

## गावाचे नाव : मलबार

(1) विलेखावा प्रकार	मान्यता पत्र
(2) मोबदला	रु.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 1
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सि एस नं 455 99 वर्षा साठी एकुण भाडे 30000/-टॅक्स 12000/-
(5) क्षेत्रफळ	600 चौ यार्ड
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेपीयन इस्टेट प्रा लि तर्फे हितेश गोवनी डायरेक्टर -- वय:-23पत्ता:-401 कॉमर्स हाऊस 180 एन एम रोड फोर्ट मुं २३ वय २३पिन कोड:-पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	2): नाव:-रमेश जी गोवानी यांच्या तर्फे लेखराज एस कावेडी ज मु म्हणुन -- वय:-37पत्ता:- फाळकं केसर डी विंग १ ला माळा एस पी मार्ग मुं १३ वय ३७पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	04/09/2002
(10) दस्त नोंदणी केल्याचा दिनांक	06/09/2002
(11) अनुक्रमांक, खंड व पृष्ठ	4985/2002
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	52020
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	2000
(14) शेरा	

*Soyi*  
*Vishw Tukum*  
*Schedule*

And Whereas being personally unable to attend before the Sub-Registrar of Assurances of Bombay and/or Bandra and Thane/ Murbad to lodge such documents and admit execution thereof. We are desirous of appoint some fit and proper person to represent us for the purpose hereinafter set forth NOW KNOW YE AND THESE PRESENTS WITNESS that, I am Mr. Jagdish K. Khetwani, do hereby nominate and constitute and appoint 1) Mr. Jitendra V. Patil & 2) Mr. Jagdish N. Tandel to be my true and lawful attorney in my name and on behalf of me to do the following acts, deeds, matters and things as mentioned hereinabove.

- 1) To lodge all the deeds, documents, agreements, undertaking writings and contracts of any nature whatsoever executed by me whether in my individual capacity or in the capacity of Partner/Director or otherwise to attend before Sub-Registrar of Assurance concerned and/or to attend before Sub-Registrar of Assurance and admit execution thereof.
- 2) And I hereby for myself, Our executors and administrators agree to ratify and confirm all and whatever said attorney shall or purported to do or cause to be do my virtue of these presents.

In witness whereof I Mr. Jagdish K. Khetwani have hereinto set my hand and seal at Thane aforesaid this 11th day of May 2010.

SIGNED, SEALED AND DELIVERED  
By the withinamed Mr. Jagdish K. Khetwani

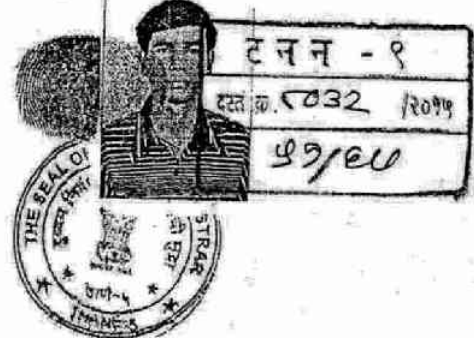
In the presence of

1)

We confirm the said Power,

1) MR. JITENDRA V. PATIL

2) MR. JAGDISH N. TANDEL



6804318

26/10/2020

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Module,For original report please  
contact concern SRO office.

सूची क्र.2

दुय्यम निबंधक : मुंबई शहर 1 (फोर्ट)

दस्त क्रमांक : 6804/2002

नोंदणी :

Regn:63m

## गावाचे नाव : मलबार

(1)विलेखाचा प्रकार	प्रतिजालेख
(2)मोबदला	रु.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	रु. 1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सि एस नं 455
(5) क्षेत्रफळ	
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स रिलायन्स इन्फोकॉम लि तर्फे ऑथो सिग्ने राजेंद्र शशिकांत पाटकर वय:-42पत्ता:-४ था माळा वृंदावन पिन कोड:-१३पॅन नं.-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-महानगरपालिका - - वय:-पत्ता:-पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	25/11/2002
(10)दस्त नोंदणी केल्याचा दिनांक	25/11/2002
(11)अनुक्रमांक,खंड व पृष्ठ	6804/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	20
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	20
(14)शेरा	-



AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA  
GOV. DOI  
MCWG 08-06-1992  
LMV 08-06-1992



224 for doc  
prevention  
Patil  
20-11-2015

DOB: 01-01-1964 BG

Name: SHANHAJI KARDEKAR  
S/O of: MANIKRAO  
Add: 208/TARUJA CHS PREM NGR  
OPP KHAREGAON TALAW KHAREGAON  
TALWA THANE  
PIN: 400606  
Signature & ID of Issuing Authority: MH04 2014436

Signature/Thumb  
Impression of Holder

### "कुलमुखत्यारधारकाचे घोषणापत्र"

मी, श्री/श्रीमती/सौ. शहाजी माणिकराव कार्देकर, वय 48 वर्षे,  
रा. पु.रा.पि.स.व.न. को.स.स. (610)

याद्वारे घोषित करतो की, दुय्यम निबंधक 610 ए

यांचे कार्यालयात काराका (Kharaka) या शिर्षकाचा दस्त नोंदणीसाठी

सादर करण्यात आला आहे. श्री/श्रीमती/सौ. रोहिणी गोपाळ पु.रा.पि.स.व.न.

यांच्यासोबत या नोंदणीस सादर केला आहे / निषपादित क.प.स.

कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

कारणाने कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

कारणाने कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

कारणाने कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

कारणाने कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

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कारणाने कुलमुखत्यारधारकाच्या आपल्या मी सादर दस्त नोंदणीस सादर केला आहे / निषपादित क.प.स.

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उपरोक्त कृतीकरण स मी पूर्णतः सक्षम आहे. सदर कथन चुकीचे आढळून आल्यास, नोंदणी  
दस्त आ.पि.वि.मु.न. 1908 चे कलम 82 अन्वये शिक्षेस पात्र राहिल याची मला जाणीव आहे.  
YS/EO

Thane 9

ना.व.सही

ठिकाण:-

दिनांक:- 20/11/2015

कुलमुखत्यार पत्रचे घोषणापत्र लिहून देणार

मी सादर कुलमुखत्यार पत्राचे सत्यते विषयी संपुर्ण चौकशी केली आहे तसेच वैधतेबाबत खात्री  
केलेली आहे.

परचेसर ची सही / समोरच्या पक्षकाराची सही

5008318

26/10/2020

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सूची क्र.2

दुय्यम निबंधक : मुंबई शहर I (फोर्ट)

दस्त क्रमांक : 5008/2002

नोंदणी :

Regn:63m

## गावाचे नाव : मलबार

(1)विलेखाचा प्रकार	भाडेपट्टा
(2)मोबदला	रु.1
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	रु. 96000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	पालिकेचे नाव:इतर वर्णन :सि एसनं 455 तळमजला नेपियनसी रोड मालबार खंबाला
(5) क्षेत्रफळ	600 चौं यार्ड
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	-
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-नेपीयन ईस्टेट प्रा. लि तर्फे डारेक्टर व ऑथो सिग्ने म्हणुन कांती गोवानी - - वय:-40पत्ता:-५०१ कॉमर्स हाऊस एन एम रोड फोर्ट मुं २३ वय ४०पिन कोड:-पॅन नं:-
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	2): नाव:-हितेश टि गोवानी - - वय:-25पत्ता:-वरीलप्रमाणे वय २५पिन कोड:-पॅन नं:-
(9) दस्तऐवज करून दिल्याचा दिनांक	30/08/2002
(10)दस्त नोंदणी केल्याचा दिनांक	07/09/2002
(11)अनुक्रमांक,खंड व पृष्ठ	5008/2002
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	9600
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	960
(14)शेरा	-

लि. कोटा 5  
① J. G. Kulkarni

लि. कोटा 5  
② Seal



③ J. G.



लि. कोटा 5  
उत्ती निवेदक की पत्नी  
उत्ती जगदीश लाल गोडेल  
वसुदेवजी भंडाल  
सा. वि. कोटा 5, पाचपावणी, ठाणे



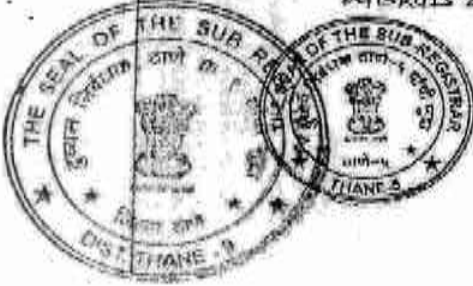
ट न न - ९
दल क्र. ८७३२/२०१५
७२/१२७

सदर मुद्रापुस्तकपत्र परागण दिनांक २२/०५/२०१०.  
मेडो श्री सुनीलदास के. वसुदेवजी  
वसुदेवजी भंडाल, १०११, वि. कोटा ५, पाचपावणी  
ठाणे, मनी गण्डगा रामल  
सही करण विले व (प्रांथी) मीरकजी शिवाजी  
१) श्री सुनीलदास के. वसुदेवजी भंडाल  
२) श्री सुनीलदास के. वसुदेवजी भंडाल, इ. कापी पदमिगत.

अनुक्रमांक नं. ६३४/१०  
दि. २२/५/१०  
प्रमाणित की १००%

मुद्रापुस्तकपत्रा करण देनाया  
आपकी ही ओळख देनाया  
इ. कापी पदमिती

लि. कोटा 5  
सदर मुद्रापुस्तकपत्र परागण दिनांक २२/०५/२०१०.  
मेडो श्री सुनीलदास के. वसुदेवजी  
वसुदेवजी भंडाल, १०११, वि. कोटा ५, पाचपावणी  
ठाणे, मनी गण्डगा रामल  
सही करण विले व (प्रांथी) मीरकजी शिवाजी  
१) श्री सुनीलदास के. वसुदेवजी भंडाल  
२) श्री सुनीलदास के. वसुदेवजी भंडाल, इ. कापी पदमिगत.



साह मुख्य निबंधक ठाणे क्र. ५

008

गावाचे नाव : 1) माहिम

(1)विलेखाचा प्रकार	पर्यायी जागेचा करार
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	4000
(4) भू-मापन.पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: एडीजे /एम/1036 /15 / सर्टीफीकेट नं 10/15 दि 05/1/2016,नुसार सदनिका क्रमांक 3,पार्वतीआलय,पार्वती वाडी,आ.भू.क्र.107,टी.पी.एस.2,माहिम विभाग,माहिम(पश्चिम),मुंबई -400016 चा पर्यायी जागेचा करार,ताब्यातले क्षेत्रफळ 24.36 चौ.मी.पर्यायी नियोजित क्षेत्रफळ 37.63 चौ.मी.( ( C.T.S. Number : 7/647 ; Final Plot Number : 107 ; ) )
(5) क्षेत्रफळ	1) 405 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-आर. के. असोशीएट्स तर्फे भागिदार श्री.रमेश गोवाणी तर्फे कुलमुखत्यार श्री.लेखराज कावेडी - वय:-51; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: कमला हाऊस, ब्लॉक नं: कमला सिटी, रोड नं: लोअर परेल ,मुंबई, महाराष्ट्र, MUMBAL. पिन कोड:-400034 पॅन नं:- AAAAAR1874L 2): नाव:-भागवत कंस्ट्रक्शन तर्फे भागिदार श्री.योगेश तलवार -- वय:-61; पत्ता:-प्लॉट नं: 1, माळा नं: -, इमारतीचे नाव: डायमन्ड पॅलेस, ब्लॉक नं: -, रोड नं: हील रोड,बांदरा वॅस्ट,मुंबई , महाराष्ट्र, MUMBAL. पिन कोड:-400050 पॅन नं:-AADPT5578M
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-अविनाश लक्ष्मण चुरी -- वय:-72; पत्ता:-प्लॉट नं: 3, माळा नं: -, इमारतीचे नाव: पार्वतीआलय, ब्लॉक नं: पार्वती वाडी, रोड नं: एल.जे.रोड,माहिम वॅस्ट,मुंबई , महाराष्ट्र, MUMBAL. पिन कोड:-400016 पॅन नं:-AJMPC0603Q
(9) दस्तऐवज करून दिल्याचा दिनांक	24/11/2015
(10)दस्त नोंदणी केल्याचा दिनांक	08/02/2016
(11)अनुक्रमांक,खंड व पृष्ठ	60/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	200
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	1000
(14)शेरा	

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधीत करणे) नियम, 1992 यातील नियम 29, 30 व 31 आणि 9]

व नं. 154/01

तालुका 100

भूमापन क्रमांक	भूमापन क्रमांकाचा उपविभाग	भूमापना पद्धती
29	99 अ	NA
ताचे स्थानिक नव	9244	
लागवडीयोग्य क्षेत्र	हेक्टर	आर
	0.07-6	
एकूण	0.07-8	
टोटखराव (लागवडीयोग्य नसलेले)-		
वर्ग (अ)	0.02-4	
वर्ग (ब)		
एकूण	0.02-4	
आकारणी	ल्पे क्षेत्र	
जुडी किंवा विशेष आकारणी	9-50	

भोगवटदाराचे नाव  
 949  
 मंगेश सुखकांत जोषेकर  
 माधव सुखकांत जोषेकर  
 प्रकाश सुखकांत जोषेकर  
 शिवा रमेश जोषेकर  
 गिजा के. साफ  
 साधना एम. जोषेकर  
 सपना के. जोषे  
 सुमिता ज. जोषेगावकर  
 काचने किशोर चावड  
 शिल्पा प्रकाश वेळ  
 प्रकाश विमल माधवकर  
 944  
 1) श्री. रविंद्र मंगेश सावंत  
 2) श्री. कमला रविंद्र सावंत  
 3) श्री. परतराम शंकर मोरकर

खाले क्रमांक 100  
 कुळाचे नाव खंड  
 77  
 इतर अधिका 146 9934  
 सीमा आणि भूमापन विन्हे

गाव नमुना नमा (पिकांची नोंदवही)

[महाराष्ट्र जमीन महसूल अधिकार अभिलेख आणि नोंदवहा (तयार करणे व सुविधीत करणे) नियम, 1992 यातील नियम 29]

वर्ष	हंगाम	पिकांचाळालील क्षेत्र									लागवडीयोग्य उपलब्ध नसलेला जमीन		बाल सिंचनाचे तापन	जमीन कारणाचे नाव	नव
		मिश्र पिकांचाळालील क्षेत्र			विशेष पिकांचाळालील क्षेत्र			रकबा	क्षेत्र	बाल सिंचनाचे तापन	जमीन कारणाचे नाव				
		पिकाचे नाव	उत्पत्ती	अवकाश सिंचित	पिकाचे नाव	उत्पत्ती	अवकाश सिंचित								
90		हे. आ.	हे. आ.		हे. आ.	हे. आ.		हे. आ.	हे. आ.						
97					NA	जगा	0-06-8								
2099					NA		0-06-8								
2092					N.A.		0-06-8								
2092					10.A		0-06-8								
2093					NA		0-06-8								
2093															
2098															
2098/94															

टन नं - 9  
 दस्त. क्र. 1032/2019  
 80/100



3 SEP 2015

सहाय्यी मुळा ओवळे  
 ता. जि. ठाणे



## गावाचे नाव : 1) मलबार

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	1750000000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन : , इतर माहिती: , इतर माहिती: जमीन व बांधकाम क्षेत्रफळ फ्रीहोल्ड टेन्युअर सी.एस.नं.1ए/698 मलबार आणि खंबाला हिल डिव्हिजन क्षेत्रफळ 2482.72 चौ.यार्ड्स म्हणजेच 2075.88 चौ.मी.भुलाभाई देसाई रोड मुंबई कलेक्टर लँड रेव्हिन्यु बॉम्बे नवीन नं.455 आणि बी/455 फॉर्मली नवीन सर्वे क्रमांक 7/7131,1/7133 आणि 7133 म्युनिसिपल वॉर्ड डी क्रमांक 3513(2ए)रोड क्रमांक 61(बी)भुलाभाई देसाई रोड मुंबई तसेच अनेकशर 4 मध्ये नमूद केलेले विकले न गेलेले युनिट्स व विकण्यास मान्य नसलेले युनिट्स व अनेकशर 5 मध्ये नमूद केलेले विकले जाणारे युनिट्स व विकण्यास मान्य असलेले युनिट्स. मुद्रांक जिल्हाधिकारी मुंबई यांनी अभिनिर्णीत केलेला दस्त क्रमांक एडीजे/एम/152/2016 दिनांक 15/02/2016 कर्जाची रक्कम रु 175 कोटी.( ( Survey Number : 1A/698 ; ) )
(5) क्षेत्रफळ	1) 2075.88 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-मेसर्स ब्रिजव्यू रियल इस्टेट डेव्हलपमेंट एलएलपी मॉरगॅंजर/बॉरोअर तर्फे ऑथोराईज्ड सिग्नेटरी श्री.राकेश बजाज -- वय:-31; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: पेनिन्सुला स्पॅटा , ब्लॉक नं: -, रोड नं: मथुरदास मिल्स कम्पाउंड सेनापती बापट मार्ग लोअर परेल मुंबई , महाराष्ट्र, मुम्बई. पिन कोड:-400013 पॅन नं:-AANFB5395E
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-कोटक महिंद्रा प्राईम लिमिटेड मॉरगॅंजी/लॅंडर -- वय:-30; पत्ता:-27 बीकेसी, -, सी 27, जी ब्लॉक, बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा पूर्व मुंबई , ब.ण्. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400051 पॅन नं:-AAACK5934A
(9) दस्तऐवज करून दिल्याचा दिनांक	09/02/2016
(10)दस्त नोंदणी केल्याचा दिनांक	18/04/2016
(11)अनुक्रमांक,खंड व पृष्ठ	2491/2016
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1001000



महाराष्ट्र MAHARASHTRA

867354



मिस्त्रि जगदिश कृष्ण खेतवानी अंड टायपिंग सेंटर

एड्ड भावना नगर, व्हंग, ठाणे-४००८०२

क्रमांक: 4574/5/2010  
नाम: Jagdish Khetwani  
रहते: Vihang Thane

26 FEB 2010

L. No. 02/93

26 FEB 2010

Handwritten signature and official stamp of the Sub-Registrar.

मुद्रांक प्रमुख लिपिक  
मोपगार कार्यालय, ठाणे

GENERAL POWER OF ATTORNEY

ट न न - 24 FEB 2010  
 क्र. 832/2010  
 40/160

TO ALL TO WHOM THESE PRESENTS SHALL COME, I MR. JAGDISH K. KHETWANI OF THANE, having office at : 701, Vihang Vihar, Panchpakhadi, Thane (W) 400802, Thane, send greetings.

Whereas I am required to sign the various documents in my individual capacity as well as partner/Director of various firms and companies in which I am interested and associated.

And Whereas some of the documents are required to be lodged for registration before the Sub-Registrar of Assurances at Bombay/Thane/ Murbad and I am required to attend before the Sub-Registrar and admit execution thereof;



गावाचे नाव : मलबार

(1)विलेखाचा प्रकार	65-चुक दुरुस्ती पत्र
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	1
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: डिबेंचर ट्रस्ट तारीख 20 मार्च 2020 रोजी निष्पादित झाला असून बबड/4/4484/2020 दि.10/08/2020 या नंबर वर तारीख 10/08/2020 रोजी नोंदवण्यात आला असून सदरहू दस्ताचे चुकदुरुस्त पत्र फ्लॉट नं. 1 आणि 2(नवीन नं 27)सत्ताविसावा मजला,टायटन हौसिंग सोसायटी लिमिटेड एल जगमोहनदास रोड नेपिअन सी रोड मुंबई इतर वर्णन दसतात नमूद केल्याप्रमाणे( ( C.T.S. Number : 454, 455, 3/455 ; ) )
(5) क्षेत्रफळ	0 NA
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- रोबस्ट मार्केटिंग सर्व्हिसेस प्रा.लिमिटेड तर्फे ऑथोराइज्ड सिग्नटोरी सुमित शिवहरे वय:-29; पत्ता:-प्लॉट नं: 502, माळा नं: पाचवा मजला, इमारतीचे नाव: स्टर्लिंग हेरिटेज , ब्लॉक नं: -, रोड नं: प्लॉट नं. 388 संकारा माततम रोड माटुंगा सेंट्रल मुंबई , महाराष्ट्र, MUMBAI. पिन कोड:-400019 पॅन नं:-AABCR7635J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- -विस्टा आयटीसीएल इंडिया लिमिटेड तर्फे योगेश जे दर्जी वय:-37; पत्ता:-प्लॉट नं: सी22, माळा नं: -, इमारतीचे नाव: आय एल अँड एफ एस फायनान्शियल सेंटर , ब्लॉक नं: -, रोड नं: जी ब्लॉक बीकेसी बांद्रा पूर्व मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400051 पॅन नं:-AAACI6832K
(9) दस्तऐवज करून दिल्याचा दिनांक	01/04/2020
(10)दस्त नोंदणी केल्याचा दिनांक	10/08/2020
(11)अनुक्रमांक,खंड व पृष्ठ	4485/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारनुसार आवश्यक नाही

838  
99/04/2010

**MANGESH KANADE**

(Govt. Authorised Stamp Vendor L.NO.02/91)  
Shop No. 24, Court Naka, Thane (W) 400501.

**RECEIPT**

Sr. No. 3842 Date 26/02/2010  
RECEIVED with thanks from Mr./Mrs./Ms. Jagdish  
Khetwani sum of Rs. 500/-  
(Rupees Five hundred only)  
dated 26/02/2010 against the payment of  
purchasing General Stamp Paper.

Sr. No. 65248  
Amount Rs. 500/-

*M. Kanade*  
(Shri. M. A. KANADE)  
Stamp Vendor  
I Say Received



टनन - ९  
दस्तावे. ८०३२ / २०११  
४९१००

## गावाचे नाव : मलबार

(1)विलेखाचा प्रकार	गहाणखत
(2)मोबदला	2800000000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	2800000000
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: जुना फ्लॅट नंबर 1 आणि 2,नवीन फ्लॅट न-27,27 वा मजला,1700 चौ फूट कारपेट टायटन को-ऑप हौसिंग सोसायटी लि. सोबत 3 कार पार्किंग स्पेस,एल जगमोहनदास रोड,नेपियन सी रोड,मुंबई,इतर वर्णन दसतात नमूद केल्याप्रमाणे( ( C.T.S. Number : 454, 455 & 3/455 ; ) )
(5) क्षेत्रफळ	1700 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- रोबस्ट मार्केटिंग सर्व्हिसेस प्रायव्हेट लिमिटेड तर्फे ऑथोराइज्ड सिग्नेटरी सुमित शिवहरे वय:-29; पत्ता:-फ्लॉट नं: फ्लॅट न-502, , माळा नं: पाचवा मजला, , इमारतीचे नाव: स्टर्लिंग हेरिटेज,, ब्लॉक नं: -, रोड नं: फ्लॉट न-388, संकारा माततम रोड, माटुंगा सेंट्रल, मुंबई , महाराष्ट्र, मुंबई. पिन कोड:-400019 पॅन नं:-AABCR7635J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-विस्ट्रा आयटीसीएल इंडिया लिमिटेड - तर्फे मॅनेजर योगेश जे दर्जी -- (डिबॅचर ट्रस्टी) वय:-37; पत्ता:-फ्लॉट न- सी22,, -, आय.एल अँड एफ.एस फायनान्शियल सेंटर,, -, जी ब्लॉक, बीकेसी, बांद्रा ईस्ट मुंबई , बी.एन. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400051 पॅन नं:-AAACI6832K
(9) दस्तऐवज करून दिल्याचा दिनांक	20/03/2020
(10)दस्त नोंदणी केल्याचा दिनांक	10/08/2020
(11)अनुक्रमांक,खंड व पृष्ठ	4484/2020
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	1002500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुल्यांकनाची आवश्यकता नाही कारण दस्तप्रकारानुसार आवश्यक नाही कारणाचा तपशील दस्तप्रकारानुसार आवश्यक नाही

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**SHAILESH GOPAL PURANIK**  
**GOPAL DAMODAR PURANIK**

**01/07/1970**  
 Permanent Account Number  
**AASPP1054D**

  
 Signature

  
 27/02/2012

**आयकर विभाग**  
**INCOME TAX DEPARTMENT**

**भारत सरकार**  
**GOVT OF INDIA**

**JAGDISH K KHETWANI**  
**KANAYALAL DAODUMAL KHETWANI**

**03/07/1968**  
 Permanent Account Number  
**ACIPK1580F**

  
 Signature



**ट न न - ९**  
 दस्त.क्र. ८०३२ /२०१५  
**४८/६०**



## गावाचे नाव : मलबार

(1)विलेखाचा प्रकार	रिकन्व्हेन्स
(2)मोबदला	0
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	0
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपाइतर वर्णन :, इतर माहिती: मूळ डिपॉजिट ऑफ टायटल डीड्सचा(इन्टिमेशन ऑफ मॉर्गेज)दस्त हा बबई/5/60/2016 दिनांक 24.05.2016 अन्वये नोंदविण्यात आला असून सदर दस्ताचे रिकन्व्हेयन्स डिड,प्रिमायसेस न- 1 आणि 2 सत्ताविसावा मजला,क्षेत्रफळ 1700 चौ.फूट कार्पेट प्रत्येकी,सोबत तीन कर पार्किंग स्पेसस,टायटन अपार्टमेंट मलबार हिल नेपियन्सी रोड मुंबई 400026,सी.एस न- 454,455 आणि 3/455 ऑफ मलबार आणि खांबाला हिल डिव्हिजन,इतर वर्णन दस्तात नमूद केल्याप्रमाणे.( ( C.T.S. Number : 454, 455 आणि 3/455 ; ) )
(5) क्षेत्रफळ	0 चौ.फूट
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:-- रोबुस्ट मार्केटिंग सर्विसेस प्रायव्हेट लिमिटेड तर्फे सुरेश आरगडे वय:-52; पत्ता:-प्लॉट नं: ऑफिस 502, , माळा नं: -, इमारतीचे नाव: स्टर्लिंग हेरिटेज , ब्लॉक नं: -, रोड नं: श्री संक्रमात्तम रोड माटुंगा मुंबई, महाराष्ट्र, मुम्बई. पिन कोड:-400019 पॅन नं:-AABCR7635J
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-- कोटक महिद्रा प्राईम लिमिटेड तर्फे तरुण अग्रवाल वय:-31; पत्ता:-- , 27 बीकेसी सी27, जी ब्लॉक , -, बांद्रा कुर्ला कॉम्प्लेक्स बांद्रा ईस्ट मुंबई, व्.ण्. भवन, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400051 पॅन नं:-AAACK5934A
(9) दस्तऐवज करून दिल्याचा दिनांक	24/05/2019
(10)दस्त नोंदणी केल्याचा दिनांक	29/05/2019
(11)अनुक्रमांक,खंड व पृष्ठ	6045/2019
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14)शेरा	

"कुलमुखत्यारधारकाचे घोषणापत्र"

मी, श्री/श्रीमती/सौ. मिने पाटील, वय ३५ वर्षे,  
रा. हजे

याद्वारे घोषित करतो की, दुय्यम निबंधक हजे

यांचे कार्यालयात कलरनामा (Rights of work) या शिर्षकाचा दस्त नोंदणीसाठी  
सादर करण्यात आला आहे. श्री/श्रीमती/सौ. मिने पाटील

व इतर यांनी दि. :- ११/०५/२०१०

कुलमुखत्यारपत्राच्या आधारे मी सादर दस्त नोंदणीस सादर केला आहे  
कवुलीजवाब दिला आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी रद्द केलेले नाही किंवा  
कुलमुखत्यारपत्र लिहून देणार व्यक्ती पैकी कोणीही मयत झालेले नाही किंवा अक्षोप्रत्याही  
कारणाने कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र पुर्णपणे वैध असून  
उपरोक्त कृती करण्यास मी पुर्णतः सक्षम आहे. सादर कथन चुकीचे आढळून आल्यास, नोंदणी  
आधिनियम १९०८ चे कलम ८२ अन्वये शिक्षेस पात्र राहिल्याची मला जाणीव आहे.



दस्त नं. २०३२/२०११  
५३/१०

हजे

नाव व सही

ठिकाण:-

दिनांक :- ११/०५/२०१०

कुलमुखत्यार पत्रचे घोषणापत्र लिहून देणार

मी सादर कुलमुखत्यार पत्राचे सत्यते विषयी संपुर्ण चौकशी केली आहे तसेच वैध्यतेबाबत खात्री  
केलेली आहे.

परचेसर ची सही / समोरच्या पक्षकाराची सही



From: MRS. ANUPAMA BANERJI  
Mumbai

To: The Hon. Secretary,  
Tyan Co-operative Housing Society Ltd.,  
Dubash Lane,  
Nepan Sea Road,  
Mumbai - 400 036.

Dear Sir

Re: Shares bearing distinctive nos. 96 to 100 and Flat No. 601 on the 6th floor and 2 Basement Parking Spaces in "Tyan" situated at Jagmohandas Marg, Nepan Sea Road, Mumbai - 400 036.

Date: /12/2020.

This is to inform you that on /12/2020, I executed a Sale Deed for sale of the abovementioned shares and flat and parking spaces to (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJTISINH MULANI and have now handed over to them vacant possession of the said premises.

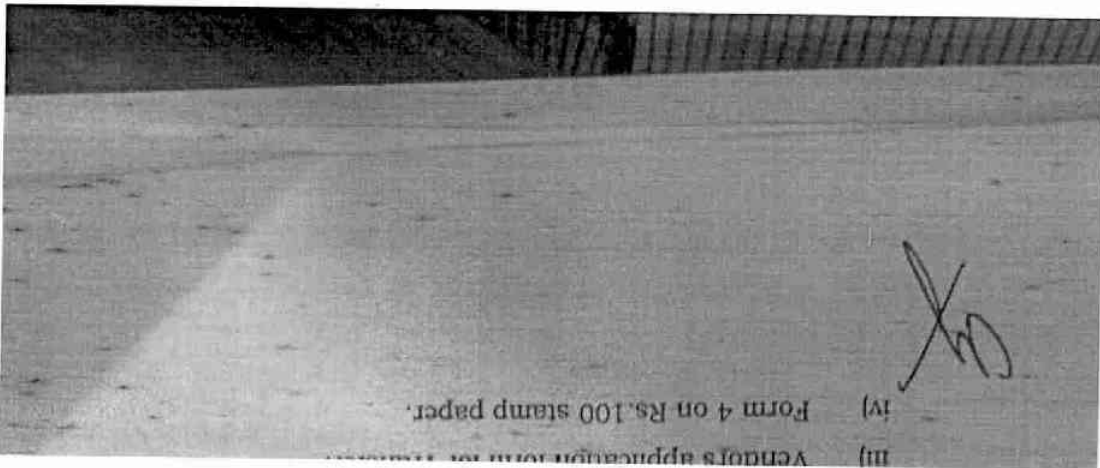
I request you to kindly recognise (1) MRS. ANJALI MAHESH MULANI, (2) MR. MAHESH AJTISINH MULANI as owners of the said premises. I have paid all dues in respect of ground rent, taxes and charges and you may, in future, send all bills and correspondence in respect of the premises to the Purchasers. Any transfer fees are to be borne and paid by the Vendors and the Purchasers equally. Please confirm to the Purchasers that no dues are outstanding/payable. I also request you to transfer the Sinking Fund and any deposits standing in my name in your books to the names of Purchasers.

I enclose herewith the following:

- i) Copy of the Sale Deed.
- ii) Purchaser's application form for Membership.

[Signature]

<https://outlook.office365.com/mail/inbox/id/AAQkAGQyNDM2NzAzLWRlODRkNGY2Yi...> 2/6/2021



# TYTAN

## Co-operative Housing Society Ltd.

REGN NO : MUM/WD/HSG/TC/8833/2008  
DUBASH LANE, NEPEAN SEA ROAD, MUMBAI - 400 036.

### SHARE CERTIFICATE

Share Certificate No.: 19 Member's Register No.: 19

*Authorised Share Capital Rs.1,00,000/- divided into 2000 shares of Rs.50/- each*

THIS IS TO CERTIFY that Shri/Smt./M/s. SHAKUNTALA DEVI

of Flat/ Floor No. 6 is the Registered Holder of 5 fully paid up  
shares of Rs.50/- each bearing distinctive numbers from 0096 to 0100

(both inclusive) in **TYTAN Co-operative Housing Society Ltd.**

subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this 6<sup>th</sup> day of May 2010.

*K. Mahajan*  
Chairman

*Sunil Chaudhary*  
Hon. Secretary

*Shivani Bhardwaj*  
Member of the Committee



025

Customer Code 0-00 Consignee Code  
 Company Bhaktwar Real Estate Company Shaktantala Devi  
 Address 49/A-3, Hill Top Attn. 405, Saanyo Springs, 5/2  
Annex, 2nd fl, Patilwala Address Bewar Mathavarao Rd  
 City Bandra West Pin 56-4  
 Tel. 26483979 Mob. 080-26607243  
 E-mail:



DOMESTIC PRIORITY  
 ORG SC DST SC  
 PUU WI

Description: Box  
 Net Weight: 0.2  
 Description of Contents: 13676396812  
 Insurance: 106332  
 Total: 310

Track & www.bluedart.com OR call us @ 022-28241234 (Mumbai), 011-5611234 (Delhi), 033-22881234 (Kolkata), 080-25521234 (Bengalore), 044-28241234 (Chennai), 040-66151234 (Hyderabad), 079-66121234 (Ahmedabad)

**BLUE DART EXPRESS LIMITED**

BLUE DART CENTRE,  
 SAHAR AIRPORT ROAD,  
 ANDHERI (EAST),  
 MUMBAI - 400 099.  
 TEL.: 28241234  
 FAX : 28244098

No. 106332



Client code if any 0-00 Date: 21-9-12  
 Received with thanks from Bhaktwar Real estate  
 the sum of Rs. 310

Document	Doc. No.	Date	Amount
AWB No.	1367639	6812	310
AWB No.			
INV. No.			
Octroi Receipt No.			
Customs Duty No.			
		TOTAL	310

By Cash/Cheque/D.D./Pay Order No. \_\_\_\_\_ Dt. \_\_\_\_\_  
 Bank Name & Branch \_\_\_\_\_  
 Cheque subject to realisation For BLUE DART EXPRESS LTD.  
 SIGNATURE OF CASHIER \_\_\_\_\_ EMPLOYEE SIGNATURE  
 CODE 10344

Regd. Office : Blue Dart Centre, Sahar Airport Road, Andheri (E), Mumbai - 99.  
 PAN : AAACB0446L  
 Service Tax Code : AAACB0446LST002  
 Service Tax Regn. No. for Courier Services M-IV/H/ST/CRR/042  
 Service Tax Regn. No. for TGA Services M-IV/H/ST/TGA/10/2004

file: 9475

027

## V.S. Legal Associates

S. V. Lad

Advocates High Court

1A, 4<sup>th</sup> Floor, Kamanwala Chamber,  
Premises Co-op. Society Ltd.  
Sir P. M. Road, Mumbai 400 001  
Tel : 91-8655085795  
Telefax : 91-022-66316626  
Email Id: [vs\\_legal@yahoo.co.in](mailto:vs_legal@yahoo.co.in)

Ref. VS/SBI/SER/RACPC/CHINCHPOKALI/C-20/2021

Date: 05/02/2021

To,

The Branch Manager,  
State Bank of India  
RACPC CHINCHPOKALI,  
Mumbai.

Sir,

A/c. MRS. ANJALI MAHESH MULANI & MR. MAHESH AJITSINH MULANI  
Receipt No. 930/2021 dated 20/01/2021

### MEMORANDUM OF COST

Professional Charges of the Certify Copy  
of the Agreement.

3000.00

Total

Rs. 3000.00

For V.S. Legal Associates





*Handwritten signature*

२६/१२/०५  
 मीनि प्रकृतगला देवी  
 व. १०१/१०२ बाला बांध, वी.जी. रो.  
 कोला (प) डि ५०  
 मीनि प्रकृतगला देवी  
 मालु मीनि प्रकृतगला देवी  
 व. १०१/१०२ बाला बांध, वी.जी. रो.  
 कोला (प) डि ५०  
 मीनि प्रकृतगला देवी  
 व. १०१/१०२ बाला बांध, वी.जी. रो.  
 कोला (प) डि ५०  
 मीनि प्रकृतगला देवी  
 व. १०१/१०२ बाला बांध, वी.जी. रो.  
 कोला (प) डि ५०



*Handwritten signature*



बदर-१५/
१७०७   १२
२००६

# Reliance Energy

an Oshabhji Ambani Enterprise

## Your Electricity Bill

**Name:** SMT SHAKUNTALADEVI  
**Address:** VASTU FLAT NO 101  
 & PERERIA ROAD, BAND STAND  
 BAND STAND, BANDRA W-400  
**Division:** SOUTH

**Consumer No.:** 801890323  
**Cycle No.:** 03  
**Book No.:** 201  
**Service No.:** 001  
**Unit:** BANDRA-JL HU

**Your bill amount payable**  
**Rs. 490.00**  
**Due by :** 16-03-2005  
**Bill month :** 01-2-2005

### How your bill was calculated

Units consumed	Current bill amount	Net previous balance
163	Rs. 491.04	Rs. 3.99

for detailed bill, please look over it.

### Can we help you?

Help us improve our services by letting us know about your problems and queries.

[www.rel.co.in](http://www.rel.co.in)  
 24-hour PowerHelp: 3030 3030  
 IVR No.: 12 0169 0323

**Meter read on:** 18-02-2005  
**Bill period:** 20-01-2005 to 18-02-2005  
**Date of bill:** 23-02-2005  
**Connected load:**

*[Signature]*  
**R.R. Menia**  
 Senior Vice President (Commercial)  
 for Reliance Energy Ltd.

Lightning stamp duty paid by customer. MUMBAI-VOL-12/2004 (M.L.). 01.06.2004. 100/-



5555 0000



Check and mention presence of this logo. Conditions Apply.

1. We are committed to quality, safety and standards of performance. We are fully committed to providing you with the best service possible. [www.rel.co.in](http://www.rel.co.in)  
 2. Easy name change procedure by Reliance Energy. Please ensure that your energy meter is protected and sealed. To reduce your electricity bills, whenever we have simplified name change process. To know more visit [www.rel.co.in](http://www.rel.co.in).  
 3. Help us green our planet. Please keep your meter cabinet and electrical fittings clean and accessible. The meter is a vital part of your electricity supply. Please report any damage to the meter and electrical fittings to the nearest Reliance Energy office.  
 \*Regulation requires consumers to allow the power company unrestricted access to their meters.

**For Guaranteed Sum Assured and Safe Gains, please call 1600-22-8081**



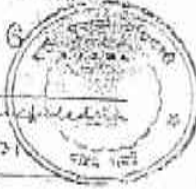
बंदर-४/  
 १७००७/०२  
 २००६

बंदर-२५/  
 १७००७/०२  
 २००६



Form No. 10  
G. O. No. 2336, 1944 (1945)

RULED CARD 1616



B 578	Receipt [Handwritten details]	Rent - included 8/83
----------	----------------------------------	-------------------------

1948

Mrs. Anisulab N. T. Dady -  
By deed of 14-12-1938

123555-1/
CBUC
9.1.5

Some portion of period extended -  
see for card's file. No. 1620 dt.  
28.9.51 with No. 2/52, 233, 234



वदर-२५/
१८०१७
२००६

LE-PACOM LTD. HBS  
 SOCIETY LTD.  
 RT 15/14 ROAD  
 BANGSRA-AREA MUMBAI 50



11/4 HANDBEST MARTINS RD BENDUR  
 BOMBAY POLICE STATION MUMBAI 50.

ASST. N. CHANDRASHEKAR  
 BDDY N. K. P. SINGH  
 1002/20/14-2002/01/7

Sl. No.	Particulars	Debit	Credit	Balance
1	By Balance b/d		10000000	10000000
2	To Cash	10000000		0
3	To Bank	10000000		0
4	To Other Assets	10000000		0
5	To Other Liabilities		10000000	10000000
6	To Balance c/d		10000000	10000000
	<b>Total</b>	<b>30000000</b>	<b>30000000</b>	

5



दस्त गोपवारा भाग - 2

बदर 15

दस्त क्रमांक (1707/2006)

दस्त क्र. [बदर 15-1707-2006] या गोपवारा  
भाजार मुल्य : 21270983 मोबधला 37500000 नरलेले गुद्राक शुल्क : 1858750

दस्त हजर केल्याचा दिनांक : 28/02/2006 04:32 PM  
सिम्पादनाचा दिनांक : 23/12/2005  
दस्त हजर करणा-याची सही :

*Handwritten signature*

दस्तावेज क्र. 1724 दिनांक 28/02/2006  
दस्तावेज वर्णन  
नाम: खुबलता देवी जेठे मुंबईकर गाविस ट. 3

30000 नोंदणी फी  
250 नोंदणी शुल्क (अ. 11, मुंबईकर -  
(अ. 11(2)).  
दस्तावेज (अ. 10) व धारणादस्तावेज (अ. 10)  
एकत्रित फी

30000 शुल्क  
*Handwritten signature*

सहाय्यक निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा

दस्ताचा प्रकार : (25) कराखनाम  
शिल्लक क्र. 1 ची वेळ : (सादरीकरण) 28/02/2006 04:32 PM  
शिल्लक क्र. 2 ची वेळ : (फी) 28/02/2006 04:39 PM  
शिल्लक क्र. 3 ची वेळ : (जपुली) 28/02/2006 04:39 PM  
शिल्लक क्र. 4 ची वेळ : (नोंदणी) 28/02/2006 04:39 PM

दस्त नोंद केल्याचा दिनांक : 28/02/2006 04:39 PM

ओळख :  
दालीवर धराम अरो निवेदीत करतात की, ते दस्तऐवज करून देणा-यांना एकत्रीत ओळखतात,  
व त्यांची ओळख घडवितेतात.

- 1) विलास इंगळे - - धर/पल्ले नं: हिल टॉप, घाली भास रोड, बांध  
गल्ली/रस्ता:-  
ईमारतीचे नाव:-  
ईमारत नं:-  
पेट/बसाहत:-  
शहर/गाव:-  
तालुका:-  
पिन:-
- 2) निरव रावठे - - धर/पल्ले नं: बरोलगाणे  
गल्ली/रस्ता:-  
ईमारतीचे नाव:-  
ईमारत नं:-  
पेट/बसाहत:-  
शहर/गाव:-  
तालुका:-  
पिन:-

*Handwritten signature*

बदर-१५/  
१७०७/२३  
२००६

*Handwritten signature*

प्रमाणित करण्यात येते की, या  
दस्तावेजमध्ये एकूण...पाने आहेत.

सहा. सुप्यन निबंधक अंधेरी क्र. ४  
मुंबई उपनगर जिल्हा.

सहा. सुप्यन निबंधक अंधेरी-४  
मुंबई उपनगर जिल्हा



बदर-१५/१७०७/२००६  
मुक्ता क्रमांक १, क्रमांक घर  
नोंदला.  
दिनांक: 24/2/2006

सहा. सुप्यन निबंधक, अंधेरी क्र. ४,  
मुंबई उपनगर जिल्हा.

दस्तावेजाचा प्रकार : कायदनाम

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा दस्त

1 नाव : अणुप्राण हेडो लॉफ मुळादार गणेश डी मळरे  
 पत्ता : १२५/१०६ नं. ३०३, ३.११ मजरा, ६३ - इरावती  
 वयाचे मु २६  
 पालकी/रक्का -  
 हुंनारसीचे नाव -  
 हुंनारक नं -  
 पोट/पत्ता -  
 गाव/तालुका -  
 जिल्हा -

लिहून देणार

वय ३६

सही

*Manish*



6474 - 19390



2 नाव : कदम जी सुखजापुरकर  
 पत्ता : १२५/१०६ नं. वास्तु वाटा व मु  
 हुंनार/रक्का -  
 हुंनारसीचे नाव -  
 हुंनारक नं -  
 पोट/पत्ता -  
 गाव/तालुका -  
 जिल्हा -  
 वन नं. : AACPT 3867 A

लिहून देणार

वय ५१

सही

*Kadma*



6474 - 19390



बंदर-१५/  
 १०००/११  
 २००६

पक्षकार असा प्रकार प्रमाणपत्रात (अप्टिमा) नसल्याने वस्तुपत्र करून दिल्याची नोंद घ्यावी.

1 OF 1

26,50,000/-

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बदर-९/  
१११३० २  
२००९

*Shakuntala Devi*

DEED OF EXCHANGE

THIS DEED OF EXCHANGE is made at Mumbai this 27<sup>th</sup> day of December in the Christian Year Two Thousand and Nine.

*Shakuntala Devi*

BETWEEN

MRS. SHAKUNTALA DEVI aged 72 years, of Mumbai Indian Inhabitants residing at Flat No. 101 / 102, Vastu Bandra, B.J.Road, Pereira Road, Bandra West, Mumbai - 400 050 (hereinafter called the "First Party" which expression shall include her heirs, successors and representatives) of the One Part.

AND

1. MRS. JAYA UDAY TULJAPURKAR aged 55 years, of Mumbai Indian Inhabitants residing at Flat No. 307, Tuljapurkar Floor, Le-Papeyon, Co-operative Housing Society Limited, Mount Road, Bandra West, Mumbai 400 050 (hereinafter called the "Second Party" which expression shall include their respective heirs, successors and representatives) of the Other Part.

*Jaya Uday Tuljapurkar*  
5-1

For CITIZEN CREDIT CO-OP BANK LTD. *[Signature]*  
For CITIZEN CREDIT CO-OP BANK LTD. *[Signature]*

INDIA RAHUL  
STAMP DUTY MAHARASHTRA  
166008  
DEC 02 2009  
15:48  
P85103

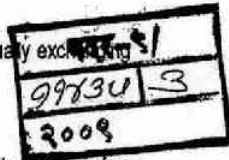
WHEREAS the First Party is a shareholder of the **Le Papeyon Co-operative Housing Society Limited** a Society registered under the Maharashtra Co-operative Societies Act under No.BOM/WHW/HSG/TC/2057/85-86 holding 5 Shares of Rs. 50/= each comprised in Share Certificate No. 2 dated 30<sup>th</sup> January, 2001 and bearing distinctive Nos. 6 to 10 (both inclusive). The First Party by virtue of the membership of the said Society is absolutely entitled to the Flat bearing No. 102 on the 1<sup>st</sup> floor admeasuring 1850 square feet built up area along with 1 Car Parking Space admeasuring about 180 square feet built up of the building of the said Society and known as "Le Papeyon" constructed on the property bearing C.T.S. No. 833, 834, 1050 and 1051 of Village Bandra and more particularly described in the First Schedule hereunder written and hereinafter referred to as **"the Holding of the First Party"**;

AND WHEREAS the Second Party in their capacities as the only legal heirs of late Shri Uday Tuljapurkar are entitled to the Flat bearing No. 1 on the 6<sup>th</sup> floor admeasuring 1672 square feet carpet area of the building known as "TYTAN" constructed on the property bearing Cadastral Survey Nos. 454,455 and 3/455 of Malabar Hill Division being the flat purchased by the late Shri Uday Tuljapurkar vide Agreement for Sale dated 4<sup>th</sup> October, 2006, and made between Nepean Estates Private Limited as the Developer. The Developer has handed over possession of the said Flat duly completed to the Second Party but so far as the Co-operative Society of all the premises purchasers has been formed. The said Flat is more particularly described in the Second Schedule hereunder written and hereinafter referred to as **"the**



**Holding of the Second Party"**;

AND WHEREAS the First Party and the Second Party are desirous of mutually exchanging their respective Holdings;



**NOW, THEREFORE, THIS EXCHANGE WITNESSES** that the said First Party hereby transfers absolutely free from all encumbrances, whatsoever, the Holding of the First Part mentioned in the First Schedule hereunder to the Second Party and the said Second Party in consideration of the said exchange hereby transfers absolutely free of all encumbrances, whatsoever, the Holding of the Second Party mentioned in the Second Schedule hereunder to the First Party.

*[Handwritten signatures and initials]*

AND it is hereby declared that either party will hold the holdings transferred hereafter as absolute owners thereof without any interruption from the other.

IT IS ALSO AGREED AND DECLARED that either party hereto has power and authority to give, grant, convey and sell the property mutually conveyed by this deed.

AND it is also agreed that either party will, at the request and cost of the other, execute every such assurance and do every such act, deed or thing for further and more perfectly assuring to the other the Holdings hereby mutually conveyed.

That this deed shall be executed in duplicate and each document bears the registry endorsements in full. The stamped document shall be retained by the First Party and the duplicate by the Second Party. The First Party shall at the request of the Second Party produce the Original whenever required.

The Valuation of the said Holdings is as under:

The Holding of the First Party... Rs. 4, 79, 00,000/- (Rupees Four Crores Seventy Nine Lakhs Only).

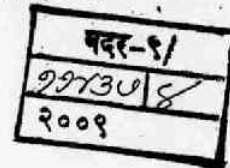
AND

The Holding of the Second Party... Rs. 5, 30, 00,000/- (Rupees Five Crores Thirty Lakhs Only)

The Party of First Part has in equalisation of the exchange heretofore paid a sum of Rs. 51,00,000/= [Rupees Fifty One Lakhs only] to the Party of the Second Part.

The Stamp Duty payable on the holding of the first party being of the higher value has been paid by the first party.

IN WITNESS whereof the said First and the Second Parties have set and subscribed their respective hands and seals hereto and to its duplicate hereof the day and the year first above-mentioned.



Handwritten signatures and initials, including a large signature on the left and initials 'ST' and 'R.' on the right.

THE FIRST SCHEDULE ABOVE REFERRED TO:

5 Shares of the "Le Papeyon Co-operative Housing Society" comprised in Share Certificate No. 2 dated 30<sup>th</sup> January, 2001 and bearing distinctive Nos. 6 to 10 (both inclusive). The First Party by virtue of the membership of the said Society is absolutely entitled to the Flat bearing No. 102 on the 1<sup>st</sup> floor admeasuring 1850 square feet built up area along with 1 Car Parking Space admeasuring about 180 square feet built up of the building of the said Society and known as "Le Papeyon" constructed on the property bearing C.T.S. No. 833, 834, 1050 and 1051 of Village Bandra lying being and situate at Mount Mary Road, Bandra (West), Mumbai 400 050 in the Registration District and Sub-District of Mumbai Suburban.

THE SECOND SCHEDULE ABOVE REFERRED TO

Flat bearing No. 601 on the 6<sup>th</sup> floor admeasuring 1672 square feet carpet area of the building known as "TYTAN" constructed on the property bearing Cadastral Survey Nos. 454,455 and 3/455 of Malabar Hill Division lying being and situate at Nepean Sea Road now known as L. Jag Mohandas Marg, Mumbai 400 036 in the Registration District and Sub-District of Mumbai City together with the right to receive the membership of the Ultimate Body of all the premises purchasers when formed.

81  
57

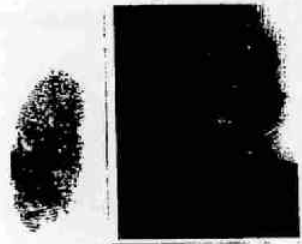
@



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2009	



SIGNED SEALED AND DELIVERED by )



the withinnamed First Party )

MRS. SHAKUNTALAL DEVI )

*Shakuntal Devi*

In the presence of.. )

SIGNED SEALED AND DELIVERED by )



the withinnamed Second Party )

1. MRS. JAYA UDAY TULJAPURKAR & )

*Jaya*

2. MR. RAHUL UDAY TULJAPURKAR )

*Rahulapurkar*

In the presence of.. )



ACKNOWLEDGED to have received of and from )

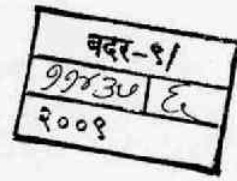
*Jaya*

The First Party a sum of Rs. 51, 00, 000/= [Rupees )

Fifty One Lakhs only] in equalization of the value of )

*Rahulapurkar*

the exchanged properties .. )



Annexure-D

Ex. Eng. Bldg. Proposals  
D Ward Municipal Office  
39 S. K. Ghoshzuddin Marg, Lypoon,  
Mumbai - 400 008

MUNICIPAL CORPORATION OF GREATER MUMBAI

No.EB/5731/DIA.

7/9/04

To,  
M/s. Chawla Architect &  
Consultants Pvt. Ltd.,  
Architect,  
3<sup>rd</sup> floor, Hari Chamber,  
Shahid Bhagat Singh Road,  
Mumbai- 400 023

Sub:- Occupation permission for entire building 'B' on  
amalgamated plot bearing C.S.No.454, 455, 1/455,  
3/455 of Malabar Hill Divn., Nepeansea Marg,  
D.Ward, Mumbai.

Ref:- Your letter dated 26<sup>th</sup> August 2004

Sir,

WITHOUT PREJUDICE

With reference to above letter and by direction, this is to inform you that there  
is no objection to occupy the entire Building 'B' under reference as per  
accompanying plans which is constructed under supervision of Architect, Shri  
R.R.Chawla (Reg.No.CA/76/2876) and Regd. Structural Engineer Shri  
U.N.Kamat (Reg.No.STR/292/50), subject to following conditions :

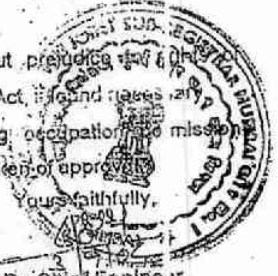
1. That the certificate under Section 270-A of B.M.C. Act shall be submitted before asking E.C.C.
2. That Single P.P. card for amalgamated plot shall be submitted before asking E.C.C.

This occupation permission is granted without prejudice and the  
M.C.G.M. to take action under Section 353-A of B.M.C. Act, if and when any

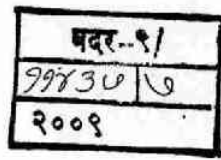
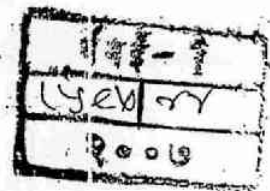
A set of plans stamped/signod showing occupation permission  
granted to port of the said building is enclosed herewith as token of approval.

Yours faithfully,

Dy. Chief Engineer,  
Building Proposals (City)



*[Handwritten signature]*  
Person



M. Eng. B. Sc. Proposals  
"E" Ward Municipal Office  
1st Floor, 10-Sk, Bhatnagar Marg  
Erculla, Bombay-400 006.

MUNICIPAL CORPORATION OF GREATER BOMBAY

No. EBPC/5731/A/1 of 15-8-94

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 Nepean Estate Pvt. Ltd.

Applicant to the development work Proposed Buildings

at premises at Street No. \_\_\_\_\_ C. Survey No. 454, 455 1/455 & 3/455

Area No. \_\_\_\_\_ of Village Malabar Hill D'n situated at Nepeansea Road

on the following conditions:

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 plan; (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 and Town Planning Act, 1966. The Municipal Commissioner has appointed Shri S. M. Doshi Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

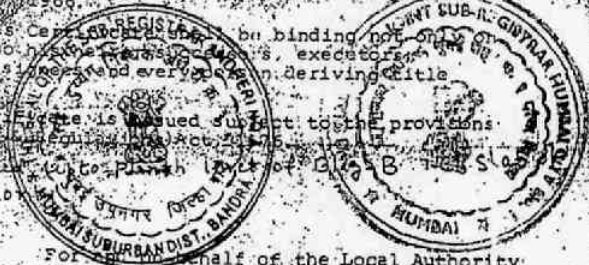
2. This Commencement Certificate is valid for a period of one year from the date hereof and will have to be renewed thereafter.

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

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

5. The Commencement Certificate is issued subject to the provisions of Urban Land Ceiling and Regulation Act, 1962.

This certificate is issued to the Planning Authority of Greater Bombay upper still level of \_\_\_\_\_



For the Local Authority  
The Municipal Corporation of Greater Bombay

पदर-१/  
99730  
२००९

Exec. Eng. B. Sc.  
Build. Dept.  
१२/१२  
२००९

*[Signature]*  
P.M.S.

7940722

**NEPEAN ESTAES PVT. LTD.**

511, COMMERCE HOUSE, 140, N.M. ROAD, FORT, MUMBAI - 400 023.

Date : 25/11/09.

To,  
Mrs. Jaya Uday Tuljapurkar,  
Mr. Rahul Uday Tuljapurkar  
601, Tytan Building,  
Nepeansea Road,  
Mumbai.

Sir,

Sub : Flat No. 601 on 6<sup>th</sup> Floor in Building known as 'TYTAN' on property bearing C. S. No. 454, 455, 3/455 of Malbar Hill Division Mumbai - 400 026.

Ref : Your request letter for NOC dated 20<sup>th</sup> November, 2009.

With reference to your letter dated 20<sup>th</sup> November, 2009 we have no objection to your selling the above flat to SHAKUNTALA DEVI having her address at :

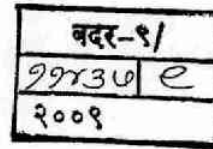
101-102, Vastu Bandra  
1<sup>st</sup> Floor, B.J. Road,  
Pereira Road, Bandra West,  
Mumbai - 400 050.

This NOC is granted on the specific understanding that all outstanding dues viz, Municipal Taxes, Water Taxes, Maintenance charges etc till the date of transfer /sale are paid .

Thanking you,

Yours faithfully  
For Nepean Estates Pvt. Ltd.

*[Signature]*  
Authorised Signatory.



Sr. No. of Transfer	Date of General Body/ Managing Committee Meeting at which transfer was approved	To Whom Transferred	Sr. No. in the Share Register at which the transfer of Shares held by the Transferor are registered	Sr. No. in the Share Register at which the name of the Transferee is recorded.
1	25-08-2002	Mr. U. G. Tuljagurkar	02	02
	<i>P. S. Jalavi</i> Chairman	<i>M. G. Tuljagurkar</i> Hon. Secretary		<i>S. K. ...</i> Committee Member
2	31-12-2006	Ms. Shakuntala Devi	02	02
	<i>P. S. Jalavi</i> Chairman	<i>J. D. ...</i> Hon. Secretary		<i>N. R. ...</i> Committee Member
3				
	Chairman	Hon. Secretary		Committee Member
4				
	Chairman	Hon. Secretary		Committee Member
5				
	Chairman	Hon. Secretary		Committee Member



15-334	66	2008
	99730	

The REC MU P/E Na. Dir. Pla. Nat. Pal. Re. Re. Adr. (S. Be. 2014)

THE LE PAPEYON CO-OP. HOUSING SOCIETY LTD. CO-OPERATIVE HOUSING

Reg. No. BOM/PHV/HEG/TC/2057/RS-1 SOCIETY LIMITED (Registered under M.C.S. Act 1960) (Registration No. BOM/PHV and Date 10-3-86)

No. 2

Authorised Share Capital Rs. 2,00,000/- Divided into 4,000 Shares each of Rs. 50/- only

Member's Register No. 2

THIS IS TO CERTIFY that Shri. V. S. KWAJATI BUILDERS 322, Commerce House, 140, Nagindas Wasthi Rd., Fort, Mumbai-23

of is the Registered Holder of 5 (FIVE) Shares from No. 6

to 10 of Rs. 50/- EACH (Rupees Fifty only) - TOTAL Rs. 250/-

in THE LE - PAPEYON CO-OPERATIVE HOUSING SOCIETY LTD.

Mt. Wasthi Rd. Bandra (W) Mumbai-20 Subject to the Bye-laws of the said Society and that upon each of such Shares the sum of Rupees Fifty has been paid.

GIVEN under the Common Seal of the said Society at Mumbai this 30th

day of January 2001



Chairman  
Hon. Secretary  
Member of the Committee

P. T. O.



99730190  
2008

BOOK NO: 1021

SL NO: 102063



### MUNICIPAL CORPORATION OF HYDERABAD

Form No. 6  
(See Rule 8)

Government of Andhra Pradesh  
Department of Medical & Health

## DEATH CERTIFICATE

(Issued Under Section 12/17)

This is to certify that the following information has been taken from the original record of death which is the register for (Local Area) ward 5A, circle 6 of Tahsil Municipal Corporation of Hyderabad of District Hyderabad Of State Andhra Pradesh.

Name UDAY GAJANAND TULJA PURKAR Sex MALE

Date Of Death 26-Oct-2006

Place of Death MEDICITI HOSPITAL, HYD.

Name of Father/Husband GAJANAND

Registration no 913 Date Of 2-Nov-2006 Registration

Residential Address



पार-९/
११४३० १२
२००९

*[Signature]*  
REGISTRAR  
Registrar of Birth & Death, Circle  
MCH

THE CO-OPERATIVE HOUSING SOCIETY LTD  
 Reg. No. 40/M/1991/MSC/TC/POST/588 SOCIETY LIMITED  
 CO-OPERATIVE HOUSING  
 MCH/TC/2007-85-86

११४३० १२
२००९

**PAPEYON GO-OP. HOUSING SOCIETY LTD.**

046

Regd. No. BOM/WHW/HSG/TC/2057-85-86

Mt. Mary Road, Bandra. (West), MUMBAI-400 050

No. LPCHSL/102

Date 01.12.2009.

To:

Mrs. Shakuntala Devi,  
Le Papeyon Co-op. Hsg. Sty. Ltd.,  
Flat No. 102, 1st. Floor,  
Mount Mary Road, Bandra (West),  
Mumbai - 400 050.

Madam,

Sub: No Objection Certificate for  
selling your Flat No. 102.

We are pleased to advise you that the Society has 'NO OBJECTION' to your selling your Flat No. 102 to Smt. Jaya Uday Tuljapurkar and Mr. Rahul Uday Tuljapurkar, subject to clearing all your dues, contributions and prescribed transfer charges, etc., and fulfilling the other terms and conditions of the Bye-Laws, Rules and Act of the Society.

Also please note that as per Society's records, we confirm, there appears to be no lien/mortgage, etc., from any financial institution.

Yours faithfully,  
Per & on behalf of Le Papeyon Co-operative  
Housing Society Limited.

Net K. Nagaria  
Secretary.



बदर-९/	
९९४३०	९३
२००९	

संलग्न  
पत्रिका  
संस्था  
में है।



**LE PAPEYON GO-OP. HOUSING SOCIETY LTD.**

Regd. No. BOM/WHW/HSG/TC/2057-85-86

Mt. Mary Road, Bandra. (West), MUMBAI-400 050

No. LFCISL/102

Date 01.12.2009.

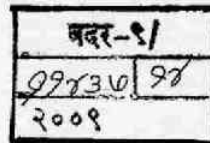
TO WHOMSOEVER IT MAY CONCERN.

This is to certify that the Building known as 'Le Papeyon' of the Society known as Le-Papeyon Co-operative Housing Society Limited, situated lying at Mount Mary Road, Bandra (West), Mumbai - 400 050, on the property bearing C. T. S. Nos. B 831, 832, 833, 834, 1050 and 1051, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban, which is duly constructed and completed in the year 1985, consisting of two basements, one lobby plus sixteen upper floors and two lifts.

It is further certify that the area of the Flat No. 102, 1st. Floor, is admeasuring 1850 sq. ft. built-up area or thereabout, is allotted to Mrs. Shakuntala Devi.

( Jeet K. Mangia )

Hon. Secretary,

For & on behalf of Le Papeyon Co-operative  
Housing Society Limited.

मालमत्ता करीय दयक

पुस्तक क्रमांक (पत्रीय)	लेखा क्रमांक	वॉर्ड क्रमांक	मालमत्ता मार्वर	सहायक करनिर्धारक व संकलक
00160388	HW0403200270000	27	2009-2010	
पत्ता : BEYON COOH HSG SOCTY BY ROAD, BANDRA WEST MUMBAI 50.				W/West Ward, Municipal Office Building, St. Martin's Rd., Behind Bandra Police Station, Bandra (W), Mumbai 400 050


पुस्तक क्रमांक, इमारतीचे नाव / विंग, वॉ.टी.एन. क्र. / प्लॉट क्र. याचचे नाव, पार्क क्र., पार्किंगे नाव, ठिकाण, मालमत्तेचे वर्णन, करदात्याची नावे :  
 02 (2A) 10 ABC L U C. MUMBAI  
 J DADY KHURSHEDJI N J D ADY HOMI N J DADY.

प्रथम कारनिर्धारण दिनांक	01-04-1983	सकाशाची ३१-०३-२००९ या तारखेस	0
एकूण करपत्र मूल्य रु.	4850	गोटीस शुल्क	0
करमाफी दिलेले मूल्य रु.	0	जपती शुल्क	0
निकाशी करपत्र मूल्य रु.	4850	महापौरांना देई	0
अनिवासी करपत्र मूल्य रु.	0	शासकीय देई	0
(T-RV) अन्य कोटी करपत्र मूल्य रु.	0	एकूण देई	0
एकूण वार्षिक देय कर	5944	सूचना : वार्षिक देयक सहाय्यी हप्त्यांनी आगाऊ देय आहे.	

10BIL04908628	देयक क्र.		200920BIL04908629
09 to 30-SEP-09			01-OCT-09 to 31-MAR-10
728	का / Tax	दिवसी / अंशभागी / R / NR	₹
0	सर्वसाधारण कर / General Tax		30
0	फलेपट्टी / Water Tax	दिवसी / R	65
0		अंशभागी / NR	130
303	जलसंपत्ती / Water Benefit Tax	दिवसी / R	12.5
0		अंशभागी / NR	25
946	सफाई-नाला कर / Sewerage Tax	दिवसी / R	39
0		अंशभागी / NR	78
182	सफाई-नाला संपत्ती कर / Sewerage Benefit Tax	दिवसी / R	7.5
0		अंशभागी / NR	15
291	म.ए.ए.च. शिक्षण उक्ता / Mun. Education Cess		12
146	राज्य शिक्षण उक्ता / State Education Cess	दिवसी / R	6
0		अंशभागी / NR	12
0	रोजगार हमी उक्ता / Employment Guarantee Cess		3
12	वृक्ष उक्ता / Tree Cess		0.5
364	सडक / Street Tax		15
2972	देयक रक्कम		2972
0	यापूर्वी भारतीय आगाऊ / जादा रक्कम रु.		0
2972	निव्वळ देय अंशभागी रक्कम रु.		2972

08-2009 देय दिनांक 16-10-2009





पुस्तकासंबंधी कुठल्याही कडबावर विचारले जाईल.  
 किती कुठल्याही नागरी सेवा/विषयक घेव जबाबदार करताना मालमतेचा  
 जोरक नमुद करणे अनिवार्य राहिल  
 पुस्तक मुदलाच्या मर्यादासाठी २४ तास तात्काळ सेवा दुरुधनी क्र. १०१८.  
 पुस्तकनागरपालिका आपत्कालीन व्यवस्थापन केंद्र  संपर्क २२२१४७२७.  
 पुस्तक मालमतेसाठी कृपया घाबरे राहू.  
 E & OE.

बंदर-९/  
 99830 94  
 २००९

मालमरता कराच दयक

मुद्रा क्रमांक (नवीन)	लेखा क्रमांक	वॉर्ड क्रमांक	चालवता मर्यादा	सहाय्यक करनिर्धारक व संकलक
00160387	HW0403200190000		2009-2010	
नाव व पत्ता : PEYON COOP HSG TY LTD, MT MARY ROAD, BANDRA WEST 40150.				'HAWest' Ward, Municipal Office Building, St. Marjins Rd., Behind Bandra Police Station, Bandra (W), Mumbai 400 050

अप्राप्त कर निवृत्त करण, इमारतीचे मालक / सिंगल, डी.एच. को. / फ्लॉट कर, वाढवले पाव, धारण कर., मागणी नव, दिवस, मर्यादिते वचन, कर्तव्याची नवे :  
 D92(2) 10 AB MT MARY RD HOUSE (LE-PAPEYAN), MUMBAI  
 N J KHURSHEDI N J DADY H. OMI N J DADY.

प्रथम करनिर्धारण दिनांक	01-04-1983	धनवस्तु ११-३-२००९ या हाराखीस	162661
एकूण कराचे मूल्य रु.	413325		
करमाफी दिलेले मूल्य रु.	0	नेटीस मूल्य	20
निवासी कराचे मूल्य रु.	413325	अपी मूल्य	0
अतिवासी कराचे मूल्य रु.	0	महापालिका देव	0
अन्य काही कराचे मूल्य रु.	0	राजस्वीय देव	0
एकूण वार्षिक देव कर	345128	एकूण देव	0

010BILD4908626  
 R-09 to 30-SEP-09  
 देयक क्र. 200920BIL04908627  
 01-OCT-09 to 31-MAR-10

क्र / Tax	विवरण / अतिवासी/ R / NR	%	200920BIL04908627
61999	सर्वसाधारण कर / General Tax	30	61999
0	वॉटर कर / Water Tax	65	0
25833	वॉटर फायदा / Water Benefit Tax	130	0
0	वॉटर / R	12.5	25833
0	सॅनिटेशन कर / Sewerage Tax	25	0
0	सॅनिटेशन / R	39	0
15500	सॅनिटेशन फायदा / Sewerage Benefit Tax	78	0
0	सॅनिटेशन / R	7.5	15500
24800	म.प.प. शिक्षण देयक / Mun. Education Cess	15	0
12400	राज्य शिक्षण देयक / State Education Cess	12	24800
0	राज्य / R	6	12400
0	रोजगार हमी देयक / Employment Guarantee Cess	12	0
1033	वृक्ष देयक / Tree Cess	3	0
30999	सडक कर / Street Tax	0.5	1033
172564	सडक / R	15	30999
0	देयक रक्कम		172564
172564	घाबूनी भरलेली आयात / जाय रक्कम रु.		0
172564	निव्वळ देव असलेली रक्कम रु.		172564

01-08-2009  
 देव दिनांक 16-10-2009

महानगरपालिका मुख्यालयी केवळार सिकारसे आईल.  
 एकेरी कुळ्याही नागरी सेवाविषयक पत्र व्यवहार करताना पालनयोग्य  
 करणेक नमूद करणे अनिवार्य राहिले.  
 यामु पुलांच्या मर्यादीसाठी २४ तास तात्काळ सेवा द्यावची रु. १०१८.  
 महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र संकेत २२६९४७२७.  
 एक चाईसोवारी रूपया माने पहावे.  
 The system is under upgradation. Reconciliation of transactions during switchover period is in progress. Please bear with  
 us if any.



बंदर-९/  
 99830/9E  
 2009

1. Name of Subject: [Redacted]  
 2. Date of Birth: [Redacted]  
 3. Sex: [Redacted]  
 4. Race: [Redacted]  
 5. Height: [Redacted]  
 6. Weight: [Redacted]  
 7. Eyes: [Redacted]  
 8. Hair: [Redacted]  
 9. Complexion: [Redacted]  
 10. Place of Birth: [Redacted]  
 11. Date of Entry into Country: [Redacted]  
 12. Date of Departure from Country: [Redacted]

13. Name of Present Employer: [Redacted]  
 14. Name of Previous Employer: [Redacted]  
 15. Name of Present Address: [Redacted]  
 16. Name of Previous Address: [Redacted]  
 17. Name of Present Telephone: [Redacted]  
 18. Name of Previous Telephone: [Redacted]  
 19. Name of Present Post Office: [Redacted]  
 20. Name of Previous Post Office: [Redacted]  
 21. Name of Present City: [Redacted]  
 22. Name of Previous City: [Redacted]  
 23. Name of Present State: [Redacted]  
 24. Name of Previous State: [Redacted]  
 25. Name of Present Country: [Redacted]  
 26. Name of Previous Country: [Redacted]

27. Name of Present Employer: [Redacted]  
 28. Name of Previous Employer: [Redacted]  
 29. Name of Present Address: [Redacted]  
 30. Name of Previous Address: [Redacted]  
 31. Name of Present Telephone: [Redacted]  
 32. Name of Previous Telephone: [Redacted]  
 33. Name of Present Post Office: [Redacted]  
 34. Name of Previous Post Office: [Redacted]  
 35. Name of Present City: [Redacted]  
 36. Name of Previous City: [Redacted]  
 37. Name of Present State: [Redacted]  
 38. Name of Previous State: [Redacted]  
 39. Name of Present Country: [Redacted]  
 40. Name of Previous Country: [Redacted]

99730  
 90  
 2009

90001790  
 2  
 2009



UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

MEMORANDUM FOR THE DIRECTOR  
FROM: SAC, NEW YORK (100-100000)SUBJECT: [Illegible]

RE: [Illegible]

DATE: [Illegible]

TO: [Illegible]

FROM: [Illegible]

SUBJECT: [Illegible]

RE: [Illegible]

DATE: [Illegible]

100-100000-1000  
100-100000-1001  
100-100000-1002  
100-100000-1003  
100-100000-1004  
100-100000-1005



REC-2  
100-100000-1000

REC-2  
100-100000-1000



DECLARATION OF RECEIPT  
I, the undersigned, hereby certify that the enclosed is a true and correct copy of the original document and that the same has been verified with the original record and found correct.

Signature  
Date: 10/10/68

Form of Instructions  
Date of Issuance  
For Comments  
Date of Revision  
Reference of Issues



307/99

Handwritten notes and stamps in the upper right quadrant, including a date and some illegible text.



Handwritten notes in a rectangular box, containing the numbers '9030/310' and 'R00F'.



Handwritten notes in a rectangular box, containing the numbers '9731/92' and 'R009'.

A large block of dense, illegible text on the right side of the page, possibly a list or a detailed report.

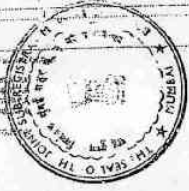
<p>1. Name of the Person or Official Concerned</p>	<p>2. Act of Association to Permit Vote</p>	<p>3. Qualification of Title</p>
<p>4. Name of the Person or Official Concerned</p>	<p>5. Act of Association to Permit Vote</p>	<p>6. Qualification of Title</p>
<p>7. Name of the Person or Official Concerned</p>	<p>8. Act of Association to Permit Vote</p>	<p>9. Qualification of Title</p>
<p>10. Name of the Person or Official Concerned</p>	<p>11. Act of Association to Permit Vote</p>	<p>12. Qualification of Title</p>

<p>13. Name of the Person or Official Concerned</p>	<p>14. Act of Association to Permit Vote</p>	<p>15. Qualification of Title</p>
<p>16. Name of the Person or Official Concerned</p>	<p>17. Act of Association to Permit Vote</p>	<p>18. Qualification of Title</p>
<p>19. Name of the Person or Official Concerned</p>	<p>20. Act of Association to Permit Vote</p>	<p>21. Qualification of Title</p>
<p>22. Name of the Person or Official Concerned</p>	<p>23. Act of Association to Permit Vote</p>	<p>24. Qualification of Title</p>
<p>25. Name of the Person or Official Concerned</p>	<p>26. Act of Association to Permit Vote</p>	<p>27. Qualification of Title</p>
<p>28. Name of the Person or Official Concerned</p>	<p>29. Act of Association to Permit Vote</p>	<p>30. Qualification of Title</p>

900-9  
99730 20  
3009

9003 7738  
R 004





२०३०/५४  
 २००६  
 २०३०/५४  
 २००६

२०३०/५४  
 २००६



ANNEXURE - E

STATE GOVERNMENT OF INDIA  
 (Ministry of Revenue and Public Works)

Contract No. 1000/1/34

Contract No. 1000/1/34  
 Date: 10/10/2006

1. Bill No.	2. Name of Street or Road	3. Street No.	4. District Survey No.	5. Town	6. Area in Sq. Feet (Approximate)	7. Collector's Ref. No.
1000/1/34	...	...	...	...	...	...



1000-2  
 1000/1/34  
 2006

1000-1  
 99730/22  
 2006

1. Street No. & Name of House in household	2. Rate of Assessment in Rupees	3. Assessee's Name
...	...	...
...	...	...



प्रायः अका संका / PERMANENT ACCOUNT NUMBER	
AACPT3808R	
[REDACTED]	नाम / NAME
	JAYA UDAY TULJAPURKAR
	पिता का नाम / FATHER'S NAME
	MICHEAL SEQUEIRA
	जन्म तिथि / DATE OF BIRTH
	16-12-1954
हस्ताक्षर / SIGNATURE	<i>[Signature]</i>
[REDACTED]	आयकर विभाग (पद्धति) DIRECTOR OF INCOME TAX (SYSTEMS)



पदर-९/
99730/24
२००९

MSMCHB-9-2007-1,500 folded-20 X 3  
4308, dated 3-7-161

In the High Court of Judicature at **Bombay** **ARY**  
Testamentary and Intestate Jurisdiction  
REGSTN. No. 177  
Petition No. 586 OF 2007  
MUMBAI  
MAHARASHTRA, INDIA

**PROBATE**

Section 2 of 1925, Section 307.  
to the provisions of Sub-section (1) of section 2 of the Probate Act, 1925, the executor or administrator of the property of a deceased person, whether wholly or in part, in which he may think fit.  
If the deceased was a Hindu, Mohomedan, Sikh or Jain or an alien, the general power conferred by sub-section (1) shall be subject to the following restrictions and conditions, namely:-  
The power of an executor or administrator of immovable property so conferred on him is subject to any restriction which may be imposed on his behalf by the Will appointing him, unless probate has been granted to him and the Court which has granted the probate permits him to exercise the power in writing, notwithstanding the restriction, to dispose of any immovable property in a manner permitted by the order.  
The executor or administrator may not, without the previous permission of the Court by which the letters of administration were granted,--  
1. mortgage, charge or transfer by sale, gift, exchange or otherwise any immovable property for the time being vested in him under section 211, or  
2. lease any such property for a term exceeding five years.  
3. dispose of property by an executor or administrator in contravention of clause (f) or clause (h).  
The case may be, is voidable at the instance of any other person interested in the property.  
Annexed to the grant is a schedule of assets of the deceased as disclosed by the petitioner in his petition.

**BE IT KNOWN** that this day being the 30th day of APRIL, Two Thousand Eight, the last Will and Testament ( a copy whereof is hereunto annexed ) of Shri Uday Gajanan Tuljapurkar alias Uday Gajanan Tuljapurkar, Hindu, Inhabitant of Bombay, Occupation: Business, who died at Bombay on or about the Twenty Sixth day of October, Two Thousand Six is proved and registered before this Court and that Administration of the Property and Credits of the said deceased and in any way concerning his Will is granted to Vijaykumar Janardan Pandit, being the sole Executor named under the last Will of the deceased above named to have effect throughout the State of Maharashtra, he

having undertaken to administer the same and to make a full and true inventory of the said Property and Credits and exhibit the same in this Court within six months from the date of this grant, and further time as the Court may from time to time appoint, and also to render to this Court a true account of the said property and Credits within one year from the same date, or within such further time as the Court may from time to time appoint.

Witness SHRI SWATANTER KUMAR,  
Chief Justice at Bombay aforesaid this 30th day of APRIL, 2008.



By the Court,  
( M RODRIGUES )  
REGISTRAR (O. S.)  
Prothonotary and Senior Master.  
Sealer

The 30th day April, 2008.  
Prashant F. Prabhu,  
Advocates for Petitioner

नदर-९/  
११४३०२५  
२००९

ATTESTED  
TRUE COPY  
N-V. Shah  
09/11/09  
**NALINI V. SHAH**  
NOTARY  
REGSTN. NO. 177  
Dist. Thane, Gr. Mumbai,  
2, Snow White, 106, 14th Road,  
Bandra (West), Mumbai-400 658  
INDIA

Rs. 35,55,98,000/- after  
deducting funeral expenses.  
Court Fee Rs. 75,000/-

25000 Rs.

059



: W I L L :



I SHRI UDAY GAJANAN TULJAPURKAR son of Late Shri Gajanan Tuljapurkar aged 55 years, a Hindu, staying at Flat No. 201/202, 2nd Floor, Sarkar Heritage, earlier known as Peerbhoy Jeerabhoy Khoja Sanitarium, Opp. Cafe Seaside, Kane Road, B.J. Road, Bandra (West), Mumbai - 400 050 do hereby declare this instrument to be my last effective WILL and TESTAMENT.

I hereby revoke all former wills and codicils made by me at anytime heretofore.

WHEREAS I am making voluntarily and in sound state of mind.



AND WHEREAS I am possessed of considerable movable and immovable properties more particularly as detailed in the schedule annexed hereto which are my self-acquired properties with my own efforts and which were acquired without any detriment to the ancestral property or to the family funds and I have the absolute powers of disposal over the same;

AND WHEREAS I am anxious to make necessary arrangements in respect of the enjoyment of my properties after my

बंद-९/  
99730/2E  
२००९

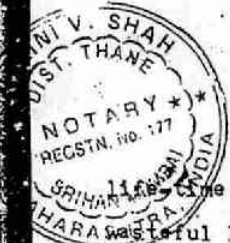
....life-time

8008
9913024
1/8-224



DIRECTOR OF INCOME TAX (SYSTEMS)	
<input type="checkbox"/>	
MICHAEL SEQUEIRA JAYA UDAY TULJAPURKAR AACPT3808R PERMANENT ACCOUNT NUMBER	
16-12-1954 DATE OF BIRTH	SIGNATURE
001	

दि. महाराष्ट्र संघालय अंन्ड अल्लाईड ऑफिसर  
 को. ऑफ. चैक डि., संघालय, मुंबई ४०० ०३३  
 एल. एम. डी. क्रमांक :- ११४  
 क्रमांक :- १९ दिनांक :- २९ JUL 2007  
 उच्च न्यायालय, मुंबई  
 सर्वश्री/श्री./श्रीमती :- P.L. Babhy  
 यांना दिग्प्रति न्यायालय मुक्त मुद्रांक  
 ह. ...



मुद्रांक विवेक  
 निलम मधुकर निफाळे

I declare so that unnecessary misunderstanding and consequential  
 wasteful litigation between the members of my family may be  
 avoided. Therefore, I am executing this last will and testament  
 of mine of my own free will voluntarily without any compulsion  
 or pressure of any person and with a sound disposing mind and  
 declare as follows:

I am living with my wife Mrs. Jaya Uday Tuljapurkar,  
 daughter Ms. Poojima Uday Tuljapurkar and son Mr. Rahul Uday  
 Tuljapurkar. My eldest daughter Mrs. Heena Chauhan is married  
 and living with her husband Mr. Ajay Chauhan in Australia.

I appoint Mr. J. Pandit as my executor of  
 this will who shall administer the estate and again to each of  
 the legatees the portion prescribed to each of them respectively  
 after defraying all expenses of administration and other  
 liabilities out of my estate and thereafter only each legatee  
 becomes entitled to the legacy bequeathed as aforesaid.

(A) I HAVE FOLLOWING IMMOVABLE ASSETS :

- Flat No. 504, 5th Floor, 'B' Wing, PEACOCK PALACE,  
 situated at Yerwada, Kalyani Nagar, T.P. Scheme Pune,  
 Taluka Haveli Dist. Pune : The said flat is owned by me

वदर-१/  
 ११/०६/२००७  
 २००९

...jointly

25000 Rs.

061



चीस हजार रुपये TWENTYFIVE THOUSAND RUPEES

NI V. T. A. REGSTN. MAHARASH

jointly with my wife Mrs. Jaya Uday Tuljapurkar  
 I am 50% owner of the said flat. I bequeath my half  
 share of right, title and interest in the said flat  
 absolutely to my wife Mrs. Jaya Uday Tuljapurkar.

2. Flat No. 61-C, 6th Floor, Rambha Apartment, situated  
 at 66 Nepeansea Road, Mumbai - 400 006 : The said flat is  
 fully owned by me. I bequeath my entire share right,  
 title and interest in the said flat absolutely to my  
 wife Jaya Tuljapurkar and my son Rahul Tuljapurkar  
 equally.

3. Flat No. 02, Ground Floor, Mistry Manor, situated at  
 62-A Nepeansea Road, Mumbai-400 006 : The said flat is  
 fully owned by me. I bequeath my entire share of right,  
 title and interest in the said flat absolutely to my wife  
 Jaya Tuljapurkar and my son Rahul Tuljapurkar equally.

4. Flat No. 601, 6th Floor, Tytan Apartment, situated at  
 Nepeansea Road, Mumbai-Mumbai-400 006 : The said flat  
 is fully owned by me. I bequeath my entire share of  
 right, title and interest in the said flat absolutely  
 to my wife Jaya Tuljapurkar and my son Rahul Tuljapurkar  
 equally.

मदर-९/  
 २२४३७ २८  
 २००९

दि. महाराष्ट्र संघालय अन्दि अन्दाईं अफिसर  
 को. ऑप. रिक लि., संघालय, मुंबई ४०० ०५०  
 एल. एन/सी. एन/एक :- ११५  
 क्रमांक :- १२ दिनांक :-  
 उच्च न्यायालय, मुंबई  
 सर्वश्री/श्री/श्रीमती P.P. Paebhy  
 यांना निपुडित कायदाला : मुद्रा टुडक  
 रु. \_\_\_\_\_ या दिवसा.

9 JUL 2007

H



मुद्रा टुडक  
 निलम मधुकर निफाले



Flat No. 1202, 12th Floor, Vastu Apartment, situated at B.J. Road, Pereira Road, Bandstand, Bandra West, Mumbai - 400 050 ; The said flat is jointly owned by Hindu Undivided Family (HUF) and Mrs. Jaya Uday Tuljapurkar. I am the KARTA of HUF I bequeath my share, right, title and interest in the said flat absolutely to Pratima Tuljapurkar.

6. Flat No. 603, 2nd Floor, Hilltop Annex, situated at 49-49/A, Pali Nala Road, Bandra (West), Mumbai - 400 050 : The said flat is in possession of M/s. VILAKA ELECTRONICS PRIVATE LIMITED of which I am one of the Director alongwith Mr. Rahul Uday Tuljapurkar and Mrs. Jaya Uday Tuljapurkar and I own shares being Director of the said Company, I bequeath my entire share holding alongwith all my right, title and interest in the said Company absolutely to my wife Jaya Tuljapurkar and my son Rahul Tuljapurkar equally.



99736 2e

7. Flat No. 201/202, 2nd Floor, Sarkar Heritage, earlier known as Pirbhoy Jeerabhoy Building, Opp. Cafe Seaside, Kane Road, B.J. Road, Bandra (West), Mumbai - 400 050 : The said flat is in possession of M/s. LUMAC FINANCE AND INVESTMENT PRIVATE LIMITED of which I am one of the

...Director



25000 Rs.



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RY  
REGISTRATION No. 177  
MUMBAI  
SHTRA.

Director alongwith Mr. Rahul Uday Tuljapurkar and Mrs. Jaya Uday Tuljapurkar and I own shares being Director of the said Company, I bequeath my entire share holding alongwith all my right, title and interest in the said Company absolutely to my wife Jaya Tuljapurkar and my son Rahul Tuljapurkar equally.

- Flat No. 2, Ground Floor, Ocean View of Bandra Ocean View Coop. Housing Society Ltd., situated at Hill Road, Bandra (West), Mumbai - 400 050 : Owned by a Partnership Firm viz. M/s. DHANHARSH CORPORATION which is given on lease to HDFC Bank, I am one of the Partner alongwith Mr. Rahul Uday Tuljapurkar (25%), Mr. Dhanesh Chheda (12.5%), Mr. Vilas Chheda (12.5%), Ms. Dhanesh Chheda (12.5%) and Master Harsh G. Chheda (12.5%) I bequeath my entire 25% share of right, title and interest in the said firm absolutely to my wife Jaya Tuljapurkar and my son Rahul Tuljapurkar equally.
- Plot No. 97, CTS 445 B, St. Andrew's Road, Opp. Monte Park, Bandra (West), Mumbai-400 050 : Owned by a Partnership Firm viz. M/s. S. K. ENTERPRISE of which I am one of the Partner having 25% share in the said Firm alongwith Mrs. Jaya Uday Tuljapurkar, Mr. Adnan Nasir



...Sarkar

वदर-९१	
१११३७	३०
२००९	

H.C.B.

29 JUL 2007

दि. महाराष्ट्र गंवाचवे अन्तर्गत अन्लाईड ऑफिस  
 को. ऑप. पेंक रिजि. कोमलप, मुंबई ४०० ०३२  
 एल. एस. वी. क्रमांक :- १११  
 क्रमांक :- ९१ दिनांक :- २९ जुलै २००७  
 उच्च न्यायालय, मुंबई  
 सर्वेधी/श्री./श्रीमती P.B. Paibhy  
 पाना निर्मुद्रित न्यायालय मुंबई मुद्रांक  
 रु. ३०० दिनांक.



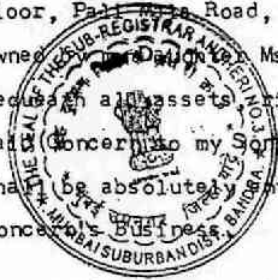
मुद्रांक विक्रेता

दिलम मधुकर निकाळे



Sarkar and Mr. Mushtaq G. Sarkar. The said plot is under  
 development. I bequeath my entire 25% share of right, title  
 and interest absolutely to my daughters Miss Pratima  
 Tuljapurkar and Mrs. Heera Chauhan. I direct my execute  
 to set apart stamp duty payable, expenses and any existing  
 liability.

10. I run Proprietary Concern in the name of M/s. Bhaktawar  
 Real Estate Services at 49-49/A, Hilltop Annex, Ground  
 Floor, Pali Road, Bandra (West), Mumbai - 400 050  
 owned by my daughter Ms. Pratima Uday Tuljapurkar, I  
 bequeath all assets, right, title and interest of the  
 said concern to my son Mr. Rahul Uday Tuljapurkar who  
 shall be absolutely entitled to run said Proprietary  
 Concern.

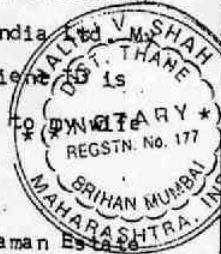


11. I am holding Savings Bank Account No. 40012 with  
 Corporation Bank, PPB Bandra West Branch, Mumbai and  
 also Fixed Deposit with Corporation Bank PPB Bandra West  
 Branch, Mumbai, I absolutely bequeath to my wife Mrs. Jaya  
 Uday Tuljapurkar after making payments towards any  
 outstanding dues as per the Executors.

बदर-९/  
 ९९४३७ ३९  
 २००९

...12

12. I am holding 400 Equity Shares of Corporation Bank jointly with Mrs. Jaya Uday Tuljapurkar, which is dematerialized and kept with Stock Holding Corporation of India Depository Participant ID is IN300888 and client ID is 1375789, I bequeath my half share absolutely to Mrs. Jaya Uday Tuljapurkar.



I am shareholder in Naman Estate Pvt. Ltd. Naman Estate Pvt. Ltd. which has invested in 1000 Nabard capital gains bonds. I bequeath absolutely all my share holding and my right, title and interest in the abovementioned company to my wife Jaya Tuljapurkar and my son Rahul Tuljapurkar equally.

14. All my residuary assets whether movable or Immovable which has remained to be stated in this will, or any asset which will become due to me after my death whether movable or immovable, I absolutely bequeath to my wife Mrs. Jaya Uday Tuljapurkar.

IN WITNESS WHEREOF I, the above named testator have signed this will hereunder the day and year written above.



(Mr. Uday G. Tuljapurkar)

Signed by the above named Mr. Uday G. Tuljapurkar in our presence at the same time and each of us has in the presence of the testator signed his name hereunder as an attesting witness.

99730	32
2009	

...WITNESSES:





Sd/- Illegible  
( Ganesh Datta Makhre )  
15-10-2006.



2. Sd/- Illegible  
( Dr. J. P. Jadwani )  
M. D.  
Reg. No. 2002/07/2639

-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-x-  
// TRUE COPY //

*A. Rodrigues*  
( A. RODRIGUES )  
REGISTRAR (O.S.) /  
PROTHONOTARY AND SENIOR MASTER.  
*also*



पत्र-९/  
९९४३०/३३  
२००९

: SCHEDULE :

Valuation of movable and immovable property of the deceased \*)

IN THE STATE OF MAHARASHTRA:



50% share in ownership right, title and interest in Flat No.504, 5th Floor, B-Wing, Peacock Palace, Yerawada, Kalyani Nagar, Pune, (Approximately) THE OTHER 50% Share belongs to Mrs. Jaya U. Tuljapurkar. Rs.26,00,000.00  
 (The above flat fetches no income/rent)

2. Value of Ownership Flat No.61-C, 6th Floor, Rambha Apartment, 66, Nepean Sea Road, Mumbai 400 006. (approximately) Rs.7,56,00,000.00  
 (The above flat fetches no income/rent)

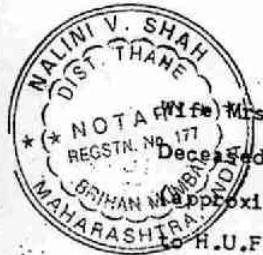
3. Flat No.2, Ground Floor, Mistri Manor, 62-A, Nepean Sea Road, Mumbai 400 006 (approximately) Rs.9,30,00,000.00  
 The above flat fetches no income/rent



4. Flat No.601, 6th Floor, Tytan Apartment, Nepean Sea Road, Mumbai 400 006 . Rs.9,00,00,000.00  
 The above flat fetches no income/rent.

5. Flat No.1202, 12th Floor, Vastu Apartment, D.J. Road, Band Stand, Bandra (West), Mumbai 400 050. The said flat was jointly Owned by HUF of the deceased and his

बदर-९/  
 ११२३७/३७ wife  
 २००९



(Wife) Mrs. Jaya Tuljapurkar and the Deceased had 1/8th share in said flat (approximately) The other share belongs to H.U.F. of the deceased and Mrs.

Jaya U. Tuljapurkar. Rs. 45,00,000.00  
No rent received.



6. 50% share of the deceased in M/s. Vilaka Vilaka Electronics Pvt. Ltd. Flat No.3, 2nd floor, Hill Top Annexe, 49-49/A, Pali Mala Road, Bandra (West), Mumbai 400 050. (approximately)  
The other share belongs to Rahul Tuljapurkar and Mrs. Jaya U. Tuljapurkar.

Rs. 75,00,000.00

The above flat fetches no income/rent.

7. Value of 25% share of the deceased in the right, title and interest in M/s. S.K. Enterprises a partnership firm (approximately)

Rs. 2,25,00,000.00

The balance share belongs to Adnan Nazir Saikhan, Mushtaq G. Saikhan and Mrs. Jaya U. Tuljapurkar.



8. 50% share held by the deceased in Naman Estate Pvt. Ltd. (approximately) Rs. 50,00,000.00  
The balance share belongs to Jaya U. Tuljapurkar.

9. Value of 400 equity shares of the Corporation Bank (approximately) (Depository Participant ID IN 300888 and client ID 1375789, Rs. 2,00,000.00

444-2/  
9973433  
2008

10. Right, title and interest of the deceased In the proprietary concern run by him in the Name of M/s. Bhaktawar Real Estate, at Mumbai.

Rs.10,00,000.00



11. Share Holding of the deceased in the Company Namely M/s Lumac Finance and Investment Pvt. Ltd.

Rs.6,00,00,000.00



12. 25% share of the deceased in the Partnership Firm namely M/s. Dhanharsh Corporation . The balance share belongs to Rahul Tuljapurkar 25%, Dhanesh Chheda, Vilas Chheda, Ms. Dhanisha Chheda and Master Harsh G. Chheda 12.5% each.

Rs.98,00,000.00

13. Amount standing to the credit of the deceased S.B. A/c No. 40012 with Corporation Bank

Rs.500.00



TOTAL... Rs.35,56,00,500.00

A. RODRIGUES REGISTRAR (O.S.) PROTHONOTARY AND SENIOR MASTER.

ATTESTED TRUE COPY N. V. Shah 09/11/09 NALINI V. SHAH NOTARY REGSTN. MO. 177 Dist. Thane, Mumbai, 2, Snow White, 100, 14th Road, Bandra (West), Mumbai-400 050 INDIA

99730/3E 2009

## शहरी मुल्यांकन पत्रक

दस्तऐवज क्रमांक: उपलब्ध नाही ...  
 यशकाराचे नाव  
 दस्तऐवजाचा प्रकार: करारनामा  
 मिळकतीचे वर्गना: सीटिएस क्र 454, 455,  
 सि.टी.एस. खुली: 119800 निवासी: 285200 कार्यालय: 331500 दुकान: 397800 औद्योगिक: 265200  
 दिनांक: 2/12/2009

सदर मुल्यांकन खालील प्रमाणे दिलेल्या माहितीच्या आधारे करण्यात आले आहे.

जिल्हाचे नाव	मुंबई(मेन)
विभागाचे नाव	7 - मलबार व खंबाला हिल डिव्हिजन
उप-विभागाचे नाव	7/88 - भूभाग: पश्चिम, दक्षिण व पूर्वेकडे विभाग हद्द, उत्तरेकडे ऑगस्ट क्रांती मार्ग व पंढीता रमाबाई मार्ग यामधील भूभाग
नगरपालिकेचा प्रकार	1- मुंबई शहर
इमारतीचा प्रकार - सदनिका	बांधीव
एकूण क्षेत्र ( चौ. मी. )	186.46
बांधकामाचे क्षेत्र ( चौ. मी. )	186.46
मुल्यांकनाचे वर्ष	2009
मजला क्र.	6 मजला
बाजार मूल्यदर	रु. 278460 ( 285200 मध्ये 6 % वाढ करून - मजला क्र. 5 ते 10, उदयाहन सुविधेबरोबर ) /-
बांधकामाचा प्रकार	आर. सी. सी.
एकूण मजले	6 मजले
अंतिम बाजारमूल्य	रु. 51,921,652 /-

टिप: सदरचे मुल्यांकन हे बाजारमूल्य दर तक्त्यानुसार करण्यात आलेले आहे. बाजारमूल्य दर तक्ते हे मुंबई मुद्रांक अधिनियम 1958 मधील तरतुदीनुसार मुद्रांक शुल्क बसुलीसाठी करण्यात आलेले आहेत बाजारमूल्य दर तक्त्यांमध्ये दर्शविलेले दर हे त्या त्या उपविभागातील सर्वसाधारण दर आहेत. जमिन मालकांस / अर्जदारांस उपरोक्त मुल्यांकन मान्य नसल्यास मुंबई मुद्रांक अधिनियमाच्या कलम 31 अन्वये अधिनिर्णय प्रकरण दाखल करून सविस्तर मुल्यांकन करून घेणे आवश्यक राहिल.



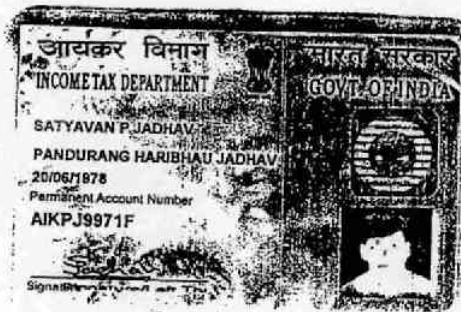
दुय्यम निबंधकाची सही व शिक्का  
 सह दुय्यम निबंधक  
 मुंबई शहर क्र. २

बदर-९/  
 ९९४३० ३०  
 २००९

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बदर-९/  
 ९९८३५/३६  
 २००९



02/12/2009  
6:14:30 pm

दुय्यम निबंधक:  
अंधेरी 3 (अंधेरी)

दस्त गोषवारा भाग-1

वदर9

दस्त क्र 11437/2009

072

दस्त क्रमांक : 11437/2009

दस्ताचा प्रकार : मातमता विनियम

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: जया उदय तुळजापुरकर - - पत्ता: घर/फ्लॅट नं: 502, 5वा मजला, ला पेपेरॉन को ऑप ही सो लि, मार्केट मेरी रोड, बांद्रा, मुं-60 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/ग	लिहून घेणार वय 55 सही		
2	नाम: राहुल उदय तुळजापुरकर - - पत्ता: घर/फ्लॅट नं: वटीलप्रमाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नम्बर: ACUPT3889Q	लिहून घेणार वय 28 सही		
3	नाम: शकुंतला देवी - - पत्ता: घर/फ्लॅट नं: 101/102, वास्तु बांद्रा वी जे रोड, परेरा रोड, बांद्रा प, मुं-50 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नं	लिहून घेणार वय 72 सही		
4	नाम: शकुंतला देवी - - पत्ता: घर/फ्लॅट नं: 101/102, वास्तु बांद्रा वी जे रोड, परेरा रोड, बांद्रा प, मुं-50 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/गाव: - तालुका: - पिन: - पॅन नं	लिहून घेणार वय 72 सही		
5	नाम: जया उदय तुळजापुरकर - - पत्ता: घर/फ्लॅट नं: 502, 5वा मजला, ला पेपेरॉन को ऑप ही सो लि, मार्केट मेरी रोड, बांद्रा, मुं-50 गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं: - पेट/वसाहत: - शहर/ग	लिहून घेणार वय 55 सही		



वदर-९/  
९९४३० BE  
२००९

दस्तावेज करून देणार तयारकीत [मातमता विनियम] दस्तावेज करून दिल्याचे कबूल करतात.

02/12/2009

दुय्यम निबंधकः

दस्त गोषवारा भाग-1

वदर९

6:14:30 pm

अंधेरी 3 (अंधेरी)

दस्त क्र 11437/2009

दस्त क्रमांक : 11437/2009

दस्ताचा प्रकार : मालमत्ता विनिमय

अनु क्र. पक्षकाराचे नाव व पत्ता

पक्षकाराचा प्रकार

छायाचित्र

अंगठ्याचा ठसा

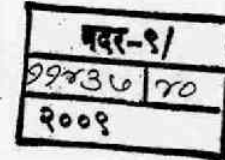
6) नाक राहुल उदय सुब्बापुुरकर -  
पत्ता: धर/प्लॉट नं: बरीलप्रमाणे  
गल्ली/रस्ता: -  
ईमारतीचे नाव: -  
ईमारत नं: -  
पेट/वसनाहत: -  
शहर/गावा: -  
तालुका: -  
पिन: -  
पेन नम्बर: -

सिद्दहू टेंणार

वय 26

तही

*Rahul*



दस्तावेज करून देणार तयाकधीत [मालमत्ता विनिमय] दस्तावेज करून दिव्याचे बाबुल करतत.

2 OF 2

दस्त गोपवारा भाग - 2

बदर  
दस्त क्रमांक (11437/2009)

दस्त क्र. [बदर-11437-2009] चा गोपवारा  
बाजार मूल्य : 51922000 मोबदला 53000000 नरलेले मुद्रांक शुल्क : 2650000

पावती क्र.: 11433 दिनांक: 02/12/2009  
पावतीचे वर्णन  
नाव: जया उदय तुळजापुरकर - -

दस्त हजर केल्याचा दिनांक : 02/12/2009 05:55 PM  
निष्पादनाचा दिनांक : 02/12/2009  
दस्त हजर करणा-याची सही :

30000 : नोंदणी फी  
640 : नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),  
रुजवात (अ. 12) व छायाचित्रण (अ. 13) ->  
एकत्रित फी

दस्ताचा प्रकार : 32) मालमत्ता विनिमय  
शिकका क्र. 1 ची वेळ : (सादरीकरण) 02/12/2009 05:55 PM  
शिकका क्र. 2 ची वेळ : (फी) 02/12/2009 06:13 PM  
शिकका क्र. 3 ची वेळ : (कबुली) 02/12/2009 06:14 PM  
शिकका क्र. 4 ची वेळ : (ओळख) 02/12/2009 06:14 PM

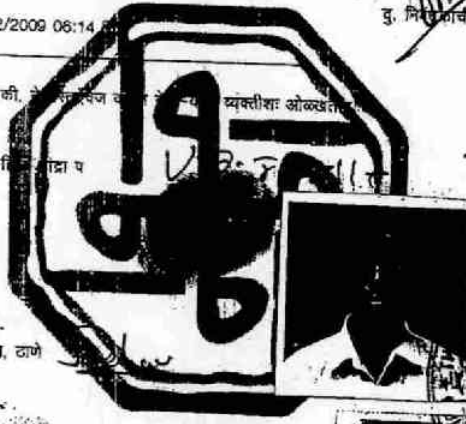
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दस्त नोंद केल्याचा दिनांक : 02/12/2009 06:14

दु. निबंधकाची सही, अंधेरी 3 (अंधेरी)

ओळख :  
खासगील इसम असे नियेदीत करतात की, हे प्रमाणित करणेत येते की, व दस्तामध्ये एकुण  
व त्यांची ओळख पटवितात.  
1) विलास इंगळे - , घर/फ्लॅट नं. -  
गल्ली/रस्ता: हिलटॉप अॅनेक्स, पाली विमानतळा प  
ईमारतीचे नाव:-  
ईमारत नं. -  
पेट/बसाहत:-  
शहर/गाव:-  
तालुका:-  
पिन:-  
2) सत्यवान जाधव - , घर/फ्लॅट नं. -  
गल्ली/रस्ता: ए/9, धर्मवीर नगर, दिवा, ठाणे  
ईमारतीचे नाव:-  
ईमारत नं. -  
पेट/बसाहत:-  
शहर/गाव:-  
तालुका:-  
पिन:-

बदर-९/  
9983089  
२००९



दु. निबंधकाची सही  
अंधेरी 3 (अंधेरी)

प्रमाणित करणेत येते की, व  
दस्तामध्ये एकुण

सह दुय्यम निबंधक, अंधेरी-क्र ३,  
मुंबई उपनगर जिल्हा.



बदर-९/99830 12009

पुस्तक क्रमांक १, क्रमांक..... व  
नोंदला.  
दिनांक :

सह दुय्यम निबंधक, अंधेरी-क्र. ३,  
मुंबई उपनगर जिल्हा

दस्तावेजांक व वर्ष: 11437/2009

दुय्यम निबंधक: अंधेरी 3 (अंधेरी)

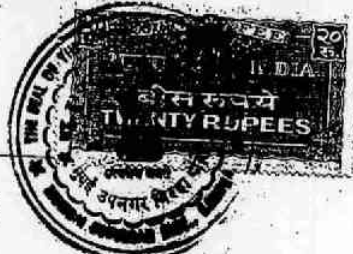
Wednesday, December 02, 2009  
6:14:41 PM

सूची क्र. दोन INDEX NO. II

नॉंरणी 63 न.  
Regn. 63 n.e.

गावाचे नाव : बांद्रा

- (1) विलेखाचा प्रकार, मोबदल्याचे स्वरूप मालमला विनिमय व बाजारभाव (भांडेपट्ट्याच्या बाबतीत घट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे) मोबदला रु. 53,000,000.00  
वा.मा. रु. 51,922,000.00
- (2) मू-नापन, पोटहिस्सा व घरकामांक (असल्यास) (1) वर्णन: श्रीमती शकुंतला देवी यांना सदनिका 801, 6वा मजला, टाईटन बिल्डिंग, क्षेत्र 1672 ची फुट कारपेट, सीएसएन 454,455, मलबार हिल-डिविजन येथील मिळकत व श्री जया उदय तुळजापुरकर व राहुल उदय तुळजापुरकर यांना सदनिका क्रं 102, 1ला मजला, ले पेपेयॉन बिल्डिंग, क्षेत्र 1830 ची फुट बांवीव व एक कारपाकिन स्पेस - क्षेत्र 180 ची फुट, सीटीएस नं 833, 834,1060, मोजे बांद्रा येथील मिळकत मिळालेली आहे.  
(1)-
- (3) क्षेत्रफळ
- (4) आकारणी किंवा जुळी देण्यात असले तेव्हा (1)
- (5) दस्तऐवज करून देण्या-या पत्रकाराचे व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतियोगिता नांव व संपूर्ण पत्रा (1) देवी - :- घर/प्लॉट नं. 102, वास्तु बांद्रा बी जे रोड, परेशा रोड, बांद्रा प, /रस्ता: ईमारतीचे नाव: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; (2) जया उदय तुळजापुरकर - 5वा मजला, ला पेपेयॉन को ऑफ ही सो लि, मांडवी रोड, मुंबई-50, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; (3) राहुल उदय तुळजापुरकर - 1ला मजला, ला पेपेयॉन को ऑफ ही सो लि, मांडवी रोड, मुंबई-50, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; (6) दस्तऐवज करून घेण्या-या पत्रकाराचे नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, बाटीचे व संपूर्ण पत्रा (1) राहुल उदय तुळजापुरकर - 5वा मजला, ला पेपेयॉन को ऑफ ही सो लि, मांडवी रोड, मुंबई-50, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; (2) जया उदय तुळजापुरकर - 5वा मजला, ला पेपेयॉन को ऑफ ही सो लि, मांडवी रोड, मुंबई-50, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -; (3) राहुल उदय तुळजापुरकर - 1ला मजला, ला पेपेयॉन को ऑफ ही सो लि, मांडवी रोड, मुंबई-50, गल्ली/रस्ता: -; इमारतीचे नाव: -; इमारत नं: -; पेट/वसाहत: -; शहर/गाव: -; तालुका: -; पिन: -;
- (7) दिनांक करून दिल्याचा 02/12/2009
- (8) नोंदणीचा 02/12/2009
- (9) अनुक्रमांक, खंड व पृष्ठ 11437 /2009
- (10) बाजारभावाप्रमाणे मुद्रांक शुल्क रु 2632600.00
- (11) बाजारभावाप्रमाणे नोंदणी रु 30000.00
- (12) शेर



सुरे प्रते  
मह. दुय्यम निबंधक, अंधेरी-३  
मुंबई-४०००५३

2

ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
**Government of Karnataka**

ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
**Registration and Stamps Department**

ದಸ್ತಾವೇಜು ಹಾಕು  
 Document Sheet

ಚೀಟಿ : ರೂ. 2/-

ಈ ಹಾಕಿಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಉಪಯೋಗಿಸಬಹುದು.  
 This sheet can be used for any document.

ಮುದ್ರಾಂಕದ ಒಟ್ಟು ಮುದ್ರಾಂಕ ರೂ. ರೂ.  
 Total stamp duty paid Rs.

ದಸ್ತಾವೇಜಿನ ದಿನಾಂಕ  
 Date of execution



CODICIL

TRUE COPY

I, Shakuntala Devi, Aged about 80 years, D/o. Late. Raja Rao, R/at No. 405, 4<sup>th</sup> Floor, Sowmya Springs, Diwan Madhava Rao Road, Basavanagudi, Bangalore - 560004 do hereby make this codicil to my Will Dt.08-05-2012


Whereas, I have made a will dated 08-05-2012 bequeathing my movable and immovable properties listed in the schedule to the Will to my Trust, Shakuntala -Devi Educational Foundation Public Trust, No.200/10, 2<sup>nd</sup> Floor, BSR Manor, Gandhibazaar, Bangalore - 560004. I have also appointed Sri. D.N. Ramamurthy, the secretary of the Trust as an executor. The above Will of mine has been registered in the office of the Sub-Registrar, Chamrajpet, Bangalore in Book - III as No.CMP3-00026/2012-13 and recorded in C.D. No.CMPD47 ON 09-05-2012.



Whereas, I the list of the properties mentioned in the schedule to above Will certain bank accounts could not be incorporated as the same had been noted and recorded in a different record. I could get the same subsequent to execution and registration of the Will. But, these bank accounts are also part of my estate which I would like to bequeath to

*Shakuntala Devi*

*L 29*



*Shakuntala Devi*



my Trust above and hence, these bank accounts listed hereunder as schedule to this Codicil shall have to be made as part and parcel of my estate listed as schedule in my Will Dt.08-05-2012. Hence, this Codicil.

Whereas, I make it very clear that there is no other changes made in the Will Dt.08-05-2012 except incorporating the schedule hereunder to be read as part and parcel of list of my assets of my estate as listed in the original Will. The executor appointed through the Will i.e., Sri. D.N. Ramamurthy shall also have all the power as an executor over the schedule of this Codicil.

Except these changes, there are no other changes made in the will of mine. The rest of the conditions shall remain unchanged

This Codicil shall be part and parcel of my Will Dt.08-05-2012.

SCHEDULE

Account held in HSBC Bank, 431, Oxford Street, No.11, Berkeley Road, London. WIC2DA. Account No.51135198.

Account held in Barclays Bank, No.43, Brooks Street, London. Current Account (Loan) No.20124125, Sort Code - 204747.



*Subrata*

L 7 7  


*Shankumthala Dora*

ಈ ದಸ್ತಾವೇಜು ನಾಶವಾದಲ್ಲಿ ಕರ್ನಾಟಕ ಸರ್ಕಾರದ  
ಅಧಿಕಾರ ಸಂಖ್ಯೆ ಕರ್ನಾ 152 ಮತ್ತು ದಿನಾಂಕ 2003  
ಜನವರಿ 09-03-2003ರ ಪ್ರಕಾರ ಮಾರ್ಪಡಿಸಬಹುದು.

**ಕರ್ನಾಟಕ ಸರ್ಕಾರ**  
**Government of Karnataka**

ದಸ್ತಾವೇಜು ಹಾಳೆ  
Document Sheet

**ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ**  
**Registration and Stamps Department**

ಬೆಲೆ: ರೂ. 2/-

ಈ ಹಾಳೆಯನ್ನು ಯಾವುದೇ ದಸ್ತಾವೇಜಿಗೆ ಬಳಸಬಹುದು/ಬಳಸಬಹುದು  
This sheet can be used for any document

ದಸ್ತಾವೇಜನ್ನು ಪರಿಷ್ಕರಿಸಿದ ದಿನಾಂಕ  
Date of execution


ಒಟ್ಟು ಮುದ್ರಾಂಕ ಶುಲ್ಕ ರೂ.  
Total stamp duty paid Rs.

3

3. Account held in Barclays Bank, Kingsbury, London.  
Current Account (Wealth) No.40454443, Sort Code-20.
4. Account held in Chase Bank, JP Morgan Chase Bank, New York.  
NY - 10016. Account Nos. 973165954 and 937016342365.
5. Account held in State Bank of India, Beharim, Monama.
6. Account held in State Bank of India, Marishes.

EXECUTED ON THIS SEVENTH DAY OF MAY, TWO THOUSAND AND TWELVE (17-05-2012) AT BANGALORE, BEFORE THE FOLLOWING ATTESTERS:

ATTESTERS:

1.   
(DR. K. GOKULNATH)  
1030, 24<sup>th</sup> main, Sector I  
HSR Lay-out, Bangalore-102.



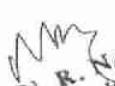
2. J.C. KUMAR  
56/1, Gowamyana Nilaya  
Kardugandana Halli  
Bangalore 560085.

(Shakuntala Devi)  
Executant

of   


Drafted by: N.R. Nagaraj, Advocate, No. 35, Kamalalaya, 6<sup>th</sup> main road, Chamarajpet, Bangalore-560018.



  
**N. R. NAGARAJ**  
Advocate  
Roll No. KAR 693/1990

ATTESTED TRUE COPY

K. N. MYLAR PRASAD  
NOTARY PUBLIC  
GOVT OF INDIA  
# 80, GURUDATTA LAYOUT  
HOSAKEREHALLI  
BANGALORE - 560 085



ಸಂ.  
NO. C

543856

ಸಮೂಹ - 6  
Form No - 6



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
GOVERNMENT OF KARNATAKA  
ಜನನ ಮತ್ತು ಮರಣಗಳ ಮುಖ್ಯ ರಿಜಿಸ್ಟ್ರಾರರು  
Chief Registrar of Birth and Death

ಮರಣ ಪ್ರಮಾಣ ಪತ್ರ

(ಜ.ಮ.ಸೋ. ಅಧಿನಿಯಮ, 1969ರ 12/17 ನೆಯ ಪುಟದ ಹಾಗೂ ಕ.ಜ.ಮ.ಸೋ ನಿಯಮಗಳು, 1999ರ ನಿಯಮ 8/13 ರ ಮೇರೆಗೆ ಕೊಡಲಾಗಿದೆ)

DEATH CERTIFICATE

(Issued under Section 12/17 of the RBD Act, 1969 and Rule 8/13 of the KRBD Rules, 1999)

ಈ ಕೆಳಕಂಡ ವಿವರಣೆಯನ್ನು ಕರ್ನಾಟಕ ರಾಜ್ಯದ ಬೆಂಗಳೂರು ಜಿಲ್ಲೆಯ, ಬೃಹತ್ ಬೆಂಗಳೂರು ಮಹಾನಗರ ಪಾಲಿಕೆಯ ರಿಜಿಸ್ಟ್ರಾರನವರಿಂದ ಮರಣ ಸಂಬಂಧವಾದ ಮೂಲ ದಾಖಲೆಯಿಂದ ತೆಗೆದುಕೊಳ್ಳಲಾಗಿದೆಯೆಂದು ಪ್ರಮಾಣೀಕರಿಸಲಾಗಿದೆ.

This is to certify that the following information has been taken from the original record of death which is in the register of Bruhat Bangalore Mahanagara Palike, Bangalore District of Karnataka State.

1) ಹೆಸರು Name	SHAKUNTALA DEVI	2) ಲಿಂಗ Sex	ಮಹಿಳೆ Female
3) ಮರಣದ ದಿನಾಂಕ Date of Death	21/04/2013	4) ಮರಣದ ಸ್ಥಳ Place of Death	BANGALORE HOSPITAL
5) ಪಾಪುನ ಹೆಸರು Name of Mother	-	6) ತಂದೆಯ/ಗಂಡನ ಹೆಸರು Name of Father / Husband	LATE RAJA RAO
7) ಮರಣದ ಸಮಯದಲ್ಲಿ ವ್ಯಕ್ತರ ವಿಳಾಸ Address of deceased at the time of death:	FLAT NO.405, SOWMYA SPRINGS DEWAN MADHAWA RAO ROAD BANGALORE 04	8) ವ್ಯಕ್ತರ ಸದಾಸಮ ವಿಳಾಸ Permanent address of the deceased:	FLAT NO.405, SOWMYA SPRINGS DEWAN MADHAWA RAO ROAD BANGALORE 04
9) ನೋಂದಣ ಸಂಖ್ಯೆ Registration No.:	HOM/D/2013/00592/001010	10) ನೋಂದಣ ದಿನಾಂಕ Date of Registration:	29/04/2013
11) ಉದ್ದೇಶಪೂರ್ವಕ ವಿವರಣೆ Remarks (if any)	-	12) ಪ್ರಮಾಣಪತ್ರ ಜಾರಿ ದಿನಾಂಕ Date of Issue	30/04/2013
13) ಪ್ರಮಾಣ ಪತ್ರ ಕೊಡುವ ಅಧಿಕಾರಿಯ ಸಹಿ Signature of Issuing Authority	-	14) ಪ್ರಮಾಣ ಪತ್ರ ಕೊಡುವ ಅಧಿಕಾರಿಯ ವಿಳಾಸ Address of the issuing authority	-



ATTESTED TRUE COPY  
K.N. MYLAR PRASAD  
NOTARY PUBLIC  
GOVT OF INDIA  
# 80, GURUDATTA LAYOUT  
HOSAKEREHALLI  
BANGALORE - 560 043  
30-4-13

ಮೊಹರು / Seal :

"ಪ್ರತಿಯೊಂದು ಜನನ ಮತ್ತು ಮರಣದ ಸೂಚನೆಯನ್ನು ಖಚಿತಪಡಿಸಿಕೊಳ್ಳಿ"

"Ensure registration of every birth and death"

ಪರಿಷ್ಕರಿಸಿದ ಸಮೂಹದ ರೀತಿಯಲ್ಲಿ ಮರಣದ ಕಾರಣಗಳ ಬಗ್ಗೆ ಖಚಿತಗೊಳಿಸುವಂತಿಲ್ಲ. ಪ್ರಕರಣ 17(1) ರ ಪರಿಷ್ಕರಿಸಿದ ನಿಯಮ  
No disclosure shall be made of particulars regarding the cause of death as entered in the Register. See proviso to Section 17 (1).

17 18 19



01/12/2020

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.मुंबई शहर 5

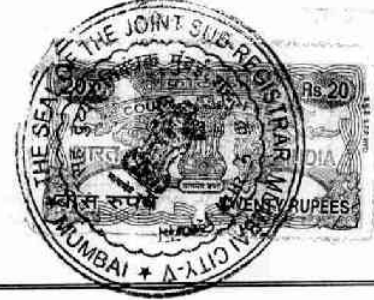
दस्त क्रमांक : 8530/2020

नोंदणी :

Regn:63m

गावाचे नाव : पलवार

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	129100024
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमूद करावे)	130089528.55
(4) भू-मापन, पोटहिस्ता व घरक्रमांक (असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: फ्लॉट नं 601, माळा नं: 6वा मजला, इमारतीचे नाव: टायटन कॉ.ऑप.हौ.सोस.लि., ब्लॉक नं: मुंबई 400036, रोड नं: एल जगमोहनदास मार्ग, इतर माहिती: फ्लॉट एरिया 1656 चौ.फुट कारपेट सोबत 2 बेसमेंट कार पार्किंग. ( ( C.T.S. Number : 3/455 ; ) )
(5) क्षेत्रफळ	1) 184.68 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता.	1): नाव:-अनुपमा इन्जी तर्फे मुखत्यार ए. अजय वय:-52; पता:-फ्लॉट नं: 601, माळा नं: -, इमारतीचे नाव: टायटन, ब्लॉक नं: -, रोड नं: एल जगमोहनदास मार्ग, महाराष्ट्र, मुंबई. पिन कोड:-400036 पॅन नं:-
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पता	1): नाव:-अंजली महेश मुलानी वय:-52; पता:-फ्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: मानसरोवर, ब्लॉक नं: -, रोड नं: साऊथ फ्लेजंट रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400006 पॅन नं:-AGJPM9112E 2): नाव:-महेश अजितसिंह मुलानी वय:-58; पता:-फ्लॉट नं: 201, माळा नं: -, इमारतीचे नाव: मानसरोवर, ब्लॉक नं: -, रोड नं: साऊथ फ्लेजंट रोड, महाराष्ट्र, मुंबई. पिन कोड:-400006 पॅन नं:-AADPM5970C
(9) दस्तऐवज करून दिल्याचा दिनांक	01/12/2020
(10) दस्त नोंदणी केल्याचा दिनांक	01/12/2020
(11) अनुक्रमांक, खंड व पृष्ठ	8530/2020
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	2602000
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14) शेर	



मुल्यांकनासाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-

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

सह प्रत

सह दुय्यम निबंधक मुंबई ५

SBI Chinchpokli  
Nitesh

Namriti mam

17/7/2021

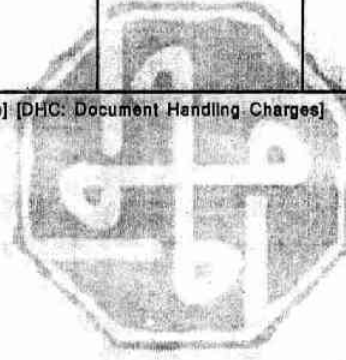
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sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI	eChallan	02300042020120131640	MH007628904202021M	2602000.00	SD	0003473150202021	01/12/2020
2		By Cash			680	RF		
3	MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI	eChallan		MH007628904202021M	30000	RF	0003473150202021	01/12/2020

[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]



509/8530

पावती

Original/Duplicate

Tuesday, December 01, 2020

नोंदणी क्र.: 39म

2:52 PM

Regn.: 39M

पावती क्र.: 8966 दिनांक: 01/12/2020

गावाचे नाव: मलबार

दस्तावेजाचा अनुक्रमांक: बवई5-8530-2020

दस्तावेजाचा प्रकार : सेल डीड

सादर करणाऱ्याचे नाव: अंजली महेश मुलानी

नोंदणी फी  
दस्त हाताळणी फी  
पुस्तिका संख्या: 34

₹. 30000.00

₹. 680.00

DELIVERED

एकूण:

₹. 30680.00

आपणास मूळ दस्त, यंत्रनेल प्रिंट, सुची-२ अंदाजे

3:07 PM ह्या वेळेस मिळेल.

बाजार मुल्य: ₹.130089528.55 /-

मोबदला ₹.129100024/-

भरलेले मुद्रांक शुल्क : ₹. 2602000/-

सह दुय्यम निबंधक, पुरवठा-5

सह. दुय्यम निबंधक  
मुंबई शहर क्र. ५

1) देयकाचा प्रकार: By Cash रक्कम: ₹ 680/-

2) देयकाचा प्रकार: eChallan रक्कम: ₹.30000/-

डीडी/धनादेश/पि ऑर्डर क्रमांक: MH007628904202021M दिनांक: 01/12/2020

बँकेचे नाव व पत्ता:

DELIVERED



CHALLAN  
MTR Form Number-6

087



GRN	MH007628904202021M	BARCODE			Date	01/12/2020-08:33:36	Form ID
Department				Inspector General Of Registration			
Type of Payment				Stamp Duty Registration Fee			
Office Name				BOM5_JT SUB REGISTRAR MUMBAI 5			
Location				MUMBAI			
Year				2020-2021 One Time			
Account Head Details		Amount In Rs.		Full Name		MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI	
0030045501 Stamp Duty		2602000.00		Flat/Block No.		FLAT NO 601,6TH FLOOR, TYTAN CHSL	
0030063301 Registration Fee		30000.00		Premises/Building		L JAGMOHANDAS MARG, NEPEANSEA ROAD	
				Road/Street		MUMBAI	
				Area/Locality		MUMBAI	
				Town/City/District			
				PIN		4 0 0 0 3 6	
				Remarks (If Any)			
				SecondPartyName=MRS ANUPAMA BANERJI-			
Total		26,32,000.00		Amount In		Twenty Six Lakh Thirty Two Thousand Rupees Only	
				Words			
Payment Details				BANK OF MAHARASHTRA			
Cheque-DD Details				FOR USE IN RECEIVING BANK			
Cheque/DD No.		Bank CIN		Ref. No.		02300042020120131640 003972757	
Name of Bank		Bank Date		RBI Date		01/12/2020-12:47:37 Not Verified with RBI	
Name of Branch		Bank-Branch		BANK OF MAHARASHTRA			
		Scroll No. . Date		Not Verified with Scroll			



Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.  
सदर चलन केवल दृश्य निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलन लागू नाही.

*Handwritten signature*

वर्ष - ५	
२५३०	२ / ३४
२०२०	

*Handwritten signature*



Valuation ID	302011274475	27 No. Number 2009001000031001
मूल्यांकनाचे वर्ष	2020	
जिल्हा	मुंबई (पै)	
मुख्य विभाग	7-मलाबार व थंडवाला हिल्स विभाग	
उप मुख्य विभाग	7/66 अक्षांश : पश्चिम, दक्षिण व पूर्वेकडे विभाग ७६, उपेकडे अंगरेट क्रांती मार्ग व पंडीव रमाकांड मार्ग वायव्येन भूभाग	
सर्वे नंबर /न. नु. क्रमांक :	इतर #	
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>		
सुवी नवीन	निकासी सट्टीदर	कार्यालय
336000	728080	889600
		दुकाने
		1019100
		औद्योगिक
		724760
		मोटरगाडी/वाहन
		बांधीव
<b>बांधीव क्षेत्राचा माहिती</b>		
बांधकाम क्षेत्र (Built Up)-	184.68 चौकरी मीटर	मिळकतीचा क्षेत्र-
बांधकामाचे वर्गीकरण-	1-आ सी सी	मिळकतीचे बंध-
उद्देशाने सुविधा-	आहे	मळसा -
		3th floor To 10th floor
Sale Type - First Sale		
Sale/Resale of built up Property constructed after circular dt.02/01/2018		
मळसा विषय घट/वाढ		
= 105% apply to rate= Rs.764484/-		
धना-बाबतुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		
= ((वार्षिक मूल्यदर - सुविधा उभिनोचा दर ) * धना-बाबतुसार टक्केवारी )+ सुविधा उभिनोचा दर		
= ( (764484-336000) * (80 / 100 ) )+336000 )		
Rs.678787/-		
A) मुख्य मिळकतीचे मूल्य	= वार्षिक मूल्यदर * मिळकतीचे क्षेत्र	
	= 678787 * 184.68	
	= Rs.125358383.16/-	
B) मंदिरात बांधकाम तद्वतचे क्षेत्र	27.88 चौकरी मीटर	
मंदिरात बांधकाम तद्वतचे मूल्य	= 27.88 * ( 678787 * 25/100 )	
	= Rs.4731145.39/-	
एकूणित अंतिम मूल्य		
= A + B + C + D + E + F + G + H + I		
= 125358383.16 + 0 + 0 + 0 + 4731145.39 + 0 + 0 + 0 + 0		
= Rs.130089528.55/-		

Home Print



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 २०२०



**CHALLAN**  
**MTR Form Number-6**



GRN	MH007628904202021M	BARCODE			Date	01/12/2020-08:33:36	Form ID							
<b>Department</b> Inspector General Of Registration					<b>Payer Details</b>									
<b>Type of Payment</b> Stamp Duty Registration Fee					<b>TAX ID / TAN (if Any)</b>									
					<b>PAN No.(if Applicable)</b>									
<b>Office Name</b> BOM5_JT SUB REGISTRAR MUMBAI 5					<b>Full Name</b> MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI									
<b>Location</b> MUMBAI					<b>Flat/Block No.</b> FLAT NO 601,6TH FLOOR, TYTAN CHSL									
<b>Year</b> 2020-2021 One Time					<b>Premises/Building</b>									
<b>Account Head Details</b>			<b>Amount in Rs.</b>		<b>Road/Street</b> L JAGMOHANDAS MARG, NEPEANSEA ROAD									
0030045501 Stamp Duty			2602000.00		<b>Area/Locality</b> MUMBAI									
0030063301 Registration Fee			30000.00		<b>Town/City/District</b>									
					<b>PIN</b> 4 0 0 0 3 6									
					<b>Remarks (if Any)</b>									
					SecondPartyName- MRS ANUPAMA BANERJI-									
					<table border="1"> <tr> <td align="center" colspan="2">बवई - ५</td> </tr> <tr> <td align="center">८५३०</td> <td align="center">३ / ३४</td> </tr> <tr> <td align="center" colspan="2">२०२०</td> </tr> </table>				बवई - ५		८५३०	३ / ३४	२०२०	
बवई - ५														
८५३०	३ / ३४													
२०२०														
			<b>Amount In</b> 26,32,000.00		<b>Words</b> Twenty Six Lakh Three Thousand Rupees Only									
<b>Payment Details</b> BANK OF MAHARASHTRA					<b>FOR USE IN RECEIVING BANK</b>									
<b>Cheque-DD Details</b>					<b>Bank CIN</b>	<b>Ref. No.</b>	02300042020120131640	003972757						
<b>Cheque/DD No.</b>					<b>Bank Date</b>	<b>RBI Date</b>	01/12/2020-12:47:37	Not Verified with RBI						
<b>Name of Bank</b>					<b>Bank-Branch</b> BANK OF MAHARASHTRA									
<b>Name of Branch</b>					<b>Scroll No. , Date</b> Not Verified with Scroll									

Department ID :

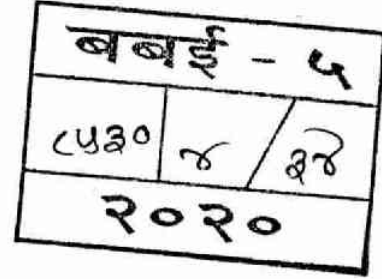
Mobile No. : 9621118318

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

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

**Challan Defaced Details**

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(IS)-509-8530	0003473150202021	01/12/2020-14:52:12	IGR550	30000.00
2	(IS)-509-8530	0003473150202021	01/12/2020-14:52:12	IGR550	2602000.00
<b>Total Defacement Amount</b>					<b>26,32,000.00</b>

**SALE DEED****BETWEEN****MRS. ANUPAMA BANERJI****AND****(1) MRS. ANJALI MAHESH MULANI,****(2) MR. MAHESH AJITSINH MULANI****Re: FlatNo. 601, Tytan, 6<sup>th</sup> floor, and 2 Basement Parking****Spaces at L. Jagmohandas Marg,****Nepean Sea Road, Mumbai - 400 036.**

SALE DEED made at Mumbai this 1<sup>st</sup> day of December, 2020 BETWEEN MRS. ANUPAMA BANERJI having address at C/o Dialog India Services Pvt. Ltd., 5, Dilkap Chambers, Off Veera Desai Road Extn, Andheri (W), Mumbai - 400 053. and assessed to Income-tax under P. A. No. ALYPB6285H hereinafter called "the Vendor") through her Constituted Attorney MR. A. AJAY of the One Part AND (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI both residing at 201, Mansarovar, Mount Pleasant Road, Mumbai - 400 006. and assessed to Income-tax under PAN. AGJPM9112E and AADPM5970C respectively (hereinafter called "the Purchasers") of the Other Part and reference to the parties hereto shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assigns;

WHEREAS the Vendor is a registered member of the Tytan Co-operative Housing Society Limited (hereinafter referred to as "the said Society") and is the



absolute owner of 5 (five) shares of the face value of Rs. 50/- (Rupees fifty) each of the aggregate value of Rs. 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) (hereinafter referred to as "the said shares") under Duplicate Share Certificate No. 26 dated 30.3.2017 issued in lieu of original Share Certificate No. 19 dated 6/5/2010 issued by the said Society and which Share Certificate stands in the name of the Vendor;

AND WHEREAS as such member the Vendor has been absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat no. 601 admeasuring 1656 sq.ft. (carpet area) on the 6<sup>th</sup> floor together with 2 Basement Parking Spaces (hereinafter collectively referred to as "the said premises") in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 (more particularly described in the Schedule hereunder) and belonging to the said Society;

AND WHEREAS the Vendor has inherited the said premises from her mother Late Mrs. Shakuntala Devi vide Probate Order passed in Testamentary Original Suit no.1/2014 in the High Court of Karnataka at Bengaluru in the matter of the Estate of Late Mrs. Shakuntala Devi dated 16.12.2014.

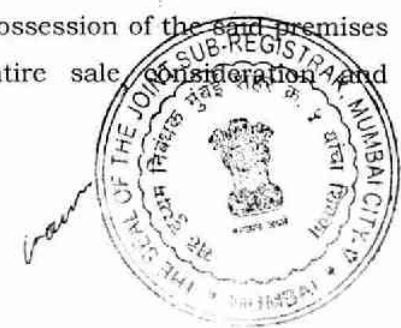
AND WHEREAS the Vendor has agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase from the Vendor the said five shares held by her in the said Society and as incidental thereto has agreed to sell, transfer and assign all the beneficial right, title and interest of the Vendor in the said premises together with the right of use and occupancy thereof at or for the price of Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs

Twenty-four only);  
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AND WHEREAS the full payment of the price has been made on or before execution of this Sale Deed;

AND WHEREAS the vacant and peaceful possession of the said premises has been handed over on receiving the entire sale consideration and simultaneously with the signing hereof;

*[Handwritten signatures]*



AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Deed in writing;

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Vendor hereby sells, conveys, transfers and assigns, and the Purchasers hereby purchases and acquires the said five shares bearing no. 96 to 100 and the said Flat No. 601 on the sixth floor and 2 Basement Parking Spaces in the building known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 (more particularly described in the Schedule hereunder) for the consideration in the sum of Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs Twenty-Four only)
2. The Vendor has applied to get the Purchasers admitted and enrolled as members of the said Tytan Co-operative Housing Society Ltd. and as owners of the said premises in the records of the Society and has executed in favour of the Purchasers such documents for enrolment as may be required by the Purchasers for vesting the said premises in the names of the Purchasers.
3. The Vendor has obtained the No Objection Certificate for sale of the said premises in favour of the Purchasers and No dues Certificate of the said premises from Tytan Co-operative Housing Society Ltd. both dated 20.11. 2020.
4. The Vendor has procured Certificate from Rishi R. Jain Chartered Accountant dated 26/11/2020 stating that there are no income tax dues or proceedings pending in respect of the said premises and against the Vendor by the Income Tax department..
5. The Vendor has handed over possession of the said premises to the Purchasers and has received the full price in accordance with this Deed.



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6. The Purchasers have paid to the Vendor Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs Twenty-Four only) in full consideration of the sale of the said shares and premises as under :

- (a) Rs.3,13,31,774/- (Rupees Three crores thirteen lakhs thirty-one thousand seven hundred seventy-four only) paid by pay order no. 539987, dated 1-12- 2020, drawn on Standard Chartered Bank by Mahesh Mulani.
- (b) Rs.9,68,00,000/- (Rupees Nine crores sixty-eight lakhs only) paid by pay order no. 798858 dated 26-11- 2020 drawn on SBI Bank paid on behalf of the Purchasers by SBI Bank.
- (c) Rs.9,68,250/- (Rupees Nine lakhs sixty-eight thousand two hundred fifty only) being tax deducted at source U/s.194IA of the Income-Tax Act, 1961 deposited in government treasury on behalf of the Vendor.

The receipt of the entire consideration is hereby accepted and acknowledged by the Vendor.

7. The Vendor hereby covenants with the Purchasers as follows:-

- i) that the Vendor is the sole and absolute owner of the said shares and the said premises and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said premises, either by way of sale, charge, lien, gift, trust, lease, easement or otherwise whatsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers;

- ii) that the Vendor has not created any charge or encumbrance of whatsoever nature in respect of the said premises nor are the said shares and the said premises subject matter of any litigation nor

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8. The Purchasers hereby covenant with the Vendor as follows:-

- i) that the Purchaser shall from the date of possession, regularly pay to the said Society their proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable, in respect of the said premises,
- ii) that the Purchasers shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.
- iii) The Purchasers had caused to be issued public notice for investigating title of the said premises and no claims have been received pursuant thereof.
- iv) It is recorded that the Purchasers have been provided the relevant documents relating to the said premises. Further, the Purchasers have done their due diligence and are satisfied with the title of the said premises.

9. The Vendor has handed over to the Purchasers all documents of title including certified true copy of agreements in respect of the said premises.

10. The transfer fees of the said Society for the transfer of the said shares and the said premises in favour of the Purchasers have been borne and paid by the Vendor and the Purchasers equally.

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11. Stamp Duty and registration charges, payable on this Deed and any other document to complete this transaction has been borne and paid by the Purchasers alone.	430 e/38
2020	



#### **SCHEDULE OF THE PROPERTY**

5 shares of Rs.50/- (Rupees fifty) each of the aggregate value of Rs 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) under Share Certificate No. 26 dated 30.3.2017 issued in lieu of

*cy*

*Hick*

*with and*

are the same or any of them attached in execution of any decree nor has the Vendor created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises,

- iii) that the said shares and the said premises are not attached by any taxation authority or other authorities,
- iv) that the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto date her contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by her in respect of the said premises,
- v) that the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing assuring and effectually transferring the said shares and the said premises unto and to the use of the Purchasers for ever at the cost and expense of the Purchasers.
- vi) that the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the date of handing over possession of the said shares and premises payable by the Vendor in respect of the said premises for the tenure the Vendor was the owner thereof.



The Vendor shall execute and provide necessary documents as required by the Purchasers for transferring to the names of the Purchasers the said five shares bearing distinctive nos. 96 to 100 in the said Tytan Co-operative Housing Society Ltd., standing in the name of the Vendor,

*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*

5 - 4	
2430	1/22
2020	

Original Share Certificate No.19 dated 6/5/2010 issued by the Tytan Co-operative Housing Society Limited and Flat No. 601 admeasuring 1656 sq.ft. (carpet area) on the 6th floor together with 2 Basement Parking Spaces in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036..

Name of the building : Tytan  
 No. of floors : Ground + 30 floor  
 No. of lifts : 3  
 Year of construction : 2004  
 Cadastral/City Survey No. : 3/455  
 Division : Malabar and Cumballa Hill, Mumbai.



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

SIGNED AND DELIVERED by the within- )  
 named VENDOR )  
 MRS. ANUPAMA BANERJI through her )  
 Duly Constituted Attorney )  
 Mr. A.AJAY )  
 in the presence of )

*Handwritten signature of Mr. A. Ajay*

*Handwritten signature of Mrs. Anupama Banerji*



SIGNED AND DELIVERED by the within- )  
 named PURCHASERS )  
 (1) MRS. ANJALI MAHESH MULANI, )  
 (2) MR. MAHESH AJITSINH MULANI )  
 in the presence of )

*Handwritten signature of Mrs. Anjali Mahesh Mulani*

*Handwritten signature of Mr. Mahesh Ajitsinh Mulani*



बनई - ५	
२५२०	१०/२४
२०२०	

RECEIVED with thanks from the Purchasers within- )  
named a sum of Rs. 12,91,00,024/- (Rupees Twelve )  
Crores Ninety One Lakhs Twenty-Four only) as and by )  
way of full and final consideration for the shares )  
and premises withinmentioned ) Rs. 12,91,00,024/-

I SAY RECEIVED:

MRS. ANUPAMA BANERJI  
through her Constituted Attorney MR. A. AJAY  
(VENDOR)

WITNESS:

2\y/siii&pn-ab

बब - ५	
६९३०	११ / २४
२०२०	



DUPLICATE

099

Issued in lieu of Share Certificate No. 19  
Dated 6<sup>th</sup> May 2010.

# TYTAN Co-operative Housing Society Ltd.

REGN NO : MUM/WD/HSG/TC/8833/2008  
DUBASH LANE, NEPEAN SEA ROAD, MUMBAI - 400 036.

## SHARE CERTIFICATE

Share Certificate No.: 26 Member's Register No.: 19

Authorised Share Capital Rs.1,00,000/- divided into 2000 shares of Rs.50/- each

THIS IS TO CERTIFY that Shri/Smt./M/s. SHAKUNTALA DEVI

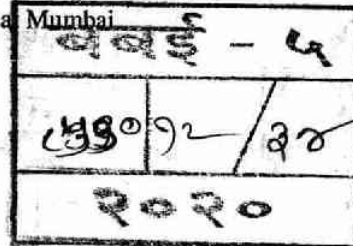
of Flat/ Floor No. 6 is the Registered Holder of 5 fully paid up  
shares of Rs.50/- each bearing distinctive numbers from 0096 to 0100

(both inclusive) in **TYTAN Co-operative Housing Society Ltd.**

subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this 30<sup>th</sup> day of July 2017.



Kulsh  
Chairman

[Signature]  
Hon. Secretary

Shivani Bhardwaj  
Member of the Committee

[Signature]



### MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

DATE	TRANSFER NO.	REGISTERED FOLIO	NAME(S) OF TRANSFEREE(S)	AUTHORISED SIGNATORY
30 <sup>th</sup> MARCH 2017	(TRANSMISSION)	19	MRS. ANUPAMA BANERJI	Kumar  Suman Choudhary Shwari Shandani



५५ - ५  
 ५३० / ९३ / ३०  
 २०२०

*Handwritten signature*

# TYTAN Co-operative Housing Society Ltd.

101

Reg. No. MUM / WD / HSG / TC / 8833 / 2008

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

November 20, 2020

To,  
Mrs. Anupama Banerji  
Floor # 6, Tytan CHSL,  
Dubash Lane,  
Nepean Sea Road,  
Mumbai - 400 036



Madam,  
**Sub : No Objection certificate for transfer of your flat on 6<sup>th</sup> floor.**

This refers to the Form 20 (1) and 20 (2) dated 05-11-2020.

We do not have any objection to you selling your flat on 6<sup>th</sup> Floor along with parking spaces to Mrs. Anjali Mahesh Mulani and Mr. Mahesh Ajitsinh Mulani subject to

1. Payment of :
  - a) Transfer Charges at Rs 25,000/- per flat.
  - b) Payment at Rs. 1,000/- per sq. ft. towards building development and improvement fund. (Please note the chargeable area of above will be the area as per maintenance bills i.e. 1780 sq. ft.)
  - c) Payment of Rs.20,000/- for transfer of car parking spaces towards building development and improvement fund.

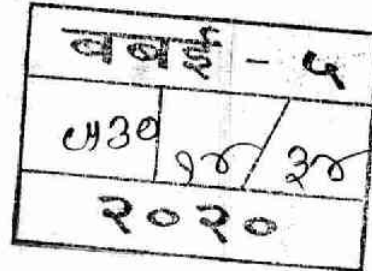
Plus GST as applicable (currently 18% on all above amounts).

2. Interest Free Refundable Deposit of Rs 5,00,000/- (Rupees Five Lac Only).
3. Indemnity Bond in favour of the Society from the transferee/s as per society's requirement
4. This letter is issued subject to submission of the original copies of form no. 20(1) & 20(2) in due course. Also rules, regulations and byelaws of the Society.

This NOC is valid for 2 months from the date of issue.

Thanking you,  
Yours faithfully,  
For TYTAN CO-OP HOUSING SOCIETY LTD.

Hon. Treasurer



aj

# TYTAN Co-operative Housing Society Ltd.

Reg. No. MUM / WD / HSG / TC / 8833 / 2008

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

20-11-2020

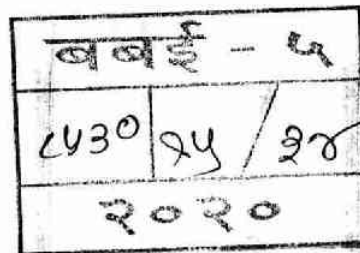
To,  
Mrs. Anupama Banerji  
Floor # 6, Tytan CHSL,  
Dubash Lane,  
Nepean Sea Road,  
Mumbai - 400 036

Madam,

With reference to your letter, we have to inform you that the flat # 601 & 6 at 6<sup>th</sup> floor are the same.

FOR TYTAN CO-OP. HOUSING SOCIETY LTD.,

  
Hon. Treasurer



# TYTAN Co-operative Housing Society Ltd.

Reg. No. MUM / WD / HSG / TC / 8833 / 2008

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

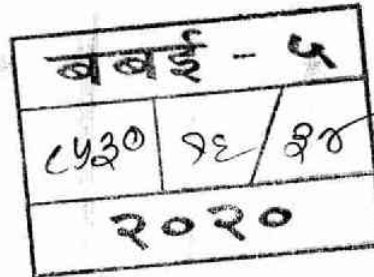
20<sup>th</sup> November 2020

## NO DUE CERTIFICATE

This is to certify that there are no dues outstanding for bills raised till 20-11-2020 in respect of flat at 6 floor of Mrs. Anupama Banerji.

FOR TYTAN CO-OPERATIVE HOUSING SOCIETY LTD.

Hon. Treasurer



Tytan



**बृहन्मुंबई महानगरपालिका**

**करनिर्धारण व संकलन खाते**

**मालमत्ता करदेयक**

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक DX2603130080000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 201910BIL10613052 201920BIL10613053	देयक दिनांक 01/01/2020
पक्षकाराचे नाव व पत्ता : NEPEAN ESTATES PVT LTD 501 COMMERCE HOUSE, 140 N M RD, MUM 400023		श्रेणिक - सहा. क. व सं./ विभाग: "Assessment & Collection Department 4th floor, D Ward Municipal Offices Bldg., Jobanputra Compound, Nana Chowk, Grant Rd. (W.), Mumbai - 400 007."	
मालमत्ता क्रमांक, सदनांक, इमारतीचे नाव/ विंग, सी.टी.एम.क. / प्लॉट क्र., गावाचे नाव, मार्ग क्र., मार्गचे नाव, ठिकाण, मालमत्तेचे वर्णन, करदाल्यांची नावे, D 3297(2AB)37CB, NEPEANSEA RD., HOUSE-TYTAN ARDESHIR BOMANJI DUBASH MANEK B AI ARDESHIR DUBASH			
प्रथम करनिर्धारण दिनांक:	01/12/2006	एकूण भांडवली मूल्य:	₹ 2298367755
एकूण भांडवली मूल्य: (अक्षरी)	₹ Two Hundred Twenty Nine Crore Eighty Three Lakh Sixty Seven Thousand Seven Hundred Fifty Five Only		
दि. 31/03/2010 या तारखेपर्यंतची थकवाकी	₹ 0	दि. 01/04/2010 ते 31/03/2019 या तारखेपर्यंतची थकवाकी	₹ 0
देयक कालावधी:	01/04/2019 ते 31/03/2020		

कराचे नाव	01/04/2019 ते	30/09/2019	01/10/2019 ते	31/03/2020
सर्वसाधारण कर		1252738		1252738
जल कर		0		0
जललाभ कर		785806		785806
मलनिःसारण कर		0		0
मलनिःसारण लाभ कर		489707		489707
म.न.पा. शिक्षण उपकर		455541		455541
राज्य शिक्षण उपकर		398600		398600
रोजगार हमी उपकर		0		0
वृक्ष उपकर		22776		22776
पथ कर		569424		569424
कलम 152 अ नुसार दंडाची रक्कम		0		0
परताव्यावरील व्याजाची वसुली		0		0
एकूण देयक रक्कम		3974592		3974592
अर्ली बर्ड योजनेनुसार लाभाची रक्कम		0		0
अर्ली बर्डच्या लाभाव्यतिरिक्त समायोजित केलेली रक्कम		0		0
आपाऊ अधिदानाचे समायोजन		0		0
भरावयाची निव्वळ रक्कम		3974592		3974592
प्रतिदानाची निव्वळ रक्कम		0		0
* 31/01/2020 पर्यंत भरावयाची निव्वळ रक्कम		3832463		3832463
* 29/02/2020 पर्यंत भरावयाची निव्वळ रक्कम		3903528		3903528
अक्षरी रुपये	₹ Thirty Nine Lakh Seventy Four Thousand Five Hundred Ninety Two Only		₹ Thirty Nine Lakh Seventy Four Thousand Five Hundred Ninety Two Only	
अंतिम देय दिनांक	31/03/2020		31/03/2020	



"To make payment through NEFT:  
IFSC - SBIN000300, Beneficiary A/C No:- MCGMPTDX2603130080000  
Name MCGM Property Tax. Please note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn in the name of MCGM"

\* अर्ली बर्ड इन्सेन्टीव्ह स्कीम योजनेच्या माहितीसाठी मागे पाह्यावे.

सदर करदेयकांत, मालमत्तेमधील ४९.४५ चौ. मी. (५३० चौ. फूट) पर्यंत क्षेत्रफळ असणाऱ्या निव्वळ मालमत्ता करदाल्याची सर्वोच्च मालमत्ता कराचा अंतर्भाव करण्यात आलेला नाही. अनवधानाने या सदनांकना कर अकारणी ठरली असल्यास या भरदिलेची कोणत्याही प्रकारची वसुली मालमत्ता अधिदान करण्यात यावे व सदर बाब संबंधित विभागीय महा. करनिर्धारक व संकलन खाते निदर्शनास आणायची. तसेच dyacorp.ac@m.com gov.in या ईमेल आयडी वर कळविण्यात यावी.

नोक्याची पंथरवळा - २६.०९.२०२० ते २०.०२.२०२१

बिल - ५

२०२०

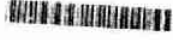
२५/३/२०

श. रा. हसनोळे  
डा. रमिता हसनोळे  
करनिर्धारक व संकलक (४)

Handwritten signatures and initials at the bottom of the page.

Print date & time : 15/12/2017, 12:08:42 PM

107



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ

ಪ್ರವೃತ್ತಿ 15

(78 ನೇ ಪ್ರಕರಣ ಹಾಗೂ 110ನೇ ನಿಯಮವನ್ನು ಮೋಡಿ)

Receipt No : 9309

ಕಛೇರಿ : ಇಂದಿರಾನಗರ

Original

ದಿನಾಂಕ : 15/12/2017

ಶ್ರೀಮತಿ Anupama Banerji W/o Mr. A Ajay - ಇವರಿಂದ ಸ್ವೀಕರಿಸಲಾಗಿದೆ

2017 - 18 ವರ್ಷದ ಪ್ರಸ್ತುತ - 4 ಪ್ರಸ್ತುತದ 527 ಸಂಖ್ಯೆಯ ಪತ್ರದ ನೋಂದಾವಣೆಗಾಗಿ

ನೋಂದಣಿ ಶುಲ್ಕ

ರೂ. ವೈ.

ಸೇವಾ ಶುಲ್ಕ

200.00

210.00

ಒಟ್ಟು :

410.00

Rs. 410.00 ನಗದಾಗಿ Paid in Cash Rs.

ನಗದಾಗಿ ಸ್ವೀಕರಿಸಿದ ಮುದ್ರಾಂಕ ಶುಲ್ಕ :

+

200.00

ಒಟ್ಟು :

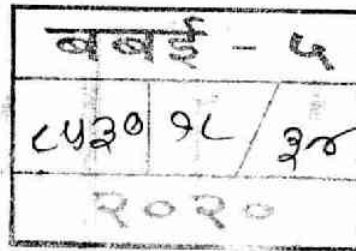
610.00

(ಅಕ್ಷರದಲ್ಲಿ) (ರೂ. ಆರು ಸೂರು ಹತ್ತು)

ಮಾನ್ಯ ದಾಖಲೆಯನ್ನು 15/12/2017 ದಿನದಂದು ಕೊಡಲಾಗುವುದು

ಸಬ್ ರೆಜಿಸ್ಟ್ರಾರ್ ಇಂದಿರಾನಗರ

Designed and Developed by C- DAC ACTS Pune



BK-IV-527  
2017-2018

This Document Consist of ..... 6 ..... Pages  
List Page of Doct. No. 527 ..... of Book. IV

2017-18

### POWER OF ATTORNEY

**KNOW ALL MEN BY THESE PRESENTS** that I, **ANUPAMA BANERJI**, wife of Mr. A. Ajay, aged about 47 years, residing at No. 2, White Acres, Chikka Tirupathi Road, (Near MVJ College), Whitefield, Bengaluru - 560 067 do hereby send greetings:

**WHEREAS** I am the sole and absolute owner of all that piece and parcel of immovable property bearing Flat No. 1, approximately measuring 1672 Square Feet of Carpet Area situated on the 6<sup>th</sup> floor of the building named Tytan Apartments bearing CS No. 454, 455, 3/455 of Malabar Hill Division of Mumbai City, Municipal Ward No. D, Mumbai situated in Napean Sea Road, Mumbai - 400 006 with a right to use two car parking spaces (more fully described in the Schedule hereunder and hereinafter referred to as the "Property");

**WHEREAS** I will be required to extensively / frequently travel outside the country and as such, I cannot be personally present and attend to affairs connected with my moveable and immovable property in India and such other matters incidental thereto or connected therewith;

Hence I deem it necessary to appoint my husband Mr. A. Ajay, aged about 50 years, son of Air Vice Marshal (Retd) A. Abhaya Kumar, residing at No. 2, White Acres, Chikka Tirupathi Road, (Near MVJ College), Whitefield, Bangalore - 560 067, as my true and lawful attorney for the purposes hereinafter expressed.

**NOW KNOW ALL AND THESE PRESENTS WITNESS** that I, **ANUPAMA BANERJI**, wife of Mr. A. Ajay, do hereby appoint constitute and nominate my husband **Mr. A. Ajay**, as my true and lawful attorney in my name and on my behalf to execute or do all or any of the acts or things or deeds hereinafter mentioned, that is to say -



बबई - ५	
८५३०	१९/३०
२०२०	



2 Page of Doct. No. 527 IV  
2017-18

Print Date & Time 15-12-2017 12:08:22 PM

पुस्तक संख्या 527

ಇಂದಿರಾಗಾಂಧಿ ವಲ್ಲಭ ಉಪನಿಲಯದ ಕಾರ್ಯದರ್ಶಿ ಕಛೇರಿ, ಇಂದಿರಾನಗರ ರವರ ಕಛೇರಿಯಲ್ಲಿ ದಿನಾಂಕ 15-12-2017 ರಂದು 11:58:51 AM ಗಂಟೆಗೆ ಈ ಕೆಳಗೆ ವಿವರಿಸಿದ ಕುಟುಂಬದಿಗಾಗಿ.

ಕ್ರಮ ಸಂಖ್ಯೆ	ವಿವರ	ರೂ. ಪೈ
1	ಪ್ರಾಥಮಿಕ ಶಿಕ್ಷಣ	200.00
2	ಮಧ್ಯಮ ಶಿಕ್ಷಣ	210.00
3	ಉಚಿತ	410.00

ಶ್ರೀಮತಿ Anupama Banerji W/o Mr. A Ajay ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ



ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ
Anupama Banerji W/o Mr. A Ajay		

ಶ್ರೀಮತಿ ರವರ  
ಹಿರಿಯ ಉಪನಿಲಯದ ಕಾರ್ಯದರ್ಶಿ  
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ

ಕ್ರಮ ಸಂಖ್ಯೆ	ಹೆಸರು	ಫೋಟೋ	ಹಸ್ತಚಿಹ್ನೆ	ಸಹಿ
1	Mr. A. Ajay S/o Air Vice Marshal Ketan A. Abhyas Kumar (ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ)			
2	Anupama Banerji W/o Mr. A Ajay (ಇವರಿಂದ ಹಾಜರಾದ ಮಾಹಿತಿ)			

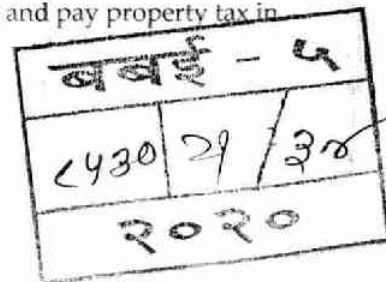
ಶ್ರೀಮತಿ ರವರ  
ಹಿರಿಯ ಉಪನಿಲಯದ ಕಾರ್ಯದರ್ಶಿ  
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

ಖರ್ಚು - 4  
430 20/38  
2020



3 .....Page of Doct. No. 527 of 2017-18

1. To negotiate for sale of the Property at such price and on such terms and conditions as the attorney may think fit and to sign, enter into, execute any agreement to sell and sign and execute the sale deed or other deeds or instruments of conveyance in respect of the Property in favour of such purchaser/transferee and receive the sale consideration and issue valid receipts in this regard.
2. To make applications and represent me before the Reserve Bank of India for obtaining any kind of sanction, permission or certificate, orders, letters or other documents as the case may be, or as required, pertaining to any such properties.
3. To make applications and represent me before the Income Tax Department for securing certificates, exemptions, letters, orders or other documents under the provisions of the Income Tax Act, 1961 in relation to the sale of any such properties.
4. To sign and execute and present any such documents / instruments / conveyances, for registration, to admit execution thereof before the Sub-Registrar concerned and to have the same registered, and to do all acts, execute all deeds and such other things which my attorney shall deem fit and necessary for transferring the Property as fully and effectually and in all respects as I could do the same myself, if present.
5. To hand over for and on my behalf, physical possession of the Property to any Purchaser/s on execution of the Sale Deed or other document of conveyance.
6. To sign and execute any rectification deeds to rectify any errors in the documents executed by my attorney by virtue of the powers conferred above and register the same with the sub-registrar concerned and in this regard, to do all such acts, deeds and things as may be deemed necessary.
7. To sign and execute all other forms, applications, instruments, affidavits and assurances that the said attorney shall consider necessary for transfer of the municipal records (7/12 extracts) and pay property tax in respect of the said properties.





4 Page of Doct. No. 527 of 2017-18

ಗುರುತಿಸುವವರು

ಕ್ರಮ ಸಂಖ್ಯೆ	ಕೆಎಂ. ಮೈತ್ರಿ ಕಾಲನಿ	ಸಹಿ
1	Roshan No 1044 kengeri Bangalore	<i>[Signature]</i>
2	Supreeth No.33, 1st cross Victoria Road Bangalore	<i>[Signature]</i>

*[Signature]*  
 ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

4 ನೇ ಪ್ರಕಟಿತ ದಸ್ತಾವೇಜು  
 ನಂಬರ INR-4-00527-2017-18 ಅಗಿ  
 ಪಿ.ಡಿ. ನಂಬರ INRD205 ನೇ ಛರಲ್ಲಿ  
 ದಿನಾಂಕ 15-12-2017 ರಂದು ಸೇರಿಸಿರಲಾಗಿದೆ

ಉಪನೋಂದಣಾಧಿಕಾರಿ ಇಂದಿರಾನಗರ (ಇಂದಿರಾನಗರ)



ಹರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
 ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು



ಖರ್ಚು - 4  
 2430 22/28  
 2020

AND I hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the powers hereby given.

The powers hereby given to my attorney shall be construed as an express authority for him to act as fully and effectually as I myself could do, if personally present, notwithstanding that no express provision in that regard is contained herein.

SCHEDULE

All that piece and parcel of immovable property bearing Flat No. 1, approximately measuring 1672 Square Feet of Carpet Area situated on the 6th floor of the building named Tytan Apartments bearing CS No. 454, 455, 3/455 of Malabar Hill Division of Mumbai City, Municipal Ward No. D, Mumbai situated in Napean Sea Road, Mumbai - 400 006 with a right to use two car parking spaces.

IN WITNESS WHEREOF, I Anupama Banerji do affix my signature to this Power of Attorney at Bengaluru, on the Fifteenth day of December, Two Thousand and Seventeen (15/12/2017)

PRINCIPAL

ATTORNEY

*Anupama Banerji*  
Name: Anupama Banerji

*A. Ajay*  
Name: A. Ajay

WITNESSES

1) *Jupreeth*

2) *[Signature]*

बल्लू - 4	
2430	23/38
२०२०	

Name: A. JUPREETH  
Address: 33, 1st Cross, Victoria Road

Name: *Rishha*  
Address: *NO 1044 Kengeri B-60*



Drafted by: *[Signature]*

**CrestLaw Partners**  
ADVOCATES  
No. 33, 1st Cross, Victoria Road,  
Xavier's Layout, Bangalore - 5600 047  
Tsl +91 80 4147 3535 / 4147 3536  
F +91 80 41473537



Page of Doct. No. 527 of Bcc  
2017-18



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಹಾಗೂ ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಇಂಪ್ಲಿಯ ಕಲಂ 10 ಎ ಅಡಿಯಲ್ಲಿಯ ಪ್ರಮಾಣ ಪತ್ರ

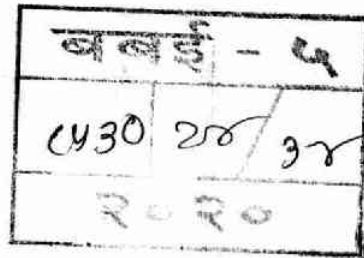
ಶ್ರೀಮತಿ Anupama Banerji W/o Mr. A Ajay ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ನಿಗದಿತ ಮುದ್ರಾಂಕ ತುಲ್ಯವಾಗಿ ಪಾವತಿಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸಲಾಗಿದೆ

ವ್ಯಕ್ತಿ	ಮೊತ್ತ (ರೂ.)	ಹಣದ ಪಾವತಿಯ ವಿವರ
ಶ್ರೀಮತಿ ಅನುಪಮಾ ಬನರ್ಜಿ	200.00	paid in cash
ಒಟ್ಟು:	200.00	

ಇಂಪ್ರಿಂಟಿಂಗ್ ಇಂದಿರಾನಗರ  
ತಾರೀಖು: 15/12/2017

ಉಪ-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಇಂದಿರಾನಗರ)  
ಹಿರಿಯ ಉಪನೋಂದಣಾಧಿಕಾರಿ  
ಇಂದಿರಾನಗರ ಬೆಂಗಳೂರು

Designed and Developed by C- DAC ACTS Pune

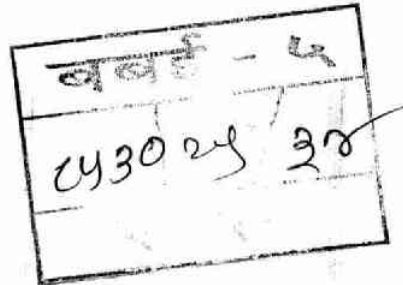


## घोषणापत्र

मी श्री ज. अजय याद्वारे घोषित करतो की, दुय्यम निबंधक-----  
----- यांचे कार्यालयात श्री. सी. एस. एस. या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री. अनुपमा खेनेरजी व इ. यांनी दि. 25/12/2016 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र  
रदद केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रददबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 19/12/20  
जुबई

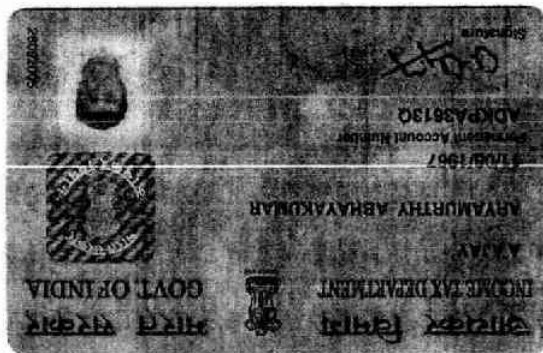
Mr. A. Ajay  
कुलमुखत्यारपत्रधारकाचे नाव  
व सही



२०२०	
२६/३२	०९०
५ - ५	



*Handwritten signature*



*Handwritten signature*



5135 1162 4232

Address:  
S/O: A. Abhaya Kumar, White  
Acres No.2, Channasandra main  
Road, Next to Whitefield Global  
School, Kadugodi Plantation,  
Kadugodi, Bangalore, Karnataka,  
560067

ದರಾಜು: ಅಭಯ ಕುಮಾರ್, ಬಿ.ಎ.  
ಅಕ್ರಿಸ್ ನಂ. 2, ಚನ್ನಂದ್ರಾ ಮುಖ್ಯ  
ರೋಡ್, ನೆಕ್ಸ್‌ಟು ವೈಟ್‌ಫೀಲ್ಡ್  
ಗ್ಲೋಬಲ್ ಸ್ಕೂಲ್, ಕಡುಗುಡಿ  
ಪ್ಲಾಂಟೇಷನ್, ಕಡುಗುಡಿ,  
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560067

Unique Identification Authority of India	1130	20	32
ಆಧಾರ್ - ಭೀಮಾನನ್ ಅಭಿಷಾರ್			



5135 1162 4232



Abhaya Kumar Ajay  
Date of Birth / DOB : 11/08/1967  
Gender / Male

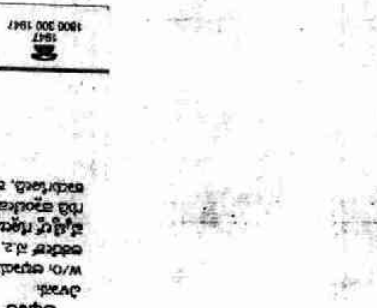
Government of India

7148 2411 3401

Address:  
W/O: Abhaya Kumar Ajay, White  
Acres No.2, Channasandra main  
Road, Next to Whitefield Global  
School, Kadugodi Plantation,  
Bangalore, Kadugodi, Karnataka,  
560067

ದರಾಜು: ಅಭಯ ಕುಮಾರ್ ಕುಮಾರ್, ಬಿ.ಎ.  
ಅಕ್ರಿಸ್ ನಂ. 2, ಚನ್ನಂದ್ರಾ ಮುಖ್ಯ  
ರೋಡ್, ನೆಕ್ಸ್‌ಟು ವೈಟ್‌ಫೀಲ್ಡ್  
ಗ್ಲೋಬಲ್ ಸ್ಕೂಲ್, ಕಡುಗುಡಿ  
ಪ್ಲಾಂಟೇಷನ್, ಕಡುಗುಡಿ,  
ಬೆಂಗಳೂರು, ಕರ್ನಾಟಕ, 560067

Unique Identification Authority of India	1130	20	32
ಆಧಾರ್ - ಭೀಮಾನನ್ ಅಭಿಷಾರ್			



7148 2411 3401



Anupama Benerji  
Date of Birth / DOB : 08/05/1970  
Gender / Female

Government of India

ಆಧಾರ್ - ಭೀಮಾನನ್ ಅಭಿಷಾರ್

आयकर विभाग  
**INCOME TAX DEPARTMENT**  
 MAHESH AJITSINH MULANI  
 AJITSINH GOPALDAS MULANI  
 23/10/1962  
 Permanent Account Number  
**AADPM6970C**  
 Signature  
**COLOUR COPY**

भारत सरकार  
**GOVT. OF INDIA**

आयकर विभाग  
**INCOME TAX DEPARTMENT**  
 महेश अजितसिंह मुलानी  
 Mahesh Ajitsinh Mulani  
 जन्म तारीख / DOB : 23/10/1962  
 पुरुष / Male  
**5781 0912 2509**  
**आधार - सामान्य माणसाचा अधिकार**

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*Handwritten signature*


आयकर  
**Unique Identification Authority of India**  
 भला वडिलवडीलचे नांव: अजितसिंह मुलानी, 201, मनसरोवर, माउंट प्लेझंट रोड, मलबार हिल, महाराष्ट्र, 400006  
 Address: S/O Ajitsinh Mulani, 201, Mansarovar, Mount Pleasant Road, Mumba- Malabar Hill, Maharashtra, 400006  
**5781 0912 2509**  
 1947 1800 300 1947 help@uidai.gov.in www.uidai.gov.in



व. नं. - ५  
 ८५३० व. ३२



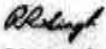
स्थायी लेखा संख्या / PERMANENT ACCOUNT NUMBER  
**AGJPM9112E**



नाम / NAME  
**ANJALI MAHESH MULANI**

पिता का नाम / FATHER'S NAME  
**PRAVIN BABUBHAI ASHER**

जन्म तिथि / DATE OF BIRTH  
**27-04-1968**

हस्ताक्षर / SIGNATURE  


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

*Handwritten signature*



आयकर विदेशक  
 Anjali Mahesh Mulani  
 जन्म तिथि / DOB : 27/04/1968  
 स्त्री / Female

**9298 4298 8207**


**आधार - सामान्य माणसाचा अधिकार**

*Handwritten signature*

129

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

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



आयकर विदेशक (प्रणाली) प्राधिकरण  
 Commissioner of Income Tax (Systems)

पता: अशोक/माईदेव नाथ गेट,  
 कुर्ली, 201, मंगलरोड, माउंट  
 रोड, मुंबई, महाराष्ट्र,  
 भारत, 400006

Address: D/O Mahesh Mulani, 201,  
 Mangalwadi, Mount Road,  
 Mumbai, Maharashtra,  
 India, 400006

**2453 5745 2060**

1917      help@taxindia.gov.in      www.aadhaar.gov.in



**बबई - ५**  
 1430 22/28  
 2020



THE UNION OF INDIA  
MAHARASHTRA STATE MOTOR DRIVING LICENCE



DL No MH01 20150013380  
Valid Till 18-10-2026 (NT)

DOI 27-05-2015

FORM 7  
RULE 16 (2)

AUTHORISATION TO DRIVE FOLLOWING CLASS  
OF VEHICLES THROUGHOUT INDIA

COV DOI  
LMV 27-05-2015  
MCWG 27-05-2015



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DOB 18-10-1976 BG A+

Name MALCOLM DADREWALA  
SON of DADIE DADREWALA  
A2/ A71 GODREJ BAUG OFF NEPEANSEA RD  
NEXT TO SIRILA HOUSE CUMBALLA HILL  
MUMBAI



Signature & Thumb  
Impression of Holder  
MH01 2015242

Signature/Thumb  
Impression of Holder



बवई - ५	
८५३०	३०/२०
२०२०	

भारत सरकार  
Unique Identification Authority of India

श्री विनोद ठाकरे  
Usha Vinod Thakker  
जन्म तिथि/DOB: 06/03/1960  
लिंग/SEX: FEMALE

8490 0935 0709  
UID: 9134 8256 2538 5165

नाई आधार, नाई ओळख

*(Handwritten signature)*

भारत सरकार  
Unique Identification Authority of India

पता:  
W/O: श्री विनोद ठाकरे, शमजी लड्हा बिल्डिंग, प्लॉट नं. 357  
खण्ड नं. 14, 1 फ्लोर, भंडार्कर रोड, मातुंगा ईस्ट, मुंबई  
पिन कोड - 400019

Address:  
W/O: Vinod Thakker, Shamji Ladha  
Building, Plot No 357, Room No 14, 1st  
Floor, Bhandarkar Road, Matunga East,  
Next To HDFC Bank, Mumbai, Mumbai,  
Maharashtra - 400019

8490 0935 0709  
UID: 9134 8256 2538 5165



बबई - ५  
८४३० ३९/३०  
२०२०

.....  
Dated this \_\_ day of \_\_\_\_\_, 2020.  
.....

**SALE DEED**

**BETWEEN**

**MRS. ANUPAMA BANERJI**

**AND**

**(1) MRS. ANJALI MAHESH MULANI,**  
**(2) MR. MAHESH AJITSINH MULANI**

Re: Flat No.601 , Tytan, 6<sup>th</sup> floor and 2 Basement  
Parking Spaces at L. Jagmohandas Marg, Nepean  
Sea Road, Mumbai - 400 036.

**D. M. HARISH & CO.,**

**Advocates**

305-309, Neelkanth,  
98, Marine Drive,  
Mumbai 400 002.

509/8530

मंगळवार, 01 डिसेंबर 2020 2:52

दस्त गोषवारा भाग-1

बबई5

दस्त क्रमांक: 8530/2020

३२/३४

म.नं.

दस्त क्रमांक: बबई5 /8530/2020

बाजार मूल्य: रु. 13,00,89,529/-

मोबदला: रु. 12,91,00,024/-

भालेले मुद्रांक शुल्क: रु.26,02,000/-

दु. नि. सह. दु. नि. बबई5 यांचे कार्यालयात

पावती: 8966

पावती दिनांक: 01/12/2020

अ. क्र. 8530 वर दि.01-12-2020

सादरकारणाचे नाव: अंजली महेश मुलानी

रोबी 2:47 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु. 680.00

पृष्ठांची संख्या: 34

एकुण: 30680.00

दस्त हजर करणाऱ्याची सही:

सह दुय्यम निबंधक, मुंबई-5

सह दुय्यम निबंधक, मुंबई-5

दस्ताचा प्रकार: सेल डीड

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

शिकका क्रं. 1 01 / 12 / 2020 02 : 47 : 02.PM ची वेळ (सावकास)

शिकका क्रं. 2 01 / 12 / 2020 02 : 47 : 43 PM ची वेळ: (फ्री)

## प्रतिज्ञापत्र

\* सदर दस्तऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. \* दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची संतुष्टता, वैधता कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलीधारक व संपूर्णपणे जबाबदार राहतील.

लिहून देणारे:

लिहून घेणारे:



## V. S. LEGAL ASSOCIATES

S. V. Lad

Advocates High Court

1A, 4<sup>th</sup> Floor, Kamanwala Chamber,  
Premises Co-op. Society Ltd.  
Sir P. M. Road, Mumbai 400 001  
Tel. : 91-022-65085795  
Tele fax: 91-022-66316626  
Email : vs\_legal@yahoo.co.in

Dated 21/08/2021

To,  
Mrs. Anjali Mahesh Mulani & Mr. Mahesh Ajitsinh Mulani

Ref:- Public Notice issued in NAV SHAKTI & FREE PRESS Newspaper both dated  
05/08/2021

Sub : Flat No. 601 (Old Flat No. 01), comprising an Adm. area 1672 sq. ft. (Carpet),  
on 6th Floor, in the Building known as "TYTAN" of "Tytan Co-op. HS. Soc. Ltd",  
constructed on CS No. 454, 455 & 3/455 lying and situated at Village Malbar  
Division, Dist. Mumbai Suburban

Sir/ Madam,

Have caused Public Notice to be issued in to be issued in respect of the above  
mentioned flat in respect of lost of following original Documents pertaining to  
abovesaid Flat.

- a) Deed of Exchange dated 02/12/2009 executed between Mrs. Shakuntala  
Devi (Vendor) and Mrs. Jaya Uday Tuljapurkar & Mr. Rahul Uday  
Tuljapurkar (Purchaser) registered under Sr. No. BDR9/11437/2009 dated  
02/12/2009
- b) Agreement for Sale dated 04/10/2006 executed between Nepean Estates  
Pvt. Ltd (Vendor) and Shri. Uday G. Tuljapurkar(Purchaser) registered under  
Sr. No. BBE-2/10030/2006 dated 13/10/2006

We invited the claim from the Public in respect of above said document to the  
Public at large for raising / seeking their claim / objection.

Public advertisement was published in NAV SHAKTI & FREE PRESS dated  
05/08/2021 in the above newspaper and already more than 15 days has passed  
and I have till today not received any objection or communication any person or  
public in respect of any objection pertaining to the abovesaid property.

Before I hereby certify that there is no claim raised from any persons from.

Yours faithfully,

(ADVOCATE)



To,  
Mrs Anajali Mulani and Mr. Mahesh Mulani  
Flat no. 201, 2<sup>nd</sup> Floor Manasrovar,  
6/7 Mount Pleasant Road,  
Malbar Hill, Mumbai.

01/12/2020

REG: Original Chain Documents pertaining to flat no. 601, on the 6<sup>th</sup> floor in "Tytan" situated at Jagmohandas Marg, Nepean Sea Road, Mumbai – 400 036, purchased by you.

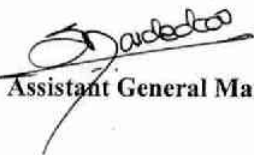
This is to inform you that we have received the following certified true copy of chain documents pertaining to the above referred flat purchased by you.


- 1) Agreement of sale dated 4<sup>th</sup> Oct 2006 executed between Nepean Estates Pvt. Ltd and Shri Uday G Tuljapurkar.
- 2) Deed of Exchange dated 02/12/2009 executed between Mrs. Shakuntala Devi and Mrs. Jaya Uday Tuljapurkar and Mr. Rahul Uday Tuljapurkar.

You have been informed to provide us FIR copy, paper publication in 2 news papers and indemnity /affidavit as per the Banks SOP in respect of misplace of original chain documents.

So far we have not received the same. Kindly provide the same immediately.

Yours faithfully,

  
Assistant General Manager

  
1/12/20

**TYTAN CO-OPERATIVE HOUSING SOCIETY LTD.**

Dubash Lane, Nepean Sea Road,  
Mumbai - 400 036  
TEL 23610105 Email tytan.soc@gmail.com

Fig/Floor No	6	Society Reg. No. MUM/WD/HSG/TC/8833/2008 of 2008	Bill No	6/2021-2022
Period	April 2021 to September 2021	ANJALI MAHESH MULANI & MAHESH AJITSINGH MULANI	Bill Date	01.04.2021
			Due Date	30.04.2021

1	Maintenance Charges (1780 * 17.20 * 6)	183,696
2	Common Amenity Fund (@Rs 36.23/Sq.ft./Year)	32,245
3	Sinking Fund (@ Rs 7.248/sq.ft./year)	6,449
4	Major Repairs Fund (@Rs 38/Sq.ft./Year)	32,040
5	Electricity Charges (BEST)	20,735
6	Water Charges (BMC)	9,047
7	CGST @ 9% on Item no. 1, 2, 3 & 4	22,899
8	SGST @ 9% on Item no. 1, 2, 3 & 4	22,899
<b>Total Rs.</b>		<b>330,010</b>

**Notes:**

- 1) Interest at 21% p.a. will be charged on all dues which are overdue, from the due date till the date of payment.
- 2) Payment should be made only by A/c Payee cheques or Bank Drafts or bank transfer in favour of the Society.
- 3) No office bearer or employee of the society is authorized to accept payment in cash and society will not be responsible for any cash payment.
- 4) This bill is issued subject to Rules and Regulations and the Bylaws.
- 5) It is irregular to hold up Society Bill on grounds of grievances against the Society.

**BANK DETAILS:**

Beneficiary's Name Tyan Co-operative Housing Society Ltd.  
Bank Name The Saraswat Co-operative Bank Ltd.  
Branch Dr. D. B. Marg, Mumbai Central, Mumbai - 400 008  
Account No. 419206101001852  
Account Type Current Account  
IFSC Code SRCB0000419

For Tyan Co-operative Housing Society Ltd.

  
Chairman/Hon. Secretary/Treasurer/Manager

STIN: 27AA8AT3065812C  
& O.F.

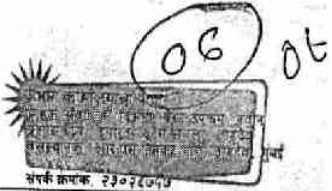




# बृहन्मुंबई विद्युत पुरवठा आणि परिवहन उपक्रम

(बृहन्मुंबई महानगरपालिका)

बेस्ट भवन, पो.बॉ. नं. १९२, बेस्ट मार्ग, कुलाबा, मुंबई-४०० ००९.



नाव : <b>NEPEAN ESTATES PVT.LTD</b> Mobil No. 75XXXXX949 Email Id. XXXXcock@gmail.com  देयक वाढविण्याचा पत्ता: ENTIRE, FLOOR-6TH, TYTAN, A B DUBHASH MARG, OFF LAXMIBAI JAGMOHANDAS MARG, AUGUST KRANTI MARG, MUMBAI-400036  वीज पुरवठ्याचा पत्ता : ENTIRE, FLOOR-6TH, TYTAN, A B DUBHASH MARG, OFF LAXMIBAI JAGMOHANDAS MARG, AUGUST KRANTI MARG, MUMBAI-400036	देयक महिना : Jul-2021    देयक दिनांक : 08/07/2021    देयक क्र. : 107464374021  पुस्तक पृथ क्र. : 464374    ग्राहक क्र. : 464-374-021*1 बळक : 05    करार खाते क्र. : 1419501 पुरवठ्याचा प्रकार : 3P    देयकाचा कालावधी : 31/05/2021 - 29/06/2021 संपारणा क्र. : 1302891-X-X    दर प्रवर्ग : LT I B येण्या क्र. : 1303150    ग्राहक प्रवर्ग : RESIDENTIAL मंडळ भार : 15.000 KW    प्रभाग : D अनामत रक्कम जमा : 750.00  मागील देयकाची प्राप्त रक्कम ₹ 0.00    मागील रक्कम प्राप्त दिनांक 10/05/2021
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घातू देयकाची रक्कम ₹	मागील बका रा ₹	देय दिनांक	देय दिनांकापूर्वी रक्कम ₹	देय दिनांकातुनंतर रक्कम ₹
1984.67	4378.28	02/08/2021	6360.00	6387

\* देय दिनांक फक्त घातू महिन्याच्या देयकाच्या रकमेवर प्राह्य आहे. \*\* बकाऱाची भरल्यास ख्यात भाकाले जाईल. मार्गप्रकाश तक्रारीसाठी 8291554242/8657491117

मंडळाचे संपर्क क्रमांक	वीज खंडीत तक्रारीकरिता 23094242/23026831	वीज देयक तक्रारी संबंधी 23026757/58/13	वीज बोरी/अनाधिकृत वापर 22814996	प्युज / कॉन्ट्रोल 23094242/23026831/
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अंतर्गत माहिती विवरण बजा महात्म्यक प्रशासकीय अभियानात, ग्राहक सेवा 'ठ' विभाग, नवीन प्रशासकीय इमारत, २ घ मजला, माहेरम बसस्थानक, आर. एस. निमकर मार्ग, माहेरम, मुंबई - ४००००८ प्राथमीक - २३०९२३६५, २३०२६७६१ ई-मेल sgroadward@bestundertaking.com	ग्राहक माहिती निलारण मंच तंत्रमजला, विलारिठ इमारत, अंतर्गत विभाग, कुलाबा, मुंबई - ४०० ००९, सुकल सचिब : www.cgrbest.org.in ई-मेल : decgr@bestundertaking.com	<b>Discount Offers III</b>  1% on Electricity Bill 0.25% up to Rs. 500/- on Digital Payment through miBEST app, Banking apps, Amazon, Paytm, Google Pay, BHIM  Rs. 120 up to Rs. 500/- on Bill Payment by app for exclusive 2%	मीटर क्रमांक Meter No.: M088616 <table border="1"> <tr><td>295</td><td>Jun-21</td></tr> <tr><td>310</td><td>May-21</td></tr> <tr><td>410</td><td>Apr-21</td></tr> <tr><td>291</td><td>Mar-21</td></tr> <tr><td>379</td><td>Feb-21</td></tr> <tr><td>7</td><td>Jan-21</td></tr> <tr><td>0</td><td>Dec-20</td></tr> <tr><td>0</td><td>Nov-20</td></tr> <tr><td>2</td><td>Oct-20</td></tr> <tr><td>87</td><td>Sep-20</td></tr> <tr><td>579</td><td>Aug-20</td></tr> </table>	295	Jun-21	310	May-21	410	Apr-21	291	Mar-21	379	Feb-21	7	Jan-21	0	Dec-20	0	Nov-20	2	Oct-20	87	Sep-20	579	Aug-20
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87	Sep-20																								
579	Aug-20																								

(डॉ. आर. डी. पाटसुते)  
 मुख्य अधिकारी ग्राहक सेवा

Empower with your Business  
**Watobdata W9110 SMARTPOS**  
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 Contact : maheash@nexgenprints.co.in  
 www.nexgenprints.co.in

कॉस केलेल भनादेश \*\* / किर्याड हाफ्ट " बेस्ट ग्राहक क्र.464374021\*1 " च्या नावाने काबवा.

विभाग / प्रभाग / बळ	ग्राहक क्र.	दुयक दिनांक	देय दिनांक	देयकाची रक्कम ₹
SOUTH/0/05	464-374-021*1	08/07/2021	02/08/2021	6360.00

If you have paid arrears of Rs. 4378.28 please bring the paid bill and pay Rs. 1984.67

\*\* भनादेशद्वारे करण्यात आलेले प्रथम भनादेश बटण्यासोपेस ग्राह्य मानण्यात येईल.

464\_009\_155

हे विजयदेयक कोणत्याही मालमत्तेची किंवा जागेची मालकी हेवक सिध्द करण्यासाठी वापरण्यात येऊ नये.

BEST UNDERTAKING PAYMENT SLIP

*Possession Letm*

Date: 1/12/2020.

From:

MRS. ANUPAMA BANERJI  
Mumbai.

To:

(1) MRS. ANJALI MAHESH MULANI,  
(2) MR. MAHESH AJITSINH MULANI  
201, Mansarovar,  
Mount Pleasant Road,  
Mumbai - 400 006.

Dear Sir/Madam,

I hereby confirm that I have today handed over to you vacant and peaceful possession of Flat no. 601 on the 6<sup>th</sup> floor and 2 Basement Parking Spaces in "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 pursuant to the Sale Deed dated 1/12/2020, entered into between us and that I have received the entire consideration of Rs. 12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs Twenty-Four only).

Yours faithfully,

*Aj*  
MRS. ANUPAMA BANERJI  
through her Constituted Attorney MR.A. AJAY  
(VENDOR)

We confirm having received vacant and peaceful possession of Flat No. 601 on the 6<sup>th</sup> floor and 2 Basement Parking Spaces in "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036.

*Anjali Mahesh Mulani*  
(MRS. ANJALI MAHESH MULANI)

*Mahesh Ajitsinh Mulani*  
(MAHESH AJITSINH MULANI)  
(PURCHASERS)

DUPLICATE

Issued in lieu of Share Certificate No. 19  
Dated 6<sup>th</sup> May 2010.

# TYTAN Co-operative Housing Society Ltd.

REGN NO : MUM/WD/HSG/TC/8833/2008  
DUBASH LANE, NEPEAN SEA ROAD, MUMBAI - 400 036.

ANNEXURE - 'A'

### SHARE CERTIFICATE

(Format of letter to be given by eligible employees who do not propose to take part in the Promotion Process, to their respective controllers and is to be submitted along with Acknowledgement)

Share Certificate No. \_\_\_\_\_ Member's Register No.: \_\_\_\_\_

From :

Authorised Share Capital Rs. 1,00,000/- divided into 2000 shares of Rs.50/- each

To  
The Departmental/Branch Head  
State Bank of India,

THIS IS TO CERTIFY that Shri/Smt./M/s. SHAKUNTALA DEVI

Dear Sir,

of Flat/ Floor No. STAFF AWARD is the Registered Holder of 5 fully paid up

shares of PROMOTIONS TO  
IN LIAISON REGARDING OPTING OUT OF PROMOTION PROCESS  
FOR THE PROMOTION YEAR 2022-23

(both inclusive) in E.F. Index No. 4188622  
**TYTAN Co-operative Housing Society Ltd.**

I advise that I am aware of the provisions of the promotion policy in force for subject to the Bye-Laws of the said Society.

After due consideration, I hereby intimate that I am  
opting out of the said promotion process for the promotion year 2022-23  
Given under the Condition Seal of the said Society at Mumbai

Yours faithfully,

this 30<sup>th</sup> day of March, 2017.

Date :  
Place Mumbai

Amiya Satam  
(signature)  
Name : Amiya Satam  
Designation : messenger  
Branch/Office RACPC Mumbai

Kuladh  
Chairman

Siddhant  
Hon. Secretary

Shivani Bhardwaj  
Member of the Committee

RECEIVED ORIGINAL  
AKOL NILADKAR  
9822906616

Shivani  
6/01/2017



MAHESH A. MULANI

Residence :

201, MANSAROVAR,  
MOUNT PLEASANT ROAD,  
MUMBAI - 400 006.

PHONE : 2364 0984

E-MAIL : maheshmulani@gmail.com

To,  
State Bank of India,  
RACPC,  
Chinchpokli,

Date: 04.01.2022

Dear Sir,


Sub: Authority to collect the Share Certificate

I, Mr. Mahesh A. Mulani, hereby authorize Mr. Amul Nizapkar to collect the Original Share Certificate(s) on my behalf. Please hand over the same as early as possible for endorsement and the same will be returned back, once the endorsement is done.

LOAN A/c NO - 39803338245

Thanking you,

Yours faithfully,

  
MAHESH A. MULANI

MAHESH A. MULANI

Residence :

201, MANSAROVAR,  
MOUNT PLEASANT ROAD,  
MUMBAI - 400 006.  
PHONE : 2364 0984  
E-MAIL : maheshmulani@gmail.com

To,  
State Bank of India,  
RACPC,  
Chinchpokli,

Date: 04.01.2022

Dear Sir,

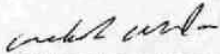
Sub: Authority to collect the Share Certificate

I, Mr. Mahesh A. Mulani, hereby authorize Mr. Amul Nizapkar to collect the Original Share Certificate(s) on my behalf. Please hand over the same as early as possible for endorsement and the same will be returned back, once the endorsement is done.

LOAN A/C NO - 39803338245

Thanking you,

Yours faithfully,

  
MAHESH A. MULANI



*Balaram*

*✓  
verified with original*

आयकर विभाग  
INCOME TAX DEPARTMENT

MAHESH AJITSINH MULANI  
AJITSINH GOPALDAS MULANI

23/10/1962

Permanent Account Number  
AADPM5970C

*Mulani*

Signature

भारत सरकार  
GOVT. OF INDIA



*Verified with original  
Shan*

*verified from original  
Munshi  
NB011*



# **TYTAN Co-operative Housing Society Ltd.** 157

Reg. No. MUM / WD / HSG / TC / 8833 / 2008

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

---

1

March 30, 2017

To,  
Mrs. Anupama Banerji  
Floor # 6,  
Tytan CHSL,  
Dubash Lane,  
Nepean Sea Road,  
Mumbai – 400 036

Dear Sir,

**Sub : Issue of Duplicate Share Certificate & Transmission of Flat No. 6**

We refer to your application for issue of duplicate share certificate and transmission from Mrs. Shakuntala Devi to Mrs. Anupama Banerji.

The duplicate share certificate has been issued on 30-03-2017.

The Managing Committee has also approved the transmission at its meeting held on 30<sup>th</sup> March, 2017. This is subject to rules and regulations and Bye-laws. The share certificate is being endorsed accordingly.

Thanking you,

Yours faithfully,



Hon. Secretary

# **TYTAN Co-operative Housing Society Ltd.** 159

**Reg. No. MUM / WD / HSG / TC / 8833 / 2008**

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

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2

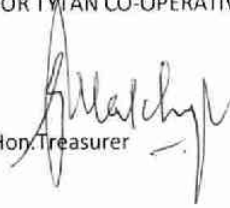
20<sup>th</sup> November 2020

## **NO DUE CERTIFICATE**

This is to certify that there are no dues outstanding for bills raised till 20-11-2020 in respect of flat at 6 floor of Mrs. Anupama Banerji.

FOR TYTAN CO-OPERATIVE HOUSING SOCIETY LTD;

Hon. Treasurer



To,  
 The Hon. Secretary,  
 Tytan Co-operative Housing Society Ltd.,  
 Dubash Lane,  
 Nepean Sea Road,  
 Mumbai - 400 036

Date: 01/02/2021

Dear Sir,

**REG: Issue of NOC and noting of lien in favour of Bank with regard to purchase of flat no. 601 on the 6<sup>th</sup> floor and 2 Basement Parking Spaces in "Tytan" by Mrs. Anjali Mahesh Mulani and Mr. Mahesh Ajitsinh Mulani.**

This is to inform you that Mrs. Anjali Mahesh Mulani and Mr. Mahesh Ajitsinh Mulani has availed Housing Loan from us for the purchase of the said flat.

We are in receipt of the following documents with us.

1. Original Sale Deed between Mrs. Anupama Banerji and (1) Mrs. Anjali M Mulani (2) Mr. Mahesh Ajitsinh Mulani dated 01/12/2020 along with original Registration receipt No. 8966 dated 01/12/2020 and Index II.
2. Duplicate Share Certificate number 26, mentioning flat no. 6, with 5 fully paid up shares of Rs. 50/- each bearing distinctive numbers from 0096 to 0100 issued on 30<sup>th</sup> March 2017.

We request you to issue NOC and confirm noting of Lien in favour of Bank in the given format. We also request you to transfer share certificate in the name of Mrs. Anjali Mahesh Mulani and Mr. Mahesh Ajitsinh Mulani.

Yours faithfully,

Sd/-

Assistant General Manager

Copy to: Mrs Anjali Mulani and Mr. Mahesh Mulani for information.

Assistant General Manager

*Recd.  
 Mahesh and  
 22-2-21*

# TYTAN Co-operative Housing Society Ltd. 163

Reg. No. MUM / WD / HSG / TC / 8833 / 2008

Dubash Lane, Nepean Sea Road, Mumbai - 400 036.

☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

1

To:  
Assistant General Manager  
State Bank of India  
RACPC Chinchpokli

Date: 18-02-2021

Dear Sir,

We, Tytan Co-op. Housing Society Ltd., hereby certify that:

1. Mrs. ANJALI MAHESH MULANI and Mr. MAHESH AJITSINGH MULANI (Home Loan Borrowers at State Bank of India) have approached us for a No Objection Certificate in order to seek their Home Loan from State Bank of India for buying a property in our Society.
2. As per our society records and the copy of the agreement submitted to us by Mrs. ANUPAMA BANERJI, She was the rightful owners of the property and have sold the property to Mrs. ANJALI MAHESH MULANI and Mr. MAHESH AJITSINGH MULANI as informed by her. The details of the property are described below:

**Description of the Property Address:**

Flat # 6, 6<sup>th</sup> floor, Tytan Co-operative Housing Society Ltd., Dubash Lane, Nepean Sea Road, Mumbai – 400 026.

3. We confirm that we have no objection whatsoever to the said property owners, at their own costs, charges, risks and consequences mortgaging the said property to STATE BANK OF INDIA (herein after referred to as "the Bank") as security for the amount advanced by the Bank to them.
4. We confirm that necessary permissions-approvals-sanctions for construction of the Building have been received from all concerned authorities and the construction of the Building as well as of the Flat is in accordance with the approved plans.
5. We will not give consent to the Purchasers to transfer, assign and sell off or in any other way/manner deal with the Flat without your prior written consent.
6. We undertake to accept State Bank of India as a nominee of the above named purchaser for the property described above until the loan is repaid back by the borrower as well as record the charge of the bank on the said flat in our records after creation of proper charge/mortgage of the State Bank of India on the said property and receipt of proper nomination in favour of the Bank from the said purchasers.
7. Once the nomination favouring the Bank has been registered and advice sent to us from the State Bank of India RACPC Chinchpokli of having done so, we note "not" to change the same without the written NOC of State Bank of India.
8. The signatory to this letter draws authority to sign this undertaking on behalf of the society **vide registration No. MUM/WD/HSG/TC/8833/2008.**

Yours faithfully,

  
Hon. Treasurer



Ms. Pratima U Tuljapurkar,  
Block No. 3, Hilltop Annexe,  
49-A Pali Mala Road,  
Pali Hill, Bandra West,  
Mumbai 400 050.

Date : 2<sup>nd</sup> December, 2020.

To,  
The Assistant General Manager,  
State Bank of India,  
Mumbai South - Voltas House, A,  
First Floor, Dr. Ambedkar Road,  
Chinchpokali East,  
Mumbai. 400 033.

Sub : Confirmation of having and holding Original Deed of Exchange dated 2<sup>nd</sup> December, 2009 registered vide registration no. BDR -9, 11437 /2009 between Ms. Shakuntala Devi and Mrs. Jaya Uday Tuljapurkar.

Dear sir,

This is to confirm that I am having and holding the Original Deed of Exchange dated 2<sup>nd</sup> December, 2009 registered vide registration no. BDR - 9, 11437 / 2009 between Ms. Shakuntala Devi and Mrs. Jaya Uday Tuljapurkar.

This letter is issued as per the request from State Bank of India,

Thanking you,

Yours faithfully,



Ms. Pratima U. Tuljapurkar.



माननीय सिविलिट मन्त्रालय अधिकारण

भारत सरकार

Unique Identification Authority of India

Government of India

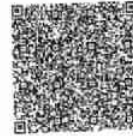
नोंदविण्याचा क्रमांक / Enrollment No 1177/70011/01475

To,  
प्रतिमा उदय तुळजापुरकर  
Pratima Uday Tuljapurkar  
D/O: Uday Tuljapurkar  
Ground Floor, Hill Top Annex  
Pali Mala Road, Pali Hill  
Near Rajendra Chowk Bandra West  
Mumbai  
Bandra West Mumbai Mumbai  
Maharashtra 400050  
9670595077

Ref: 238 / 28A / 463139 / 464650 / P



SH136376167DF



आपला आधार क्रमांक / Your Aadhaar No. :

**3923 8004 0873**

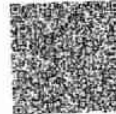
आधार — सामान्य माणसाचा अधिकार



भारत सरकार  
GOVERNMENT OF INDIA



प्रतिमा उदय तुळजापुरकर  
Pratima Uday Tuljapurkar  
जन्म वर्ष / Year of Birth : 1980  
स्त्री / Female



**3923 8004 0873**

आधार — सामान्य माणसाचा अधिकार

*Pratima*

<p>Valuation ID: 70041274455</p>					
<p>विक्रय वर्ष (Year of Sale): 2020</p> <p>विभाग (Division): 70000000000000000000</p> <p>प्लॉट क्रमांक (Plot No.): 70000000000000000000</p> <p>सूचना (Remarks): 70000000000000000000</p>					
<p>सूचना (Remarks): 70000000000000000000</p>					
<p>मूल्य (Price): 220000</p> <p>खर्च (Expenses): 88000</p> <p>कुल (Total): 308000</p>	<p>विक्रय (Sale): 308000</p>	<p>वैधता (Validity): 721760</p>			
<p>विक्रय प्रकार (Sale Type): First Sale</p> <p>सावधानता (Caution): Sold/Resale of built up Property constructed after circular no.02-01-2018</p>					
<p>वैधता (Validity): 70000000000000000000</p>					
<p>वैधता (Validity): 70000000000000000000</p>					
<p>वैधता (Validity): 70000000000000000000</p>					
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<p>वैधता (Validity): 70000000000000000000</p>					



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CHALLAN  
MTR Form Number-6



GRN	MH007628904202021M	BARCODE	Data		01/12/2020-08:33:36	Form ID
Department	Inspector General Of Registration		Payer Details			
Type of Payment	Stamp Duty Registration Fee	TAX ID / TAN (If Any)				
Office Name	BOMS_JT SUB REGISTRAR MUMBAI 5	PAN No.(If Applicable)				
Location	MUMBAI	Full Name	MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI			
Year	2020-2021 One Time	Flat/Block No.	FLAT NO 601,6TH FLOOR, TYTAN CHSL			
Account Head Details		Amount In Rs.	Premises/Building	Road/Street		
0030045501	Stamp Duty	2602000.00		L JAGMOHANDAS MARG, NEPEANSEA ROAD		
0030053301	Registration Fee	30000.00	Area/Locality	MUMBAI		
			Town/City/District			
			PIN	4 0 0 0 3 6		
			Remarks (If Any)	SecondPartyName=MRS ANUPAMA BANERJI-		
			Amount In	Twenty Six Lakh Thirty Two Thousand Rupees Only		
Total		26,32,000.00	Words			
Payment Details		BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK		
Cheque/DD Details		Bank CIN	Ref. No	02300042020120131640	003972757	
Cheque/DD No.		Bank Date	RBI Date	01/12/2020 12:47:37	Not Verified with RBI	
Name of Bank		Bank-Branch	BANK OF MAHARASHTRA			
Name of Branch		Scroll No. . Date	Not Verified with Scroll			



Department ID:   
 NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.   
 सादर घटना कोचक इत्यस्य निशानक कार्यालयत नोदणी करवावयास्य दस्तासादी लागू आहे. नोदणी करवावयास्य दस्तासादी सादर घटना लागू नाही.   
 Mobile No. 9521118315

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Print Date 01-12-2020 12:47:36





CHALLAN  
MTR Form Number-6



GRN	MH007628904202021M	BARCODE	[Barcode]		Date	01/12/2020-08:33:36	Form ID	
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	BOM5_JT SUB REGISTRAR MUMBAI 5		Full Name		MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI			
Location	MUMBAI		Flat/Block No.		FLAT NO 601,6TH FLOOR, TYTAN CHSL			
Year	2020-2021 One Time		Premises/Building		L JAGMOHANDAS MARG, NEPEANSEA ROAD			
Account Head Details		Amount in Rs.	Road/Street		MUMBAI			
0030045601	Stamp Duty	2602000.00	Area/Locality		MUMBAI			
0030083301	Registration Fee	30000.00	Town/City/District		MUMBAI			
			PIN		4 0 0 0 3 6			
			Remarks (If Any)		Second Party Name: Mrs. ANUPAMA BAWERDI			
			Amount In		Twenty Six Lakh Thirty Two Thousand Rupees Only			
			Words		[Handwritten: 2632000.00]			
Payment Details			BANK OF MAHARASHTRA		FOR USE IN RECEIVING BANK			
Cheque-DD Details			Bank CIN	Ref. No.	02300042020120131640 003972757			
Cheque/DD No.			Bank Date	RBI Date	01/12/2020-12:47:37 Not Verified with RBI			
Name of Bank			Bank-Branch		BANK OF MAHARASHTRA			
Name & Branch			Scroll No. , Date		Not Verified with Scroll			
Department ID			Mobile No. :		9821118318			
NOTE: This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document.			[Handwritten: 2632000.00]		[Handwritten: 2632000.00]			
[Handwritten: 2632000.00]			[Handwritten: 2632000.00]		[Handwritten: 2632000.00]			
Challan Defaced Details			[Handwritten: 2632000.00]		[Handwritten: 2632000.00]			
Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount			
1	(IS)-509-8530	0003473150202021	01/12/2020-14:52:12	IGR550	30000.00			
2	(IS)-509-8530	0003473150202021	01/12/2020-14:52:12	IGR550	2602000.00			
Total Defacement Amount					26,32,000.00			



**SALE DEED**  
**BETWEEN**  
**MRS. ANUPAMA BANERJI**  
**AND**

- (1) MRS. ANJALI MAHESH MULANI,**  
**(2) MR. MAHESH AJITSINH MULANI**

**Re: Flat No. 601, Tytan, 6<sup>th</sup> floor, and 2 Basement Parking**  
**Spaces at L. Jagmohandas Marg,**  
**Nepean Sea Road, Mumbai - 400 036.**

SALE DEED made at Mumbai this 1<sup>st</sup> day of December, 2020 BETWEEN MRS. ANUPAMA BANERJI having address at C/o Dialog India Services Pvt. Ltd., 5, Dilkap Chambers, Off Veera Desai Road Extn, Andheri (W), Mumbai - 400 053. and assessed to Income-tax under P. A. No. ALYPB6285H hereinafter called "the Vendor") through her Constituted Attorney MR. A. AJAY of the One Part AND (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI both residing at 201, Mansarovar, Mount Pleasant Road, Mumbai - 400 006. and assessed to Income-tax under PAN. AGJPM9112E and AADPM5970C respectively (hereinafter called "the Purchasers") of the Other Part and reference to the parties hereto shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assigns;

WHEREAS the Vendor is a registered member of the Tytan Co-operative Housing Society Limited (hereinafter referred to as "the said Society") and is the

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DELIVERED

Handwritten notes in Hindi: "शुद्ध प्रमाणित है" and "4/1/2021"

1) देयता खाते: By Cash राकम: ₹ 170/-

शुद्ध प्रमाणित है

₹. 170.00

राकम

₹. 170.00

DELIVERED

चक्र संख्या: 8530/2020

शुद्ध प्रमाणित है

देयता खाते:

देयता खाते संख्या: 85-0-2021

दिनांक:

चक्र संख्या: 930 दिनांक: 20/01/2021

Regn.:39M

चक्र संख्या: 39

Original/Duplicate

शुद्ध प्रमाणित है

Wednesday, 20 January 2021 9:02 PM

509/0

absolute owner of 5 (five) shares of the face value of Rs. 50/- (Rupees fifty) each of the aggregate value of Rs. 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) (hereinafter referred to as "the said shares") under Duplicate Share Certificate No. 26 dated 30.3.2017 issued in lieu of original Share Certificate No. 19 dated 6/5/2010 issued by the said Society and which Share Certificate stands in the name of the Vendor;

AND WHEREAS as such member the Vendor has been absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat no. 601 admeasuring 1656 sq.ft. (carpet area) on the 6<sup>th</sup> floor together with 2 Basement Parking Spaces (hereinafter collectively referred to as "the said premises") in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 (more particularly described in the Schedule hereunder) and belonging to the said Society;

AND WHEREAS the Vendor has inherited the said premises from her mother Late Mrs. Shakuntala Devi vide Probate Order passed in Testamentary Original Suit no.1/2014 in the High Court of Karnataka at Bengaluru in the matter of the Estate of Late Mrs. Shakuntala Devi dated 16.12.2014.

AND WHEREAS the Vendor has agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase from the Vendor the said five shares held by her in the said Society and as incidental thereto has agreed to sell, transfer and assign all the beneficial right, title and interest of the Vendor in the said premises together with the right of use and occupancy thereof at or for the price of Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs



~~Twenty-four only;~~

AND WHEREAS the full payment of the price has been made on or before execution of this Sale Deed;

AND WHEREAS the vacant and peaceful possession of the said premises has been handed over on receiving the entire sale consideration and simultaneously with the signing hereof;

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*[Handwritten signature]*

*[Handwritten signature]*



AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Deed in writing;

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Vendor hereby sells, conveys, transfers and assigns, and the Purchasers hereby purchases and acquires the said five shares bearing no. 96 to 100 and the said Flat No. 601 on the sixth floor and 2 Basement Parking Spaces in the building known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 (more particularly described in the Schedule hereunder) for the consideration in the sum of Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs Twenty-Four only)
2. The Vendor has applied to get the Purchasers admitted and enrolled as members of the said Tytan Co-operative Housing Society Ltd. and as owners of the said premises in the records of the Society and has executed in favour of the Purchasers such documents for enrolment as may be required by the Purchasers for vesting the said premises in the names of the Purchasers.
3. The Vendor has obtained the No Objection Certificate for sale of the said premises in favour of the Purchasers and No dues Certificate of the said premises from Tytan Co-operative Housing Society Ltd. both dated 20.11. 2020.
4. The Vendor has procured Certificate from Rishi R. Jain Chartered Accountant dated 26/11/2020 stating that there are no income tax dues or proceedings pending in respect of the said premises and against the Vendor by the Income Tax department..
5. The Vendor has handed over possession of the said premises to the Purchasers and has received the full price in accordance with this Deed.



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6. The Purchasers have paid to the Vendor Rs.12,91,00,024/- (Rupees Twelve Crores Ninety One Lakhs Twenty-Four only) in full consideration of the sale of the said shares and premises as under :

- (a) Rs.3,13,31,774/- (Rupees Three crores thirteen lakhs thirty-one thousand seven hundred seventy-four only) paid by pay order no. 539487, dated 1-12- 2020, drawn on Standard Chartered Bank by Mahesh Mulani.
- (b) Rs.9,68,00,000/- (Rupees Nine crores sixty-eight lakhs only) paid by pay order no. 798858 dated 26-11- 2020 drawn on SBI Bank paid on behalf of the Purchasers by SBI Bank.
- (c) Rs.9,68,250/- (Rupees Nine lakhs sixty-eight thousand two hundred fifty only) being tax deducted at source U/s.194IA of the Income-Tax Act, 1961 deposited in government treasury on behalf of the Vendor.
- The receipt of the entire consideration is hereby accepted and acknowledged by the Vendor.

The Vendor hereby covenants with the Purchasers as follows:-

- i) that the Vendor is the sole and absolute owner of the said shares and the said premises and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said premises, either by way of sale, charge, lien, gift, trust, lease, easement or otherwise howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers;
- ii) that the Vendor has not created any charge or encumbrance of whatsoever nature in respect of the said premises nor are the said shares and the said premises subject matter of any litigation nor



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are the same or any of them attached in execution of any decree nor has the Vendor created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises,

- iii) that the said shares and the said premises are not attached by any taxation authority or other authorities,
- iv) that the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto date her contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by her in respect of the said premises,
- v) that the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing assuring and effectually transferring the said shares and the said premises unto and to the use of the Purchasers for ever at the cost and expense of the Purchasers.
- vi) that the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the date of handing over possession of the said shares and premises payable by the Vendor in respect of the said premises for the tenure the Vendor was the owner thereof.



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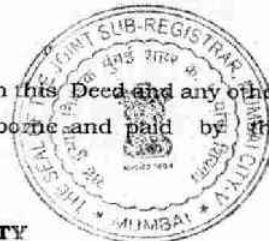
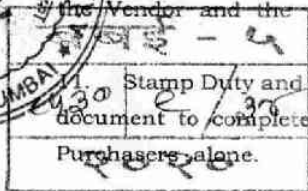
vii) the Vendor shall execute and provide necessary documents as required by the Purchasers for transferring to the names of the Purchasers the said five shares bearing distinctive nos. 96 to 100 in the said Tytan Co-operative Housing Society Ltd., standing in the name of the Vendor,

8. The Purchasers hereby covenant with the Vendor as follows:-
- i) that the Purchaser shall from the date of possession, regularly pay to the said Society their proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable, in respect of the said premises,
  - ii) that the Purchasers shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.
  - iii) The Purchasers had caused to be issued public notice for investigating title of the said premises and no claims have been received pursuant thereof.
  - iv) It is recorded that the Purchasers have been provided the relevant documents relating to the said premises. Further, the Purchasers have done their due diligence and are satisfied with the title of the said premises.

9. The Vendor has handed over to the Purchasers all documents of title including certified true copy of agreements in respect of the said premises.

The transfer fees of the said Society for the transfer of the said shares and the said premises in favour of the Purchasers have been borne and paid by the Vendor and the Purchasers equally.

Stamp Duty and registration charges, payable on this Deed and any other document to complete this transaction has been borne and paid by the Purchasers alone.



**SCHEDULE OF THE PROPERTY**

5 shares of Rs.50/- (Rupees fifty) each of the aggregate value of Rs 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) under Share Certificate No. 26 dated 30.3.2017 issued in lieu of

*ox*

*Hid*

*with out*



Original Share Certificate No.19 dated 6/5/2010 issued by the Tytan Co-operative Housing Society Limited and Flat No. 601 admeasuring 1656 sq.ft. (carpet area) on the 6th floor together with 2 Basement Parking Spaces in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sca Road, Mumbai - 400 036..

Name of the building : Tytan  
No. of floors : Ground + 30 floors  
No. of lifts : 3  
Year of construction : 2004  
Cadastral/City Survey No. : 3/455  
Division : Malabar and Cumballa Hill, Mumbai.



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

SIGNED AND DELIVERED by the within- )  
named VENDOR )  
MRS. ANUPAMA BANERJI through her )  
Duly Constituted Attorney )  
Mr. A.AJAY )  
in the presence of )

*A.Ajay*



SIGNED AND DELIVERED by the within- )  
named PURCHASERS )  
(1) MRS. ANJALI MAHESH MULANI, )  
(2) MR. MAHESH AJITSINH MULANI )  
in the presence of )

*Anjali Mahesh Mulani*



*Mahesh Ajitsinh Mulani*

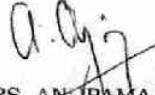


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RECEIVED with thanks from the Purchasers within- )  
 named a sum of Rs. 12,91,00,024/- (Rupees Twelve )  
 Crores Ninety One Lakhs Twenty-Four only) as and by )  
 way of full and final consideration for the shares )  
 and premises withinmentioned ) Rs. 12,91,00,024/-

I SAY RECEIVED:



MRS. ANUPAMA BANERJI  
 through her Constituted Attorney MR. A. AJAY  
 (VENDOR)

WITNESS:



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Issued in lieu of Share Certificate No. 19  
Dated 6<sup>th</sup> May 2010.

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# TYTAN Co-operative Housing Society Ltd.

REGN NO : MUM/WD/HSG/TC/8833/2008  
DUBASH LANE, NEPEAN SEA ROAD, MUMBAI - 400 036.

## SHARE CERTIFICATE

Share Certificate No.: 26 Member's Register No.: 19

Authorised Share Capital Rs.1,00,000/- divided into 2000 shares of Rs.50/- each

THIS IS TO CERTIFY that Shri/Smt./M/s. SHAKUNTALA DEVI

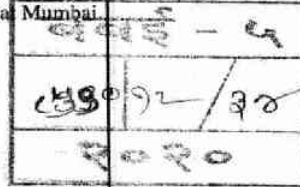
of Flat/ Floor No. 6 is the Registered Holder of 5 fully paid up  
shares of Rs.50/- each bearing distinctive numbers from 0096 to 0100

(both inclusive) in **TYTAN Co-operative Housing Society Ltd.**

subject to the Bye-Laws of the said Society.

Given under the Common Seal of the said Society at Mumbai

this 30<sup>th</sup> day of MAY 2017.



Kulaf  
Chairman

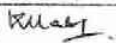
S. S. S. S.  
Hon. Secretary

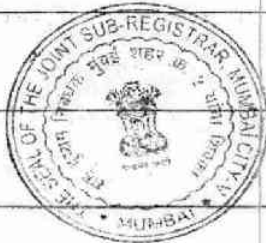
S. S. S. S.  
Member of the Committee

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MEMORANDUM OF TRANSFER OF SHARE(S) MENTIONED OVERLEAF

DATE	TRANSFER NO.	REGISTERED FOLIO	NAME(S) OF TRANSFEREE(S)	AUTHORISED SIGNATORY
30 <sup>th</sup> MARCH 2017	<del>(TRANSMISSION)</del>	19	MRS. ANUPAMA BANERJI	 <del>Subscribed and</del> <del>Subscribed and</del>



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o.g.j.x

November 20, 2020

To  
Mrs. Anupama Banerji  
Floor # 6, Tytan CHSL  
Dubash Lane,  
Nepean Sea Road,  
Mumbai - 400 036

Madam

**Sub : No Objection certificate for transfer of your flat on 6<sup>th</sup> floor.**

This refers to the Form 20 (1) and 20 (2) dated 05-11-2020.

We do not have any objection to you selling your flat on 6<sup>th</sup> Floor along with parking spaces to Mrs. Anjali Mahesh Mulani and Mr. Mahesh Ajitsinh Mulani subject to:

1. Payment of:
  - a) Transfer Charges at Rs 25,000/- per flat
  - b) Payment at Rs 1,000/- per sq. ft. towards building development and improvement fund. (Please note the chargeable area of above will be the area as per maintenance bills i.e. 1730 sq. ft.)
  - c) Payment of Rs 20,000/- for transfer of car parking spaces towards building development and improvement fund.Plus GST as applicable (currently 18% on all above amounts).
2. Interest Free Refundable Deposit of Rs. 5,00,000/- (Rupees Five Lac Only).
3. Indemnity Bond in favour of the Society from the transferee/s as per society's requirement
4. This letter is issued subject to submission of the original copies of form no. 20(1) & 20(2) in due course. Also rules, regulations and byelaws of the Society.

This NOC is valid for 2 months from the date of issue.

Thanking you,  
Yours faithfully,  
For TYTAN CO-OP HOUSING SOCIETY LTD.

Hon. Treasurer

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# TYTAN Co-operative Housing Society Ltd.

Reg. No. MUM / WD / HSG / TC / 8833 / 2008  
Dubash Lane, Nepean Sea Road, Mumbai - 400 036  
☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

20-11-2020

To,  
Mrs. Anupama Eaneri  
Floor # 6, Tytan CHS  
Dubash Lane,  
Nepean Sea Road,  
Mumbai - 400 036

Madam,

With reference to your letter, we have to inform you that the flat # 601 & 602 of 6<sup>th</sup> floor are the same.

FOR TYTAN CO-OP HOUSING SOCIETY LTD.,

  
Hon. Treasurer



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2030	24	2020
2030		



# TYTAN Co-operative Housing Society Ltd.

Reg. No. MUM / WD / HSG / TC / 8833 / 2008  
Dubash Lane, Nepean Sea Road, Mumbai - 400 036  
☎ : +91-22-2361 0105 • E-mail : tytan.soc@gmail.com

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20<sup>th</sup> November 2020

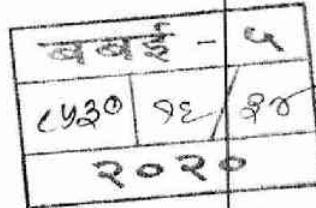
## NO DUE CERTIFICATE

This is to certify that there are no dues outstanding for bills raised till 20-11-2020 in respect of flat at 6 floor of Mrs. Anupama Banerji.

FOR TYTAN CO-OPERATIVE HOUSING SOCIETY LTD;

  
HOD, Treasurer





Ty tan

**बृहन्मुंबई महानगरपालिका**  
करनिर्धारण व संकलन खाते  
मालमत्ता करवेद्यक

सदर देयक बृहन्मुंबई महानगरपालिका अधिनियम, 1888 मधील कलम 200 अन्वये जारी करण्यात आलेले आहे.

लेखा क्रमांक DX2603130080000	मालमत्ता करवर्ष 2019-2020	देयक क्रमांक 2019103BIL10613052 2019203BIL10613053	देयक दिनांक 01/01/2020
पसंदादारेचे नाव व पत्ता : NEPEAN ESTATES PVT LTD .501 COMMERCE HOUSE, 140 N M RD, MUM 400023		देयक - सहा. क्र. व मं. / विभाग : "Assessment & Collection Department 4th floor, D Ward Municipal Offices Bldg., Jobanpura Compound, Nana Chowk, Grant Rd.(W.), Mumbai - 400 007."	
मालमत्ता क्रमांक, सर्वोच्च क्रमांक, समाप्तीचे तारखे दिनांक, पी.टी.एम.ए. / प्लॉट क्र., कार्याचे नाव, मार्ग क्र. D.3297(2AB)37CB, NEPEANSEA RD., HOUSE-TY TAN ARDESHIR BOMANJI DUBASH MANEK B AI ARDESHIR DUBASH		मार्गचे नाव, ठिकाण, सालमतेचे वर्ग, कार्याघरांची नावे, D.3297(2AB)37CB, NEPEANSEA RD., HOUSE-TY TAN ARDESHIR BOMANJI DUBASH MANEK B AI ARDESHIR DUBASH	
प्रथम करनिर्धारण दिनांक:	01/12/2006	एकूण भरिलेले रक्कम	₹ 2298367755
एकूण मागवली रक्कम (अक्षरी)	₹ Two Hundred Twenty Nine Crore Eighty Three Lakh Sixty Seven Thousand Seven Hundred Fifty Five Only		
दि.31/03/2010 वा तारखेपूर्वीची रकमाची	₹ 0	दि. 01/04/2010 ते 31/03/2019 वा तारखेपूर्वीची रकमाची	₹ 0
देयक दिनांक:	01/04/2019	ते	31/03/2020

कराचे नाव	01/04/2019	ते	30/09/2019	01/10/2019	ते	31/03/2020
सधेसाधारण कर			1252738			1252738
जल कर			0			0
जनसाम कर			785806			785806
सन्निवारण कर			0			0
पर्यावरण शांत कर			489707			489707
म.न.पा. शिक्षण उपकर			455541			455541
राज्य शिक्षण उपकर			398600			398600
रोजगार हमी उपकर			0			0
वृक्ष उपकर			22776			22776
पथ कर			569424			569424
कलम 152 अ नुसार देवारी रकम			0			0
परतावावरील व्याजाची रक्कम			0			0
एकूण देयक रकम			3974592			3974592
जलीय व नदी सोपवेनुसार लाभाची रकम			0			0
जलीय व नदी लाभाविरिक्त ममा वीजित करलेले रकम			0			0
अनुदान अधिदानाचे समायोजन			0			0
अनुदानाची निव्वळ रकम			3974592			3974592
अनुदानाची निव्वळ रकम			0			0
दि.31/03/2010 पर्यंत भरावयाची निव्वळ रकम			3932463			3932463
दि.31/03/2020 पर्यंत भरावयाची निव्वळ रकम			3903528			3903528
अंतिम रक्कम			₹ Thirty Nine Lakh Seventy Four Thousand Five Hundred Ninety Two Only			₹ Thirty Nine Lakh Seventy Four Thousand Five Hundred Ninety Two Only
अंतिम दिनांक			31/03/2020			31/03/2020



Make payment through NEFT:  
531N0000308, Beneficiary A/C No:- MCGMPTDX2603130080000 Name: MCGM Property Tax. Please  
note, payment done through NEFT will be collected against oldest bills first. Cheque may be drawn  
in the name of MCGM"

\* जलीय व नदी सोपवेनुसार लाभाची रक्कम

सदर कारदेवदारात, मालमत्तासमयी ₹ ६५ को. पी. (५०० को. फूट) पर्यंत लेखाकडून घेण्याच्या निव्वळ रकमेची भरणी मर्यादा आहे. अल्पधनाने या मदतिकांना कर आकारणी आणी प्रमत्तयुक्त कर भरणीसाठी बिल वारूजून मालमत्तासमयी या रकमेची भरणी करावी. अधिकार करण्यात येईल व सदर याच संबंधित विभागास सहा. कर निर्धारक व संकलक यांचे निदर्शनास आणायची. तसेच [tyacomp.a@n.gov.in](mailto:tyacomp.a@n.gov.in) या ईमेल आधारी वर कळविण्यात यावी.

संकेतस्थान संख्या: २०६,२१२,२००० ते २०६,२१२,२०२०

**२०२०**

२५/०३/२०

२१०/३०

श. रमण प्रसाद  
कार्यपालक व सहायक (१)

*Handwritten signatures and initials.*



REVENUE DEPARTMENT

OFFICE OF THE DEPUTY COMMISSIONER  
MUMBAI

REVENUE DEPARTMENT

Original  
Date: 15/12/2017

...	Rs. 4
...	100.00
...	100.00
...	410.00
...	200.00
...	610.00

(Signature)  
Date: 15/12/2017

Designed and Developed by G. DAD. ACTS RUPA

020



...	...
430	...
...	...



15/11/2017  
30/11/2017

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS that I, ANUPAMA BANERJI, wife of Mr. A. Ajay, aged about 47 years, residing at No. 2, White Acres, Chikka Tirupathi Road, (Near MVJ College), Whitefield, Bengaluru - 560 067 do hereby send greetings:

WHEREAS I am the sole and absolute owner of all that piece and parcel of immovable property bearing Flat No. 1, approximately measuring 1672 Square Feet of Carpet Area situated on the 6<sup>th</sup> floor of the building named Tytan Apartments bearing CS No. 454, 455, 3/455 of Malabar Hill Division of Mumbai City, Municipal Ward No. D, Mumbai situated in Napean Sea Road, Mumbai - 400 006 with a right to use two car parking spaces (more fully described in the Schedule hereunder and hereinafter referred to as the "Property");

WHEREAS I will be required to extensively / frequently travel outside the country and as such, I cannot be personally present and attend to affairs connected with my moveable and immovable property in India and such other matters incidental thereto or connected therewith;

Hence I deem it necessary to appoint my husband Mr. A. Ajay, aged about 50 years, son of Air Vice Marshal (Retd) A. Abhaya Kumar, residing at No. 2, White Acres, Chikka Tirupathi Road, (Near MVJ College), Whitefield, Bangalore - 560 067, as my true and lawful attorney for the purposes hereinafter expressed.

NOW KNOW ALL AND THESE PRESENTS WITNESS that I, ANUPAMA BANERJI, wife of Mr. A. Ajay, do hereby appoint constitute and nominate my husband Mr. A. Ajay, as my true and lawful attorney in my name and on my behalf to execute or do all or any of the acts or things or deeds hereinafter mentioned, that is to say -



*aj*

बवई - 4
८५३०९८/३०
२०२०

12/2017 12:08:22 PM

15-12-2017 10:08:51 AM

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बबई - ५  
७३० २०/२०  
२०२०

...



1. To negotiate for sale of the Property at such price and on such terms and conditions as the attorney may think fit and to sign, enter into, execute any agreement to sell and sign and execute the sale deed or other deeds or instruments of conveyance in respect of the Property in favour of such purchaser/transferee and receive the sale consideration and issue valid receipts in this regard.
  2. To make applications and represent me before the Reserve Bank of India for obtaining any kind of sanction, permission or certificate, orders, letters or other documents as the case may be, or as required, pertaining to any such properties.
  3. To make applications and represent me before the Income Tax Department for securing certificates, exemptions, letters, orders or other documents under the provisions of the Income Tax Act, 1961 in relation to the sale of any such properties.
  4. To sign and execute and present any such documents / instruments / conveyances, for registration, to admit execution thereof before the Sub-Registrar concerned and to have the same registered, and to do all acts, execute all deeds and such other things which my attorney shall deem fit and necessary for transferring the Property as fully and effectually and in all respects as I could do the same myself, if present.
  5. To hand over for and on my behalf, physical possession of the Property to any Purchaser/s on execution of the Sale Deed or other document of conveyance.
  6. To sign and execute any rectification deeds to rectify any errors in the documents executed by my attorney by virtue of the powers conferred above and register the same with the sub-registrar concerned and in this regard, to do all such acts, deeds and things as may be deemed necessary.
- To sign and execute all other forms, applications, instruments, affidavits and assurances that the said attorney shall consider necessary for transfer of the principal records (7/12 extracts) and pay property tax in respect of the said properties.



My

पत्र - ५
५३०२१/३४
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AND I hereby agree that all acts, deeds and things lawfully done by my said attorney shall be construed as acts, deeds and things done by me and I undertake to ratify and confirm all and whatsoever that my said attorney shall lawfully do or cause to be done for me by virtue of the powers hereby given.

The powers hereby given to my attorney shall be construed as an express authority for him to act as fully and effectually as I myself could do, if personally present, notwithstanding that no express provision in that regard is contained herein.

**SCHEDULE**

All that piece and parcel of immovable property bearing Flat No. 1, approximately measuring 1672 Square Feet of Carpet Area situated on the 6<sup>th</sup> floor of the building named Tytan Apartments bearing CS No. 454, 455, 3/455 of Malabar Hill Division of Mumbai City, Municipal Ward No. D, Mumbai situated in Napean Sea Road, Mumbai - 400 006 with a right to use two car parking spaces.

IN WITNESS WHEREOF, I Anupama Banerji do affix my signature to this Power of Attorney at Bengaluru, on the Fifteenth day of December, Two Thousand and Seventeen (15/12/2017)

PRINCIPAL

ATTORNEY

*Anupama Banerji*  
Name: Anupama Banerji

*A. Ajay*  
Name: A. Ajay

- 4	
CV30	03/38
2020	

WITNESSES

1) *A. Jypreeth*  
Name: A. JYPREETH  
Address: 33, 1<sup>st</sup> Cross, Vistara Road

2) *Rishma Kengeri*  
Name: Rishma  
Address: NO 10th Kengeri  
B-60

Drafted by:  
*Jypreeth*



**CrestLaw Partners**  
ADVOCATES  
No. 33, 1st Cross, Vistara Road,  
Kaviers Layout, Bangalore - 5600 047  
Tel : +91 80 4147 3535 / 4147 3536  
F : +91 80 4147 3537



ಕರ್ನಾಟಕ ಸರ್ಕಾರ  
ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಇಲಾಖೆ  
Department of Stamps and Registration

ಪ್ರಮಾಣ ಪತ್ರ

1957 ರ ಕರ್ನಾಟಕ ಮುದ್ರಾಂಕ ಕಾಯ್ದೆಯ ಕೆಲ 10 ನ ಅಡಿಯಲ್ಲಿಯೆ ಪ್ರಮಾಣ ಪತ್ರ

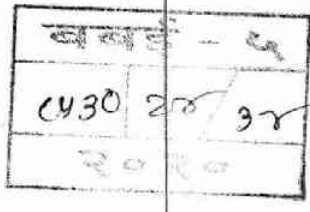
ಶ್ರೀ/ಶ್ರೀಮತಿ (Anusuma Banerji) W/o Mr. A. Ajay. ಇವರು 200.00 ರೂಪಾಯಿಗಳನ್ನು ದಾಖಲೆ ಮುದ್ರಾಂಕ ಕಡ್ಡಾಯ  
ಪೂರೈಸಿರುವುದನ್ನು ದೃಢೀಕರಿಸುವುದು

ವಿವರ	ಮೊತ್ತ ರೂ.	ಹಣದ ಸಾರಾಂಶದ ವಿವರ
ಮುದ್ರಾಂಕ	200.00	paid in cash
ಒಟ್ಟು	200.00	

ಇದನ್ನು ಸಿದ್ಧಪಡಿಸಿದ  
ತಾರೀಖು 18.12.2017

ಸಬ್-ನೋಂದಣಿ ಮತ್ತು ಮುದ್ರಾಂಕ ಅಧಿಕಾರಿ  
(ಇಂದಿರಾವಗಲೆ)  
ಹಿರಿಯ ಅಭಿವೃದ್ಧಿ ಸಂಪನ್ಮೂಲ ಅಧಿಕಾರಿ  
ಇಂದಿರಾವಗಲೆ ಬೆಂಗಳೂರು

Doc. No. 527/17-18 Developed by C. D. B. C. / ACTS/Pure

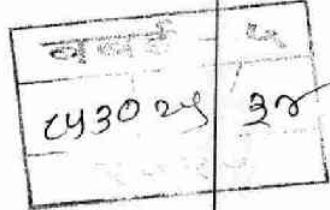


## घोषणापत्र

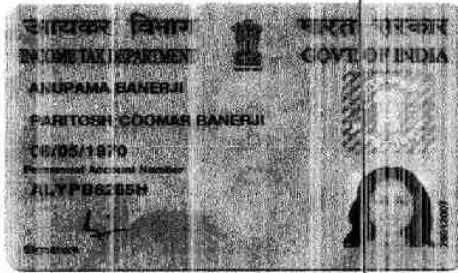
मी श्री ज. अजाय याद्वारे घोषित करतो की, दुय्यम निबंधक  
यांचे कार्यालयात श्री एस या शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात  
आला आहे. श्री जे. ए. ए. ए. ए. ए. ए. व इ. यांनी दि. 24/12/2016 रोजी मला  
दिलेल्या कुलमुखत्यारपत्राच्या आधारे मी, सदर दस्त नोंदणीस सादर केला आहे/निष्पादीत  
करून कबुलीजबाब दिला आहे. सदर कुलमुखत्यारपत्र तिहून देणार यांनी कुलमुखत्यारपत्र  
रद्द केलेले नाही किंवा कुलमुखत्यारपत्र तिहून देणार व्यक्तीची कोणीही मयत झालेले  
नाही किंवा अन्य कोणत्याही कारणांमुळे कुलमुखत्यारपत्र रद्दबातल ठरलेले नाही. सदरचे  
कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे.  
सदरचे कथन चुकीचे आढळून आल्यास, नोंदणी अधिनियम, 1908 चे कलम 82 अन्वये  
शिक्षेस मी पात्र राहिन याची मला जाणीव आहे.

दिनांक 19/12/2016  
मुंबई

Mr. J. Ajay  
कुलमुखत्यारपत्रधारकाचे नाव  
सही







*OX*



*OX*



बल - 5	
1930	2020
2020	





**ಭಾರತ ಸರ್ಕಾರ**  
**Government of India**  
 ಅನುಪಮ ಬನರ್ಜಿ  
 Anupama Banerji  
 ಜನ್ಮ ದಿನಾಂಕ / DOB : 08/05/1970  
 ಸ್ವೀಕೃತಿ / Female

7148 2411 3401

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



**ಭಾರತ ಸರ್ಕಾರ**  
**Unique Identification Authority of India**

ವಿಳಾಸ:  
 W/O. ಅಭಯ ಕುಮಾರ್ ಅಜಯ್, ವೈಟ್  
 ಆಕ್ರಿಸ್ ನಂ.2, ಚರಾಸಾತ್ರಾ ಮುಖ್ಯ ರಸ್ತೆ,  
 ವೈಟ್ಫೀಲ್ಡ್ ಗ್ಲೋಬಲ್ ಶಾಲೆಯ ಪಕ್ಕ, ಕಾಡು  
 ಗುಡಿ ಪ್ಲಾಂಟೇಷನ್, ಬೆಂಗಳೂರು,  
 ಕರ್ನಾಟಕ, ಕೆಆರ್‌ನಗರ, 560067

Address:  
 W/O: Abhaya Kumar Ajay, White  
 Acres No.2, Charasatra main  
 Road, Next to Whitefield Global  
 school, Kadugodi Plantation,  
 Bangalore, Kadugodi, Karnataka,  
 560067

7148 2411 3401

1800 300 1947      help@uaid.gov.in      www.uaid.gov.in



**ಭಾರತ ಸರ್ಕಾರ**  
**Government of India**  
 ಅಭಯ ಕುಮಾರ್ ಅಜಯ್  
 Abhaya Kumar Ajay  
 ಜನ್ಮ ದಿನಾಂಕ / DOB : 11/09/1987  
 ಸ್ವೀಕೃತಿ / Male

5135 1162 4232

ಆಧಾರ್ - ಶ್ರೀಸಾಮಾನ್ಯನ ಅಧಿಕಾರ



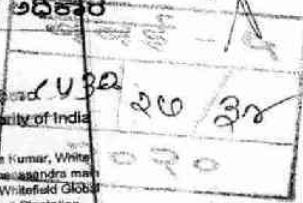
**ಭಾರತ ಸರ್ಕಾರ**  
**Unique Identification Authority of India**

ವಿಳಾಸ:  
 W/O. ಅಭಯ ಕುಮಾರ್, ವೈಟ್  
 ಆಕ್ರಿಸ್ ನಂ.2, ಚರಾಸಾತ್ರಾ ಮುಖ್ಯ ರಸ್ತೆ,  
 ವೈಟ್ಫೀಲ್ಡ್ ಗ್ಲೋಬಲ್ ಶಾಲೆಯ ಪಕ್ಕ, ಕಾಡು  
 ಗುಡಿ ಪ್ಲಾಂಟೇಷನ್, ಬೆಂಗಳೂರು,  
 ಕರ್ನಾಟಕ, ಕೆಆರ್‌ನಗರ, 560067

Address:  
 S/O: A. Abhaya Kumar, White  
 Acres No.2, Charasatra main  
 Road, Next to Whitefield Global  
 school, Kadugodi Plantation,  
 Kadugodi, Bangalore, Karnataka,  
 560067

5135 1162 4232

1800 300 1947      help@uaid.gov.in      www.uaid.gov.in



**सामान्य प्रभार**  
**GENERAL INVESTMENT**  
**भारतीय रिजर्व**  
**SCOTT'S BANK INDIA**  
 RAJESH AJI RAMJI MULANI  
 AJITESH GOPALDAS MULANI  
 25/10/1983  
 AADHAR NO. [unclear]  
 [Signature]  
 [Stamp]

**भारतीय रिजर्व**  
**SCOTT'S BANK INDIA**  
 5781 0912 2509  
**आयुक्त - सामान्य माणसाचा अधिकार**

*Handwritten signature*

**भारतीय रिजर्व**  
**SCOTT'S BANK INDIA**  
 5781 0912 2509  
**आयुक्त - सामान्य माणसाचा अधिकार**

030



[Handwritten text]  
 1430 2L [unclear]




स्थायी खाता संख्या / PERMANENT ACCOUNT NUMBER  
**AGJPM9112E**

नाम / NAME  
**ANJALI MAHESH MULANI**

पिता का नाम / FATHER'S NAME  
**PRAVIN BABUBHAI ASHER**

जन्म तिथि / DATE OF BIRTH  
**27-04-1968**

हस्ताक्षर / SIGNATURE  


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

*Handwritten signature*

इस कार्ड को खो / गिरा जाने पर कृपया तारी खरने वाले  
 प्राधिकारी को सूचित / वापस कर दें  
 आयकर आयुक्त (कंप्यूटर सेक्टर),  
 सी-13, प्रत्यक्षकार भवन,  
 बॉन्ड्रा-कुर्ला कॉम्प्लेक्स,  
 मुंबई - 400 051.

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

आयकर खाता संख्या  
**9298 4298 8207**

मंडळी मंडळी / मंडळी  
 Anjali Mahesh Mulani

जन्म तारीख / DOB : 27/04/1968

लिंग / Gender

आधार सामान्य माणसाचा अधिकार

*Handwritten signature*

भारतीय रिजिस्ट्रार जनरल  
 Registrar General of India

पत्ता: मंडळीमंडळी, सी-13, प्रत्यक्षकार भवन, बॉन्ड्रा-कुर्ला कॉम्प्लेक्स, मुंबई - 400006

Address: D/O: Mahesh Mulani, 291, Mansarovar, Mount Pleshari Road, Mumbai, Maharashtra, 400006

2453 5745 2060

www.irda.gov.in



बवई - ५  
 ८५३० २२/३४  
 २०२०

MAHARASHTRA STATE MOTOR DRIVING LICENCE

DL No MH01 20150013380 DOJ 27-05-2015  
Valid Till 18-10-2026 (NT)

AUTHORIZATION TO DRIVE FOLLOWING CLASS OF VEHICLES THROUGHOUT INDIA



COV DOJ  
LMV 27-05-2015  
MCWG 27-05-2015



*Handwritten signature*

DOB 18-10-1976 BG A+

Name MALCOLM DADREWALA  
Father's Name DADRE DADREWALA  
Address A/21 GODREJ BAUG OFF NEPEANSEA RD  
NEAR TO SIMLA HOUSE CUMBALLA HILL  
MUMBAI  
PIN 400076  
Signature of Holder  
MUMBAI 2015242

Signature/Thumb  
Impression of Holder



बव - 4	
430	30/20
2020	



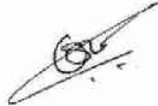
भारत सरकार  
Government of India



श्री विनोद ठाकरे  
Ultra Vinod Thakkar  
जन्म तिथि/DOB: 06/03/1960  
SEX: FEMALE

8490 0935 0709  
MO: 9328856023, 9328851165

माझी आधार, माझी ओळख



भारत सरकार  
Unique Identification Authority of India

श्री: विनोद ठाकरे, अर्थात श्री विनोद, पत्नी श्री 357,  
प्लॉट नं. 14, 14वाں, शंभूजी लड्डा, एम.ए.सी. रोड  
14, 14वां फ्लॉट, शंभूजी लड्डा,  
मुंबई - 400019

Address:  
W/O: Vinod Thakkar, Shomji Ladda  
Building, Plot No 14, Room No 14, 1st  
Floor, Shandekar Road, Matunga East,  
Next To HDFC Bank, Mumbai, Mumbai,  
Maharashtra - 400019

8490 0935 0709  
MO: 9328856023, 9328851165

Handwritten text in a circular stamp, partially illegible.



बवई - 4  
6430 39/20  
2020

509/8530

मंगळवार, 01 डिसेंबर 2020 2:52

दस्त गोपबारा भाग-1

खर्च 5

दस्त क्रमांक: 8530/2020 20/20

म.नं.

दस्त क्रमांक: खर्च 5 /8530/2020

भाजत मुल्य: रु. 13,00,89,529/-

मोबस्ता: रु. 12,91,00,024/-

भाजतेले मुद्रांक शुल्क: रु.26,02,000/-

दु. नि. साह. दु. नि. खर्च 5 यांचे कायोलयात

पारवती: 8966

पारवती दिनांक: 01/12/2020

अ. क्र. 8530 वर दि.01-12-2020

सादरकारणाचे नाव: अंजली मंगेश मुलानी

वेळी 2:47 म.नं. वा. हजर केला.

नोंदणी फी

रु.

30000.00

दस्त हाताळणी फी

रु.

680.00

मुद्रांचो मंज्य: 34

एकूण: 30680.00

दस्ता हजर करणाऱ्यांची नांवां:

सह दुय्यम निकायक, मुंबई-5

सह दुय्यम निकायक, मुंबई-5

दस्ताचा प्रकार: सेल डीड

मुद्रांक शुल्क: (एक) कोणासाठी महानगरपालिकेच्या हद्दीत किंवा स्थलागत असलेल्या कोणत्याही अटक क्षेत्राच्या हद्दीत किंवा उप-खंड (डीन) मध्ये नमूद न केलेल्या कोणासाठी नगरी क्षेत्रात

मिळकत क्र. 1 01 / 12 / 2020 02 : 47 : 02 PM ची वेळ: (सादरीकरण)

मिळकत क्र. 2 01 / 12 / 2020 02 : 47 : 43 PM ची वेळ: (सी)

प्रतिज्ञापत्र

\* मदार दस्तऐवज हा नोंदणी कायदा 1908 अंतर्गत भरलेल्या सराहणीनुसारच नोंदणीस पात्र असणे गरजेचे आहे. \* दस्तातून संपूर्ण पत्रकार, निष्पादक व्यक्ती, सलीदान व सोबत जोडलेल्या कागदपत्रांची सत्यता तपासली आहे. \* दस्ताची मंजूरता, वेळीत कायदेशीर बाबीसाठी दस्त निष्पादक व कमुलुधारक हे संपूर्णपणे जबाबदार राहतील.

स्विहून भेणारे:

स्विहून भेणारे:





दस्त गोपवारा भाग-2

बवई5  
दस्त क्रमांक:8530/2020 33/22

01/12/2020 2 55:34 PM

दस्त क्रमांक :बवई5/8530/2020

दस्ताचा प्रकार :सेल डीड

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नाव:अंजली महेश गुलाजी पता:प्लॉट नं. 201, माळ नं. - इमारतीचे नाव: मानसरोवर, ब्लॉक नं. -, रोड नं: माऊंट पब्लिजंट रोड, महाराष्ट्र, MUMBAI, स्वाक्षरी:- पिन नंबर:AGJPM9112E	विहून देणार वय :-52		
2	नाव:महेश अजितसिंह गुलाजी पता:प्लॉट नं. 201, माळ नं. - इमारतीचे नाव: मानसरोवर, ब्लॉक नं. -, रोड नं: माऊंट पब्लिजंट रोड, महाराष्ट्र, मुंबई, स्वाक्षरी:- पिन नंबर:AADPM5970C	विहून देणार वय :-58		
3	नाव:अनुपमा वनजी लती मुखस्यार ए. अजय पता:प्लॉट नं. 601, माळ नं. - इमारतीचे नाव: डायटन, ब्लॉक नं. -, रोड नं: एन जगमोहनदास मार्ग, महाराष्ट्र, मुंबई, पिन नंबर:	विहून देणार वय :-52		

वरील दस्तऐवज करून देणार त्याकाठील सेल डीड चा दस्त ऐवज करून दिल्याचे कबूल करतात  
शिकका क्र.3 ची वेळ:01 / 12 / 2020 02 : 49 : 30 PM

ओळख:-

खालील इमम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यांना ध्यक्तीस ओळखतात. व त्यांची ओळख पटविताने

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छयाचित्र	अंगठ्याचा ठसा
1	नाव:उषा विनोद ठक्कर वय:60 पता:धम नं 14 पहीला मजला शांती लक्ष्मी विल्डींग माटंगा पूर्व पिन कोड:400019	स्वाक्षरी		
2	नाव:मालकम डी दादरेबाबा वय:45 पता:पहीला मजला आशियाना,सेपीयनली रोड,मुंबई पिन कोड:400036	स्वाक्षरी		

शिकका क्र.4 ची वेळ:01 / 12 / 2020 02 : 50 : 54 PM

शिकका क्र.5 ची वेळ:01 / 12 / 2020 02 : 51 : 04 PM नोंदणी पुस्तक 1 मध्ये

सह दुय्यम निवेदीक, मुंबई-5

सह. दुय्यम निवेदीक  
मुंबई शहर क्र. ५





sr.	Purchaser	Type	Verification no/Vendor	GRN/Licence	Amount	Used At	Deface Number	Deface Date
1	MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI	eChallan	02300042020120131640	MH007628904202021M	2802000.00	SD	0003473150202021	01/12/2020
2		By Cash			680	RF		
3	MRS ANJALI MAHESH MULANI AND MR MAHESH AJITSINH MULANI	eChallan		MH007628904202021M	30000	RF	0003473150202021	01/12/2020

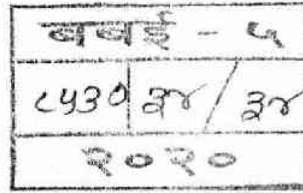
[SD:Stamp Duty] [RF:Registration Fee] [DHC: Document Handling Charges]

8530 /2020

Know Your Rights as Registrants

1. Visually Scanned Document for correctness through thumbnail (4 pages on a side) printout after scanning.
2. Get print immediately after registration.

For feedback, please write to us at feedback.rasite@gmail.com



प्रमाणित करण्यात येतो की  
दस्ताव्यामध्ये एकूण ३४ पाने आहेत.  
पुस्तक क्र. १ मध्ये अ.क्र. बवई-५/८५३०/२०२०  
नोंदला.  
दिनांक ०१/१२/२०२०

सह. दुय्यम निबंधक, मुंबई शहर क्र. ५

खरी प्रत

५ सह दुय्यम निबंधक मुंबई ५



iSarita v1.5.0

श्री./श्रीमती विनिता देवळेकर  
यांना त्यांचे सा. २०/०१/२०२०चा अर्जातुसार  
क्र. ५०६ नककल दिली तारीख ०२/०३/२०२१

५ सह दुय्यम निबंधक मुंबई शहर क्र. ५

मी नक्कल केली.  
मी वाचली  
मी तपासली



Friday, October 13, 2006  
4:45:48 PM

Original  
नोंदणी 39 म.  
Regn. 39 M

पावती

पावती क्र. : 10091

दिनांक 13/10/2006

गावाचे नाव मलबार

दस्तऐवजाचा अनुक्रमांक

दस्ता ऐवजाचा प्रकार



सादर करणाराचे नाव: उदय जी तुळजापुरकर वकील तुळजापुर श्री जया उदय तुळजापुरकर

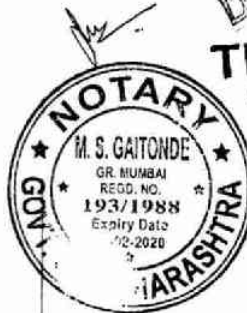
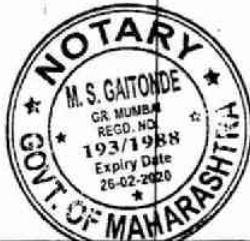
नोंदणी फी	:-	30000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),	:-	980.00
रुजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित फी (49)		
<b>एकूण</b>	<b>रु.</b>	<b>30980.00</b>

आपणास हा दस्त अंदाजे 5:00PM ह्या वेळेस मिळेल

बुध्दम निबंधक  
मुंबई शहर 2 (वरळी)

बाजार मूल्य: 34066242 रु. मोबदला: 9000000 रु.  
भरलेले मुद्रांक शुल्क: 1686000 रु.  
देयकाचा प्रकार : जीडी/धनाकर्षाद्वारे;  
बँकेचे नाव व पत्ता: कार्पारेशन बँक;  
जीडी/धनाकर्ष क्रमांक: 215019; रक्कम: 30000 रु.; दिनांक: 03/10/2006

सह दुय्यम निबंधक  
मुंबई शहर क्र. २.



TRUE COPY  
(XEROX OF ORIGINAL)

M. S. GAITONDE  
B.A., LL.M.  
Notary Gr. Mumbai  
Govt. of Maharashtra  
Mumbai - 51 India



**ICICI Bank**

Customer Copy

Deposit Br. Date 11/10/2016

Pay to : ICICI Bank Ltd. A/C Stamp Duty

Franking Value	Rs.	16,86,000
Service Charges	Rs.	10
Total	Rs.	16,86,010/-


Name of Stamp duty paying party:  
Uday G. Tuljapurkar

FRANKING DEPOSIT SLIP

Received from ICICI Bank  
Rs. 16,86,000 towards  
Stamp Duty

DD / Cheque No. 257020

Drawn on Bank Corporation Bank

 (For Bank's Use only)

Tran ID  
Franking Sr. No. 24713

Officer



**TRUE COPY**  
(XEROX OF ORIGINAL)

M. S. Gaitonde  
B.A., L.L.M.  
Notary Gr. Mumbai  
Govt. of Maharashtra  
Mumbai - 51 India



बक-2  
90030/19  
२००६

**AGREEMENT FOR SALE**

ARTICLES OF AGREEMENT made at Mumbai this 4<sup>th</sup> day of Oct

BETWEEN



ICICI Bank Ltd.  
30, Marolli Sarani  
Mang. Fort, Mumbai-400001

REGISTRAR, R-101/10172004/2003-70  
Rajesh Sarda  
Officer

ICICI BANK LTD.

INDIA

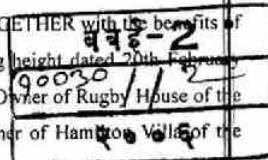
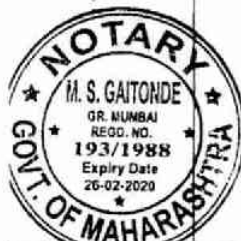
Stamp Duty MAHARASHTRA

शुल्क 24713  
105303  
Special  
अनुसूची  
04 2006  
14-57  
R. 16860001-P85134

**NEPEAN ESTATES PRIVATE LIMITED** a Company incorporated under the Companies Act I of 1956 and having its registered office at 511, Commerce House, Nagindas Master Road, Fort, Bombay - 400 023 hereinafter called "The Developer" ( which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include its successors and assigns ) of the **ONE PART** and **SHRI UDAY G. TULJAPURKAR** of Mumbai, Indian Inhabitant residing at 49-49/A, Hilltop Annexe, Ground Floor, Block No. , Pali Mala Road, Bandra (West), Mumbai - 400 050, hereinafter called "The Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof mean and be deemed to include his their, heirs executors , administrators and permitted assigns ) of the **OTHER PART**;

**WHEREAS :**

- i) By an Indenture of Lease dated 24th February 1973 and made between Behram Kaikushroo Dubash (therein and hereinafter referred to as the Lessor) of the one part and the Developer ( therein referred to as the Lessee ) of the other Part and lodged for registration with the Sub-Registrar of Assurances at Bombay under Serial No. 652 (and the duplicate under Serial No. 653 ) for the consideration therein mentioned, the Lessor did thereby demise unto the Developer all that piece or parcel of land , hereditaments and premises together with building known as "Mount Nepean" and other structures standing thereon and TOGETHER WITH any other building or buildings which may thereafter be erected thereon admeasuring in the aggregate 18300 Sq. yards equivalent to 15250 sq. mts. or thereabouts situate at Nepean Sea Road , Bombay-36 , in the Registration District and Sub-District of Bombay and more particularly described in the Schedule thereunder written which is the same as described in the First Schedule hereunder written TOGETHER WITH the benefit of the Covenant to produce the Indenture of Conveyance by way of partition dated 22nd September 1881 contained in the Indenture of Conveyance dated 30th April 1930 made between Sir Cawasji Jehangir Baronet (senior) of the First Part, Sir Cawasji Jehangir (Junior) of the Second Part and Ardeshir Bomanji Dubash and Maneckbai Ardeshir Dubash of the Third part and Ardeshir Bomanji Dubash and Maneckbai Ardeshir Dubash of the Fourth Part AND ALSO TOGETHER WITH the benefit of the Covenant for production of title deeds contained in the Indenture of Conveyance dated 30th April 1928 and made between Sohrabji Ardeshir Vatcha Gandhi as the Vendor of the One Part and Ardeshir Bomanji Dubash and Maneckbai Ardeshir Dubash as the Purchaser of the other part AND ALSO TOGETHER with the benefits of the Easement Agreement and the restrictions of building height dated 20th February 1946 and made between Ardeshir Bomanji Dubash as the Owner of Rugby House of the First Part, the said Ardeshir Bomanji Dubash as the Owner of Hamtram Villa of the Second Part, the said Ardeshir Bomanji Dubash as the Owner of Komata Villa of the Third Part and the said Ardeshir Bomanji Dubash and Ardeshir Framji Sunawala as the Trustees of the property known as Mount Nepean of the Fourth Part as varied by the



5/1

Deed of Variation dated 5th February, 1973 and made between the said Behram Kaikushroo Dubash and others as the Owners of the Rugby House of the First Part the said Behram Kaikushroo Dubash and others as the owners of Hamilton Villa of the Second Part, the said Behram Kaikushroo Dubash and others as the Owners of Romana Villa of the Third Part and Bomanji Ardeshir Dubash and Others as the owners of Mount Nepean of the Fourth Part AND ALSO TOGETHER with the Benefits of and subject to the powers and agreements contained in the Easement Agreement about the right of way dated 24th February, 1946 and made between the said Ardeshir Bomanji Dubash as the owner of Rugby House of the First Part, the said Ardeshir Bomanji Dubash as the owner of the Hamilton Villa, of the Second Part, the said Ardeshir Bomanji Dubash as the owner of Romana Villa of the Third Part, the said Ardeshir Bomanji Dubash and the said Ardeshir Framji Sunawala as the Trustees of the Trust known as Mount Nepean properties of the Fourth Part and the said Ardeshir Bomanji Dubash and Ardeshir Framji Sunawala as Trustees of the property known as Belmont of the Fifth Part . TO HOLD the said land hereditaments and premises described in the Schedule thereunder and in the First Schedule hereunder written unto the Developer for a term of 98 years at the monthly rent of Rs. 12,700/- and upon and subject to the Covenants conditions and stipulations therein contained TOGETHER with the benefit of the Covenant for renewal of the said Lease for a further period of 98 years at the same rent and upon the same terms conditions Covenants and stipulations as are contained in the said-Indenture of Lease now in recital excepting the Covenant for further renewal :

ii) By an Indenture of Sub-Lease dated 26th February 1973 and made between The Developer (therein called the Sub-Lessor) of the One Part and R.SHARP & SON PVT. LTD. ( therein and hereinafter referred to as "the Sub-Lessee") of the other Part for the consideration therein mentioned, the Developer did thereby demise by way of Sub-Lease all that piece or parcel of land hereditaments and premises TOGETHER with the Bungalow known as "Mount Nepean" and other structures thereon and also together with other building or buildings which may thereafter be erected thereon admeasuring in aggregate 3199.17 Sq.Yds. equivalent to 2650.97 Sq. Mts. or thereabouts and more particularly described in the Second Schedule thereunder written which is the same as described in the Second Schedule hereunder written TOGETHER with the exclusive right and benefit for Sub-Lessee to exclusively use and enjoy all those piece or parcels of land on which the said Mount Nepean Bungalow and other structures are standing and all that the garden and recreation area appurtenant to the said Mount Nepean Bungalow admeasuring in the aggregate 4665 Sq.Yds. equivalent to 3267 Sq.Mts. or thereabouts and also all those open places and portions of open land and ground admeasuring in the aggregate 4083.06 Sq. Yds. equivalent to 3402.55 Sq. Meters TOGETHRE with the exclusive right and benefit for the Sub-Lessee to exclusively use and enjoy and possess the well shown on the plan annexed to the said Indenture of Sub-Lease AND ALSO TOGETHER WITH full and free right and liberty of passage for the Sub-Lessee its



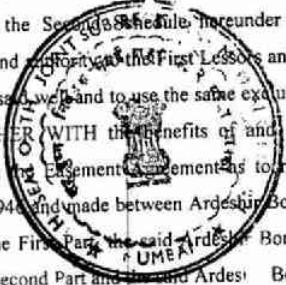
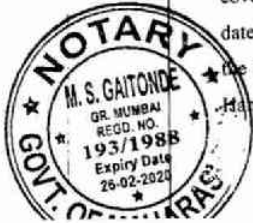
Handwritten notes and stamps including '448-2' and '70030113'.

Handwritten signature or initials.

occupiers tenants servants agents invitees guests and nominee or nominees and any other person or persons authorised by the Sub-Lessee at all times to go return pass and re-pass on over or through the Express Road admeasuring in the aggregate 3230.55 Sq. Yds equivalent to 2692.12 Sq. Mts. and shown on the plan annexed to the said Indenture of Sub-Lease and thereon marked in Hedged lines in brown AND ALSO TOGETHER with full right and liberty to the Sub-Lessee to lay pipes drains, cables and wires for water, gas, telephone and other amenities for the better enjoyment of the Sub-demised premises and the building and structures then standing or to be thereafter erected thereon. TO HOLD the Sub-demised premises unto the Sub-Lessee for a term of 97 years and 11 months yielding and paying thereafter the monthly rent of Rs. 2500/- payable in advance on or before the 10th day of each and every English Calendar month and upon and subject to the other terms conditions covenants and stipulations therein contained and TOGETHER WITH the benefit of the Covenant for renewal of the said Indenture of Sub-Lease at the same rent and upon the same terms conditions covenants and stipulations contained in the said Indenture of Sub-lease now in recital excepting the covenant for further renewal ;

iii) By another Indenture of Lease dated 18th July 1973 and made between Behramji Kaikushroo Dubash and others (therein and hereinafter referred to as "the First Lessors") of the First Part, Maki daughter of Bomanji Ardeshir Dubash and wife of Kersasp Mistry and others (therein and hereinafter referred to as "the Second Lessors") of the Second Part and the Developer (therein referred to as the Lessee) of the Third Part for the consideration therein mentioned, the First Lessors and the Second Lessors did thereby demise unto the Developer all that their respective undivided one-half share right title and interest in the land hereditaments and premises TOGETHER WITH building knows as Rugby House standing thereon and other building or buildings which may thereafter be erected thereon admeasuring in the aggregate 5283.44 Sq. Yds equivalent to 4402.80 Sq. Mts. or thereabouts situate at Nepean Sea Road now known as L. Jagmohandas Marg, Bombay - 36 in the Registration District and Sub-District of Bombay and more particularly described in the Schedule thereunder written which is the same as described in the THIRD Schedule hereunder written Excepting and Reserving unto the First Lessors and the Second Lessors all that the well standing on the said land hereditaments and premises described in the Second Schedule hereunder written TOGETHER WITH exclusive right liberty and authority unto the First Lessors and the Second Lessors to draw and lift water from the said well and to use the same exclusively for their two respective purposes and TOGETHER WITH the benefits of and subject to the burden of the covenants contained in the Easement Agreement as to restrictions on building height dated 20th February 1944 and made between Ardeshir Bomanji Dubash as the owner of the Rugby House of the First Part and the said Ardeshir Bomanji Dubash as the owner of Hamilton Villa of the Second Part and the said Ardeshir Bomanji Dubash as the owner of

998-2  
90030/15

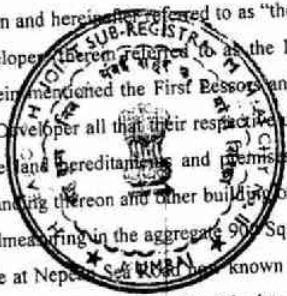
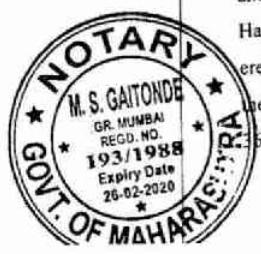


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Romana Villa of the Third Part and the said Ardeshir Bomanji Dubash and Ardeshir Framroz Sunawala as the Trustees of the property of Mount Nepean properties of the Fourth Part as varied by a Deed of Variation dated 5th February 1973 and made between the said Bomanji Kaikushroo Dubash and others as the owners of Rugby House of the First Part, the said Bomanji Kaikushroo Dubash and others as the owner of the Hamilton Villa of the Second Part, the said Bomanji Kaikushroo Dubash and others as the owners of Romana Villa of the Third Part and the said Bomanji Ardeshir Dubash and others as the owners of Mount Nepean properties of the Fourth part and ALSO TOGETHER WITH benefits of and also subject to the terms of Easement Agreement about the right of way dated 20th February 1946 and made between Ardeshir Bomanji Dubash as the owner of Rugby House of the First Part, the said Ardeshir Bomanji Dubash as the Owner of Hamilton Villa of the Second Part, the said Ardeshir Bomanji Dubash as the owner of Romana Villa of the Third part and the said Ardeshir Bomanji Dubash and Ardeshir Framroz Sunawala as the Trustees of the Trust known as Mount Nepean Properties of the Fourth Part and the said Ardeshir Bomanji Dubash and Ardeshir Framroz Sunawala as the Trustees of the Property known as Belmont of the Fifth Part TO HOLD the demised premises described with Schedule thereunder and in the Third Schedule hereunder written unto the Developer for the term of 98 years yielding and paying therefore the rent of Rs. 13,210/- per month payable to the First Lessors and the Second Lessors in equal proportions i.e. to say Rs.6,605/- per month payable in advance to the First Lessors and Rs.6,605/- per month payable in advance to the Second Lessors without any deduction whatsoever on the 10 day of each and every English calendar month and upon and subject to the terms and conditions covenants and stipulations therein contained TOGETHER WITH the benefit of the Covenant for further renewal of the said lease at the same rent and upon the same terms, conditions covenants and stipulations as are contained in the said Indenture of Lease now in recital <sup>excepting the government for</sup> further renewal.

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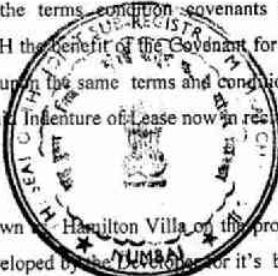
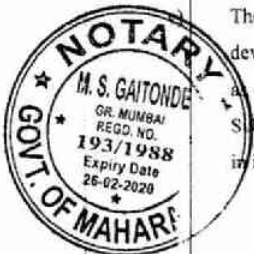
iv) By another Indenture of Lease dated 18th July 1973 and made between Bomanji Kaikushroo Dubash and others ( therein and hereinafter referred to as "the First Lessors" ) of the First Part, Maki daughter of Bomanji Ardeshir Dubash and wife of Kersasp Mistry and others ( therein and hereinafter referred to as "the Second Lessors " ) of the Second Part and the Developer ( therein referred to as the Lessee ) of the Third Part for the consideration therein mentioned the First Lessors and the Second Lessors did thereby demise unto the Developer all that their respective undivided one-half share, right, title and interest in the land hereditaments and premises together with building known as Hamilton Villa standing thereon and other building or buildings which may thereafter be erected thereon amounting in the aggregate 900 Sq. Yds. equivalent to 750 Sq. Mts. or thereabouts situate at Nepean Sub-District known as L. Jagmohandas Marg, Bombay-5. in the Registration District and Sub-District of Bombay and more particularly



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described in the Schedule thereunder written which is the same as described in the Fourth Schedule hereunder written TOGETHER WITH the benefits of and subject to the burden of the covenants contained in the Easement Agreement as to the restrictions of building height dated 20th February 1946 and made between Ardeshir Bomanji Dubash as the owner of the Rugby House of the First Part, the said Ardeshir Bomanji Dubash as the owner of Hamilton Villa of the Second Part, the said Ardeshir Bomanji Dubash as the Owner of Romana Villa of the Third Part and the said Ardeshir Bomanji Dubash and Ardeshir Framroz Sunawala as the Trustees of the property of the Mount Nepean properties of the Fourth Part as varied by a Deed of Variation dated 5th February 1973 and made between the said Bomanji Kaikushroo Dubash and others as the Owners of Rugby House of the First Part, the said Bomanji Kaikushroo and others as the owners of the Hamilton Villa of the Second Part, and the said Bomanji Kaikushroo Dubash and others as the owners of Romana Villa of the Third Part and the said Bomanji Ardeshir Dubash and others as the Owners of Mount Nepean Properties of the Fourth Part and ALSO TOGETHER with the benefits of and also subject to the terms of Agreement of Easement about the right of way dated 20th February 1946 and made between Ardeshir Bomanji Dubash as the owner of Rugby House of the First Part, the said Ardeshir Bomanji Dubash as the owner of Hamilton Villa of the Second Part, the said Ardeshir Bomanji Dubash as the owner of Romana Villa of the third Part and the said Ardeshir Bomanji Dubash and Ardeshir Framroze Sunawala as the Trustees of the Trust known as Mount Nepean Property of the fourth part and the said Ardeshir Bomanji Dubash and Ardeshir Framroze Sunawala as the Trustees of the Trust known as Mount Nepean Properties of the Fourth Part and the said Bomanji Dubash and Ardeshir Farmroze Sunawala as the Trustees of the Property known as Belmont of the Fifth Part TO HOLD the demised premises described in the Schedule thereunder and in the Forth Schedule hereunder written unto the developer for the term of 98 years yielding and paying therefore the rent of Rs. 2,000/- per month payable to the First Lessors and the Second Lessors in equal proportions i.e. to say Rs. 1,000/- per month payable in advance to the First Lessor and Rs. 1,000/- per month payable in advance to the Second Lessors without any deductions whatsoever on the 10th day of each and every English calendar month and upon subject to the terms condition covenants and stipulations therein contained TOGETHER WITH the benefit of the Covenant for further renewal of the said Lease at the same rent and upon the same terms and conditions covenants and stipulations as are contained in the said Instrument of Lease now in record excepting the covenant for further renewal ;

The Structure known as Hamilton Villa of the property bearing C.S.No. 1/455 will be developed / re-developed by the Developer for its benefit at a future date in any manner as deemed fit by the Developer and the Developer has full right, power and authority to sub-lease the said property alongwith the structure to any persons as the Developer may in its discretion deem fit.

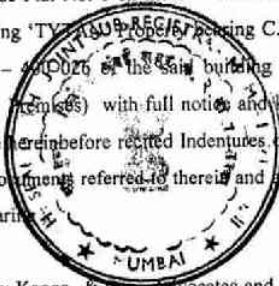


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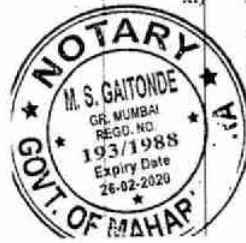
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- vi) The Developer is desirous of constructing a building known as "TYTAN" consisting of TWO-Levels Parking + 30 upper floors consisting of garages, parking spaces and residential flats tenements (hereinafter referred to as "the said building") in accordance with the plans and specifications approved by Mumbai Municipal Corporation and other concerned Authorities on the portion of the property forming part of the larger property described in the First Schedule hereunder written and hereinafter referred to as the smaller property which property is more particularly described in the Fifth Schedule hereunder written.
- vii) The Developer has informed the Purchaser that the Developer will construct additional Floors by utilising Floor Space Index which may be available to the Developer by purchase of Transfer of Development Rights (T.D.R.) in respect of other Properties or any other Floor Space Index which may be available under the new Development Control Regulations 1991.
- viii) The Purchaser have demanded from the Developer and the Developer has given inspection to the Purchaser of all the documents and title deeds relating to the properties, the aforesaid orders, plans, specifications designs prepared by the Architect's of the Developer and such other documents as are specified under the Maharashtra Ownership Flats (Regulation of the Promotion, Construction, Sale, Management and Transfer ) Act 1963, (hereinafter called the said Act ) and the rules framed hereunder ;
- ix) The Purchaser have agreed to purchase Flat No. 1 on the 6<sup>th</sup> floor having carpet area 1672 sq. ft. approximately of building 'TYTAN' consisting C.S. No. 454, 455, 3/455 of Malbar Division, Mumbai - 400026 of the said building (hereinafter for brevity's sake referred to as the said premises) with full notice and knowledge of the terms and conditions contained in the herebefore recited Indentures of Lease, the said Indenture of Sub-Lease and various documents referred to therein and also subject to the terms and conditions hereinafter appearing.
- x) Copies of Certificate of title issued by Kanga & Co., Advocates and Solicitors for the Developer, Copies of the Property Card in respect of the said Premises and hereon annexed and marked as Annexure 'A', 'B', 'C' and 'D' respectively.
- xi) Prior to the execution of these presents , the Purchaser have paid to the Developer a sum of Rs. 90,00,000/- (Rupees Ninety lacs Only) being full payment of the price of premises hereby agreed to be sold by the Developer to the Purchaser as advance or deposit (the payment and receipt whereof the Developer do hereby admit and acknowledge).



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The Parties hereto are desirous of executing these presents in the manner hereafter appearing.

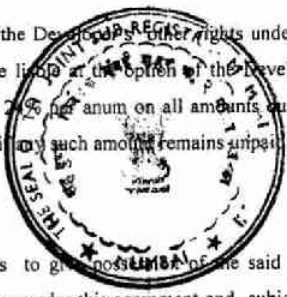
**NOW THIS AGREEMENT WITNESETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER :**

1. The Developer agree to sell and the Purchaser/s agrees to purchase Flat No.1 on the 6<sup>th</sup> floor having carpet area of 1672 sq. ft. approximately at Building 'TYTAN' bearing C.S. No. 454, 455, 3/455 of Mabar Division, Mumbai - 400 026 which flat is shown on the floor plan hereto annexed and marked as Annexure 'E' together (hereinafter for brevity's sake referred to as "the said premises") for the lumpsum price of Rs 90,00,000/- (Rupees Ninety lacs Only) The Purchaser/s has paid a sum of Rs 90,00,000/- (Rupees Ninety lacs Only) as the purchase price in respect of the said premises against which the Developers shall handover the vacant and peaceful possession of the said premises to the Purchaser. The said purchase price which is inclusive of the proportionate price of common constructed areas and facilities of the said building, common Areas and Facilities are set out in the Sixth Schedule hereunder written.

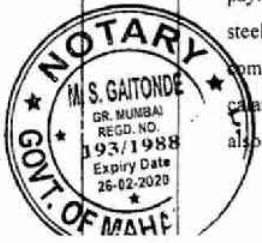
2. IT IS HEREBY EXPRESSLY AGREED THAT the time for payment of each of the aforesaid installments of the purchase price shall be of the essence of the contract. In the event of the Purchaser/s making any default in payment of any one installment of the purchase price, the Developer will be entitled to terminate this Agreement and forfeit the entire amount paid by the Purchaser/s as installment of Purchaser/s notice hereunder and to sell the said premises agreed to be sold to the Purchaser/s to any other Party as the Developer may determine and the Purchaser/s will have no right whatsoever on such premises.

3. Without prejudice to the Developer's other rights under this Agreement and/or in law the Purchaser shall be liable at the option of the Developer to pay to the Developer interest at the rate of 2% per annum on all amounts due and payable by the Purchaser under this agreement if any such amount remains unpaid for 7 (seven) days after becoming due.

4. The Developer agrees to give possession of the said premises to the Purchaser/s on payment of all the dues under this agreement and subject to the availability of cement, steel, water for construction and other building materials and also subject to strike, civil commotion or any act of God such as earthquake, flood, riot or any other natural calamities and act of enemy or any other cause beyond the control of the Developer and also subject to the availability of water connection from the Municipal Corporation of



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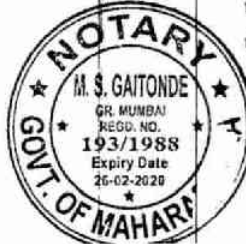
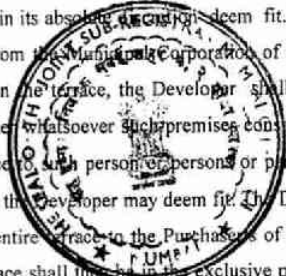
Greater Bombay and electric connections from the B.E.S.T. Undertaking and the Completion Certificate from the Municipal Corporation of Greater Bombay. In case for any reason the Developer is unable to give to the Purchasers the possession of the said premises on the aforesaid date ( subject as aforesaid ) or on any other mutually extended date then it shall be at the option of the Purchasers to terminate this Agreement in which event the Developers shall return to the Purchasers all the monies till then paid by the Purchasers with simple interest at the rate of 9% per anum which the Purchasers shall accept in full satisfaction of all his claims and remedies and until such amounts are refunded such amounts and interest shall be a charge on the said smaller property more particularly described in the Fifth Schedule hereunder written together with construction (if any) thereon to the extent of the amounts due to the Purchasers.

5. Nothing contained in this Agreement shall be construed so as to confer upon the Purchaser/s any right, title or any kind whatsoever in, to or upon the said smaller property described in the Fifth Schedule hereunder written or the said building or any part thereof or the said premises, such conferment shall take place only upon Co-operative Society or a Limited Company being formed by the Developer for all the Purchasers of various premises in the said building and on the execution of sub-lease in favour of such Co-operative Society or a Limited Company as hereinafter provided.

6. The Purchaser shall have no claims save and except in respect of the said premises agreed to be purchased by him / her/ them. All open spaces, lobbies, lifts, terrace, flats water tanks, garden, refuse floors etc. will remain as absolute the property of the Developer until the whole building is constructed and Sub-lease/Deeds/writings executed by the Developer in favour of Co-operative Society or a Limited Company as hereinafter mentioned but subject to the right of the Developer as hereinafter provided.

7. IT IS HEREBY EXPRESSLY AGREED THAT the terrace on the building shall always belong to the Developer and it shall be entitled to deal with and dispose of the same in such manner as it may in its absolute discretion deem fit. In the event of the Developer obtaining permission from the Municipal Corporation of Greater Bombay constructing any type of premises on the terrace, the Developer shall be entitled to deal with and dispose of in any manner whatsoever such premises constructed by them on the terrace together with the terrace to such person or persons or parties at such rate and on such terms and conditions as the Developer may deem fit. The Developers shall be entitled in that event to allot the entire terrace to the Purchasers of such premises constructed on the terrace and the terrace shall then be in the exclusive possession of such Purchasers of such premises constructed on the terrace as aforesaid. The Society and / or Limited Company that may be formed by the Developers for all the purchasers together with all the premises shall accept the Purchaser/s of the premises that may be constructed on the

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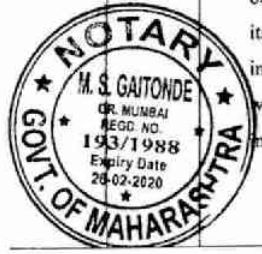
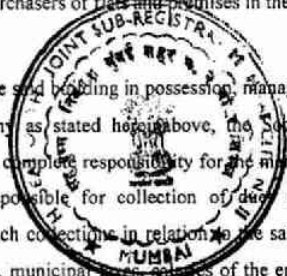
terrace as its member/s and shall allot to such Purchaser/s the premises that may have been constructed on the terrace along with the terrace. In the event of any water storage tank being constructed on the terrace of the said building for the benefit and use of the various flats / shops / garages / or other premises then the Society and / or the Limited Company or as the case may be, shall be entitled to depute its representatives to go to the terrace for the regular check up and keep and for repairing the tanks at all reasonable times and / or during such time as may be mutually agreed upon by the Purchaser/s of the premises on the said terrace and the said Society and / or the Limited Company as the case may be.

8. The Developer has informed the Purchaser/s that on completion of the said building the Developer will form a Co-operative Society and/or Limited Company in the said building and the said building shall be transferred to such Society and or Limited Company with a Licence to the Purchasers to use the land underneath and surrounding the said building and shall have a right to use and enjoy open spaces surrounding the building for the purpose of ingress and egress. It is however expressly agreed and understood that all the area open spaces surrounding the said building shall belong to the Developer and the Developer shall alone be entitled to use and utilise the same.

9. It shall be the absolute discretion of the Developer to form such Society, or Limited Company as it deem fit and proper and the Purchaser/s shall be bound by its constitution as framed by the Developer. It is specifically agreed and declared that the Developer shall execute a Sub-Lease in respect of the said smaller Property described in the Fifth Schedule hereunder written in favour of the Co-operative Society/Limited Company to be formed by the Purchasers of flats and premises in the said building.

10. On the vesting of the said building in possession, management and control of the Society or Limited Company as stated hereinabove, the Society or Limited Company shall thereupon take over complete responsibility for the management of the said building and shall be solely responsible for collection of dues from the members and for the disbursements of such collections in relation to the said building including payment of property taxes, cess, municipal taxes, salaries of the employees charged with the duties for the maintenance of the said building to the intent that the said building and the said smaller property shall be kept free from all claims, attachments and sale or other legal encumbrances, charges or liens. If the Society or Limited Company fails to perform its obligations mentioned hereinabove the Developer in any event shall stand absolved from its responsibility of managing the said building, receiving and paying outgoings including property taxes, cess, municipal taxes and other incidental charges connected with the maintenance and security of the said building. The Purchasers doth hereby indemnify the Developer in that behalf. The Purchasers shall ensure by executing any

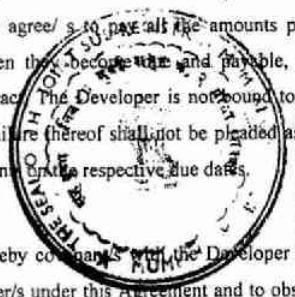
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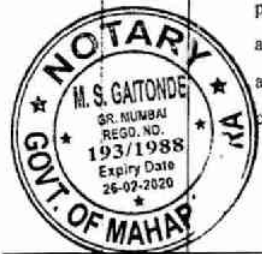
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document or documents or doing all acts, deeds and things as he/she/they may be required to do by the Developer that such obligation as aforesaid are undertaken and performed by the Society or Limited Company being his/her/their successor in interest and failure or lapse on the part of the Purchasers in so doing shall entitle the Developer to rescind this Agreement and the consequence of recession as envisaged hereafter shall follow.

- 11. The Developers have not created any charge, mortgage or encumbrances in respect of the said premises or any part thereof.
- 12. The Developer shall in respect of any amount remaining unpaid by the Purchaser/s under the terms and conditions of this Agreement have a first lien and charge on the said premises agreed to be purchased by the Purchaser/s.
- 13. So long as the said premises in the said building shall not be separately assessed for Municipal rates, taxes and water charges, etc., the Purchaser/s shall pay a proportionate share of Water-tax or other Municipal taxes and outgoings mentioned in the Seventh Schedule as determined by the Developer.
- 14. The Purchaser shall maintain at his/ her/ their own costs the said premises agreed to be purchased by him/her/ them in the same good conditions, state and order in which it is delivered to him /her/them and shall abide by all the bye-laws, Rules and Regulations of the Government Municipal Corporation of Greater Bombay and the B.E.S.T. Undertaking, the said Society or Limited buyers or any concerned body or authority (and any other) authorities and the local bodies and shall attend to, answer and be responsible for all actions and violations of any of the conditions or rules or Bye-laws and shall observe and perform all the terms and conditions contained in this Agreement and shall indemnify and keep indemnified the Developer and its estates and effects. The Purchaser/ s hereby agree/ s to pay all the amounts payable under the terms of this Agreement and when they become due and payable, time in this respect being the essence of the contract. The Developer is not bound to give any notice requiring such payments and the failure (hereof shall not be pleaded as an excuse for non-payment of any amount or amount due on its respective due dates.
- 15. The Purchaser/s hereby covenants with the Developer to pay all amounts liable to be paid by the Purchaser/s under this Agreement and to observe and perform the covenants and conditions contained in this Agreement and to keep the Developers indemnified against the said payments and observance and the performance of the said covenants and conditions except so far as the same ought to be observed by the Developer.

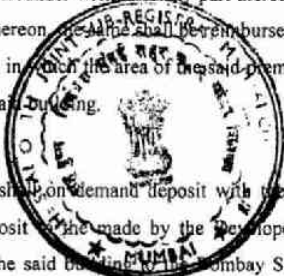


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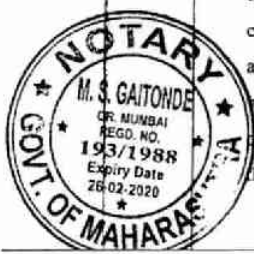


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- 16. The Purchaser/s has entered into this Agreement with full knowledge and notice of the provisions, terms stipulations and conditions of the Indenture of Sub-Lease dated 26th of February 1973 and the covenants therein contained in the said Indenture of Sub-Lease dated 26th February 1973 in favour of R. Sharp & Son Private LTD. and its successors and assigns to exclusively possess, use and enjoy all that Garden and or / recreation area appurtenant to the said Mount Nepean bungalow admeasuring in the aggregate 4665 sq. Yds. equivalent to 3887.05 sq. meters or thereabouts.
- 17. The Purchaser/s hereby agree/s and undertakes that in the event of the Developer deciding to form a Co-operative Society or a Limited Company of the various premises (purchaser of the premises) then and in that event the Purchaser/s shall become a member/s of such Co-operative Society or a Limited Company in the manner hereinafter appearing and also from time to time sign and execute the applications for registration and other forms, papers, documents necessary for the formation and the registration of the said Society or a Limited Company including the Bye-laws of the proposed Society and duly fill in, sign and return within 7 (seven) days of the same being forwarded by the Developer. No objection shall be raised to the draft Bye-laws as may be required by the Registrar of Co-operative Societies or the other Competent Authority. The Purchaser/s shall be bound from time to time to sign all papers, forms and documents and to do all other things as the Developer may require him/ her/ them to do from time to time for safeguarding the interest of the Developer and other Purchasers of flats/ shops/ garages other premises in the said building. Failure to comply with the provisions of this clause will render this Agreement Liabile to be terminated.
- 18. The Purchaser hereby agree/s that in the event of any amount/s becoming payable by way of premium to the Municipal Corporation of Greater Bombay or to the Government or any amount becoming payable by way of betterment charges or Development taxes or any other payments of a similar nature in respect of the said property described in the Fifth Schedule hereunder written or any part thereof and/or the structure or structures to be constructed thereon, the same shall be reimbursed by the Purchaser/s to the Developer in the proportion in which the area of the said premises shall bear to the total area of the premises in the said building.
- 19. The Purchaser shall on demand deposit with the Developer a sum of Rs. \_\_\_\_\_ towards the deposit made by the Developer for the electric meters and water connections of the said building with the Bombay Suburban Electric Supply Co Limited and the Municipal Corporation of Greater Bombay for lighting, domestic supply and water supply respectively. The Purchaser shall on the execution of this Agreement deposit with the Developer a Sum of Rs. \_\_\_\_\_ towards the Share and entrance fee of the said proposed Co-operative Society or Limited Company or and on the further



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demand made by the Developer the Purchasers shall pay to the Developer the proportionate costs, charges and expenses for formation and/or Registration and Sub-lease / Deeds of the said smaller property in favour of such Society or Company the case may be. In the event any additional amount becoming payable in the respect of the aforesaid matter, Purchasers shall forthwith on demand pay the same to the Developer.

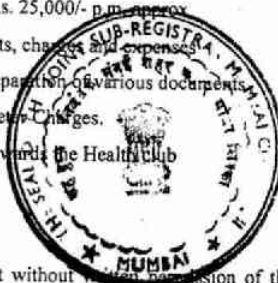
20. The Purchaser shall prior to taking possession of the said premises pay the Developer a sum of Rs. 3,00,000/- (Rupees Three lacs Only) which will be held by the Developer as deposit and the Developer shall be entitled to utilise moneys from such deposit payment of Municipal Rate & Taxes and other outgoings in case the Purchasers making default in payment thereof regularly as agreed to herein by him/her/them. After the said Society and/or the Company as aforesaid shall have been formed and Registered and Sub-Lease / Deeds executed by the Developers of the said smaller property along with the said building in favour of the said Society or Limited Company as aforesaid, the Developers shall handover the said deposit or the balance thereof such society or the Limited Company, as case may be. Any Co-operative Society, and or Limited Company and organisation of the Purchasers of the various premises in the said building shall begin its name TYTAN and the building shall also bear the name with TYTAN and the said name will not be changed under any circumstances.

21. To sum up the Purchasers do/ doth hereby agree to pay the Developers before taking delivery of possession of said premises various deposits and charges as set out in the tabular form herebelow and strictly subject to the terms and conditions hereinabove viz.:

Sr. No.	Particulars	Amount.
1.	Security Deposit	3,00,000/-
2.	Outgoings for a period of two years @ Rs. 25,000/- p.m. approx	50,000/-
3.	Legal Costs, charges and expenses for the preparation of various documents.	15,000/-
4.	Cable + Meter Charges.	5,000/-
5.	Payable towards the Health Club Charges.	1,00,000/-
		<u>4,80,000/-</u>

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22. The Purchaser shall not without the written consent of the Developer let, sub-let sell, convey, transfer, mortgage, charge or in any way encumber or deal with or dispose of his/her/their premises nor assign, underlet or part with his/her/their interest under or benefit of this Agreement or any part thereof or in the said premises until the execution of Sub-Lease /Deeds in favour of a Co-operative society or Limited Company formed by the purchasers of the various premises and till the Purchasers shall have paid to the Developer in full all moneys payable to the Developer under this Agreement.



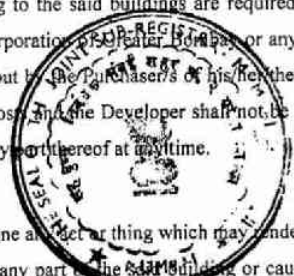
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23. The Purchaser shall permit the Developer and its Surveyors and Agents with or without workmen and others at all reasonable time to enter into and upon his/her/their premises or any part thereof for purpose of repairing any part of the said building or for lying/replacing/repairing cables, water covers, gutter wires, structure and other conveyance belonging to or servicing or use for the said building and also for the purpose of the lying down, maintaining, repairing and testing drains, gas and water pipes and electric wire and for similar purpose of the lying down, maintaining, repairing and testing drains, gas and water pipes and electric wires for similar purposes and also for the purpose of cutting of the supply of water to the premises in the said building in respect whereof the purchasers or the occupiers of the such other premises in the said building in respect whereof the purchasers or the occupiers of such other premises as the case may be shall have committed default in paying his/her/their share of the water tax and/or other outgoings and electric charges or any other charges and dues.

24. The Purchasers shall not at any time demolish or cost to be done any addition or alterations of whatsoever nature to the said premises or any part thereof. The Purchasers shall keep the said premises, walls, partition walls, sewers, drains, pipes and meters partition appurtenant thereto into good and tenantable repairs and conditions and in particular so as to provide shelter and protect the parts of the said building other than his/her/their premises. The Purchasers shall not make any alterations in the elevations and outside color scheme of the said premises to be acquired by him/her/them.

25. After the possession of the said premises is handed over to the Purchaser/s in any additions or alterations in or about or relating to the said buildings are required to be carried out by the Government, Municipal Corporation or Greater Bodies or any other statutory authority, the same shall be carried out by the Purchaser/s of his/her/their said premises in the said building at his/her/their cost and the Developer shall not be in any manner liable or responsible for the same or any part thereof at any time.

26. The Purchaser/s shall not do or permit to be done a deed or thing which may render void or voidable any insurance of any premises or any part of the said building or cause any increased premium to become payable in respect thereof or which may or is likely to cause nuisance or annoyance to the occupiers of the other premises in the said building. However it is clarified that this does not cast any obligation upon the Developer to insure the building on premises agreed to be sold to the Purchaser.



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After the said building is completely ready and fit for occupation and after the said Society or the Limited Company as aforesaid is registered and only after all the premises in the said building have been sold and disposed off by the Developer and the Developer

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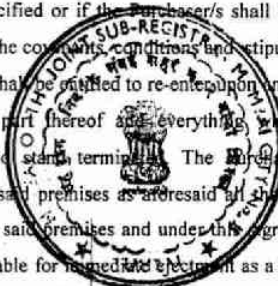
has received all the dues payable to them under the terms of their reference Agreements for Sale with various Purchasers of the various premises, the Developer shall execute Sub-lease/ Deeds in favour of Society or a Limited Company as hereinabove provided.

28. In the event of the said Society or a Limited Company being formed and registered before the sales and disposal by the Developer of all the premises in the said building, the powers and authority of the said Society or the Limited Company so formed or of the Purchaser/s thereof and other Purchaser/s of the premises shall be subject to the overall control and power of the Developer in any of the matters concerning the said building or structures and the construction and completion thereof and all amenities pertaining to the same and in particular the said Developer shall have absolute authority and control as regards the unsold premises in the said building and structures and the disposal thereof.
29. Any delay or indulgence by the Developer in enforcing the terms and conditions of this Agreement or any forbearance or giving time to the Purchaser/s shall not be considered as a waiver on the part of the Developer of any breach of non-compliance of any of the terms and conditions of this Agreement by the Purchaser/s nor shall the same in any manner prejudice the remedies of the Developer.
30. All letters, receipts and/or notices to be served on the purchaser as contemplated by this Agreement shall be deemed to have been duly served and shall completely and effectually discharge the Developer if sent to the Purchaser by pre-paid post Under Certificate of Posting to his/her/their specified below :
- 49/49-A, Hilltop Annexe, Gr. Floor, Block No. 1  
Pali Mala Road, Bandra (West), Mumbai - 400 050.
31. If the Purchaser/s neglect/s, omit/s or fails for any reason whatsoever to pay the Developer any part of the amounts due and payable to the Developers under the terms and conditions of this Agreement (whether before or after the delivery of possession within the time herein specified or if the Purchaser/s shall in any other way fail /s to perform or observe any of the conditions, conditions and stipulations herein contained or referred to, the Developer shall be entitled to re-entrance and resume possession of the said premises and every part thereof and everything whatsoever therein and this Agreement shall cease and stand terminated. The Purchaser/s agree/s that on the Developer re-entry on the said premises as aforesaid all the right, title and interest (if any) of the Purchaser/s the said premises and under this agreement shall cease and the Purchaser/s shall also be liable for remediate and act as a trespasser or trespassers in the premises. The Developer shall in that event as aforesaid forfeit entire amount of

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installments of the Purchaser/s till then, and in such event the Developer will be entitled to deal with or dispose of such premises in any manner as it may deem fit.

32. All costs, charges and expenses in connection with the formation of the said Co-operative Society or a Limited Company or as the case may be, as well as the costs of the preparation, engrossing stamping and registering, this Agreement for Sale, or any other documents, deeds and writings to be executed by the Developer or the Purchaser/s, the Stamp duty and registration charges in respect of such documents, in favour of such Society/s or a Limited Company as well as the entire professional costs of the Advocates and Solicitors of the Developer in preparing and approving all such documents shall of and incidental thereto shall be borne and paid by all the Purchaser/s and /or the said Society or a Limited Company . The Developer shall not contribute anything towards such expenses. The proportionate share of such costs, charges and expenses payable by the Purchaser/s shall be paid by him/her/them immediately on demand by the Developer.

**THE FIRST SCHEDULE ABOVE REFERRED TO :**

All that the piece or parcel of land or ground situate at Nepean Road, now Laxmibai JAGMOHANDAS ROAD Malabar Hill in the Island and Registration Sub-District of Bombay and containing by admeasurement 18,300 Sq. yards equivalent to 15,250 Square meters or thereabouts and registered by the Collector of land Revenue under old nos. 170295 and 96 New Nos. D/1391, A/805 and A/808 old Survey No.33 and 42 and New SurveyNos.1A/7147 and 1/7144 and bearing Cadastral Survey No. 455 of the Malabar Hill Division and assessed by the Municipality under Ward No.329(2-2A) and 3298 (1) and Street No.37, 38 and 39 and bounded on or towards the North partly by property bearing C.S. No.438 in or towards south in or towards partly by the Property bearing C.S.No. 438 and partly by property bearing C.S.No. 488 On or towards the East Partly by property bearing C.S.No. 438 and On or towards the west partly by property bearing C.S.No. 581 and partly by property bearing C.S.No. 454 and delineated on the plan hereto annexed and thereon surrounded by red colored boundary lines.

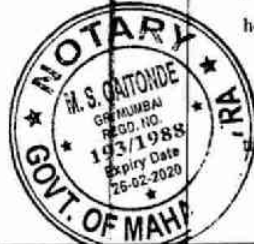
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**THE SECOND SCHEDULE ABOVE REFERRED TO :**

ALL THAT Piece or parcel of land or ground situate at Nepean Sea Road, Malabar Hill in the Island and Registration Sub-District of Bombay and containing by admeasurement 3199.1 Sq. yds. equivalent to 2550.9 Sq. meters or thereabouts and bearing C.S.No 455 (part) forming part of the Property described in the First Schedule hereinabove written.

**THE THIRD SCHEDULE ABOVE REFERRED TO :**

ALL that piece or parcel of pension and tax land or ground the cess in respect thereof payable to the Government has been redeemed with the bungalow known as



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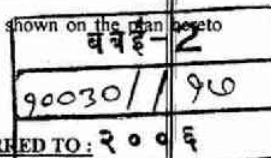
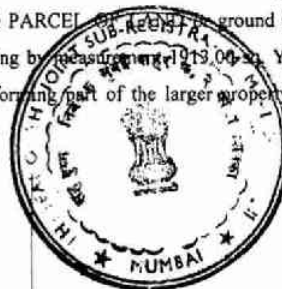
"Rugby House" and other buildings and outhouses standing thereon situate lying and being on the Eastern side of Nepean Sea Road (now Laxmibai JAGMOHANDS ROAD) without the Fort and in the Registration Sub-District of Bombay containing by admeasurement 5283.44 Square yards i.e. 4402.80 Square Mts. or thereabouts Registered in the Books of the Collector of Land Revenue under Old No. 95 New No. A/803 Old Survey No. 42 and New Survey No. 7144 and Cadastral Survey no. 454 of Malabar and Cumballa Hill Division and assessed by the Assessor and Collector of Municipal Rates and Taxes under "D" Ward No. 3298 (1) and Street Nos. 32-41 Nepean Sea Road and bounded as follows that is to say on or towards the North by the property bearing C.S.No.455 on or towards the South by the property bearing C.S.No 1/454 On or towards the East by the property C.S.No. 455 On or towards the West by the said Nepean Sea Road.(Now Laxmibai JAGMOHANDAS ROAD).

**THE FORTH SCHEDULE ABOVE REFERRED TO :**

ALL THAT piece or parcel of land or ground situate at Nepean Sea Road, Malabar Hill in the Island and Registration Sub-District of Bombay containing by admeasurement 900 sq.yds., equivalent to 752-517 sq.mts., or thereabouts out of a larger piece of land at Nepean Sea Road, Malabar Hill admeasuring 25382 sq.yds., which large plot of land is registered by the Collector of Land Revenue under Old No. 1701 New No. D/3191 Old Survey No. 33, New Survey No. 1A/7147 and Cadastral Survey No. 455 of Malabar and Cumballa Hill Division and the said piece of land admeasuring 900 sq.yds., is now assessed by the Assessor and Collector of Municipal Rates and Taxes under 'D' ward No. 3207 (28) and Street No. 378 Nepean Sea Road and which is bounded on or towards the North by passage being part of property known as "Mount Nepean" On or towards the South by the passage being part of the property known as "Mount Nepean" On or towards the East by a wall belonging to the property known as "Mount Nepean" and On or towards the West by the passage being part of the property known as "Mount Nepean" and beyond that by property known as "Rugby House" and shown on the plan sheet annexed and marked plot No. 1 Hamilton Villa.

**THE FIFTH SCHEDULE ABOVE REFERRED TO : २००६**

ALL THAT PART AND PARCEL of ground bearing C.S.No. 455 of Malabar Hill Division containing by admeasurement 1213.00 sq. Yds. equivalent to 1600 sq. mts. or thereabouts and forming part of the larger property described in the First Schedule hereinabove written.



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**THE SIXTH SCHEDULE ABOVE REFERRED TO :**

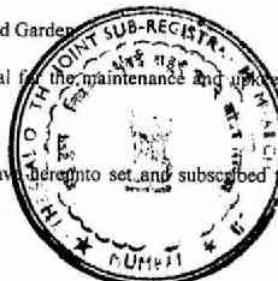
**(Common Areas and Facilities)**

Proportionate EQUAL RIGHT to the Immedrate area abutting the main entrance Door with proprata right in common area and facility of staircase, Entrance Lobby.

**THE SEVENTH SCHEDULE ABOVE REFERRED TO :**

1. The expenses of maintaining, repairing, decorating etc. of the main structure and in particularly the road, gutters, drains, water-pipes, electric-wires in under on upon the building or enjoyed by the Purchasers of the premises in common with other occupiers and the main entrance, passages, staircases and landings of the said building as enjoyed by the Purchasers of the Flat/Shop/Premises or used by him/her/them in common as aforesaid and boundary walls of the building compound.
2. The Cost of cleaning and lighting the passage landings, staircases and other parts of the building as enjoyed or used by the Flat/Shop/Premises in common as aforesaid.
3. The cost of decorating the exterior of the building.
4. The cost of the salaries of clerks, bill, collectors chowkidars, sweepers etc.
5. The cost of working and maintenance of lifts, lights, water-pumps and pipes and other services charges.
6. Municipal Taxes and other Government Taxes.
7. The cost of Water-meter on electric meters and or any deposit for the water and electricity.
8. Cost of maintenance of the common areas roads and Garden.
9. Such other expenses as are necessary or incidental for the maintenance and upkeep of the building.

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



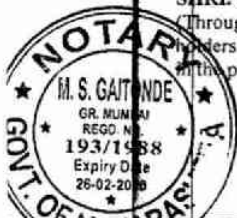
SIGNED SEALED AND DELIVERED )  
Withinnamed "THE DEVELOPER" )  
NEPEAN ESTATES PVT. LTD. )  
In the presence of ... )

For NEPEAN ESTATES PVT.LTD.

DIRECTOR.

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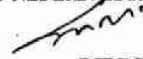
SIGNED SEALED AND DELIVERED )  
Withinnamed "THE PURCHASER". )  
SHRI UDAY G. TULJAPURKAR )  
(Through his constituted Power of Attorney )  
(In the presence of Mrs. Jaya Uday Tuljapurkar )  
In the presence of ... )



RECEIVED of and from Withinnamed )  
'PURCHASER' the Sum of Rs. 90,00,000/- )  
(Rupees Ninety lacs Only ) by various cheques )  
being full payment of the price of premises as )  
with in mentioned agreed to be paid by Purchaser to us.)

Rs. 90,00,000/-

WE SAY RECEIVED  
FOR NEPEAN ESTATES PVT.LTD.



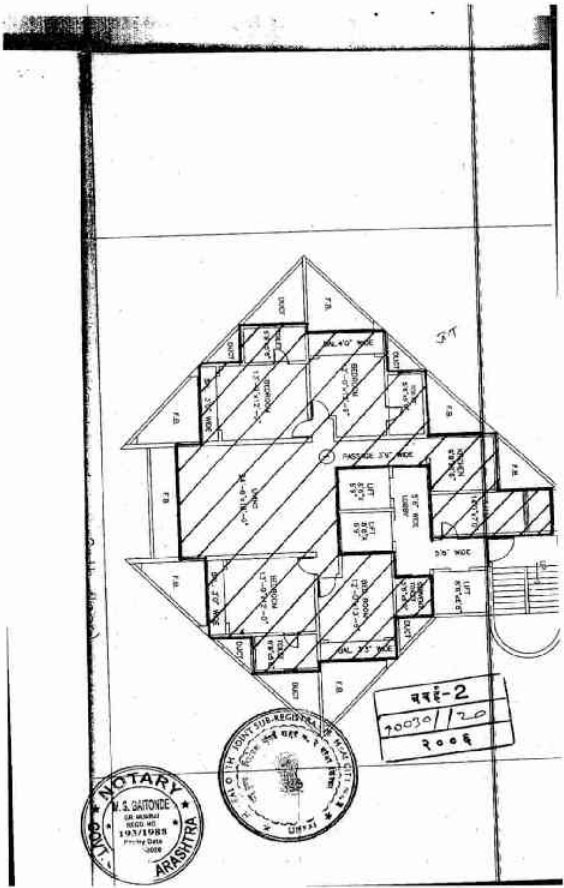
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in replying please quote No. and date of this letter.

Intimation of Disapproval under Section 146 of the Bombay Municipal Corporation Act, as amended up-to-date.

No. E. B./CP 5731 BXA of 1991 -1992

Municipal Office

MEMORANDUM

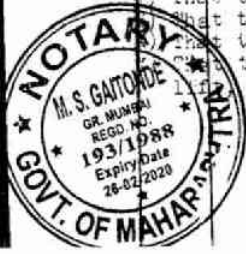
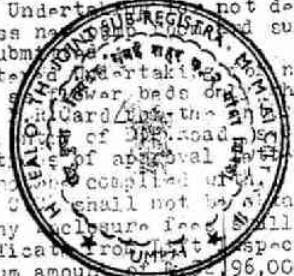
The Director, Napean Estates Pvt.Ltd., Hind Rajasthan Chamber, 6, Oak Lane, Fort, Bombay-400001. Bombay 19/11/1991

Letter from your Architect dated 6-8-91 and delivered on 10-8-91

and the plans, Sections, Specifications and Description and further particulars and details of your building at C.S.No.451,455,1/455,3/455 of Malabar Hill Division Napean Sea Road

submitted to me under your letter, dated 1991. I have to inform you that I cannot approve of the building or work proposed to be erected or executed, and I therefore hereby formally intimate to you, under Section 146 of the Bombay Municipal Corporation Act, as amended up-to-date, my disapproval by thereof reasons:-

- A) That the structural design and calculations for the proposed work are not submitted.
- B) That the requirements of building byelaws 4(c), 5(b) & 5(c) will not be complied with.
- C) That the requirements of byelaws 36 & 37 will not be complied with.
- D) That the requirements of byelaws 48/49 will not be complied with.
- E) That some of the passages and lobbies will not be properly lighted and ventilated.
- F) That the basement will not comply with basement rules and regulations
- G) That the requirements of Chief Fire Officer will not be obtained and complied with.
- H) That the certificate under Section 270A of the Bombay Municipal Corporation Act from Hydraulic Engineer regarding sufficiency of water supply will not be obtained and submitted.
- I) That some of the drains will be laid internally.
- J) That the proposed work will contravene Section 251A(a) of the Bombay Municipal Corporation Act.
- K) That the open spaces and parking spaces will not be properly paved (with broken glasses underneath at the rate of 4 cft. per 100 sqft. of paved area), sloped and drained.
- L) That the drainage work generally is not intended to be executed in accordance with the Municipal requirements.
- M) Suitable site for B.E.S.T. Sub-station will not be chosen in consultation with B.E.S. & T. Authorities.
- N) That the conditions of the layout approval letter under No. 725/16959 dt. 24-1-91 shall not be complied with.
- O) That the H.O.C. from E.E.T.C. shall not be obtained and submitted.
- P) That the drainage and S.W. drain pipes shall not be provided on D.P. Road in consultation with Dy. C.E. (Rds. & S.W.D.) (C) and B.E.S.E.
- Q) That the existing roads giving right of way shall not be maintained.
- R) That the pump-house and suction tank existing in the property under reference which is used by the building in adjoining plot shall be demolished and Undertaker shall not demolishing the same unless he shall not be submitted.
- S) That the registered Undertaker shall not mis-use the property submitted with the Card for the back area on the new plan of C.E.S. That the conditions of approval letter issued dt. 19-11-90, 21-4-90, 29-2-91 shall not be complied with.
- T) That the fresh cost shall not be obtained before starting the work.
- U) That the balcony enclosure fees shall not be paid.
- V) That the Certificate from the Inspector shall not be submitted.
- W) That the premium amount of Rs. 96,000/- shall not be paid towards lift, staircase and passage area.



( ) That proper gutters and down pipes are not intended to be put to prevent water dropping from eaves of the roof on the public street.

( ) That the drainage work generally is not intended to be executed in accordance with the Municipal Ordinances.

Subject to your so modifying your intention as to obviate the before mentioned objections and meet by requirements, but not otherwise you will be at liberty to proceed with the said building or work at anytime before the 15th day of November, 1987 but not so as to contravene any of the provisions of the said Act, as amended as aforesaid or any rule, regulations or bye-law made under that Act at the time in force.

Your attention is drawn to the Special Instructions and Notes accompanying this Intimation of Disapproval.

TRUE COPY

*[Signature]*  
Executive Engineer, Building Proposals  
Wards

**SPECIAL INSTRUCTIONS.**

(1) THIS INTIMATION GIVES NO RIGHT TO BUILD UPON GROUND WHICH IS NOT YOUR PROPERTY

(2) Under Section 58 of the Bombay Municipal Corporation Act, as amended, the Municipal Commissioner for Greater Bombay has empowered the City Engineer to exercise, perform and discharge the powers, duties and functions conferred and imposed upon and vested in the Commissioner by Section 346 of the said Act.

(3) Under Byelaw No. 8 of the Commissioner has fixed the following levels :-

" Every person who shall erect as new domestic building shall cause the same to be built so that every part of the plinth shall be -

" (a) Not less than, 2 feet (60 cms.) above the centre of the adjoining street at the nearest point at which the drain from such building can be connected with the sewer than existing or thereafter to be laid in such street."

" (b) Not less than 2 feet (60 cms.) above every portion of the ground within 5 feet (160 cms.) of such building.

" (c) Not less than 92 ft. ( ) metres above Town Hall Datum."

(4) Your attention is invited to the provisions of Section 152 of the Act whereby the person liable to pay property taxes is required to give notice of erection of a new building or occupation of a building which has been vacant, to the Commissioner within fifteen days of the completion or of the occupation whichever first occurs. Thus compliance with this provision is punishable under Section 471 of the Act irrespective of the fact that the valuation of the premises will be liable to be revised under Section 167 of the Act, from the earliest possible date in the current year in which the completion or occupation is detected by the Assessor and Collector's Department.

(5) Your attention is further drawn to the provision of Section 353-A about the necessity of submitting occupation certificate for a new building to the Municipal Commissioner for Greater Bombay to inspect our premises and to issue a permit before commencement of work and to levy penalty for non-compliance under Section 471 of the Act.

(6) Proposed commencement of work should be communicated as per requirements of Section 471 (m) of the Bombay Municipal Corporation Act.

(7) One more copy of this Intimation should be submitted for the Collector, Bombay Suburbs District.

(8) Necessary permission for Non-agricultural use of the land shall be obtained from the Collector, Bombay Suburban District before the work is started. The Non-agricultural assessment shall be paid at the rate that may be fixed by the Collector, under the Land Revenue Code and Rules thereunder.

Accompanying this Intimation of Disapproval.

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(2) That adequate care is planning, designing and carrying out construction will not be taken in the proposed building to provide for the consequential settlement of the floors and plinth filling etc.

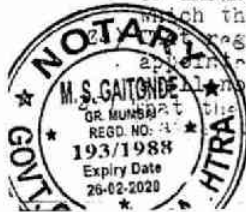
(21) That debris of the building will not be stacked on Municipal road or footpath.

(22) That the name and house number of the building will not be displayed in bold letters at the main entrance of the building before occupation.

(23) That all the I.O.D. conditions shall not be complied with within 6 years and deposit shall not be claimed within 6 years from the date of receipt I.O.D., and the same shall stand forfeited.

(24) That registered site supervisor of appropriate category will not be appointed before commencement of the work and his supervision memo shall not be submitted before C.O.

(25) That Indemnity Bond indemnifying M.C.C.B. of litigations, etc. shall not be submitted.



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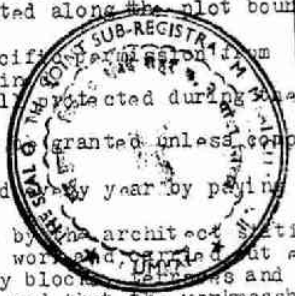


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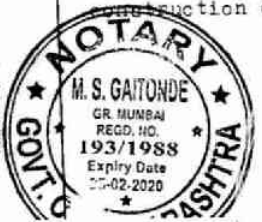
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Notes:-

1. No work should be started unless the structural design is submitted.
2. No work should be started unless the existing structures proposed to be removed are removed.  
(This I.O.D. is given exclusively for the purposes of enabling the party to proceed further with the arrangements of obtaining 'No objection' from the Housing Commissioner under Section 13(h)(H) of the Rent Act, and in the event of party's proceeding with the work either without an intimation about commencing the work under Section 347(1)(aa) or his starting the work without removing the structures proposed to be removed, shall be taken as a severe breach of the conditions under which this I.O.D. is issued and the sanction will be revoked and the Commencement Certificate granted under Section 45 or 69 of the Maharashtra Regional & Town Planning Act(12 of Town Planning Act) shall be withdrawn).
3. Temporary sanitary accommodation on full flushing system should be provided on site for workers before starting the work.
4. Necessary hoarding/compound wall should be provided/constructed along the road side. No materials should be kept on the Municipal road or footpath.
5. A certified copy of the approved plans should be exhibited on site.
6. The demarcation of the road line should be got done in consultation with the Survey Department.
7. Dust bins of the size 1/4 cft. per tenement should be provided in the building.
8. If the plot falls in hilly area, geologist report for protective measures to be carried out should be submitted for the approval of the office.
9. If advantage over setback area is claimed, same should be handed over to Corporation free of cost; free from all encroachments and brought to the adjacent road level prior to commencement of work.
10. Necessary neat hutments for labourers engaged on site for construction work should be constructed with prior approval from respective Ward Office.
11. Commencement of the work should be intimated to this office under Section 347(1)(aa) of the Bombay Municipal Corporation Act.
12. The work of superstructure should not be proceeded further unless plinth measurements and open spaces are jointly checked on site and certificate to that effect is obtained from this office.
13. Compound walls should be constructed along the plot boundaries as per Development Control Rules.
14. No trees should be cut unless specific permission from Superintendent of Gardens is obtained.
15. Lift wells and ducts should be well protected during the progress of work.
16. Commencement Certificate will not be granted unless compound wall along Road Side is constructed.
17. Approval should be got revalidated every year by paying necessary scrutiny fees.
18. A Certificate should be submitted by the architect stating that he has affectively supervised the work and carried out tests for checking leakages through sanitary blocks, drains and fixtures and joints in drainage pipes etc. and that the workmanship is found very satisfactory.
19. A Janata Insurance Policy or Policy to cover the compensation claims arising out of Workmen's Compensation Act, 1923 will have to be taken out before starting the work and be renewed during the construction of work.



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20. A registered structural Engineer should be appointed by the owner and his supervision-memo in the prescribed proforma should be submitted before demanding Commencement Certificate.

*[Signature]*  
Executive Engineer,  
Building Proposals (City)

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MAHARAJA ARCHITECTS & CONSULTANTS PVT. LTD.



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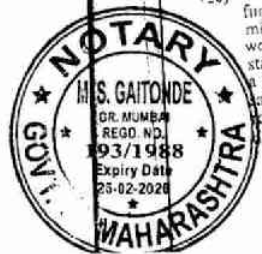
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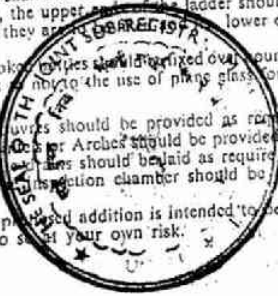
- (1) The work should not be started unless objections are complied with.
- (2) A certified set of latest approved plans shall be displayed on site at the time of commencement of the work and during the progress of the construction work.
- (3) Temporary permission on payment of deposit should be obtained for any shed to house and store for constructional purposes. Residence of workmen shall not be allowed on site. The temporary structures for storing constructional materials shall be demolished before submission of building completion certificate and a certificate signed by Architect submitted along with the building completion certificate.
- (4) Temporary sanitary accommodation on full flushing system with necessary drainage arrangement should be provided on site for workers, before starting the work.
- (5) Water connection for constructional purposes will not be given until the hoarding is constructed and application is made to the Ward Officer with the required deposit for the construction of carriage entrance, over the road side drain.
- (6) The owners shall intimate the Hydraulic Engineer or his representative in Wards at least 15 days prior to the date of which the proposed construction work is taken in hand that the water existing in the compound will be utilised for their construction works and they will not use any Municipal Water for construction purposes. Failing this, it will be presumed that Municipal tap water has been consumed on the construction works and bills preferred against them accordingly.
- (7) The hoarding or screen wall for supporting the depots of building materials shall be constructed before starting any work even though no materials may be expected to be stabled in front of the property. The scaffoldings, bricks metal, sand, preps debris, etc., should not be deposited over footpaths or public street by the owner/architect/their contractors, etc., without obtaining prior permission from the Ward Officer of the area.
- (8) The work should not be started unless the manner in obviating all the objections is approved by this department.
- (9) No work should be started unless the structural design is approved.
- (10) The work above plinth should not be started before the same is shown to this office Sub-Engineer concerned and acknowledgement obtained from him regarding correctness of the open spaces and dimension.
- (11) The application for sewer street connections, if necessary, should be made simultaneously with commencement of the work as the Municipal Corporation will require time to consider alternative site to avoid the excavation of the road and footpath.
- (12) All the terms and conditions of the approved layout/sub-division under No. of should be adhered to and complied with.
- (13) No Building/Drainage Completion Certificate will be issued for water connection granted (except for the construction purposes) unless road is completed and sanctioned by the Municipal Commissioner as per the provision of Section of the Municipal Corporation Act and as per the terms and conditions for same.
- (14) Recreation ground or amenity open space should be developed before submission of Building Completion Certificate.
- (15) The access road to the full width shall be constructed on water filled macadam before commencing work and should be complete to the satisfaction of Municipal Commissioner including asphaltting lighting and drainage before submission of Building Completion Certificate.
- (16) Flow of water through adjoining holding or culvert, should be maintained unobstructed.
- (17) The surrounding open spaces around the building should be paved with concrete having broken glass pieces at the rate of 125 cubic metres per 10 Sq. metres of area.
- (18) The compound wall or fencing should be constructed clear of the road widening line with foundation below level of bottom of road side drain without obstructing flow of rain water from adjoining holding before starting the work to prove the owner's intention.
- (19) No work should be started unless the existing structures proposed to be demolished are demolished.
- (20) This Intimation of Disapproval is given exclusively for the purpose of enabling you to proceed further with the arrangements of obtaining No Objection Certificate from the Planning Commission under Section 13(h) (H) of the Rent Act and in the event of your proceeding with the work either without an intimation about commencing the work under Section 13(1) (a) of your missioner the act shall be deemed to be removed the act shall be taken as a severe breach of the conditions under which this Intimation of Disapproval is issued and the sanction will be revoked and the commencement certificate granted under Section 45 of the Maharashtra Regional and Town Planning Act, 1966. (17) of the Town Planning Act, will be with drawn.



773-2  
90030/124



- (21) If it is proposed to demolish the existing structures by negotiations with the tenants, under the circumstances, the work as per approved plans should not be taken up in hand unless the City Engineer is satisfied with the following :-
- (i) Specific plans in respect of evicting or rehousing the existing tenants on your stating their number and the area in occupation of each.
  - (ii) Specifically signed agreement between you and the existing tenants that they are willing to avail of the alternative accommodation in the proposed structure at standard rent.
  - (iii) Plans showing the phased programme of construction has to be duly approved by this office before starting the work so as not to contravene at any stage of construction, the Development Control Rules regarding open spaces, light and ventilation of existing structure.
- (22) In case of extension to existing building, blocking of existing windows of rooms deriving light and its from other sides should be done first before starting the work.
- (23) In case of additional floor no work should be start or during monsoon which will cause water leakage and consequent nuisance to the tenants staying on the floor below.
- (24) The bottom of the over head storage work above the finished level of the terrace shall not be more than 1 metre.
- (25) The work should not be started above first floor level unless the No Objection Certificate from the Civil Aviation Authorities, where necessary, is obtained.
- (26) It is to be understood that the foundations must be excavated down to hard soil.
- (27) The positions of the manholes and other appurtenances in the building should be so arranged as not to necessitate the laying of drains inside the building.
- (28) The water arrangement must be carried out in strict accordance with the Municipal requirements.
- (29) No new well, tank, pond, cistern or fountain shall be dug or constructed without the previous permission in writing of the Municipal Commissioner for Greater Bombay, as required in Section 381-A of the Municipal Corporation Act.
- (30) All gully traps and open channel drains shall be provided with right fitting mosquito proof covers made of wrought iron plates or hinges. The manholes of all jisterns shall be covered with a properly fitting mosquito proof hinged cast iron cap over in one piece, with locking arrangement provided with a bolt and hinge screwed on tightly serving the purpose of a lock and the warning pipes of the ribbet pretressed with screw or dome shape pieces (like a garden mairi rose) with copper pipes with perforations each not exceeding 1.5 mm. in diameter. The cistern shall be made easily, safely and permanently accessible by providing a firmly fixed iron ladder, the upper end of the ladder should be earmarked and extended 60 cms. above the top where they are attached. The lower ends in cement concrete blocks.
- (31) No broken bottles shall be utilized over boundary walls. This prohibition refers only to broken bottles and not to the use of plain glass for coping over compound wall.
- (32) (a) Ladders should be provided as required by Bye-law No. 5(b).  
 (b) Doors or Arches should be provided over Door and Window openings.  
 (c) The Arches should be laid as required under Section 234-1(a).  
 (d) The ventilation chamber should be plastered inside and outside.
- (33) If the proposed addition is intended to be carried out on old foundations and structures, you will do so at your own risk.



*[Signature]*  
 Executive Engineer, Building Proposals  
 Zone - 11  
 Wards. 91

बचत-2  
 90030/1-25  
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SHARLA ARCHITECTS & CONSULTANTS PVT. LTD.



E' Ward (Municipal Corporation)  
39 B. K. Hanumanthrao Marg, Laxmi  
Mumbai - 400 006

**MUNICIPAL CORPORATION OF GREATER MUMBAI**

No. EB/ 5731 /D/A.  
2/9/04

To  
Mr. Chaitan Architect &  
Consultants Pvt. Ltd.,  
Architect,  
2<sup>nd</sup> floor, Hari Chamber,  
Shahid Bhagat Singh Road,  
Mumbai - 400 023.

Sub - Occupation permission for entire building 'B' on  
amalgamated plot bearing C.S.No.454, 455, 1/455,  
3/455 of Malbar Hill Divn., Nepeansea Marg,  
D/Ward, Mumbai.

Ref - Your letter dated 26<sup>th</sup> August 2004

Sir,

**WITHOUT PREJUDICE**

With reference to above letter and by direction, this is to inform you that there  
is no objection to occupy the entire Building 'B' under reference as per  
accompanying plans which is constructed under supervision of Architect, Shri  
R.F.Chawla (Reg.No.CA/76/2976) and Regd. Structural Engineer Shri  
U.N.Kamat (Reg.No.STR/292/50), subject to following conditions :

1. That the certificate under Section 270-A of B.M.C. Act shall be submitted before asking B.C.C.
2. That Single P.R. card for amalgamated plot shall be submitted before asking B.C.C.

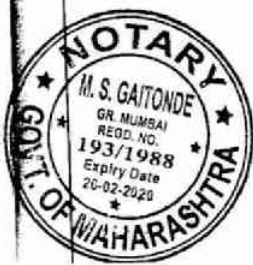
This occupation permission is granted without prejudice to rights of  
M.C.G.M. to take action under Section 353-A of B.M.C. Act, if found necessary.

A set of plans duly stamped/signed showing occupation permission  
granted to portion marked red retained here with as per order of approval.



Yours faithfully  
[Signature]  
2/9/04  
Dy. Chief Engineer,  
Building Proposals (City)

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90030/120  
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ANNEXURE - C

DAMODAR  
BHAKTA  
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KOTHARI  
DESAI  
YUSSONJI  
DAMODAR  
JUNNARKAH  
MERCHANT (Mk)  
VAIDYA  
AMIN  
MEHTA (Ms)  
BANDUKWALA (Ms)  
DOSHI (Ms)  
GANDHI  
DESAI (Ms)

**KANGA & CO.**

(Registered)

Advocates, Solicitors & Notaries

Established 1890

Readymoney Mansion,  
43, Veer Nariman Road,  
MUMBAI - 400 001.  
INDIA

MLB/KV/ 772 /02

In reply quote

Telephone :  
+91 22 233 2288  
or  
+91 22 233 9643  
to  
+91 22 233 9653  
Fax :  
+91 22 233 9656  
+91 22 233 9657  
E-Mail:  
kanga@bom5.vsnl.net.

REPORT ON TITLE

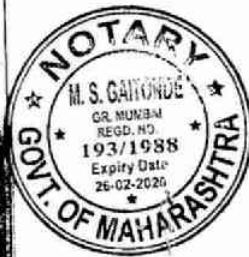
Re: Lease of the property admeasuring 15250 sq. mtrs. or thereabouts and bearing C. S. No.455 (inclusive of 3/455) of Malbar and Cumballa Hill Division.  
Bai Behram K. Dubash & Others  
To  
Nepean Estates Private Limited.

Re: Lease of property situate at L. Jagmohandas Marg. Mumbai admeasuring 750 sq. mtrs. or thereabouts bearing C. S. No.1/455 of Malbar and Cumballa Hill Division.  
Bai Behram K. Dubash & Others  
To  
Nepean Estates Private Limited.

Re: Lease of property situate at L. Jagmohandas Marg, Mumbai admeasuring 4402.80 sq. mtrs. or thereabouts and bearing C. S. No.454 of Malbar and Cumballa Hill Division.  
Bai Behram K. Dubash & Others  
To  
Nepean Estates Private Limited.

1. We have caused searches to be taken in the office of the Sub/Registrar of Assurances at Mumbai and in the Collector's office and on the basis of the searches taken we have prepared this Report on Title.

2. By an instrument of Lease dated the 24th day of February, 1973 entered between Behram Dubhash therein called the Lessor of the One Part and Nepean Estates Private Limited therein called the Lessee of the Other Part and registered with the Sub Registrar of Assurances at Mumbai at No.652 of Book No.1 on



वर्क-2
90030/1/25
२००६

13/10/2006  
4:46:40 pm





दुय्यम निबंधकः  
मुंबई शहर 2 (वरळी)

दस्त गोषवारा भाग-1

बबइ2

दस्त क्र 10030/2006

दस्त क्रमांक : 10030/2006  
दस्ताचा प्रकार : करारनामा

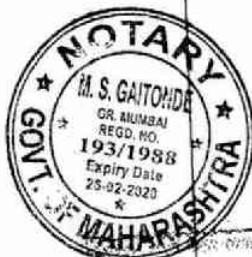
अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अंगठ्याचा ठसा
1	नाम: जयजी तुळजापुरकर तर्फे मुखत्यार श्री जयजय तुळजापुरकर पत्ता: घरे/फ्लॅट नं: 49/49 ए गल्ली/रस्ता: पाली माला रोड ईमारतीचे नाव: हिलटॉप अॅनेक्स ईमारत नं: - पेट/पत्ता: - शहर/:	लिहून घेणार वय - सही		
2	नाम: श्री. नेवीधन इस्टेट प्रा लि तर्फे संचालक श्री सुरेश जी मेहता तर्फे मुखत्यार श्री महेंद्र रावल पत्ता: घरे/फ्लॅट नं: 511 गल्ली/रस्ता: - ईमारतीचे नाव: कॉमर्स हाऊस ईमारत नं: - पेट/पत्ता:	लिहून घेणार वय - सही		

सह दुय्यम निबंधक  
मुंबई शहर क्र. २.



TRUE COPY  
(XEROX OF ORIGINAL)

M. S. GAITONDE  
B.A., L.L.M.  
Notary Gr. Mumbai  
Govt. of Maharashtra  
Mumbai - 51 India





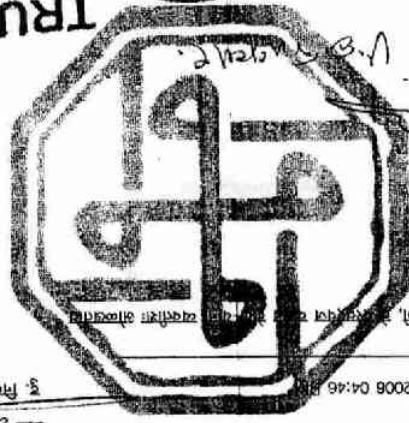
बहु. सुदम निवास मुंबई शहर-२  
महाराष्ट्र राज्यातील असून  
सिध्दांत बंधु निवास मुंबई शहर-२

सामोती करणे बंधु श्री.  
सुदम कांत शिंदे-२/१९०२०/२००६  
दिनांक १३/१०/२००६

३. निदेशाची सही

M. S. GAITONDE  
B.A., L.L.M.  
Notary Gr. Mumbai  
Govt. of Maharashtra  
Mumbai - 61 India

TRUE COPY  
(XEROX OF ORIGINAL)



दिनांक :-  
शहर/जिल्हा :-  
दफतर/पदा :-  
पदाचा पत्ता :-  
संपर्क क्र. :-  
संपर्क पत्ता :-  
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संपर्क क्र. :-  
संपर्क पत्ता :-  
संपर्क क्र. :-  
संपर्क पत्ता :-

३. निदेशाची सही, मुद्रा शिंदे २ (पदा)

दस्तावेज क्र. (२५) करारनामा  
दिनांक नं. १ वीं देत : (साक्षरपत्र) १३/१०/२००६ ०४:४१ PM  
दिनांक नं. २ वीं देत : (श्री) १३/१०/२००६ ०४:४५ PM  
दिनांक नं. ३ वीं देत : (साक्षर) १३/१०/२००६ ०४:४६ PM  
दिनांक नं. ४ वीं देत : (साक्षर) १३/१०/२००६ ०४:४६ PM

३०९६०: पदनाम  
पदाचा पत्ता (अ. १२) व पत्तासंख्या (अ. १३) ->  
(अ. ११(२)),  
९९०: पदाचा पत्ता (अ. ११(१)), मुद्रासंख्याची नकल  
३००००: शिंदे श्री  
९९०: पदाचा पत्ता (अ. ११(१)), मुद्रासंख्याची नकल  
३००००: शिंदे श्री  
९९०: पदाचा पत्ता (अ. ११(१)), मुद्रासंख्याची नकल  
३००००: शिंदे श्री  
९९०: पदाचा पत्ता (अ. ११(१)), मुद्रासंख्याची नकल

दस्तावेज क्र. [३४०६२४२] या निदेशा  
दिनांक नं. ०४/१०/२००६  
दस्तावेज क्र. [३४०६२४२] या निदेशा  
दिनांक नं. १३/१०/२००६ ०४:४१ PM  
दस्तावेज क्र. [३४०६२४२] या निदेशा  
दिनांक नं. १३/१०/२००६ ०४:४६ PM

Table with 2 columns: Description, Value/Date

दस्तावेज क्र. (१०३०/२००६)	२२
दस्तावेज क्र. (१०३०/२००६)	२२

दस्तावेज क्र. १०३०/२००६



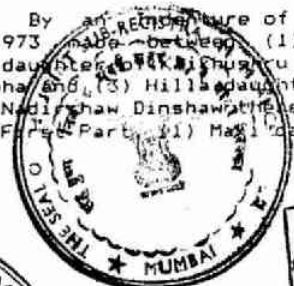


24th March 1975, the said Behram K. Dubhash devised to Nepean Estates Private Limited (the Company), the land admeasuring 15250 sq. mtrs. or thereabouts bearing C. S. No.454 and 455 but which land admeasuring 15,250 square meters is covered by C. S. No.455 and 3/455 of Malabar and Cumballa Hill Division and more particularly described in the Schedule thereunder written and in the First Schedule hereunder written for a term of 98 years at or for the rent and on certain terms, conditions, covenants and stipulations therein contained and on the part of the Company to be paid, observed and performed.

3. The said Indenture of Lease interalia provides that the Company is entitled for the renewal of the lease for a further period of 98 years on the expiry of the present period of 98 years on the same terms and conditions contained in the said Indenture of Lease dated 24th February, 1973 save and except the clause for further renewal.

4. By an Indenture of Sub Lease dated the 26th day of February 1973 and made between the Company therein called "the Sub Lessor" of the One Part and R. Sharp and Sons Private Limited therein called "the Sub Lessee" of the Other Part and registered with the office of the Sub Registrar of Assurances at Mumbai under serial No.656/73 of Book No.1 on 23rd October 1973, the said the Company Sub-Leased to R. Sharp and Sons Private Limited from and out of the property described in the First Schedule hereunder written an area admeasuring 2650.97 sq. mtrs. together with building known as "Mount Nepean" and other structures standing thereon and more particularly described in the Second Schedule hereunder written together with the exclusive right and benefit to R. Sharp and Sons Private Limited to use, possess and enjoy the land on which the said building known as "Mount Nepean" and other structures stand as also the garden and/or recreation areas appurtenant to the said building "Mount Nepean" along with the exclusive right and benefit to use, enjoy and possess the well and the right of way and passage over road admeasuring 2692.12 sq. mtrs for a term of 97 years 11 months at or for the rent and on the other terms, conditions, covenants and stipulations therein contained and on the part of R. Sharp and Sons Private Limited to be paid, observed and performed with a right of renewal of the said Indenture of Sub-Lease as therein provided.

5. By an Indenture of Lease dated the 18th day of July, 1973 made between (1) Behram Kaikhushru Dubash, (2) Naju daughter of Behram Kaikhushru Dubash and wife of Karshedjai H. Bhabha and (3) Hills daughter of Kaikhushru Dubash and wife of Nandirshaw Dinshaw therein called "the First Lessors" of the First Part, (1) Mani daughter of Bomanji A. Dubash



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and wife of Kersasp Mistry and (2) Patsy daughter of Bomanji A. Dubash and wife of Pallonji Shapurji Mistry therein called "the Second Lessors" of the Second Part (the First Lessors and the Second Lessors are collectively called "the Lessors") and the Company therein called "the Lessee" of the Third part and registered with the office of the Sub Registrar of Assurances at Mumbai under Serial No.2352/73 of Book No.1 on 2nd April 1975, the Lessors demised to the Company the land hereditaments and premises bearing C. S. No.455 of Malbar and Cumballa Hill Division and now bearing C. S. No.1/455 of Malbar and Cumballa Hill Division together with building standing thereon known as "Hamilton Villa" and admeasuring 750 sq. mtrs. or thereabouts and more particularly described in the Schedule thereunder written and in the Third Schedule hereunder written for a term of 98 years at or for the rent and on certain terms, conditions, covenants and stipulations therein contained and on the part of the Company to be paid, observed and performed.

6. The said Indenture of Lease inter alia provides that the Company is entitled for the renewal of the lease for a further period of 98 years on the expiry of the present period of 98 years on the same terms and conditions contained in the said Indenture of Lease dated 18th July, 1973 save and except the covenant for further renewal.

7. By an Indenture of Lease dated 18th day of July, 1973 made between (1) Behram Kaikhushru Dubash, (2) Naju daughter of Kaikhushru Dubash and wife of Karshedjai H. Bhabha and (3) Hilla daughter of Kaikhushru Dubash and wife of Nadirshaw Dinshaw therein called "the First Lessors" of the First Part (1) Maki daughter of Bomanji A. Dubash and wife of Kersasp Mistry and (2) Patsy daughter of Bomanji A. Dubash and wife of Pallonji Shapurji Mistry therein called "the Second Lessors" of the Second Part (the First Lessors and the Second Lessors are collectively called "the Lessors") and the Company therein called "the Lessee" of the Third part and registered with the office of the Sub Registrar of Assurances at Mumbai under Serial No.2350/73 of Book No.1 on 2nd April 1975, the said Behram K. Dubhash and others demised to the Company the land hereditaments and premises admeasuring 4402.80 sq. mtrs. or thereabouts bearing C. S. No.454 of Malbar and Cumballa Hill Division and more particularly described in the Schedule thereunder written and in the Fourth Schedule hereunder written together with building standing thereon known as "Rugby House" and other structures standing thereon for a term of 98 years at or for the rent and on certain terms, conditions, covenants and stipulations therein contained and on the part of the Company to be paid, observed and performed.



वचन-2
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8. The said Indenture of Lease inter alia provides that the Company is entitled for the renewal of the lease for a further period of 98 years on the expiry of the present period of 98 years on the same terms and conditions contained in the said Indenture of Lease dated 18th July, 1973 save and except the covenant for further renewal.

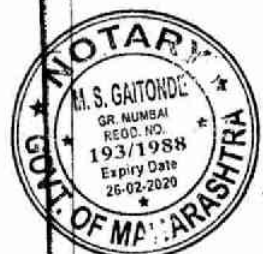
9. The afore-recited three Indentures of Lease dated 24th February, 1973, 18th July 1973 and 18th July 1973 are all valid and subsisting Indentures of Lease in favour of the Company and the Company by virtue of the said Indentures of Lease is entitled to develop the properties described in the First, (save and except the land which has been sub-leased as stated in paragraph 4 above) Third and Fourth Schedules hereunder written and this Report on Title pertains to the lands covered by the afore-recited three Indentures of Lease only.

10. In respect of property bearing C. S. No.454 Notice of Lis-pendence dated 17th May 1975 was given by R. Sharp and Sons Private Limited in respect of Suit No.240 of 1979 filed in the High Court of Judicature at Bombay. The said suit has been settled and Consent Terms have been filed in the said suit on 19th November 1990 and pursuant thereto it appears that a Consent Decree was obtained on 19th November 1990 in the said suit. The formality of getting the notice of Lis-pendence removed/cancelled remains to be complied with.

11. In our opinion, subject to the Company complying with the various terms, conditions, covenants and stipulations contained in the afore-recited three Indentures of Lease and in the Indenture of Sub-Lease and subject to what is stated hereinabove has a clear and marketable title to the lands described First (save and except the lands which have been sub-leased to R. Sharp and Sons Private Limited) Third and Fourth Schedules hereunder written.

THE FIRST SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate at Nepean Sea Road, (now known as R. Jagmohandas Marg) Malabar Hill in the registration sub-district of Mumbai and containing by admeasurement 18,300 square yards equivalent to 15,250 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Old Nos.1702, 95 and 95 New Nos.D/1391, A/805 and A/808 Old Survey Nos.33 and 42 and New Survey Nos.1A/7147 and 1/7144 and bearing Cadastral Survey Nos.455 as also 3/455, of the Malabar and Cumballa Hill Division and assessed by the Municipality under Ward No.329 (2-2A) and 329B(1) and 37A, 38 and 39 and bounded on or towards the North by the property bearing C. S.



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90030/139  
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No.438 and partly by the property bearing C. S. No. 455 on or towards the South partly by property bearing C. S. No.438 and partly by property bearing C. S. No.488, on or towards the East partly by property bearing C. S. No.438 and on or towards the West partly by property bearing C. S. No.581 and partly by property bearing C. S. No.454.

THE SECOND SCHEDULE ABOVE REFERRED TO

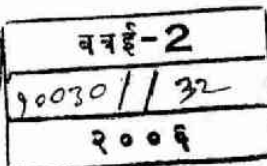
ALL THAT piece or parcel of land or ground situate at Nepean Sea Road, now known as L. Jagmohandas Marg, Malabar Hill in the Island and registration sub-district of Bombay and containing by admeasurement 3,199.17 square yards equivalent to 2650.97 sq. mtrs. or thereabouts and registered by the Collector of Land Revenue under Old Nos.1702, 95 and 95 New Nos.D/1391, A/805 and A/808 Old Survey Nos.33 and 42 and New Survey Nos.1A/7147 and 1/7144 and bearing Cadastral Survey Nos.455 of the Malabar and Cumballa Hill Division and assessed by the Municipality under Ward No.329 (2-2A) and 3298(1) and Street No. 37A, 38 and 39 and bounded on or towards the North, South, East and West by the property described in the First Schedule hereinabove written.

THE THIRD SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of land or ground situate at Nepean Sea Road, Malabar Hill in the Island and registration sub-district of Bombay and containing by admeasurement 900 square yards equivalent to 750 sq. mtrs. or thereabouts or thereabouts out of a larger piece of land at Nepean Sea Road, Malabar Hill which large plot of land is registered by the Collector of Land Revenue under Old No.1701 New No.D/3191 Old Survey No.33, New Survey No.1A/7147 and Cadastral Survey No.1/455 of Malabar and Cumballa Hill Division and the said piece of land admeasuring 900 square yards is now assessed by the Assessor and Collector of Municipal rates and taxes under "D" Ward No.3297 (2B) and Street No.37B Nepean Sea Road and which is bounded on or towards the North by the passage being part of property known as "Mount Nepean" on or towards the South by the passage being part of the property known as "Mount Nepean" on or towards the East by a wall belonging to the property known as "Mount Nepean" and on or towards the West by the passage being part of the property known as "Mount Nepean" and beyond that by property known as "Rugby House".

THE FOURTH SCHEDULE ABOVE REFERRED TO

ALL THAT piece or parcel of pension and tax land or ground the charge thereon payable to the Government has been redeemed with the bungalow known as "Rugby House"



and other buildings and outhouses standing thereon situate, lying and being on the Eastern side of Nepean Sea Road, now known as L. Jagmohandas Marg, in the registration Sub District of Bombay containing by admeasurement 5283.44 sq. yds. i.e. 4402.80 square metres or thereabouts registered in the books of the Collector of Land Revenue under Old No.95 New No.A/808 Old Survey No.42 and New Survey No.7144 and Cadastral Survey No.454 of Malabar and Cumballa Hill Division and assessed by the Assessor and Collector of Municipal rates and taxes under 'D' ward No.3298(1) and Street Nos.39-41 Nepean Sea Road and bounded as follows: that is to say on or towards the North by the property of Ardeshir Bomanji Dubash on or towards the South by the property of Sakinabai, widow of Rahimtulla Currimbhor Ebrahim on or towards the East by the property of Ardeshir Bomanji Dubash and on or towards the West by the said Nepean Sea Road.

Dated this 14th day of January, 2002.

Kanga and Company.

*K. M. L. S. Sonji*

Partner.



वक्र-2
90030/133
२००६



Document No. 207  
Register No. 207  
Date No. 18

Stamp Register for the State of Gujarat  
Prescribed under Section 202 of the Administration Act, 1953

Notary Public, S. C. Patel  
District of Gandhinagar

1. Serial No.	2. Name of Person in Beneficial Ownership As to Benef.	3. Nature of Acquisition by Person	4. Description of Property	5. Nature of Interest	6. Name of the Landowner/Owner As to Benef.	7. Date of Acquisition (In Calendar Year & Month)
201, 202, 203, 204	SHRI P. M. SHAH	201, 202, 203, 204				
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207-2  
90030/134  
2006



**ANNEXURE D**

Form No. 10  
 Part No. 10

**SALES DEED FOR THE TOWN AND ISLAND OF BOMBAY**  
 Governed by the Transfer of Property Act, 1882

Form No. 10, B. 10

Doc. No. 198/1994

1. Name of Donor	2. Name of Donee	3. Name of Property	4. Survey No.	5. Area	6. Nature of Property	7. Collector's Dist. No.
8. Date and Place of Execution		9. Name of Acquisition in Present Case				
1. Date: 10/03/2005 2. Place: Mumbai		1. Name of Donor: ... 2. Name of Donee: ... 3. Name of Property: ... 4. Survey No.: ... 5. Area: ... 6. Nature of Property: ...				
10. Consideration Money	11. Name of Public Sub or Facility	12. Name of Public Sub or Facility	13. Name of Public Sub or Facility	14. Name of Public Sub or Facility	15. Name of Public Sub or Facility	16. Name of Public Sub or Facility
17. Remarks						



1000  
 900/103005  
 2-242

18. Name of Applicant: E.L. JINDAL  
 19. Name of Applicant: E.L. JINDAL  
 20. Name of Applicant: E.L. JINDAL

21. Name of Applicant: E.L. JINDAL  
 22. Name of Applicant: E.L. JINDAL  
 23. Name of Applicant: E.L. JINDAL



1. Grant Recd. / 2. Name of Person to Beneficial Ownership  
Name to Recd.:

3. Date of Acquisition or Period Over

4. Description of Title

ALIAS IN THE RECORDS OF STATE DEPARTMENT  
NO. 100-1-100-101  
DATE 1/1/58

5. Original Recd. (Was Cert. of Title)

6. Date from Public Sale or Foreclosure

7. Grant Recd. / 8. Name of Beneficiary (Initial)  
9. Date Recd. / 10. Public Sale / 11. or Foreclosure

12. Remarks

13. Comments

100-1-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000



9003/138  
2008





D. Assets

F. Debtors

AND MORE P.P. 27.

THEY HAVE NOT MET WITH THE OBLIGATION OF PAYING THE AMOUNT OF THE DEBT WHICH WAS DUE TO THEM AT THE TIME OF THE DEATH OF THE DEBTOR.

IN VIEW OF THE ABOVE FACTS THE DEBTOR'S ESTATE IS NOT SUFFICIENT TO SATISFY THE DEBT WHICH WAS DUE TO THEM AT THE TIME OF THE DEATH OF THE DEBTOR.

IN VIEW OF THE ABOVE FACTS THE DEBTOR'S ESTATE IS NOT SUFFICIENT TO SATISFY THE DEBT WHICH WAS DUE TO THEM AT THE TIME OF THE DEATH OF THE DEBTOR.

IN VIEW OF THE ABOVE FACTS THE DEBTOR'S ESTATE IS NOT SUFFICIENT TO SATISFY THE DEBT WHICH WAS DUE TO THEM AT THE TIME OF THE DEATH OF THE DEBTOR.

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IN VIEW OF THE ABOVE FACTS THE DEBTOR'S ESTATE IS NOT SUFFICIENT TO SATISFY THE DEBT WHICH WAS DUE TO THEM AT THE TIME OF THE DEATH OF THE DEBTOR.



Handwritten text: 216-2, 9800/130, 2008

(Enclosure '1' is also being attached)  
Note: This is a true copy of the extract of C.S. Order which forms part of this office record and the same is being referred to by letter to [Name] of the [Name].  
PLEASE FOLLOW THE ORDER NUMBER GIVEN ABOVE IN ALL CORRESPONDENCE.  
This has been entered into the original record and filed correct.

30/7/99  
Notary Public, Madhya Pradesh, India



11. Items

6. Volume

1975-76 RELEASE TO THE PUBLIC BY THE NATIONAL ARCHIVES  
AND LIBRARY OF CONGRESS IN ACCORD WITH THE NATIONAL  
ARCHIVES ACT AND THE  
PUBLIC ACCESS TO INFORMATION ACT.  
REF: 1975-76 RELEASE TO THE PUBLIC

1975-76 RELEASE TO THE PUBLIC BY THE NATIONAL ARCHIVES  
AND LIBRARY OF CONGRESS IN ACCORD WITH THE NATIONAL  
ARCHIVES ACT AND THE  
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AND LIBRARY OF CONGRESS IN ACCORD WITH THE NATIONAL  
ARCHIVES ACT AND THE  
PUBLIC ACCESS TO INFORMATION ACT.  
REF: 1975-76 RELEASE TO THE PUBLIC

Name of Applicant: J.V. JORDAN  
Date of Application: 10/25/75  
For Information: Mr. STEPHEN L. LEE  
Date of Issue: 11/17/75  
Reference of Name: 100-100000

1975-76 RELEASE TO THE PUBLIC BY THE NATIONAL ARCHIVES  
AND LIBRARY OF CONGRESS IN ACCORD WITH THE NATIONAL  
ARCHIVES ACT AND THE  
PUBLIC ACCESS TO INFORMATION ACT.  
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AND LIBRARY OF CONGRESS IN ACCORD WITH THE NATIONAL  
ARCHIVES ACT AND THE  
PUBLIC ACCESS TO INFORMATION ACT.  
REF: 1975-76 RELEASE TO THE PUBLIC

(Reference: "P" Analysis also will be filed)  
Note: This is a true and correct copy of the original as submitted to this office and  
not the one of the records referred to herein in C.C. 26, where  
such records have been filed for public access to the public.  
Which has been verified with the original records and found correct.

Notarized: 307/94  
Notary City Clerk and Seal Book



44-2  
9050/7C  
2008



1. Street No.	2. Name of Street or Locality	3. Street No.	4. City	5. State	6. Zip	7. Telephone No.	8. Collector's No.
100-107130	100-107130	100-107130	NEW YORK	NY	10018	100-107130	100-107130

1. Street No. or Name of Person or Beneficial Ownership	2. Name of Acquisition by Person or	3. Date of Acquisition
100-107130	100-107130	100-107130



100-107130  
100-107130

1. District Court (See Part 1)	2. Lower Court (Public Act or Executive Order)	3. Date of Decision	4. Name of Plaintiff	5. Name of Defendant



32616  
(Customer Copy)  
**THE BANK OF RAJASTHAN LTD.**  
Pay to: The Bank of Rajasthan Ltd. Date: 14.09.06

DD / Cheque No. \_\_\_\_\_  
Drawn on Bank \_\_\_\_\_

Franking Value	Rs. 200.00
Service Charges	Rs. 10.00
Total	Rs. 210.00

Name of Stamp duty paying party: Uday G. Tujapurkar

**RECEIVED**  
14 SEP 2006  
THE BANK OF RAJASTHAN LTD.

THE BANK OF RAJASTHAN LTD. FRANKING DEPOSIT SLIP

Pay to: The Bank of Rajasthan Ltd. Stamp FRK Ak  
Stamp No. \_\_\_\_\_  
Date: 14.09.06

Stamp Duty

**GENERAL POWER OF ATTORNEY**  
TO ALL WHOM THESE PRESENT SHALL COME, I Mr. Uday G. Tujapurkar aged about 54 years, an Indian inhabitant presently residing at Flat No. 202, B Wing, Sarker Heritage, Corner of Kane Road, Near Bandstand, Bandra West, Mumbai 400 050. WHEREAS I am not personally available due to my preoccupation and business activities as such it is necessary and expedient in the matter to appoint someone to look after and take care of my interest/affairs in purchase, sell, lease of movable and immovable properties and other matters in day to day affairs, bank accounts, etc., in India including Mumbai, Pune and my absence. AND WHEREAS I know Mrs. Jaya Uday Tujapurkar who is my wife and have faith and confidence in her to look after and take care of my property affairs in India including Mumbai, Pune, during my absence. Now I, the Executant herein, do hereby declare, nominate, constitute and appoint my wife Mrs. Jaya Uday Tujapurkar, Age : 51 years, Occupation : Business, having her office at 49-49/A, Hilltop Annex, Pali Mota Road, Bandra (West), Mumbai 400 050 as lawful attorney in my name and on my behalf to do all or any of the above mentioned deeds and things.

1. To Purchase/Sell/Lease, immovable properties on my name and on my behalf to do all or any of the above mentioned deeds and things.

33745  
132721  
14.09.06

14.09.06

THE BANK OF RAJASTHAN LTD.



(For Bank's Use only)

Trans ID \_\_\_\_\_  
Franking Sr. No. \_\_\_\_\_

Officer \_\_\_\_\_

2. To Purchase/Sell/Lease movable and Immoveable propertie/s, do investments in private as well as government securities etc on my behalf for me and in my name in Mumbai.
3. To look after and take care of my movable and immovable properties in India existing and future.
4. To look after and take care of my all existing as well future movable and immovable properties, Investments etc in India.
5. To negotiate price, consideration, License fees / compensation, Rents, Deposits amounts, finalise the price, etc, to pay/receive earnest money, accept/issue receipts, from the owner of properties, to execute, sign earnest money receipt, agreements, contracts, deeds, documents, Indentures and all writings pertaining to the purchase/sale/Lease of property (ies) in my name.
6. To present the document for registration and admit registration, to furnish all documents, deeds, papers before the Sub-Registrar of Assurances and/or concerned Sub-Registrar and complete the process of acquiring/purchasing the property by obtaining Index II, and mutation thereto.
7. To deal with all Government /Semi Government Mumbai Municipal Corporation/Maharashtra State Electricity Board and Revenue Authorities for and on my behalf for the purchase/sale/lease of moveable and immovable properties and to deposit any sum/amount/ fees etc., and collect refund, pass receipts.
8. To pay / receive consideration price license fees / compensation in respect of purchase of immovable properties for and on my behalf.
9. To purchase/sell, acquire, hold shares, debentures, bonds, etc., and in furtherance to the shares hold companies and assets and liabilities thereto.
10. To operate in my name and on my behalf banking accounts current or deposit with any banks or banking institutions or with any person and to draw and sign cheques thereon and to open fresh accounts current or deposit, in my bank or banking institution or individuals and to operate thereon and to make sign, draw, accept, endorse, discount, negotiate sell and otherwise deal with cheques, bills of exchange, promissory notes and other negotiable or other instruments.
11. To apply for Income Tax clearance under Section 230 and/or under Section 239 (UL) of the Income Tax Act and to secure all the relevant clearances of and on my behalf to apply to Urban Land Ceiling Clearance and/or such other clearance for purchase of properties in India.



90030/179



IT Q\*

12. To Sign Income Tax, Wealth Tax, Service Tax, Sales Tax return/s, to appoint some authorize person to appear on my behalf before Income tax /Service Tax / Sales Tax Department pertaining to hearing Assessment, Correspondence, etc., To receive and correspond with the said department as my attorney may deem fit on my behalf.

AND GENERALLY TO DO all the acts, deeds, things and matters for the purchase/sale/lease of all properties in India for me and in my name and I, the executant herein declares that whatever my Attorney do, or cause to be done, perform or execute, in furtherance to these presents, shall be binding upon me and shall be ratified by me.

In Witness where of I Mr. Uday G. Tuljapurkar have signed 12<sup>th</sup> day of Sept. 2006.



Photograph of Mr. Uday G. Tuljapurkar



Photograph of Mrs. Jaya U. Tuljapurkar



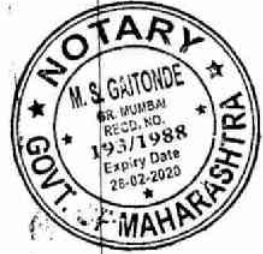
*Uday G. Tuljapurkar*  
*Jaya U. Tuljapurkar*

Signature of Mr. Uday G. Tuljapurkar (EXECUTANT)

Signature of Mrs. Jaya U. Tuljapurkar. (POA HOLDER)



बचत-2  
90030/18  
२००६





३००६  
१००३०/१३  
३३३-२



३३३-२  
१००३०/१३



*[Handwritten signature and scribbles]*

३३३-२  
१००३०/१३  
३३३-२  
१००३०/१३  
३३३-२  
१००३०/१३  
३३३-२  
१००३०/१३  
३३३-२  
१००३०/१३  
३३३-२  
१००३०/१३

*[Handwritten signature and scribbles]*

३३३-२  
१००३०/१३

**HDFC BANK** HDFC BANK LTD.

**PART III**  
For the Customer  
**ACKNOWLEDGEMENT**

Serial No. : 14992  
82933

Received From : Suresh Mehta  
Franking Amount : 200/-  
Charges : -  
Total : 200/-  
Vide P/O No. / Cash / Transfer Cheque : Cash

Drawn on Power of Attorney  
or Cash towards franking of document  
Signature / Stamps of Bank

Signature of Customer :  
I confirm that I have checked the value franked and the bank is not liable for anything related to the document.



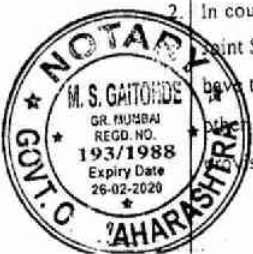
बचत-2  
90030/188  
२००६

**POWER OF ATTORNEY**

TO ALL TO WHOM THESE PRESENTS SHALL COME I SURESH GHEESULALJI MEHTA of Mumbai inhabitant residing at 701, Aangan, Old Prabhadevi Road, Near Dutt Mandir, Prabhadevi, Mumbai 400 025 SUBMIT THE FOLLOWING STATEMENTS:

**WHEREAS:**

- I am Director in several Joint Stock Companies as also the Partner in Several Partnership Firm.
- In course of my discharge of duties/authorities as Director and/or Partner of such Joint Stock Companies and/or partnership firm as also in my individual capacity, I have to execute Agreement for Sale of Flats/Units as also agreement to Lease and other documents relating to immovable properties which is required under the provisions of the Indian Registration Act, 1961.



भारत 82933  
172495  
Special Stamp  
R. 09002904-PS 135  
INDIA STAMP DUTY MAHARASHTRA

H.D.F.C. Bank Legal  
Department, Kanjiva Waka Compound,  
Lower Parule, Mumbai - 400013.  
Mumbai



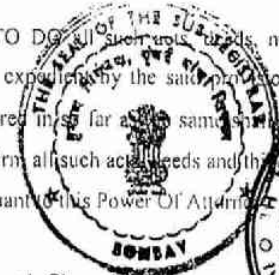
Being personally unable to attend the Sub Registrar and to have admitted execution of such documents, I am desirous of appointing some individual person as my true and lawful attorney of admitting execution by me of such document.

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I Suresh Gheesulaji Mehta do hereby nominate constitute and appoint (1) Khirraj D. Kumavat and (2) Mahendra P. Rawal. (Severally) to be my true and lawful Attorney (herein referred to as "the attorney") for me and in my name and on my behalf (in my personal capacity as also in my capacity as the Director of Joint Stock Companies as also the partner of concerned partnership firm) to appear before the Sub-Registrar of Assurance at Mumbai, Bandra and other offices and to lodge for registration documents as shall have been executed by me in any of my aforesaid capacity and to admit execution of such document on my behalf.

AND GENERALLY TO DO such and other matters and things as shall be deemed necessary and expedient by the said attorneys for the purpose of getting such documents registered in so far as the same shall be lawfully and done by the Attorneys Pursuant to this Power Of Attorney.

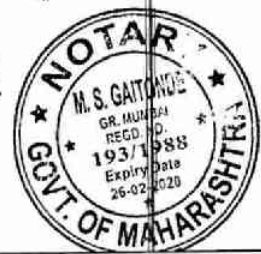
In witness whereof I Suresh Gheesulaji Mehta have signed and Subscribed my signature on this 10<sup>th</sup> day of March 2006.

Signed and Delivered by the )  
Withnamed )  
Suresh Gheesulaji Mehta )  
in the presence of )



वर्क-2  
90030/1/24  
2006

S. M. Naik  
Sri Commission  
140, N. M. Road  
Mumbai - 23  
Veishali K. Vaid



मुंबई नगरपालिका क्र. १२१०/०८

१२-०६-०८

जय दुय्यम वामा माय सरोवर... रोज

प्रीति... श्री. प्रकाशजी... वय - ४० अंदा. ०५/०५/०८

रा. ७०३... विनायक कॉलोनी, जुही प्रसिद्धी रोड, प्रभादनी मुं-२५

सारी कायदा... कायदा... कायदा...

पंजीयन क्र. १२१०/०८

१) येमाकी के खेत... सारी प्रमाण

पानी पाणी काशी पटविकी.

पवित्रमाणन की द... १२/०६/०८

घाटीकः १२०५०८

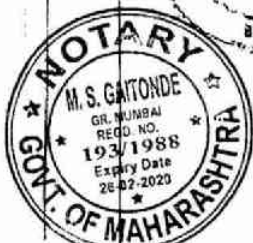
साक्षीदार

१

बयान-२  
१००३०/१०८  
२००६

२

Handwritten signature



सह दुय्यम निबंधक  
मुंबई शहर क्र. २.



RR-2  
00030/2006  
2006

बैंक अर्पण  
NOT NEGOTIABLE

बैंक चेक Banker's Cheque  
अर्पण अर्पण सं, PAY ORDER No. 000590/2006

अर्पण अर्पण NOT TRANSFERABLE

दिनांक DATE: 03/10/2006

बैंक चेक अर्पण अर्पण सं, PAY ORDER No. 000590/2006

Pay JOINT SUB-REGISTRAR MUMBAI CITY I\*\*\*\*\*

रुपये Rupees Thirty Thousand Only\*\*\*\*\*

on account of UDAY TULJAPURKAR

कापरेशन बैंक Corporation Bank

MUMBAI - 800 BANDRA 153  
बंदरा पो. सी. डी. बंदरा - 400 050  
BANDRA P.B.D.R., MUMBAI - 400 050  
DSSS Not Over Rs. 30,000/= DL

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अर्पण अर्पण

अर्पण अर्पण

1906 - 2006

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अर्पण अर्पण  
Authorized Signatories  
E.S. Sig. No.

अर्पण अर्पण  
Authorized Signatories  
E.S. Sig. No.

\* 215019# 400017041# 12



Draft Dated 12/3/ 2020  
Without prejudice

**SALE DEED**  
**BETWEEN**  
**MRS. ANUPAMA AJAY BANERJEE**  
**AND**  
**(1) MRS. ANJALI MAHESH MULANI,**  
**(2) MR. MAHESH AJITSINH MULANI**  
**Re: FlatNo. 601, Tytan, 6<sup>th</sup> floor, and 2 Basement Parking**  
**Spaces at L. Jagmohandas Marg,**  
**Nepean Sea Road, Mumbai - 400 036.**

SALE DEED made at Mumbai this \_\_\_ day of \_\_\_\_\_, 2020 BETWEEN MRS. ANUPAMA AJAY BANERJEE residing at 601, Tytan, L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036. and assessed to Income-tax under P. A. No. \_\_\_\_\_ (hereinafter called "the Vendor") of the One Part AND (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI both residing at 201, Mansarovar, Mount Pleasant Road, Mumbai - 400 006. and assessed to Income-tax under P. A. No. \_\_\_\_\_ and \_\_\_\_\_ respectively (hereinafter called "the Purchasers") of the Other Part and reference to the parties hereto shall unless repugnant to the context or meaning thereof, mean and include their respective heirs, executors, administrators and assigns;

WHEREAS the Vendor is a registered member of the Tytan Co-operative Housing Society Limited (hereinafter referred to as "the said Society") and is the absolute owner of 5 (five) shares of the face value of Rs. 50/- (Rupees fifty) each of the aggregate value of Rs. 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) (hereinafter referred to as "the said shares") under Share Certificate No. 19 dated 6/5/2010 issued by the said Society and which Share Certificate stands in the name of the Vendor;

AND WHEREAS as such member the Vendor has been absolutely seized and possessed of and otherwise well and sufficiently entitled to Flat no. 601

admeasuring 1656 sq.ft. (carpet area) on the 6<sup>th</sup> floor together with 2 Basement Parking Spaces (hereinafter collectively referred to as "the said premises") in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036. (more particularly described in the Schedule hereunder) and belonging to the said Society;

AND WHEREAS the Vendor has inherited the said premises from her mother Late Mrs. Shakuntala Devi vide Probate Order No. \_\_\_\_\_ dated \_\_\_\_\_ issued by \_\_\_\_\_ High Court;

AND WHEREAS the Vendor has agreed to sell, transfer and assign to the Purchasers and the Purchasers have agreed to purchase from the Vendor the said five shares held by her in the said Society and as incidental thereto has agreed to sell, transfer and assign all the beneficial right, title and interest of the Vendor in the said premises together with the right of use and occupancy thereof at or for the price of Rs.12,91,00,000/- (Rupees Twelve Crores Ninety One Lakhs only);

AND WHEREAS the full payment of the price has been made;

AND WHEREAS the vacant and peaceful possession of the said premises has been handed over on with the signing hereof;

AND WHEREAS the parties hereto are desirous of recording the terms and conditions of this Deed in writing;

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO AS UNDER:-

1. The Vendor hereby sells, conveys, transfers and assigns, and the Purchasers hereby purchases and acquires the said five shares bearing no. 96 to 100 and the said Flat No. 601 on the sixth floor and 2 Basement Parking Spaces in the building known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 (more particularly described in the Schedule hereunder) at or for the price of Rs.12,91,00,000/- (Rupees Twelve Crores Ninety One Lakhs only)

2. The Vendor has applied to get the Purchasers admitted and enrolled as member of the said Tytan Co-operative Housing Society Ltd. and as owners of the said premises in the records of the Society and has executed in favour of the Purchasers such documents for enrolment as may be required by the Purchasers for vesting the said premises in the names of the Purchasers.
3. The Vendor has obtained the No Objection Certificate for Sale of the Said premises in favour of the Purchasers and No dues Certificate of the said premises from Tytan Co-operative Housing Society Ltd. dated \_\_\_\_\_ 2020.
4. The Vendor has procured her Certificate U/s.281 of the Income-Tax Act 1961 from \_\_\_\_\_ ITO, dated \_\_\_\_\_.
5. The Vendor has handed over possession of the said premises to the Purchasers and has received the full price in accordance with this Deed.
6. The Purchasers have paid to the Vendor Rs.12,91,00,000/- (Rupees Twelve Crores Ninety One Lakhs only) in full consideration of the sale of the said shares and premises as under :

- (a) Rs.12,78,09,000/- (Rupees Twelve Crores Seventy Eight Lakhs Nine Thousand only) paid by Paid Order No. \_\_\_\_\_, dated \_\_\_\_\_, drawn on \_\_\_\_\_ Bank and
- (b) Rs.12,91,000/- (Rupees Twelve Lakhs Ninety One Thousand only) being tax deducted at source U/s.194IA of the Income-Tax Act, 1961 deposited in government treasury on behalf of the Vendor.

The receipt of the entire consideration is hereby accepted and acknowledged by the Vendor.

The o[t pf tj

5. The Vendor hereby covenants with the Purchasers as follows:-
  - i) that the Vendor is the sole and absolute owner of the said shares and the said premises and no other person or persons has or have any right, title, interest, property, claim or demand of any nature whatsoever unto or upon the said premises, either by way of sale, charge, lien, gift, trust, lease, easement or otherwise

- howsoever and has good right, full power and absolute authority to sell and transfer the same to the Purchasers;
- ii) that the Vendor has not created any charge or encumbrance of whatsoever nature in respect of the said premises nor are the said shares and the said premises subject matter of any litigation nor are the same or any of them attached in execution of any decree nor has the Vendor created any tenancy or leave and licence or any right in favour of anyone in respect of the said premises,
  - iii) that the said shares and the said premises are not attached by any taxation authority or other authorities,
  - iv) that the Vendor has duly observed and performed the rules and regulations and bye-laws of the said Society and has paid upto date her contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable by her in respect of the said premises,
  - v) that the Vendor shall whenever required to do so from time to time and at all times hereafter execute and sign or caused to be executed and signed all such letters, forms, applications, deeds, documents, writings and papers, if any, for more perfectly securing assuring and effectually transferring the said shares and the said premises unto and to the use of the Purchasers for ever,
  - vi) that the Vendor shall indemnify and keep indemnified the Purchasers from and against all actions, claims, demands, costs, charges and expenses, etc. claimed as falling due prior to the date of handing over possession of the said shares and premises whether payable by the Vendor or any predecessor in title of the said premises.
  - vii) the Vendor undertake to get transferred to the names of the Purchasers the said five shares being nos. 96 to 100 in the said Tytan Co-operative Housing Society Ltd., standing in the name of the Vendor,

8. The Purchasers hereby covenant with the Vendor as follows:-
- i) that the Purchaser shall from the date of possession, regularly pay to the said Society their proportionate contribution of the municipal taxes, water, electricity and maintenance and other charges and outgoings payable, in respect of the said premises,
  - ii) that the Purchasers shall observe and perform and abide by all the rules and regulations and bye-laws of the said Society from time to time in force.
9. The Vendor has handed over to the Purchasers all documents of title including all original agreements in respect of the said premises.
10. The transfer fees of the said Society for the transfer of the said shares and the said premises in favour of the Purchasers have been borne and paid by the Vendor and the Purchasers equally.
11. Stamp Duty and registration charges, payable on this Deed and any other document to complete this transaction has been borne and paid by the Purchasers alone.

#### **SCHEDULE OF THE PROPERTY**

5 shares of Rs.50/- (Rupees fifty) each of the aggregate value of Rs 250/- (Rupees two hundred fifty only) bearing distinctive numbers 96 to 100 (both inclusive) under Share Certificate No. 19 dated 6/5/2010 issued by the Tytan Co-operative Housing Society Limited and Flat No. 601 admeasuring 1656 sq.ft. (carpet area) on the 6th floor together with 2 Basement Parking Spaces in the building named and known as "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036..

Name of the building	: Tytan
No. of floors	: Ground + __ floors
No. of lifts	: __
Year of construction	: 19__



Cadastral/City Survey No. : 454, 455, 3/455  
 Division : Malabar and Cumballa Hill, Mumbai.

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

SIGNED AND DELIVERED by the within- )  
 named VENDOR )  
 MRS. ANUPAMA AJAY BANERJEE )  
 in the presence of )

SIGNED AND DELIVERED by the within- )  
 named PURCHASERS )  
 (1) MRS. ANJALI MAHESH MULANI, )  
 (2) MR. MAHESH AJITSINH MULANI )  
 in the presence of )

RECEIVED with thanks from the Purchasers within- )  
 named a sum of Rs. 12,91,00,000/- (Rupees Twelve )  
 Crores Ninety One Lakhs only) as and by way of full )  
 and final consideration for the shares and premises )  
 withinmentioned ) Rs. 12,91,00,000/- /-

WITNESS:

I SAY RECEIVED:

( MRS. ANUPAMA AJAY BANERJEE )  
 (VENDOR)

.....  
Dated this \_\_\_ day of \_\_\_\_\_, 2020.  
.....

**SALE DEED**  
**BETWEEN**  
**MRS. ANUPAMA AJAY BANERJEE**

**AND**

**(1) MRS. ANJALI MAHESH MULANI,**  
**(2) MR. MAHESH AJITSINH MULANI**

Re: Flat No.601 , Tytan, 6<sup>th</sup> floor and 2 Basement  
Parking Spaces at L. Jagmohandas Marg, Nepean  
Sea Road, Mumbai - 400 036.

**D. M. HARISH & CO.,**

**Advocates**

305-309, Neelkanth,  
98, Marine Drive,  
Mumbai 400 002.

**FORM NO. 4**

[Under the Bye-law Nos.17(b) and 19(a)(iv)]

**The Form of Undertaking to be furnished by the Prospective member to use the flat for the purpose for which it is allotted.**

We, (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI presently having address at 201, Mansarovar, Mount Pleasant Road, Mumbai - 400 006 intending members of the Tytan Co-operative Housing Society Ltd. Registered having address at Dubash Lane, Nepean Sea Road, Mumbai - 400 036 hereby give the undertaking that we will use the flat purchased by us, on cessation of membership of the earlier members under the bye-laws of the society for the purpose mentioned in the letter which will be issued under bye-law No. 76(a) of the bye-laws of the Society, registered.

We, further give the undertaking that no change of user will be made by us without the previous permission, in writing of the Committee of the society.

Signature

Place: Mumbai  
Date : \_\_/\_\_/2020

(MRS. ANJALI MAHESH MULANI)

(MR. MAHESH AJITSINH MULANI)

**FORM NO.25**

(Under the Bye-law No.38(e)(xi))

A Form of Declaration for not holding immovable property in any Urban Agglomeration, specified under the Urban Land (Ceiling and Regulation) Act, 1976, exceeding 500 sq metres.  
(To be given to the Transferor)

I, MRS. ANUPAMA AJAY BANERJEE intending member of the Tytan Co-operative Hsg Society Ltd. at Dubash Lane, Nepean Sea Road, Mumbai - 400 036, proposing to hold Flat No. 601 having 1656 sq.ft. (carpet area) in the building of the society and intending to transfer it to (1) MRS. ANJALI MAHESH MULANI, (2) MR. MAHESH AJITSINH MULANI intending members of the society, hereby declare that I, do not hold any vacant land or land with a building thereon anywhere in any urban agglomeration, mentioned in the Urban Land (Ceiling and Regulation) Act, 1976, the area of which exceeds 500 sq. metres.

Signature of the Transferor-Member

Place: Mumbai  
Date : \_\_/\_\_/2020

(MRS. ANUPAMA AJAY BANERJEE)

**FORM NO.26**

[Under the Bye-law No.17(b), 19A(vii), 19C(iv) and 38(d)(xi)]  
A Form of Declaration for not holding immovable property in any Urban Agglomeration, specified  
under the Urban Land (Ceiling and Regulation) Act, 1976, exceeding 500 sq meters.  
(To be given to the Transferee/person seeking  
direct admission to membership of the society)

We, (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH  
MULANI intending members of the Tytan Co-operative Housing Society Ltd. at  
Dubash Lane, Nepean Sea Road, Mumbai - 400 036 proposing to hold Flat No.  
601 having 1656 sq.ft. (carpet area) in the building of the society hereby declare  
that we do not hold any vacant land or land with a building thereon  
anywhere, in any urban agglomeration, mentioned in the Urban Land (Ceiling  
and Regulation) Act, 1976, the area of which exceeds 500 sq. metres.

Signature of the Transferee/Prospective Member

Place: Mumbai.

Date : \_\_/\_\_/2020

(MRS. ANJALI MAHESH MULANI)

(MR. MAHESH AJITSINH MULANI)

## FORM NO.21

Under bye\_law No.38(c)(i)  
Form of application for Transfer of Shares and Interest in the  
Capital/Property of the Society by the Proposed Transfer  
(being an individual)

To,  
The Secretary,  
**Tytan** Co-operative Housing Society Ltd,  
**Dubash Lane, Nepean Sea Road,**  
**Mumbai - 400 036.**

Sir,

1. I, **MRS. ANUPAMA AJAY BANERJEE** am a member of the **Tytan** Co-operative Housing Society Ltd. having address at **Dubash Lane, Nepean Sea Road, Mumbai - 400 036** and holding Share Nos. **96 to 100**, (both inclusive) and holding the Flat No. **601** admeasuring **1656 sq.ft. (carpet area) and 2 Basement Parking Spaces** in the building of the said society, known as **Tytan**

2. I had given you notice of my intention to transfer the said shares and my interest in the capital property of the society on \_\_\_\_\_ 2020 as required under Rule24(1)(b) of the Maharashtra Co-operative Societies Rules 1961, along with the consent of the proposed transferees MRS. ANJALI MAHESH MULANI and MR. MAHESH AJITSINH MULANI.

3. I enclose herewith the application in the prescribed form for membership of the said society by the proposed transferee

4. I remit herewith the transfer fee of Rs.500/- (Rupees Five Hundred only). I also remit herewith the amount of the premium of Rs \_\_\_\_\_ (Rupees \_\_\_\_\_ only) as provided under bye\_law No. 38(e)(ix) of the bye-laws of the society.

5. I state that the said shares and the interest in the capital property of the said society have been held by me for a period of not less than a year.

6. I further state that the liabilities due to the said society by me, as on date of this application, have been fully paid by me. I also undertake to pay the liabilities which may become due till the transfer application is approved by the Society.

7. I hereby undertake to discharge my liabilities to the said Society, which related to the period of my membership with the said Society and have become payable by me after cessation of my membership due to any demand made by the local authority, Government or by any other authority on any account, after any cessation of my membership

8. I propose to transfer the said shares and my interest in the capital/ property of the said Society on the following grounds :

- (i) **I do not require the premises any more.** \_\_\_\_\_
- (ii) \_\_\_\_\_
- (iii) \_\_\_\_\_

9. I furnish herewith the declaration, in the prescribed form, on ten rupees stamp paper, about non-holding of any urban agglomeration, specified under the Urban Land (Ceiling and Regulation) Act, 1976, the area of which exceeds 500 sq. metres.

10. I request you to approve the proposed transfer and inform me accordingly.

Yours faithfully,

Place : Mumbai  
Date : \_\_/\_\_/2020

**( MRS. ANUPAMA AJAY BANERJEE )**  
(Signature of the Transferor)

This undertaking is not necessary if consideration for transfer is Rs.75,00,000/- or less

**FORM NO.23**

[Under the Bye-law No.38(e)(ii)]

Form of application for membership of the society by the Proposed Transferee  
(Being an individual)

To,  
The Secretary,  
**Tytan** Co-operative Housing Society Ltd,  
**Dubash Lane, Nepean Sea Road,**  
**Mumbai - 400 036.**

Sir,

1. We, **(1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI** intend to become members of the **Tytan** Co-operative Housing Society Ltd,( having address at **Dubash Lane, Nepean Sea Road, Mumbai - 400 036.** by transfer of the Shares Certificate No. **19** for five fully paid up shares of Rupees Fifty each bearing distinctive numbers from **96 to 100** (both inclusive) held by **MRS. ANUPAMA AJAY BANERJEE** to our names, *the members of the said society and her interest in the Flat No.601* admeasuring 1656 sq. ft. carpet area in the building of the said society known as Tytan held by the said MRS. ANUPAMA AJAY BANERJEE to my name .

2. We had given our consent to the proposed transfer of the said shares and the interest of the said transferor in the capital/property of the said society to us on \_\_\_\_\_ 2020.

3. We now make this application for membership of the said society and for transfer of the said shares and the interest of the said transferor in the capital/property of the society to my name.

4. The Particulars for the purpose of consideration of my application for membership of the **Tytan** Co-op. Society Ltd., are given below :

\*We intend to settle down and reside in the area of operation of the society

AGE:

OCCUPATION :

MONTHLY INCOME

OFFICE ADDRESS

RESIDENTIAL ADDRESS

\_\_\_\_\_  
\_\_\_\_\_  
Rs. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



5. We remit herewith the entrance fee of Rs.100/- (Rupees One Hundred only).

6. \*We declare that there is no plot/flat/house owned by me/any of the members of my family/ the person dependant on me in the area of operation of the society.

7. We furnish herewith the declaration in the prescribed form, on ten rupees stamp paper, about non-holding of any vacant land or land with a building, in any urban agglomeration, specified under the Urban land (Ceiling and Regulation) Act, 1976, the area of which exceeds 500 sq.metres.

8. We undertake to use the flat, proposed to be transferred to us, for the purpose mentioned in the letter that will be issued to us by the said Society, under bye/law No.76(a) of the bye-laws of the said society and that no change of the user of the said flat will be made by us without the prior approval of the society in writing. The undertaking to that effect in the prescribed form is enclosed herewith.

9. We undertake to discharge all the liabilities to the society, which may become due from the date of our admission to the membership of the society.

10. We have gone through the bye-laws of the society and undertake to abide by the same and any modifications that the Registering Authority may make in them.

11. We request you to please admit us as members of the society and transfer the shares and the interest of the transferor in the capital/property of the said society to our names.

Yours faithfully,

Place: Mumbai.

Date: \_\_/\_\_/2020

**(MRS. ANJALI MAHESH MULANI)**

**(MR. MAHESH AJITSINH MULANI)**  
(Signature of the Applicant)

Attested by,

Note : The expression "a member of family" means and includes  
As defined under bye-law No.3(xxv).

This undertaking is not necessary if consideration for transfer is Rs.75,00,000/- or less.

**SPECIAL POWER OF ATTORNEY  
FROM  
MRS. ANUPAMA AJAY BANERJEE  
IN FAVOUR OF  
(1) MRS. ANJALI MAHESH MULANI and  
(2) MR. MAHESH AJITSINH MULANI**

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, MRS. ANUPAMA AJAY BANERJEE residing at 601, Tytan, L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 SEND GREETINGS:

WHEREAS I have executed a Sale Deed in favour of (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI for sale of all my rights, title, and interest in five shares numbered 96 to 100 (hereinafter referred to as "the said shares") of the Tytan Co-operative Housing Society Ltd. (hereinafter referred to as "the said Society") and incidental thereto Flat No. 601 and 2 Basement Parking Spaces (hereinafter referred to as "the said premises") of "Tytan" situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036;

AND WHEREAS I am desirous of appointing an Attorney to complete the sale of the said premises;

NOW KNOW YE AND THESE PRESENTS WITNESSETH THAT I MRS. ANUPAMA AJAY BANERJEE do hereby nominate, constitute and appoint (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI jointly and severally my true and lawful Attorneys to do and execute the following acts, deeds and things, that is to say:

1. To complete the sale of the share nos. 96 to 100 of Tytan Co-operative Housing Society Ltd. and Flat No. 601 on the 6<sup>th</sup> floor and 2 Basement Parking Space in Tytan situated at L. Jagmohandas Marg, Nepean Sea Road, Mumbai - 400 036 to their names or to the name of any nominee or assign.
2. To execute any instruments of transfer or other documents as may be necessary for the transfer or sale of my entire right, title and interest in Flat No.601 including rights of occupation.

3. To enter into any correspondence with the Tytan Co-op. Housing Society Ltd., to make any applications to any such person or body, to pay any amounts, to receive discharges and to do such act, deed or thing whatsoever to complete the title of (1) MRS. ANJALI MAHESH MULANI and (2) MR. MAHESH AJITSINH MULANI to the said shares and premises.
4. To attend any meetings of the Tytan Co-operative Housing Society Ltd. and to vote on my behalf.
5. To accept service of any notice or letter or correspondence from the Society.
6. To apply for any permission from the said Society, from the Mumbai Municipal Corporation and any person or authority in respect of the said premises.
7. To sign any agreement or documents, to appear before the Income-tax and other authorities and before the Sub-Registrar of Assurances and any other authority in connection with the said shares and premises.
8. To appoint and engage advocates, solicitors, Notaries and other agents as may be required for doing all or any of the acts, deeds or things which by virtue of these presents, the said Attorney is empowered to do.
9. To submit any transfer form and other documents as may be required in respect of the said shares and premises.
10. To appoint any other attorney and to sub-delegate all or any of the powers herein contained.
11. I hereby agree that all acts, deeds and things done by the said Attorneys jointly or severally shall be construed as acts, deeds and things done by me. I hereby undertake to ratify and confirm whatever the said Attorneys shall lawfully do by virtue of the powers hereby given.

I hereby declare that the powers hereby given are irrevocable being for a consideration.

IN WITNESS WHEREOF, I, MRS. ANUPAMA AJAY BANERJEE have hereunto set and subscribed my hand this \_\_\_ day of \_\_\_\_\_, 2020.

SIGNED AND DELIVERED by the withinnamed )

MRS. ANUPAMA AJAY BANERJEE

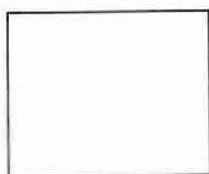
in the presence of

)

)

Before me

Identified by me



Photo

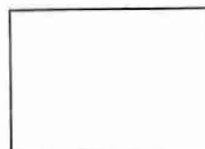
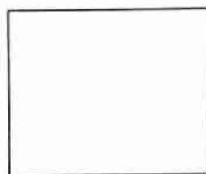


Thumb impression

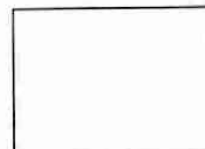
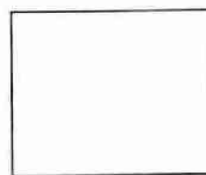


Signature

We accept the aforesaid premises



(MRS. ANJALI MAHESH MULANI)



(MAHESH AJITSINH MULANI)

.....  
Dated this \_\_ day of \_\_\_\_\_, 2020.  
.....

**SPECIAL POWER OF ATTORNEY**

**FROM**

**MRS. ANUPAMA AJAY BANERJEE**

**TO**

**(1) MRS. ANJALI MAHESH MULANI, (2) MR.  
MAHESH AJITSINH MULANI**

Re: Flat No.601 , Tytan, 6th floor, L. Jagmohandas  
Marg, Nepean Sea Road, Mumbai - 400 036.

**D. M. HARISH & CO.,**

**Advocates**

305-309, Neelkanth,  
98, Marine Drive,  
Mumbai 400 002.

**DECREE**  
**IN**  
**TESTAMENTARY**  
**ORIGINAL SUIT NO.1/2014**

IN THE HIGH COURT OF KARNATAKA AT BENGALURU  
[ORIGINAL JURISDICTION]  
AND  
IN THE MATTER OF THE ESTATE OF LATE SMT.SHAKUNTALA  
DEVI [DECEASED]

TESTAMENTARY ORIGINAL SUIT NO.1 OF 2014

BETWEEN

Anupama Banerji,  
W/o Mr. A.Ajay,  
Aged about 44 years,  
R/at: No.2, White Acres,  
Chikka-Tirupathi Road,  
Kadugodi Post,  
Whitefield, Bangalore-560 067.

... PLAINTIFF

(By Sri. Arun Kumar, Advocate)

AND

1. Cheppudira M.Subbajiah,  
S/o C.P. Muddappa  
Aged about 72 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
2. D.N.Rama Murthy,  
S/o. D. Nagesha Rao,  
Aged about 66 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*[Handwritten signature]*  
21/11/2013



3. G.A.Raveesh  
S/o. late G. Appaiah Reddy,  
Aged about 51 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
4. Bindu Madhav Rao,  
S/o. Ananda Rao,  
Aged about 81 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
5. D.C.Shivadev,  
S/o late Justice D.M. Chandrashekar,  
Aged about 56 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
6. Shakuntala Devi Educational Foundation  
Public Trust,  
Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
7. Mrs.Raj Basin,  
W/o Mr.Sushil Bhasin,  
Aged about 60 years,  
At No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

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21/11/2015





Also at 592, 1<sup>st</sup> Floor,  
1<sup>st</sup> Main, Sector-6,  
HSR Layout,  
Bengaluru-560 102.

... DEFENDANTS

(By Sri. Rajesh, Advocate for Defendants)

**DECREE AS PER FORM – 7 (RULE 13) OF THE RULES GOVERNING  
PROBATE AND SUCCESSION MATTERS**

The application for Letters of Administration filed by Smt. Anupama Banerji, Plaintiff in P & SC No. 157/2013 on 06.05.2013 was registered as a suit in OS No. 4007/2013 upon the caveat of the Defendants before the City Civil Court, Bangalore; which proceeding was transferred to this Court pursuant to an order of this Court dated 11.10.2013, in C.P. No.197/2013 c/w 222/2013 and was registered as T.O.S. No. 1/2014 in this Court.

An application for Probate filed by the Defendant No. 2 on 05.08.2013 was registered as Probate C.P. No. 14/2013 before this Court. Pursuant to order of this Court dated 22.04.2014, Probate C.P. No.14/2013 was treated as a counter claim to T.O.S. No. 1/2014.

This suit coming on for final hearing before Hon'ble Mrs. Justice B.V. Nagarathna in the presence of Sri. K Arun Kumar, Advocate for Plaintiff and Sri. Rajesh., Advocate for Defendants and recording the compromise arrived between the parties, as per the compromise petition dated 15.12.2014 and under Order XXIII Rule

*h* 21/11/2015



3, R/w Section 89(2)(d) and 151 of the Code of Civil Procedure 1908, it is ordered and decreed:

1. That the registered Will (Exhibit D1) and the unregistered codicil (Exhibit D2) produced along with the counter claim of the 2<sup>nd</sup> defendant are proved to be the last Will and testament of the deceased **SMT. SHAKUNTALA DEVI** and that the same has been registered and filed in accordance with the rules governing Probate and Administration Matters, 1964.
2. It is further ordered and decreed that the Defendant No.2 be granted a Probate of the said Will and the Codicil under Section 289 of the Indian Succession Act, 1925 read with Section 300 thereof limited to the extent of the properties and credits listed in Schedule – I described hereunder to have effect throughout the Union of India; and
3. That the Plaintiff be granted Letters of Administration to the estate of the said deceased Smt. Shakuntala Devi without a copy of the Will annexed under Section 290 of the Indian Succession Act read with Section 300 thereof to the extent of the properties and credits listed in Schedule II described hereunder.

2/11/2013



**SCHEDULE-I****I. IMMOVEABLE PROPERTIES:**

SL. NO.	PARTICULARS
1.	All the piece and parcel of the immoveable property bearing Flat No.405, 4 <sup>th</sup> Floor, Sowmya Springs, No. 5/2, Diwan N. Madhava Rao Road, Bangalore.
2.	All the piece and parcel of the immoveable property Survey No. 53/2 measuring 1 Acre and 27 Guntas and Survey No. 53/3 measuring 1 Acre and 20 Guntas, both situated at Gunjur Village, Varthur Hobli, Bangalore.
3.	All the piece and parcel of the immoveable property bearing Flat No. 200/10, 2 <sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore – 560 004.
4.	All the piece and parcel of the immoveable property bearing Flat No. B-305, 3 <sup>rd</sup> Floor, Eldorado, Kashinath Dhruv Marg, Prabhadevi Mumbai.
5.	All the piece and parcel of the immoveable property bearing Flat No. 101 & 102, Vastu Apartments, Bandra, Mumbai.

**II. MOVEABLE PROPERTIES:**

SL. NO.	PARTICULARS
---------	-------------

**A. SHARES:**

6.	Shares of M/s. Himatsinghka Seide
B.	<u>BANK DEPOSITS</u>
7.	Fixed Deposit bearing No. FD-KCC/60/120/05 with the Corporation Bank, Basavanagudi Branch, Bangalore.
8.	Fixed Deposit held with ICICI Bank, Chamarajpet Branch, Bangalore.
9.	Fixed Deposit bearing No.60019, held with the Corporation Bank, Mumbai.

*h*  
21/11/2012



10.	Fixed Deposit bearing No.0057015340406, held with the ICICI Bank, Mumbai.
11.	Savings Bank Account No.909010045751083, held in the Axis Bank, Chamarajpet, Bangalore
12.	Savings Bank Account No. LROSB-16, held in the Corporation Bank, Basavanagudi, Bangalore
13.	A Sum of Rs.2,00,00,000/- (Rupees Two Crores only) from out of the amounts standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajpet, Bangalore, with an express understanding that all sums in excess of Rs.2,00,00,000/- standing to the credit of the said account shall belong to the plaintiff, which is provided for in Item No.12 of Schedule II hereunder.
14.	Any Income Tax refund payable to the estate of late Smt. Shakuntala Devi in India
E.	<u>OTHER MOVEABLE ASSETS:</u>
15.	Tata Manza Car bearing KA-05 ML 0928

**SCHEDULE - II**

**I. IMMOVEABLE PROPERTIES**

SL. NO	PARTICULARS
1.	All the piece and parcel of the immovable property bearing Flat No.601, 6 <sup>th</sup> Floor, Tytan, Nepean Sea Road Mumbai.
2.	All the piece and parcel of the immovable property bearing Apartment No.428 at 35/20, Leverich Street, Jackson Heights, New York - 11372, situated in United States of America
3.	All the piece and parcel of the immovable property bearing Apartment No.57, Albert Hall Mansions, Kensington Gore, SW7 2AG, London, situated in the United Kingdom
4.	All the piece and parcel of the immovable property bearing Apartment No. 65, Albert Hall Mansions,

*21/11/2013*



	Kensington Gore, SW7 2AG, London, situated in the United Kingdom
5.	All the piece and parcel of the immoveable property situated at 117, Bickenhall Mansions, Bickenhall Street, London W1U 6BW, situated in the United Kingdom
6.	All the piece and parcel of the immoveable property bearing House Nos. 9, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom.
7.	All the piece and parcel of the immoveable property bearing House Nos.11, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom
8.	All or any immovable property not listed in Schedule I above.

## II. MOVEABLE PROPERTIES:

SL. NO	PARTICULARS
A.	<u>SHARES.</u>
9.	Shares of M/s. Cozy Poly Stone
10.	Share of M/s. Supreme Enterprises Private Ltd
B.	<u>BANK DEPOSITS</u>
11.	Fixed Deposit bearing No. NRE MI 912040045626254 held in the Axis Bank, Chamarajapet, Bangalore
12.	The balance sums standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajapet, Bangalore, after paying of a sum of Rs.2,00,00,000/- (Rupees Two Crores Only) from this account to the 6 <sup>th</sup> Defendant as provided for in Item No.13 of Schedule I above.
13.	Bank Account No. 51135198, held in the HSBC Bank, at No. 431-433, Oxford Street, London W1C 2DA
14.	Current Account No. 20124125, held in the Barclays Bank, at No.41-43, Brook Street, Mayfair, London W1K 4HJ
15.	Current Account No. 40454443, held in the Barclays Bank, London

*Handwritten signature and date: 21/11/2013*



16.	Bank Account No. 973165954, held in JP Morgan Chase Bank, at New York NY10016
17.	Bank Account No. 937016342365, held in JP Morgan Chase Bank, at New York NY10016
18.	Bank Account, in the State Bank of India, 9 <sup>th</sup> Floor, Bahrain Tower, Government Avenue, Post Box No.5466, Manama, Bahrain
19.	Bank Account, in the State Bank of India (Mauritius) Limited, 6 <sup>th</sup> and 7 <sup>th</sup> Floor, SBI Tower, Mind Space, Bhumi Park, 45 Ebene Cyber City, Mauritius
C.	<u>SAFE DEPOSIT LOCKERS:</u>
20.	Safe Deposit locker bearing Account No.2023, Axis Bank, Chamarajpet Branch, Bangalore
21.	Safe Deposit locker bearing Account No. MED-2/10/12, Corporation Bank, Basavanagudi, Bangalore.
D	<u>ROYALTY ENTITLEMENTS:</u>
22.	M/s. Orient Publishing, Vision Books Pvt. Ltd., No.5A/B, Ansari Road, New Delhi
23.	M/s. Ever Green Publishers, New Delhi
24.	M/s. Orient Paperbacks, Djakartha, Indonesia
E	<u>OTHER MOVEABLE ASSETS:</u>
25.	All or any moveables properties not listed in Schedule I above
26.	All personal effects of late Shakuntala Devi not listed in Schedule I above
27.	The contents of all safe deposit lockers not listed in Schedule I above.

4. It is also ordered and decreed that:

- i. That the Plaintiff to whom Letters of Administration is granted and the 2<sup>nd</sup> Defendant to whom Probate is granted shall file a true and full inventory of the assets and liabilities of the deceased within 6 months

*[Handwritten Signature]*  
21/11/2015



from the date of grant in Form No. 8 and render true and full account thereof within one year from the said date as mentioned in Rule 13(ii).

Given under my hand and the seal of this Court, this 16<sup>th</sup> day of December, 2014.



*[Signature]* 21/11/2015

[P.N.DESAI]  
REGISTRAR [JUDICIAL]

*16/11/15 17/11/15 18/11/15 L: 18-11-2015*

**THE COMPROMISE ENTERED BETWEEN THE PARTIES  
WHICH READS AS UNDER:-**

**COMPROMISE PETITION UNDER ORDER XXIII RULE 3 READ WITH SECTION  
89(2)(d) AND 151 OF THE CODE OF CIVIL PROCEDURE, 1908**

The Parties above named most respectfully submit as follows:

1. The Plaintiff is the only daughter (child) of late Smt. Shakuntala Devi. Smt. Shakuntala Devi passed away on 21.04.2013. The Plaintiff, being the sole legal heir of late Smt. Shakuntala Devi instituted this proceeding for the grant of letters of administration of the estate of late Smt. Shakuntala Devi.

2. Late Smt. Shakuntala Devi had created the 6<sup>th</sup> Defendant Trust, which has Defendants Nos. 1 to 5 and Defendant No. 7 as its present Trustees. The 2<sup>nd</sup> Defendant initiated Probate C.P. No. 14 of 2013 before this Hon'ble Court inter-alia contending that late Smt. Shakuntala Devi had left behind a registered Will dated 8.05.2012 and Codicil dated 17<sup>th</sup> May 2012, under which the Defendants claimed that the properties listed in the Will and the Codicil were bequeathed in favour of the 6<sup>th</sup> Defendant Trust. The 2<sup>nd</sup> Defendant acting as executor of the Will and the Codicil

*[Signature]* 21/11/2015

sought probate of the Will and the Codicil, as being the last Will and testament of late Smt. Shakuntala Devi.

3. The Defendants have filed a caveat and contested the petition filed by the Plaintiff by filing their written statement, pursuant to which the petition was numbered as O.S. No. 4007 of 2013. The Plaintiff on the other hand had filed a caveat and contested the validity of the Will and the Codicil propounded in Probate C.P. No. 14 of 2013. The petition filed by the Plaintiff in O.S. No. 4007 of 2013 was transferred to this Hon'ble Court pursuant to the orders of this Hon'ble Court in C.P. No. 197 of 2013 on 11.10.2013. Upon its transfer, by the further direction of this Hon'ble Court dated 22.04.2014 the said O.S. No. 4007 of 2013 has been treated as the plaint, while Probate C.P. No. 14 of 2013 filed by the 2<sup>nd</sup> Defendant has been treated as the counter claim. The parties have raised various contentions in support of their respective case.

4. The Parties have in their mutual interest agreed to resolve and settle all disputes in connection with the inheritance of the estate of late Smt. Shakuntala Devi. The parties have arrived at a settlement in respect of the subject matter of this proceeding on the following terms:

**TERMS OF SETTLEMENT:**

5. It is agreed by the Parties that the properties listed in Schedule I shall stand vested in the 6<sup>th</sup> Defendant, to be held by the 6<sup>th</sup> Defendant as its absolute owner thereof. To this extent the counter claim filed by the 2<sup>nd</sup> Defendant shall be allowed, the Will and testament of Late Shakuntala Devi dated 8.05.2012 and Codicil dated 17.05.2012 is accepted as valid and a Probate shall be granted in favour of the 2<sup>nd</sup> Defendant in respect of the assets listed in Schedule I.

*21/11/2015*





6. It is agreed by the Parties that the Defendants in furtherance to this settlement, refuse and relinquish their rights under the last Will and testament of Late Shakuntala Devi dated 8.05.2012 and Codicil dated 17.05.2012, in respect of all estates of late Shakuntala Devi other than those listed in Schedule I, in favour of the Plaintiff. The Plaintiff being the sole legal heir and person entitled to the residue of all estates of late Shakuntala Devi shall inherit all properties listed in Schedule II and shall stand vested with absolute ownership of the said properties listed in Schedule II. Accordingly, the Plaintiff shall be granted a letter of administration in respect of the assets listed in Schedule II as prayed for in this Petition, excluding the assets listed in Schedule I.

7. The Plaintiff affirms that the Defendants will pursuant to this settlement, bear no liability towards the estate of late Smt. Shakuntala Devi and the Plaintiff shall on the terms of this compromise withdraw the suit O.S. No. 26392 of 2014 filed by her against the Defendants for the recovery of a sum of Rs.5,42,82,577/- (Rupees Five Crores Forty Two Lakhs Eighty Two Thousand Five Hundred and Seventy Seven Only) and interest thereon.

8. The 6<sup>th</sup> Defendant (Trust) affirms that it shall in deference to the desire of the Plaintiff ensure the following:

- a) Provide the Plaintiff with requisite space and amenities within the precincts of the College run by the Trust, free of cost, to enable the Plaintiff to set up and run a Museum in the memory of late Shakuntala Devi and to exhibit memorabilia thereat; and
- b) Erect a Statue or bust of late Shakuntala Devi that the Plaintiff shall provide, prominently at the entrance of the College run by the Trust.

*21/11/2015*

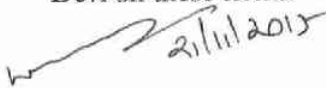


9. The 6<sup>th</sup> Defendant Trust shall be entitled to use the name 'Shakuntala Devi' as part of the name of the Trust and for furthering the objects of the Trust.

10. The Parties declare and certify that late Smt. Shakuntala Devi died domiciled at Bangalore, India and that this Court has jurisdiction at the place where the deceased died domiciled.

11. The Plaintiff as the legal heir and holder of all residuary interest in the estate of late Smt. Shakuntala Devi under the Will and testament of Late Shakuntala Devi, dated 8.05.2012 and Codicil dated 17.05.2012, is vested with the ownership and all beneficial interests in the estates of late Smt. Shakuntala Devi at the United Kingdom. The Plaintiff is hereby entrusted with the administration of the estate of late Smt. Shakuntala Devi in the United Kingdom, and that she will be entitled to make such application(s) as may be essential under the Laws of United Kingdom for effectuating this settlement, including an application to the probate registry there under Rule 30 of the Non-Contentious Probate Rules 1987 and to secure the estate of Smt. Shakuntala Devi in the United Kingdom. The Plaintiff is entrusted and empowered to collect, get-in and administer according to law the real and personal estate (for avoidance of doubt includes both moveable and immovable) of late Smt. Shakuntala Devi in United Kingdom.

12. The Plaintiff as the legal heir and holder of all residuary interest in the estate of late Smt. Shakuntala Devi under the Will and testament of Late Shakuntala Devi, dated 8.05.2012 and Codicil dated 17.05.2012, is vested with the ownership and all beneficial interests in any and all properties and assets listed in Schedule II, forming a part of the estate of late Smt. Shakuntala Devi situated outside India. The Plaintiff is hereby entrusted with the administration of the estate of late Smt. Shakuntala Devi situated outside India, and will be entitled to secure the estate of Smt. Shakuntala Devi on these terms.

 21/11/2012



13. All incomes and proceeds that have accrued on and from 21.04.2013, from the properties shall devolve upon the Plaintiff or the 6<sup>th</sup> Defendant Trust, upon whom the concerned estate has devolved by these terms. Any expenditure that is required to be borne in connection with such estate will be borne by the Plaintiff or the 6<sup>th</sup> Defendant Trust, upon whom the concerned estate has devolved by these terms.

14. The Defendants agree that any Power of Attorney executed in favour of Clarke Wilmott or any other person in connection with the estate of Late Shakuntala Devi and any caveat lodged, including the caveat lodged, if any, at the UK probate registry in respect of the estate of late Shakuntala Devi shall be revoked with immediate effect, not later than two days from the date of this compromise.

15. The parties shall bear all costs and expenses relating to the devolution of the estate and any mortgage, charge, claim or encumbrance that may subsist on the property that fall to their respective shares. Subject to this, the Parties shall bear their respective costs and there shall be no order as to costs in this proceeding.

16. The Plaintiff shall be liable to pay taxes due in respect of the estate of Late Shakuntala Devi in the United States and the United Kingdom. The 6<sup>th</sup> Defendant Trust will pay taxes due in respect of the estate of Late Shakuntala Devi in India. However, any tax attributable to the income from the property at Item No. 1 of Schedule II shall be borne by the Plaintiff. On and from 21.04.2013 the parties upon whom the properties of late Shakuntala Devi have devolved by these terms, will bear all incidents of tax on the property and incomes and proceeds accruing therefrom.

17. The Trustees of the 6<sup>th</sup> Defendant Trust do hereby affirm that this settlement is in the best interest of the Trust. They further affirm that the Trustees having

*h*  
*21/11/2015*



considered and deliberated the terms of this settlement and have unanimously approved the settlement as being in the best interest of the 6<sup>th</sup> Defendant Trust, at the meeting of the Board of Trustees held on 09.09.2014, a copy of which resolution is annexed herewith as **Annexure - I**. [filed alongwith the compromise petition]

18. The parties affirm that they shall do all such things, sign such documents, discharge, affidavits, affirmation or declarations as may be required to give effect to the terms of this compromise.

19. The settlement hereby recorded is a full and final settlement of all matters relating to the estate of late Shakuntala Devi and of all or any claims that the Parties may have against the other. Neither of the parties shall be entitled to re-open this settlement on any account or for any reason and that this settlement shall govern the succession to the estate of late Smt. Shakuntala Devi.

#### SCHEDULE - I

##### I. IMMOVEABLE PROPERTIES:

SL. NO.	PARTICULARS
1.	All the piece and parcel of the immovable property bearing Flat No.405, 4 <sup>th</sup> Floor, Sowmya Springs, No. 5/2, Diwan N. Madhava Rao Road, Bangalore.
2.	All the piece and parcel of the immovable property Survey No. 53/2 measuring 1 Acre and 27 Guntas and Survey No. 53/3 measuring 1 Acre and 20 Guntas, both situated at Gunjur Village, Varthur Hobli, Bangalore.
3.	All the piece and parcel of the immovable property bearing Flat No. 200/10, 2 <sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore - 560 004.
4.	All the piece and parcel of the immovable property bearing Flat No. B-305, 3 <sup>rd</sup> Floor, Eldorado, Kashinath Dhruv Marg, Prabhadevi Mumbai.

*21/11/2015*



5.	All the piece and parcel of the immoveable property bearing Flat No. 101 & 102, Vastu Apartments, Bandra, Mumbai.
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## II. MOVEABLE PROPERTIES:

SL. NO.	PARTICULARS
---------	-------------

### A. SHARES:

6.	Shares of M/s. Himatsinghka Seide
B.	<u>BANK DEPOSITS</u>
7.	Fixed Deposit bearing No. FD-KCC/60/120/05 with the Corporation Bank, Basavanagudi Branch, Bangalore.
8.	Fixed Deposit held with ICICI Bank, Chamarajpet Branch, Bangalore.
9.	Fixed Deposit bearing No.60019, held with the Corporation Bank, Mumbai.
10.	Fixed Deposit bearing No.0057015340406, held with the ICICI Bank, Mumbai.
11.	Savings Bank Account No.909010045751083, held in the Axis Bank, Chamarajpet, Bangalore
12.	Savings Bank Account No. LROSB-16, held in the Corporation Bank, Basavanagudi, Bangalore
13.	A Sum of Rs.2,00,00,000/- (Rupees Two Crores only) from out of the amounts standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajpet, Bangalore, with an express understanding that all sums in excess of Rs.2,00,00,000/- standing to the credit of the said account shall belong to the plaintiff, which is provided for in Item No.12 of Schedule II hereunder.
14.	Any Income Tax refund payable to the estate of late Smt. Shakuntala Devi in India
E.	<u>OTHER MOVEABLE ASSETS:</u>
15.	Tata Manza Car bearing KA-05 ML 0928

*21/11/2015*



**SCHEDULE - II****I. IMMOVEABLE PROPERTIES**

SL. NO	PARTICULARS
1.	All the piece and parcel of the immoveable property bearing Flat No.601, 6 <sup>th</sup> Floor, Tytan, Nepean Sea Road Mumbai.
2.	All the piece and parcel of the immoveable property bearing Apartment No.428 at 35/20, Leverich Street, Jackson Heights, New York - 11372, situated in United States of America
3.	All the piece and parcel of the immoveable property bearing Apartment No.57, Albert Hall Mansions, Kensington Gore, SW7 2AG, London, situated in the United Kingdom
4.	All the piece and parcel of the immoveable property bearing Apartment No. 65, Albert Hall Mansions, Kensington Gore, SW7 2AG, London, situated in the United Kingdom
5.	All the piece and parcel of the immoveable property situated at 117, Bickenhall Mansions, Bickenhall Street, London W1U 6BW, situated in the United Kingdom
6.	All the piece and parcel of the immoveable property bearing House Nos. 9, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom.
7.	All the piece and parcel of the immoveable property bearing House Nos.11, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom
8.	All or any immoveable property not listed in Schedule I above.

**II. MOVEABLE PROPERTIES:**

SL. NO	PARTICULARS
A.	<u>SHARES.</u>

*21/11/2015.*



9.	Shares of M/s. Cozy Poly Stone
10.	Share of M/s. Supreme Enterprises Private Ltd
B.	<u>BANK DEPOSITS</u>
11.	Fixed Deposit bearing No. NRE MI 912040045626254 held in the Axis Bank, Chamarajpet, Bangalore
12.	The balance sums standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajpet, Bangalore, after paying of a sum of Rs.2,00,00,000/- (Rupees Two Crores Only) from this account to the 6 <sup>th</sup> Defendant as provided for in Item No.13 of Schedule I above.
13.	Bank Account No. 51135198, held in the HSBC Bank, at No. 431-433, Oxford Street, London W1C 2DA
14.	Current Account No. 20124125, held in the Barclays Bank, at No.41-43, Brook Street, Mayfair, London W1K 4HJ
15.	Current Account No. 40454443, held in the Barclays Bank, London
16.	Bank Account No. 973165954, held in JP Morgan Chase Bank, at New York NY10016
17.	Bank Account No. 937016342365, held in JP Morgan Chase Bank, at New York NY10016
18.	Bank Account, in the State Bank of India, 9 <sup>th</sup> Floor, Bahrain Tower, Government Avenue, Post Box No.5466, Manama, Bahrain
19.	Bank Account, in the State Bank of India (Mauritius) Limited, 6 <sup>th</sup> and 7 <sup>th</sup> Floor, SBI Tower, Mind Space, Bhumi Park, 45 Ebene Cyber City, Mauritius
C.	<u>SAFE DEPOSIT LOCKERS:</u>
20.	Safe Deposit locker bearing Account No.2023, Axis Bank, Chamarajpet Branch, Bangalore
21.	Safe Deposit locker bearing Account No. MED-2/10/12, Corporation Bank, Basavanagudi, Bangalore.
D.	<u>ROYALTY ENTITLEMENTS:</u>
22.	M/s. Orient Publishing, Vision Books Pvt. Ltd., No.5A/B, Ansari Road, New Delhi
23.	M/s. Ever Green Publishers, New Delhi
24.	M/s. Orient Paperbacks, Djakarta, Indonesia

*2/11/2017*



E	<u>OTHER MOVEABLE ASSETS:</u>
25.	All or any moveables properties not listed in Schedule I above
26.	All personal effects of late Shakuntala Devi not listed in Schedule I above
27.	The contents of all safe deposit lockers not listed in Schedule I above.

Solemnly affirmed on this the 15<sup>th</sup> day of December 2014, at Bangalore.

Sd/-  
Plaintiff

Sd/-  
6<sup>th</sup> Defendant

Sd/-  
1<sup>st</sup> Defendant

Sd/-  
2<sup>nd</sup> Defendant

Sd/-  
3<sup>rd</sup> Defendant

Sd/-  
4<sup>th</sup> Defendant

Sd/-  
5<sup>th</sup> Defendant

Sd/-  
7<sup>th</sup> Defendant

Sd/-  
Advocate for Plaintiff

Sd/-  
Advocate for Defendants



*[Handwritten Signature]* 21/11/2014

[P.N.DESAI]  
REGISTRAR [JUDICIAL]

*[Handwritten Signatures]* 18/11/15 18/11/15 18/11/2014



**FORM OF PROBATE**

[Court fee of value of Rs.39,000/- (Rupees Thirty Nine thousand only) deposited by the defendant No.2 for the Form of Probate by way of Demand Draft bearing No.171782 dated 06.02.2015 drawn in favour of the Registrar General of this Hon'ble Court as per cash counter Receipt No.11668/2015 dated 09.02.2015]

**IN THE HIGH COURT OF KARNATAKA AT BENGALURU  
[ORIGINAL JURISDICTION]  
AND  
IN THE MATTER OF THE ESTATE OF LATE SMT.SHAKUNTALA  
DEVI [DECEASED]**

**TESTAMENTARY ORIGINAL SUIT NO.1 OF 2014****BETWEEN**

Anupama Banerji,  
W/o Mr. A.Ajay,  
Aged about 44 years,  
R/at: No.2, White Acres,  
Chikka-Tirupathi Road,  
Kadugodi Post,  
Whitefield, Bangalore-560 067.

**... PLAINTIFF**

(By Sri. Arun Kumar, Advocate)

**AND**

1. Cheppudira M.Subbaiah,  
S/o C.P. Muddappa  
Aged about 72 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
2. D.N.Rama Murthy,  
S/o. D. Nagesha Rao,  
Aged about 66 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*Handwritten signature and date: 21/11/2015*



3. G.A.Raveesh  
S/o. late G. Appaiah Reddy,  
Aged about 51 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
4. Bindu Madhav Rao,  
S/o. Ananda Rao,  
Aged about 81 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
5. D.C.Shivadev,  
S/o late Justice D.M. Chandrashekar,  
Aged about 56 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
6. Shakuntala Devi Educational Foundation  
Public Trust,  
Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
7. Mrs.Raj Basin,  
W/o Mr.Sushil Bhasin,  
Aged about 60 years,  
At No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*[Handwritten signature]*  
21/11/2015



Also at 592, 1<sup>st</sup> Floor,  
1<sup>st</sup> Main, Sector-6,  
HSR Layout,  
Bengaluru-560 102.

... DEFENDANTS

(By Sri. Rajesh, Advocate for Defendants)

Be it known that, on the 16<sup>th</sup> day of December, 2014, the last Will dated 08.05.2012 and codicil dated 17.05.2012 of late Smt. Shakuntala Devi, D/o late Raja Rao, aged about 80 years who was resident of No.405, 4<sup>th</sup> Floor, Sowmya Springs, Dewan Madhawa Rao Road, Basavanagudi, Bangalore-560 004, who died on the 21<sup>st</sup> day of April, 2013, copies whereof are hereunto annexed, was proved and registered before this Hon'ble Court and that the administration of the properties and credits of the said deceased and in anyway concerning her Will and Codicil limited to the estate described in Schedule-I hereunder was granted to Sri.D.N. Rama Murthy, the executor named in the said Will and Codicil, he having undertaken to administer the same and to make a full and true inventory of the property and credits detailed in Schedule-I and to exhibit the same in this Court within six months from the date of this grant or within such further time as the Court may from time to time, appoint, and also to render to this Court a true account of the property and credits detailed in

*h*  
*21/11/2015*



Schedule-I within one year from the same date, or within such further time as the Court may from time to time, appoint.

Given under my hand and the seal of this Court this the 16<sup>th</sup> day of December, 2014.

**Counsel for the Petitioner**

Rajesh & Rajesh,  
No.54, 1<sup>st</sup> Floor, 2<sup>nd</sup> Main Road,  
Vyalikaval,  
Bangalore-560 003.



*[Signature]* 21/11/2014

[P.N.DESAI]

**REGISTRAR [JUDICIAL]**

**SCHEDULE - I**

**III. IMMOVEABLE PROPERTIES:**

SL. NO.	PARTICULARS
1.	All the piece and parcel of the immoveable property bearing Flat No.405, 4 <sup>th</sup> Floor, Sowmya Springs, No. 5/2, Diwan N. Madhava Rao Road, Bangalore.
2.	All the piece and parcel of the immoveable property Survey No. 53/2 measuring 1 Acre and 27 Guntas and Survey No. 53/3 measuring 1 Acre and 20 Guntas, both situated at Gunjur Village, Varthur Hobli, Bangalore.
3.	All the piece and parcel of the immoveable property bearing Flat No. 200/10, 2 <sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore – 560 004.
4.	All the piece and parcel of the immoveable property bearing Flat No. B-305, 3 <sup>rd</sup> Floor, Eldorado, Kashinath Dhruv Marg, Prabhadevi Mumbai.
5.	All the piece and parcel of the immoveable property bearing Flat No. 101 & 102, Vastu Apartments, Bandra, Mumbai.

*[Signature]* 21/11/2014

IV. MOVEABLE PROPERTIES:

SL. NO.	PARTICULARS
---------	-------------

A. SHARES:

6.	Shares of M/s. Himatsinghka Seide
B.	<u>BANK DEPOSITS</u>
7.	Fixed Deposit bearing No. FD-KCC/60/120/05 with the Corporation Bank, Basavanagudi Branch, Bangalore.
8.	Fixed Deposit held with ICICI Bank, Chamarajpet Branch, Bangalore.
9.	Fixed Deposit bearing No.60019, held with the Corporation Bank, Mumbai.
10.	Fixed Deposit bearing No.0057015340406, held with the ICICI Bank, Mumbai.
11.	Savings Bank Account No.909010045751083, held in the Axis Bank, Chamarajpet, Bangalore
12.	Savings Bank Account No. IROSB-16, held in the Corporation Bank, Basavanagudi, Bangalore
13.	A Sum of Rs.2,00,00,000/- (Rupees Two Crores only) from out of the amounts standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajpet, Bangalore, with an express understanding that all sums in excess of Rs.2,00,00,000/- standing to the credit of the said account shall belong to the plaintiff, which is provided for in Item No.12 of Schedule II hereunder.
14.	Any Income Tax refund payable to the estate of late Smt. Shakuntala Devi in India
E.	<u>OTHER MOVEABLE ASSETS:</u>
15.	Tata Manza Car bearing KA-05 ML 0928

*21/11/2015*



WILL

I, Shakuntala Devi, Aged about 80 years, D/o. Late. Raja Rao, R/at No. 405, 4<sup>th</sup> Floor, Sowmya Springs, Diwan Madhava Rao Road, Basavanagudi, Bangalore - 560004 do hereby revoke all my previous Wills and Codicils and declare that this is my last Will and Testament.

Whereas, I have been born at Bangalore and brought up at Bangalore. I have been declared as a genius and declared and noted as human computer. I have been a celebrity of international stature.

Whereas, I have also been in the field of social service having associated with number of organizations mostly on academic sides. I have also established educational institutions, group of institutions and assisting existing institutions in my capacity as a renowned mathematician.

Whereas, I have established a Trust under the name and style **Shakuntala Devi Educational Foundation Public Trust** having its office at No.200/10, 2<sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore - 560004 which has been registered in accordance with law. I have been the author and the founder of the above Trust and I have nominated certain members as Trustees to assist me in achieving the objectives of the Trust which are mainly of educational and academic in nature. Particularly, Sri. C.M. Subbaiah, Sri. D.N. Rama Murthy and Sri. G.A. Raveesh have been associated with me right from the day of inception of this Trust and nurturing the same to the present status with the active, voluntary and devoted service whom I have nominated them not only as first trustees but also designated them as Honorary Vice-Chairman, Honorary Secretary and Honorary Treasurer respectively to the Committee of Management of the Trust.

*Shakuntala Devi*  
21/11/2015



Whereas, I have acquired certain properties which are mentioned in the schedule hereunder out of my own efforts and intelligence, not only in India but also in the United States of America and United Kingdom.

Whereas, in respect of the properties situated at United Kingdom, I have already made a Will in accordance of the law of the United Kingdom Dt. 18-12-2011 which is very much vague and general in form.

Whereas, in respect of the properties situated in United States of America, I had instructed my counsel one, Sri. Arun Mishra, who is serving as a notary public at New York County to make a Will only in respect of the properties at United States when I had been to United States during January 2012. Unfortunately, the Will so made by my counsel Arun Mishra has not been in accordance with my instructions and I have signed the same without going through the Will and understanding its consequences. Hence, it has become imperative for me to cancel the same. Hence, now I am making this comprehensive Will and Testament which I would declare to be my last Will and Testament in respect of the properties situated both in India and in United States which also includes properties situated in United Kingdom for which a separate Will has been made Dt. 18-12-2011 in accordance of with the law of England but which is vague and non-specific as to the immovable properties.

Now therefore, this Will and Testament witnesseth as under:

1. I do hereby expressly cancel my Will and Testament made at New York on 18<sup>th</sup> day January 2012 which has been notarized by Sri Arun Mishra, the Notary Public, State of New York on 18-01-2012. I also expressly cancel my Will Dt. 18-12-2011 made at England which is vague and general in form.

 21/11/2015



2. I do hereby declare that this Will and Testament which is being executed by me at Bangalore on this day to be my last Will and Testament which shall be effective in respect of the properties listed in the schedule hereunder including the properties situated in United States of America and United Kingdom.
3. I do hereby bequeath that the properties listed in the schedule hereunder situated both in India and United States of America to the Trust established by me under the name and style **Shakuntala Devi Educational Foundation Public Trust, Bangalore**. I do also bequeath the properties situated in England as per the list to the above Trust established by me under the name and style **Shakuntala Devi Educational Foundation Public Trust, Bangalore**.
4. I do hereby declare that all the properties as per the schedule shall be taken over by the trustees of my above Trust and be transferred in their names jointly as trustees to be used for the purpose of Trust only in accordance with provisions of the Deed of Trust.
5. I do hereby declare that the trustees so nominated by me and who are all presently associated with the Trust as trustees shall get the ownership of the properties listed in the Trust, but the beneficiary of the properties shall be the Trust.
6. I do hereby declare that the trustees who shall be transferred with the ownership of the properties listed in the schedule by virtue of this Will shall take effective steps for transferring the same and preserve the same, protect

*h* *21/11/2015*





the same and derive the rents and profits therefrom and utilize all the usufructs for the purpose of the achieving the objectives of the Trust after defraying the expenses so incurred in the process by the trustees.

7. I do hereby declare that I have established the above Trust with the sole endeavour that I should continue to live even after my physical demise through the above Trust and serve the society and world through the Trust imparting education and academic excellence to the poor and needy in particular and the society in general. Thus, my main wish is to continue the existence of my above Trust and my trustees shall see that, my above Trust shall continue to be active in its activities as per the objectives of the Trust Deed and all the expenses in respect of the same shall be defrayed out of the properties listed in the schedule hereunder including any expenses, overheads, legal and other unforeseen expenditure.
8. I do hereby appoint and nominate Sri. D.N. Rama Murthy, S/o. Late. D. Nagesh Rao who is the secretary of my Trust above mentioned to be the executor of this Will and he shall take appropriate and proper measures to implement this Will in accordance with my wish expressed through this last Will and Testament and he is empowered to incur necessary expenditure in implementing the same if necessary through the legal recourse.
9. I do hereby declare that I am having sound mind and good health and I am executing this Will which has been drafted as per my instructions, after having read it over to me and after having understood its contents and consequences thereof.

21/11/2015



10. I have affixed my signature to this Will and Testament before the following witnesses / attestors who have been present personally and who also have signed after my signature in my presence.
11. This Will and Testament shall come into effect after my demise.

**SCHEDULE**

**The list of assets which I own in India:**

1. Apartment / Flat, No. B-305, 3<sup>rd</sup> Floor, Eldorado, Kashinath Dhruv Marg, Prabhadevi, Mumbai.
2. Apartment / Flat, 'Tytan', No.601, 6<sup>th</sup> Floor, Nepean Sea Road, Mumbai.
3. Apartment / Flat, No. 101 & 102 at Vastu Apartments, Bandra, Mumbai.
4. Apartment / Flat, No. 405, 4<sup>th</sup> Floor, Sowmya Springs, No.5/2, Diwan N. Madhava Rao Road, Bangalore.
5. Apartment / Flat, No.200/10, 2<sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore – 560004.
6. Land bearing Sy.No.53/2, to the extent of 1 acre 27 guntas and 53/3 to the extent of 1 acre 20 guntas, Gunjur Village, Varthur Hobli, Bangalore.

**The list of assets which I own in United States of America:**

1. Apartment No.17E, 250 East, 40<sup>th</sup> Street, New York – 10016, USA.
2. Apartment / Flat, Vander Built, No.29G, 235 East, 40<sup>th</sup> Street, New York 10016, USA.
3. Apartment / Flat No.35/20, Leverich Street, Jackson Heights, New York – 11372, USA.

*[Handwritten signature]*  
21/11/2015 -



**The list of assets which I own in United Kingdom:**

1. Apartment / Flat No.57, Albert Hall Mansion, Kensington Gore, London – SW-7, 2AG.
2. Apartment / Flat No.65, Albert Mansion, Kensington Gore, London.
3. Apartment / Flat No..... Pickenall Mansions, Baker Street, London, UK.
4. House No. 9 and No.11, Berkeley Road, Kings Burry, London – NW9, 9DJ, UK.

**The list of shares and debentures which I own:**

1. My shares in company M/s. Cozy Poly Stone.
2. My shares in M/s. Himatsinghka Seide.
3. My shares in M/s. Supreme Enterprises Pvt. Ltd.

**The list of Fixed Deposits held by me:**

1. F.D. with Corporation Bank, Basavanagudi Branch with A/c. No. FD-KCC/60/120/05.
2. F.D. with ICICI Bank, Chamarajpet Branch.
3. F.D. with Corporation Bank, Mumbai with A/c. No.60019.
4. F.D. with ICICI Bank, Mumbai with A/c. No.0057015340406.

**The list of Savings Bank Accounts held by me:**

1. Account No.909010045751083 in Axis Bank, Chamarajpet, Banalore.
2. Account No. LROSB-16 in Corporation Bank, Basavanagudi, Bangalore.

*[Handwritten signature]*  
21/11/2015



**The list of Safety Lockers which I have hired in:**

1. M/s. Axis Bank, Chamarajpet, Bangalore with A/c No.2023.
2. M/s. Corporation Bank, Basavanagudi, Bangalore with A/c No.MED-2/10/12.

My executor shall have all the powers to open the above lockers and inspect, remove, and utilize the contents/ documents therein having been empowered through this Will and Testament.

**The residual movables:**

1. Tata Manza Car Aura bearing No.KA-05 ML 0928.
2. The furnitures including the almiras / wardrobes at Apartment / Flat, No.405, 4<sup>th</sup> Floor, Sowmya Springs, No.5/2, Diwan N. Madhava Rao Road, Bangalore and Apartment / Flat, No.200/10, 2<sup>nd</sup> Floor, BSR Manor, Gandhi Bazaar, Basavanagudi, Bangalore – 560004.

**The royalty for which I am entitled in respect of the following books / publishers:**

1. M/s. Orient Publishing, A Division of Vision Books Pvt. Ltd., No.5A/B, Ansari Road, New Delhi.
2. M/s. Ever Green Publishers, New Delhi.
3. M/s. Orient Paperbacks, Djakarta, Indonesia.

I have affixed my signature to this Will and Testament before the following witnesses / attesters on this Eighth Day of May of the Tear Two Thousand Twelve (08-05-2012) at Bangalore.

*[Handwritten signature]*  
21/11/2012



Witnesses / Attesters

Sd/-  
Executant / Testator

1. Sd/-  
Y.Lokesh  
No.49, 5<sup>th</sup> Cross, SIR M.V.Extn,  
S.D. HALLI ROAD, NAGASANDRA POST,  
BANGALORE-560 073.
2. Sd/-  
M. Gopinath,  
No.1490, 17<sup>th</sup> A Main, 2<sup>nd</sup> Phase,  
J.P. Nagar, Bangalore-560 078.

Drafted by: N.R. Nagaraj, Advocate, No. 65, 'Kamalalaya', 6<sup>th</sup> Main, Appu Rao Road,  
Chamarajpet, Bangalore – 560 018.

**CODICIL**

I, Shakuntala Devi, Aged about 80 years, D/o. Late. Raja Rao, R/at No. 405,  
4<sup>th</sup> Floor, Sowmya Springs, Diwan Madhava Rao Road, Basavanagudi, Bangalore –  
560004 do hereby make this codicil to my Will Dt.08-05-2012

Whereas, I have made a will dated 08-05-2012 bequeathing my movable and  
immovable properties listed in the schedule to the Will to my Trust, Shakuntala Devi  
Educational Foundation Public Trust, No.200/10, 2<sup>nd</sup> Floor, BSR Manor,  
Gandhibazaar, Bangalore – 560004. I have also appointed Sri. D.N. Ramamurthy, the  
secretary of the Trust as an executor. The above Will of mine has been registered in  
the office of the Sub-Registrar, Chamrajapet, Bangalore in Book – III as No.CMP3-  
00026/2012-13 and recorded in C.D. No.CMPD47 ON 09-05-2012.

Whereas, I the list of the properties mentioned in the schedule to my above Will  
certain bank accounts could not be incorporated as the same had been noted and

*W*  
21/11/2015



recorded in a different record. I could get the same subsequent to execution and registration of the Will. But, these bank accounts are also part of my estate which I would like to bequeath to my Trust above and hence, these bank accounts listed hereunder as schedule to this Codicil shall have to be made as part and parcel of my estate listed as schedule in my Will Dt.08-05-2012. Hence, this Codicil.

Whereas, I make it very clear that there is no other changes made in the Will Dt.08-05-2012 except incorporating the schedule hereunder to be read as part and parcel of list of my assets of my estate as listed in the original Will. The executor appointed through the Will i.e., Sri. D.N. Ramamurthy shall also have all the power as an executor over the schedule of this Codicil.

Except these changes, there are no other changes made in the will of mine. The rest of the conditions shall remain unchanged

This Codicil shall be part and parcel of my Will Dt.08-05-2012.

#### SCHEDULE

1. Account held in HSBC Bank, 431, Oxford Street, No.11, Berkeley Road, London. WIC2DA. Account No.51135198.
2. Account held in Barclays Bank, No.43, Brooks Street, London. Current Account (Loan) No.20124125, Sort Code – 204747.
3. Account held in Barclays Bank, Kingsbury, London. Current Account (Wealth) No.40454443, Sort Code-20.
4. Account held in Chase Bank, JP Morgan Chase Bank, New York. NY - 10016. Account Nos. 973165954 and 937016342365.
5. Account held in State Bank of India, Beharim, Monama.
6. Account held in State Bank of India, Marishes.

*Handwritten signature and date: 21/11/2015*



EXECUTED ON THIS SEVENTH DAY OF MAY, TWO THOUSAND AND TWELVE (17-05-2012) AT BANGALORE, BEFORE THE FOLLOWING ATTESTERS:

**ATTESTERS:**

1. Sd/-  
[Dr.K. GOKULANATH]  
1030, 24<sup>th</sup> Main, Sector-I,  
H S R Layout, Bangalore-102.

Sd/-  
[Shakuntala Devi]  
Executant

2. Sd/-  
[J.C.KUMAR]  
56/1, Gowramya Nilaya,  
Kadugoudana Halli,  
Bangalore-560 045.

Drafted by: N.R. Nagaraj, Advocate, No. 35, Kamalalaya, 6<sup>th</sup> main road, Chamarajpet,  
Bangalore-560018.



[P.N.DESAI]  
REGISTRAR JUDICIAL

16/11/15 17/11/15 18/11/15 21/11/2015

**FORM OF LETTERS OF ADMINISTRATION**

[Court fee of value of Rs.39,000/- (Rupees Thirty Nine thousand only) deposited by the Plaintiff for the Form of Letters of Administration by way of Demand Draft bearing No.331898 dated 04.02.2015 drawn in favour of the Registrar General of this Hon'ble Court as per cash counter Receipt No.10528/2015 dated 05.02.2015]

**IN THE HIGH COURT OF KARNATAKA AT BENGALURU  
[ORIGINAL JURISDICTION]  
AND  
IN THE MATTER OF THE ESTATE OF LATE SMT.SHAKUNTALA  
DEVI [DECEASED]**

**TESTAMENTARY ORIGINAL SUIT NO.1 OF 2014**

**BETWEEN**

Anupama Banerji,  
W/o Mr. A.Ajay,  
Aged about 44 years,  
R/at: No.2, White Acres,  
Chikka-Tirupathi Road,  
Kadugodi Post,  
Whitefield, Bangalore-560 067.

... PLAINTIFF

(By Sri. Arun Kumar, Advocate)

**AND**

1. Cheppudira M.Subbaiah,  
S/o C.P. Muddappa  
Aged about 72 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*21/11/2015*





2. D.N.Rama Murthy,  
S/o. D. Nagesha Rao,  
Aged about 66 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
3. G.A.Raveesh  
S/o. late G. Appaiah Reddy,  
Aged about 51 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
4. Bindu Madhav Rao,  
S/o. Ananda Rao,  
Aged about 81 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
5. D.C.Shivadev,  
S/o late Justice D.M. Chandrashekar,  
Aged about 56 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
6. Shakuntala Devi Educational Foundation  
Public Trust,  
Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*21/11/2015*



7. Mrs.Raj Basin,  
W/o Mr.Sushil Bhasin,  
Aged about 60 years,  
At No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

Also at 592, 1<sup>st</sup> Floor,  
1<sup>st</sup> Main, Sector-6,  
HSR Layout,  
Bengaluru-560 102.

... DEFENDANTS

(By Sri. Rajesh, Advocate for Defendants)

Be it known that, on the 16<sup>th</sup> day of December, 2014, the Letters of Administration of the properties and credits of late Smt. Shakuntala Devi, D/o late Raja Rao, aged about 80 years who was resident of No.405, 4<sup>th</sup> Floor, Sowmya Springs, Dewan Madhawa Rao Road, Basavanagudi, Bangalore-560 004, who died on the 21<sup>st</sup> day of April, 2013, the Letters of Administration detailed in Schedule-II, is granted by this Court to Smt. Anupama Bancrji, the daughter of the deceased, she having undertaken to administer the same to make a full and true inventory of the said properties and credits detailed in Schedule-II and to exhibit the same in this Court within six months from the date of this grant or within such further time as the Court may from time to time, appoint, and also to render to this Court a true account of the

*h* 21/11/2015



properties and credits detailed in Schedule-II within one year from the same date, or within such further time as the Court may, from time to time, appoint.

Given under my hand and the seal of this Court this the 16<sup>th</sup> day of December, 2014.

**Counsel for the Petitioner**

M/s. Crest Law Partners,  
#33, 1<sup>st</sup> Cross, Victoria Road,  
Xavier Layout,  
Bangalore-560 047.



*[Signature]*  
21/11/2014

[P.N.DESAI]  
REGISTRAR [JUDICIAL]

**SCHEDULE - II**

**III. IMMOVEABLE PROPERTIES**

SL. NO	PARTICULARS
1.	All the piece and parcel of the immoveable property bearing Flat No.601, 6 <sup>th</sup> Floor, Tytan, Nepean Sea Road Mumbai.
2.	All the piece and parcel of the immoveable property bearing Apartment No.428 at 35/20, Leverich Street, Jackson Heights, New York - 11372, situated in United States of America
3.	All the piece and parcel of the immoveable property bearing Apartment No.57, Albert Hall Mansions, Kensington Gore, SW7 2AG, London, situated in the United Kingdom
4.	All the piece and parcel of the immoveable property bearing Apartment No. 65, Albert Hall Mansions, Kensington Gore, SW7 2AG, London, situated in the United Kingdom
5.	All the piece and parcel of the immoveable property situated at 117, Bickenhall Mansions, Bickenhall Street,

*[Signature]*  
21/11/2014

	London W1U 6BW, situated in the United Kingdom
6.	All the piece and parcel of the immoveable property bearing House Nos. 9, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom.
7.	All the piece and parcel of the immoveable property bearing House Nos.11, Berkeley Road, Kingsbury, London NW9 9DJ, situated in the United Kingdom
8.	All or any immovable property not listed in Schedule I above.

**IV. MOVEABLE PROPERTIES:**

SL. NO	PARTICULARS
A.	<u>SHARES.</u>
9.	Shares of M/s. Cozy Poly Stone
10.	Share of M/s. Supreme Enterprises Private Ltd
B.	<u>BANK DEPOSITS</u>
11.	Fixed Deposit bearing No. NRE MI 912040045626254 held in the Axis Bank, Chamarajapet, Bangalore
12.	The balance sums standing to the credit of Bank Account No. SB NRE 912010041095486 held by late Smt. Shakuntala Devi in the Axis Bank, Chamarajapet, Bangalore, after paying of a sum of Rs.2,00,00,000/- (Rupees Two Crores Only) from this account to the 6 <sup>th</sup> Defendant as provided for in Item No.13 of Schedule I above.
13.	Bank Account No. 51135198, held in the HSBC Bank, at No. 431-433, Oxford Street, London W1C 2DA
14.	Current Account No. 20124125, held in the Barclays Bank, at No.41-43, Brook Street, Mayfair, London W1K 4HJ
15.	Current Account No. 40454443, held in the Barclays Bank, London
16.	Bank Account No. 973165954, held in JP Morgan Chase Bank, at New York NY10016
17.	Bank Account No. 937016342365, held in JP Morgan Chase Bank, at New York NY10016

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18.	Bank Account, in the State Bank of India, 9 <sup>th</sup> Floor, Bahrain Tower, Government Avenue, Post Box No.5466, Manama, Bahrain
19.	Bank Account, in the State Bank of India (Mauritius) Limited, 6 <sup>th</sup> and 7 <sup>th</sup> Floor, SBI Tower, Mind Space, Bhumi Park, 45 Ebene Cyber City, Mauritius
C.	<u>SAFE DEPOSIT LOCKERS:</u>
20.	Safe Deposit locker bearing Account No.2023, Axis Bank, Chamarajpet Branch, Bangalore
21.	Safe Deposit locker bearing Account No. MED-2/10/12, Corporation Bank, Basavanagudi, Bangalore.
D	<u>ROYALTY ENTITLEMENTS:</u>
22.	M/s. Orient Publishing, Vision Books Pvt. Ltd., No.5A/B, Ansari Road, New Delhi
23.	M/s. Ever Green Publishers, New Delhi
24.	M/s. Orient Paperbacks, Djakarta, Indonesia
E	<u>OTHER MOVEABLE ASSETS:</u>
25.	All or any moveables properties not listed in Schedule I above
26.	All personal effects of late Shakuntala Devi not listed in Schedule I above
27.	The contents of all safe deposit lockers not listed in Schedule I above.

*h* 21/11/2013



IN THE HIGH COURT OF KARNATAKA AT BENGALURU  
[ORIGINAL JURISDICTION]  
AND  
IN THE MATTER OF THE ESTATE OF LATE SMT.SHAKUNTALA  
DEVI [DECEASED]

TESTAMENTARY ORIGINAL SUIT NO.1 OF 2014

BETWEEN

Anupama Banerji,  
W/o Mr. A.Ajay,  
Aged about 44 years,  
R/at: No.2, White Acres,  
Chikka-Tirupathi Road,  
Kadugodi Post,  
Whitefield, Bangalore-560 067.

... PLAINTIFF

(By Sri. Arun Kumar, Advocate)

AND

1. Cheppudira M.Subbaiah,  
S/o C.P. Muddappa  
Aged about 72 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
2. D.N.Rama Murthy,  
S/o. D. Nagesha Rao,  
Aged about 66 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*21/11/2015*



3. G.A.Raveesh  
S/o. late G. Appaiah Reddy,  
Aged about 51 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
4. Bindu Madhav Rao,  
S/o. Ananda Rao,  
Aged about 81 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
5. D.C.Shivadev,  
S/o late Justice D.M. Chandrashekar,  
Aged about 56 years,  
At Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
6. Shakuntala Devi Educational Foundation  
Public Trust,  
Shakuntala Devi College,  
No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.
7. Mrs.Raj Basin,  
W/o Mr.Sushil Bhasin,  
Aged about 60 years,  
At No.32/P-3, 17<sup>th</sup> Main,  
H.S.R Layout, Near BDA Complex,  
Bangalore-560 102.

*21/11/2015*



Also at 592, 1<sup>st</sup> Floor,  
1<sup>st</sup> Main, Sector-6,  
HSR Layout,  
Bengaluru-560 102.

... DEFENDANTS

(By Sri. Rajesh, Advocate for Defendants)

I, Sri P.N.DESAI, Registrar (Judicial), High Court of Karnataka, Bengaluru, hereby certify that on the 16<sup>th</sup> day of December, 2014, the High Court of Karnataka, Bengaluru, has granted Probate of the Will dated 08.05.2012 and codicil dated 17.05.2012 limited to the estate described in Schedule-I of the decree to the petitioner herein namely Smt. Anupama Banerji and has granted Letters of Administration detailed in Schedule-II of the decree to the defendant No.2 herein namely Sri. D.N. Rama Murthy, of Smt. Shakuntala Devi, D/o Sri. Raja Rao, aged about 80 years who was resident of No.405, 4<sup>th</sup> Floor, Sowmya Springs, Dewan Madhawa Rao Road, Basavanagudi, Bangalore-560 004, who died on the 21<sup>st</sup> day of April, 2013 at Bangalore and that such Probate and Letters of Administration have effect over all the property of the Deceased throughout the Union of India.

Given under my hand and the seal of this Court, this the 16<sup>th</sup> day of December, 2014.



*[Handwritten Signature]*  
[P.N.DESAI]  
REGISTRAR [JUDICIAL]  
*JA 16/12/15 8 12/11/15 2 12/12/15 L: 12-11-2014*



to:-

The Registrar General, High Court of Madras at Chennai.  
 The Registrar General, High Court of Calcutta at Kolkata.  
 The Registrar General, High Court of Punjab and Hariyana at Chandigarh.  
 The Registrar General, High Court of Patna [Bihar] at Patna.  
 The Registrar General, High Court of Orissa at Cuttack.  
 The Registrar General, High Court of Assam at Gauhati.  
 The Registrar General, High Court of Rajasthan at Jodhpur.  
 The Registrar General, High Court of Kerala at Kochi.  
 The Registrar General, High Court of Andhra Pradesh at Hyderabad.  
 The Registrar General, High Court of Gujarat at Sola, Ahamedabad.  
 The Registrar General, High Court of Allahabad at Allahabad.  
 The Registrar General, High Court of Bombay at Mumbai.  
 The Registrar General, High Court of Madhya Pradesh at Jabalpur.  
 The Registrar General, High Court of Delhi at New Delhi.  
 The Registrar General, High Court of Jammu & Kashmir at Srinagar/Jammu.  
 The Registrar General, High Court of Himachal Pradesh at Simla.  
 The Registrar General, High Court Bench at Panaji.  
 The Registrar General, High Court of Sikkim at Gangtok.  
 The Registrar General, High Court of Uttaranchal at Nainital.  
 The Registrar General, High Court of Jharkhand at Ranchi.  
 The Registrar General, High Court of Chattisgarh at Bilaspur.



*P.N. Desai*  
 [P.N.DESAI]  
 REGISTRAR [JUDICIAL]

*16/11/15* *17/11/15* *18/11/15* *21-11-2015*