबंधकची सही अंधेरी-२ (अंधेरी)

प्रमाणित करणेत येते की, या दस्तामध्ये दुरुपण *[Handwritten signature]* पाने आहेत.

[Handwritten signature]

स. दुय्यम निवेद्यक अंधेरी-२, मुंबई उपनगर जिल्हा.

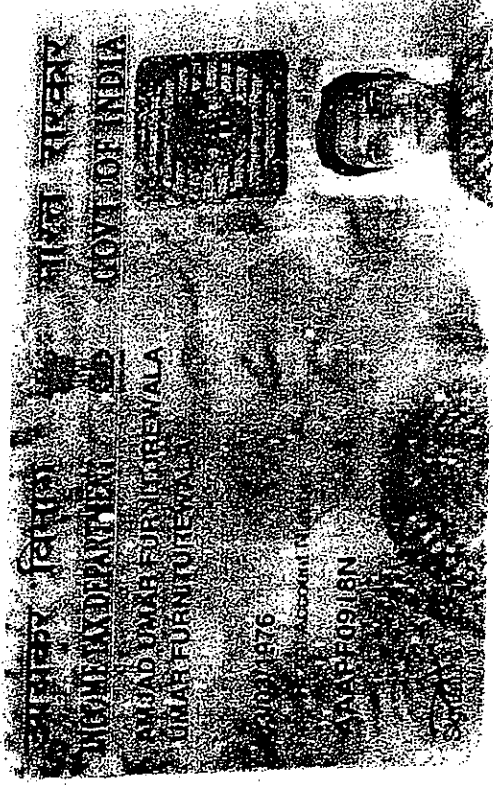


बदर-8/ 2011 / 2011

पुस्तक क्र.मांक १, क्रमांक बर नोंदला.

दिनांक: *[Handwritten signature]*

स. दुय्यम निवेद्यक अंधेरी क्र. २, मुंबई उपनगर जिल्हा.



Handwritten text in a rectangular box, possibly a signature or initials, appearing as 'श्री श्री'.

CHINA SOUTH WESTERN AIRLINES
BADESHAN AIR SERVICE (SIN) (SIN)
1010876957
MAH SUTRI
Signature



১০১০৮৭৬৯৫৭
১০১০৮৭৬৯৫৭

COLOUR XEROX

In case of any discrepancy, please contact the following:
Plot No. 1, Sector 1, GPO, Dhaka
New Dhaka - 1000
১০১০৮৭৬৯৫৭

১০১০৮৭৬৯৫৭

PERMANENT ACCOUNT NUMBER
ARTPS8106P

नाम / NAME
ALMA BEGUM SUBHAN SHAH

पिता का नाम / FATHER'S NAME
CHINNA SUBHAN MOGEL

जन्म तिथि / DATE OF BIRTH
21-06-1964

हस्ताक्षर / SIGNATURE

Alma Begum

आयकर अधिकारी (कंप्यूटर केंद्र)
Commissioner of Income-tax (Computer Operations)



इस कार्ड के खो / मिला जाने पर कृपया जारी करने वाले
प्राधिकारी को सूचित / वापस कर दें
आयकर आयुक्त (कंप्यूटर केंद्र),
सी-13, प्रत्यक्षकर भवन,
बान्द्रा-कुर्ला कॉम्प्लेक्स,
मुंबई - 400 051.

In case this card is lost/found, kindly inform return to
the issuing authority :
Commissioner of Income-Tax (Computer Operations),
C-13, Pratyakshakar Bhavan,
Bandra-Kurla Complex,
Mumbai - 400 051.

19-11-81
208/11/81



323/9457

सोमवार, 05 नोव्हेंबर 2012 3:27
म.नं.

दस्त गोशवारा भाग-1

वदर4

99/33

दस्त क्रमांक: 9457/2012

दस्त क्रमांक: वदर4 /9457/2012

बाजार मुल्य: रु. 34,97,432/- मोबदला: रु. 88,00,000/-

भरलेले मुद्रांक शुल्क: रु.4,40,000/-

दु. नि. सह. दु. नि. वदर4 यांचे कार्यालयात

अ. क्र. 9457 वर दि.05-11-2012

रोजी 3:25 म.नं. वा. हजर केला.

पावती:9930

पावती दिनांक:

05/11/2012

सादरकरणाराचे नाव: आलमा बेगम सुभान - शाह

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 660.00

पृष्ठांची संख्या: 33

दस्त हजर करणाऱ्याची सही:

एकुण: 30660.00

सह दुय्यम निबंधक, अंधेरी-2

सह दुय्यम निबंधक, अंधेरी-2

दस्ताचा प्रकार: अभिहस्तांतरणपत्र

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

शिकका क्र. 1 05 / 11 / 2012 03 : 25 : 22 PM ची वेळ: (सादरीकरण)

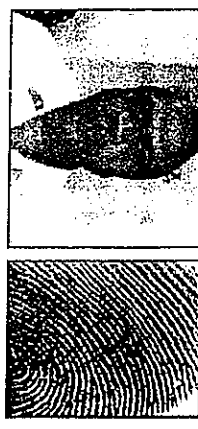
शिकका क्र. 2 05 / 11 / 2012 03 : 26 : 30 PM ची वेळ: (फी)



Summary-2(दस्त गोषवारा भाग - २)

पिन कोड:400051

[Handwritten signature]



शिवका क्र.4 ची वेळ:05 / 11 / 2012 03 : 32 : 30 PM

शिवका क्र.5 ची वेळ:05 / 11 / 2012 03 : 32 : 36 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निबंधक, अंधेरी-2

बदर-४/	
२०१२	९४५७/२०१२

[Handwritten signature]
सह दुय्यम निबंधक, अंधेरी-२
सह दुय्यम निबंधक, अंधेरी-२

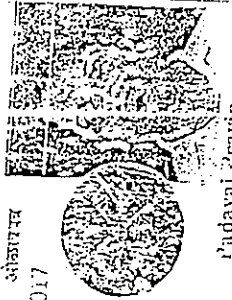
साक्षात् करणेन येते की, या
दस्तामये परकण *[Handwritten initials]* पाने आहेत
[Handwritten signature]
सह दुय्यम निबंधक, अंधेरी क्र. २
सह दुय्यम निबंधक, अंधेरी-२



बदर-४/ २०१२
पुस्तक क्र. १२०१२
नोंदणी : १२०१२
दिनांक : ११/११/१२
[Handwritten signature]
सह दुय्यम निबंधक, अंधेरी क्र. २
सह दुय्यम निबंधक, अंधेरी-२

Election Commission of India
 भारत निर्वाचन आयोग
 IDENTITY CARD

संख्या क्र
 NT/04/019/513017



Electors Name: Padaval Pravin
 पदवाल प्रवीण

Father's/Mother's/
 Husband's Name: Manudev
 मनुदेव

Sex: M 25
 Age as on 1.1.95



FC-119
 [See R. 10(1)(a)]

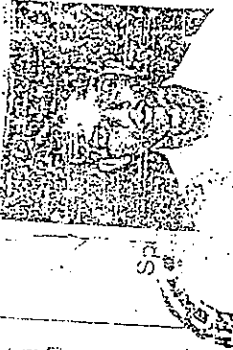
Driving Licence
 04-02-2004

Driving Licence No. 04M0406

Date of Issue 16/12/04

Name of the Lic.
Padaval Pravin

Signature



18-12-2017
04M0406
2017