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323/12598

पावती

Original/Duplicate

Friday, December 28, 2018

नोंदणी क्र.: 39म

4:19 PM

Regn.: 39M

पावती क्र.: 14641 दिनांक: 28/12/2018

गावाचे नाव: कोलेकल्याण

दस्तऐवजाचा अनुक्रमांक: वदर4-12598-2018

दस्तऐवजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: एडलवाइस कमोडिटीज सर्विसेस लिमिटेड तर्फे ऑथराईज सिग्रेटरी मल्लिकार्जुन हिरेमठ

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण:

रु. 30920.00

आपणास मूळ दस्त , थंवनेल प्रिंट, सूची-२ अंदाजे

4:42 PM ह्या वेळेस मिळेल.

वाजार मूल्य: रु. 272469172 /-

मोवदला रु. 343200000/-

भरलेले मुद्रांक शुल्क : रु. 171000/-

**DELIVERED**सह दुय्यम निबंधक, अंशेरी-२  
सह. दुय्यम निबंधक, अंशेरी-२  
मुंबई उपनगर जिल्हा

1) देयकाचा प्रकार: DHC रकम: रु. 500/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812201804109 दिनांक: 28/12/2018

वेंकेचे नाव व पत्ता:

2) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु. 30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009916190201819S दिनांक: 28/12/2018

वेंकेचे नाव व पत्ता: IDBI

3) देयकाचा प्रकार: DHC रकम: रु. 420/-

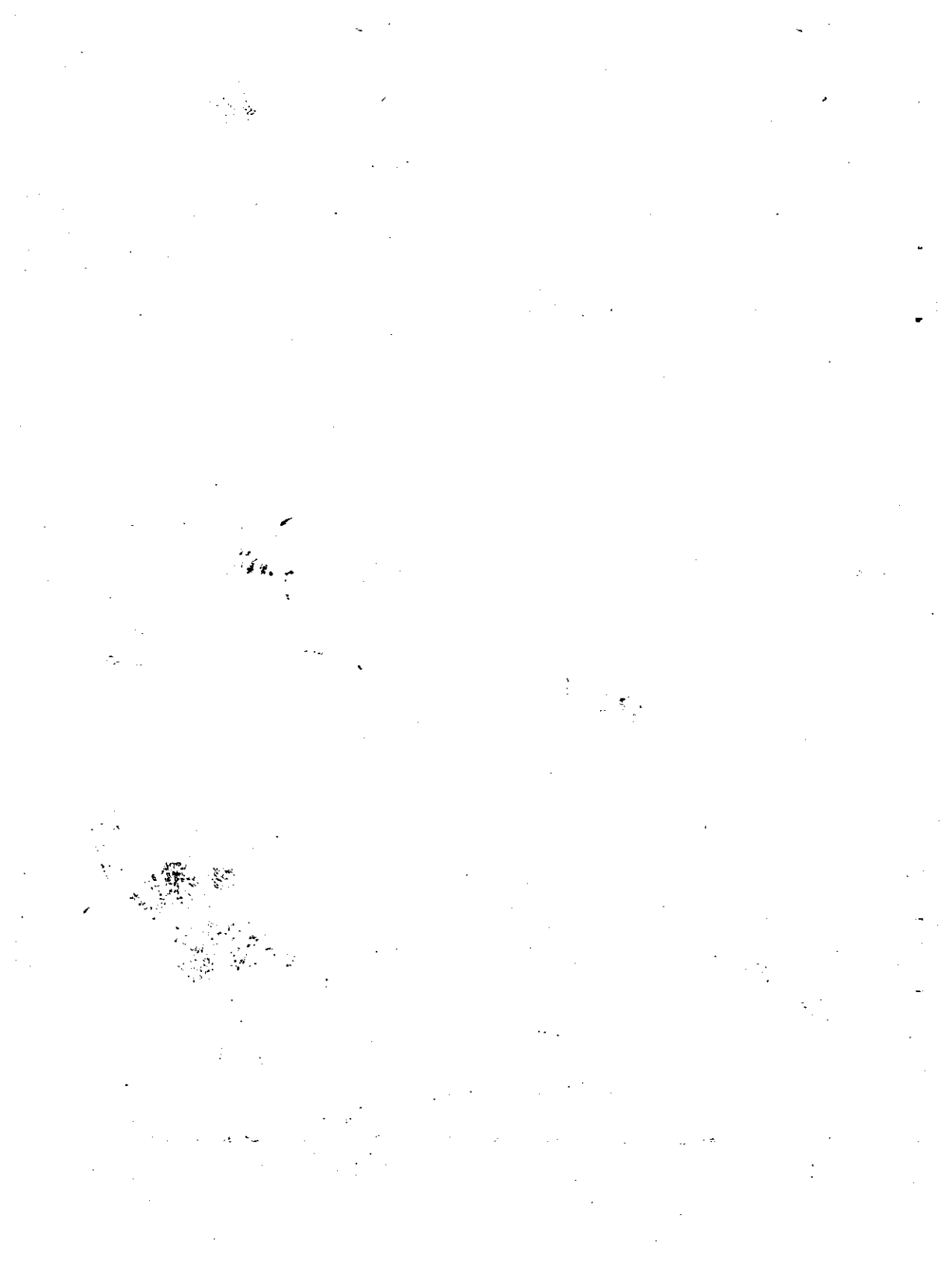
डीडी/धनादेश/पे ऑर्डर क्रमांक: 2812201805903 दिनांक: 28/12/2018

वेंकेचे नाव व पत्ता:

for \_\_\_\_\_

DELIVERED ORIGINAL DOCUMENT

ON- 28/12/2018



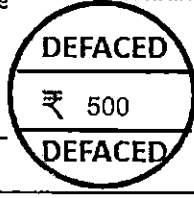


**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2812201804109	Receipt Date	28/12/2018
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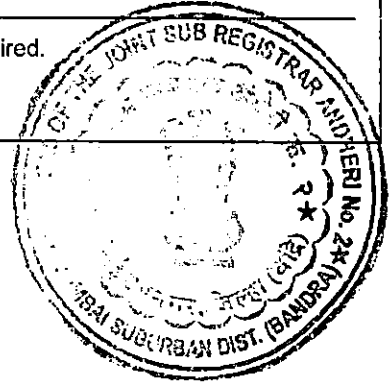
Received from Edelweiss Commodities Services Limited through its Authorised Signatory Mallikarjun Hiremath, Mobile number 9821295902, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered on Document No. 12598 dated 28/12/2018 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.



**Payment Details**

Bank Name	IBKL	Payment Date	28/12/2018
Bank CIN	10004152018122803587	REF No.	196004672
Deface No	2812201804109D	Deface Date	28/12/2018

This is computer generated receipt, hence no signature is required.



बंदर-४		
१२५९८	१	४९
२०१८		



**D**ocument **H**andling **C**harges  
Inspector General of Registration & Stamps

**Receipt of Document Handling Charges**

PRN	2812201805903	Receipt Date	28/12/2018
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Received from Edelweiss Commodities Services Limited through its Authorised Signatory Mallikarjun Hiremath, Mobile number 9821295902, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered on Document No. 12598 dated 28/12/2018 at the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.

DEFACED

₹ 420

DEFACED

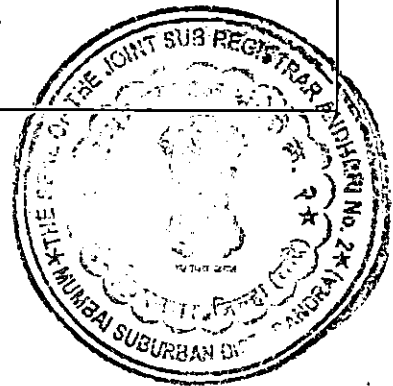
**Payment Details**

Bank Name	IBKL	Payment Date	28/12/2018
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Bank CIN	10004152018122805187	REF No.	196017123
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Deface No	2812201805903D	Deface Date	28/12/2018
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This is computer generated receipt, hence no signature is required.



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**Data of ESBTR for GRN MH009916190201819S**  
**Bank - IDBI BANK**

Bank/Branch : IBKL - 6910371/Kalina- Santacruz  
 Pmt Txn id : 195973426 Stationary No : 16135369025481  
 Pmt DtTime : 28/12/2018 10:43:17 Print DtTime : 28/12/2018 10:49:27  
 ChallanIdNo : 69103332018122850231 GRAS GRN : MH009916190201819S  
 District : 7101 / MUMBAI GRN Date : 28/12/2018 10:43:17  
 Office Name : IGR186 / BDR1\_JT SUB REGISTRAR ANDHERI NO 1

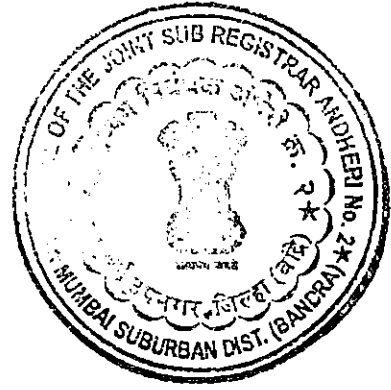
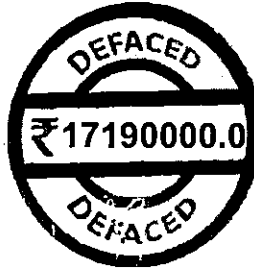
StDuty Schm : 0030045501-75/ Stamp Duty(Bank Portal)  
 StDuty Amt : Rs 1,71,60,000.00/- (Rs One Crore Seventy One Lakh Sixty Thousand Rupees Only )

RgnFee Schm : 0030063301-70 / Registration Fee  
 RgnFee Amt : Rs 30,000.00/- (Rs Thirty Thousand Rupees Only)

**Only for verification not to be printed and used**

Article : A25  
 Prop Mvblty : Immovable Consideration : 34,32,00,000.00/-  
 Prop Descr : Premises FloorNo 5 EdelweissHouse WindsorLane Kalina , Off CST RoadSantacruz EastMumbai  
 : Maharashtra  
 : 400098  
 Duty Payer : PAN-AAKCS7311R Edelweiss Commodities Services Limited  
 Other Party : PAN-AABCE9421H Edelweiss Broking Limited

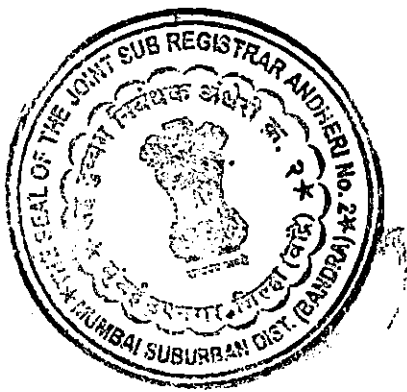
Bank Scroll No : --  
 Bank Scroll Date : --  
 RBI Credit Date : --  
 Mobile Number : 918291838868



**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-323-12598	0005454522201819	28/12/2018-16:09:34	IGR187	30000.00
2	(IS)-323-12598	0005454522201819	28/12/2018-16:09:34	IGR187	17160000.00
Total Defacement Amount					1,71,90,000.00

बदर-४		
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१२४८८	५	४३
२०१८		



Department of Stamp & Registration, Maharashtra			
Receipt of Document Handling Charges			
PRN	2812201804109	Date	28/12/2018
Received from Edelweiss Commodities Services Limited through its Authorised Signatory Mallikarjun Hiremath, Mobile number 9821295902, an amount of Rs.500/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.			
Payment Details			
Bank Name	IBKL	Date	28/12/2018
Bank CIN	10004152018122803587	REF No.	196004672
This is computer generated receipt, hence no signature is required.			



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બદર-૪	
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 2812201805903	Date 28/12/2018
Received from Edelweiss Commodities Services Limited through its Authorised Signatory Mallikarjun Hiremath, Mobile number 9821295902, an amount of Rs.420/-, towards Document Handling Charges for the Document to be registered(iSARITA) in the Sub Registrar office Joint S.R. Andheri 2 of the District Mumbai Sub-urban District.	
Payment Details	
Bank Name IBKL	Date 28/12/2018
Bank CIN 10004152018122805187	REF No. 196017123
This is computer generated receipt, hence no signature is required.	



बदर-४		
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महाराष्ट्र शासन  
GOVERNMENT OF MAHARASHTRA

ई-सुरक्षित बँक व कोषागार पावती

e-SECURED BANK & TREASURY RECEIPT (e-SBTR)

16135369025481

Bank/Branch: IBKL - 6910371/Kalina- Santacruz  
Pmt Txn id : 195973426 Stationery No: 16135369025481  
Pmt DtTime : 28-DEC-2018@10:43:17 Print DtTime : 28-DEC-2018 10:49:27  
ChallanIDNo: 69103332018122850231 GRAS GRN : MH009916190201819S  
District : 7101-MUMBAI Office Name : IGR186-BDR1\_JT SUB REGI  
GRN Date : 28-Dec-2018@10:43:17

StDuty Schm: 0030045501-75/STAMP DUTY  
StDuty Amt : R 1,71,60,000/- (Rs One, Seven One, Six Zero, Zero Zero Zero only)

RgnFee Schm: 0030063301-70/Registration Fees  
RgnFee Amt : R 30,000/- (Rs Three Zero, Zero Zero Zero only)

Article : A25-Conveyance/Sale/Transfer/Assignment Deed  
Prop Mvblty: Immovable Consideration: R 34,32,00,000/-  
Prop Descr : Premises Floor, No 5 Edelweiss, House Windsor, Lane Kalina, Off CST Road, Santacruz East, Mumbai, Maharashtra, 400098  
Duty Payer: PAN-AAKCS7311R, Edelweiss Commodities Services Limited

Other Party: PAN-AABCE9421H, Edelweiss Broking Limited

Bank official1 Name & Signature

*Rajkumar Dab*

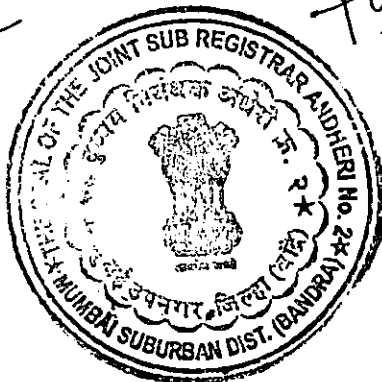
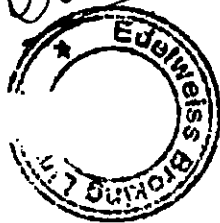


Bank official2 Name & Signature

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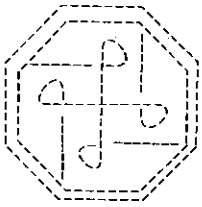
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बदर-४		
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मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )						
Valuation ID	201812284496			28 December 2018,05:16:28 PM		
मूल्यांकनाचे वर्ष	2018					
जिल्हा	मुंबई(उपनगर)					
मूल्य विभाग	31-कोळेकल्याण ( अंधेरी )					
उप मूल्य विभाग	31/172 भुभाग: उत्तरेकडे जवाहरलाल नेहरू मार्ग, पूर्वेस सि. एस. टी. रोड ते पंडीत जवाहरलाल नेहरू रोडला जोडणारा 13.40 मी. डी. पी. रोड, दक्षिणेस सी.एस.टी. मार्ग व पश्चिमेस गावाची सीमा.					
सर्व्हे नंबर/न. भू. क्रमांक :	सि.टी.एस. नंबर#5443					
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.	खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
	99100	162600	178900	214100	162600	चौरस मीटर
बांधीव क्षेत्राची माहिती	बांधकाम क्षेत्र(Built Up)-	1450.5चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक	मिळकतीचा प्रकार-	बांधीव
	बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे	मूल्यदर/बांधकामाचा दर -	Rs.178900/-
	उद्दवाहन सुविधा-	आहे	मजला -	5th floor To 10th floor		
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No						
Sale Type - Resale First Sale Date - 18/01/2012						
Sale/Resale of built up Property constructed after circular dt.02/01/2018						
मजला निहाय घट/वाढ = 105% apply to rate= Rs.187845/-						
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर =((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी )+ खुल्या जमिनीचा दर						
= (((187845-99100) * (100 / 100 ))+99100)						
= Rs.187845/-						
A) मुख्य मिळकतीचे मूल्य = वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र						
= 187845 * 1450.5						
= Rs.272469172.5/-						
एकत्रित अंतिम मूल्य = मुख्य मिळकतीचे मूल्य +तळघराचे मूल्य + मॅज्नाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी						
= A + B + C + D + E + F + G + H + I						
= 272469172.5 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0						
=Rs.272469172.5/-						

MV

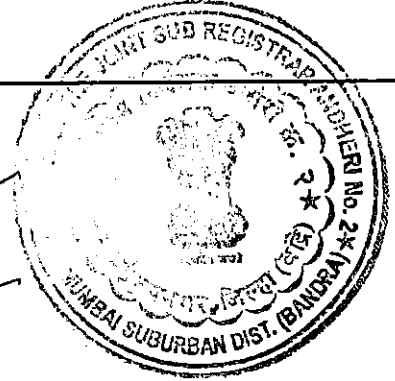
Home

Print

AV = 343200000/- ✓

SD = 171600000/- ✓

RF = 30000/- ✓

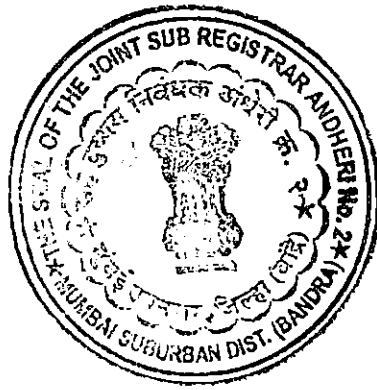


बदर-४	
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### SALE DEED

This **DEED OF SALE** is executed at Mumbai on this the 28<sup>TH</sup> day of December, 2018

By **Edelweiss Broking Limited**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at Unit No.801-804, Eighth Floor, Abhishree Avenue, Nehru Nagar, Ambawadi, Ahmedabad 380 015 (hereinafter referred to as the "**Vendor**", which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of **One Part**;

### **AND BETWEEN**

**Edelweiss Commodities Services Limited**, a company incorporated under the provisions of the Companies Act, 1956 having its registered office at 2<sup>nd</sup> floor, M B Towers, Plot No. 5, Road No. 2, Banjara Hills, Hyderabad 500 034 (hereinafter referred to as the "**Purchaser**", which expression shall unless it be repugnant to the context or meaning thereof mean and include its successors and assigns) of the **Other Part**

The Vendor and the Purchaser shall be collectively referred to as "**Parties**" and individually as "**Party**"

### **WHEREAS :**

- (i) Pursuant to a Deed of Conveyance dated 29 April 2010 executed between SGD Trading Company Limited and Comfort Projects Private Limited (from 13 January 2011 known as Comfort Projects Limited and from 17 August 2012 onwards known as Edelweiss Commodities Services Limited) and registered with the office of the Sub-Registrar of Assurances at Andheri No.2 under Sr. No.04043/2010, SGD Trading Company Limited sold, transferred and conveyed to Comfort Projects Limited the immovable property situate, lying and being at Kole Kalyan, also known as Kalina in the Registration Sub-District of Bandra, District Mumbai Suburban bearing Survey No.294, Hissa No.3, admeasuring 3,928.20 sq. yds., equivalent to 3,285.70 squ. mtrs., or thereabouts and bearing City Survey No.5443 together with the commercial building called "**Edelweiss House**" standing thereon comprising 3 level basement car parking plus utilities plus (Pt.), plus stilt (Pt.), plus 1<sup>st</sup> to 14<sup>th</sup> upper floors (hereinafter referred to as the "**said Building**").

- (ii) Under an Agreement for Sale dated 29 September 2011 executed between Comfort Projects Limited (described as the "**Owner**" under the Agreement for Sale dated 29 September 2011) and the Vendor and duly registered with the Sub-Registrar of Assurances at Andheri (Bandra) under Sr. No. BDR/450/2012, the Owner sold, transferred and conveyed in favour of the Vendor the office premises being the 5<sup>th</sup> Floor admeasuring 1450.45 sq. mt. Built up Area of the said Building (herein after referred to as "**Premises**") and more particularly described in the **Schedule** hereunder written;

- (iii) The Vendor is the absolute owner of the said Premises and has been enjoying the same with absolute right and has clear and marketable title thereto ;

- (iv) The Vendor is desirous of and has agreed to sell the said Premises unto the Purchaser;

*[Handwritten signature]*



- (v) The Purchaser herein has sought from the Vendor and the Vendor has given to the Purchaser inspection of all plans and documents of title relating to the said Building and the said Premises;
- (vi) Based on the representations made by the Vendor, the Purchaser has agreed to purchase the said Premises and the Vendor has agreed to sell the same to the Purchaser;
- (vii) The Parties hereto are desirous of executing this Deed on the terms and conditions set out below.

**NOW THIS DEED OF SALE WITNESSETH**

**THAT** in pursuance of the aforesaid Deed the Vendor doth hereby grant, convey, sell, transfer and convey unto and to the use of the Purchaser, the Premises more fully described in the **Schedule** hereunder written together with the easements, advantages and appurtenances, and all estate, rights, title and interest of the Vendor to and upon the said Premises **TO HAVE AND TO HOLD** the said Premises hereby conveyed unto the Purchaser absolutely and forever.

**THE VENDOR DOTH HEREBY COVENANT WITH THE PURCHASER AS FOLLOWS:**

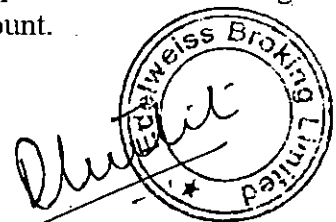
1. That the Premises more fully described in the Schedule hereunder shall be quietly and peacefully entered into and held and enjoyed by the Purchaser without any interference, interruption, or disturbance from the Vendor or any person claiming through or under him.
2. That it is recorded that the recitals contained herein form an integral part of these presents
3. That the Vendor shall sell and the Purchaser shall purchase the said Premises along with the right to and enjoy the open areas attached to the said Premises as well as the proportionate common areas, staircase, lift/s, amenities and facilities of the said Building on the terms and conditions hereinafter appearing free from all encumbrances, for a total consideration of Rs. ~~34,32,00,000/-~~ (Rupees Thirty Four Crores Thirty Two Lakhs Only) inclusive of tax deducted at source ("Consideration") to be paid in the manner hereinafter stated.

That the Consideration shall be paid by the Purchaser to the Vendor by **31<sup>st</sup> December 2018**. The Parties agree that the tax deducted at source will be deducted as per applicable law and the Purchaser will provide the relevant TDS certificate to the Vendor. It is expressly clarified that if the Purchaser fails to deposit the same with the authorities after such deduction, the Purchaser alone shall be deemed to be an assessee in default in respect of such tax and the Vendor shall not be liable for any statutory obligations / liability or non-deposit of such TDS. The Parties agree that in case the credit of the TDS deducted by the Purchaser is not reflected as per the Income Tax Act, 1961 and the rules thereunder, and if the original TDS certificate is not submitted by the Purchaser to the Vendor then the amount of TDS shall be considered as receivable from the Purchaser.

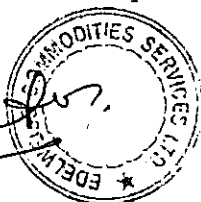
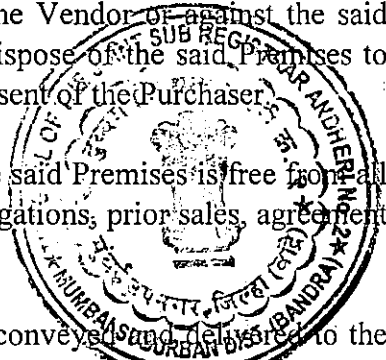
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5. That it is expressly agreed that the right of the Purchaser under this Deed is restricted to the said Premises only subject to compliance of all other terms and conditions hereof by the Purchaser.

6. That the Purchaser shall bear and pay all the amounts payable towards stamp duty, registration charges and all out of pocket costs, charges and expenses on all documents for sale and transfer of the said Premises under this Deed. Any consequence of failure to register this Deed within the time required shall be on the Purchaser's account.

*Handwritten signature*



7. That notwithstanding anything contained herein, it is agreed between the Parties hereto that the Purchaser shall be solely and exclusively liable and responsible and shall bear and pay all the costs, charges, taxes including but not limited to the Goods and Services Tax (GST), if any, payable in respect of the transaction contemplated herein.
8. That the Vendor states that all payments such as maintenance security assessments, rents, rates, taxes and any other interest payable on these payments and all other outgoings/dues whatsoever payable in respect of the said Premises to any local or government body/authority up to the date of execution of this Deed have been paid by the Vendor.
9. That the Purchaser agrees that all external development charges, enhanced external development charges, contingency deposit, maintenance security assessments, rents, rates, taxes and any other interest payable on these payments and all other monthly/periodical outgoings of such nature becoming payable in respect of the said Premises after the execution of this Deed shall be borne and paid by the Purchaser.
10. That on the Purchaser committing breach of any of the terms and conditions of this Deed including failing and/or neglecting etc. to pay to the Vendor any of the amounts including the Consideration as mentioned in this Deed as aforesaid and/or on termination of this Deed for any reason whatsoever, the Purchaser shall cease to have any right, title interest, claim or demand or dispute of any nature whatsoever either against the Vendor or against the said Premises and the Vendor shall be entitled to deal with and dispose of the said Premises to any other person/s as it may deem fit without further act or consent of the Purchaser.
11. That the Vendor states and represents to the Purchaser that the said Premises is free from all encumbrances, claims, demands, liens, mortgages, decrees, litigations, prior sales, agreement to sell, gift, court attachment etc.
12. That upon execution of this Deed the said Premises shall be conveyed and delivered to the Purchaser and the Vendor shall hand over peaceful and vacant physical possession of the said Premises to the Purchaser and the Purchaser shall become the absolute owner in possession of the said Premises and shall enjoy all the rights, title, interest, privileges etc. and absolute ownership in the said Premises.
13. That copies of all previous/relevant documents i.e. previous conveyance deed and other relevant papers concerning the said Premises have been handed over by the Vendor to the Purchaser and the Purchaser is satisfied about the title of the Vendor.
14. That the Purchaser hereby further agrees to bear any additional charges which may be levied by the Government or local authorities for provision of external and/or peripheral services attributable to the said Premises on pro-rata basis. The Purchaser has also agreed to pay pro-rata charges for maintaining various common services and facilities in the said Building.
15. That the Purchaser agrees and undertakes to register this Deed with the concerned Sub-Registrar of Assurances or other competent authority in accordance with the Indian Registration Act, 1908 and applicable government rules and regulations as prescribed in these matters by the concerned authorities and the Vendor shall provide any such assistance to the Purchaser as may be required in this regard from time to time.
16. That the Vendor will at all times and at the cost of the Purchaser execute, register or cause to be done, all such acts and deeds for perfecting the title to the Purchaser in the said Premises sold and conveyed herein.
17. That the Vendor do hereby covenants and assures that the Purchaser is entitled to have mutation of its name in all public records, local body and undertakes to execute any deed in this respect.





Building. No damage shall be caused to the electricity poles, cables, wiring, telephone cables, sewage line, water line, compound gate, or any other facility provided in the said Building;

- (k) Shall not affix, erect, attach, paint or permit to be affixed, erected, attached, painted or exhibited in or about any part of the said Building or the exterior wall of the said Premises or on or through the windows or doors thereof any placard, poster, notice, advertisement or sign or announcement, flagstaff or any other thing whatsoever save and except the name of the Purchaser in such manner, position and standard design laid down by the Vendor.
- (l) Shall park all vehicles in the parking lots only as may be prescribed by the Vendor and not at any other place within the said Building;
- (m) Shall not do or permit or suffer to be done anything in or upon the said Premises which is or may or which in the opinion of the Vendor is or may at any time be or become a danger, a nuisance or an annoyance to or interference with the operations, enjoyment, quiet or comfort of the occupants of other floors in the said Building or the neighbourhood.
- (n) Shall not obstruct, cause or permit any form of obstruction whatsoever whether by way of depositing or leaving any article, item or thing of whatsoever nature, movable or otherwise within the said Premises or in or on the common stairways, lift, corridors and passageways in and of the said Building.

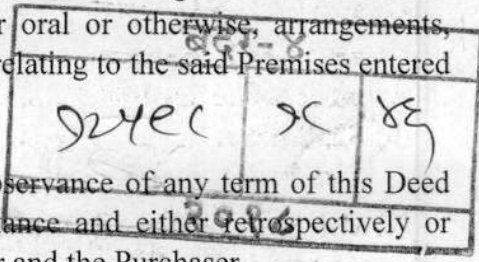
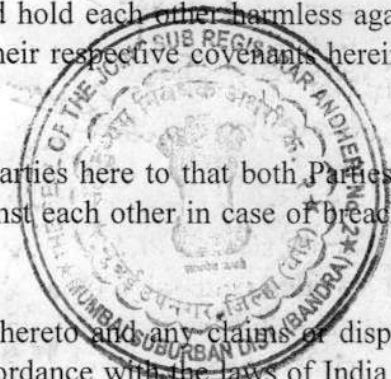
20. That the Purchaser hereby declares that it has gone through this Deed and all the documents related to the said Premises and has expressly understood the contents, terms and conditions of the same and the Purchaser after being fully satisfied has entered into this Deed.

21. The Parties agree to indemnify and keep indemnified and hold each other harmless against any loss or damage that may arise out of the breach of their respective covenants herein as may be determined by a court of competent jurisdiction.

22. That it is hereby expressly provided and agreed by the Parties here to that both Parties are entitled to enforce specific performance of the Deed against each other in case of breach of any conditions mentioned in this Deed.

23. That this Deed, the rights and obligations of the Parties hereto and any claims or disputes relating thereto will be governed by and construed in accordance with the laws of India and the competent courts in Mumbai shall have jurisdiction in all matters arising out of this Deed.

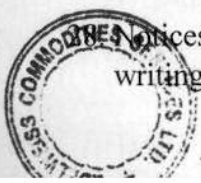
24. That the Parties hereto confirm that this document constitutes the full agreement between the Parties and supersedes all previous agreements whether oral or otherwise, arrangements, understandings, writings, letters, and/or other documents relating to the said Premises entered into, executed and/or provided.



25. That any term of this Deed may be amended and the observance of any term of this Deed may be waived (either generally or in a particular instance and either retrospectively or prospectively) only with the written consent of the Vendor and the Purchaser.

26. That each Party hereto agrees to execute any additional documents and to take any further action as may be necessary or desirable in order to implement the transactions contemplated in this Deed.

27. That whenever possible, each provision of this Deed shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Deed is held to be prohibited by or invalid under applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity without invalidating the remainder of such provision or the remaining provisions of this Deed.



Notices: All notices and other communications given or made pursuant hereto shall be in writing and shall be deemed effectively given: (i) upon personal delivery to the Party to be

*[Handwritten signature]*

*[Handwritten signature]*



notified; (ii) when sent by confirmed facsimile if sent during normal business hours of the recipient, if not then on the next business day; (iii) five (5) days after having been sent by registered or certified mail, return receipt requested, postage prepaid; or (iv) one (1) day after deposit with a nationally recognised overnight courier, specifying next day delivery, with written verification of receipt. All communications shall be sent to the respective Parties at the addresses set forth at the beginning of this Deed (or at such other addresses as shall be specified by notice in writing).

**IN WITNESS WHEREOF** the Parties have set and subscribed their respective hands and to these presents the day and year first hereinabove stated.

**SCHEDULE**

Office premises on Floor No.5 of Edelweiss House, admeasuring 1450.45 sq. mtr. Built Up Area, constructed on the piece or parcel of land or ground bearing C.T.S. No.5443 of Village Kole Kalyan situated at Windsor Lane, Off C.S.T. Road, Kalina, Santacruz (East), Mumbai 400 098

Signed and Delivered by the )  
withinnamed "**Vendor**" by the )  
Edelweiss Broking Limited )  
hands of its Authorised Signatory, )  
Mr./Ms. Abhijit Deshpande )  
Pursuant to the resolutions )  
Dated 10th December 2018 of the )  
Board of Directors )

*Abhijit*



In the Presence of: *[Signature]*  
1. *Mahesh Joshi*  
2. *Sandesh Sawant*  
Signed and Delivered )

by the withinnamed "**Purchaser**" )  
Edelweiss Commodities Services )  
Limited by the hands of its )  
Authorised Signatory )  
Mr. Mallikarjun Hiremath )  
Pursuant to the resolutions )  
Dated 6th December 2018 of the )  
Board of Directors )

*Mallikarjun Hiremath*



In the Presence of: *[Signature]*  
1. *Mahesh Joshi*  
2. *Sandesh Sawant*

बदर-४		
१२५६८	१९	४६
२०१६		



Certified true extract of the Resolution passed by the Board of Directors of Edelweiss Broking Limited at its Meeting held on December 10, 2018

"RESOLVED that consent of the Board of Directors of the Company be and is hereby accorded to Sale/Transfer 5th Floor, Edelweiss House, constructed on the piece or parcel of land or ground bearing C.T.S. No. 5443 of Village Kole Kalyan situated at Santacruz (East), Mumbai 400098 admeasuring approximately 13,005.71 sq. ft. carpet area to Edelweiss Commodities Services Limited for such consideration and on such terms and conditions as contained in the draft of Sale Deed (" the Deed"), as placed on the table, which is hereby approved.

FURTHER RESOLVED that any Director, the Company Secretary of the Company and the following persons be and are hereby severally authorised to sign and execute the Deed and such other documents and papers, and to do all such acts, deeds, matters and things as may be necessary for the purpose of giving effect to this Resolution.

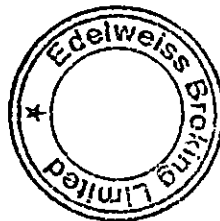
✓ Mr. Abhijit Deshpande ✓  
 Mr. Viral Thanawala

FURTHER RESOLVED that the aforesaid persons be and are hereby severally authorised to appear before the Registrar of Assurances / Office of Sub-Registrar for the registration of the Agreement to be entered in respect of the unit and to do all such acts, deeds, matters and things as may be necessary for the purpose of giving effect to this Resolution."

For Edelweiss Broking Limited

*Biren Shah*

Biren Shah  
 Executive Director  
 DIN: 01258542



७७६-४		
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२०१८		



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୨୦୪୬		



Certified true extracts of the Resolution passed by the Operations Committee of Edelweiss Commodities Services Limited at its Meeting held on December 6, 2018.

"RESOLVED that consent of the Committee be and is hereby accorded to purchase 5th Floor, Edelweiss House, constructed on the piece or parcel of land or ground bearing C.T.S. No. 5443 of Village Kole Kalyan situated at Santacruz (East), Mumbai 400098 admeasuring approximately 13,005.71 sq. ft. carpet area, from Edelweiss Broking Limited for such consideration and on such terms and conditions as contained in the draft of Deed of Transfer ("Deed"), as placed on the table, which is hereby approved.

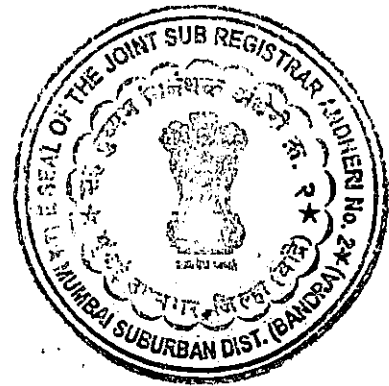
FURTHER RESOLVED that any Director of the Company and the following persons be and are hereby severally authorised to sign and execute the said deed and such other documents and papers, and to do all such acts, deeds, matters and things as may be necessary for the purpose of giving effect to this Resolution:

Mr. Sameer Deshpande  
 ✓ Mr. Mallikarjun Hiremath ✓  
 Mr. Mahesh Joshi

FURTHER RESOLVED that the aforesaid persons be and are hereby severally authorised to appear before the Office of Sub-Registrar for the registration of the Agreement to be entered in respect of the unit and to do all such acts, deeds, matters and things as may be necessary for the purpose of giving effect to this Resolution."

For Edelweiss Commodities Services Limited

*M. Anjan*  
 Director



बंदर-४		
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Abhijit Deshpande

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सूची क्र.2

दुय्यम निबंधक : अंधेरी 2 (अंधेरी)

28/12/2018

दस्त क्रमांक : 450/2012

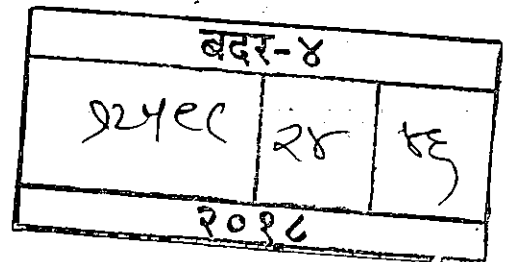
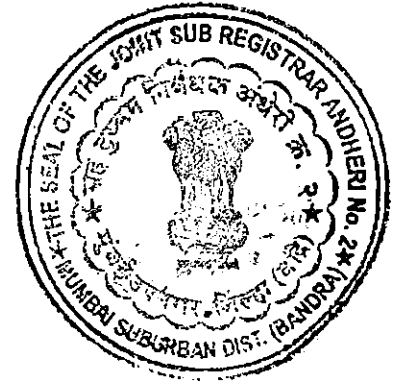
Note:-Generated Through eSearch  
Module, For original report please  
contact concern SRO office.

नोंदणी :

Regn:63m

## गावाचे नाव : कोलेकल्याण

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	रु.250000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 163414949
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :ऑफिस , 5 वा मजला , एडलवाईझ हाऊस , कोलेकल्याण कलिना ऑफ सि एस टी रोड सांताक्रुझ पू मु 98, --
(5) क्षेत्रफळ	1450.45 चौ मी बांधीव
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	नाव:-कॉम्फोर्ट प्रोजेक्ट लि चे संचालक प्रियंक गोविता --- ,
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	नाव:-एडलवाईझ ब्रोकिंग लि चे संचालक राजेश सावे -- ,
(9) दस्तऐवज करून दिल्याचा दिनांक	29/09/2011
(10) दस्त नोंदणी केल्याचा दिनांक	18/01/2012
(11) अनुक्रमांक, खंड व पृष्ठ	450/2012
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	12500000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेरा	-





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<p>924EC</p>	<p>24</p>	<p>85</p>
<p>2086</p>		

MUNICIPAL CORPORATION OF GREATER MUMBAI  
No: CE/2434/WS/AH

FULL OCCUPATION CERTIFICATE

23 APR 2010

To:  
M/s. Sky Heights Developers Pvt. Ltd.,  
5443, Kolkalyan,  
Santacruz [East],  
Mumbai- 400 054

Ex. Engineer  
Hand S. W.  
Municipal  
Bandra

Sir,

The full development work of commercial building comprising of 3 level basement for car parking + Utilities + Ground (Pt.) + Stilt (Pt.) + 1<sup>st</sup> to 14<sup>th</sup> upper floors on plot bearing C.T.S.No. 5443 of Village Kolkalyan, situated at Off. C.S.T. Road, Santacruz (East), Mumbai is completed under the supervision of Licensed Surveyor Mr. Pushkar B.S., License No.S/336 may be occupied on the following conditions :-

- 1) That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupations certificate.
- 2) That the balance 10 Nos. of lifts shall not be operated without the N.O.C. / Lift Inspector's certificate and same shall be submitted to this office.

A set of certified completion plan is attached herewith.

Yours faithfully,

Executive Engineer

Building Proposal (W.S.) 'H' Ward



बदर-४		
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३०१८		



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## बृहन्मुंबई महानगरपालिका

### करनिर्धारण व संकलन खाते

#### मालमत्ता कर देयक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, १८८८ मधील कलम २०० अन्वये जारी करण्यात आले आहे.

मालमत्ता लेखा क्रमांक HE3002740070000	मालमत्ता करवर्ष 2018-2019	देयक क्रमांक 201810BIL07131790 201820BIL07131791	देयक दिनांक 18/05/2018
पक्षकाराचे नाव व पत्ता : PRECISION TAPS & DIES C S T RD, KALINA, SANTACRUZ EMUMBAI 55		प्रेषक - सहा. क. व सं. / विभाग : Asstt. Assessor & Collector / H-East Ward, Municipal Office bldg, 2 nd floor, Plot No.137, TPS-V, 2nd Road, Prabhat Colony, Santacruz(East), Mumbai - 400 055.	
मालमत्ता क्रमांक, सदनिका क्रमांक, इमारतीचे नाव / विंग, सी.टी.एस. क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., भागाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे. HE-7596(7) C S T 5443, OF VILLAGE KOLE KALYAN NEW CONSTRUCTION KNOWN AS EDELWEISS HOUSE W.E.F. 31.01.2011 PRECISION TAPS & DIES PVT LTD			
प्रथम करनिर्धारण दिनांक :	-	जलजोडणी क्रमांक :	-
अक्षरी		एकूण भांडवली मूल्य : ₹ 734228125	
Seventy-Three Crore Forty-Two Lac Twenty-Eight Thousand One Hundred Twenty-Five Only			
देयक तयार करतेशेवळी	३१/०३/२०१० या तारखेपर्यंतची धकवाकी	₹ 0	०१/०४/२०१० या तारखे नंतरची धकवाकी ₹ 0
देयक कालावधी :	01/04/2018	ते	31/03/2019

(सर्व रक्कम रुपयामध्ये)

कराचे नाव :	01/04/2018	ते	30/09/2018	01/10/2018	ते	31/03/2019
सर्वसाधारण कर			991219			991219
जल कर			0			0
जललाभकर			624095			624095
मलनिःसारण कर			0			0
मलनिःसारण लाभ कर			385476			385476
म.न.पा. शिक्षण उपकर			367114			367114
राज्य शिक्षण उपकर			293691			293691
रोजगार हमी उपकर			73424			73424
वृक्ष उपकर			18355			18355
पथकर			477246			477246
एकूण देयक रक्कम			3230620			3230620
कलम १५२ अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
अर्ली बर्ड योजनेनुसार लाभाची रक्कम			0			0
अर्ली बर्ड-च्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			3230620			3230620
* ३०.०६.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			3173717			3173717
* ३१.०७.२०१८ पर्यंत भरावयाची निव्वळ रक्कम			3202169			3202169
* ३१.०७.२०१८ नंतर भरावयाची निव्वळ रक्कम			3230620			3230620
अक्षरी रुपये	Thirty-Two Lac Thirty Thousand Six Hundred Twenty Only			Thirty-Two Lac Thirty Thousand Six Hundred Twenty Only		
अंतिम देय दिनांक			26/08/2018			31/12/2018

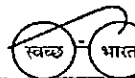
"To make payment through NEFT:  
IFSC - SBIN0COLLEC, Beneficiary A/C No:- BMCPOHE3002740070000, Name-MCGM Property Tax.  
Please note, payment done through NEFT will be collected against oldest bills first."

\* अर्ली बर्ड इन्स्टेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाहावे.

मालमत्ता लेखा क्रमांकामधील पहिले ११ अंक इमारतीची यु. आइडी. (यूनिक आइडेंटिटी) असून, प्रत्येक इमारतीच्या दर्शनी भागावर यु. आइडी. स्टिकर लावण्याचा प्रकल्प महापालिकेने हाती घेतला आहे. त्यामुळे महापालिकेच्या कोणत्याही कामासंबंधातील पत्रव्यवहारात सदर यु. आइडी. क्रमांक नमूद करणे आवश्यक आहे याची कृपया नोंद घ्यावी.

*Asseger*

देविदास शि. वीरहागर  
करनिर्धारक व संकलक (प.)



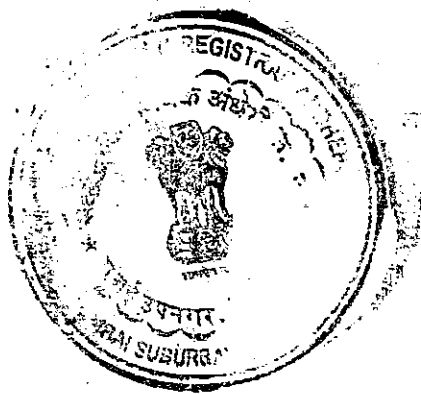
एक वट्टा स्वच्छता की अक्षरी

सदर-४

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# मालमत्ता पत्रक

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भाग/मोजे -- कोलेकल्याण

तालुका/न.भू.मा.का. -- न.भू.अ.बांद्रा

जिल्हा --



गर भूमापन शिट नंबर प्लॉट नंबर क्षेत्र धारणाधिकार  
जंक / च. प्लॉ. नं. चौ.मी.

शासनाला दिलेल्या अधिकारपत्राच्या आधारे तपशील आणि त्याच्या फेर तपशीलाची नोंद घेऊन

५४४३

Sq yds [Agri]  
[४०२४ ६/९] C

Rs. NPs  
[१९० - ७०]  
७०६.२०

चौ.मी.  
[३३६५.१]  
३२८५.७

सुविधाधिकार

हक्काचा मुळ धारक वर्ष

[Agricultural]

पट्टेदार

मा.अपर जिल्हाधिकारी, मुंबई उपनगर जिल्हा यांचेकडील आदेश क्र. C/Desk-III/LNDII BCR १८९ दिनांक १०/५/१९८५ अन्वये व जि.नि.भू.अ.मुंबई उपनगर जिल्हा यांचेकडील दिनांक १३.३.१९८६ चे ताबा पावती अन्वये क्षेत्र मुंबई महानगर विकास प्राधिकरण यांना ताबा दिलेले सदरचे क्षेत्र न.भू.क्र. ४२०७ मध्ये सामील झाले सबब मिळकत पत्रिका रद्द अप्रमाणीत.  
जिल्हा निरीक्षक भूमि अभिलेख,  
तथा नगर भूमापन अधिकारी,  
मुंबई उपनगर जिल्हा, मुंबई

इतर धार

इतर शेरे

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (घा) पट्टेदार (प) किंवा धार (भा)	साक्षात्करण
२०/०९/१९८१	As per purchase deed for Rs.२०४२०/- from Shri Ibrahim Rajan as per R.R. of ... ३९६५  गहाण र.रु. ****  *** र.रु. ३००००/- दि.१४.१०.५९	१३७७/  Bom/७४१५	(H) Shri Abdulkarim Barekatkhan  (E) बॉम्बे स्टेट फायर्मेन्सीयल  इंडिया टॅप आणि डाय कंपनी प्रा.लि.	सही - २३/१०/ C.T.S.O.  सहप्रमाणित उ.जि.  सही - २५/५/ वि.जि.नि.भू.अ.(रा)क.  सही - १/३/७ न.भू.अ.क्र.३ मुं.उप.
२९/०५/१९६९	भा.स.च्या.१९५६ च्या वजन भाषाचे कायद्यालगत म.रा.स.च्या १९५८ अंमलबजावणी कायदानुसार व भा.स.च्या नाणे संबंधी कायदानुसार क्षेत्र आकाराचे रूपांतर केले.			
०५/०३/१९८४	उ.जि.अधि.मुं.उ.अंधेरी यांचेकडील क्र.ए.डी.सी/एल.एन.डी.सी./१२५३ दिनांक १४/१२/८१ प्रमाणे मुदतवाढीची वि.शे. सारा नोंद घेतली.			

बंदर-४

१२५६८	३०	४६
२०१८		



2024-25		
924EC	(2)	85

## मालमत्ता पत्रक

विभाग/मोजे -- कोलेकल्याण

तालुका/न.भु.मा.का. -- न.भु.अ.वांद्रा

जिल्हा -- मुंबई उपनगर जिल्हा

नगर भुगणन क्रमांक/फा. नं. नं.

शिट नंबर प्लॉट नंबर

क्षेत्र चौ.मो.

धारणाधिकार

शासनाला दिलेल्या आकाराचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ

५४४३

दिनांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा पार (पा)	साक्षात्करण
१२/०६/२००७	खरेदी सब रजिस्टार, मुंबई यांचेकडील र.द.क्र. ७४१५/५९ दिनांक १४/१०/१९५९ अन्वये खरेदी देणार श्री.अब्दुल करीम खान वरकत खान यांचे नांव कमी करून खरेदी घेणार - मे.इंडिया टॅप अँड डाय कंपनी प्रा.लि. यांचे नांव दाखल केलेची नोंद केली.		धा मे.इंडिया टॅप अँड डाय कंपनी प्रा.लि.	फेरफार क्र.४२३ प्रमाणे सही - १२/६/०७ न.भु.अ.वांद्रा
१२/०६/२००७	खरेदी मे.इंडिया टॅप अँड डाय कंपनी प्रा.लि. यांचे नांवात मेमोरान्डम ऑफ असोशिएशन ऑफ दी कंपनी अन्वये मे.बॉम्बे कॅरिंग दुल्स लिमिटेड यांनी सब रजिस्टार, मुंबई यांचेकडील र.द.क्र. २३८१/१९६४ दिनांक २/९/१९६४ अन्वये न.भु.क्र. ५४४३ ही मिळकत मे.कन्सोलिडेटेड ग्रॉप प्रॉटेक्शन प्रा.लि. यांना संपूर्ण खरेदी दिलेने त्यांचे नांव कमी करून मे.कन्सोलिडेटेड ग्रॉप प्रॉटेक्शन प्रा.लि. असे नांव दाखल केले.		[धा.] [मे.कन्सोलिडेटेड ग्रॉप प्रॉटेक्शन प्रा.लि.]	फेरफार क्र.४२४ प्रमाणे सही - १२/६/०७ न.भु.अ.वांद्रा
१२/०६/२००७	खरेदी दुय्यम निबंधक मुंबई यांचेकडील र.द.क्र. ४५९०/६० रक्कम रुपये ३००००० दिनांक ०९/०६/१९७० अन्वये खरेदी देणार मे.कन्सोलिडेटेड ग्रॉप प्रॉटेक्शन प्रा.लि. यांचे नांव कमी करून खरेदी घेणार मे.प्रिसिशन टेप्स अँड डार्जिन प्रा.लि. यांचे नांव दाखल केले.		[धा.] [मे.प्रिसिशन टेप्स अँड डार्जिन प्रा.लि.]	फेरफार क्र.४२५ प्रमाणे सही - १२/६/०७ न.भु.अ.वांद्रा
१२/०६/२००७	अन्य रितीने/आदेशान्वये मा.रजिस्टार ऑफ कंपनीज, महाराष्ट्र मुंबई यांचेकडील दिनांक १४/१२/१९९८ चे प्रमाणपत्र अन्वये मे.प्रिसिशन टेप्स अँड डार्जिन प्रा.लि. यांचे नांवात मे.पी.टी.डी. फास्टनर्स प्रा.लि. असा बदल झालेला असून त्याप्रमाणे मिळकत पत्रिकेवर मे.प्रिसिशन टेप्स अँड डार्जिन प्रा.लि. ऐवजी मे.पी.टी.डी. फास्टनर्स प्रा.लि. अशी नांवात दुरुस्ती केली.		धा. [मे.पी.टी.डी. फास्टनर्स प्रा.लि.]	फेरफार क्र.४२६ प्रमाणे सही - १२/६/०७ न.भु.अ.वांद्रा
२१/०१/२००८	तारण परत / बोजा कमी करणे - मे.पी.टी.डी.फास्टनर्स प्रा.लि.यांचा अर्ज दिनांक २७/९/२००७, सादर केलेले प्रतिज्ञापत्र, मा.दुय्यम निबंधक, मुंबई यांचेकडील नोंदणीकृत दस्त क्रमांक ४४८९/६७ दिनांक २६/१०/१९६७ व दिनांक १५/१२/२००७ रोजी दिलेला जवाब यान्वये न.भु.क्र. ५४४३ चे मिळकत पत्रिकेस दाखल असलेली बॉम्बे स्टेट फायनॅन्सीयल यांचे नांवाची बोजाची नोंद कमी केलेची नोंद केली.			फेरफार क्र.४८१ प्रमाणे सही - २१/१/०८ न.भु.अ.वांद्रा
२१/०८/२०१०	अन्यरितीने/आदेशाने भारत सरकार -कम्पनी रजिस्टार कार्यालय महाराष्ट्र मुंबई यांचेकडील क्र. असेआरअेनअे ३७८४९५२ दि. ७/१०/२००९ चे फ्रेश सर्टिफिकेट ऑफ इनकारिशन कन्सर्वेट कन्सर्वेट अपॉन चेंज ऑफ नेम अन्वये मे. पी.टी.डी. फास्टनर्स प्रा.लि. चे एस.जी.डी. ट्रेडिंग कंपनी प्रा.लि. या नांवात बदल झाल्याने मे. पी.टी.डी. फास्टनर्स प्रा.लि. चे नांव कमी करून मे. असे.जी.डी.ट्रेडिंग कंपनी प्रा.लि. चे नांव दाखल केलेची नोंद केली.		धारक [मे.एस.जी.डी.ट्रेडिंग कंपनी प्रा.लि.]	फेरफार क्र.७०० प्रमाणे सही - २१/८/२०१० न.भु.अ.वांद्रा



बदर-४		
१२५९८	३२	४६
२०१८		



REGISTRATION DEPARTMENT		
924EC	22	86

## मालमत्ता पत्रक

भाग/मोजे - कोलेकल्याण

तालुका/न.भु.मा.का. - न.भू.अ.बांद्रा

जिल्हा - मुंबई उपनगर जिल्हा

गर भूगणन शिट नंबर प्लॉट नंबर क्षेत्र चौ.मी.

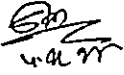
धारणाधिकार

शासनाला दिलेल्या आकरणाचा किंवा भाड्याचा तपशील आणि त्याच्या फेर तपासणीची नियत वेळ।

५४४३

नांक	व्यवहार	खंड क्रमांक	नविन धारक (धा) पट्टेदार (प) किंवा भार (भा)	साक्षात्करण
२१/०८/२०१०	खरेदीने सह दुय्यम निबंधक अंधेरी क्र.२ मुंबई उपनगर जिल्हा यांचेकडील र.द.क्र. बदर-४, ४०४३/२०१० र.रु. १८०,०००,०००/- दि. २९/४/२०१० अन्वये खरेदी देणार मे. एस.जी.डी. ट्रेडिंग कंपनी प्रा.ली. यांचे नांव कमी करून खरेदी घेणार मे. कम्फर्ट प्रोजेक्टस प्रा.लि. यांचे नांव दाखल केलेची नोंद केली.	-	धारक मे.कम्फर्ट प्रोजेक्टस प्रा.लि.	फेर रफर क्र.७०१ प्रमाणे सही - २१/८/२०१० न.भू.अ.बांद्रा

तपासणी करणारा -



खरी नक्कल -

न.भू.अ.बांद्रा

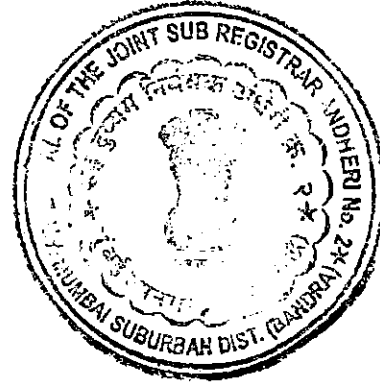
मुंबई उपनगर जिल्हा

२०१० च्या २५ ऑगस्ट रोजी  
 सर्व दाखल दि. २३/११/२०१० नोटी १३  
 तपशील घेणार २२/११/२०१० तपशील घेणार २६०/-  
 तपशील दि. २५ AUG २०१० घेणार ३०/-  
 तपशील घेणार २५ ऑगस्ट २०१०  
 तपशील घेणार २६०/-

खरी प्रत



खरी नक्कल घेणाराचे नाव



बदर-४		
१२५२८	३४	४८
२०१६		



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23	85	





24/11/66		
24/11/66	20	RE
20/6		

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आयकर विभाग  
INCOME TAX DEPARTMENT



भारत सरकार  
GOVT. OF INDIA

EDELWEISS BROKING LIMITED

07/02/2008  
Permanent Account Number

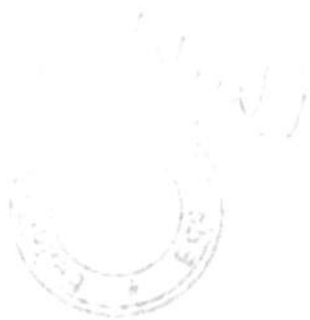
AABCE9421H

12/12/2008

*Shantil*




बदर-४		
१२५६८	६८	६६
२०१६		





बदर-४		
१२५९८	३३	४६
२०१६		

आयकर विभाग  
 INCOME TAX DEPARTMENT  
 ABHIJIT DESHPANDE  
 SUBHASH KASHINATH DESHPANDE  
 24/02/1977  
 Permanent Account Number  
 AHRPD5835C



भारत सरकार  
GOVT. OF INDIA

Signature

*Abhijit*



बदर-४		
१२५१८	४०	४६
२०१८		

*Chatterjee*



224ec		
85	89	
2046		

आयकर विभाग  
INCOME TAX DEPARTMENT

भारत सरकार  
GOVT. OF INDIA

HIREMATH MALLIKARJUN P  
P V HIREMATH

26021973  
Permanent Account Number  
AAQPH8891L

*Hiremath*  
Signature



*Hiremath*



बदर-४		
924EC	७२	४६
२०१८		



*[Faint handwritten signature]*



7242C	82	85
1086		



भारत सरकार  
GOVERNMENT OF INDIA



डेनिस पाम्कन डी मेल्लो  
Dennis Pascal D' Mello

जन्म वर्ष / Year of Birth : 1976  
पुरुष / Male



2071 7588 6650

आधार - सामान्य माणसाचा अधिकार

Handwritten mark

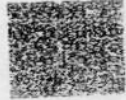


भारत सरकार  
GOVERNMENT OF INDIA



संतोष भास्कर लाड  
Santosh Bhaskar Lad

जन्म तारीख/ DOB: 05/11/1969  
पुरुष / MALE



6283 1761 4603

Handwritten signature



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता C/O डेनिस पाम्कन डी मेल्लो,  
सिगारेट कंपनी यमारा, बी/६, पॉल फर्नांडीस  
चाळ, कार्डिनल ग्रेसियास रोड, चकाला,  
अंधेरी पूर्व, मुंबई, महाराष्ट्र, 400099

Address: C/O Dennis Pascal D'  
Mello, OPP CIGARETE  
FACTORY, B/6, PAUL  
FERNANDES  
CHAWL, CARDINAL GRACIAS  
ROAD CHAKALA, ANDHERI  
EAST, Mumbai, Maharashtra,  
400099

1947  
1800 180 1847

help@uidai.gov.in

www.uidai.gov.in

P.O. Box No. 1947,  
Bengaluru-960 091



भारतीय विशिष्ट ओळख प्राधिकरण  
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता:

S/O: भास्कर तुळाजी लाड,  
रूम नं-17, त्रिंबक चाळ नं-  
3, तुलोज रोड, मराठी  
प्राथमीक मुनिसिपल शाळे  
च्या मागे, नालासोपारा पूर्व,  
गास, ठाणे,  
महाराष्ट्र - 401203

Address:

S/O: Bhaskar Tulaji Lad, ROOM  
NO-17, TRIMBAK JADHAV  
CHWAL NO-3, TULIJI ROAD,  
BEHIND MARY FERRELL  
MUNICIPAL SCHOOL  
NALASOPARA EAST, G.  
Thane, Maharashtra - 401203

6283 1761 4603

बदर-४		
924ec	४४	४५
२०१६		



323/12598

शुक्रवार, 28 डिसेंबर 2018 4:19 म.नं.

दस्त गोषवारा भाग-1

वदर4

दस्त क्रमांक: 12598/2018

दस्त क्रमांक: वदर4 /12598/2018

बाजार मूल्य: रु. 27,24,69,172/- मोबदला: रु. 34,32,00,000/-

भरलेले मुद्रांक शुल्क: रु.1,71,60,000/-

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

पावती:14641

पावती दिनांक: 28/12/2018

अ. क्र. 12598 वर दि.28-12-2018

सादरकरणाराचे नाव: एडलबाइस कमोडिटीज सर्विसेस लिमिटेड तर्फे ऑथराईज सिग्रेटरी मल्लिकार्जुन हिरेमठ

रोजी 4:17 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 920.00

पृष्ठांची संख्या: 46

एकूण: 30920.00

दस्त हजर करणाऱ्याची सही:

सह मुख्य निबंधक, अंधेरी क्र. २

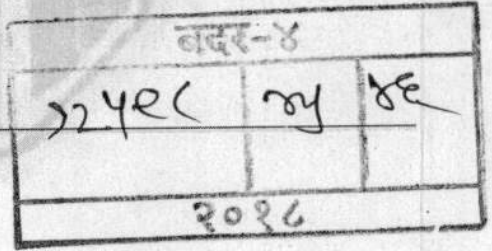
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार: सेल डीड

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


शिक्षा क्र. 1 28 / 12 / 2018 04 : 17 : 36 PM ची वेळ: (सादरीकरण)

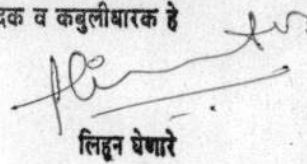
शिक्षा क्र. 2 28 / 12 / 2018 04 : 22 : 38 PM ची वेळ: (फी)

सह मुख्य निबंधक, अंधेरी क्र. २  
सह मुंबई उपनगर जिल्हा

## प्रतिज्ञापत्र

सदर दस्तावेज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. दस्ताची सत्यता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

  
लिहून देणारे

  
लिहून घेणारे





दस्त गोषवारा भाग-2

वदर4

दस्त क्रमांक:12598/2018

28/12/2018 4 23:07 PM

दस्त क्रमांक :वदर4/12598/2018

दस्ताचा प्रकार :-सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:एडलवाइस ब्रोकिंग लिमिटेड तर्फे ऑथराईज सिग्नेटरी अभिजीत देशपांडे पत्ता:प्लॉट नं: युनिट नं.801-804, माळा नं: 8 वा मजला, इमारतीचे नाव: अभित्री ऍवेन्यू, ब्लॉक नं: अहमदाबाद, रोड नं: नेहरू नगर,अंबावाडी, गुजरात, AHMEDABAD. पॅन नंबर:AABCE9421H	लिहून देणार वय :-41 स्वाक्षरी:-		
2	नाव:एडलवाइस कमोडिटीज सर्विसेस लिमिटेड तर्फे ऑथराईज सिग्नेटरी मल्लिकार्जुन हिरेमठ पत्ता:ऑफिस, 2 रा मजला, एम वी टॉवर्स, हैदराबाद, प्लॉट नं.5, रोड नं.2, बंजारा हिल्स, बंजारा हिल्स, ANDHRA PRADESH, HYDERABAD, Non-Government. पॅन नंबर:AAKCS7311R	लिहून घेणार वय :-45 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत सेल डीड चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:28 / 12 / 2018 04 : 25 : 49 PM

ओळख:-

खालील इसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीश: ओळखतात, व त्यांची ओळख पुढेवित्तूत

अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:डेनिस पी डिमेलो वय:43 पत्ता:दुकान क्र ४ डिसोजा चाळ कालिना सांताक्रूझ पूर्व मुंबई -४०००९८ पिन कोड:400098			
2	नाव:संतोष बी लाड वय:49 पत्ता:दुकान क्र ४ डिसोजा चाळ कालिना सांताक्रूझ पूर्व मुंबई -४०००९८ पिन कोड:400098			

शिक्का क्र 4 ची वेळ: 28 / 12 / 2018 04 : 26 : 35 PM

सह दुय्यम निबंधक, अंधेरी क्र. २

मुंबई उपनगर जिल्हा  
EPayment Details

sr.	Epayment Number	Defacement Number
1	2812201804109	2812201804109D
2	MH009916190201819S	0005454522201819
3	2812201805903	2812201805903D

दुय्यम निबंधक, अंधेरी क्र. २  
मुंबई उपनगर जिल्हा

12598 /2018

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2. Get print immediately after registration.

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28/12/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. अंधेरी 2

दस्त क्रमांक : 12598/2018

नोदणी :

Regn:63m

गावाचे नाव : कोलेकल्याण

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	343200000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	272469172
(4) भू-मापन,पोटहिस्सा व घरक्रमांक (असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: ऑफिस प्रेमायसेस, माळा नं: 5 वा मजला, इमारतीचे नाव: एडलवाइस हाऊस, ब्लॉक नं: सांताक्रूझ पूर्व मुंबई-400098, रोड नं: विंडसर लेन,ऑफ सी.एस.टी रोड,कालिना, इतर माहिती: .( C.T.S. Number : 5443 ; )
(5) क्षेत्रफळ	1) 1450.45 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करुन देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-एडलवाइस ब्रोकिंग लिमिटेड तर्फे ऑथराईज सिग्रेटरी अभिजीत देशपांडे वय:-41; पत्ता:-प्लॉट नं: युनिट नं.801-804, माळा नं: 8 वा मजला, इमारतीचे नाव: अभित्री एंवेन्यू, ब्लॉक नं: अहमदाबाद, रोड नं: नेहरू नगर,अंबावाडी, गुजरात, AHMEDABAD. पिन कोड:-380015 पॅन नं:-AABCE9421H
(8)दस्तऐवज करुन घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-एडलवाइस कमोडिटीज सर्विसेस लिमिटेड तर्फे ऑथराईज सिग्रेटरी मल्लिकार्जुन हिरेमठ वय:-45; पत्ता:-ऑफिस, 2 रा मजला, एम बी टॉवर्स, हैदराबाद, प्लॉट नं.5, रोड नं.2, बंजारा हिल्स, बंजारा हिल्स, ANDHRA PRADESH, HYDERABAD, Non-Government. पिन कोड:-500034 पॅन नं:-AAKCS7311R
(9) दस्तऐवज करुन दिल्याचा दिनांक	28/12/2018
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2018
(11)अनुक्रमांक,खंड व पृष्ठ	12598/2018
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	17160000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-:

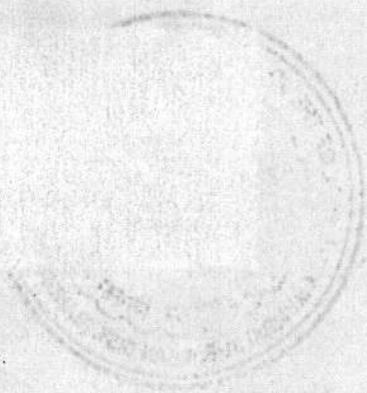
मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक, अंधेरी क्र. २  
मुंबई उपनगर जिल्हा





MR. JOHN F. BROWN, JR.  
100 BROADWAY