

ST

DOC

C.S.No.371/391

DEED OF CONVEYANCE

C.S.NO.-371/391

GIRGAUM - SUKHANANDA - H

C

~~55~~

original
DEED of CONVEYANCE

Sukhmand

C.S. No. 291/391

भारतीय डाक विभाग, भारत सरकार, नया दिल्ली

GENERAL STAMP OFFICE

POST OFFICE, FORT MUMBAI

RECEIPT FOR PAYMENT OF MONEY

POST OFFICE, FORT MUMBAI

Receipt No.:

39489

Receipt Date:

03-AUG-08

Payee's Name:

MR. RAJENDRA

CHARITY

Account No.:

ANIL STAMP

ANIL STAMP

Payee's Address:

...

TO: 21907

03-AUG-08

UNION BANK OF INDIA

...

1,775,000.00

To

ADD/2859/08

Description of Stamp
Printing

...

...

1,775,000.00

1375000

Thirteen Lakh Seven Hundred and Fifty Thousand Only

P. K. KHATTA

For the payment of money, please produce the receipt before the ...
AN-Reg: 91237

नौदणी महानिरीक्षक व मुद्रांक नियंत्रक,
प्रभारार राज्य

नमुना नं. नौ. नि. ६
[विषय १११ पहा]
चलन क्रमांक

प्रधानमंत्री
ऑडिट केंद्र १ (०१) / १०००

या द्वाारे कोषागार / सहायकोषागार / अल्पकालीन कोषागार / कोषागार / भारतीय रिझर्व बँकेचे कोषागार / भारतीय रिझर्व बँकेचे कोषागार

भाषा रक्कान्याने भावव्याचे	निष्ठागीय अधिकाऱ्याने विना कोषागारचे भावव्याचे	कोषागार/उपकोषागार (सह/भारतीय रिझर्व बँकेचे / भारतीय स्टेट बँकेचे / कोषागार / उपकोषागार)
निष्ठागीय रक्क व भाष्यात आली आहे त्या व्यक्तीचे नाव / पदनाम आणि पत्ता M/S. Shreepati Towers Shreepati Arcade, 4th Floor A.K. Marg, Nana Chawk, Mu-36	लेखाचे वर्गीकरण विभाग : नौदणी व मुद्रांक विभाग प्रधानमंत्री : ००३० मुद्रांक व नौदणी की उपप्रधानमंत्री : ०१ नौदणी की गी शशीर्ष : १०४ इच्छेवज्जभा नौदणीसाठी की सर्वसाधारण धरली	व्यय (अवकाश) रुपये (अक्षरी)
भाषा करण्यासंबंधीच्या प्रधिकारपत्राचा तपरोल आणि भाषा काण्याचा उदेश इच्छेवज नौदणी की R.F 30000/-	संगणक संकेतांक 0030015200	कोषागार: लेखापार: भारतीय रिझर्व बँकेचे कोषागार / भारतीय स्टेट बँकेचे कोषागार / कोषागार / उपकोषागार दिनांक 3 AUG 2005 नफर रक्क ३००००
भाषा केलेली रक्क रुपये 30,000/- (अक्षरी) रूपे Thirty thousand ३०,०००/- : कोषागारचे स्वाधारी दिनांक 3/8/05 SPY/...	कोषागार आहे, पैसे व्यक्तीला व वापरी धारः दिवस: सह दुर्यम निवेद्युषी	दिवस:

* येथे कोषागार/बँकेत रक्क मुंबई शहर केंद्र, आदेश देणाऱ्या अधिकाऱ्याचे सर्व विवर देण्यात यावे.

वर्ष-1
२००५

भारतीय रिझर्व बँके 0390575
RESERVE BANK OF INDIA
मुद्रांक विभाग
PUBLIC ACCOUNTS
CHALLAN ACKNOWLEDGEMENT
10/2002005
STAMPS AND REGISTRATION
M/S SHREEPATI TOWERS MUMBAI

चलान सं
Challan Number
खाता कोड
Account Page
खाता का नाम
Account Name
जमा करणारा या नाव
Name of Depositor
धनराशि (रुपया मे)
Amount (in Rupees)

100Rs



General Stamp Office - Mumbai

Date: 29 JUN 2005
L.S.V. No. महाराष्ट्र MAHARASHTRA

सौ. अरुणा अरुण गाशिके

E 79497

★ परवाना धारक मुद्रक विभाग क्र. १९ ★

१५वीं संशोधनी पट्टी, मुंबई विस्तार,

28 JUN 2005

मुद्रक क्र. २३२२

क्र. २३२२

संशोधनी/प्रशोधनी: SHRI RAJENDRA

पाना क्र. का मुद्रक विभाग

Officer

59

मौद - वी...
सखता ती पराम...



THIS INDENTURE is made at Mumbai this 18 Day of July in the CHRISTIAN YEAR TWO THOUSAND... SHASHICHAND SRIYANSPRASAD... SHASHICHAND JAIN, (3) SHRI ASHWINIKUMAR KAVIT... (4) SHRI VIVEK SHASHICHAND JAIN, & (5) SHRI... CHANDRA JAIN, all of Mumbai, Indian Inhabitants; the present Trustees of 'Sukhanand Trust' and also known as 'Sheeth Sukhanand... Trust, and now known as 'SETH (SUKHANAND)...

वर्ष - २००५
688/23

CHARITY TRUST' having their office at Cross 3040, Bhandari (Dhanalshala) C.P. Tank Road, Mumbai - 400 004... 'VENDORS' (which expression shall unless it be repugnant...

meaning the... trustee or trustees of the... said Trust... administrators of last of such... trustees/trustees of...

AND (1) RAJENDRA RAMESHCHANDRA CHATURVEDI... RAJENDRA CHATURVEDI (3) P. P. RAJENDRA CHAI... 15 yrs) (4) PADLAVI RAJENDRA CHATURVEDI (age 17...



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Handwritten signatures and names: K. P. ... T. K. P.

Case No. 23/2005/2005

Certificate (s) 32(1) (b) of the Bombay
Stamp Act, 1958.

Office of the
Commissioner of Stamps
Bombay, dated 20.12.1958

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Whereas the Section 32(1) (b) of the Bombay
Stamp Act, 1958, provides that the duty of
stamp on a document is payable by the person
by whom the document is executed and
whereas the said document has been
executed on 25.12.1958 and the
duty thereon is payable by the
person named in the said document.

Director

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- 500.00/-
- 100.00/-
- 200.00/-



44-1
2009

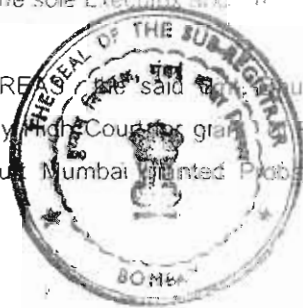
last two being minors through their father and natural guardian of the said Rajendra Chaturvedi (5) MAHENDRAKUMAR NATHALAL PUROHIT (6) KAUSHAL MAHENDRAKUMAR PUROHIT (7) TEJAL KAUSHAL PUROHIT AND (8) KUNAL MAHENDRAKUMAR PUROHIT, an association of persons carrying on business in the name of Mrs. Shreepati Towers and known as Shreepati Group of Companies and their office at Premises No. 1 & 2, 4th floor, Building No. 1, Surajwadi, Nana Chowk, A. K. Marg, Mumbai - 400 035 hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be mean and include their respective heirs, executors and administrators and assigns) of the Other Party.



(a) WHEREAS one Sri Sukhanand Gurumukhara, deceased, was inter alia amongst other immovable properties owned by him, the said properties bearing Cadastral Survey No. 371 of Girgaum Division admeasuring about 3292.67 Sq.Mtrs equivalent to 3938 Gajabara thereabouts and bearing Cadastral Survey No. 391 also of Girgaum Division admeasuring 170.57 Sq.Mts. equivalent to 204 Gajabara thereabouts with buildings standing thereon being the properties described in Schedule "A" & "B" respectively hereunder & shown by red colour boundary line on the plan annexed hereto and marked as ANNEXURE "A" and aggregating in all to 4632.24 Sq.Mts. hereinafter jointly referred to as "THE SAID PROPERTIES".

(b) AND WHEREAS the said Sri Sukhanand Gurumukhara, deceased, on 2nd February, 1931 leaving a Will dated 30th January, 1931 wherein he bequeathed the said properties absolutely to his wife Bhurbai and appointed her as the sole Executrix and

(c) AND WHEREAS the said Bhurbai, widow of the said Sri Sukhanand Gurumukhara, deceased, applied to Bombay High Court for grant of Probate and on 13th March, 1931 Hon'ble High Court Mumbai granted Probate of the said will dated 30.1.31



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K.M.P.

K.M.P.

T.K.P.

A.A. A.H.S.

(d) AND WHEREAS the Bhumbar died in about 1924 leaving a Will dated 5th May, 1937 appointing one Lakshman Bheemant and Hardwamal Kanaiyalal Bhataria as the executors and trustees of the said Will (hereinafter referred to as "the executors") which will is probated by Bombay High Court and the Probate was issued by the High Court in a Petition No. 258 of 1944.

(e) AND WHEREAS the said will provided for giving in charity the income in the form of Rent or otherwise arising out of the said properties and other income as stated therein provided she does not adopt a child during her life time.

(f) AND WHEREAS she did not adopt a child during her life time and a Charity Trust stood created.

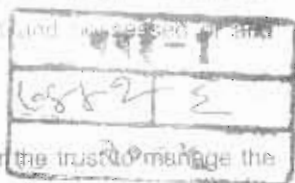
(g) AND WHEREAS a trust was registered with the Charity Commissioner in the name of "Sukhanand Trust" under Section 13 of the Act under No.A-945 (Bom). A copy of the certificate of registration is annexed as ANNEXURE 'B' hereto.

(h) AND WHEREAS the name of the Trust was changed from "Sukhanand Trust" to "SethSukhanand Gurmukhand Trust" and the same is now known as "Seth Sukhanand Gurmukhand Trust".

(i) AND WHEREAS a Scheme was framed by the then Charity Commissioner vide his Order dated 20/10/70 under Section 30 A (1) of the Bombay Public Trust Act, 1950.

(j) AND WHEREAS the Vendors being the only present trustees of the said Trust are as such trustees duly named and possessed of and entitled to the said properties.

(k) AND WHEREAS it was not possible for the trust to manage the said properties in view of the fact that there are 187 tenants occupying old building and structures which are in dilapidated condition even though



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V.K.
K.M.P.
T.K.P.
AKS

having been repaired by MHADA and the trust has no funds to repair and
the said properties. A list containing the names of the tenants/occupants
area occupied by them and rent paid by them is shown in details annexed
hereto as ANNEXURE "C"

(l) AND WHEREAS since it was not in the interest of the Trust to
continue to own the said properties and manage it without any gain and
the scheme of the trust permits the Trustees to sell the immovable
properties subject to sanction of the Charity Commissioner, the Trust
passed the resolution on 31st March 2004, whereby the Trust decided to sell
the said properties on as is where is basis subject to its repair and
and occupants and subject to sanction by the Charity Commissioner under
the Bombay Trust Act. A copy of the said Resolution dated 31st March 2004 is
annexed hereto as ANNEXURE "D"

(m) AND WHEREAS in pursuance thereof the Trust has issued
from the public vide notices published in Newspapers (in English
(English) on 7.07.2004 and Navabharat (Hindi) on 7.07.2004

(n) AND WHEREAS pursuant to the said Notices the Trust has received
offers from various builders the offer of the purchaser has been
accepted

(o) AND WHEREAS the Joint Charity Commissioner and the Charity Commissioner
order dated 4.8.04 granted his sanction for the sale of the said properties to the purchasers
the said properties to the purchasers on the terms and conditions laid down in the said order
including the terms and conditions laid down in the said order dated 4.8.04 is annexed hereto as ANNEXURE
"E"

(p) AND WHEREAS the Purchasers has now requested the Trust to
to execute this conveyance in favour of the Purchasers and
they have agreed to do.



K.M.P.

h v.c.

d.m.p. T.K.P.

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NOW THIS INDENTURE WITNESSETH that in the premises and in consideration of the sum of Rs.2,75,00,000/- (Rupees two crores seventy five lacs only) paid by the Purchasers to the Vendors prior to the execution hereof vide cheque No. 664745 drawn on Union Bank of India dated 20.04.2004 for Rupees 2,00,00,000/- and Cheque No.664746 drawn on Union Bank of India dated 20.04.2004 for Rupees 75,00,00,0 (Rupees Seventy five lacs) the payment and receipt and allotment whereof the Vendors do and each of them doth hereby admit and acknowledge of and from the same and every part thereof do forever acquit release and discharge the Purchasers and each of them therefrom) THEY the Vendors do hereby grant, sell, assign, release, convey and assure UNTO THE PURCHASER forever, all the said properties with messages hereditaments and premises being more particularly described in the Schedule 'A' & 'B' respectively hereunder written together with structures (hereinafter referred to as "THE SAID PROPERTIES") SUBJECT TO THE terms and conditions contained in the order of the Joint Charity Commissioner dated 4.8.04

TOGETHER WITH all and singular the ditches, fences, trees, drains, ways, paths, passages, common gullies, walls, wells, water courses, plants, lights, liberties, privileges, easements, profits, rights, advantages, members and appurtenances whatsoever to the said properties or any part thereof belonging to or with any way appertaining to or with the same or with any part thereof now or at any time heretofore reputed or known as part or member thereof and also together with belong to or be appurtenant thereto AND ALSO together with the deeds, documents, writings, vouchers, and other evidences for title relating to the said properties or any part thereof AND ALL the estate, right, title, interest, use, inheritance, possession, debt, claims and demand whatsoever at law or at equity of the Vendor to, out of, or upon the said properties or any part thereof TO HAVE AND TO HOLD the said properties hereby granted released conveyed and assured and intended or expressed to be with their rights, members and appurtenances UNTO AND TO THE USE



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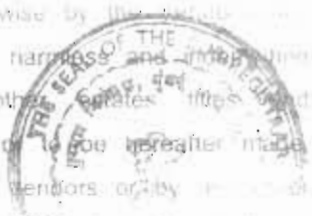
K.M.P.

*mup
T.K.P.*

AKT

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of the Purchasers forever subject to the payment of all taxes, rates, taxes, assessments, dues and duties now chargeable upon the same or which may hereafter become due and payable to the Government or to the Municipality or any other public authority in respect thereof and also with the existing tenancies and occupancies stated herein AND the Vendors for themselves and their respective executors and administrators do hereby covenant with the Purchasers THAT NOTWITHSTANDING any act, deed or thing whatsoever by them the Vendors or by any person lawfully or equitably claiming by from through under or in trust for them made, committed, omitted or knowingly and lawfully suffered to the contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, sell, convey and assure the said properties hereby granted and to be conveyed or assured or intended so to be granted, sold, conveyed and assured USE of the Purchasers in the manner aforesaid AND THAT it shall be lawful for the Purchasers from time to time and at all times hereafter peaceably and quietly to hold, enter upon, have, possess, and enjoy the said properties hereby granted with all appurtenances and to receive the rents, issues and profits thereof and of every part thereof to and for their own use and without hindrance, suit, lawful eviction interruption or demand whatsoever from or by the Vendors or their successors or by any person lawfully or equitably claiming or to claim by, under or in trust for them AND THAT free and clear and absolute title to the said properties shall be released and forever discharged or otherwise by the Vendors and sufficiently saved, defended and kept harmless and kept free from and against all former and other encumbrances whatsoever either already or to be hereafter made, executed, occasioned or suffered by the Vendors or by any person or persons lawfully or equitably claiming or to claim by, under or in equity in the said properties hereby granted or any part thereof by, under, from or in trust for them AND THE VENDORS doth hereby covenant with the Purchasers that the vendors has



K.P.P.

V.C.

K.P.P.

K.P.P.
T.P.P.

K.P.P.

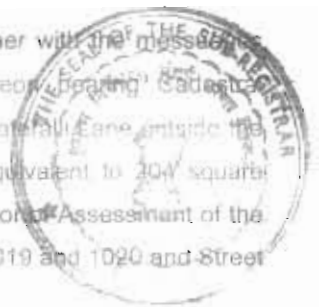
time heretofore made, done, executed, omitted or knowingly or willingly permitted, suffered or been party or privy to any law, decree, matter or thing whereby or by reason or means whereof the vendors are prevented from conveying, transferring and assuring the said premises in manner aforesaid or whereby or by reason or means whereof the same or any part thereof are can, shall or may be charged, encumbered, impeached or prejudicially affected in estate title or otherwise howsoever AND it is clearly agreed and understood that the Purchasers alone shall be liable to pay any cost charges or expenses on account of this conveyance and all incidental documents including stamp duty, registration charges and that may be payable on this conveyance and all incidental documents

SCHEDULES A & B ABOVE REFERRED TO

ALL THOSE pieces or parcels of land together with the messuages tenements and dwelling houses standing thereon bearing Caste No. Survey No. 371 of Girgaum Division situate at Khatarali Lane outside the Fort of Bombay admeasuring 3292.67 sq.mtrs equivalent to 3939 square yards or thereabouts and assessed by the Collector of Assessment of the Municipal Rates and Taxes under "D" Ward No. 1019 and Street Nos. 24a, 24b, 24c, 24d, 24e, 24f, 16, 16a, 16b and 17



ALL THAT piece or parcels of land together with the messuages tenements and dwelling houses standing thereon bearing Caste No. Survey No. 391 of Girgaum Division situate at Khatarali Lane outside the Fort of Bombay admeasuring 170.57 sq.mtrs equivalent to 204 square yards or thereabouts and assessed by the Collector of Assessment of the Municipal Rates and Taxes under "D" Ward No. 1019 and 1020 and Street Nos. 30 and 28 respectively



V.C.

K.M.P.

M.M.P.
T.K.P.

A.K.J.

443-9
1972/90
2-12

IN WITNESS WHEREOF the parties hereto have at
respective hands and seals the day, month and year first herein
written.

SIGNED SEALED AND DELIVERED by

The withinnamed 'VENDORS'

- (1) SHRI SHASHICHAND S. JAIN
- (2) SHRI. NITISH SHASHICHAND JAIN
- (3) SHRI. ASHWINIKUMAR K. JOSHI
- (4) SHRI. VIVEK SHASHICHAND JAIN
- (5) SHRI. SUBHASH CHANDRA JAIN

(by and through their constituted Attorney,
Mr. Ashwinikumar K Joshi)

[Handwritten Signature]
(Constituted Atty)

in the presence of:

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*

SIGNED SEALED AND DELIVERED BY

The withinnamed 'PURCHASERS'

- (1) SHRI RAJENDRA R. CHATURVEDI
- (2) SMT. VEENA R. CHATURVEDI
- (3) MASTER TAPAS R. CHATURVEDI
- (4) MISS PALLAVI R. CHATURVEDI

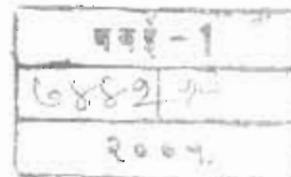
(No.3 & 4 being minors represented through
father and natural Guardian R. R. Chaturvedi;)

- (5) SHRI MAHENDRAKUMAR N. PUROHIT
- (6) SHRI KAUSHAL M. PUROHIT
- (7) SMT. TEJAL K. PUROHIT
- (8) SHRI KUNAL M. PUROHIT

[Handwritten Signatures]
Chaturvedi
Purohit
Kumar

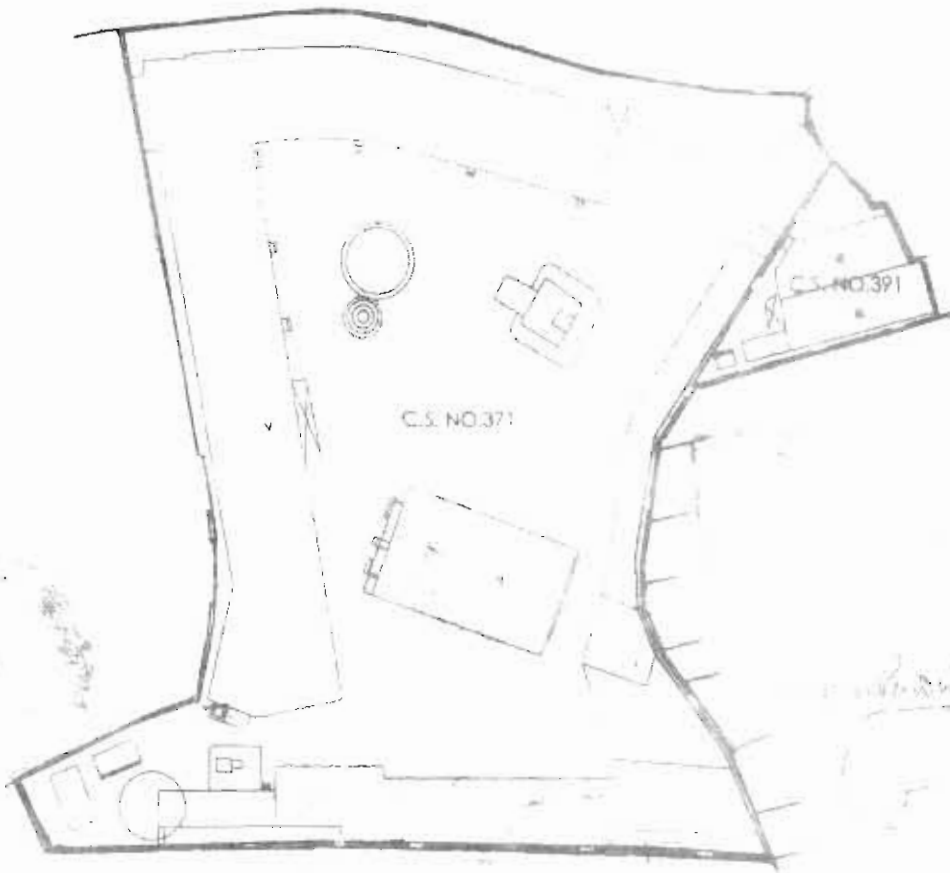
in the presence of

1. *[Handwritten Signature]*
2. *[Handwritten Signature]*



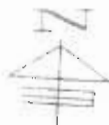
PLAN OF THE PROPERTY
 BEARING C.S. NO. 371 & 391
 OF GIRGAON DIVISOIN,
 SITUATED AT TATYA GHARPURE MARG,
 NEAR C.P. TANK, MUMBAI

C.S.NO. 371 ADMEASURING 3292.67 SQ.MT. i.e. 3938.67 SQ.YRDS.
 AND C.S.NO. 391 ADMEASURING 170.57 SQ.MT. i.e. 204.00 SQ.YRDS.
 TOTAL AREA OF C.S. NO. 371+391 = 3463.24 SQ.MT. i.e. 4142.64 SQ.YRDS.



BLOCK PLAN
 SCALE : 1:500

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 HK-5



ARCHITECTS



purohit & associates

architects, valuers and interior designers.
 SHREEPATI ARCADE, 4th Floor, 22 A. E. Marg, Near Chhatrapati
 Mumbai-400034. Telephone: 2804890, 2895781, 2895423, 2834488
 Email: shreespati@vsnl.com & purohitmn@citynet.com

Handwritten number
 688293

RECEIVED of and from the Purchasers the
sum of Rs. 2,75,00,000/- (Rupees Two Crores
Seventy Five Lacs Only) vide Cheque No.
664745 dated 20.04.2004 & Cheque No.664746
dated 23.04.2004 drawn on Union Bank of
India, Gowalia Tank Road Branch, being the
entire consideration to be by them paid to us.

WE SAY RECEIVED

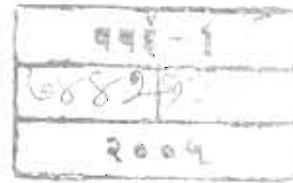
WITNESS

- (1) SHASHICHAND SUDHAKAR
- (2) NITISH SHASHI
- (3) ASHWINIKUMAR KANHAIYALAL
- (4) VIVEK SHASHICHAND JAIN
- (5) SUBHASH CHANDRA JAIN
the Trustees of
'SETHSUKHAMANDIR' CHARITY TRUST
VENDHIA

(Represented through the constituted of
Ashwinkumar Kanhaiyalal Joshi)

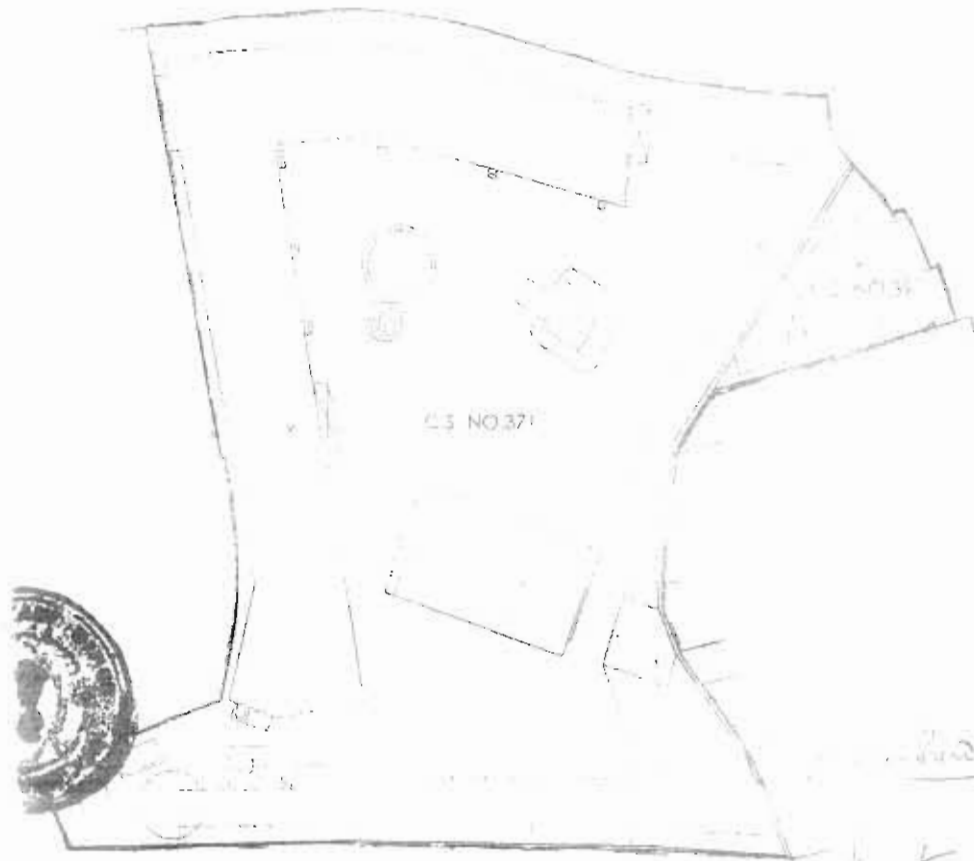


(ASHWINIKUMAR KANHAIYALAL JOSHI
(constituted Attorney)



PLAN OF THE PROPERTY
 BEARING C.S. NO. 371 & 391
 OF GIRGAON DIVISOIN
 SITUATED AT TATYA GHARPURE MARG
 NEAR C.P. TANK, MUMBAI

C.S.NO. 371 ADMEASURING 3292.67 SQ.MT. i.e. 3938.47 SQ.YRDS.
 AND C.S.NO. 391 ADMEASURING 170.57 SQ.MT. i.e. 204.00 SQ.YRDS.
 TOTAL AREA OF C.S. NO. 371+391 = 3463.24 SQ.MT. i.e. 4142.04 SQ.YRDS.

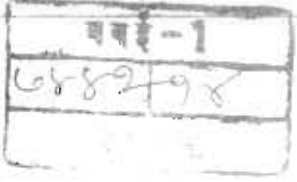


BLOCK PLAN
 SCALE - 1:500

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 ARCHT

[Handwritten notes]
 Photo
 ...
 P. P. Purohit

	<p>ARCHITECT</p> <p>Purohit & associates architects, valuers and interior designers ARCADE, 4th Floor, 22 A, C. P. Tank, Girgaon, Mumbai 400 003, Telephone: 2642851, 2642852, 2642853 www.purohit.com www.purohit.co.uk</p>
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श्री लक्ष्मीदेवस चौहानि, जांशिरा, दि. ३२ १२ १९५०
 स. ४१, ल. ६, मुंबई, विभागा, मुंबई संख्या १४९९४
 अमे. राजगुरुसर सरर सिद्धेश्वर, जांशिरा
 याग आहे.

Deal 16/81
 12/2/56
 मूळणीचे प्रमाणपत्र
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पादारी प्रमाणपत्र देख्यात घेते की, घाली पणन केलेली सार्वजनिक विभवत आधरपा ही वाग. मुंबई विभागाचे विभवत
 अधरपा अधिनियम, १९५० (सन १९५० चा नुंबर अधिनियम क्रमांक २९) याअन्वये
 वेदीत सार्वजनिक विभवत अधरपा गोष्टी कोर्पासयत कोष तीतीने तोंडपात घाले आहे.

सार्वजनिक विभवत अधरपाचे नाव सुखानंद प्रसाद

सार्वजनिक विभवत अधरपाच्या गोष्टी पुस्तकातील क्रमांक ३२५-६३
 जांशिरा, दि. ३२ १२ १९५०



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 For Seth Sukhanand Gurumukh... Trust



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 ART

NOTICE

Building Nos.24A, 24BC, 24D, 24EF, 24E, 24, 16A, 24J, 24K, 26A, 26 & 30
 Known as "Seth Sukhanand Chawls" having C. S. No.371 & 391 of "D" Ward, Girgaum Division
 situated at Khattarali Lane, C. P. Tank, Mumbai - 4 is proposed for re-development under the benefit
 of D. C. Regulation section 33(7) as per the directions of Government of Maharashtra in Housing
 Department. The list of tenants/occupants is published herewith of the above said property.

The list of tenants/occupants are given below.

Sl. No.	Name of Tenant as per Rent Receipt	Name of Occupant	Sl. No.	Consent Given Yes / No	Monthly Rent
[1]	[3]	[4]	[5]	[5]	[6]
Block No. 24-A Ground Floor					
1	Shri Rakesh P. Jain	Shri Rakesh P. Jain	NR	Yes	313.00
2	Shri Ramp Kanaya Sav.	Shri Dwarkaprasad R. Sav & Shri Rameshwarprasad R.	R	Yes	348.00
3	Ms. Rambhir Company	Ms. Rambhir Company	NR	Yes	602.00
4	Shri Prabhakar K. Bubne	Smt. Prabha K. Bubne	R/NH	Yes	519.00
5	Ms. Rambhir Company	Ms. Rambhir Company	NH	Yes	368.00
6	Ms. Rambhir Company	Ms. Rambhir Company	NR	Yes	668.00
7	Mr. Maharashtra Metal Industries	Mr. Maharashtra Metal Industries	NR	Yes	595.00
8	Mr. Usha Warehousing Co.	Ms. Usha Warehousing Co.	NR	No	598.00
9	Mr. Standard Mercantile Co.	Ms. Standard Mercantile Co.	NR	No	670.00
10	Shri S. B. Gupta & Bros	Shri S. B. Gupta & Bros	NR	Yes	583.00
11	Ms. Champalal Narima & Sons	Ms. Champalal Narima & Sons	NR	Yes	487.00
12	Shri Sugarchand R. Jadhav	Shri Sugarchand R. Jadhav	NR	Yes	623.00
13	Ms. Ajmera Trading Co.	Ms. Ajmera Trading Co.	NR	Yes	328.00
14	Shri Prabhakar R. Vadke	Shri Prabhakar R. Vadke	R	Yes	70.00
1st Floor					
15	Shri Rakesh P. Jain	Shri Rakesh P. Jain	R	Yes	231.00
16	Smt. Seema K. Baheti	Smt. Seema K. Baheti	R	No	275.00
17	Smt. Kamabai Santoshchand Jodhavat	Dayanti D. Jodhavat	R	Yes	231.00
18	Shri Ranjankumar S. Bhora	Shri Ranjankumar S. Bhora	R	Yes	220.00
19	Shri Nitesh P. Jain	Shri Nitesh P. Jain	NR	Yes	320.00
20	Smt. Tarunika Sarvaya	Smt. Tarunika Sarvaya	NR	Yes	265.00
21	Shri Hasmukh G. Sarvaya	Shri Hasmukh G. Sarvaya	NR	Yes	220.00
22	Shri Shantilal M. Jain	Shri Shantilal M. Jain	NR	Yes	220.00
23	Shri Rameshchand Jain	Shri Rameshchand Jain	NR	Yes	208.00
24	Shri Suryaprakash B. Gupta	Shri Anil S. Gupta	NR	Yes	172.00
25	Shri Suryaprakash B. Gupta	Shri Harish S. Agan	NR	Yes	171.00
26	Shri Suryaprakash B. Gupta	Shri Satish Suryaprakash	NR	Yes	165.00
27	Shri Sevantlal Amarchand Bhandari	Shri Sevantlal Amarchand Bhandari	NR	Yes	242.00
28	Shri Sevantlal A. Bhandari	Shri Sevantlal A. Bhandari	NR	Yes	305.00
29	Smt. Savitridevi J. Baheti	Shri Nandkishore Baheti	NR	Yes	313.00
30	Shri Nandkishore Baheti	Shri Nandkishore Baheti	NR	Yes	350.00
31	Shri Champalalji Jain	Shri Champalalji Jain	NR	Yes	228.00
32	Shri Labhuben Dayalal	Shri Labhuben Dayalal	NR	Yes	220.00



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Sr. No.	Room Shop W/ Shop No.	Name of Tenant as per Rent Receipt	Name of Occupant	User
[1]	[2]	[3]	[4]	[5]
32	29	Shri Annaraj Khanmal Jain	Shri Annaraj Khanmal Jain	
33	30	Smt. Sitadevi S. Sharma	Smt. Sitadevi S. Sharma	
34	31	Shri Surendrakumar G. Agarwal	Shri Surendrakumar G. Agarwal	
35	32	Shri Surendrakumar G. Agarwal	Shri Surendrakumar G. Agarwal	
36	33	Smt. Dimpal Sanjay Parikh	Smt. Dimpal Sanjay Parikh	
3rd Floor				
37	34	Shri Krishnakumar Indradev Gupta	Shri Krishnakumar Indradev Gupta	
38	35	Smt. Kusumdevi Indradev Gupta	Smt. Kusumdevi Indradev Gupta	
39	36	Shri Chhantalal Mojjal	Deepak C. Shah	
40	37	Smt. Mahendrakumar Jankumar Jain	Smt. Mahendrakumar Jankumar Jain	
41	38	Shri Amarchand M. Jain	Shri Amarchand M. Jain	
42	39	Shri Parasmal M. Jain	Shri Parasma M. Jain	
43	40	Shri Dananjai Ravishankar Trivedi	Shri Dananjai Ravishankar Trivedi	
44	41	Shri Chaganlal Asalsinh	Kiran C. Purohit	
45	42	Smt. Geeta C. Purohit	Naresh C. Purohit	
46	43	Shri Dananjai Ravishankar Trivedi	Shri Dananjai Ravishankar Trivedi	
47	44	Shri Chandanmal Gulecha	Shri Chandanmal Gulecha	
4th Floor				
48	45	Smt. Pankhidevi Babulal Jain	Rameshkumar M. Jain	
49	46	Shri Bhargav Arunchand Aacharya	Shri Bhargav Arunchand Aacharya	
50	47	Anupam D. Agarwal	Anupam D. Agarwal	
51	48	Anupam D. Agarwal	Anupam D. Agarwal	
52	49	Smt. Basantiben Hastimal Jain	Smt. Basantiben Hastimal Jain	
53	50	Shri Bhargav Arunchand Aacharya	Shri Bhargav Arunchand Aacharya	
54	51	Shri Laxmichand Modi	Shri Laxmichand Modi	
55	52	Smt. Manchibai Himatmal Jain	Smt. Manchibai Himatmal Jain	
56	53	Shri Dhanraj Narayanmal Sanghvi	Shri Dhanraj Narayanmal Sanghvi	
57	54	Shri Rameshchand Babulal Gupta	Shri Rameshchand Babulal Gupta	
58	55	Shri Pukhraj Manoharlal Melita	Shri Pukhraj Manoharlal Melita	
Bldg. No. 110/C				
Ground Floor				
59		Shri Rasiklal Swarupchand Vakharia	Shri Rasiklal Swarupchand Vakharia	NR
60		Shri Sanjaykumar Hastimal Munor	Shri Sanjaykumar Hastimal Munor	NR
61	3	M/s. Hastimal Sardarmal & Co	M/s. Hastimal Sardarmal & Co	NR
62	4	Shri Shantilal Hangamilal Jain	Shri Shantilal Hangamilal Jain	NR
63	5	M/s. Metal Alloys (India)	M/s. Metal Alloys (India)	NR
64	6A/6	Shri Bhavardal H. Shah	Shri Bhavardal H. Shah	NR
65	7A/7	Smt. Manjula R. Shah	Smt. Manjula R. Shah	
66	8	Shri Manekchand C. Rajmal Jain	Shri Manekchand C. Rajmal Jain	
67	9	M/s. Frame Text Ltd	M/s. Frame Text Ltd	
68	10	Shri Dugarsinh F. Purohit	Shri Dugarsinh F. Purohit	
69	11	M/s. Krishna Enterprises	M/s. Krishna Enterprises	
70	12	Shri Bhaatrakumar D. Sanghvi	Shri Bhaatrakumar D. Sanghvi	
71	12A	Shri Tejbhan R. Singh	Shri Tejbhan R. Singh	

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Sl. No.	Room No. / Shop No.	Name of Tenant as per Rent Receipt	Name of Occupant	User	Consent Given Yes / No	Monthly Rent
	[2]	[3]	[4]	[5]	[5]	[6]
	1	Mrs. Pushpa M. Jain	Mrs. Pushpa M. Jain	R	Yes	600.00
	2	Mr. Motilal H. Jain	Mr. Motilal H. Jain	R	Yes	400.00
	3	Smt. Umadevi S. Jain	Smt. Umadevi S. Jain	R	Yes	83.00
	4	Smt. Kanaklata D. Jain	Smt. Kanaklata D. Jain	R	Yes	206.00
	5	Smt. Sadhu C. Singh	Smt. Sadhu C. Singh	R	Yes	72.00
	6	Shri Almaran Chaganlal	Smt. Bhariben H. Bhatt	R	Yes	83.00
	7	Shri Mahendrakumar G. Jain	Shri Mahendrakumar G. Jain	R	Yes	327.00
	8	Shri Sonant M. Jain	Shri Sonant M. Jain	R	Yes	110.00
	9	Shri Mahavir M. Modi	Smt. Rajwanti M. Modi Pravin M. Modi	R	Yes	105.00
	10	Shri Bhavarda F. Purohit	Shri Bhavarda F. Purohit	R	Yes	88.00
	11	Shri Sandeep N. Desai	Shri Sandeep N. Desai	R	Yes	125.00
	12	Shri Rakesh P. Jain	Shri Rakesh P. Jain	R	Yes	160.00
	13	Smt. Kamla B. Bagla	Smt. Kamla B. Bagla	R	Yes	94.00
	14	Shri Devendra Pratapsingh S. Chavanavali Singh	Shri Devendra Pratapsingh S. Chavanavali Singh	R	Yes	106.00
	15	Smt. Kusum D. Singh	Smt. Kusum D. Singh	R	Yes	100.00
	16	Smt. Kanchanben J. Shah	Smt. Kanchanben J. Shah	R	Yes	103.00
	17	Smt. Shantaben B. Bhora	Smt. Shantaben B. Bhora	R	Yes	95.00
	18	Smt. Shantidevi M. Purohit	Smt. Shantidevi M. Purohit	R	Yes	95.00
	19	Smt. Varsha D. Purohit	Smt. Varsha D. Purohit	R	Yes	175.00
	20	Shri Parvati M. Gueora	Shri Parvati M. Gueora	R	Yes	132.00
	21	Shri Hasmukhala B. Jain	Shri Hasmukhala B. Jain	R	Yes	132.00
	22	Smt. Sushila B. Jain	Smt. Sushila B. Jain	R	Yes	127.00
	23	Shri Deepakkumar B. Jain	Shri Deepakkumar B. Jain	R	Yes	105.00
	24	Arun C. Aacharya	Kokilaben A. Aacharya	R	Yes	116.00
	25	Shri Babubhai Gangaji	Shri Manjula Babubhai Gangaji	R	Yes	222.00
	26	Smt. Maanabai D. Shah	Smt. Maanabai D. Shah	R	Yes	133.00
	27	Smt. Manjudevi D. Goswami	Smt. Manjudevi D. Goswami	R	Yes	180.00
	28	Shri Sureshkumar D. Goswami	Shri Sureshkumar D. Goswami	R	Yes	116.00
	29	Shri Madanmohan R. Agarwal	Shri Madanmohan R. Agarwal	R	Yes	116.00
	30	Smt. Madhu P. Jain	Smt. Madhu P. Jain	R	Yes	116.00
	31	Shri Kishorkumar C. Jain	Shri Kishorkumar C. Jain	R	No	116.00
	32	Sheshmal M. Gandhi	Sheshmal M. Gandhi	R	No	116.00
	33	Smt. Pushpa V. Jain	Smt. Pushpa V. Jain	R	Yes	106.00
	34	Shri Jethalal Keshavi	Shri Jethalal Keshavi	R	Yes	106.00
	35	Shri Geverchand B. Jain	Shri Geverchand B. Jain	R	Yes	106.00
	36	Shri Rangraj H. Jain	Shri Rangraj H. Jain	R	Yes	160.00
	37	Smt. Geeta Shantibhai Patel	Smt. Geeta Shantibhai Patel	R	Yes	215.00
	38	Smt. Mangibai H. Jain	Smt. Mangibai H. Jain	R	Yes	154.00
	39	Smt. Bhavnaben S. Chaudhari	Smt. Bhavnaben S. Chaudhari	R	Yes	195.00
	40	Smt. Dharmibai K. Shah	Smt. Dharmibai K. Shah	R	Yes	140.00
	41	Smt. Dharmibai K. Shah	Vijay D. Singh	R	Yes	121.00
	42	Shri Kusum B. Agarwal	Smt. Kusum B. Agarwal	R	Yes	121.00
	43	Shri Suryakant K. Shah	Shri Suryakant K. Shah	R	Yes	121.00
	44	Smt. Pramila J. Gandhi	Smt. Pramila J. Gandhi	R	Yes	200.00
	45	Shri Kavi Shrishkumar Ambale	Kavi Shrishkumar Ambale	R	Yes	125.00
	46	Smt. Beena P. Thakkar	Smt. Beena P. Thakkar	R	Yes	225.00
	47	Shri Anrutlal M. Parikh	Sureshk Anrutlal Parikh	R	No	121.00
	48	Shri Kantilal J. Parikh	Shri Kantilal J. Parikh	R	No	132.00



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Sr. No.	Room Shop W/ Shop No.	Name of Tenant as per Rent Receipt	Name of Occupant	User
[1]	[2]	[3]	[4]	[5]
Bldg. No.24-D				
Ground Floor				
119	1	Shri Krishnamuran Agarwal	Shri Krishnamuran Agarwal	NR
120	2	Smt. Rekha Agarwal / Smt. Mamta K. Sanghvi	Smt. Rekha K. Agarwal / Smt. Mamta K. Sanghvi	NR
121	3	Mrs. Pramila S. Singh	Mrs. Pramila S. Singh	NR
122	4	Shri Sureshkumar P. Balra	Shri Sureshkumar P. Balra	NR
123	5	Shri Kiran Naresh Purohit	Kiran, Naresh Purohit	NR
124	6	Shri Shillaprasad Devikaran Singh	Shri Nagendra Shillaprasad Singh	NR
125	1-B	M/s Bulls Enterprises	M/s Bulls Enterprises	NR
126	2-B	M/s. Maharashtra Metal India	M/s. Maharashtra Metal India	NR
127	3-B	Shri Shyamkant B. Lingayat	Shri Shyamkant B. Lingayat	R
128	4-B	Smt. Parvalibai K. Bhuvad	Smt. Parvalibai K. Bhuvad	R
129	5-B	Shri Kiran Naresh Purohit	Kiran, Naresh Purohit	NR
130	6-B	Shri Chaganlal A. Purohit	Kiran C. Purohit	NR
1st Floor				
131	7	Shri Ramesh M. Dave	Shri Ramesh M. Dave	R
132	8	Smt. Lalita G. Belal	Smt. Lalita G. Belal	R
133	9	Shri Mukesh S. Singh	Shri Mukesh S. Singh	R
134	10	Smt. Rajpati Devi	Ajit Pratapsingh	R
135	11	Shri Shivnarayan Singh	Ajit Pratapsingh	R
136	12	Neksingh Gokul Singh	Pratapsingh Neksingh	R
137	7-B	Shri Ramesh M. Dave	Shri Ramesh M. Dave	R
138	8-B	Smt. Pramila S. Singh	Smt. Pramila S. Singh	R
139	9-B	Shri Dinesh S. Singh	Shri Dinesh S. Singh	R
140	10-B	Smt. Kamladevi Shivbahal Singh	Smt. Kamladevi Shivbahal Singh	R
141	11-B	Shri Nandlal Khemshankar Chaubisa	Shri Nandlal Khemshankar Chaubisa	R
142	12-B	Shri Banshraj R. Singh	Banshraj P. Singh	R
Bldg. No.24-E				
Ground Floor				
143	1	Shri Kaushik C. Pithadia	Shri Kaushik C. Pithadia	NR
144	2	Smt. Shardaben V. Bohara	Smt. Shardaben P. Vora	NR
145	3	Shri Jayantilal M. Sutar	Shri Jayantilal M. Sutar	NR
146	4	Shri Baburam Jyoti Prasad Tiwari	Shri Baburam Jyoti Prasad Tiwari	NR
147	5	M/s. Bharat Silver Works	M/s. Bharat Silver Works	NR
148	6	Smt. Kanchanben Nilamraj Soni	Smt. Kanchanben Nilamraj Soni	NR
149	7	Nilamraj Ratanlal Soni	Nilamraj Ratanlal Soni	NR
150	12	Shri Moolsingh Amearsingh Purohit	Shri Moolsingh Amearsingh Purohit	NR
151	13	Smt. Vijayaben Narayandas	Smt. Vijayaben Narayandas	NR
Bldg. No.24-E				
Ground Floor				
152	1	Smt. Geeta C. Purohit	Shri. Naresh Purohit	NR
153	2	Smt. Geeta A. Singh	Smt. Geeta A. Singh	NR
154	3	Smt. Kokila S. Divecha	Smt. Kokila S. Divecha	NR
155	4	Shri Ramsamuj Devviram	Ramdev, Ramsamuj Yaday Devviram Ramsamuj Yaday	NR
156	5	Shri Moolsingh Purohit	Shri Moolsingh Amearsingh Purohit	NR
157	6	Shri Dinesh Moolsingh	Shri Dinesh Moolsingh Purohit	NR
158	7	Shri Damaraj Devpat Yaday	Shri Damaraj Devpat Yaday	NR
159	8	Smt. Smita Anant Ingle Shri Sushant Anant Ingle	Smt. Smita Anant Ingle Shri Sushant Anant Ingle	NR

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Room No. / Shop No. / Wing No.	Name of Tenant as per Rent Receipt	Name of Occupant	User	Consent Given Yes / No	Monthly Rent
[1]	[2]	[3]	[4]	[5]	[6]
Wing No. 24					
Ground Floor					
1	Smt. Shantaben Narsibhai Pithadia	Smt. Shantaben Narsibhai Pithadia	NR	Yes	166.00
2 & 3	Smt. Shantaben Narsibhai Pithadia	Smt. Shantaben Narsibhai Pithadia	NR	Yes	315.00
4	Chandrakant N. Pithadia	Chandrakant N. Pithadia	NR	Yes	310.00
5	Charmesh Dayal	Charmesh Dayal	NR	Yes	180.00
Wing No. 16-A					
Ground Floor					
1 (Sale Room)	Shri Narsibhai Devshi	Shri Chanrakant Narsibhai Pithadia	NR	Yes	95.00
2	Shri Dayabhai Premji	Shri Dayabhai Premji	NR	Yes	65.00
3	Shri Dayabhai Premji	Shri Dayabhai Premji	NR	Yes	25.00
4	Smt. Sunanda Uthas Jadhav	Smt. Sunanda Uthas Jadhav	NR	Yes	85.00
5	Shri Devendrakumar Jadhav	Shri Devendrakumar Jadhav	NR	Yes	65.00
6	Smt. Savitridevi Jaisingh	Smt. Savitridevi Jaisingh	NR	No	65.00
7 & 8	Smt. Jayalaxmi Rajnikant Kothari	Smt. Jayalaxmi Rajnikant Kothari	NR	Yes	125.00
9	Devendra Pratapsinh & Bros.	Devendra Pratapsinh	NR	Yes	25.00
10	Anupam Cleaners	Anupam Cleaners	NR	Yes	25.00
Wing No. 24-J					
Ground Floor					
1	Smt. Sakantben K. Bakhara	Smt. Sakantben K. Bakhara	NR	No	782.00
Wing No. 24-K					
Ground Floor					
1	Ajl Pratapsinh & Bros.	Ajl Pratapsinh	NR	Yes	25.00
2	Ajl Tea & Coldrink House	Ajl Tea & Coldrink House	NR	Yes	25.00
Wing No. 24					
Ground Floor					
1	M/s. Bharat Flour Mill	M/s. Bharat Flour Mill	NR	Yes	330.00
2	Muljibhai Laxmidas	Muljibhai Laxmidas	NR	Yes	265.00
3	Shri Krishna Malinga Potjare	Shri Krishna Malinga Potjare	NR	No	155.00
4	Shri K. Chandrashekar Hegde	Sandeep C. Hegde	NR	Yes	715.00




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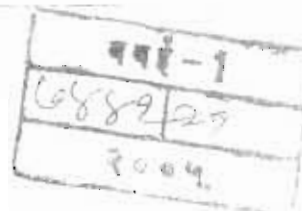
Sr. No.	Room Shop W/ Shop No.	Name of Tenant as per Rent Receipt	Name of Occupant	Unit	Area	
[1]	[2]	[3]	[4]	[5]	[6]	
1st Floor						
180	4	Shri Omkarlal N. Jain	LOCKED	H	10	
181	5	Shri Omkarlal N. Jain	LOCKED	H	10	
2nd Floor						
182	6	Smt. Parvatibai Maruti	Smt. Parvatibai Maruti	H	10	
183	7	Shri Kashinath Eknath Narayan	Shri Kashinath Eknath Narayan	H	10	
Bldg. No.30						
Ground Floor						
184	8/8B	Shri Krishna M. Narvankar	Shri Krishna M. Narv.	H	10	
1st Floor						
185	9	M/s. Silver Top Agro India Pvt. Ltd	M/s. Silver Top Agro India Pvt. Ltd	H	10	
186	10	M/s. Shakti Tailoring College	M/s. Shakti Tailoring College	H	10	
2nd Floor						
187	11	M/s. Satyajit Choudhary & Co	M/s. Satyajit Choudhary & Co	H	10	
					Total Rent	

Proposed redevelopment on C. S. Nos.371 & 391 (amalgamated)
at Sukhanand Chawls, Khattar Galli Lane, D - Ward.

- Total Built up Area Statement**
 - Building No.24A, B & C = 3,879.89 Sq.mtrs.
 - Building No.24D = 385.14 Sq.mtrs.
 - Building No.24E & F = 330.70 Sq.mtrs.
 - Building No.24 = 76.29 Sq.mtrs.
 - Building No.16A, 24J, 24K = 320.09 Sq.mtrs.
 - Building NO.26A, 28, 30 = 368.52 Sq.mtrs.
 - Total Built Up Area = 5,360.63 Sq.mtrs.**
- Total Plot Area**
 - Area of C. S. No.371 = 3292.67 Sq.mtrs.
 - Area of C. S. No.391 = 170.57 Sq.mtrs.
- Total Area of (amalgamated) plots = 3463.24 Sq.mtrs.**
- Total Tenants Built up Area = 5360.63 Sq.mtrs.**


(R. R. Chaturvedi)
Power of Attorney Holders
of Owners


For Purohit & Associates
(M. N. Purohit)
Architect



Seth Sukhanand Gurumukhrai Trust

(FOUNDED BY LATE SHRIMATI BHURIBAI)

(Registered under B.P.T. Act. A-945 B)

C/O SUKHANAND ASHRAM (DHARMASHALA), 36/40, V P ROAD, C P TANK, MUMBAI - 400 004

EXTRACT FROM MINUTES OF THE MEETING OF TRUSTEES OF SETH SUKHANAND GURUMUKHRAI TRUST HELD ON 31.3.2004 FOR CONSIDERING THE SALE OF THE PROPERTIES - SUKHANAND CHAWLS BEARING C.S. NO. 371 & 391 OF SURGAON DIVISION

The Chairman stated that the original plan of Khattar Gally called SUKHANAND CHAWLS bearing C.S. No. 371 & 391 are not fetching any income and Trust is incurring more expenses for maintaining the above property and the trust is incurring heavy losses for maintaining the properties. It is suggested for viable disposal of above property. The said issue was discussed at length in the meeting of the board of trustees and following resolutions were unanimously passed

RESOLVED that Properties above stated to be on "AS IS AND WHERE IS BASIS AND TOGETHER WITH THE TENANTS/OCCUPANTS." and by adopting the process of law as required under the Bombay Public Trust Act and after complying with the formalities namely execution of sale agreement, applying for and obtaining the required permission from Charity Commissioner as required by Law and if advertised by Charity Commissioner to call up an advertisement in newspaper calling for offers as per direction of Charity Commissioner.

It is further resolved that the trustees authorize M. W. K. P. at M. P. Office, Mumbai, legal advisers of trust to hold discussions and decide and settle with interested parties and obtain their written offers, which will be subject to sanction from Charity Commissioner. It is further resolved that the highest offerer shall deposit entire amount of offer with trust within 7 days of acceptance of offer.



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CERTIFIED TRUE COPY
For Seth Sukhanand Gurumukhrai Trust
[Signature]
Managing Trustee.

44-1
6589/22
2004

BEFORE THE JOINT CHARITY COMMISSIONER
MAHARASHTRA STATE, MUMBAI.

Application No. J/4/95 of 2004

(Under Section 36(1)(a) of the Bombay Public Trusts Act, 1950.)

श्री अश्विनिकुमार क. जोशी

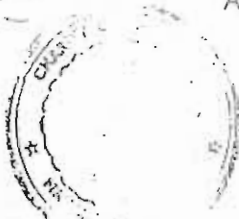
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श्री अश्विनिकुमार क. जोशी
प्रबन्धक, सधुखानंद गुरुमुखरई त्रुस्ट
मुंबई

In the matter of "Seth Sulhanand
Gurumukhrai Trust, Mumbai"
P.T.R. No. E-945 (Mumbai)

Shri. Ashwinikumar K. Joshi
Managing Trustee,
Seth Sukhanand Gurumukhrai Trust,
Mumbai.

Applicant

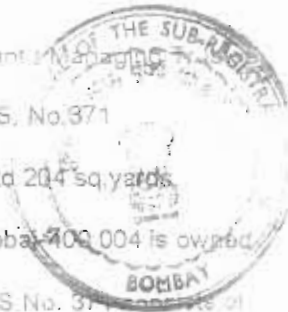
Appearance - Shri M. A. Rochiramani, LL. Counsel
for the Applicant.



JUDGMENT

1. This is an application for seeking permission to sell the property under Section 36(1)(a) of the Bombay Public Trusts Act, 1950.

2. In brief, it is the case of the applicant Managing Trustee that the immovable property bearing C.T.S. No. 371 admeasuring 170.57 sq. mtrs. equivalent to 204 sq yards situated at Khattar Galli, C. P. Tank, Mumbai-400 004 is owned by the Trust in question. The property C.S.No. 371 is situated at



[Signature]

[Handwritten notes and signatures]
V.C.
K.M.P.
AKS
TKP
K.M.
M.H.

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Building known as 24-A/B/C D E/F J/K L/M and N/O and property bearing C.S. No. 331 consists of a building known as 28 and 30;

The building known as 24-A/B/C consists of ground and four upper floors and building known as 24-D is the ground plus one upper floor and building known as 24-E/F J/K L/M and N/O are ground floor structures whereas building No. 28 and 30 are ground and two upper floors. The buildings are occupied by the various persons for a monthly tenancy and there are in all about 137 tenants.

The trustees presently recovering gross rent of Rs. 37,374/- per month i.e. Rs. 4,48,488/- annually which includes B.M.C. taxes and repairs etc. As against that the Trust has to annually spend Rs. 4,77,983/- comprising of Rs. 1,43,534/- towards property taxes and Rs. 3,32,289/- towards repairs. Besides this, the Trust has to spend additional sum of Rs. 4,07,432/- towards maintenance of building, salary to staff, common electricity bills, insurance etc. and in all the Trust has to annually spend Rs. 8,85,312/- resulting net loss of Rs. 4,46,488/-. The Trust has been suffering losses since last so many years and over and above



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that the Trust has spent Rs.10 lacs and Rs 5 lacs towards the repairs in the year 2002 and 2003. However, the conditions of the building continues to be deteriorated and the Trust is unable to bear losses and does not find any way to recover it. The Trust has no funds to carry out heavy repairs or not in a position to redevelop it, and as such, the life of tenants staying there is in danger. It is said, in view of the present statue, the Trust can not continue to hold on the property and continue the life of the people living therein in danger and thus to avoid any mishap and loss, the trustees have decided to sell the properties on 'as is where is basis' to a reputed builder by resolution dt 31.3.2004.

4. It is submitted that instead of advertisement, there was private negotiations with builders and in response Trust had received offers from reputed builders of locality viz (1) M/s Vardhaman Builders, (2) M/s. Shripati Group of Companies, (3) M/s. Rohan Group of companies and (4) M/s. Darshan Group. According to applicant except M/s. Shripati Group of companies, none of builder was ready to agree the terms of Trust and therefore, the trustees resolved to accept the offer.



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[Handwritten signatures and initials: V.S., K.M., K.A.P., AKS]



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agency M/s. Shreeal Group of Companies, and lastly submitted the proposal for accordng sanction. In support of this application, the trustees relied upon the several documents found in the resolution, offers submitted by the offerers, copy of Shreeal, Ashar Realtors, Neumeo Builders affidavit, consent of the trustee.

3. During the pendency objections from Sukhanand Chawl Tenants Association, Wardhaman Construction Company, Shreeal India Pvt. Ltd, Ashar Realtors, Neumeo Builders were received and considering the objections, the Hon'ble District Commissioner, Maharashtra State, Mumbai was pleased to direct the applicant for making offers by publishing notices in two newspapers vide order dt 15/6/2004. In compliance, notices were published in newspapers and the applicant has received offers from M/s. Shreeal Group of Companies, M/s. Manmandir Builders Pvt. Ltd, & Devendra Associates. It is said, M/s. Wardhaman Developers had given offer of Rs 3.33 Crores and M/s. Shreeal Group of Companies had given offer of Rs 2.75 Crores. Again M/s. Wardhaman Developers gave their offer of Rs 3.25 Crores.



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addressing to the Charity Authority, one M/s. Ashar Realtors submitted offer of Rs.3,51,00,000/- addressing to the Charity Commissioner. Again Neurnec Builders made such offer of Rs.3,15,00,000/-. However, except M/s. Shripati Group & others withdrawn their offers by letters dated 9/7/2004. It is supported by withdrawal letters & affidavit of applicants on record. Since, M/s. Shripati Group of Companies allegedly have complied with all the terms, the said offer was accepted by resolution. It was submitted that the said company also agreed to protect the interest of tenants and so the trustees have resolved to alienate the property in favour of said company. It is seen from the record that M/s. Shripati Group Companies got written consents from more than 90% tenants. It needs to be noted the Secretary of Tenants Association has withdrawn the objection unconditionally. As stated earlier in support of this proposal, the trustees have relied on valuation report issued by Mr. Vijay Kabre, a Government Registered Valuer. The Managing Trustee Mr. Ashwinkumar K. Kashni has submitted his detailed affidavit supporting the proposal.

question.



AMK

v.c. d. m.
K.M.A.

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AKP

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I have read and re-read Mr. Keshavnani's Advocate Mr. Keshavnani & Applicant's reply and have gone through the application and papers submitted thereto.

On facts and submissions, following points arise for my determination and my findings together with reasons are as follows:-

<u>Points</u>	<u>Findings</u>
1. Whether there is compelling necessity to transfer the property in dispute?	--- Yes
2. Whether the proposal is beneficial and in the interest of the trust?	--- Yes
3. Whether the offer given by the General Body of Trustees is and accepted by the trustees unanimously safe and reasonable?	--- Yes
4. What order?	--- See Final Order



REASONS

As to Point No. 1 to 2:-

It is the sworn statement of managing trustee that the disputed property is standing buildings there over are in

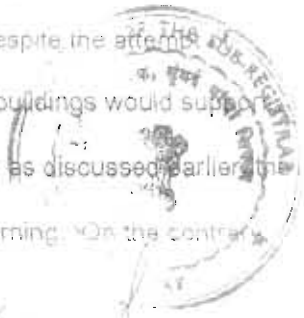


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diapidated condition and the life of ^{the} ~~ten~~-tenants staying there is in danger. In support of this, applicants have placed reliance on photographs of buildings, structure and correspondence between them and MHADA Authority. According to them, the buildings were constructed prior to 1940 and the Trust has to bear Rs.8,85,312/- against the income of Rs.4,46,488/-

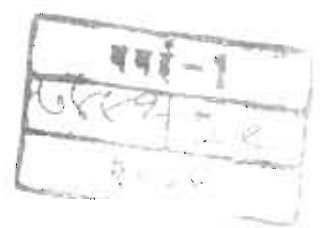
Besides, it is the anxiety of the trustees that the buildings will collapse and it may cause loss to the human life. If we have look to the agreements filed by and on behalf of more than 500 tenants, one will find that they all have corroborated the fact, position made out by the applicant. In such a circumstance, it is in the view that the applicant has proved the compelling necessity to ^{develop} alienate the property satisfactorily and thus it will have to be accepted and acted upon.

9. As stated earlier, the applicants have made out a case that the infrastructure of present buildings are in dilapidated condition and are being deteriorated despite the efforts made for repairs. The photographs of status of buildings would support the submission in this regard. So also, as discussed earlier, the Trust has to incur more money than earning. On the contrary,



R.M.Y.

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the purpose of a grant of 1500 consideration of Rs 2.75 crores for such a tenanted property can be said to be beneficial and in the interest of the trust. It is expressed by the trustees that apart from the monetary benefit they are getting honorarium as a form of office for running the activities of the trust which may promote the activities of trust by utilising the office benefit incidentally. As such, it shows the point to which the offer is made.



10. As to point no 3.

As mentioned earlier, the trustees have filed this application after due negotiations with the builders / offerers in law. But after receipt of complaints the Hon'ble Charity Commissioner, Maharashtra State, Mumbai, was pleased to direct for inviting offers by publishing notices in newspapers and in response, the Trust has received the offers from the developers. As stated earlier, now most of those developers / offerers have either waived their claims, submitting withdrawal papers or failed to comply with the terms of the trust. From the resolutions and affidavits, it can be seen that the trustees did find the offer of M/s. Shripati Group of Companies to be



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fully complied with terms and reasonable, and therefore, the offer accepted by resolution unanimously and duly supported the offer of M/s. Shripati Group.

11. Now, it shall have to be seen as to whether the said offer of Rs.2.75 crores is fair and reasonable. In order to ascertain this point, the trustees have placed valuation report at Ex. 14. Mr. Kabre, a Government Registered Approved Valuer has given cut the detail valuation report mentioning the various aspects of said property. According to him from all side the market value of it is of only Rs 2.30 crores. He has noted the fact of tenant. Admittedly it is tenanted property consisting of 187 tenants. In other words, this is leasehold property and the person who wishes to purchase, has to rehabilitate the tenants at his own costs. Therefore, he has to spend cost of entire construction i.e. the cost of leasehold property and the saleable area. So also, he has to bear the charges of MHADA Authority, B.M.C. etc. and all these facts have been taken into consideration by the valuer. In such circumstances, the offer of Rs.2.75 crores made by M/s. Shripati Group of which is quite more than the value can be said to be fair and reasonable.



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It needs to be noted that few tenants tried to oppose the application by written objections but none of them showed nor contested. Not only the said Tenants Association Secretary has withdrawn his objection on record. So also, it is noticed that a number of written objections found to be fake. In this regard, it was submitted by Mr. Advocate Advocate for applicants that this is a fit case to accept the application in the interest of the trust and relied on the ruling reported in 1995(4) Bom C.R. 28 in Anjan Builders vs. M/s. V. G. Kote Estate Trust and others, wherein it has been observed by this Court as follows in this regard and

to reproduce head note-B, which reads as

Bombay Public Trusts Act, 1950-Sec 38--

Constitution of India, Art. 226--

Relevant factors -- Decision about

sale of trust property for development

taken ignoring the highest bid--

Contention that negotiations with

occupant tenants and negotiation done

inspite of status were not relevant

factors -- Held is not tenable--

Negotiations and capacity to carry

out the work within stipulated time

were very relevant factors for

efficient execution of the project



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If we have a look to the facts of the case mentioned in citation supra, one will find that the same is applicable to the case in hand. Besides, the applicants have relied upon a rulings reported in Arunodaya Prefab v/s. M.D. Kanis, and others 1997 Mh.L.J.104. In sum and substance, it needs to be noted that, more than 90% tenants have approved the proposal and trustees have entered into agreement dated 3/5/2004 and also resolved it unanimously in favour of the prospective purchase supported by the affidavit. It therefore, I am of the view that the trustees have proved the relevant points viz. the compelling necessity, interest of trust and fair and reasonable offer discussed to above satisfactorily. As such considering the interest of the trust, the proposal will have to be accepted. thus answer point no.3 in affirmative and proceed to pass the following order

ORDER

1. Application is allowed.
2. Sanction under section 36(1)(a) of the Bombay Public Trusts Act, 1950 to develop and sell property bearing C.T.S. No.371 admeasuring 3292.67 sq.mtrs. or 3938 sq.yards and C.T.S. No.391 admeasuring 170.57 sq.mtrs. equivalent to 204 sq.yards situated at Khatter Galli, C.P Tank, Mumbai-400 004 for consideration of Rs.2,75,00,000/- (Rupees Two Crores



AKJ

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Seventy Five Lacs only, in favour of Mrs. Shripat Group of Companies, Mumbai, hereby approved, subject to following conditions:

The amount is to be paid in one year.

All expenses including registration, stamp duty, etc. shall be borne by the purchaser.

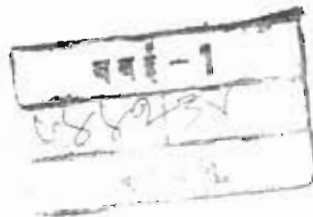
The amount of the donation amount shall be deposited with any Nationalized Bank in the long term fixed deposit and the interest accrued thereon shall be utilized for the purposes of the trust only.

The trustees and purchaser shall abide by the terms and conditions incorporated in agreement dated 3/5/2004 Ex-12 and declaration Ex-95 and protect the interest of all tenants.

The trustees shall abide by the provisions relating to the sale transaction.

The deed is subject to provisions and conditions of the Public Trusts Act, 1950.

Applicant's Managing Trustee Mr. Ashwinkumar Joshi is hereby authorized to execute the sale deed in favour of purchaser vide 35/1/2004 of the Bombay Public Trusts Act 1950.



viii) Necessary Change Report should be submitted after completion of the sale u/s 22 of the Bombay Public Trusts Act, 1950

(S. T. Naik)
Joint Charity Commissioner,
Maharashtra State, Mumbai

Date : 4/8/2004
Place : Mumbai



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4/8/04



T. T. SHAHARE
NOTARY, GREATER MUMBAI

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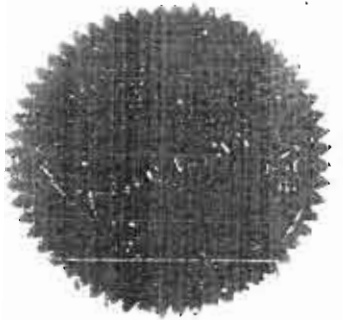
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राज्य महाराष्ट्र

संख्या ७३६११४

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दिनांक ०८ जुलै २००५
 मध्यम न्यायालय, मुंबई
 न्यायाधीश/न्यायाधीश, श्री. एस. एस. चौधरी
 मुंबई न्यायालय, मुंबई



SPECIAL POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME WE,

(1) DR. SHASHICHAND SHRIYANSPRASAD JAIN, (2) SHRI. NITISH SHASHICHAND JAIN, (3) SHRI. VIVEK SHASHICHAND JAIN & (4) SHRI. SUBHASH CHANDRA SHASHICHAND JAIN, all of Mumbai, (hereinafter referred to as the



WHEREAS we together with SHRI. ASHWINIKUMAR KANHAIYALAL JOSHI, are Trustees of SETH. SUDHAKAR DURGADHARJI TRUST, a Hindu Religious & Charitable Trust registered with Charity Commissioner, District of Mumbai, (hereinafter referred to as the said SHRI. ASHWINIKUMAR KANHAIYALAL JOSHI, is Managing Trustee of the said Trust, AND WHEREAS

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the To several leaseable properties, situated
 the during 1978-80, and also in 1981
 bearing D.T. No. 73 and property known as
 No. 1, s.e. 170.57 sq. Mts. bearing P.T. No. 7,
 391 both known as S. Hanand Chawl having Street No. 24,
 24-A, F. J. BOMBAY 16, 16-A, 25 & 27, Kattarpediya, S. B.
 Tani, Mumbai 400 004 which are leasehold properties.
 AND WHEREAS since about 1970, the said buildings
 buildings were deteriorating and were not repaired
 MHADA. AND WHEREAS the trust was incurring losses
 maintaining the said property AND WHEREAS in the year
 2004 the trust decided to sell and transfer of the
 property to prospective buyer M/s. Shreepati Towers
 A.O.P. of Shreepati Group of Companies. AND WHEREAS

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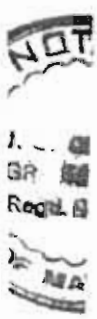
Assurances for effectively transferring the said property in the name of Purchasers. AND WHEREAS the trustees due to business engagement and unavoidable circumstances are not able to attend office of Sub Registrar of Assurances for executing and registering the Deed of Conveyance and thus the Registrar of Assurances, constitute and nominate Sri. J. S. Joshi as lawful Attorney for limited purpose of execution and registering Deed of Conveyance in respect of property known as Sushanand Dhawli, bearing Building No. 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70 at Chhatargalli, in favour of purchasers as per Charity Commissioner's Order. AND WHEREAS now in witness we, (1) DR. SHASHICHAND SHRIYANSPRASAD JAIN, (2) SHRI. NITISH SHASHICHAND JAIN, (3) SHRI. VIVEK SHASHICHAND JAIN, & (4) SHRI. SUBHASH CHANDRA PARMANAND JAIN, do hereby jointly and/or severally appoint, nominate and constitute our Co-trustee of Trust i.e. Managing Trustee SHRI. ASHWINIKUMAR K. JOSHI, to do or cause to be done and in so doing to execute the Deed of Conveyance and register the same and do the following acts in connection with the said property only:-



1. To execute and sign the Deed of Conveyance in favour of (1) RAJENDRA RAMESH CHATURVEDI, (2) VEENA RAJENDRA CHATURVEDI, (3) TAPAS RAJENDRA CHATURVEDI (Age 10 years), (4) PALLAVI RAJENDRA CHATURVEDI (Age 12 years) the last two being minors through their father and natural guardian Shri. Rajendra Chaturvedi; (5)

Wt

after execution of Agreement of sale dt. 7.7.1954
 Trust by and through the then Managing Trustees
 to Charity Commissioner for sanction of sale, and the
 Charity Commissioner directed the Trust to issue
 General Public notice and through Public Notice
 responded various Builders submitted tenders and after
 scrutiny the tender of Mrs. Shreepati Towers was
 accepted and an application was made to Charity
 Commissioner for grant of permission u/s. Coll
 4(1) of Act and former Commissioner issued
 4(1) sanctioned permission to be close and
 property bearing Survey No. 18 & 20 of
 Khattargalla, Mumbai 400 004, hereinafter referred
 as the said property to Mrs. Shreepati Towers
 of Mrs. Shreepati, wife of Mr. Shreepati, for execution
 of Deed of Conveyance and the Charity Commissioner
 ordered execution of Deed of Conveyance for effect of
 complete transfer of property bearing D.T.S. No. 18
 of Khattargalla, Mumbai 400 004 in favour of
 Purchasers immediately receipt of entire consideration
 AND WHEREAS the said purchasers have paid the
 consideration to the Trust pursuant to order
 stated. AND WHEREAS the trust and the
 Trustees have agreed to execute the
 having received entire consideration as per
 Commissioner's Order and handing over possession to
 Purchasers. AND WHEREAS as per order of
 Commissioner the Trust has to execute Deed of
 Conveyance and register the same with Sub Registrar.



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MAHENDRAKUMAR NATHALAL PURDHIT, (6) KAUSHAL MAHENDRAKUMAR PURDHIT, (7) TEJAL KAUSHAL PURDHIT AND (8) KUNAL MAHENDRAKUMAR PURDHIT, all A.O.P. of M/s. Shreepati Towers and known as Shreepati Group of Companies, as purchasers and lodge the same for registration and to admit the execution thereof and register the same and give valid discharges.

To sign all other forms and documents required for effecting transfer of property bearing C.T.S. No. 371 & 391, bearing Sheet No. 24, 24-A to F, J, K, 16, 16-A, 28 & 30, Khattargalli, C. P. Tank, Mumbai 400 004, in name of Purchasers and to do all deeds, things and acts required to be done to effectually transferring the property called Suknand Shewi at Khattargalli, C. P. Tank, Mumbai 400 004, only and we hereby ratify said action as if done by us.

This Power of Attorney is granted to the extent of effectually transferring the property bearing C.T.S. No. 371 & 391 having Sheet No. 24, 24-A to F, J, K, 16, 16-A, 28 & 30, Khattargalli, C. P. Tank, Mumbai, in name of Purchasers and to do all deeds, things and acts required to be done to effectually transferring of the property above stated in name of purchasers.

AND We hereby agree and undertake to ratify and confirm all and whatsoever our said attorney shall do or purport to do by virtue of this Power of Attorney for effecting transfer of property namely Suknand Shewi



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Chawl, bearing Street No. 24, 24-A to F, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, A, 28 & 30, Khattargall, D. N. Tal. Secp. Mumbai

IN WITNESS WHEREOF we have put our respective hands and seals on this ... day of July, 2005.

SIGNED SEALED AND DELIVERED

by the withinnamed :

- (1) DR. SHASHICHAND S. JAIN,
- (2) SHRI. NITISH S. JAIN,
- (3) SHRI. VIVEK S. JAIN,
- (4) SHRI. SUBHASH CHANDRA P. JAIN,

Trustees of SETH SUYRANAND GURUMUKHRAI TRUST, in the presence of ...

(Handwritten signatures of the trustees)



ACCEPTED :

(Signature of Ashwinikumar K. Joshi)
(ASHWINIKUMAR K. JOSHI).



BEFORE ME,

IDENTIFIED BY ME :

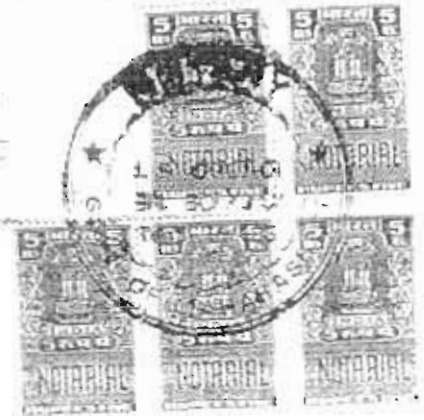
(Signature of M. S. Rohitawan)
M. S. ROHITAWAN
ADVOCATE.

J. S. OBEROI
Notary Gr. Bombay

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Photo and signature of Attorney holder



Office of the Additional Collector & C.A
U.L.C. Brihanmumbai

3rd floor, Administrative Bldg., M.S.D. Govt. Colony, Bandra (East) Mumbai-51

No. CA/ULC/D.III/22/7837

Date: 09/11/2004

To,
Shri. Shashi Chand Jain and others,
Present Trustees of Seth Sukhanand Gurumukhrai Trust
C/o. Shri. R.R. Chaturvedi and others (C.A.)
C/o. M/s. Purohit and Associates (Architect)
Shreepati Arcade, 4th floor,
22 A.K. Marg, Nana Chowk, Mumbai 400036

Sub: Permission for redevelopment of property
bearing C.S No. 371, 391 of Girgaon in
Mumbai City

Sir/Madam/Gentlemen,

Please refer to your Architect's letter No. NIL dated 14/8/2004 seeking permission for redevelopment of the above mentioned property.

At this stage, the land is non vacant and within the meaning of the U.L.C. Act, 1976 because it is built up with NINE structures which containing SEVEN dwelling unit. The calculation of plinth area, land appurtenant, additional land appurtenant etc. show that the land is non vacant to the extent of 2798.99 Sq.Mtrs (Two thousand seven hundred ninety eight and point ninety nine Sq.Mtrs) excluding area under road set back to the extent of 664.25 Sq.Mtrs.

Thus, the question of permission under section 22 of the U.L.C. Act, 1976, in your case can be considered only when the land becomes vacant after all the existing structures are demolished with the consent of the existing occupants/tenants. The proposed building has been constructed as per approved plans and is on the verge of completion. The order under Sec.22 with permission to redevelop the above land contains the following conditions:-

1. The letter of indent and permission under sec.22 shall be subject to the applicant's producing proof regarding the title of ownership of the land, possession thereof and the thereof. The Municipal Corporation of Greater Mumbai should verify the same before issuing IOD/C.C.

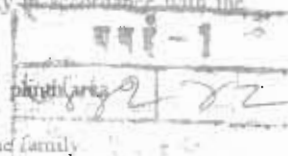
2. The permission is operative for redeveloping the property in accordance with the provision of D.C. Regulation in force.

3. The maximum size of the tenements should be 120 Sq.Mtrs plinth area.

4. Not more than one dwelling unit shall be sold allotted to one family.

5. Existing tenants/occupants shall be rehabilitated by you in the redevelopment scheme. You should submit the names and number of tenants/occupants of the structure. The area occupied by each of them the alternative proposed by you and the agreement entered in to with each of the tenants by you to this office, Municipal Corporation of Greater Mumbai to ensure rehabilitation of existing tenants/occupants as per their titles.

6. Form No. VI prescribed in rule No.12 u/s22 of the Act, shall be filed within a period of three months from the demolition of the existing structures. Question of issuing regular order u/s.22 for the land falling vacant due to demolition of structures will be considered only after the existing structures are demolished and proposed building has been constructed as per approved plans and is on the verge of completion.



7. The construction work of redevelopment shall be completed within the period of 5 years from the date of issue of this letter of intent.

8. The holder will not utilize the FSI of the structures, which are not demolished.

9. This letter of intent is valid for the period of five years from the date of its issue and would be lapsed automatically, if work is not commenced within the specified period. An area measuring 2798.99 Sq.Mtrs (Two thousand seven hundred ninety eight and point ninety nine Sq.Mtrs) excluding area under road set back to the extent of 664.25 Sq.Mtrs, is non vacant land retainable by the land holder within the meaning of U.L.(C&R)Act 1976.

10. You should obtain No Objection Certificate for further details above mentioned from this office by submitting all tenants agreements and by submitting FSI of the buildings of present owners.

11. That all the conditions mentioned in MHADA No Objection Certificate bearing No. R/NOC/F-1405/3752/MBRRB-04 dt 23.8.2004 are binding on you.

12. That all the terms and conditions mentioned in Joint Charity Commissioner order dated 4.8.2004 are binding on you.

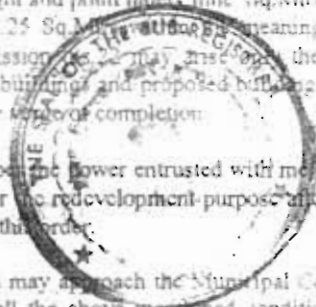
13. The above conditions will be binding on all the owners their assignees, agents and attorney developers.

14. Statement u/s 6(I) of the Act filed by him, if any will be decided separately.

C. This letter of intent is also subject to your obtaining NOC Clearance permission from any other authorities viz. The Bombay Housing and Area Development Board, the Additional Collector, BSD Sub-Divisional Officer, B&D, Maharashtra Dist.Dy Collector, NAA etc applicable in your case under the respective Acts and the Act for the time being in force. This letter of intent only clarifies for you that your land today is non vacant land to the extent of 2798.99 Sq.Mtrs (Two thousand seven hundred ninety eight and point ninety nine Sq.Mtrs) excluding area under road set back to the extent of 664.25 Sq.Mtrs, within the meaning of the U.L. Act 1976 and that the question of permission as to when the land becomes vacant on account of demolition of the buildings and proposed building has been constructed as per approved plans and is on the verge of completion.

D. As per the power entrusted with me, I hereby allow the land holder to use the vacant land for the redevelopment purpose after demolition of the existing structures till the validity of this order.


E. You may approach the Municipal Corporation of Greater Mumbai with an undertaking that all the above mentioned conditions are acceptable to you to get your redevelopment proposed approved. You should apply for permission within the time mentioned in the condition No 6 above.



Handwritten signature

You may also note that you would be required to submit the progress of the rehabilitation of the existing tenants/occupants of the structure every six months

Yours faithfully,


B. S. Jondhale
Additional Collector & C.A.
(U.L.C.) Gr. Mumbai

Copy to: 1) The Principal Secretary, UDD Mantralaya Mumbai 52 for information.
Copy f.w.c.s. to

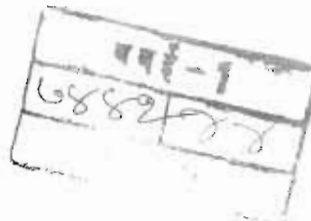
2) The Ex. Engineer (B.P.) City, D. Ward, Byculla, Mumbai-8

He is requested to inform this office after the existing structures have been demolished to forward a copy of the undertaking furnished by the land owner/developer concerned vide Para E above and copy of IOD/CC is granted

3) Copy filed with statement u/s 60(i) bearing No. 171.C/6928- XXV 156/2004 dated - information and record

4) Select File

5) Copy to Joint Charity Commissioner, 83, Dr. Amic Bexant Road, 2nd floor, Worli, Mumbai 400018



संस्थान संस्थापिका
 संस्थापिका संस्थापिका
 संस्थापिका संस्थापिका

28 JUN 2004

2004 01/04/2004



क्याताबाद स्ट्रीट स्टोड हॉटेल अन्ड रिप्रेजेंटेटिव्ह सेक्टर 2 ए.स.
 धुळे बांधकाम विभाग मुंबई महानगरपालिका

क्र.सं.	अवकाश क्र.	प्लॉट क्र.	प्लॉट क्षेत्रफळ (चौरस मी.)	प्लॉट मूल्य (रु.)	प्लॉट मालक	प्लॉट स्थिति	प्लॉट क्षेत्र	प्लॉट क्षेत्रफळ (चौरस मी.)	प्लॉट मूल्य (रु.)
1	115	1255							1570
2	2905	7705							
3	614	4839							5446

संस्थापिका संस्थापिका
 संस्थापिका संस्थापिका

2004



Handwritten signature and stamp

28 JUN 2004



1590-00-4
2005 01/10/2
31/03/2004
14/2004
SHRI M. N. SHARMA
1027 248, KASTURBA STREET CHAN. ALDH SHOP, BHURISA, N. E. OF SUKRAVADIA GUNJUNHAR.

क्र. सं. (क्र. सं.)	वस्तु का विवरण	मूल्य (रु.)	वस्तु का विवरण	मूल्य (रु.)	वस्तु का विवरण	मूल्य (रु.)	वस्तु का विवरण	मूल्य (रु.)	वस्तु का विवरण	मूल्य (रु.)
12675		5450								14.25
5858		11602								
37074		31610								68684

68684



सुपरग्राहक अभिलेखिका

28 JUN 2004

वर्तमान मालीकरण संख्या

वर्तमान मालीकरण संख्या

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पंजीकृत मालीकरण संख्या

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5858							
6611							6611

वर्तमान मालीकरण संख्या

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वर्तमान मालीकरण संख्या



वर्तमान मालीकरण संख्या

वर्तमान मालीकरण संख्या

वर्तमान मालीकरण संख्या

1-1-2004

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JUN 2004
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5858 42266	11608 36395						78661

78661
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सुदृढा संशोधनपत्रिका

सुदृढा संशोधनपत्रिका
सुदृढा संशोधनपत्रिका

28 JUN 2004

100-10598-00-5

01/10/2003

105/2004

SHARDA

HOUSE SH. W. NO. 10311

SHURIBAI WIDOW OF SUKHANAND

अधिकाः स्थाने

दस्तावेजमा संख्या

अधिकाः संख्या

अधिकाः संख्या



10311

अधिकाः संख्या	दस्तावेजमा संख्या	अधिकाः संख्या	अधिकाः संख्या
1915	1570	1570	1570



सुदृढा संशोधनपत्रिका

सुदृढा संशोधनपत्रिका

Amended 2-A

SUBJECT REGISTER FOR THE REGISTRATION OF JOINTS
APPLICABLE TO THE SECTIONS OF THE INDUSTRIAL LAW ACT, 1947

1. CLASS OF JOINT
SECTION 10
TYPE NO. 10

101 TO 105
CLASSIFIED BY
10/1/54

1. Street No.	2. Name of Street or Locality	3. Street No.	4. District or State No.	5. Town	6. Area or Sub-District	7. Location Survey No.	8. Collector's No. or Locality No. or M. No.
105	INDUSTRIAL LINE	57 A, 5, 6, 7 TO 11, 14, 15, 16, 19, 27	105	INDUSTRIAL	50 WARD (2011-12)	27553	INDUSTRIAL LINE

9. Serial No. or No. of Person or Particular Document	10. No. of Acquisition by Present Owner	11. Date of Acquisition
244-105		

12. Original Grant from Govt. of Ind. Reg. No. 244-105

13. Issue from Public Debt or otherwise

14. Issue from Public Debt or otherwise

15. Grant

16. Surrender/Debt Liquidation

17. Particulars of the Joint

18. Particulars of the Joint

19. Particulars of the Joint

20. Particulars of the Joint

21. Particulars of the Joint

22. Particulars of the Joint



TRUE COPY BY
ATTORNEY AT LAW
SHARADARE
MUMBAI
23/11/54



11/11/11

... THE ...
... THE ...
... THE ...
... THE ...

TRUE COPY
ATTESTED BY ME
T.T. SHARDE
NOTARY, GREATER MUMBAI

23/11/11



2004
1-244



... THE ...
... THE ...
... THE ...
... THE ...



2004
1-244

... THE ...
... THE ...
... THE ...
... THE ...

STATION - GOSWAMI
Register No. 91
Page No. 2

STRICTLY CONFIDENTIAL FOR THE USE AND VIEW OF MEMBERS
(Prescribed under Section 130 of the Maharashtra Land Revenue Act, 1950)

NOT FOR
Paid Receipt No. 2, 3/56
Issued by: MR. S. K. DUBEY

1. Sheet No. 100	2. Name of Grant or Locality BHAIRAVJI LANE.	3. Street No. 3 ROAD (018-0190) 21-32	4. Colonial Survey No. 20	5. Taxes REGISTRATION AND T.A. (1.1)	6. Area in a/c, Bighas and Sq. Yards 10.000	7. Collector for this (Collectors last full No.) 107 (181-)
---------------------	---	--	------------------------------	--	--	--

8. Ground Rent
As to Rent,
BANDER 504-C-HINDUSTANI WAREHOUSE OVERHEADS,
ELEVATOR OF THE WAREHOUSE OVERHEADS

9. Mode of Acquisition by Transfer
BY DEEDS OF THE WILL OF AN-1-1 OF SHRI HANUJI CHANDRAJI BAI
DECEASED BY S.C. NO. 13-8-1951 (INVEST STATE FROM REG. NO. 807
BY 17-12-1951)

10. Original Grant (see Cert. of title)
21-32

11. Lease (see Notice Book or Particular)
21-32

12. Grant due to Public Body or Particular
21-32

13. Description of this
21-32

14. Remarks
THIS BUILDING FOR K.R.N. 21-32-31000

DECLARATION CONCERNING THE SUBJECT OF THE NAME OF REGISTERED TRANSFER ORIGINATOR FOR THE YEAR 1954-55. THE NAME OF THE REGISTERED TRANSFER ORIGINATOR IS AS MENTIONED ABOVE AND THE NAME OF THE REGISTERED TRANSFER ORIGINATOR IS AS MENTIONED ABOVE. THE NAME OF THE REGISTERED TRANSFER ORIGINATOR IS AS MENTIONED ABOVE. THE NAME OF THE REGISTERED TRANSFER ORIGINATOR IS AS MENTIONED ABOVE.



REG-1

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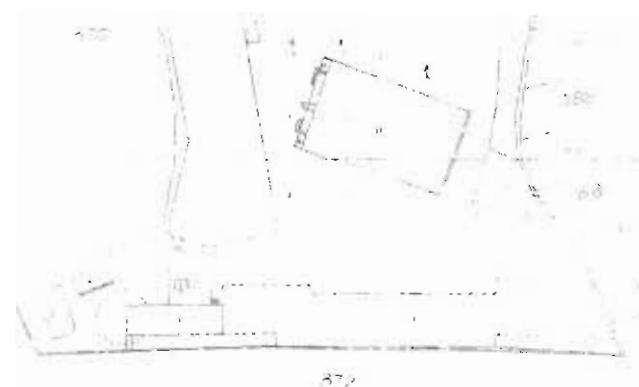
THIS COPY OF THE REGISTERED INSTRUMENT IS NOT VALID WITHOUT THE ORIGINAL INSTRUMENT

TRUE EXTRACT

MASTRAAL SURVEY SHEET NO 180 (SIRI 677 1940)
SHOWING
MASTRAAL SURVEY NO. 371 & 391
OF
MIRGALM DIVISION
SCALE: 40 FEET TO 1 INCH

THIS COPY
TESTED BY MS
Z. SHAHARE
T. SHAHARE
MUMBAI, GREATER MUNICIPAL
4002 JUL 2004

371-1
688272
1004



372-1
688273
1004



MASTRAAL SURVEY SHEET NO 180 (SIRI 677 1940)
SHOWING
MASTRAAL SURVEY NO. 371 & 391
OF
MIRGALM DIVISION
SCALE: 40 FEET TO 1 INCH

ISSUED BY THE REGISTERED COPY OF
EXTRACT OF THE PLAN NO. 225/-
BY Z. SHAHARE
137104
TESTED BY Z. SHAHARE
137104



ASSTT. SURVT.
MUMBAI CITY SURVEY OFFICER, NO. 2

REGISTERED
MUMBAI CITY SURVEY & LAND RECORDS

04/08/2005

दुधम निबंधकः

दस्त गोषवारा भाग-1

वर्षः

दस्तावेज क्र. 742/2005











11:41:22 am

मुंबई शहर 1 (फोटो)

52

दस्त क्रमांक : 7442/2005

दस्ताचा प्रकार : अभिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	उपयोपेक्ष	दस्तावेज क्र.
1	<p>नाव: आर आर चतुर्वेदी पत्ता: घर/फ्लॅट नं. - गल्ली/रस्ता: ए के स्त्री ईमारतीचे नाव: 4 था मजला श्रीपती आर्केड ईमारत नं. - पेठ/वसाहत: - शहर/गाव: मु तालुका: - पिन: 36 पिन नम्बर: -</p>	<p>लिहून घेणार वय 44 सही <i>[Signature]</i></p>		
2	<p>नाव: विष्णू आर चतुर्वेदी पत्ता: घर/फ्लॅट नं. वरीलघनाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेठ/वसाहत: <i>Vicna Chaturvedi</i> शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून घेणार वय 42 सही <i>[Signature]</i></p>		
3	<p>नाव: तापस आर चतुर्वेदी व पल्लवी आर चतुर्वेदी यांचे मुख्याचार आर आर चतुर्वेदी पत्ता: घर/फ्लॅट नं. वरीलघनाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: -</p>	<p>लिहून घेणार वय 44 सही <i>[Signature]</i></p>		
4	<p>नाव: महेंद्रकुमार एम पुरोहित पत्ता: घर/फ्लॅट नं. वरीलघनाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून घेणार वय 62 सही <i>[Signature]</i></p>		
5	<p>नाव: कौशल एम पुरोहित पत्ता: घर/फ्लॅट नं. वरीलघनाणे गल्ली/रस्ता: - ईमारतीचे नाव: - ईमारत नं. - पेठ/वसाहत: - शहर/गाव: - तालुका: - पिन: - पिन नम्बर: -</p>	<p>लिहून घेणार वय 30 सही <i>[Signature]</i></p>		

मुंबई शहर 1



दस्तावेज करण देणार साक्षात्कीर्त (अभिहस्तांतरणपत्र) दस्तावेज करण देण्याक कर्तव्य करणार



14/06/2005
11:41:23 am

दुय्यम निबंधक:
मुंबई शहर १ (फोर्ट)

दस्त गोपवारा भाग-१

नसब
दस्त क्र 7442/2005
२०

दस्त क्रमांक : 7442/2005
दस्तावा प्रकार : अभिलेखांतरणपत्र

पं. क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	जायाचेच	अंगठ्याचा ठसा
१	श. क. पुणे पत्ता: ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ...	सिद्ध घणार वय 29 सही T.K. Purdie.		
२	श. क. पुणे पत्ता: ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ...	सिद्ध घणार वय 23 सही Kunal M. Purdie		
३	श. क. पुणे पत्ता: ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ... दस्तावा क्र. ...	सिद्ध घणार वय 27 सही		

YML
सह दुय्यम निबंधक
मुंबई शहर क्र. १





दस्ता गोपवारा भाग - 2

कवडः

दस्ता क्रमांक 1244

81

दस्ता क्र. [बबई-7442-2005] का गोपवारा
वाजारा मुल्या : 27500000 मोबदला 27500000 भरलेले मुद्रांक शुल्क : 1375100

दस्ता हजर केल्याचा दिनांक : 04/08/2005 11:32 AM
नियमादनाचा दिनांक : 18/07/2005
दस्ता हजर करणा-याची सही:

दस्ताचा प्रकार : 25) अभिहस्तांतरणपत्र
शिकका क्र. 1 ची वेळ : (सादरीकरण) 04/08/2005 11:32 AM
शिकका क्र. 2 ची वेळ : (प्री) 04/08/2005 11:36 AM
शिकका क्र. 3 ची वेळ : (कबुली) 04/08/2005 11:40 AM
शिकका क्र. 4 ची वेळ : (ओळख) 04/08/2005 11:41 AM

दस्ता नोंद केल्याचा दिनांक : 04/08/2005 11:41 AM

ओळख

खालील इसम असे निवेदीत करतात की, से दस्तऐवज करून देणा-यांना व्यक्तीस ओळखतात.

१) रवाची ओळख पटविताना

1) मुलबंद आत्माराम रोधीरामानी, घर/फ्लॅट नं. सम नं 8 वज्रमजला

गल्ली/रस्ता: पिकेट कॉस रोड नं 2

इमारतीचे नाव: शिरीनाथ भवन

इमारत नं. -

पेठ/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: -

2) संतोष पोखरण, घर/फ्लॅट नं.

गल्ली/रस्ता: ए के मार्ग

इमारतीचे नाव: श्रीमती आर्केड

इमारत नं. -

पेठ/वसाहत: -

शहर/गाव: मुं

तालुका: -

पिन: -

५) निबंधकाची सही
मुंबई शहर 1 (फोर्ट)



३२ पास टारगेट वेळे की या
दस्ताचा क्र. 81
मुद्रांक नं. 1375100
सोदर
[Handwritten signature]
[Handwritten signature]



दस्तावेजांक व क्रमांक: 7442/2005

पेजी नं. ५

सूची क्र. दोन INDEX NO. II

पेजी क्र. १२६

गावाचे नाव गिरगाव

(1) विलंबाचा प्रकार, मानदंडाचे स्वरूप, अर्थव्यवस्थासंबंधी व नजाराभाव (भाडेवटवटाच्या बाबतीत घटवटकार, आकारणी देता की घटवटकार ते नमूद करावे) मॉबिलिटी नं. २१ २००४२५६००१ नं. २१ २००४२५६००००१

(2) पू. गा.प.न., घाटहिरवा व धरकभासक (असल्यास) (1) सिटिएम क्र. २११२३०१ वर्गना जातना व बांधकाम देता, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव मु. ३

(3) अर्थव्यवस्था (1) अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी

(4) आकारणी किंवा जुडी देण्यात असेल तेव्हा

(5) दस्तावेजांक करून देण्याचा पत्रकाराची व संपूर्ण पत्रा नाव किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, कादीयेची नोंद व संपूर्ण पत्रा

(6) दस्तावेजांक करून घेण्याचा पत्रकाराची नाव व संपूर्ण पत्रा किंवा दिवाणी न्यायालयाचा हुकुमनाम किंवा आदेश असल्यास, कादीयेची नोंद व संपूर्ण पत्रा

(1) शरिफद एम जी, नितीश एम जी, विवेक एम जी, सुभाषचंद्र जी, अर्जुन सुभाषचंद्र, स्वतः करिता अश्विनीकुमार के जोशी, धर/फ्लॉट नं. घाट/साहल, गिरगाव, मु. ३, इमारतीचे नाव: १०८, रहिजा टाऊन जीप, इमारत नं. १०८, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(2) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(3) विवेक एम जी, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(4) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(5) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(6) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(7) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

(8) अर्जुन सुभाषचंद्र, धर/फ्लॉट नं. १०८, अर्थव्यवस्थासंबंधी, अर्थव्यवस्थासंबंधी, गिरगाव, मु. ३, तासुका: १०८, गिरगाव, मु. ३

- (7) पत्राचा: करून दिल्याचा: १०८/१०८
- (8) नोंदणीक: १०८/१०८
- (9) अर्थव्यवस्था: १०८/१०८
- (10) आकारणीसंबंधीचे मुद्रांक शुल्क: ₹. १३७५०००.००
- (11) आकारणीसंबंधीचे नोंदणी: ₹. ३००००.००
- (12) शंभू:



Handwritten signatures and notes in Marathi, including 'शुद्धी करून घ्या' and '१०८/१०८'.

Handwritten signature and text: 'शुद्धी करून घ्या' and 'दुग्धम निबंधक, मुंबई'.

10882
870/101

11/29

DATED THIS DAY OF

BETTER

SHR. SHASHI CHAND S. JAIN
& ORS VENDORS

THE RAJEN KUMAR CHASTI...



Thursday, August 04, 2005
11:26:48 AM

Original
नोंदणी ३९ म
पेज ३०११

पावती

पावती क्र. : 7563

पावतीचे नाव निरमल दिनांक ०४-०८-२००५
दस्तावेजाचा अनुक्रमांक ४४३१ - ०७४४२ - २००५
दस्तावेजाचा प्रकार अभिलेखांतरपत्र

सादर करणाराचे नाव,आर.आर. फतुवदी

नोंदणीची

नकल (अ. ११(१)), पुस्तकनाची नकल (अ. ११(२))	=	१५२०.००
कलजात (अ. १२) व आधुनिकरण (अ. १३) -> एकत्रित की (४१)		
एकूण		१५२०.००

आपणास हा दस्त अदाजे ११:५१AM रोजी देण्यात येतो.

mm
दुय्यम निबंधक
मुंबई शहर १०००१

कायदा नुसार प्रमाणित करण्यात येतो. संपादन क्र. १०४४१/२००५ सह दुय्यम निबंधक
मुंबई शहर क. १.
दस्तावेजाचा प्रकार अभिलेखांतरपत्र
पत्राचा क्रमांक: १४, पत्राचा अनुक्रमांक: ३११०००००, दिनांक ०४-०८-२००५

DELIVERED
ON 11/8/05

Sulfonamide

2.00 5-1/37/