

ANIL VERMA
9892175844

UNIT NO: B/33 Basement.

ORIGINAL

AGREEMENT FOR SALE

Registration No: BBE-8 / 8301 / 2023

Date: 21/4/2023

450/8301

पावती

Original/Duplicate

Friday, April 21, 2023

नोंदणी क्र.: 39म

4:56 PM

Regn.: 39M

पावती क्र.: 9140 दिनांक: 21/04/2023

गावाचे नाव: गिरगाव

दस्तऐवजाचा अनुक्रमांक: बबई3 -8301-2023

दस्तऐवजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: जैन इंटरनॅशनल ओर्गनायजेशन (जीओ) तर्फे संचालक प्रताप जैन

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

एकूण:

रु. 32200.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे
5:08 PM ह्या वेळेस मिळेल.**DELIVERED**

मह दुय्यम निबंधक, मुंबई-3

बाजार मूल्य: रु.4775486.184 /-

मोबदला रु.4844936/-

भरलेले मुद्रांक शुल्क : रु. 293800/-

**सह दुय्यम निबंधक,
मुंबई शहर क्र. ३०/१**

1) देयकाचा प्रकार: DHC रक्कम: रु.200/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202314900 दिनांक: 21/04/2023

बँकेचे नाव व पत्ता:

2) देयकाचा प्रकार: DHC रक्कम: रु.2000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 1904202314862 दिनांक: 21/04/2023

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: eChallan रक्कम: रु.30000/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH000875766202324M दिनांक: 21/04/2023

बँकेचे नाव व पत्ता:

Pratap K. Jain

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)					
Valuation ID	202303303643			30 March 2023,01:40:56 PM	
मूल्यांकनाचे वर्ष	2022				
जिल्हा	मुंबई (मेन)				
मूल्य विभाग	6-गिरगांव डिव्हीजन				
उप मूल्य विभाग	भूभाग : पूर्वेस पश्चिम रेल्वे लाईन, पश्चिमेस विभागाची हद्द (पंडीता रमाबाई मार्ग), उत्तरेस विभागाची हद्द, दक्षिणेस सरदार वल्लभभाई पटेल रोड (वरकर ब्रीज) व विभाग हद्द.				
सर्व्हे नंबर / न. भू. क्रमांक :	सि.टी.एस. नंबर#1551				
वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.					
खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक
133680	294630	392700	822600	298440	चौरस मीटर
बांधीव क्षेत्राची माहिती					
बांधकाम क्षेत्र (Built Up)-	0चौरस मीटर	मिळकतीचा वापर-	निवासी सदनिका	मिळकतीचा प्रकार-	बांधीव
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	18 वर्ष	बांधकामाचा दर -	Rs.30250/-
उद्दवाहन सुविधा-	आहे	मजला -	Ground floor		
रस्ता सन्मुख -					
Sale Type - First Sale					
Sale/Resale of built up Property constructed after circular dt.02/01/2018					
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर					
=(((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार टक्केवारी) + खुल्या जमिनीचा दर)					
= (((294630-133680) * (82 / 100)) + 133680)					
= Rs.265659/-					
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र				
	= 265659 * 0				
	= Rs.0/-				
B) तळघराचे क्षेत्र	25.68चौरस मीटर				
तळघराचे वाहनतळाव्यतिरिक्त मूल्य	= 25.68 * (265659 * 70/100)				
	= Rs.4775486.184/-				
Applicable Rules	= ,4,12				
एकत्रित अंतिम मूल्य					
= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनॉईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बांधकामाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बालकनी + मेकॅनिकल वाहनतळ					
= A + B + C + D + E + F + G + H + I + J					
= 0 + 4775486.184 + 0 + 0 + 0 + 0 + 0 + 0 + 0 + 0					
= Rs.4775486.184/-					



Home Print

बवई - ३

1309	9	990
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Department of Stamp & Registration, Maharashtra	
Receipt of Document Handling Charges	
PRN 1904202314862	Date 19/04/2023
Received from JAIN INTERNATIONAL ORGNISATION, Mobile number 9861901038, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.	
Payment Details	
Bank Name SBIN	Date 19/04/2023
Bank CIN 10004152023041913355	REF No. 310995226109
This is computer generated receipt, hence no signature is required.	



बबई - ३		
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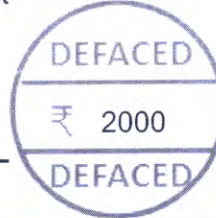


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1904202314862	Receipt Date	21/04/2023
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Received from JAIN INTERNATIONAL ORGNISATION, Mobile number 9861901038, an amount of Rs.2000/-, towards Document Handling Charges for the Document to be registered on Document No. 8301 dated 21/04/2023 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District



Payment Details

Bank Name	SBIN	Payment Date	19/04/2023
Bank CIN	10004152023041913355	REF No.	310995226109
Deface No	1904202314862D	Deface Date	21/04/2023



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



बबई - ३		
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Department of Stamp & Registration, Maharashtra

Receipt of Document Handling Charges

PRN	1904202314900	Date	19/04/2023
Received from JAIN INTERNATIONAL ORGNISATIN, Mobile number 9819010383, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered (iSARITA) in the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.			
Payment Details			
Bank Name	SBIN	Date	19/04/2023
Bank CIN	10004152023041913394	REF No.	310995367264
This is computer generated receipt, hence no signature is required.			



बवई - ३		
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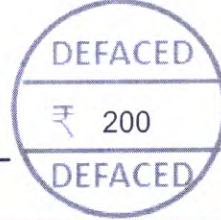


Document **H**andling **C**harges
Inspector General of Registration & Stamps

Receipt of Document Handling Charges

PRN	1904202314900	Receipt Date	21/04/2023
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Received from JAIN INTERNATIONAL ORGNISATIN, Mobile number 9819010383, an amount of Rs.200/-, towards Document Handling Charges for the Document to be registered on Document No. 8301 dated 21/04/2023 at the Sub Registrar office Joint S.R. Mumbai City 3 of the District Mumbai District.



Payment Details

Bank Name	SBIN	Payment Date	19/04/2023
Bank CIN	10004152023041913394	REF No.	310995367264
Deface No	1904202314900D	Deface Date	21/04/2023



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



बवई - ३		
L309	4	990
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CHALLAN
MTR Form Number-6



GRN	MH000875766202324M	BARCODE			Date	19/04/2023-18:09:53	Form ID	25.2		
Department	Inspector General Of Registration			Payer Details						
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)						
				PAN No.(If Applicable)						
Office Name	BBE3_JT SUB REGISTRAR MUMBAI CITY 3			Full Name	jain international orgnisation					
Location	MUMBAI			Flat/Block No.	UNIT NO B/33 BASEMENT THE PLAZA					
Year	2023-2024 One Time			Premises/Building						
Account Head Details	Amount In Rs.			Road/Street	55 GAMDEVI ROAD					
0030045501 Stamp Duty	293800.00			Area/Locality	MUMBAI					
0030063301 Registration Fee	30000.00			Town/City/District						
				PIN	4	0	0	0	0	7
				Remarks (If Any)	SecondPartyName=RAJIV BHARAT SHAH-					
				Amount In	Three Lakh Twenty Three Thousand Eight Hundred Rup					
Total	3,23,800.00	Words	ees Only							
Payment Details	BANK OF MAHARASHTRA			FOR USE IN RECEIVING BANK						
Cheque-DD Details	Bank CIN	Ref. No.	02300042023042036618	005723686						
Cheque/DD No.	Bank Date	RBI Date	20/04/2023-12:22:15	Not Verified with RBI						
Name of Bank	Bank-Branch		BANK OF MAHARASHTRA							
Name of Branch	Scroll No. , Date		Not Verified with Scroll							

Department ID :

Mobile No. : 9757425222

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.

सदर चलन केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

बबई - ३		
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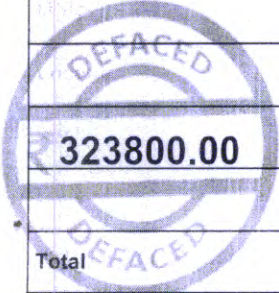


CHALLAN
MTR Form Number-6



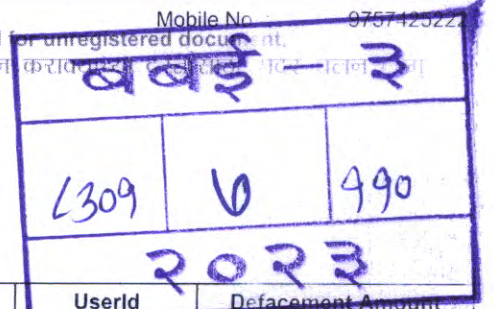
GRN	MH000875766202324M	BARCODE		Date	19/04/2023-18:09:53	Form ID	25.2
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Department		Inspector General Of Registration					
Type of Payment		Stamp Duty Registration Fee					
Office Name		BBE3_JT SUB REGISTRAR MUMBAI CITY 3		Full Name		jain international orgnisation	
Location		MUMBAI		Flat/Block No.		UNIT NO B/33 BASEMENT THE PLAZA	
Year		2023-2024 One Time		Premises/Building		55 GAMDEVI ROAD	
Account Head Details		Amount In Rs.		Road/Street		MUMBAI	
0030045501 Stamp Duty		293800.00		Area/Locality		MUMBAI	
0030063301 Registration Fee		30000.00		Town/City/District		MUMBAI	
				PIN		4 0 0 0 0 7	
				Remarks (If Any)		SecondPartyName=RAJIV BHARAT SWAMI	
				Amount In		Three Lakh Twenty Three Thousand Eight Hundred Rup	
Total		3,23,800.00		Words		ees Only	



Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details		Bank CIN	Ref. No.	02300042023042036618	231107543502		
Cheque/DD No.		Bank Date	RBI Date	20/04/2023-12:22:15	Not Verified with RBI		
Name of Bank		Bank-Branch		BANK OF MAHARASHTRA			
Name of Branch		Scroll No. , Date		30421 , 21/04/2023			

Department ID :
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.
सदर चलान केवल दुर्यम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करता काहीही कामे घेतली जाणू शकण नाही.



Challan Defaced Details

Sr. No.	Remarks	Defacement No.	Defacement Date	Userld	Defacement Amount
1	(iS)-450-8301	0000522827202324	21/04/2023-16:56:16	IGR184	30000.00
2	(iS)-450-8301	0000522827202324	21/04/2023-16:56:16	IGR184	293800.00
Total Defacement Amount					3,23,800.00



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AGREEMENT FOR SALE

THIS AGREEMENT FOR SALE is made at Mumbai on 21st day of April, 2023.

BY AND BETWEEN

MR. RAJIV BHARAT SHAH, an adult Indian inhabitant, having address at 11th Floor, The Plaza, 55, Gamdevi Road, Mumbai - 400 007, (hereinafter referred to as "TRANSFEROR", which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include heirs, executors, administrators and assigns) of ONE PART;

AND

JAIN INTERNATIONAL ORGANIZATION (JIO), a society registered under the provisions of Societies Registration Act XXI of 1860 bearing registration no. S/2001/Distt. South/2014 having its registered office at at Mint House, A-11, Ground Floor, Pamposh Enclave, Greater Kailash, New Delhi - 110048, acting through Mr. Pratap R Jain, Director and Joint Treasurer, (hereinafter referred to as "Transferee", which expression shall unless it be repugnant to the context or meaning thereof shall deemed to mean and include its members, office bearers, committee members, legal heirs of all members, and



legal heirs, assigns, executors and administrators of office bearers and committee members) of the SECOND PART;



MR. RAJIV BHARAT SHAH and JAIN INTERNATIONAL ORGANIZATION (JIO) shall individually be referred to as the 'party' and collectively as 'parties'.

WHEREAS:

1. Prime Down Town Estates Pvt. Ltd, formerly known as Bharat Shah Estates Pvt. Ltd was originally incorporated as Plaza Panchsil Estates Private Limited and registered under Part IX of the Companies Act, 1956 as a Private Limited Company, limited by shares, under Certificate No. 11-48702 of 1988 with the Registrar of Companies, Maharashtra on an application from M/s. Plaza Panchsil Properties (hereinafter referred to as 'the said Firm') to register the firm under Part IX of the Companies Act, 1956. The said Partnership firm M/s. Plaza Panchsil Properties was formed in May, 1984 with the object of developing estate and properties including their sale and letting out to earn rental income.

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By an Agreement for Sale dated 12th June 1984 made by and between Victoria Mills Limited., therein referred as the "Vendor" of One Part and M/s Plaza Panchsil Properties Private Limited therein referred to as the "Purchaser" of the other part (hereinafter referred to as the 'said Agreement'). The Vendor therein agreed to sell and the purchaser therein agreed to purchase from the Vendor therein all that piece or





parcel of land with encumbrances i.e. on 'As is Where is' basis being the property situated at 55, Gamdevi Road, and known as Old Victoria Mills Compound' for the price and on the terms and conditions as agreed therein.

3. By a Declaration dated 16th July 1984 registered with the Sub-Registrar of Assurances, under SI. No.BOM/81/85 made by Plaza Panchsil Properties Private Limited, through one of its Directors (hereinafter referred to as the 'said Declaration'), it was declared that Plaza Panchsil Properties Pvt Ltd have entered into said Agreement to purchase all these pieces or parcels of land with structures standing thereon on the property situated at 55, Gamdevi Road, and known as 'Old Victoria Mills Compound' more particularly described in the schedule thereunder written viz. the lands bearing C .S. No. 1551 and C.S. No. 1722 of Girgaum Division admeasuring 15,893.10 sq. mtrs and 924.75 sq. mtrs., respectively. The said Plaza Panchsil Properties Pvt. Ltd was a partner in the said firm M/s. Plaza Panchsil Properties under the Deed of Partnership dated 31st May, 1984.It was also declared in the said Declaration that, the said Firm has got all the rights, title and interest in the said Agreement and all the benefits accruing under the said Agreement referred hereinabove shall belong to the said Firm M/s. Plaza Panchsil Properties. Thereby the said Firm became the owner of the said Property.

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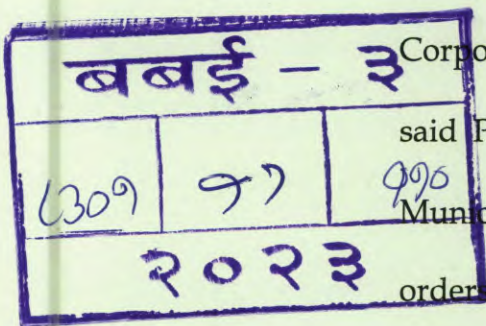
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4. By a Court Consent Decree dated 21st December 1984 passed in Bombay High Court Suit No. 3040 of 1984 (Victoria Mills Limited V/s Plaza Panchsil Properties Private Ltd) all that pieces or parcels of land with structures standing thereon on the property situated at 55, Gamdevi Road, and known as 'Old Victoria Mills Compound' more particularly described in the schedule thereunder written viz. the land bearing C .S. No. 1551 and C.S. No. 1722 of Girgaum Division admeasuring 15,893.10 sq. mtrs and 924.75 sq. mtrs., respectively (hereinafter referred to as '**the said property**') stood transferred, conveyed and assured by Victoria Mills Ltd to Plaza Panchsil Properties Pvt Ltd and the said consent decree further provided that it would operate as a conveyance in favour of the parties thereto.



5. The said Firm M/s. Plaza Panchsil Properties through its agent/s & nominee/s approached the Municipal Corporation of Greater Mumbai for redevelopment of the said Property, which was sanctioned and granted by the Municipal Corporation of Greater Mumbai under their orders on certain terms and condition and stipulations mentioned therein, in compliance to which the said Firm had rehabilitated occupants on mutually agreed terms and condition between the occupiers and the said Firm. The said Firm had demolished the old structures standing on a portion of the said Property.





6. The said Firm through its agent/s & nominee/s had obtained necessary permissions u/s.22 of the Urban Land (Ceiling & Regulation) Act, 1976 and after obtaining approvals and sanctions from the Municipal Corporation of Greater Mumbai had developed a part of the said Property as 'Service Industrial Estate' on a portion of land admeasuring 12,902.62 sq.mtrs.ie. on the part bearing C.S. No.1551 (hereinafter referred to as the 'said land').

7. The said Firm has given undertakings that either by itself or through its agent/s and nominee/s to the Municipal Corporation of Greater Mumbai that the user of the said land is of 'Service Industrial Estate' and the regulations as laid down in D.C. Rule 27 ("Development Control Rules of Greater Mumbai") shall be observed and performed by the Developers and future occupants.

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8. As per approvals and sanctions, the said Firm had constructed the building on portion of the said land bearing C.S. No.1551 by constructing units on the ground floor together with units in the basement attached thereto and units on upper floors as per plans and specifications approved by the Municipal Corporation of Greater Mumbai (hereinafter referred to as the 'said plans and specifications').



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9. The partners of the said firm via unanimous resolution dated 20th May, 1988 decided to convert the said partnership firm M/s. Plaza Panchshil Properties into a Joint Stock Company within the meaning of Section 566 of the Companies Act, as a private company limited by shares under the provisions of Chapter IX of the Companies Act, 1956, thereby under Certificate of Incorporation No. 11-48702 dated 1st September, 1988, Plaza Panchsil Estates Private Limited was duly incorporated. Subsequently under Fresh Certificate of Incorporation No 11-48702 dated 10/06/2005 Plaza Panchsil Estates Private Limited changed its name to "Bharat Shah Estates Private Limited" and thereafter under Fresh Certificate of Incorporation No. 11-48702 dated 27/04/2006 changed its name to 'Prime Downtown Estates Private Limited'.

10. In view of the same, the Prime Downtown Estates Pvt Ltd is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the said Property bearing C.S. No. 1551 and 1722 and construction of the 'Service Industrial Estate building' also known as 'The Plaza' (hereinafter referred to as the 'said building') on the said land as per plans approved by the Mumbai Municipal Corporation.

11. By an Agreement for Sale dated 18th day of July, 1990 executed between M/s. Plaza Panchsil Estates Private

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Limited subsequently known as "Bharat Shah Estates Pvt. Ltd" and now known M/s. "Prime Downtown Estates Pvt. Ltd" therein referred to as the "Party of the First Part" and Mr. Rajiv Bharat Shah, therein referred to as the "Party of the Second Part" (hereinafter referred to as the 'said Agreement'). The Party of the First Part therein had agreed to sell a Unit being Unit No. B-33 on the basement, admeasuring 21.4 sq. mtrs. carpet area equivalent to 230.3 sq. ft. carpet area i.e. 276.3 sq. ft. built up area or thereabouts (hereinafter referred to as the 'said Unit') in the building known as "The Plaza" (hereinafter referred to as the 'said building') situated at 55, Gamdevi Road, Mumbai - 400 007 bearing Cadastral Survey No. 1551 of Girgaum Division in the Registration Sub-District and District of the City of Mumbai (hereinafter referred to as the 'said Property') to the Party of the Second Part for consideration and on the terms and conditions as mentioned therein in the said Agreement.

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12. The said Agreement dated 18th day of July, 1990 was further confirmed via Deed of Confirmation dated 20th day of August 1999 bearing registration number BBE/3937/1999.

13. The Party of the Second Part therein, Transferor herein have paid the entire consideration as mentioned in the said Agreement to the Party of the First Part therein and in view of the same the Party of the Second Part therein and Transferor herein is the absolute owner of the said Unit.



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14. The Transferee herein has approached the Transferor herein to purchase Unit being Unit No. B-33 in the basement, measuring 21.4 sq. mtrs. carpet area equivalent to 230.3 sq. ft. carpet area i.e. 276.3 sq. ft. built up area or thereabouts (hereinafter referred to as the '**said Unit**') in the building known as "The Plaza" (hereinafter referred to as the '**said building**') situated at 55, Gamdevi Road, Mumbai - 400 007 bearing Cadastral Survey No. 1551 of Girgaum Division in the Registration Sub-District and District of the City of Mumbai (hereinafter referred to as the '**said Property**') from the Transferor at a consideration as agreed herein in this Agreement.

15. The Transferor has agreed to transfer all rights, title and interest in the said Unit to the Transferee for the said consideration as agreed herein in this Agreement. Only on payment of the said Consideration by the Transferee to the Transferor as agreed herein, thereafter the Transferor shall transfer all rights, title and interest in the said Unit to the Transferee and hand over vacant and peaceful possession of the said to the Transferee.

16. The Transferor further states that the Transferor has unencumbered and exclusive rights and benefits arising out of ownership of the said Unit including rights to use, occupy, possess and enjoy the said Unit.

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17. The Transferee is well aware that, Prime Downtown Estates Pvt Ltd is still in the process of developing the said Property and Prime Downtown Estates Pvt Ltd is desirous of constructing additional structures on the said Property, as may be approved by sanctioning authorities from time to time. The Transferee is therefore aware that the said Property is still under development and the Transferee irrevocably states that the Transferee does not have any objection to any construction undertaken by the Prime Downtown Estates Pvt Ltd herein on the said Property. The Transferee covenants to execute any documents, waivers, etc. that may be required by the Prime Downtown Estates Pvt Ltd herein in this respect of the understating stated in this clause.

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18. The Parties are now desirous of recording the terms and conditions as set out hereinafter.

NOW THIS AGREEMENT FOR SALE WITNESSETH BY AND BETWEEN THE PARTIES AS UNDER:

1. The Recital contained hereinabove shall form an integral part of this Agreement as if the same are set out herein extenso.
2. The Transferor agrees to sell, transfer and assign Transferor's rights, title and interest in respect of the said





Unit to the Transferee. The Transferee hereby agrees to purchase and acquire from the Transferor the said Unit being Unit No.B-33 in the basement, admeasuring 21.4 sq. mtrs. carpet area equivalent to 230.3 sq. ft. carpet area i.e. 276.3 sq. ft. built up area or thereabouts (hereinafter referred to as the 'said Unit'), in the said building situated at 55, Gamdevi Road, Mumbai 400 007 more particularly described in the Schedule hereunder written free from all encumbrances at or for the consideration of Rs. 48,93,875/- [Rupees Forty Eight Lakhs Ninety Three Thousand Eight Hundred and Seventy Five only] (hereinafter referred to as the "said Consideration") subject to 1% deduction of TDS ("Tax Deduction at Source") as prescribed under Income Tax Act, 1961, payable in the manner stated herein below.

i. Rs.48,44,936/- (Rupees Fourty Eight Lakhs Fourty Four Thousand Nine Hundred and Thirty Six Only) has been paid

by the Transferee to the Transferor vide RTGS / NEFT Bank Transfer from Axis Bank, Pedder Road Branch bearing UTR No. RTGS UTIBR52023032400365629 dated 24/03/2023, prior execution of this Agreement. Further, the Transferee shall

deduct a sum of 1% of the said Consideration payable to the Transferor, as TDS (Tax Deducted at Source) and shall duly provide the Transferor with a TDS certificate for the same within timeframes as notified by the CBDT (Central Board of Direct Taxes) and as may be necessary under governing statues and rules.





3. Only on receipt of the said Consideration, the Transferor shall execute and register the Deed of Sale and Transfer. The Transferor shall also execute all other documents in respect of the said Unit that may be required in perfecting the title of the Transferee. The Transferor shall on receipt of the said consideration, hand over vacant and peaceful possession of the said Unit to the Transferee.
4. The Transferee further agree, only on payment of the said Consideration to the Transferor as mentioned hereinabove, the Transferor shall hand over vacant and peaceful possession of the said Unit to the Transferee.
5. The Transferor declares that the said Agreement dated 18th day of July, 1990 is valid subsisting and binding and has not been terminated and cancelled. The Transferor has complied with all terms and conditions of the said Agreement dated 18th day of July, 1990. The Transferor has not breached the terms and conditions of Agreement dated 18th day of July, 1990.
6. The Transferor has paid the entire consideration under the said Agreement dated 18th July, 1990 to M/s. Plaza Panchsil Estates Pvt Ltd (Now known as 'Prime Downtown Estates Pvt Ltd') and in view of the same the Transferor is the owner of the said Service Industrial Unit.
7. The Transferor, has not received any notice of termination and/or cancellation and/or revocation of the said Agreement dated 18th July, 1990 from M/s. Plaza Panchsil Estates Pvt Ltd (Now known as 'Prime Downtown Estates

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[Signature]

[Signature]

Pvt Ltd') either in writing or in any manner whatsoever.

Ever since the date of the said Agreement dated 18th July, 1990, the Transferor has been in exclusive possession of the said Unit, without any interruption from any person whatsoever.



The Transferor has procured consent and confirmation from M/s. Plaza Panchsil Estates Pvt Ltd. who are the promoters for selling, transferring, assigning the Transferor's rights, title and interest in respect of the said Unit in favor of the Transferee. Hereto annexed is "Annexure A" is a copy of the consent and confirmation from Prime Downtown Estates Pvt Ltd.

9. The parties have agreed to sign, execute all papers writings, documents, declarations, undertakings, indemnities, agreements as may be required by the builders/promoters Prime Downtown Estates Pvt Ltd in respect of the said

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10. The Transferor has not entered into any agreement or arrangement whatsoever with any third party which includes sale, letting out and/or granting of leave and license in respect of the said Unit.
11. The Transferor is competent and entitled to transfer the same to the Transferee subject to payment of said Consideration as agreed herein in this Agreement.





12. The Transferor has not created any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Unit nor does the Transferor purports to create any tenancy, license, charge, lease, mortgage, lien or any kind of third party rights over the said Unit.

13. No other person has any right, title or interest, claim or demand in to or upon the same either by way of mortgage, gift, trust, inheritance, lease or otherwise and that the same are free from all encumbrances and there is no pending litigation of any kind whatsoever.

14. The Transferor has represented and assured to the Transferee that the title to the said Unit is free from all encumbrances and claims and reasonable doubts of whatsoever nature.

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15. The Transferee hereby declares, the Transferee is entering into this agreement relying on the statements, submissions, declaration, assurances etc. made by the Transferor.

16. The Transferor hereby agrees and undertake not to deal with the said Unit or create any third party rights in respect thereof or any part thereof to any person or persons whatsoever from the date hereafter. The Transferor shall pay all outgoing including municipal Taxes, property taxes



etc., payable in respect of the said Unit till handing over possession of the said Unit to the Transferee.



17. The Transferee further agrees that, from the date of handing over possession to the Transferee, the Transferee shall regularly and punctually pay all outgoings including Municipal Taxes, property taxes, water charges, electricity charges, maintenance charges payable in respect of the said Unit as and when demanded by the Authorities and/or M/s. Prime Downtown Estates Pvt Ltd.

18. The Transferor hereby agrees confirms and declares that:

- (a) Notwithstanding any act, deed, matter or thing whatsoever by the Transferor or any person or persons lawfully or equitably claiming by from under or in trust for the Transferor made, done, committed, omitted and knowingly suffered to the contrary the Transferor has in themselves good right full power and absolute authority in their own rights to assign and transfer rights, title and interest under the said Agreement in the said Unit in favour of the Transferee.

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- (b) That neither the Transferor nor any one on behalf of the Transferor has done, omitted, or omitted any act, deed, matter of thing whereby the rights, and benefits in respect of the said Agreement in the said Unit has become or may be prejudicially affected in any manner whatsoever.





- (c) That neither the Transferor nor any person claiming any right from or under in trust for them, have created any charge, mortgage, lien or any other encumbrances on said Unit and/or any part thereof and that there is no notice of lispendens or attachment pending or subsisting in respect of the said Unit.
- (d) That the Transferor has not entered into any agreement or documents for sale lease, mortgage of the said Unit or any part thereof
- (e) The Transferor state that there are no persons or person interested in the said Unit or any part thereof.
- (j) The Transferor shall hand over possession of the said Unit to the Transferee only on receipt and realization of the said consideration to the Transferor and shall execute and register Deed of Sale and Transfer and other documents as may be required by the Transferee in respect of the said Unit.
- (k) The Transferor has complied with all the terms and conditions of the said Agreement and has not committed any breach of the terms and conditions of the said Agreement dated 18th July, 1990, and has paid all the outgoings payable in respect of the said Unit.

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19. The Transferor warrants that the said Unit has a clear and a marketable title, if any claims are received from any parties in respect of the said Unit on issuing public notice by the Transferee then, the defect in title shall be cleared by the Transferor.



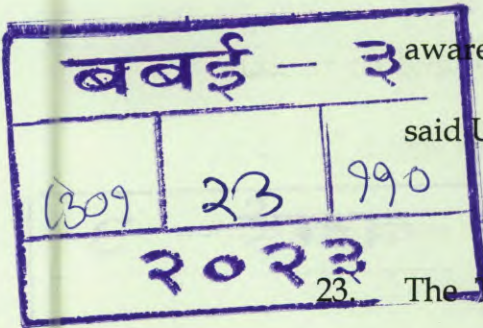
20. The Transferor shall hand over possession of the said Unit to the Transferee only on receipt and realization of the said consideration to the Transferor and shall also execute and register Deed of Sale and Transfer and also execute other documents in favor of the Transferee and/or such other documents as may be required by the Transferee in respect of Unit.



21. The Transferor shall hand over all original documents relating to the said Unit on handing over possession of the said Unit to the Transferee.

22. The Transferor further declares that the Transferor's Ownership in respect of the said Unit have not been in any way jeopardized either by notice from Prime Downtown Estates Pvt Ltd' or otherwise in any manner whatsoever. The Transferor hereby declares that, the Transferor is the owner of the said Unit and absolutely entitled to the said Unit. There is no other person/ which the Transferee is

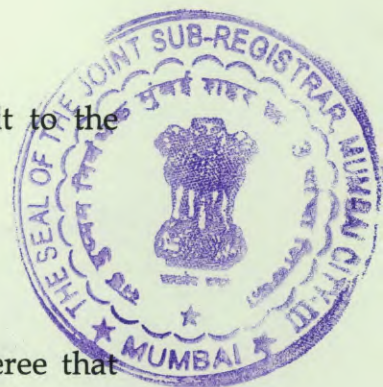
aware of, who has/have any right, title or interest in the said Unit other than the Transferor.



23. The Transferee hereby agrees to abide by the rules and regulations and Bye-laws of the proposed Society/ Condominium/ Limited Company to be formed by 'Prime Downtown Estates Pvt Ltd' on them being admitted as the member and to pay and discharge all the cost, demands, contribution and dues in respect of the said Unit from the



date of handing over possession of the said Unit to the Transferee.



24. The Transferor hereby covenants with the Transferee that the Transferor shall on handing over possession of the said Unit to the Transferee whenever called upon by the Transferee or his Advocates or Attorneys to do and execute or cause to be done and execute all necessary documents as may be reasonably required by the Transferee for more perfectly securing the interest of the Transferee in the said Unit agreed to be hereby transferred to the use of the Transferee in the manner aforesaid, the cost and expense of the same shall be borne solely and exclusively by the Transferee.

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25. This Agreement, constitutes the entire agreement between the Parties in relation to its subject matter and no variation of this Agreement shall be effective unless reduced to writing and signed by or on behalf of a Party by a duly authorized representative of the respective Parties.
26. Any notice, statement or demand required to be given under this Agreement shall be in writing delivered personally or sent by registered post addressed as the case may be on the address mentioned hereinabove.
27. If any provision of this Agreement is adjudged to be void or unenforceable, the same shall in no way affect any other



[Handwritten signature]

[Handwritten mark]

provision of this Agreement, or its validity or enforceability, and the unenforceable provision shall be performed to the extent valid and enforceable.



The Stamp duty and registration charges and any other charges by whatever name called in relation to the transaction contained in this Agreement will be borne and paid solely by the Transferee.

29. This Agreement is entered into at Mumbai and the Courts at Mumbai alone shall have jurisdiction regarding any claim, disputes or differences arising out of this Agreement.

THE SCHEDULE HEREINABOVE REFERRED TO:

Unit No. B-33 admeasuring 21.4 sq. mtrs. carpet area equivalent to 230.3 sq. ft. carpet area i.e. 276.3 sq. ft. built up area or thereabouts on the Basement Floor in the building known as "The Plaza" lying being and situated at 55, Gamdevi Road, Mumbai - 400 007 constructed on the property bearing Cadastral Survey No. 1551, of Girgaum Division in the Registration Sub-District and District of the City of Mumbai. The building was constructed in the year 1989.

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IN WITNESS WHEREOF THE PARTIES HERETO HAVE
 HEREUNTO SET AND SUBSCRIBED THEIR RESPECTIVE
 HANDS THE SAY AND YEAR FIRST HEREINABOVE WRITTEN.

SIGNED AND DELIVERED)

by the within named "TRANSFEROR")

MR. RAJIV B. SHAH)

in the presence of:)

1. ANIL VERMA - [Signature])

2. VILAS BAMBHE - [Signature])



SIGNED AND DELIVERED)

by the within named "TRANSFeree")

JAIN INTERNATIONAL)

ORGANIZATION (JIO))

Thru the hand of its)

Director & Joint Treasurer)

MR. PRATAP R. JAIN)

in the presence of:)

1. ANIL VERMA - [Signature])

2. VILAS BAMBHE - [Signature])



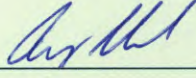
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RECEIPT

RECEIVED from the above named Transferee a sum of Rs.48,44,936/- (Rupees Fourty Eight Lakhs Fourty Four Thousand Nine Hundred and Thirty Six Only) has been paid by the Transferee to the Transferor vide RTGS / NEFT Bank Transfer from Axis Bank, Pedder Road Branch bearing UTR No. RTGS UTIBR52023032400365629 dated 24/03/2023 prior execution of this Agreement, being the full consideration amount as mentioned in the Agreement after deduction of TDS. We hereby acknowledge the receipt.



MR. RAJIV BHARAT SHAH



(Transferor)

DATE: _____

PLACE: MUMBAI

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PRIME DOWNTOWN ESTATES PVT. LTD.

(FORMERLY KNOWN AS PLAZA PANCHSIL ESTATES PVT. LTD.)


The Plaza, 11th Floor, 55 Gamdevi Road, Mumbai 400 007 Tel : 23688888 Fax : 23633632



TO WHOMSOEVER IT MAY CONCERN

This is to certify that **MR. RAJIV B. SHAH** is a bonafide owner of Unit No. B-33 (the said Unit) on the basement floor. The area of the unit is 21.4 (Twenty One point Four) square meters / 230.3 (Two Hundred and Thirty Point Three) square feet carpet area. The building is constructed in the year 1989 with basement, ground floor, eleven upper floors and six elevators. We have **NO OBJECTION** to the aforesaid owner **MR. RAJIV B. SHAH**, selling /transferring/assigning the said Unit, subject to the incoming party paying any maintenance and other charges against the unit as may be demanded by the builder / society / government authorities from time to time. The aforesaid owner has **NO DUES** outstanding as on 31st March, 2023, kindly note that further maintenance charges will be applicable till date of actual sale / transfer. This does not cover property taxes payable directly to MCGM. As per our books and records and to the best of our knowledge there is **NO LIEN** recorded / registered against the said unit.

FOR PRIME DOWNTOWN ESTATES PVT. LTD.

Rakesh Shah


(Authorized Signatory)

PLACE - MUMBAI
DATE - 28/03/2023

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॥ वंदे श्री ऋषभं वीरं ॥



Date: 17th April, 2023

Extract of Minutes of the Meeting of Board of Directors, Founder Members and Special Invitees held on Wednesday, 8th February, 2023 at 6:30am at Panchsheel Plaza, Hughes Road, Mumbai.

“RESOLVED THAT any one of the below mentioned officials of the Jain International Organisation be and is hereby singly being authorised to sign, execute and register agreement for Purchase/Sale of Unit Nos. B-33 and B-34, situated in the basement of the building known as “The Plaza” situated at 55, Gamdevi Road, Mumbai - 400 007.

- 1) Shri Ghewerchand P Bohra, Director and President
- 2) Shri Vijaykumar S. Jain, Director
- 3) Shri Tejraj P Doshi, Director and Treasurer
- 4) Shri Pratap R Jain, Director and Joint Treasurer
- 5) Shri Bharat J Parmar, Director and Secretary General



RESOLVED FURTHER THAT any one of the above mentioned officials of the Jain International Organisation be and is hereby singly being authorised to sign, execute and register documents and papers as may be required for purchase of the above mentioned units and to appear before such concerned authorities for registration purchase and other purpose as may be necessary for giving effect to the said deal and to attend to all matters incidental thereto.

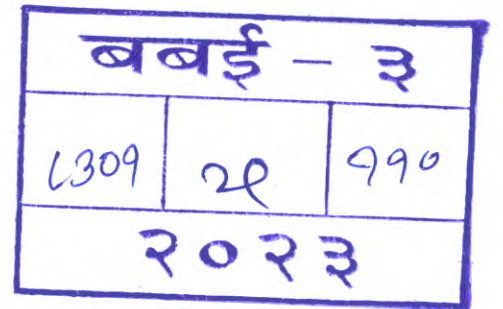
RESOLVED FURTHER THAT any one of the above officials of the Jain International Organisation be and are hereby singly being authorized to do all such acts, deeds, things as may be necessary to give effect to the aforesaid resolution.

RESOLVED FURTHER THAT any one of the above mentioned officials of the Jain International Organisation be and hereby singly authorised to sign the resolution and forward a copy to concerned Government authorities or any other concerned party.

Certified true copy

For JAIN INTERNATIONAL ORGANISATION

Pratap R. Jain
Director





1. Sheet No. _____

2. Name of Street or Locality: GANDVI STREET, DONGRE

3. Name of Person in Beneficial Possession: (14) THE PARI PANCHALATI (PARTNER) (15) THE VICTORIA MILLS LTD. (16) THE PARENT PROPERTIES OF THE PARI PANCHALATI FIRMS & PARTNERIES (PARTNER)

4. Cadastral Survey No. 1551

5. Tenure: [PRECISION # 1A] L.I.A.

6. Area in Sq. Yds/Mts. 59.7208 (2142.00) + 2732.00 = 4874.00

7. Location Survey No. 798 (1/1982) 1.6. 10/798. 15997.19

8. (Collectors) Reg. No. (1172 & 1468 & 1447 2295) (Collector's Rent Roll No.) (14/2008, 2202) L.I.A.C. R. No. 546

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9. Ground Rent due to Govt. _____

10. Name of Person in Beneficial Possession: (14) THE PARI PANCHALATI (PARTNER) (15) THE VICTORIA MILLS LTD. (16) THE PARENT PROPERTIES OF THE PARI PANCHALATI FIRMS & PARTNERIES (PARTNER)

11. Mode of Acquisition by Present Owner: (14) CONVEYANCE DT. 22-2-1922 FROM SHREERAGAS H. PANCHAL FOR RS. 2,100,000 (15) FOR ASSIGNMENT DT. 16-11-20 WIRE C.S. NO. 606/710 OF MUMBAI DIST. FOR GED. NO. 1579 GED. DECD OF TRANSFER DT. 26-3-46 WIRE C.S. NO. 630/10 OF MUMBAI DIST. (16) DECREE NO. 339/1909 GED. OF APPEAL OF NEW PROPERTIES DT. 25-8-1946 WIRE C.S. NO. 1792/1 OF MUMBAI DIST.

12. Date of Acquisition by Present Owner: (14) (GED. NO. 339) LEASE DT. 1-6-52 FROM A TO COL. TO TO E IN COL. TO FOR THE PERIOD OF FIVE YEARS COMMENCING FROM 29-11-1924 IN RESPECT OF 653 SQ. YARDS

13. Original Grant from Govt., if any: _____

14. Lease from Public Body or Fairdealer: LEASE DT. 1-6-1962 FOR FIVE YEARS COMMENCING FROM 29-11-1924 AT THE RATE OF RS. _____

15. Ground Rent due to Public Body or Fairdealer: _____

16. Superintendent's Initial: _____

17. Remarks: _____

18. Assessment levied as per Act, 1925 and W.P. Col. No. 17 for First 10 Years:

Year	Assessment	P.A.
(1) 1-6-1924 to 31-7-1924	RS. 10522.00	P.A.
(2) 1-8-1924 to 31-7-1925	RS. 23787.00	P.A.
(3) 1-8-1925 to 31-7-2003	RS. 31824.00	P.A.
(4) 1-8-2003 to 31-7-2011	RS. 71121.00	P.A.
For last 10 Years:		
(5) 1-8-2011 to 31-7-2021	RS. 102538.00	P.A.



BY THIS ISSUES BY OF COLLECTION TAKEN & THE TERMS QUALIFYING MATTERS
MUMBAI CITY OFFICE FILED IN FILE NO. 5711/2010/REGISTRATION DIVISION.

VITE R.M.A.F.C. NO. 106/2009-DT. 20-9-09 MURDER FINALLY CANCELLED THE
FOLLOWING GIVE NOTIFICATION (NOT IN 10 S.N):
1) R.M.A.F.C. NO. 106/2009-DT. 20-9-09 MURDER FINALLY CANCELLED THE
FOLLOWING GIVE NOTIFICATION (NOT IN 10 S.N):
1) R.M.A.F.C. NO. 106/2009-DT. 20-9-09 MURDER FINALLY CANCELLED THE
FOLLOWING GIVE NOTIFICATION (NOT IN 10 S.N):
1) R.M.A.F.C. NO. 106/2009-DT. 20-9-09 MURDER FINALLY CANCELLED THE
FOLLOWING GIVE NOTIFICATION (NOT IN 10 S.N):

FOR CONSTRUCTION OF OFFICE WORK FOR POST & TEL. OFFICE OF GOVT. OF INDIA
(MUMBAI) NUMBER 1 & 2. (CASE NO. 106/2009/101)
NO/18-1-09/20-1-09 2009.
FOR CONSTRUCTION OF OFFICE WORK FOR POST & TEL. OFFICE OF GOVT. OF INDIA
(MUMBAI) NUMBER 1 & 2. (CASE NO. 106/2009/101)
NO/18-1-09/20-1-09 2009.
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NO/18-1-09/20-1-09 2009.
FOR CONSTRUCTION OF OFFICE WORK FOR POST & TEL. OFFICE OF GOVT. OF INDIA
(MUMBAI) NUMBER 1 & 2. (CASE NO. 106/2009/101)
NO/18-1-09/20-1-09 2009.



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(Registration T) Receipts above entry related.
Note: This is a true copy of the extract of S. Register which forms part of this office record.
The area of the property referred to therein is 1309.10 Sq. meters.
OFFICE NUMBER ENRI NUMBER NINETY THREE PAPER TEN 99. OFFICE NO. 1309.
Which has been verified with the original record and found correct.
S. Registrar
MUMBAI OFFICE OF THE REGISTRAR OF MOVABLE PROPERTY



Anx F

273/8376/A

11-1-85

MUNICIPAL CORPORATION OF GREATER BOMBAY

COMMENCEMENT CERTIFICATE

Permission is hereby granted under section 45 of the Maharashtra Regional & Town Planning Act (Maharashtra Act No. XXXVII of 1966) to M/s. Plaza Panchal Properties

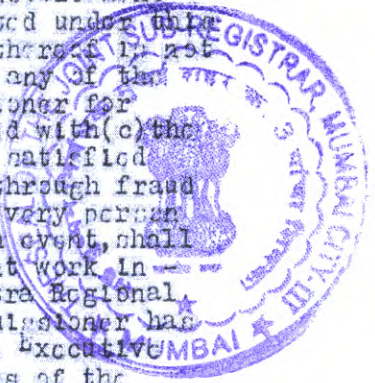
do m/s. J.P. Parikh & Sons

Applicant to the development work Proposed Service Interurbane at premises at street No. C. Survey No. 1551 (M)

Hissa No. --- of Village City and District situated at Comber Road on the following conditions viz:

1. This certificate is liable to be revoked by the Municipal Commissioner for Greater Bombay, if (a) the development work in respect of which permission is granted under this certificate is not carried out or the user thereof is not in accordance with the sanctioned plans, (b) any of the conditions imposed by the Municipal Commissioner for Greater Bombay is contravened or not complied with (c) the Municipal Commissioner of Greater Bombay 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 event, shall be deemed to have carried out the development work in contravention of section 43 of the Maharashtra Regional & Town Planning Act, 1966, the Municipal Commissioner has appointed Shri A.D. Mandlik, Executive Engineer to exercise his powers and functions of the Planning Authority under section 45 of the said Act.
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.
3. This Commencement certificate is renewable every year but such extended period shall 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.
4. The conditions of this certificate shall be binding not only on the applicant but also his heirs, successors, executors, administrators and assignees and every person deriving title through or under him.
5. The commencement certificate is issued subject to the provisions of Urban Land (Ceiling & Regulations) Act, 1976.

6. The c.c. is for the plinth of the phases as shown in the plan For and on behalf of the Local Authority in the colour The Municipal Corporation of Greater Bombay.



Executive Engineer, City

बवई - ३

6309	32	990
CERTIFIED TO BE TRUE COPY 2023		

Md.8.8.85.

M/S. J. P. PANCHAL & SON. ARCHITECTS ENGINEERS & SURVEYORS 102/59, MARYLAND CORNER, BUN (EAST), BOMBAY-400 022.

EB/8376/A of 30-12-87

This CC is extended upto 6th floor of phase (E) & (II) phase-II as per phase programme approved on 24.2.87.

Sd/-
EERP (City)

EB/8376/A 19-3-87

This CC is extended to revise phase programme approved under letter no. EB/8376/A

Sd/-
EERP (City)



This CC is extended further for entire work.

Sd/-
EERP

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1909	33	990
२००३		

MUNICIPAL CORPORATION OF GREATER MUMBAI

No. EB/8376/D/A

6/2/06

To
The Director,
Plaza Panchsheel Estate Pvt. Ltd.,
55, Gamdevi Road,
Mumbai- 400 007.

Ex. Eng. Bldg. Proposal (City) - I
'E' Ward Municipal Offices 3rd Flr.,
10 S. K. Hafizuddin Marg, Byculla,
Mumbai - 400 008.

Sub: Part occupation upto 9th floor for proposed
building on plot bearing C.S.No.1551(P1) of
Girgaon Division, H. Goregaonkar Marg,
Gamdevi, Mumbai

Ref: Your Architect's letter dated 24.9.2004

WITHOUT PREJUDICE

Sir,

With reference to above letter, this is to inform you that there is no objection to occupy the Building under reference for part occupation upto 9th floor, which is constructed under supervision of Architect Shri Gopal Utokar (Regn. No.U/23/LS) and Regd. Structural Engineer Shri Ramesh M. Sheth (Regn.No.STR-4) subject to following conditions :-

- 1) That the remaining conditions of I.O.D. dated 9.5.1985 shall be complied with.
- 2) That the remaining conditions of amended plans approval letter dated 7.9.85, 25.1.86, 11.9.86, 19.12.86, 29.9.88, 13.9.89, 30.1.93 & 27.4.05 shall be complied with.
- 3) That the remaining conditions of sub-division approval under No. EB/3182/A dated 20.11.85 shall be complied with.

This part occupation permission is granted without prejudice to rights of M.C.G.M. to take action under Section 353-A of M.M.C.Act Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission granted to portion marked red is returned herewith as token of approval.

Yours faithfully,

[Signature]
Dy. Chief Engineer
(Building Proposals) City I/c



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८३०९	३४	९९०
२०२३		



बृहन्मुंबई महानगरपालिका

करनिर्धारण व संकलन खाते

मालमत्ता करदेयक

बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये बजावण्यात आलेले मालमत्ता कराचे देयक.

लेखा क्रमांक DX0901140210000	मालमत्ता करवर्ष 2022-2023	देयक क्रमांक 202210BIL15723858 202220BIL15723859	देयक दिनांक 01/10/2022
पक्षकाराचे नाव व पत्ता : THE VICTORIA MILLS LTD THE PLAZA 55 98B 55A Gamdevi Road Gamdevi Mumbai 400007		प्रेषक - Asstt. Assessor & Collector, D Ward, Municipal Office Building, Jobanputra Compound, Nana Chowk, Grant Road (West), Mumbai - 400 007. ईमेल - aacd.ac@mcmgm.gov.in दूरध्वनी क्र. 022 2386 5643	
मालमत्ता क्रमांक,सदनिका क्रमांक,इमारतीचे नाव/ विंग, सी.टी.एस क्र. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गाचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्यांची नावे . null THE PLAZA 55 98B 55A Gamdevi Road Gamdevi GIRGAUN Mumbai 400007 THE VICTORIA MILLS LTD, THE VICTORIA MILLS LTD			
प्रथम करनिर्धारण दिनांक:	13/01/2015	जलजोडणी क्रमांक :	-
एकूण भांडवली मूल्य: ₹ Three Hundred Fifty Five Crore Ninety Lakh Twenty Four Thousand Two Hundred Thirty Five Only (अक्षरी)		एकूण भांडवली मूल्य: ₹ 3559024235	
दि.31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2022 या तारखेपर्यंतची थकवाकी	₹ 116589313
देयक कालावधी:	01/04/2022	ते	31/03/2023



कराचे नाव	01/04/2022	ते	30/09/2022	01/10/2022	ते	31/03/2023
सर्वसाधारण कर			4804663			4804663
जल कर			788864			788864
जल लाभ कर			3025170			3025170
मलनिःसारण कर			508946			508946
मलनिःसारण लाभ कर			1868479			1868479
म.न.पा. शिक्षण उपकर			1779494			1779494
राज्य शिक्षण उपकर			1423633			1423633
रोजगार हमी उपकर			355910			355910
वृक्ष उपकर			88971			88971
पथ कर			2313376			2313376
एकूण देयक रक्कम			16957506			16957506
कलम 152 अ नुसार दंडाची रक्कम			0			0
परताव्यावरील व्याजाची वसुली			0			0
आगाऊ अधिदानाचे समायोजन			0			0
भरावयाची निव्वळ रक्कम			16957506			16957506
प्रतिदानाची निव्वळ रक्कम			0			0
अक्षरी रुपये	₹ One Crore Sixty Nine Lakh Fifty Seven Thousand Five Hundred Six Only			₹ One Crore Sixty Nine Lakh Fifty Seven Thousand Five Hundred Six Only		
अंतिम देय दिनांक	31/12/2022			31/12/2022		

“To make payment through NEFT:
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTDX0901140210000, Name-BMC Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of BMC / बृहन्मुंबई महानगरपालिका

बृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 152 अ अन्वये, अवैध बांधकामांवर मालमत्ता कर व शास्ती बसविणे व ती गोळा करणे, यांचा, असे अवैध बांधकाम किंवा पुनर्बांधकाम, ते अस्तित्वात असेतोपर्यंतच्या कोणत्याही कालावधीसाठी विनियमित झाले आहे असा अन्वयार्थ लावला जाणार नाही.

महाराष्ट्र आग प्रतिबंधक व जीव संरक्षक उपाययोजना अधिनियम 2006 मधील तरतुदीनुसार, इमारतीचे मालक / भोगवटादार यांनी अग्निप्रतिबंधक व अग्निशमन यंत्रणा सुस्थितीत असल्याचे 'प्रपत्र-ब' अग्निशमन दलास प्रतिवर्षी जानेवारी व जुलै मध्ये सादर करावे.



सदरचे मालमत्ता कर देयक हे मुंबई महानगरपालिका अधिनियम, 1888 मध्ये कलम 154 (1 ड) चा अंतर्भाव होण्यासापेक्ष जारी करण्यात येत आहे.

महेश पाटील
करनिर्धारक व संकलक



करदात्यांस सूचना

करदेयकात दर्शविलेल्या एक, अनेक अथवा सर्व करांविरुद्ध वृहन्मुंबई महानगरपालिका अधिनियम 1888 मधील कलम 217 अन्वये अपिल करण्यासाठी, देयक बजाविल्यापासून एकवीस दिवसांची मुदत आहे.

देय दिनांकापर्यंत थकबाकीसह चालू देयकाचे अधिदान न केल्यास महानगरपालिका अधिनियम कलम 202 अन्वये दरमहा २% शास्ती आकारण्यात येईल. संबंधित करांच्या पूर्ण रकमेचा भरणा होईपर्यंत उपरोक्त शास्ती देय असेल.

सामाजिक व परिस्थितीकीय लाभदायक योजनेअंतर्गत अटी-शर्तीची पूर्तता करणा-या पात्र मालमत्तास मालमत्ता करातील सर्वसाधारण कर या घटकात 5% ते 15% सबलत अनुज्ञेय आहे.

सदर दस्तऐवज हा नागरिकांना करांचा भरणा सुलभतेने करता यावा यासाठी मुंमनपा अधिनियमातील तरतुदीनुसार निर्गमित करण्यात आला असून सदर दस्तऐवज तुमची मालमत्ता अधिकृत असल्याचे सूचित करत नाही.

करदात्यांस अधिकाधिक तत्पर सेवा पुरविण्याच्या अनुषंगाने, करदात्यांस आवाहन करण्यात येते की, त्यांनी आपली माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावरील Property Tax (New) ह्या पर्यायाची निवड करून देयकावरील 15 अंकी लेखा क्रमांक नोंदविल्यानंतर KYC Form मध्ये आवश्यक तपशील भरून अद्ययावत करावी. तसेच, पत्रव्यवहाराच्या पत्र्यातील बदल कृपया ताबडतोब Change in Billing Name & Address या पर्यायाची निवड करून अद्ययावत करावा.

अधिदान महानगरपालिकेने त्रिहित केलेल्या निवडक 10 दिवसांव्यतिरिक्त रोज सकाळी 8.00 ते रात्री 8.00 या वेळेत विभाग कार्यालयातील नागरी सुविधा केंद्रावर स्वीकारले जाईल. मुंबईबाहेरील घनादेशांमध्ये महापालिकेने मंजूर केलेल्या दराने (त्यावरील सेवाकरासह) सेवाशुल्क अंतर्भूत करावे. देयकावर दाखवलेल्या थकबाकीत आदेशिका शुल्क (प्रोसेस फी) किंवा दंड (जर असेल तर) यांचा अंतर्भाव केलेला नाही. देयकाचे अधिदान महापालिकेच्या कुठल्याही केंद्रावर अथवा, ई-पेमेंटच्या माध्यमातून स्वीकारले जाईल. ह्या संबंधीची अधिक माहिती, महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर उपलब्ध आहे.
Whatsapp ChatBot No 89992 28999



करांच्या दराचा तक्ता

सन 2022-2023 या वर्षासाठी लागू केलेले करांचे दर

कराचे नाव :	कराची वर्गवारी		
	तक्ता क्र.1 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.2 मधील वापरकर्ता प्रवर्ग	तक्ता क्र.3 मधील वापरकर्ता प्रवर्ग
सर्वसाधारण कर(अग्निशमन करासहीत)	0.110	0.270	0.500
जल कर	0.253	0.620	1.148
जललाभ कर	0.069	0.170	0.315
मलनिःसारण कर	0.163	0.400	0.740
मलनिःसारण लाभ कर	0.043	0.105	0.195
महापालिका शिक्षण उपकर	0.040	0.100	0.190
राज्य शिक्षण उपकर	0.035	0.080	0.148
रोजगार हमी उपकर	0.000	0.020	0.042
वृक्ष उपकर	0.002	0.005	0.010
धर्म कर	0.050	0.130	0.230

तक्ता क्र.1 ते 3 संबंधीची माहिती महापालिकेच्या www.mcgm.gov.in या संकेतस्थळावर किंवा विभाग कार्यालयांत विक्रीसाठी उपलब्ध आहे.

मालमत्तेशी संबंधित गृजर कॅटेगरी बाबतचा तक्ता :-

Sr.No.	Legend	Specification
1	r	Residential units up to 46.45 m2 (500.00 Sq.ft.)
2	R	Residential units above 46.45 m2 (500.00 Sq.ft.)
3	nR	Residential unit not intended to be used for Residential Purpose. E.g.Porch, Refuge area etc.
4	C	Commercial
5	L	Land
6	I	Industrial

वृहन्मुंबई महानगरपालिका आपातकालीन व्यवस्थापन कक्ष व मध्यवर्ती तक्रार नोंदणी विभाग संपर्क क्र. 1916,22694727
कोविड19 साठी दरम्यान बेघर व गरजू व्यक्तींच्या मदतीसाठी दुरध्वनी सेवा क्र. 1800 22 1292
लहान व गरजू मुलांच्या मदतीसाठी 24 तास तात्काळ सेवा दुरध्वनी क्र.1098

Though Hon.HC in W.P.No.2592/2013 has struck down 20,21 & 22 of the CV Rules, the present bill has been raised on protective basis.

33 Case

पावती क्र.

नोंदणी ३९ म.
Regn. 39 m

दस्तावेजाचा/अजाचा अनुक्रमांक

3036

दिनांक 20-6- सन १९९९

९९

दस्तावेजाचा प्रकार-

सादर करणाराचे नाव-

खालीलप्रमाणे फी मिळाली:-

नोंदणी फी

नक्कल फी (फोलिओ

पृष्ठांकनाची नक्कल फी

टपालखर्च

नकला किंवा जापने (कलम ६४ ते ६७)

शोध किंवा निरीक्षण

दंड-कलम २५ अन्वये

कलम ३४ अन्वये

प्रमाणित नकला (कलम ५७) (फोलिओ

इतर फी (मागील पानावरील) बाब क्र.

" "

DELIVERED

दस्तावेज

नक्कल

29 OCT 2012

रोजी तयार होईल व

नोंदणीकृत डाकेने पाठवली जाईल.

या कार्यालयात देण्यात येईल.

दस्तावेज खाली नाव दिलेल्या व्यक्तीच्या

नावे नोंदणीकृत

हवाली करावा.

सा.२.०१

अनुपम शिंदे
रु. ५२०,०००/-
श. शिंदे



बवई - ३	
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एकूण	५५००

2597903

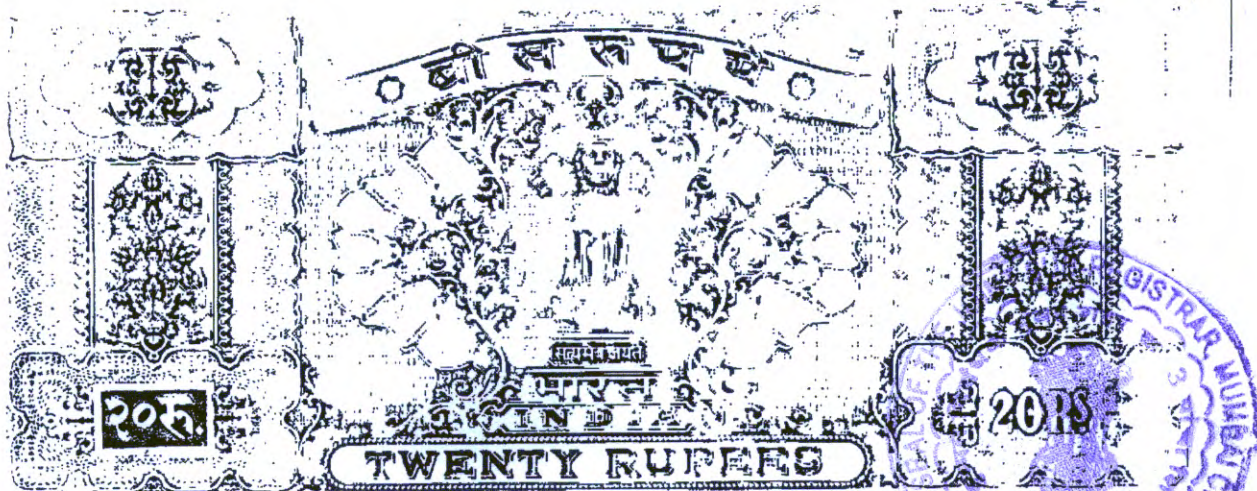
इतर फीची अनुसूची

१. जादा नोंदणी वी अनुच्छेद सतरा किंवा अठरा अन्व.
२. ...
३. ...
४. मुधन्यारनामा अनुप्रमाण
५. गृहभेट फी.
६. सुरक्षित ताबा फी.
७. मोहोरबंद पाकिटांचा निक्षेप.
८. मोहोरबंद पाकिटे उघडणे.
९. मोहोरबंद पाकिटे परत मागे घेणे.
१०. अडत
११. वारचारिक किंवा स्त्री परिचाराची सेवा.
१२. न्युन आकारित फीची वसुली.
१३. जड संग्रहाच्या वस्तूच्या विक्रीचे उत्पन्न.
१४. विलेख इ. च्या नकला पाठविण्याचा टपाल खर्च.

५. मत्तास खर्च - २		
६. मत्ता	३५	११०
२०२३		
दस्तावेजाचे परत वेला.		

दुय्यम निबंधक

20 Rs.



CS. NO. 2167 DATED 26 MAR 1999

SHAKESH GAHATRA

LICENCE STAMP VENDOR L. NO. 61,
NEHRU ROAD, VILE-PARLE (EAST)
ISSUED TO: Rajiv B. Shah

STAMP PAPER OF Rs. 20
Gman
STAMP VENDOR

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This Deed of Confirmation made at Mumbai on this 20th day of August 1999 by RAJIV BHARAT SHAH having address at 6th Floor, Mehta Bhavan, Charni Road, Opera House, Mumbai 400 004.

WHEREAS :

By and under an Agreement for Sale (hereto annexed and marked as "Exhibit A" hereinafter referred to as "the said Agreement for sale" dated the 18.07.1990 and executed between Rajiv Bharat Shah and M/s. Plaza Panchsheel Estate Rajiv Bharat Shah had agreed to purchase a unit bearing no. 33 admeasuring 21.4 sq. meters of area and situate at Basement, 55, Gamdevi Road, and more particularly described in the schedule hereunder written under the Agreement for Sale dated 18.07.1990 at or for such consideration and upon such terms and conditions contained therein.

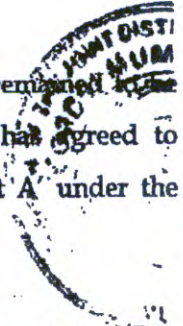
ब ब ई - ३		
७३०९	३९	१००
२०२३		

ब ब ई		
३२३७	२	३८
१२२२		



१२२२२
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However due to inadvertence of the parties the said agreement remained unregistered. Under the circumstance Rajiv Bharat Shah herein has agreed to execute, Stamp and Register the 'Agreement for Sale' at 'Exhibit A' under the amnesty scheme.



NOW THIS DEED WITNESSETH that pursuant to the said Agreement for Sale at 'Exhibit A' and in consideration of the premises aforesaid Rajiv Bharat Shah hereby confirms that he did duly execute the said Agreement for Sale at 'Exhibit A' and that the same is and has been validly subsisting and binding the parties hereto in its full force and effect.

ब ब		
६३०९	४०	११०
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SIGNED BY THE WITHINNAMED

RAJIV BHARAT SHAH

Rajiv B. Shah

पुस्तक क्र. 3236/1e

पुस्तक क्र. 3236/1e

पुस्तक क्र. 3236/1e

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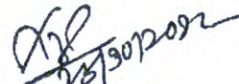
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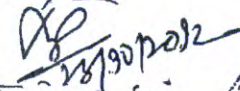
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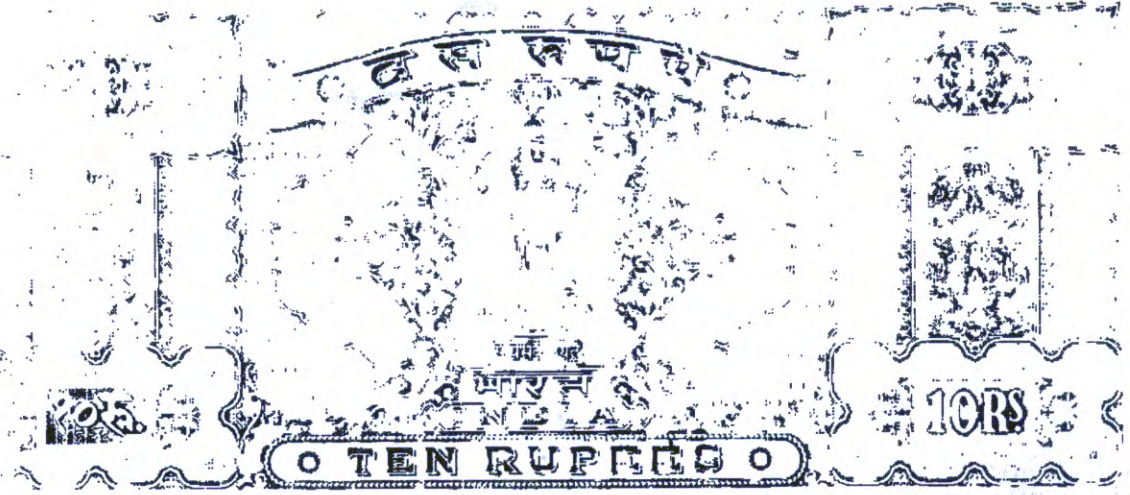
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 सह जिल्हा निबंधक वर्ग-२
 (अभिलेख)
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THIS AGREEMENT is made and entered into at Bombay this 15th day of July, 1950 BETWEEN M/S. PLAZA PANCHSIL ESTATES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956, and having its place of business at 55, Gandevi Road, Bombay-400, 007, hereinafter referred to as 'the party of the First Part' (which expression shall unless the context does not so admit include its successors and assigns wherever the context or meaning shall so require or permit) of the one part AND Mr/Mrs/M/s. RAJESH CHANDRA...

having his/her/its address at

55, GANDEVI ROAD, PLAZA HOUSE,

PLAZA 400 004

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hereinafter referred to as 'the party of the Second Part' (which expression shall unless the context does not so admit include his/her/its heirs, executors and administrators and permitted assigns) of the other part;



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1. The party of the First Part M/s. Plaza Panchsil Estates Private Limited was incorporated and registered under Part IX of the Companies Act, 1956 as a private limited Company, limited by shares, under Certificate No. 11-48702 of 1988 with the Registrar of Companies, Maharashtra on an application from M/s. Plaza Panchsil Properties (hereinafter referred to as 'the said firm') to register the firm under part IX of the Companies Act, 1956. The said Partnership firm M/s. Plaza Panchsil Properties was formed in May, 1984 with the object of developing estate and properties including their letting out to earn rental income.

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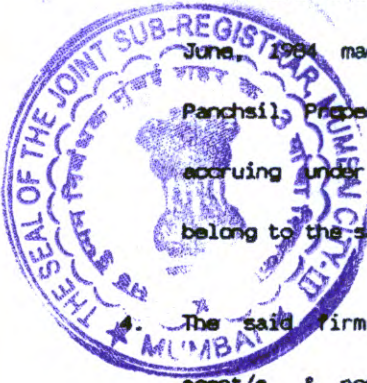
2. By an Agreement for Sale dated 12th June, 1984, made by and between the Victoria Mills Limited, a Company having its registered office at 104, Bombay Samachar Marg, Bombay 400 023 therein called as the Vendor of the one Part and M/s. Plaza Panchsil Properties Private Limited having its registered office at A to Z Industrial Estate, Lower Parel, Bombay 400 013, one of the partners of the said firm viz. M/s. Plaza Panchsil Properties, therein referred to as the Purchaser of the other part, the Vendor therein agreed to sell and the Purchaser therein agreed to purchase from the Vendor all pieces or parcel of land, with encumbrances i.e. on the basis of 'as is where is' being the property situated at 55, Gamdevi Road, and known as 'Old Victoria Mills Compound' at the price and on the terms and conditions contained therein. By a Court Consent Decree dated 21st December, 1984, passed in Bombay High Court Suit NO. 3040 of 1984 (Victoria Mills Limited V/s. Plaza Panchsil Properties Private Limited) all these pieces or parcels of land with structures standing thereon situated at 55, Gamdevi Road and known as 'Old Victoria Mills Compound', more particularly described in the Schedule thereunder written viz. the land bearing C.S.No. 1551 and C.S.No. 1722 of Girgaum Division admeasuring 15, 893.10 sq.mtrs. and 924.75 sq.mtrs. respectively (hereinafter referred to as 'the said premises'), stood transferred, conveyed and assured by Victoria Mills Ltd to Plaza Panchsil Properties (P) Ltd and the said Consent Decree further provided that it would operate as a conveyance in favour of the parties thereto.



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3. By a declaration dated 16th July, 1984 registered with the Sub Registrar of Assurances, under Sl.No. BCM/81/85 dated 10/1/1985 made by Plaza Panchsil Properties Private Limited, through one of its Directors, it was declared that the said firm M/s. Plaza Panchsil Properties has got all the right, title and interest in the Agreement for sale dated 12th June, 1984 made between Victoria Mills Limited and Plaza Panchsil Properties Private Limited and all the benefits accruing under the Agreement referred hereinabove shall belong to the said firm M/s. Plaza Panchsil Properties;



4. The said firm M/s. Plaza Panchsil Properties through its agent/s & nominee/s approached the Bombay Municipal Corporation for redevelopment of the said premises, which was sanctioned and granted by the Bombay Municipal Corporation under their orders on certain terms and conditions and stipulations mentioned therein, in compliance to which the said firm had rehabilitated occupants on mutually agreed terms and conditions between the occupiers and the said firm and demolished the old structures standing on a portion of the said premises.

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5. The said firm through its agent/s & nominee/s had obtained necessary permissions u/s.22 of the Urban Land (Ceiling & Regulation) Act, 1976 and after obtaining approvals and sanctions from the Bombay Municipal Corporation have started developing a part of the property as 'Service Industrial Estate' on a portion of land admeasuring 12,902.62 sq.mtrs. (i.e. on a part of land bearing C.S.No. 1551) more

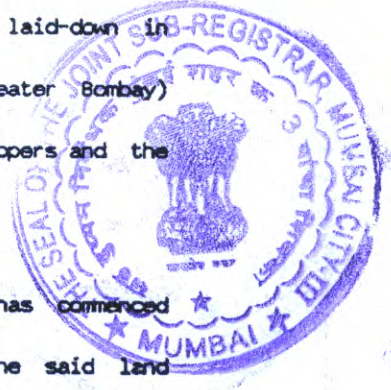
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particularly described in the Schedule to this Agreement (hereinafter referred to as 'the said land').

6. The said firm has given undertakings either by itself or through its agent/s & nominee/s to the Bombay Municipal Corporation that the user of the said land is of 'Service Industrial Estate' and the regulations as laid-down in D.C.Rule 27 (Development Control Rules for Greater Bombay) shall be observed and performed by the Developers and the future occupants.



7. As per approvals and sanctions the said firm has commenced construction of a building on a portion of the said land bearing C.S.No.1551 constructing units on the ground floor together with the units in the basement attached thereto and units on upper floors as per plans and specifications approved by the Bombay Municipal Corporation (hereinafter referred to as 'the said plans and specifications').

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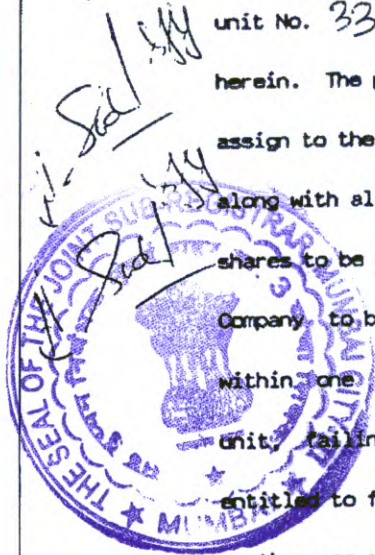
8. The party of the First part is absolutely seized and possessed of and is otherwise well and sufficiently entitled to the said premises bearing C.S.No.1551 and 1722 and the construction of a building as 'Service Industrial Estate' (hereinafter referred to as 'the said building') on the said land as per plans approved by the Bombay Municipal Corporation.

9. The party of the First Part has agreed to sell the unit No. 33 (hereinafter referred to as ' the said unit') on the ^{Basement} floor of the building situated at 55, Gamdevi Road, Bombay 400 007 to the party of the Second Part (hereinafter also referred to as 'the said Unitholder'); against a lumpsum consideration of Rs. 5,20,000/- (Rupees Five Lacs only) and inclusion of the gas and heating facility

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10. The party of the First Part hereby confirms that they have not sold or entered into an agreement for sale of the said unit No. 33 other than to the party of the Second Part herein. The party of the First Part has agreed to sell and assign to the party of the Second Part the said unit No. 33 along with all its right, title and interest therein and the shares to be allotted by a Co-operative Society or a Limited Company to be formed in law by the party of the First Part within one year from the date of possession of the said unit, failing which the party of the Second Part will be entitled to form a Co-operative Society or a Limited Company as the case may be, along with the other Unitholders in the said building.



11. The party of the Second Part is aware that the party of the First Part is entering into several separate agreements containing various terms and conditions with other parties for the allotment of units in the said building. It is clearly understood between the parties hereto that the Unitholder/s, individually and/or jointly with other Unitholder/s shall not have any concern whatsoever or any right over the remaining land and premises bearing C.S.No. 1551/B, 1551/C, 1551/D and Kapoor Mansion or any new structure/s thereon.

12. The party of the Second Part has gone through the undertakings and the D.C.Rule 27 being 'Exhibit-1' to this Exhibit 1 agreement and hereby undertakes and gives his/her/its consent to use the said unit as allowed to be used. He/She/It hereby confirms that he/she/it will comply and

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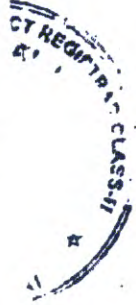
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observe the rules, regulations and conditions of the Development Control Rules for Greater Bombay and the enactment/s made there under.



13. The party of the Second Part has taken inspection of the documents of the Title of the said land and is satisfied about the marketability of the Title of the said land. A copy of Title certificate issued by M/s. Mulla & Mulla & Craigie Blunt & Caroe, Advocates and Solicitors is enclosed hereto and marked as Annexure 'A'.

Annexure 'A'



14. The party of the Second Part has also taken inspection of the plan of the said land as well as the plans and specifications of the said building prepared by the Architects M/s. J.P. Parekh & Son and approval granted by the Municipal Corporation of Greater Bombay vide their various permissions. The party of the Second Part hereby gives his/her/ its consent and hereby authorise the party of the First Part to carry out modification and/or alterations as may be required to be made by the concerned body or authority from time to time in the plans approved by the Bombay Municipal Corporation from time to time.

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15. The party of the Second Part has also taken inspection of all the other documents, writings and papers before entering into this agreement and is fully satisfied.

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

1. The party of the First Part is presently constructing on the

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said land, Service Industrial Units consisting of basement, ground and eleven upper floors in accordance with the plans approved by the concerned local authority and which have been kept by them on site for the inspection of the party of the Second Part. The party of the Second Part hereby agrees and consents that the party of the First Part may make such variations and/or modifications and/or alterations in the said plan as may be considered necessary from time to time or as may be required to be done as directed by the concerned local authority/authorities.



2. The party of the First Part hereby agrees to sell and the party of the Second Part hereby agrees to purchase the said unit no. 33 having carpet area admeasuring 21.4 sq.mtrs. (approximately) on the ^{Basement} floor of the building situated at 55, Gamdevi Road, Bombay 400 007 as shown in the floor plan annexed hereto as Annexure 'B' and marked by green Annexure 'B' coloured boundary line on the said plan alongwith amenities and specifications as set out in Annexure 'C', Annexure 'C' subject to the other provisions and terms & conditions contained herein and on paying a lumpsum consideration of Rs. 5,20,000/- and other deposits, charges and fees by the party of the Second Part to the party of the First Part, in the following manner :



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(a) The amount of Rs. 1,00,000/- already paid by the party of the Second Part is deemed as the payment under this

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(b) The amount of Rs. 3,20,000/- will be paid by the party of the Second Part to the party of the First Part on or before 30th September 1990 signing of this Agreement;

(c) The balance amount of Rs. 1,00,000/- will be paid by the party of the Second Part to the party of the First Part on or before possession of the said unit and

(d) The amount of Rs. 47,951/- will be paid by the party of the Second Part to the party of the First Part towards other deposits, charges and fees as set out in clause 14 hereunder on or before possession of the said unit;



3. The party of the First Part hereby agrees to observe, perform and comply with the terms, conditions, stipulations and restrictions, if any, which may have been imposed by the Government or local authority at the time of sanctioning the said plan and/or thereafter and shall, before handing over possession of the said unit to the said Unitholder, obtain from the concerned local authority necessary completion certificate in respect of the said building under construction.

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4. The party of the Second Part hereby declares that if at any time prior to or after the execution of the conveyance the Floor Space Index at present applicable to the said land is increased, such increase shall ensure for the benefit of the party of the First Part alone, without any benefits and rights to the party of the Second Part.

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5. The party of the First Part hereby declares that the said land is free from all encumbrances subject to the charges and claims mentioned in the Title certificate, annexed as Annexure 'A' to this Agreement, and being clear and marketable title to the said land to enable the party of the First Part to pass such clear title on the execution of a conveyance in favour of a Co-operative Society or a Limited Company as the case may be.



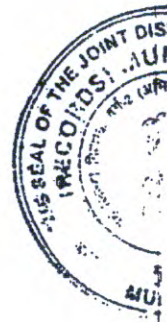
6. The said Unitholder agrees to pay to the party of the First Part interest at the rate of 18% per annum on all unpaid amounts for the period after they have become due and payable by the said Unitholder to the party of the First Part under the terms of this Agreement.

7. On the said Unitholder committing default in payment on due date of any amount due and payable by the said Unitholder to the party of the First Part under this agreement and on the said Unitholder committing breach of any of the terms and conditions herein contained the

party of the First Part shall be entitled at its option to terminate this Agreement and to refund the monies paid by the said Unitholder under this Agreement without interest PROVIDED however that the party of the First Part shall exercise its option to terminate this

Agreement only after three months notice is given by it to the said Unitholder setting out the default/breach and the said Unitholder fails to rectify the same within the said period of three months.

8. The party of the First Part shall give possession of



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the said unit to the said Unitholder at the time of execution of the Conveyance of the said land and the said building in favour of a Co-operative Society or a limited ^{Condominium} Company as the case may be, to be formed. If the party of the First Part fails to give possession of the said unit to the said Unitholder on execution of the Conveyance then the said Unitholder shall be entitled at his/her/its option to receive back all his/her/its amounts paid to the party of the First Part together with simple interest thereon at the rate 15% per annum from the dates of the party of the First Part having received the amounts till the date the said amounts and interest at the rate aforesaid are repaid. Till the entire amount and interest thereon at the rate aforesaid is repaid by the party of the First Part to the said Unitholder he/she/it shall, subject to prior encumbrances on the said building, if any, have a charge on the said unit, for the repayment of the all the said amounts with interest thereon at the rate aforesaid.

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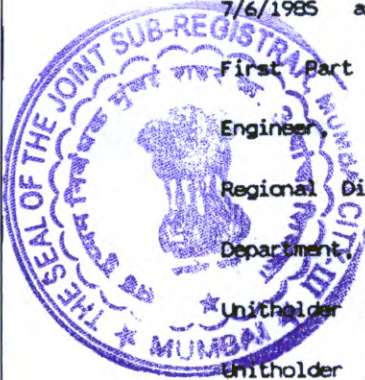
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9. The party of the First Part shall give notice to the said Unitholder informing him/her/it that the said unit is ready for occupation and the said Unitholder shall take possession of the said unit within 15 (fifteen) days from the receipt of such notice.

10. The said Unitholder shall occupy and use the said unit or any part thereof or permit the same to be used for purpose/s as specified under D.C.Rule 27 and/or for any other permissible use incidental to the principal user defined under the D.C.Rule 27 or for any other

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specific users as permitted by the Concerned Authorities from time to time. The said Unitholder is aware of and has perused the undertakings dated 7/6/1985 and 27/2/1987 given by the party of the First Part or its agent/s and nominee/s to the City Engineer, Bombay Municipal Corporation and the Regional Director, Bombay Region, Civil Aviation Department, Bombay respectively and the said Unitholder has agreed to abide by the same. The said Unitholder is aware of the condition of the sanction given by the Municipal Corporation of Greater Bombay that no lift is provided for the first floor and he/she/it agrees to the same.



11. On the completion of the said building and on receipt by the party of the First Part of the full payment of all the amounts due and payable to them by all the

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Unitholders of the said building under construction the party of the First Part shall extend its full co-

operation to the Unitholder/s in forming, registering ^{Condominium Under} or incorporating a Society or a Limited Company, ^{Condominium} the Maharashtra Apartment Ownership Act 1970 the right of the members of the Society or of the ^{Condominium} Limited Company, as the case may be, being subject to the rights of the party of the First Part under this Agreement and the conveyance to be executed in pursuance thereof. The party of the First Part will form a Cooperative Society or a ^{Condominium} Limited Company as the case may be as early as possible but not later than the expiry of fifteen months after the issue of the Occupancy Certificate by Bombay Municipal Corporation in res-



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pect of the said building, failing which the party of

the Second Part will be entitled to form a Co-operative

Condominium

Society or a Limited Company as the case may be along

with the other Unitholders in the said building. When

Condominium

the Society or the Limited Company is registered or

incorporated or formed, as the case may be and all the

amounts due and payable to the party of the First Part

in respect of all the units are paid in full as

aforesaid, the party of the First Part shall cause to

Condominium

be transferred to the Society or Limited Company as

the case may be, all its rights, title and interest

in the proportionate part of the said land together

with the said building presently under construction by

obtaining or executing the necessary conveyance of the

said land and the said building, or to the extent as

may be permitted by the authorities, in favour of such

Condominium

Society or Limited Company as the case may be, such

conveyance shall be in keeping with the terms and

provisions of this Agreement.

12. If the party of the Second Part intends to sell the

said unit on or before the possession of the said unit

as referred in clause 8 hereinabove, he/she/it

will first offer his/her/its rights in the said unit

to the party of the First Part, who shall have the

option to purchase the same by refunding the amount

paid by the said Unitholder together with simple

interest at such rate as may be mutually agreed.

13. Commencing a month after notice is given by the party

of the First Part to the said Unitholder that the said

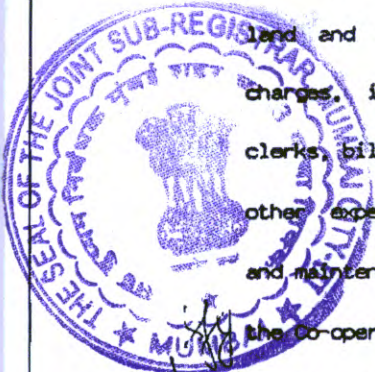


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unit is ready for use and occupation, the said Unitholder shall be liable to bear and pay proportionate share of outgoings in respect of the said land and the said building namely local taxes, water charges, insurance, common lights, repairs and salaries of clerks, bill collectors, chowkidars, sweepers, etc., and all other expenses necessary and incidental to the management and maintenance of the said land and the said building until



the ^{Condominium} Co-operative Society or the Limited Company as the case may be, is formed and the said land and the said building is transferred to it. The said Unitholder shall pay to the party of the First Part such proportionate share of outgoings on the basis of the area acquired by him/her/it under this Agreement irrespective of its location as may be determined by the party of the First Part. The said

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Unitholder further agrees that till the said Unitholder's share is so determined by the party of the First Part the said Unitholder shall pay to the party of the First Part provisional monthly contribution towards the outgoings on the aforesaid basis as may be demanded by the party of the First Part. The amounts so paid shall not carry

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any interest and remain with them until a conveyance is executed in favour of the Society or the ^{Condominium} Limited Company as the case may be. The balance of aforesaid deposits less

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expenses shall be paid over by the Party of the First Part to the Society or the ^{Condominium} Limited Company as the case may be.

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The said Unitholder undertakes to pay such provisional monthly contribution and such proportionate share of outgoings regularly on the 5th day of each and every month



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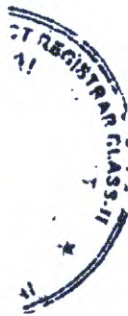
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in advance and shall not withhold the same on any pretext whatsoever.

14. The said Unitholder shall pay on or before possession of the said unit to the Party of the First Part the following amounts :

- (a) (i) Rs. 1,000/- towards legal expenses.
- (ii) Rs. 1,000/- towards formation and registration of a Society or a limited Company. Condominium
- (iii) Rs. 251/- towards share money and entrance fee of a Society or a limited Company. Condominium
- (b) Rs.25,000/- towards advance proportionate share of taxes and other outgoings (subject to accounting by the party of the First Part)
- (c) (i) Rs.10,000/- towards electric cable charges
- (ii) Rs. 3,000/- towards telephone cable charges
- (iii) Rs. 5,000/- towards fire fighting equipment system.
- (iv) Rs. 2,000/- towards lift maintenance charges.



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15. The said Unitholder is aware that there are following charges and claims at present existing on the said premises belonging to the Party of the First Part including the said land on which the said building is being constructed and the Party of the First Part has agreed to satisfy all the charges and claims and make the said land free from encumbrances prior to the

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execution of the Deed of Conveyance in favour of the
Condominium
Society or the Limited Company as the case may be, of
the Unitholders.

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(a) Equitable Mortgage jointly in favour of Bank of
Credit & Commerce International (Overseas) Limited
and Bank of Baroda, Bombay.



(b) (i) Balance amount payable to M/s. Bowen
Flexipack under the consent terms in suit No.
2855 of 1986 filed in the High Court of
Judicature at Bombay, towards rehabilitation
cost.

(ii) Balance amount payable to M/s. Karnodaya
Press under the consent terms in Suit No.
2856 of 1986 filed in the High Court of
Judicature at Bombay, towards rehabilitation
cost.



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(iii) Balance amount payable to M.C. Gandhi under
the consent terms in Suit No. 2857 of 1986
filed in the High Court of Judicature at
Bombay, towards rehabilitation cost.

16. The party of the First Part is at liberty to raise
further funds in any manner whatsoever for the purposes
of the completion of the said building, without
effecting in any manner whatsoever the right, title and
interest of the party of the Second Part.

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17. Provided that it does not in any way affect or prejudice the rights of the said Unitholder in respect of the said Unit sold herein, the party of the First Part shall be at liberty to sell, assign, transfer or otherwise deal with the right, title and interest in the said land as well as in the remaining portion of the said premises and in the building/s to be constructed thereon.



18. The said Unitholder shall from the date of possession maintain the said unit at his/her/its own cost in good and tenable condition and shall not do or suffer to be done anything in or to the said unit or to the said building.

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19. Save and except those permitted by the rules, regulations and bye-laws of the Municipal Corporation of Greater Bombay the said Unitholder shall not store in the said unit any goods which are of hazardous, combustible and dangerous nature so as to damage the construction or structure of the said building or are objected by the concerned local or other authorities, and shall not carry or cause to be carried packages to the upper floors which are likely to damage the staircases, common passages or any other structure of the said building including entrances and the said Unitholder shall be fully liable for the consequences of breach of this clause.



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20. The said Unitholder shall at his/her/its own cost carry out all internal repairs of the said unit sold and maintain it in the same condition, state and order in which it was delivered to the said Unitholder and shall not do or suffer to be done anything in or to the said building or to the said unit which may be against the rules, regulations and bye-laws of the concerned local authority or other public authorities and the said Unitholder individually shall be responsible to the concerned local authority and/or other public authorities for anything so done in connection with the said building and/or the said unit and/or the said premises and shall be liable for the consequences thereof.



21. The said Unitholder shall be entitled to carry out all the additions, alterations of temporary nature in the said unit including construction of false ceiling, installation of air-conditioners, construction of partition walls. The said Unitholder shall not change the exterior facade of the said unit as it appears from outside save and except that the said Unitholder shall be entitled to change the exterior facade to the extent of the installation of the air-conditioners. The said Unitholder shall not at any time make any alteration in the elevation and the outside colour scheme of the said building and shall keep the sewers, drains, pipes and fire fighting equipments/system of the said unit and appurtenances thereto in good and tenantable condition



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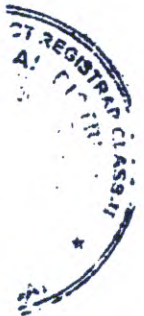
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and in particular so as to support shelter and protect the other parts of the said building and various electrical, mechanical and fire fighting installations and shall not chisel or in any other manner damage the columns, beams, walls, slabs or R.C.C. Partis or other structural changes in the said unit without obtaining the 'No Objection Certificate' from the approved architect and the prior written permission of the party of the First Part and/or the Society or the Limited *Condominium* Company as the case may be, and concerned authorities such as Municipal Corporation of Greater Bombay, Fire Brigade Department etc., as the case may be.



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22. The said Unitholder shall not do or permit to be done any act or thing which may render void or voidable any insurance of the said land and the said building or any part of the said land and the said building whereby any increased premium shall become payable on it.

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23. The said Unitholder shall not throw dirt, rubbish, garbage or other refuse or permit the same to be thrown from the said unit in the compound or on any portion of the said land and the said building.

24. In case any security deposit, premium, fees, levy etc. is demanded by the concerned local authority or the Government for the purposes of giving water, electric connection and to grant permission/N.O.C. etc.

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and to ensure that the electrical, mechanical or fire fighting and security systems to be kept in working condition all through out or otherwise any other facilities to the said building such deposit shall be payable by the said Unitholder on the prorata basis of the area acquired by the said Unitholder. The said Unitholder agrees to pay to the party of the First Part within seven days of the demand the said Unitholder's share of such deposit/premium/fees/levy etc.



25. The development and/or betterment charges, taxes or other levy by the Government and/or concerned local authority, and/or any other public authority in respect of the said land and/or the said building shall be borne and paid by the said Unitholder in proportion to the floor area of his/her/its respective unit.



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26. The said Unitholder shall from time to time sign all applications, papers and documents to do all such acts deeds, matters, and things as the party of the First Part requires for the purposes of registration of the Condominium Society and/or the Limited Company as the case may be and also requires to submit before the other authorities. However, if the said Unitholder fails to return the application, papers and documents duly signed by him/her/its within 21 days from the date thereof the party of the First Part or its agent/s or its nominee/s are hereby authorised to sign such

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application, papers and documents for and on behalf of the said Unitholder.

27. That nothing contained in this Agreement is intended to be nor it shall be construed as a grant, demise or assignment or conveyance in law of the said unit or any part thereof or the said building constructed thereon or any portion thereof, such demise or assignment or conveyance to take place only upon transfer by assignment or conveyance to the Co-operative Society or the *Condominium* limited Company as the case may be, of all the units of the said building. The said Unitholder shall have no claim save and except in respect of the said unit hereby agreed to be sold to him/her/it and all lobbies and staircase and other common areas, shall remain the property of the party of the First Part until the said building is transferred to a Co-operative Society or a *Condominium* limited Company as the case may be as hereinabove mentioned.



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28. The said Unitholder shall not let, sublet, transfer assign or part with his/her/its interest or benefit of this Agreement or part with possession of the said unit sold until all the dues payable by him/her/it to the party of the First Part under this Agreement are fully paid.

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29. The said Unitholder shall observe and perform all the rules and regulations which the Society or the *Condominium* Company and/or concerned statutory and/or other

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authorities as the case may be, may adopt at its inception and the modifications or amendments thereof that may be made from time to time for protection and maintenance of the said building and electrical, mechanical and fire fighting installation and the units therein and for the observance and performance of the building Rules, Regulations and Bye-laws for the time being of the concerned local authority and of Government and other public bodies. The said Unitholder shall also observe and perform all the stipulations and conditions laid-down by the Co-operative Society or the Condominium Limited Company and by the concerned statutory and/or other authorities as the case may be regarding the occupation and use of the said unit in the said building and shall pay and contribute regularly and punctually towards taxes, expenses and other outgoings in accordance with the terms of this Agreement.



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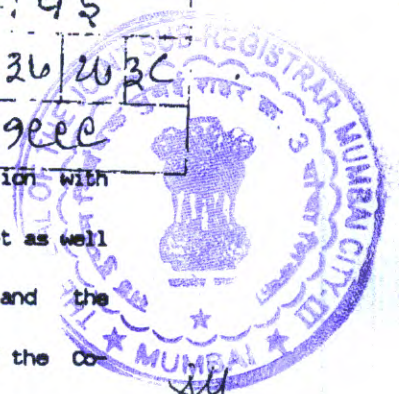


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30. Any forbearance on the part of the party of the First Part in enforcing the terms of this Agreement or giving of time to the said Unitholder by the party of the First Part shall not be construed as a waiver on the part of the party of the First Part of any breach or non-compliance of any of the terms and conditions of this Agreement by the said Unitholder nor shall the same in any manner prejudice the rights of the party of the First Part.

31. All costs, charges and expenses including registration

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charges, stamp duty and expenses in connection with the preparation and execution of this Agreement as well as the conveyance and other documents and the formation, registration or incorporation of the Co-^{condominium} operative Society or the Limited Company as the case may be, shall be borne and paid by the Unitholders of the said building in proportion to the area of their respective unit. The party of the Second Part shall present this Agreement with the concerned authority for registration of this document and the party of the First Part shall attend such office and admit execution thereof.

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32. All correspondence to be served on the said Unitholder as contemplated by this Agreement shall be deemed to have been duly served if sent to the said Unitholder, by Registered Post at his/her/its address viz.

१५८३, PANCHARAINA,
 OPERA HOUSE,
 BOMBAY - 400004

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33. The said Unitholder shall permit the party of the First Part and their agent/s and surveyor/s with or without workmen and others, at all reasonable times, to enter into the said unit to view and examine the state and condition thereof with prior appointment.

34. The said Unitholder is well aware that the portion of the land bearing C.S.No.1551/B of Girgaum Division is

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proposed to be reserved for the Post Office as proposed in the Draft Revised Development Plan which is situated contiguous to the property bearing C.S.No. 1551/A. It



is clearly understood between the parties hereto that in the event of the Government of Maharashtra or Municipal Corporation of Greater Bombay or any other authority drops or modifies the said proposed reservation with or without any conditions either on an application or on its own either in full or in part and grants further Floor Space Index in respect of the said proposed Post Office or any other reservation, the party of the First Part alone shall be entitled to use such Floor Space Index either in the 'Service Industrial Estate' building under construction on C.S.No. 1551/A or by constructing a separate building on any other portion of the said premises.



35. Save and except the ancillary structure/s required thereon the party of the First Part shall not construct any new building on the said land but the party of the First Part shall be entitled to put additional floor/s on the service industrial building on the said land.

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36. The said Unitholder is well aware that presently the access to the entire complex is from three sides namely Gamdevi Road, Harischandra Goregaonkar Marg and Nyayamurti Sitaram Patkar Marg. It is CLEARLY understood between the parties hereto that the said

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access shall be equally and freely available to the other occupiers of the said premises as the party of the First Part may so decide. The decision in which manner the access is to be permitted to be used by the persons other than the said Unitholder shall be decided by the party of the First Part alone and the same shall always remain binding upon the said Unitholder and the ^{Condominium} Society or the ~~limited~~ Company, as the case may be.



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37. If the Floor Space Index of C.S.No. 1551/B and/or 1551/C and/or of 1551/D are permitted by the Authorities to be used as that of 'Service Industrial Estate' or any other permissible user to the party of the First Part either in the name of Plaza Panchsil Properties or Plaza Panchsil Properties Private Limited or Plaza Panchsil Estates Private Limited, the party of the First Part or its nominee/s alone shall be entitled to add the new structure either on the Service Industrial Estate presently under construction or may construct a separate building or buildings on any portion of the said premises and all monetary or other benefits arising therefrom shall always belong to the party of the First Part and/or its nominee/s.

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38. If the party of the First Part gives certain unit/s on lease or on rent or on any other terms and conditions, as the party of the First Part may in its absolute discretion deem fit and proper, the Lessee/s or

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occupant/s of such unit/s shall also be entitled to avail of all common amenities and facilities as the said Unitholder to this Agreement is entitled to enjoy and such Lessee/s or Occupant/s shall be treated at par with the said Unitholder in the matter of enjoyment of such amenities and facilities on prorata payment of his/her/its share in the outgoings of the said building.



39. The said Unitholder agrees that one Shri Govindbhai Ramdas Shah presently carrying on business under the name and style of Jiwadaya Netraprabha Karyalaya will also become a member, or a shareholder of the Society ^{Condominium} or the limited Company, as the case may be, who has been rehabilitated under the CONSENT TERMS filed in Suit No. 429 of 1986 in the Court of Small Causes at Bombay, on prorata payment of his share in the outgoings of the said building presently under construction.

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40. The said Unitholder is aware that there is a temple in the vicinity of the said Service Industrial Estate and it shall be maintained only for the benefit of the occupants. The party of the First Part alone reserve its rights to make any more addition or alteration to the temple.

41. The said Unitholder admits that he/she/it shall have no right, title or interest of any nature whatsoever

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regarding parking in the basement area, open area, use of terrace on the rear portion of the said building and use of terrace on the top floor on the front portion of the said building as these exclusively belong to the party of the First Part and do not form part of this Agreement.



42. Notwithstanding anything contained in the preceding clauses the Party of the First Part shall be entitled to decide whether to convey the various units to a Company or to a Co operative Society or ^{to a Condominium} under the provisions of the Maharashtra Apartment Ownership Act, 1970.

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

SCHEDULE

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All that piece and parcel of land and ground situated at 55, Gamdevi Road, bearing C.S.No. 1551, Plot No. A containing an area of about 12,902.62 sq.mtrs. (15,431.47 sq.yds.) or thereabouts situated on and lying in the City and Island in Sub-Registration District of Bombay and is bounded as follows; i.e to say;

On or towards the North, partly by Gamdevi Road, partly by property bearing C.S.No. 1551, Plot No. B and partly by property bearing C.S.No. 1552 known as J.K.building.

On or towards the West, partly by property bearing C.S.No. 1/1551 and partly by the property known as Gesta building.

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On or towards the South, partly by Nyayamurti Sitaram Patkar Marg and partly by the property known as Dharam Palace and also partly by property bearing C.S.No. 1551, Plot No. D, and

On or towards the East partly by the property bearing C.S.NO. 1551, Plot No. C.



SIGNED AND DELIVERED by the)
withinnamed M/S. PLAZA PANCHSIL)
ESTATES PRIVATE LIMITED, in)
the presence of)

PLAZA PANCHSIL ESTATES PRIVATE LTD.
Sundeep Singh
Director

Lajinder Naugale) (PARTY OF THE FIRST PART)

SIGNED AND DELIVERED by the)
withinnamed Mr./Mrs./M/s.)
BHARAT S. SHAH)

in the presence of) (PARTY OF THE SECOND PART)

122/10/10

UNITHOLDER



RECEIVED from the withinnamed Unitholder a sum of

Rs. 1,00,000/- (Rupees One Lac

only) by cash/cheque

No. 201925/15-5-90 on Bank of India Bank,
Ballian exchange branch,
Bombay being the amount payable by them to us.

We say Received For PLAZA PANCHSIL ESTATES (P) LTD.

Sundeep Singh
DIRECTORS *Sid*

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EXHIBIT - 1

SERVICE INDUSTRIAL PLOTS

27. Use provision on Service Industrial Plots : The following service industries will be permissible on Plots earmarked for service industries in the Development Plan.

Service Industries:

- (i) Flour Mills with motive power not exceeding 10 H.P.
- (ii) Bakeries, confectioneries, ice-candy, ice-cream factories with motive power not exceeding 10 H.P. and employing not more than 9 persons;
- (iii) Automobile service and repairs stations with motive power not exceeding 15 H.P. provided the necessary parking spaces are available;
- (iv) Power laundries with motive power not exceeding 15 H.P. and employing not more than 9 persons;
- (v) Pasteurisation of milk cream and butter with motive power not exceeding 10 H.P.
- (vi) Supari and masala grinding with motive power not exceeding 10 H.P.
- (vii) Photo process works employing not more than 9 (nine) persons;



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(viii) Leather products not employing more than 9 persons;

(ix) Soda fountain and aerated waters with motive power not exceeding 10 H.P. and not employing more than 9 persons;



(x) Printing book-binding engraving and block making with motive power not exceeding 10 H.P.

(xi) Goldsmith, lock-smith, Watch and Clock repairs, bicycle repairs, musical instruments repairs, picture framing, radio repairs, umbrella repairs, upholsters and household appliances repairs, optical glass grinding and repairs with motive power not exceeding 10 H.P. and not employing more than 9 persons;

(xii) Furniture works with motive power not exceeding 5 H.P. circular saw with more than 1/2 H.P. motive power not permissible. Number of workmen not to exceed 9;

(xiii) Umbrella assembly works employing not more than 9 persons;

(xiv) Tools and razor sharpening works employing not more than 9 persons;

(xv) Paper box manufacture including paper cutting and other stationery articles with motive power not exceeding 10 H.P. Number of workmen not to exceed 9;



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- (xvi) Tailoring and embroidery establishments with motive power not exceeding 10 H.P. Number of workmen not to exceed 9;
- (xvii) Engraving, printing of all types on cloth and fine art work employing not more than 9 persons;
- (xviii) Automatic typewriting employing not more than 9 persons;
- (xix) Flashing and non-flashing signs as per commercial zones;
- (xx) Such other allied repairs or cleaning shops of consumer goods not employing more than 9 persons and 10 H.P. motive power that are not noxious or offensive because of emission of odours, dust, smoke gas noise vibration or otherwise dangerous to the public health and safety as the Commissioner may deem fit to permit.
- (xxi) Coffee grinding and roasting not employing more than 9 person, with motive power not exceeding 10 H.P.
- (xxii) Mattress making and cotton cleaning not employing more than 9 persons, with motive power not exceeding 5 H.P.
- (xxiii) Diamond cutting and polishing not employing more than 9 persons and Total H.P. not exceeding 1.00 H.P.

N.B.: Wherever the motive power is not specifically stated in the above items it shall be restricted to 10 H.P.



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ANNEXURE 'A'

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J. P. THACHER
K. D. MISTRY
S. R. WADIA
S. R. DESAI
S. D. BHARUCHA
R. P. HENTA (MYS)
S. R. POPAT
S. A. K. FAIZULLABHOY
M. D. HANAYATI
A. P. HAVANI
S. H. ANTHA
S. D. BHESANIA
S. D. COLABAWALLA
R. R. MULLA
S. J. THACHER
R. K. KRISHNAMURTHY
M. P. BHARUCHA
C. H. MISTRY
V. P. DANDIMALA

MULLA & MULLA & CRAIGIE BLUNT & CAROE
(REGISTERED)

Advocates Solicitors and Notaries
JEHANGIR WADIA BUILDING, 31 MAHATMA GANDHI ROAD,
BOMBAY 400 001.

TELEPHONE
8044900 (8 LINES)

TELEGRAM
LEGG8 BOMBAY

TELEX
MULLAS 011-2007
011-4880

FAX
022-8040246 (NATIONAL)
0122-8040246 (INTERNATIONAL)



OUR REF: BHA/11892

April 20, 1988

TO WHOMSOEVER IT MAY CONCERN

RE: Property at 55 Gamdevi Road, Bombay-400 007,
bearing Cadestral Survey No.1551 and 1772 of
Girgaum Division.



1. We have perused the title-deeds of the above property and certify that in our opinion, the title of PLAZA PANCHSIL ESTATES PRIVATE LIMITED, THE Vendor, is clear, marketable and free from encumbrances, charges and/or claims except the following:

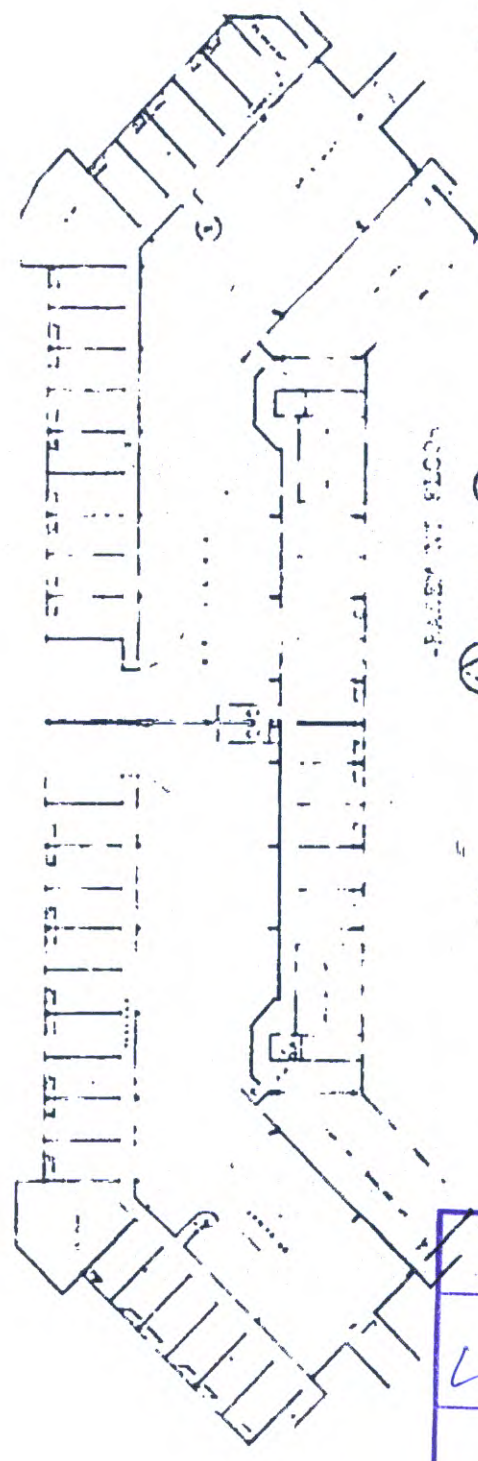
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- (i) Equitable Mortgage not exceeding Rs.180 lacs in favour of Bank of Credit and Commerce International (Overseas) Ltd., Nariman Point, Bombay-400 021.
- (ii) Charge not exceeding Rs.200 lacs in favour of Bank of Baroda, Bombay, as a Pari Passu Charge with Bank of Credit and Commerce International (Overseas) Ltd.
- (iii) Balance amount of Rs.61 lacs payable to M/s.Bowen Flexipack under the Consent Terms in Suit No.2855 of 1986 filed in the High Court of Judicature at Bombay towards rehabilitation.
- (iv) Balance amount of Rs.73 lacs payable to M/s. Karnodaya Press under the Consent Terms in Suit No.2856 of 1986 filed in the High Court of Judicature at Bombay towards rehabilitation.
- (v) Balance amount of Rs.66 lacs payable to M.C. Gandhi Rent A/c. under the Consent Terms in Suit No.2857 of 1986 filed in the High Court of Judicature at Bombay towards rehabilitation.

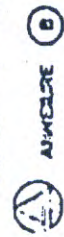
Mulla & Mulla & Craigie Blunt & Caroe,

Sd/-
Partner

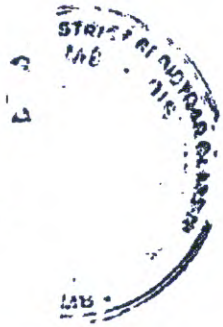
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- FLOOR PLAN -



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 ANTEQUANEN FOR HIGH RISE
 BONGAY
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 ११११ LTD
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Sundeep Kumar

[Signature]

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ANNEXURE "C"

THE SCHEDULE OF SPECIFICATIONS ETC.



Item 1 The construction will be of R.C.C. columns and beams. The Building is of ground floor and upper floors, the roof of each floor will be of R.C.C.

Item 2 There will be two openings for each unit. One opening will be for normal use of entrance and exit and the other opening will be an emergency exit as per requirement of Chief Fire Officer.

Item 3 The unit will be provided with a lavatory block containing an English Type W.C. and a wash basin sink.

Item 4 Electric light points will be provided in the unit.

Item 5 Necessary Cables for the said Service Industrial Estate will be provided by BEST.

Item 6 Municipal Water connection will be provided for drinking purpose as per Municipal sanction with necessary underground and overhead water tanks of adequate capacity.



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C.A.A.

M/S. PLAZA PANCHSIL ESTATES PVT. LTD.

3836
AND
RAJU BHARAT SITALI

Address _____

Tel.No. _____



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AGREEMENT FOR SALE

UNIT NO. 33

CS 1557

FLOOR BASEMENT

M/S TP

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2007

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MULLA & MULLA & CRAIGIE BLUNT & CAROE
Advocates Solicitors & Notaries,
Jehangir Wadia Building,
51 Mahatma Gandhi Road,
BOMBAY - 400 001.



Monday, July 21, 2014
4:42 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 7853 दिनांक: 21/07/2014

गावाचे नाव: मलबार

दस्तऐवजाचा अनुक्रमांक: बबई-6461-2014

दस्तऐवजाचा प्रकार : कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: रामकृष्णन अप्पु पम्बुगन

नोंदणी फी

दस्त हाताळणी फी

पृष्ठांची संख्या: 22



एकूण:

रु. 540.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ व सीडी अंदाजे 4:48 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-१

बाजार मुल्य: रु. 1/-

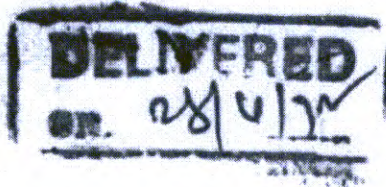
भरलेले मुद्रांक शुल्क : रु. 500/-

मोबदला: रु. 1/-

सह दुय्यम निबंधक
मुंबई शहर क्र. १

1) देयकाचा प्रकार: By Cash रक्कम: रु 100/-

2) देयकाचा प्रकार: By Cash रक्कम: रु 440/-



बबई - ३		
C309	UC	990
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महाराष्ट्र MAHARASHTRA

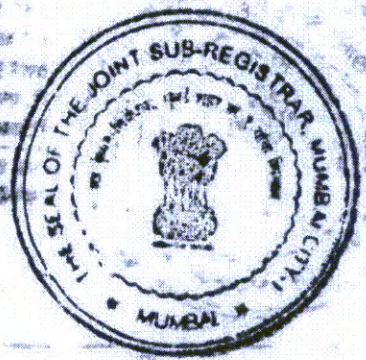
बवई - ३		
६३०१	७६	११०
२०२३		



उप-क्याबिलार अधिकारी
कल्याण

5 JUN 2014

Power of Attorney



(Signature)
P.A. Ramakrishnan.

बवई - १		
६४६९	१	२२
२०१४		

(Signature)

Stamp Receipt
 Date: 19/7/14
 Received from: Raghesh Bharat Shah

(Rs. Five Hundred only only)

for following General Stamp Papers.

sr no		
326	500 x 1 = 500/-	
	(5801589)	
	Total =	500/-



Mrs. Natan S. Joshi
 104/A, J.M.Dham CHS Ltd.
 Opp. Tilak Nagar Post office,
 Dombivli (East).
 Phone No. 2431144

Atson
 Stamp Vendor
 (License No. 1206039)

बबई - ३
 1309 10 990
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जोडपत्र २

दस्तावेज प्रकार / बिलचे प्रकार : PA A
 दस्तावेजाची कल्पना कोणती आहे ? : Yes
 नोंदणी संघार असाधारण दुय्यम निदेशक कार्यालयचे नांव : Joint sub-Registrar Mumbai City II
 मिळविलेले वर्णन : _____
 मोबदला रक्कम : _____
 मुद्रांक विकत घेणाऱ्याचे नाव : Raghesh Bharat Shah
 इतर नाव : Swati Suresh Phani
 वस्तु अतल्यास : Verma
 मुद्रांक शुल्क रक्कम : 500/-
 मुद्रांक विक्री नं. / मुद्रांक क्रमांक : 326 19/7/14
 मुद्रांक विकत घेणाऱ्याची सही : _____
 परवानाधारक मुद्रांक विक्री नं. / सही : Atsoni
 दस्तावेजाचा क्रमांक : 201021
 दस्तऐवज विक्रीचे ठिकाण/पत्ता : सी. मंगल संजय चौकी, 104/अ बिल्डिंग, प्लॉट नं. 104, ज.म.धम चौकी, कोठार, टिळक नगर पोस्ट ऑफिस चौकी, टिळक नगर, दोंबिवली (पूर्व) - ४२१ २०९, फोन : २४३११४४
 ज्या कारणासाठी यादीचे मुद्रांक सारदीये केल्या त्याच कारणासाठी मुद्रांक सारदीये केल्याकडून ६ महिन्यात यादीचे वसुलाचे मागणेचे अधिकार आहे



बबई - १
 88E9 2/22
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बबई - १		
६०६९	३	२२
२०१४		

POWER OF ATTORNEY

TO ALL WHOM THESE PRESENTS SHALL COME, I, Mr. Rajiv Bharat Shah S/o Mr. Bharat Shantilal Shah of Mumbai Indian Inhabitant having address at 5/C, Swapnalok, L. Jagmohandas Marg, Mumbai 400006 SEND GREETINGS

WHEREAS:

A. I am a Director of following mentioned Private Limited Companies.

1. RESHMA RASHESH DIAMONDS PVT. LTD.
2. VISHAL-RAJIV DIAMONDS PVT. LTD.
3. RISHINA CONSTRUCTIONS PVT. LTD.
4. RHIDAY REAL ESTATE DEVELOPERS PVT. LTD.
5. DATUN IMPEX PVT. LTD.
6. LAYER EXPORTS PVT. LTD.
7. VISHAL DIAMONDS PVT. LTD.
8. TRAMBAK HOMES PVT. LTD.
9. LOKAVIDHI PROPERTIES PVT. LTD.
10. PRIME DOWNTOWN ESTATES PVT. LTD. (Formally known as Bharat Shah Estates and originally incorporated as Plaza Panchsil Estates Pvt Ltd).
11. PLAZA PANCHSIL PROPERTIES PVT. LTD.
12. R.R. GOLD MINES PVT LTD.
13. RHIDAY DIAMOND MINES PVT LTD.
14. STRAWBERRY CONSTRUCTIONS PVT LTD.
15. VIJAY ASSOCIATES DIAMONDS PVT LTD.
16. BIG VISION PVT LTD.
17. SUBH-DEEP SECURITIES PVT LTD.
18. B.VIJAYKUMAR TECHNICAL SERVICES PVT LTD.
19. MEGA BOLLYWOOD PVT LTD.
20. VIP MOVIES (INDIA) LTD.
21. AKASHSHINE TRADES PVT LTD.
22. QUARTET FILMS PVT LTD.
23. HOM RECORDS AND TAPES PVT LTD.
24. JIGAR TRADING COMPANY PVT LTD.
25. AUREUS JEWELS PVT LTD.

बबई - ३		
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[Handwritten signature]

[Handwritten signature]
P.A. Ramakrishnan



बवई - ३		
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२०२३		

बवई - १	
८३६१	४/२२
२०१४	



26. B. VIJAY INTERNET INITIATIVE PVT LTD.
 27. B. VIJAY KUMAR AND SONS PVT LTD.
 28. GENERAL HOSPITALITY PVT LTD.
 29. AKSHAR SHANTI REALTORS PVT LTD.
 30. B. VIJAYKUMAR CHHATTISGARH EXPLORATION PVT LTD.
 31. SAMRUDHI BUILDHOME PVT LTD.
 32. ASHFORD DEVELOPERS PVT LTD.



B. I am the Partner of the following mentioned Limited Liability Partnership Firm.
 1. LOKAVIDHI PROPERTIES LLP.

C. I am the Partner of following mentioned Partnership Firm

1. Shantilal Lallubhai & Sons.
 2. B. Vijaykumar & Co.
 3. B. Vijaykumar Jewellers.

बबई - १		
६६९	५	२२
२०१३		

D. I am the beneficiary of Bharat Shah Family Trust which is the proprietor of M/s. Vijaystar.

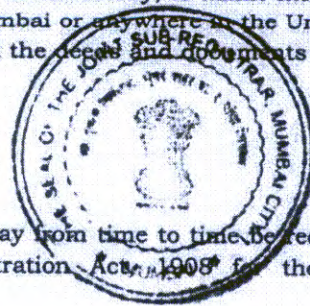
E. In the course of my business and in my personal affairs I, as a Director, Partner and a beneficiary and also in my personal capacity, execute several deeds and documents including Agreement for Sale, Flat Purchase Agreements, Deeds of Transfer, Lease Deeds, Leave & License Agreements, Affidavits, Undertakings etc, which are required to be compulsorily registered under the provisions of the applicable laws.

F. Due to my pre-occupations, I may not be available in Mumbai to attend the office of the concerned Sub-Registrar of Assurances to admit execution of such deeds and/or documents and to enable such documents to be duly registered. I am desirous of appointing Mr. Sujit Suresh.Dhami and Mr. Ramakrishnan Appu Pambugal jointly and severally as my true and lawful Attorney to represent me for the purpose hereunder set out.

बबई - ३		
L309	३	१११०
२०१३		

NOW KNOW YE AND THESE PRESENTS WITNESSETH that I, **Mr. Rajiv Bharat Shah** do hereby nominate, constitute and appoint 1. Sujit Suresh.Dhami, aged 40 yrs., occupation: service, residing at 602, Mehta Court, 13, Gilder Lane, Opp. Navjivan Society, Mumbai - 400 008; 2. Mr. Ramakrishnan Appu Pambugal, aged 66 yrs., occupation: service, residing at 2/6 Sukhsagar Welfare Society, Anandwadi, Kurar village, Malad (East), Mumbai 400 097 jointly and severally to be my true and lawful Attorney for me, in my name and on my behalf to do the under mentioned acts, deeds, matters and things.

- To present and lodge for registration and also, as necessary, to admit execution before the Sub-Registrar of Assurances at Mumbai or anywhere in the Union of India or at any other place as may be required the deeds and documents which I have or which I may hereafter execute.
- To identify my signature.
- To do all other acts, matters and things as may from time to time be required under the provisions of the Indian Registration Act, 1908 for the due registration of such deeds and documents.



[Handwritten signature]

P.A. Ramakrishnan.
[Handwritten signature]



बवई - ३

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बवई - १

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बवई - १		
६४६	४	२२
२०१४		

AND GENERALLY TO DO ALL other acts, matters and things as may from time to time be required, in compliance with the law for the due registration of such deeds and documents as has already been executed, or which may hereafter be executed by me and/or on my behalf.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AT MUMBAI THIS 21st DAY OF JULY 2014

SIGNED AND DELIVERED

By the within named

MR. RAJIV BHARAT SHAH



[Handwritten Signature]

(Signature)

I ACCEPT THE ABOVE POWER

MR. SUJIT SURESH. DHAMI



[Handwritten Signature]

(Signature)

I ACCEPT THE ABOVE POWER

MR. RAMAKRISHNAN APPU PAMBUGAL.



[Handwritten Signature]

(Signature)

WITNESSES:

NAME: ANIL VERMA

ADDRESS: _____

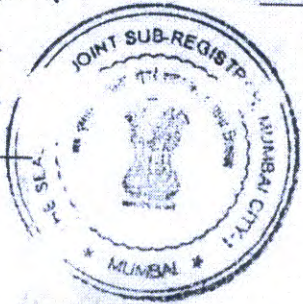
NAME: ULASH SAMHA

ADDRESS: _____

बवई - ३		
६३०९	५५	९९०
२०२३		

(Signature)

(Signature)



१ - ईका	
१	१
४९९९	



बबई - ३		
६३०९	८	९९०
२०२३		



बबई - १	
७४	८/२२
२०१४	



भारत सरकार
Government of India



राजीव भारत शाह
Rajiv Bharat Shah
जन्म तिथि / DOB 03/12/1976
पुरुष / Male



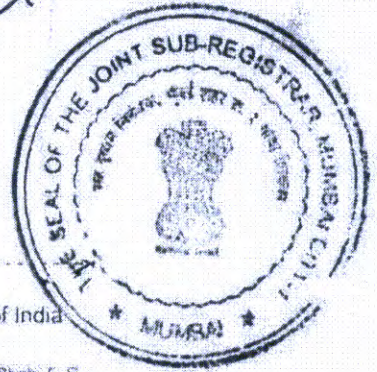
6072 8295 4749

आधार - आम आदमी का अधिकार



बबई - ३		
L309	८०	990
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Handwritten signature



भारतीय विशिष्ट पहचान प्राधिकरण
Unique Identification Authority of India

पता
S/O भरत शान्तिदास शाह 5/D
स्वप्नलोक एल जगमोहनदास मार्ग,
नेपेनसी रोड, मुंबई मालाबार पहाडी
महाराष्ट्र 400006

Address
S/O Bharat Shantilal Shah, 5/D
Swapnalok, L Jagmohandas
Marg, Neapeansen Road,
Mumbai, Malabar Hill
Maharashtra 400006

१ - ३/१०/२३		

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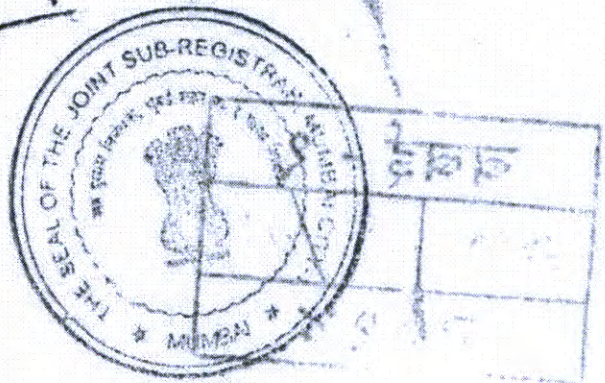


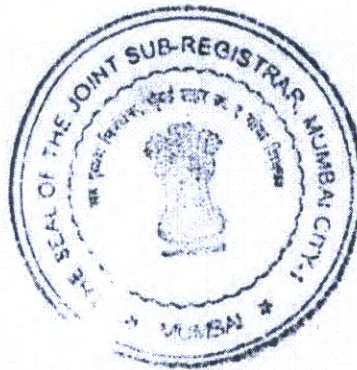
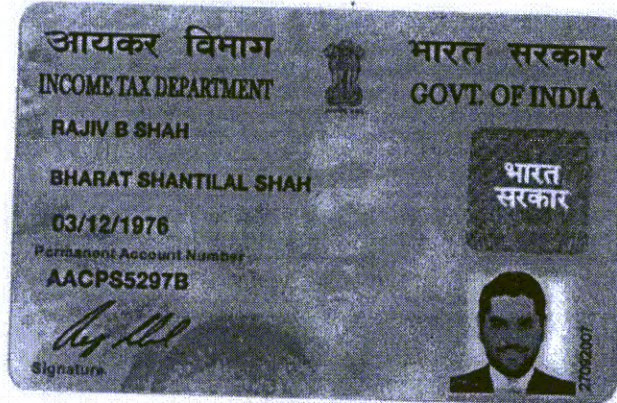
बबई - १	
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बबई - ३		
८३०९	८८९९०	
२०२३		

बबई - १		
६४६१	९०	२२
२०१४		





x *Rajiv B Shah*

बवई - १		
६४६१	११/२२	
२०२४		

बवई - ३		
६३०१	११	११०
२०२३		



बबई - ३		
८३०९	१०	९९०
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बबई - १	
६४९	१२/२२
२०१४	





वर्ग संख्या संख्या / PERMANENT ACCOUNT NUMBER
AGVPP9170D

नाम / NAME
RAMAKRISHNAN APPU PAMBUGAL

पिता का नाम / FATHER'S NAME
APPU PAMBUGAL

जन्म तिथि / DATE OF BIRTH
08-06-1948

हस्ताक्षर / SIGNATURE

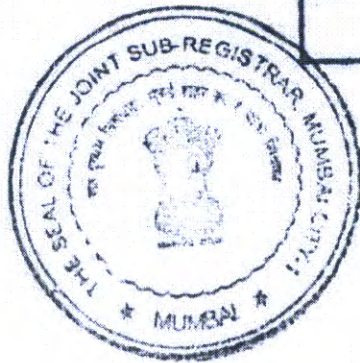
आयकर निदेशक (सिस्टम्स)
DIRECTOR OF INCOME TAX (SYSTEMS)

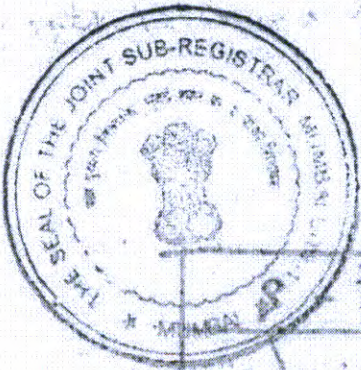
P.A. Ramakrishnan

बबई - ३		
८३०९	२९	९९०
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बबई - १	
६४६९	९३/२२
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बबई - २	
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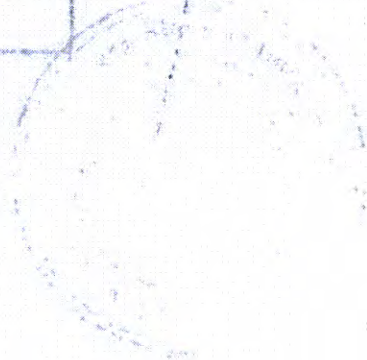




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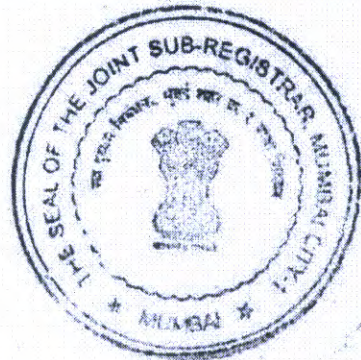
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बवई - १		
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बवई - ३		
६३०९	६३	९९०
२०२३		



बबई - ३		
७७७	९४	११०
२०२३		



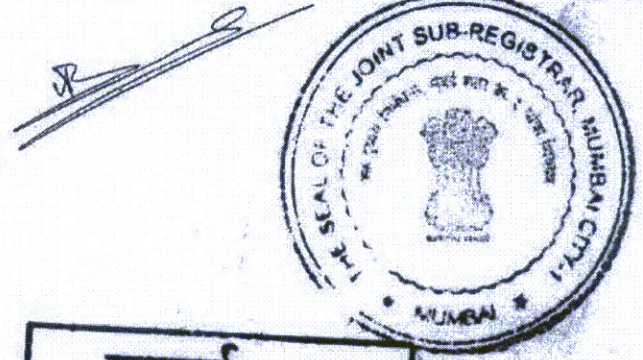
बबई - १		
९९९	१६	२२
२०१४		

१९ - २०१४		
...
२०१४		

आयकर विभाग INCOME TAX DEPARTMENT VILAS BHIKU BAMANE BHIKU BAMANE 10/10/1976 Permanent Account Number ANHPB7345K	भारत सरकार GOVT. OF INDIA भारत सरकार
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बबई -		
L309	04	990
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बबई - १	
६०६७	१६/२२
२०१५ ईसवी	



बवई - ३		
L309	९६	११०
२०२३		



बवई - १		
६६१	१६/२२	
२०१४		

बवई - १		
६६१	१६/२२	
२०१४		

आयकर विभाग
 INCOME TAX DEPARTMENT
 भारत सरकार
 GOVT. OF INDIA
 ANIL VERMA
 MUNI ANIL VERMA
 05/01/1966
 Permanent Account Number
 AEFPV4723C
 Signature



बबई - १	
७६९	११/२२
२०१४	

बबई - ३		
१३०९	१५	११०
२०२३		

Summary1 (GoshwaraBhag-1)

सोमवार, 21 जुलै 2014 4:43 म.नं.

दस्त गोषवारा भाग-1

बबई

दस्त क्रमांक: 6461/2014 20122

दस्त क्रमांक: बबई 1 /6461/2014

वाजार मूल्य: रु. 01/-

मोबदला: रु. 01/-

भरलेले मुद्रांक शुल्क: रु.500/-

दु. नि. सह. दु. नि. बबई 1 यांचे कार्यालयात

पावती: 7853

पावती दिनांक: 21/07/2014

अ. क्र. 6461 बर दि. 21-07-2014

सादरकरणाचे नाव: रामकृष्णन अप्पु पम्बुगन

रोजी 4:28 म.नं. वा. हजर केला.

नोंदणी फी

रु. 100.00

दस्त हाताळणी फी

रु. 440.00

पृष्ठांची संख्या: 22

दस्त हजर करणाऱ्याची सही:

एकुण: 540.00

दुय्यम निबंधक, मुंबई-1

दुय्यम निबंधक, मुंबई-1

दस्ताचा प्रकार: कुलमुखत्यारपत्र

मुद्रांक शुल्क: a जेव्हा तो प्रतिलेखार्थ देण्यात आलेला असून @ त्यामुळे कोणतीही स्थावर मालमत्ता विकण्याचा प्राधिकार मिळत असेल तेव्हा

शिक्का क्र. 1 21 / 07 / 2014 04 : 28 : 42 PM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 21 / 07 / 2014 04 : 28 : 54 PM ची वेळ: (फी)

प्रतिज्ञापत्र

* सादर दस्तऐवज हा नांदणी कायदा 1908 अंतर्गत अगलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. * दस्तातील संपूर्ण भागचर निष्पन्नक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासणे व दस्ताची सत्यता, वैधता कायदेशीर नवीसाठी दस्त निष्पादक व कर्तृत्व्यासक हे संपूर्ण जबाबदार राहतील.

लिहून देणारे:

P.A. Kamakrishnan
लिहून घेणारे:



बबई - ३

6309 25 990

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Summary-2(दस्त गोषवारा भाग - २)



21/07/2014 4 46:08 PM

दस्त गोषवारा भाग-2

बवई 1

दस्त क्रमांक: 6461/2014 29/22

दस्त क्रमांक : बवई 1/6461/2014

दस्ताचा प्रकार :- कुलमुखत्यारपत्र



अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव: राजीव भरत शाह पत्ता: प्लॉट नं: 3101, माळा नं: थर्टी फर्स्ट, इमारतीचे नाव: लेजन्ड, ब्लॉक नं: बाळकेश्वर रोड, रोड नं: बाळकेश्वर रोड, महाराष्ट्र, मुंबई. पॅन नंबर: AEKPD9604F	कुलमुखत्यार देणार वय :- 41 स्वाक्षरी:-		
2	नाव: सुजीत सुरेश धामी पत्ता: प्लॉट नं: 602, माळा नं: सिकसथ फर्स्ट, इमारतीचे नाव: मेहता कोर्ट वील्डींग, ब्लॉक नं: गिल्डर लेन, रोड नं: गिल्डर लेन मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AEKPD9604F	पॉवर ऑफ अटॉर्नी होल्डर वय :- 41 स्वाक्षरी:-		
3	नाव: रामकृष्णन अप्पु पम्बुगन पत्ता: प्लॉट नं: 2/6, माळा नं: सिकसथ फर्स्ट, इमारतीचे नाव: मुखसागर वेलफेयर सोसायटी वील्डींग, ब्लॉक नं: आनंदवाडी कुरार, रोड नं: आनंदवाडी कुरार मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर: AGVPP9170D	पॉवर ऑफ अटॉर्नी होल्डर वय :- 66 स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथीत कुलमुखत्यारपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्षा क्र.3 ची वेळ: 21 / 07 / 2014 04 : 31 : 16 PM

ओळख:-

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

अनु क्र.	पक्षकाराचे नाव व पत्ता	छायाचित्र	अंगठ्याचा ठसा
1	नाव: अनिल एम वर्मा वय: 44 पत्ता: प्रफुल्ल वील्डींग टिलज नागर डोंबिवली ईस्ट पिन कोड: 421201		
2	नाव: विलास - वामणे वय: 32 पत्ता: वारिल प्रमाने पिन कोड: 421201		



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बवई - ३		
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22

Summary-2(दस्त गोषवारा भाग - २)

शिकका क्र.4 ची वेळ:21 / 07 / 2014 04 : 31 : 56 PM

शिकका क्र.5 ची वेळ:21 / 07 / 2014 04 : 32 : 07 PM नोंदणी पुस्तक 4 मध्ये

दुय्यम निबधक मुंबई शहर - 1

6461 /2014

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बबई - १	
६४६९	२२/२२
२०१४	

बबई - ३		
L309	१००	११०
२०२३		



प्रमाणित करणेत येते की या
 दस्तामध्ये एकूण २२ पाने आहेत
 पुस्तक क्रमांक १, बबई-२, ६४६९/२०१४
 अन्वये नोंदला
 दिनांक: 21 JUL 2014

सह. दुय्यम निबधक मुंबई शहर.

1205
1210





आयकर विभाग
INCOME TAX DEPARTMENT


भारत सरकार
GOVT. OF INDIA

RAJIV B SHAH

BHARAT SHANTILAL SHAH

03/12/1976
Permanent Account Number
AACPS5297B

Raj B Shah
Signature



बळई - ३		
L309	909	990
२०२३		



भारत सरकार



आधार

भारतीय विशिष्ट पहचान प्राधिकरण
भारत सरकार
Unique Identification Authority of India
Government of India

Enrollment No.: 0661/10036/03296

To,
Rajiv Bharat Shah
S/O: Bharat Shantilal Shah
5/ C, Swapnalok,
L. Jagmohandas Marg,
Neapeansea Road Mumbai
Malabar Hill Mumbai
Maharashtra 400006
9004900900

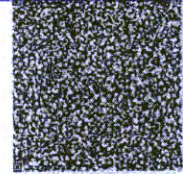
14/07/2013

बवई - ३		
1309	702	990
2023		

Ref: 2372 / 15R / 39743 / 39752 / P



SB951827999FH



आपका आधार क्रमांक / Your Aadhaar No. :

6072 8295 4749

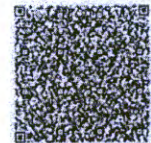
मेरा आधार, मेरी पहचान



भारत सरकार
Government of India



Rajiv Bharat Shah
DOB : 03/12/1976
Male



6072 8295 4749

मेरा आधार, मेरी पहचान



सत्यमेव जयते

CERTIFICATE OF REGISTRATION

Under Societies Registration Act XXI of 1860

Regn.No. S/2001/Distt. South /2014



I hereby certify that the Society **JAIN INTERNATIONAL ORGANISATION** located at **Mint House, A-11, Ground Floor, Pamposh Enclave, Greater Kailash 1, New Delhi- 110048.** has been registered* under Societies Registration Act 1860.

Given under my hand and seal at Delhi on this 03 day of July two thousand Fourteen.

Fee of Rs. 50/-

SEAL



बवई - ३		
८३०९	१०३	९९०
२०२३		

(S.K.GUPTA)
REGISTRAR OF SOCIETIES
SOUTH DISTRICT
GOVERNMENT OF NCT OF DELHI



Certified True Copy



Certified True Copy

बबई - ३		
८३०९	९०४	९९०
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आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PRATAP JAIN

RIKHABLAL JAIN

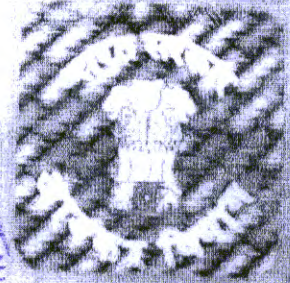
06/08/1944

Permanent Account Number

ABVPJ4293L

Pratap R. Jain

Signature



13012015

Pratap R. Jain

बबई - ३		
1309	904	990
२०२३		

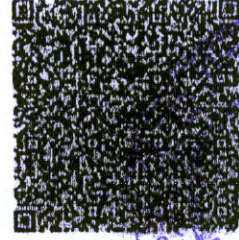


भारत सरकार
GOVERNMENT OF INDIA



प्रताप रिखबलाल जैन
Pratap Rikhablal Jain

जन्म वर्ष / Year of Birth : 1944
पुरुष / Male



4413 8294 8990

आधार – सामान्य माणसाचा अधिकार

बवई - ३		
८३०९	९०६	९९०
२०२३		

Pratap R. Jain



भारतीय विशिष्ट ओळख प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता S/O: रिखबलाल जैन, फ्लॅट
नं-१३/ए, १३ वा मजला, ही पॅरीपीन,
४००, वीर सावरकर मार्ग, सिद्धिविनायक
मंदिर समोर, प्रभादेवी, मुंबई, प्रभादेवी,
मुंबई, महाराष्ट्र, ४०००२५

Address: S/O: Rikhablal Jain, Flat
No-13/A, 13th Floor, The
Peregrine, 400, Veer Savarkar
Marg, Opp Siddhivinayak Mandir,
Prabhadevi, Mumbai, Prabhadevi,
Mumbai, Maharashtra, 400025

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P.O. Box No. 1947,
Bengaluru-560 001



अनिल मुनी वर्मा
Anil Muni Verma
जन्म तिथि / DOB : 05/01/1966
पुरुष / MALE

3745 8231 3219



आधार - आम आदमी का अधिकार

बबई - ३		
1309	900	990
२०२३		



आधार

पता

S/O मुनि वर्मा, माधु कुंज सीएनएस
एलटीडी फ्लैट न-304 तीसरा फ्लोर,
प्लॉट न-82, मुरबी, नवी मुंबई,
सेक्टर-19, खारघर, रायगढ़,
महाराष्ट्र, 410210

Address

S/O Muni Verma, Madhu Kuni
CHS LTD Flat No-304 3rd Floor,
Plot No-82, Murbi, Navi Mumbai,
Sector-19, Kharghar, Raigarh,
Maharashtra, 410210



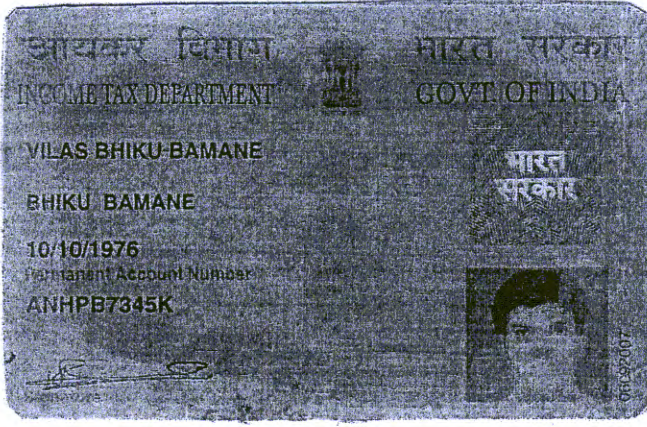
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बवई - ३		
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450/8301

शुक्रवार, 21 एप्रिल 2023 4:56 म.नं.

दस्त गोपवारा भाग-1

बवई3

9001 190

दस्त क्रमांक: 8301/2023

दस्त क्रमांक: बवई3 /8301/2023

बाजार मुल्य: रु. 47,75,486/-

मोबदला: रु. 48,44,936/-

भरलेले मुद्रांक शुल्क: रु.2,93,800/-

दु. ति. सह. दु. ति. बवई3 यांचे कार्यालयात

पावती:9140

पावती दिनांक: 21/04/2023

अ. क्र. 8301 वर दि.21-04-2023

सादरकरणाचे नाव: जैन इंटरनेशनल ओर्गनायजेशन (जीओ) तर्फे
संचालक प्रताप जैन

रोजी 4:47 म.नं. वा. हजर केला.

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2200.00

पृष्ठांची संख्या: 110

Pratik R. Jain

दस्त हजर करणाऱ्याची सही:

एकूण: 32200.00

Said

सह दुय्यम निबंधक, मुंबई-3

Pratik R. Jain

सह दुय्यम निबंधक, मुंबई-3

दस्ताचा प्रकार: करारनामा

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

शिक्षा क्र. 1 21 / 04 / 2023 04 : 47 : 35 PM ची वेळ: (सादरीकरण)

शिक्षा क्र. 2 21 / 04 / 2023 04 : 48 : 56 PM ची वेळ: (फी)

प्रतिज्ञापत्र

*सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. *दस्तावीर 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.

Said

लिहून देणारे :

Pratik R. Jain

लिहून घेणारे :





21/04/2023 5:50:58 PM

दस्त गोपवारा भाग-2

बवई3

990/990

दस्त क्रमांक:8301/2023

दस्त क्रमांक :बवई3 /8301/2023

दस्ताचा प्रकार :-करारनामा

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाव:राजीव भारत शाह तर्फे कृ.मू. मुजित सुरेश धामी - - पत्ता:प्लॉट नं. -, माळा नं: 11वा मजला , इमारतीचे नाव: द प्लाझा बिल्डिंग , ब्लॉक नं: 55 गामदेवि रोड , रोड नं: मुम्बई, महाराष्ट्र, MUMBAI. पॅन नंबर:AACPS5297B	निहून देणार वय :-46 स्वाक्षरी:-		
2	नाव:जैन इंटरनेशनल ओर्गनायजेशन (जीओ) तर्फे संचालक प्रताप जैन पत्ता:प्लॉट नं: अ/11, माळा नं: तळ मजला , इमारतीचे नाव: मिंट हाउस पंपोश एन्क्लेव , ब्लॉक नं: ग्रेअटर कैलाश , रोड नं: न्यु दिल्ली, दिल्ली, SOUTH DELHI. पॅन नंबर:AABAJ8770C	निहून घेणार वय :- स्वाक्षरी:-		

वरील दस्तऐवज करून देणार तथाकथित करारनामा चा दस्त ऐवज करून दिल्याचे कबुल करतात.
शिक्का क्र.3 ची वेळ:21 / 04 / 2023 05 : 26 : 35 PM

ओळख:-

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अनु क्र.	पक्षकाराचे नाव व पत्ता	स्वाक्षरी	छायाचित्र	अंगठ्याचा ठसा
1	नाव:विलास घामणे - - वय:44 पत्ता:घेनार प्रमाने पिन कोड:400007			
2	नाव:अनिल वर्मा - - वय:52 पत्ता:देनार प्रमाने पिन कोड:400007			

शिक्का क्र.4 ची वेळ:21 / 04 / 2023 05 : 27 : 11 PM

सह दुय्यम निबंधक,
मुंबई शहर क्र.-३

प्रमाणित करणेत येते की दस्तामध्ये
एकूण.....२९०००.पाने आहेत पुस्तक
क्र.-१, मध्ये बवई-३/...३०९/.../२०२३
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दिनांक

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2		DHC	1904202314900		200	RF	1904202314900D	21/04/2023
3		DHC	1904202314862		2000	RF	1904202314862D	21/04/2023
4	jain international organisation	eChallan	02300042023042036618	MH000875766202324M	30000	RF	0000522827202324	21/04/2023



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BETWEEN

MR. RAJIV BHARAT SHAH

...TRANSFEROR

AND

JAIN INTERNATIONAL ORGANIZATION (JIO)

...TRANSFeree

AGREEMENT FOR SALE
