

SJ

DOC

CS 372

AMARWADI

DEED OF CONVEYANCE

C.S. NO. - 372

GIRGAUM - AMARWADI

RECEIVED
12/01/2007

RECEIVED

RECEIVED

RECEIVED

RECEIVED

31860.00

1660.00

30000.00

RECEIVED
12/01/2007



RECEIVED

12/01/2007

478

RECEIVED

Original
12/01/2007



GENERAL STAMP OFFICE TOWN HALL, FORT, MUMBAI - 400 023

RECEIPT FOR PAYMENT TO GOVERNMENT

NOT TRANSFERABLE

Receipt No.

Received Date

Received From

On Account of

DELIVERED
10 JAN 2007

Mode of Payment	DD/PO/CHQ/ RBI-Challan No.	Date	Bank Name & Branch	Area Code	Amount
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SHREEPATI TOWERS

103-(II)

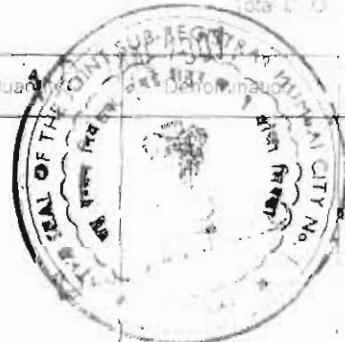
Counter No.

PO 23953 06/01/2007 0 437750

Case No. Bank Name : UNION BANK OF INDIA (UBI)
 Branch Name : GOWALIA TANK (GTK)
 Lot No. Lot Date Total P.O.

DELIVERED

Sr No	Description of Stamps / Franchises	Quantity	Definitive
	ADI/23953/A/06/M		



10 JAN 2007

Rs.

Rupees: 437750 - 1

Cashier / Accountant

86919

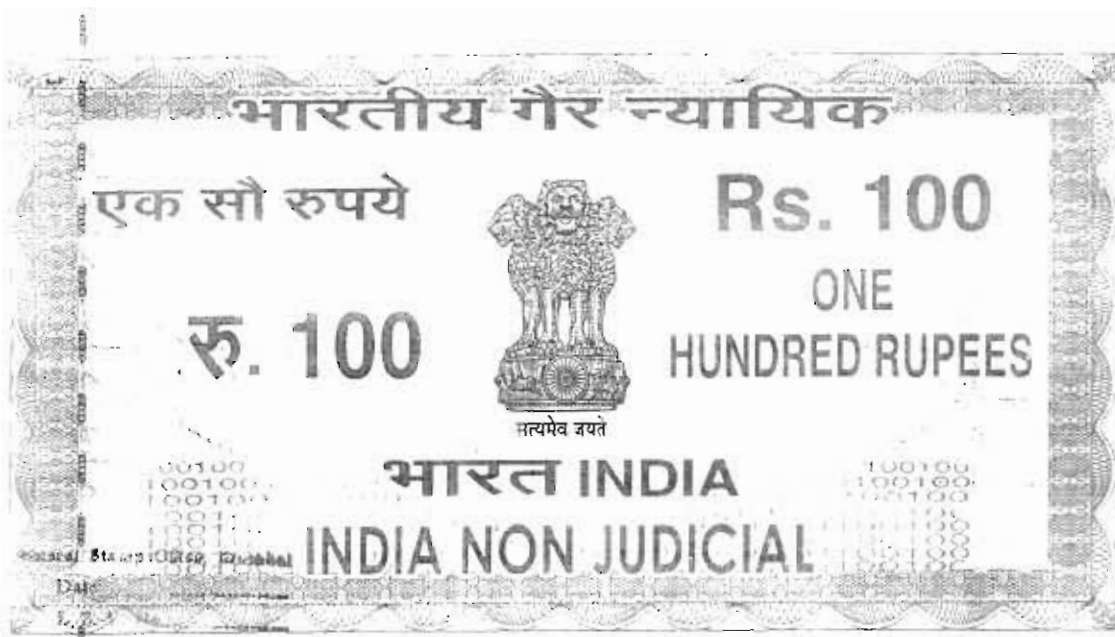
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Signature

437750.00

Four Lakh Thirty Seven Thousand Seven Hundred Fifty Only



महाराष्ट्र MAHARASHTRA

3 OCT 2006

59

श्री. राजेंद्र रमेशचंद्र चतुर्वेदी
 * एखाद्या भागाचे मालकी हक्क
 याद्वारे देण्यात येत आहे *
 मूल्य: १०० रु.
 क्र. 006950
 महाराष्ट्र शासन, मुंबई
 वा. नं. ४

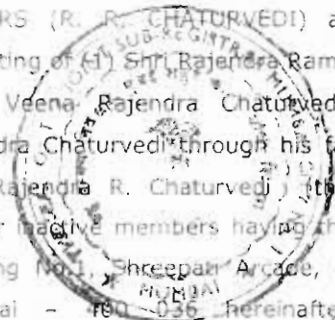
AC 723157
 30 OCT 2006



SHRI RAJENDRA R. CHATURVEDI AND OTHERS
 वंड - 1
 2006

THIS DEED OF CONVEYANCE is made at Mumbai this day of December, 2006 BETWEEN ROHAN

DEVELOPERS PVT LTD., a company incorporated under the provisions of Companies Act, 1956 and having its registered office at Gordhan Building No.11, 2nd Floor, Dr. Parekh Street, Prarthana Samaj, Mumbai - 400 004 hereinafter referred to as "THE VENDOR" (which expression shall unless repugnant to the context or meaning thereof be deemed to include its successors and assigns) of the ONE PART AND SHREEPATI TOWERS (R. R. CHATURVEDI) an association of persons consisting of (1) Shri Rajendra Rameshchandra Chaturvedi, (2) Smt. Veena Rajendra Chaturvedi and (3) Master Tapas Rajendra Chaturvedi through his father and natural guardian Shri Rajendra R. Chaturvedi (the last two being sleeping and/or inactive members having their office at 401, 4th Floor, Building No. 1, Shreepati Arcade, Nana Chowk, A. K. Marg, Mumbai - 400 036 hereinafter referred to as "THE



lh

Area: 3224.94 Smt.
M. 8755.00/1
Certificate of Title of Bombay

Registered in the name of *Shreechandra Taware*
resid. *Shreechandra Taware*
stam. *437250/1*
vid. *437250/1*
Co. *of the*
No. *437250/1*
of *for the purpose of the*
with *has*
ber *25/11/58*
of *1958*

of *1958*
Place *Shreechandra*
Date *25/11/58*
Seal of Stamp
Admission



पं. अ. सं. - 1
25/11/58
2000



PURCHASERS" (which expression shall unless repugnant to the context or meaning thereof mean and include its successors and assigns) of the OTHER PART:

WHEREAS:-

1. By virtue of Deed of Conveyance dated 4th August, 1937 registered with the Office of the Sub-Registrar of Assurances at Bombay under Sr. No.BOM-3794 of 1937 Bai Mithibai wd/o. Lalji Doongersey and Bai Parvatibai Wd/o. Jadavji Doongersey purchased and acquired the property lying, being and situate at Khattarali Lane, bearing C.S.No. 372 of Girgaum division, measuring 3857 sq.yds. equivalent to 3224.94 sq.mtrs. which property is more particularly described in the SCHEDULE hereunder written and delineated with RED colour boundary line on the PLAN annexed hereto and marked as **ANNEXURE "A"** (for the sake of brevity hereinafter referred to as 'THE SAID PROPERTY') for the consideration and on the terms and conditions set out therein

2. Smt. Mithibai Wd/o. Lalji Doongersey died intestate at Mumbai on 12th January, 1942 without leaving a child, her husband Lalji Doongersey having predeceased her on 25th November, 1932) leaving behind two Nephews Gordhandas Jadavji Ruparel and Narandas Jadavji Ruparel as her only heirs and legal representatives according to the law by which she was governed at the time of her death.

3. The said Bai Parvatibai Wd/o Jadavji Doongersey died intestate at Bombay on 12th July, 1969 leaving behind her two sons Gordhandas Jadavji Ruparel and Narandas Jadavji Ruparel as her only heirs and legal representatives according to the law by which she was being governed at the time of her death.

4. In the circumstances stated hereinabove, the said Gordhandas Jadavji Ruparel and Narandas Jadavji each had one half share to say 50% undivided share, right, title and



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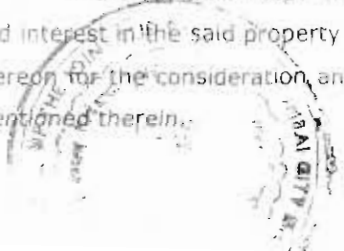
interest in the said property more particularly described in the Schedule hereunder written.

5. Gordhandas Jadavji Ruparel died intestate at Mumbai on 30th May, 1973 leaving behind Smt. Laxmibai (wife) and Shrikant (son) as his only heirs and legal representatives according to the law by which he was being governed at the time of his death.

6. Narandas Jadavji Ruparel died intestate at Mumbai on 11 November, 1986 leaving behind Srideviben (wife) as his only heir and legal representative according to the law by which he was being governed at the time of his death.

7. In the circumstances stated hereinabove, Smt. Laxmibai Wd/o Gordhandas Jadavji Ruparel and Shrikant S/o Gordhandas Jadavji Ruparel, jointly had one half i.e. 50% undivided share, right, title and interest and Srideviben Wd/o Narandas Jadavji Ruparel had one half i.e. 50% undivided share, right, title and interest in the said property more particularly described in the Schedule hereunder written.

8. By an Indenture dated 31st May, 2006 duly registered with the Sub-Registrar of Assurances at Mumbai under Sr. No. 888-1/5465/1 of 2006 executed by and between the Smt. Laxmibai Wd/o. Gordhandas Jadavji Ruparel and Shrikant S/o Gordhandas Jadavji Ruparel (therein referred to as "The First Vendors") of the First part and Srideviben wd/o. Narandas Jadavji (therein referred to as "The Second Vendor") of the Second Part and M/s. Rohan Developers Pvt. Ltd. (therein referred to as "the purchasers") of the Third Part, the Vendors (the First Vendors and Second Vendors therein for the purpose of convenience therein referred to as "the Vendors") granted assigned, transferred, sold and assured unto and in favour of the Purchaser therein their respective undivided share, right, title and interest in the said property along with structures standing thereon for the consideration, and on the terms and conditions mentioned therein.



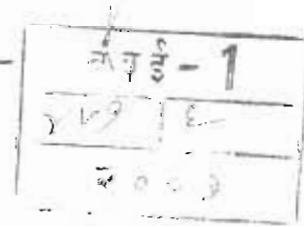
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888-1
888-1
2006

9. On the said property there exists 7 buildings collectively known as 'Amarwadi' which are all constructed prior to 1930 and which are in use and occupation of the tenants/occupants, details whereof including the respective areas/premises in their possession and the monthly rent paid by them are more particularly described in the Schedule annexed hereto and marked as ANNEXURE "B".

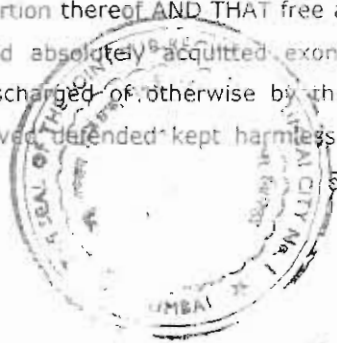
10. Under the circumstances, the Vendor is the owner of and otherwise well and sufficiently entitled to the said property.

11. The Purchaser approached the Vendor to purchase the said property which the Vendor has agreed for the consideration and on the terms and conditions as set out hereinafter

NOW THIS INDENTURE WITNESSETH that in consideration of the sum of Rs. 65,00,000/- (Rupees Sixty Five lacs only) paid on or before the execution hereof being the full and final consideration payable by the Purchasers to the Vendor as set out in Annexure "C" (the payment and receipt whereof the Vendor doth hereby admit and acknowledge and of and from the same and every part thereof for ever acquit, release and discharge the Purchasers) the Vendor hereby sells, transfers, grants, assures and conveys unto the Purchaser the property more particularly described in the Schedule hereunder and shown in RED colour boundary line on the plan hereto TOGETHER WITH ALL AND SINGULAR the courts, yards, compounds, sewers, drains, ditches, wells, waters, water courses, ways, paths, passages, rights, lights, liberties, privileges, profits, advantages and appurtenances, whatsoever to the said property or to any of the belonging to in any way appertaining or with the same usually held used occupied or enjoyed reputed to belong to or be appurtenant thereof AND ALL the estate, right, title, interest, property claim and demand whatsoever of the Vendor, its successors and assigns.



and into upon in respect of the said property and every part thereof, TO HAVE AND TO HOLD the said property herewith granted conveyed transferred and assured or intended or expressed so to be with their and every of their rights members and appurtenances thereto UNTO AND TO THE USE of the Purchasers for ever SUBJECT NEVERTHELESS to the payment of all taxes, rates, rents and duties and assessments which hereafter became due to payable to the Government or any of the Public Body or local authority in respect of the said property SUBJECT to the existing tenancies more particularly set out in Annexure "B" hereto TOGETHER WITH the benefits of common roads, lights, sewerages, garden etc. AND THE VENDOR doth hereby covenant with the Purchasers that the Vendor has not at anytime heretofore done omitted, executed or knowingly suffered to the contrary or been a party or privy to any act deed matter or thing whereby or by means whereof they are prevented from granting conveying transferring or assuring the said property unto and to the use of the Purchasers in the manner aforesaid AND THAT notwithstanding any act, deed, matter and thing by the Vendor or any of them omitted executed or knowingly suffered to the contrary the VENDOR has in itself full power good title and absolute authority to grant sell convey transfer assign and assure the said property unto and to the use of the Purchasers for ever in the manner aforesaid AND THAT the Purchasers shall and may from time to time and at all times hereafter peaceably and quietly enter upon, have hold, possess and enjoy the said property with the appurtenances thereto and receive the profits and benefits thereof for their absolute use and benefit without any lawful let suit eviction interruption claim or demand whatsoever from or by the Vendor or its successors and assigns or any other persons or person lawfully or equitably claiming by from or under/or in trust for the Vendor as aforesaid or in respect of the said property or any part or portion thereof AND THAT free and clear and freely and cleanly and absolutely acquitted exonerated released and for ever discharged of otherwise by the Vendor well and sufficiently saved defended kept harmless and indemnified of from and



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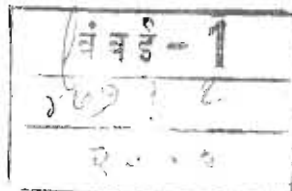
against estates title charges and encumbrances whatsoever either already or hereafter had made executed occasioned or suffered by the Vendor or by any other person or persons lawfully or equitably claiming or to claim by from under or in trust for the Vendor. AND FURTHER that the Vendor and every person having lawfully or equitably claiming any right, title, interest or estate in the said property hereby granted conveyed transferred and assured or expressed so to be by from or in terms for the Vendor as aforesaid shall and will from time to time and at all times hereafter at the request and cost of the Purchasers do and execute or cause to be done and executed all such further and other lawful acts, deeds, things and assurances in law, whatsoever for further better and more beneficially and perfectly granting conveying transferring and assuring the said property unto and to the use of the Purchasers in the manner aforesaid by the said Purchasers as the Purchasers shall or may reasonably require;

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

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece or parcel of land lying and being at Khattarali Lane admeasuring 3857 sq.yds. equivalent to 3224.94 sq.mtrs. and registered in the Book of Collectors of Land Revenue under Old No. 140, 152 New Nos. 125, 1427, Old Survey No. 466 and New Survey Nos. 7563, 7576 2/7196 and Cadastral Survey No. 372 of Girgaum Division and known as Amarwadi and bounded as follows:

On or towards the North : Partly by property bearing C.S.No. 371 and partly by property bearing C.S.No. 381.
On or towards the East : By the road known as Nath




Madhav Lane
 On or towards the West : By property bearing C.S.No. 370
 ON or towards the South : By the properties bearing C.S.No. 380, 373, 355, 1/355 and 356.

COMMON SEAL OF ROHAN DEVELOPERS ;
 PVT. LTD. is hereto affixed pursuant to)
 the Resolution passed by the Board of)
 Directors at their Meeting held on 15th day)
 of December, 2006.)

1. HARRESH N. MEHTA
 Director of the Company

FOR ROHAN DEVELOPERS


who)
 have signed these presents in)
 the presence of:)

1. 
2. SHIBANI C. KALE
 ADVOCATE

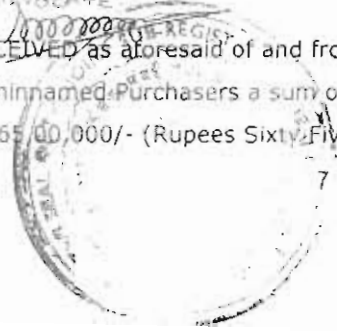
SIGNED AND DELIVERED)
 by the withinnamed DEVELOPERS)
 SHREEPATI TOWERS (R. R. CHATURVEDI))
 an Association of Persons through its)
 members)

- 1) SHRI RAJENDRA R. CHATURVEDI)
- 2) SMT. VEENA R. CHATURVEDI)
- 3) MASTER TAPAS R. CHATURVEDI)
 through his father and natural guardian)(Rajendra R. Chaturvedi,
 Shri. Rajendra R. Chaturvedi.)For Self and Ors.



in the presence of:)
 1. - 2. SHIBANI C. KALE
 ADVOCATE

RECEIVED as aforesaid of and from)
 withinnamed Purchasers a sum of)
 Rs.65,00,000/- (Rupees Sixty Five Lacs only))



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a. set out in Annexure "C" on the execution of
hereof which being the total consideration to be
be by them paid to me.) Rs. 65,00,000/-

I SAY RECEIVED
FOR ROHAN DEVELOPERS PVT LTD



(HARRESH N. MEHTA)
DIRECTOR

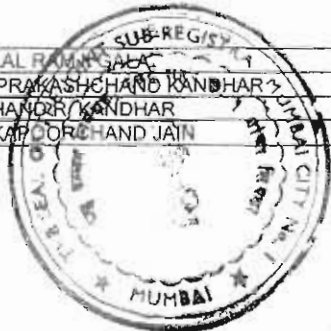
WITNESS

1. 
 2. 
(JYOTI B. PATE)
ADDRESS
- 

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AMARWADI				
BLDG. NO.52, 52E (ROOM NO.1 TO 116D)				
R.NO	NAME OF TENANTS	NEW TENANTS NAME	RENT	AREA SQ FT
1	LALLUBHAI SUKHABHAI		118	195
2	LAXMAN KESHAV		135	235
3	ARUN ANNA KHARADE		135	235
4	RAGHUNATH BALAJI		135	235
5	SHREEDAR VISHNU		135	235
6	GANPAT RAMCHANDRA		135	235
7	DHARA JANAK ZAVERI		135	235
8	JAGANATH GANESH		135	262
9	JAYSINGH NANABHAI PANSARE		151	261
10A	SMT VEENA UTTAMCHANDJI JAIN		79	110
10B	JAGDISH MOHANLAL		66	110
11A	AMBALAL MANKANJI PATEL		79	108
11B	AMBALAL MANKANJI PATEL		70	110
12	GANESHIRAM DAYARAM		151	261
13	VITHAL HARIBHAU		151	261
14A	SULOCHANA SHANKAR THEPE		79	110
14B	KALIDAS VINAYAK SALUNKE		70	110
15A	NISHI BHUSHAN RANE		79	120
15B	MAHADEO SAVLARAM		70	110
16	ANANT YESHWANT RANE		151	261
17	VIJAY NARAYAN SHETTY		135	241
18	BABURAO NARAYAN		135	241
19	NARAYAN TRAMBAK GOKHALE		135	241
20	DWARKANATH VITHOBA		135	241
21	SUREKHA S. KAREKAR		135	241
22	ATMARAM VITHAL UTTIKAR		135	241
23	RAMKRISHNA VITHAL SAWANT		135	241
24	ARVIND YESHWANT DEVRUKAR		135	241
25	DURLABHDAS PREMJI PATEL		135	241
26	VASUDEV VITHAL		135	241
27	JAYRAM NATHOBA		135	241
28	GAJANAND VASUDEO		135	241
29	LUNIDEVI GAUTAMCHAND BOKADIA		135	195
30	SMT. AMRUTBEN GIRISHBHAI GALA		140	220
31	BABAN SHREEKRISHNA TIWARI		151	241
32	DHIRAJLAL BHANJI GALA		151	241
33	CHANDULAL MANGALDAS SHAH		151	241
34	MANILAL JEEVRAJ	Surendrakumar Sharma	151	241
35	NAROTHAMDAS KUBERJI		151	241
36	PARMANAND HIRALAL SHAH		151	235
37	DEVANG PARMANANDBHAI SHAH		193	297
38	GOVIND BABU RESHIM		169	287
39	ASHWIN RAMJI GALA		169	287
40	AMBALAL TARACHAND JAIN		193	287
41	KANCHANLAL HIRALAL MUNSHI		212	372
42	H.H.TRIVEDI		193	297
43	TARACHAND RAJMALJI JAIN		178	297
44	KALPANA MAHESH SHARMA		178	297
45	GENDABAI RAMJIBHAI SHARMA		193	297
46	SMT.KANCHANDEVI TARACHAND JAIN		151	241
47	VINODRAI GHIRDHARLAL RANA		151	241
48	RADHIKA VINOD RANA		151	241
49	SHAH KANJI GOVER.	Pinal P. Khandhar and Prakashchandra P Khandhar	151	241
50	SHAH JAYESH KANJI	Prakashchandra R Khandhar and Peraskumar P. Khandhar	151	241
51	TANSHUKHLAL RAMJI GALA		151	241
52	GEETABEN PRAKASHCHAND KANDHAR		151	241
53	PRAKASHCHANDR KANDHAR		151	241
54	NATHULAL KAPORCHAND JAIN		151	241



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55	SMT PAVANIDEVI KHIMCHAND BHANSALI	151	241	241
56	KHIMCHAND OAKCHANDJI BHANSALI	151	241	241
57	PRAHLAD POOJIRAM VYAS	151	241	241
58	JAMANLAL UDAYLAL PANCHOLI	140	195	225
59	MITIKA NITUL MEHTA	158	241	241
60	SURYAKANT NARAYANDAS MEHTA	158	241	241
61	BHUPATRAI LAVJI	158	241	241
62	DILIPKUMAR NAINMALJI JAIN	158	241	241
63	MANILAL KARMAL CHHADVA	158	241	241
64	GEE TADEVI HIRSIKH PUROHIT	158	241	241
65	PARASMAL MANMAL JAIN	158	241	241
66	BHARTIAJIT SHAH	212	346	346
67	RAMESHKUMAR MISHRIMAL SHAH	193	304	304
68	PRAMILA RAMESHKUMAR SHAH	193	304	304
69	KAPURCHAND MOTILAL JAIN	202	306	306
70	GENDIBAI KAPURCHAND	220	362	362
71	MANJULABEN SURESHKUMAR JAIN	202	304	304
72	MANOHARBHAI MADANLAL JAIN	193	346	346
73	HIRALAL BOTHMAL JAIN	193	304	304
74	MANJUBEN RADHESHYAM CHORASIYA	212	346	346
75	ANSURIYA MADANLAL LAKDAWALA	158	241	241
76	LABH SHANKAR PITAMBER JANI	158	241	241
77	BHANJI GANGJI FARIYA	158	241	241
78	PAVANRAJ SURATMAL BURAD	158	241	241
79	NAND KISHORE CHANDULAL	158	241	241
80	UMERSHI TOKARSHI CHHADWA	158	241	241
81	ALSHIDEVI MOHANLAL MUTTA	158	241	241
82	NAINABEN RASIKLAL CHHEDA	158	241	241
83	DILIP PUNJALAL NISHAR	158	241	241
84	NALINIBEN JAWAHAR VAIDH	158	241	241
85	DATAPRAY BELWANT	158	241	241
86	RAMESHKUMAR JAMATRAJ SHAH	158	241	241
87	AASHCHANDRA THAKORLAL RANA	151	195	225
88	AKASH FULCHAND PUNAMIYA	158	220	225
89	ASHISH MOHANLAL JAIN	169	241	241
90	GANESHMAL AMARAJI JAIN	169	241	241
91	VAJRECHAND NEMCHAND	169	241	241
92	SMT MANIDEVI PARASMAL MAGANI	169	241	241
93	ASHREE ATUL SELARKA	169	241	241
94	SMTIBEN CHAMPAKLAL SETH	169	241	241
95	FANCYBEN BABULAL RATHOD	212	297	297
96	TANNI KIRIT TATED	193	309	309
97	ARUNABEN KIRTIKUMAR SHAH	193	309	309
98	AMRATLAL BALUBHAI	202	306	306
99	ASHWIN NIHALCHAND SHAH	220	372	372
100	KHYARILAL DEVILAL AMRAWAT	202	309	309
101	MAHENDRAKUMAR PUKRAJI JAIN	193	309	309
102	SANTABEN CHAMPALAL JAIN	193	309	309
103	POPATLAL MISHRIMAL MEHTA	203	309	309
104	HARESH NAROTAMDAS MISTRI	169	241	241
105	SOWNIBEN JAMNALAL JAIN	169	241	241
106	SHANTILAL PURSHOTAM	169	241	241
107	SURESHKUMAR SAGARMALJI PUNAMIYA	169	241	241
108	VALIABDAS VRAJBHANDAS CHOKSI	169	241	241
109	CHAMPAKLAL VISRAJ MUTTHA	169	241	241
110	JYOTSANABEN RAJENDRAKUMAR MEHTA	169	241	241
111	SHANTIBHAI MISHRIMAL JAIN	169	241	241
112	YASHUMATIBEN MANSUKLAL SETH	169	241	241
113	MOJILAL AMRUTLAL	169	241	241
114	INDRAVADAN GIRIJASHANKAR VYAS	169	241	241
115	JAYANTILAL BABUBHAI SHAH	169	241	241
116 A-B	HARSHAD CHANDRAKAN GHADIYALI	214	303	303
116 C	AVINASH DATATREY DHOTRE	101	151	225
116 D	APARNA AVINASH DHOTRE	101	151	225



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BUILDING NO. 52A & 52B - ROOM NO. 117 to 199				
117	RAMJI CHHEDALAL	150	231	
118	SUNILKUMAR OMPRAKASH BAJORIYA	150	231	
119	BALKRISHNA OMPRAKASH BAJORIYA	150	231	
120	SHANKAR VITHAL VED PATAK	150	231	
121	DATTAREY YESHWANT	150	231	
122A	ANAND MAHADEV	83	117	
122B	DATTREY SHANKAR VED PATHAK	83	118	
123A	CHINTAMANI NATHURAM	83	108	
123B	MADHUKAR VISHNU	75	99	
124A	MARKANDBHAV	83	99	
124B	SUNANDABHAI TUKARAM MORE	83	110	
125A	SANDEEP PANDURAM VIBHUTE	108	108	
125B	BHOGILAL KEVALDAS	83	81	
126A	KRISHNARAO ANANT PANSARE	108	152	
126B	MADHABHAI & KANTIBHAI HIRABHAI MAKWANA	83	110	
127A	BHARAT HIRALAL KANKHARA	83	110	
127 B	BHARAT HIRALAL KANKHARA	75	110	
128	HARILAL BHIMJI KANKHARA	150	231	
129A	HARILAL BHIMJI KANKHARA	99	110	
129B	ANIL ACHUT ANAVEKAR	83	110	
130	RAMKRISHNA VAINKU PRABHU	150	231	
131	JANARDHAN SHANKAR	150	231	
132	KANNUBHAI B. RANA	150	231	
133	RAJARAM KRISHNA KHARADE	Bhagrathi R. Kharade & Mr Bhaskar R. Kharade	150	231
134	SAHEBRAO BALAJI	150	231	
135	SONUKUMAR OMPRAKASH BAJORIYA	150	231	
136	SMT. SUNANDA NARAYAN DAVANKAR	150	231	
137	DINKAR HOLABHAI DESAI	167	231	
138	DAYACHANDRA BHAIYALAL	167	231	
139	BHUPENDRA NARMADA SHANKAR	167	231	
140	SANTOSHKUMAR ASHOKKUMAR JAIN	167	231	
141	RASIKLAL UTTAMCHAND SHAH	167	231	
142	HASUMATI AMBALAL PATEL	203	231	
143	HARGOVIND KUNVERJI MISTRI	188	253	
144	BRUNKUMAR AMBALAL JAIN	188	253	
145	IRMILABEN AMRUTLAL JAIN	203	231	
146	BHAGYAVANTI PARASMALJI	222	231	
147	SHANTABEN SHANTILAL JAIN	196	240	
148	SOBHAGDEVI LALCHAND JAIN	188	253	
149	MADHAVJI JADHAVJI GHERWALA	188	253	
150	SHAILESHKUMAR HARILAL MODI	167	231	
151	HETALBEN SHAILESHKUMAR MODI	167	231	
152	NARAYAN BHASKAR	167	231	
153	MAGRAJ BHIKAMCHAND JAIN	167	231	
154	NAGINDAS NANCHAND SAPANI	167	231	
155	DHANLAXMI RAJNIKANT DOSHI	167	231	
156	SHANTIKUMAR NANALAL MEHTA	167	231	
157	PRAKASH DAVACHAND JAIN	167	231	
158	DILIPKUMAR MOHANLAL SHAH	180	231	
159	MINA BIPINCHANDRA DESAI	180	231	
160	GULABBHAI PRAGJI DESAI	180	231	
161	PUSHPABEN JASWANTRAJ JAIN	180	231	
162	BHARATKUMAR NALINKANT MUKHTYAR	180	231	
163	JASWANTLAL FOJMAL JAIN	188	253	
164	ARVINDKUMAR JASWANTLAL JAIN	188	253	
165	GUNWANTLAL SHANTILAL PARIKH	188	253	
166	MANMOHAN TRIBHUVANDAS PAREKH	212	254	
167	INDRAJIT TRIBHUVANDAS PAREKH	233	254	
168	GANGADHAR NATHURAM DAVE	212	254	
169	SHARDHABEN GANGADHAR DAVE	188	253	
170	ASHVINKUMAR RAMANLAL SHAH	188	253	



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171	KOKILABEN ASHWIN KUMAR SHAH	222	276	276
172	KAMLABAI BHAI DASS BHAI SHAH	180	220	225
173	CHAMPALAKSHMI KHUSHALDAS VALIA	180	220	225
174	GANPATLAL JETHARAM DAVE	180	220	225
175	AMRUTAL SAGARMAI JAIN	180	220	225
176	SMT ANJANABEN GIRISHKUMAR TRIVEDI	180	220	225
177	KAVITA SANJAYJI JAIN	180	220	225
178	RAJEEV NALINKANT MUKHTYAR	180	220	225
179	MANJALAL TOKARSHI	188	220	225
180	PUNAMCHAND JESANGBHAI	188	220	225
181	KALPESH RASIKLAL SHAH	188	220	225
182	RANJITSINGH BHAGWANJI PUROHIT	188	220	225
183	JITENDRA DOLATRAJ ANGARA	188	220	225
184	SMT MUGIBEN MANBALJI ANGARA	203	294	294
185	ARVINDKUMAR GHELABHAI DESAI	196	256	256
186	REKHABEN KARNARAJ VORA	196	243	243
187	AMRUTAL HEMCHAND SHAH	196	243	243
188	DINESHKUMAR KAPURCHAND JAIN	239	351	351
189	KIRAN V DOSHI	233	279	279
190	NIRMALADEVI PUKHRAJ LODHA	196	243	243
191	GUMIBEN MAHENDRABHAI DESAI	196	261	261
192	KIRTIKUMAR BHOGILAL SHAH	233	296	296
193	GAUTAM TARACHAND JAIN	188	225	225
194	JAYESH JAISUKHLAL SHAH	188	225	225
195	SHANTILAL J KAPADIA	188	225	225
196	NITIN LAXMIDAS GANATRA	188	225	225
197	MAHENDRAKUMAR DAYAJI DESAI	188	225	225
198	MUKESHBHAI TULSHIDAS PANCHAL	188	225	225
199	MUKESH CHANMALAL SHAH	188	225	225
BUILDING NO. 52 - ROOM NO. 200A to 201B				
200A	R. K. INDUSTRIES	200	216	225
200B	M & M CORPORATION	315	420	420
200C	GOJMAL KANTILAL JAIN	413	420	420
201A	PODHA HARISH DAMANIYA	119	131	225
201B	KAST MADHUBHAI DARJI	119	80	225
BUILDING NO. 52F - ROOM NO. 202 to 203				
202	HARGOVINDAS KUNVERJI MISTRY	78	200	225
203	MANJULABEN SUBHASHBHAI PATEL	78	200	225
BUILDING NO. 52E - ROOM NO. 204 to 205				
204	HARILAL BHIMJI KANKHARA	78	200	225
205	PATIL AI KAKKABHAI	78	200	225
GRAND TOTAL		35637	52157	55319

Annexure "C"

<u>Cheque Dated</u>	<u>Cheque No.</u>	<u>Name of Bank</u>	<u>Amount (Rs.)</u>
15/12/2006	822957	Union Bank of India, Gowalia Tank Branch	55,00,000/-
23/12/2006	830002	Union Bank of India, Gowalia Tank Branch	10,00,000/-
			65,00,000/-

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CERTIFIED TRUE COPY OF THE RESOLUTION PASSED IN MEETING OF THE BOARD OF DIRECTORS OF ROMAN DEVELOPERS PRIVATE LIMITED HELD ON 15TH DECEMBER, 2006 AT THE REGISTERED OFFICE OF THE COMPANY.

RESOLVED THAT Mr. Hareesh N. Mehta, Director be and he hereby authorized and empowered to negotiate, settle, sign, execute, deal, discharge, etc., such relevant document, like agreements, power of attorneys, Declarations, Undertakings etc. from time to time with the Purchasers/Buyers of the property bearing C/S No. 572 of Girgaum Division situated at Khattar Ali Lane, Dhokanwari/Mentha as applicable, for and on behalf of the Company."



FOR ROMAN DEVELOPERS PVT. LTD.

HAREESH N. MEHTA

ANU J. MEHTA

ROHAN N. MEHTA

(DIRECTORS)

RECORDED

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2007/02
5/2/07

10 PER
 DIVISION
 100000

BLOCK PLAN
 SEAL OF THE JOINT DISTRICT ENGINEERS HINDALGIRY
 SHREEPATI CONSULTANTS
 Architects and Engineers
 No. 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.

NO. OF SHEETS	SCALE	DATE	NO. OF SHEETS	DATE
1	1:100	10/10/20	1	10/10/20

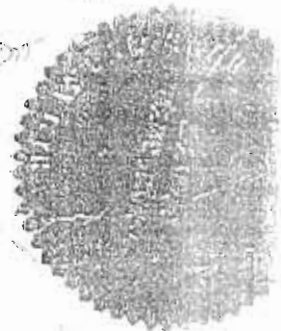
JOB NO.



53 MAY 2001



Handwritten text in Devanagari script, including the date '5 MAY 2001' and some illegible words.



TO ALL TO WHOM THESE PRESENTS SHALL COME
 M/S. ANGARIKA INVESTMENT & FINANCE PVT.
 Company incorporated under the provisions
 Companies Act 1955 and having its registered
 office at 601/602, New Shree Sagar 29-C Doodheshwar Road,
 Walkeshwar, Bombay 400 006. SEND GREETINGS

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WHEREAS

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The undersigned...
 for sale for...
 accommodation to its tenants...
 are entering into Agreements for...



various flats in the properties that are acquired or are agreed to be acquired by us for the consideration and on the terms and conditions set out therein.

Being unable to attend to the Office of the Sub-Registrar of Assurances at Mumbai for lodging and admitting execution of such documents, Agreements we are desirous of appointing some fit and proper person as our true and lawful attorney for the purposes hereinafter set forth:

NOW KNOW YE THESE PRESENTS WITNESS that WE M/S. ANJARIKA INVESTMENT & FINANCE PVT. LTD. DO hereby nominate, constitute and appoint MR. ATUL K. ... our true and lawful attorney to do all or any of the following acts, deeds and things whether in our name or in the name of our attorney viz:-

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1. To appear before Registrar, Sub-Registrar of Assurances or any Officer or Officers for the time being appointed under law relating to the registration and to admit execution of the Agreement for providing permanent alternate accommodation to its tenants/occupants and/or Agreement for sale of flat on the property acquired and/or agreed to be purchased by us and to receive deeds, documents and assurances for registration and to lodge and/or admit execution of all deeds, documents and assurances executed, signed, sealed

and delivered to me on our behalf and/or in our favour and/or and to take necessary and proper proceedings for the acknowledgement and registration of the same.

2. To receive back Agreements documents so executed and to lodge for registration with the Office of Sub-Registrar of Assurances from time to time

3. AND we hereby for ourselves our successors and assigns agree to ratify and confirm all and whatsoever our said attorney or any substitute or substitutes acting under him/her shall or verily in full or cause to be done by virtue of these presents.

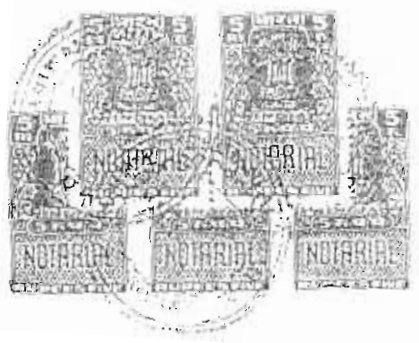
IN WITNESS WHEREOF we have hereunto set our hand and seal aforesaid this 6th day of May 2009

SIGNED SEALED AND DELIVERED BY
THE WITHINNAMED:
M/S. ANGARIKA INVESTMENT &
FINANCIAL SVCS. LTD.
IN THE PRESENCE OF

[Handwritten Signature]

BEFORE ME

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BEFORE ME
[Handwritten Signature]
NOTARY
MAHARASHTRA STATE

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मूल मूल्यांकन नाम काज नारीका 2/10/2005
 को 12/12/2005
 दाती माझ्या संपन्न बायोकिट कडून विवाह खांब्या
 कोळसरीपिपरी ! सी. 23/4/32 कडून
 हाते मसो खांबे पदलिरी.
 कविप्रमाण पत्र व मिबासी.

तारीख 23/9/2005

2/10/2005 दुबारा पत्रिका
 दिनांक 29

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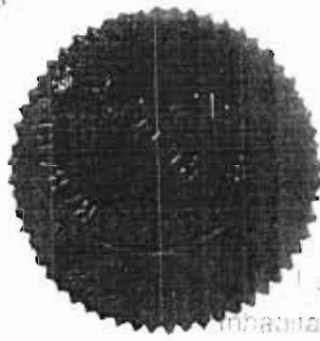
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दुपयस निबंधक पुंनरे

वरील दुपयस पत्रात के ग व सं 1-2/10/2005 मदी
 2005/29



दुपयस निबंधक पुंनरे



AFFIDAVIT

SHRI RAJENDRA R. CHATURVEDI

inhabitant, having my office/residence address at OFFICE: 4th Floor, Shreepati Arcade, A.K. Marg, Wankhede, Mumbai - 400036

solemnly affirm and state as under:

1. That I am the Power of Attorney holder of Dr. Sameer Venkatesh Rajendra Chaturvedi @ Master. Tapas R. Chaturvedi who has given me Power of Attorney, dated 19-01-2021

intention to admit execution of the above said power in respect of the properties in the schedule hereunder written:

2. That I declare that the said power is valid, subsisting on the owner thereof,
3. That the said Power of Attorney is not revoked
4. That the said Power of Attorney is applicable to the stated in the C.S. NO. 372 OF GYADAWADI AMARWADI
5. That the principal is still alive

Schedule of Property above referred to:
Deed of Conveyance C.S. NO. 372 GYADAWADI AMARWADI, Kalyan, Maharashtra
Dated 19-01-2021

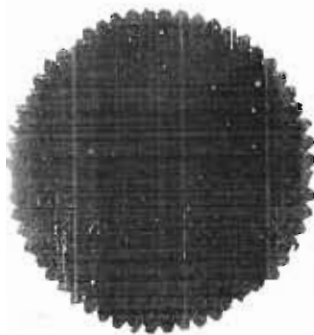


Solemnly affirmed at Mumbai on this 12 day of Jan 2021

Rajendra R. Chaturvedi
Deputy



ATTESTED BY ME
[Signature]
12 JAN 2021



ICICI Bank

Customer Copy

Deposit #: _____ Date: 19/12/06

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

Franking Value	Rs	200/-
Service Charges	Rs	10/-
Total	Rs	210/-

Name of Stamp duty paying party:
MRS. VEENA R. CHATURVEDI
Shreepati Tower

Stamp Duty: 200/-

DO / Cheque No: Cash

Drawn on Bank: _____

(For Bank's Use only)

Branch: _____
Office: _____



TO ALL TO WHOM THESE PRESENTS SHALL COME I, MRS. VEENA R. CHATURVEDI an adult Mumbai Indian Inhabitant residing at Flat No. 4401, 44th floor, Shreepati Arcade, A. K. Marg, Near Chowpatty, Mumbai - 400 036 SEND GREETINGS

WHEREAS my husband Rajendra R. Chaturvedi, my son Master Tapas R. Chaturvedi through his father and natural guardian Rajendra R. Chaturvedi and myself are members of the Association of Persons known as "Shreepati Towers" (R. R. Chaturvedi) (hereinafter referred to as the said AOP), and carrying on business inter alia of purchase, development and sale of various properties

AND WHEREAS due to my other pre-occupation I am unable personally manage the said business and execute documents with respect thereto.

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2006

ICICI Bank Ltd.
Pali Bazar Mansarovar, 50,
Bombay Samachar Marg,
Fort Mumbai - 400 001
B-5, ST/VIC/E, 101/18/2005,
740 10 751
For ICICI Bank Ltd.
Stamp Duty
R. 0000209-985399
DEC 15 2006

AND WHEREAS under the circumstances, I am desirous of appointing my husband RAJENDRA R. CHATURVEDI as my true and lawful attorney to do for me, in my name and on my behalf the following acts, deeds, matters and things in respect of the said properties including to sign and execute necessary documents as hereinafter mentioned.

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH THAT, I, VEENA R CHATURVEDI do hereby nominate, constitute and appoint the said RAJENDRA R. CHATURVEDI to be my true and lawful Attorney (hereinafter referred to as "the said Attorney") to do for me, in my name and on my behalf all acts, deeds, matters and things as hereinafter appearing viz.

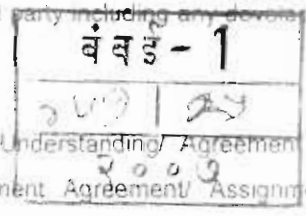
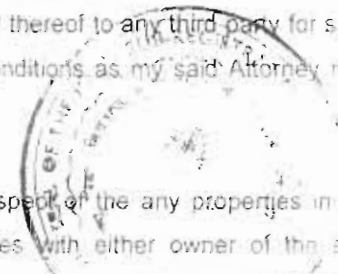
1. To negotiate for and purchase and acquired properties in the name of the said AOP or its nominees or to acquire development rights in respect of the said properties in the name of the AOP or its nominees for such consideration and on such terms and conditions as said Attorney may deem fit

To sell any of the properties acquired or owned by the said AOP and grant development rights in respect thereof to any third party for such consideration and on the terms and conditions as my said Attorney may deem fit

3. To enter into joint venture in respect of the any properties in the name of the said AOP or its nominees with either owner of the said properties or in the event of the properties are owned by the said AOP

4. To enter into Joint Venture any third party including any developers etc.

5. To prepare the Memorandum of Understanding/ Agreement for Sale / Agreement to Assign/ Development Agreement/ Assignment Lease/ Conveyance etc. of the said properties or any part thereof on the agreed terms with purchaser/ developer etc. finalise such Memorandum of Understanding/Agreement for Sale/Development Agreement/ Agreement to Assign/ Conveyance/ Lease/ Assignment etc. and to sign/execute said Memorandum of Understanding/Agreement for Sale/ Agreement to Assign /Development Agreement/Conveyance/Lease/ Assignment etc. (hereinafter



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jointly referred to as "the said documents") of the said properties or any part thereof and receive deposits and/or earnest and other amounts/consideration from purchaser/developer etc of the said properties from time to time and give receipts and discharges for the same.

6. To otherwise deal with or dispose off my interest in the said properties in any manner as my attorney may deem fit and for that purpose to make prepare the required documents/assurances/declarations etc as my said Attorney may deem fit and receive in my name deposits and/or other amounts from any reason from time to time and give receipts and discharges for the same

7. To execute other documents and assurances in respect of the said properties and to do all other acts, deeds, matters and things in relation thereto.



8. To apply to and enter into correspondence with the Competent Authority (Urban Land (Ceiling & Regulation) Act 1976, Talati Mamlatdar, Tahsildar, City Survey Officer, Town Planning Officer, Assessor & Collector, Mumbai Municipal Corporation, B.E.S.T and all the Public or Private bodies or authorities including for the purpose of making necessary mutation entries in respect of the said properties for obtaining necessary permission for development, sale, transfer etc or any of them as the said Attorney may desire as also to sign all necessary forms etc as may be required therefore.

9. To appear before the collector or any other local Revenue and Municipal Authorities to make changes, and alterations in the Properties register Card and to bring the said properties in the names of present Owners and myself if not already in our names and thereafter in the name/s of the purchaser/transferee

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10. For the above purposes to pay necessary deposits, fees and other amounts as necessary and to sign all applications, writings, deeds, confirmations indemnities, documents, letters, etc as may be necessary.



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11 To make the necessary declaration under the Urban Land (Ceiling & Regulation) Act, 1976 required for the purpose of registration of the conveyance with the registering authorities

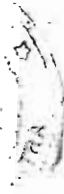
12. To appear before the Sub-Registrar of Assurances or any other competent Authority and present and lodge in the office of the Sub-Registrar of Assurances at Mumbai and/or at Bandra and/or at any other relevant office of the Sub-Registrar any of the aforesaid documents and to admit execution of the same and to do all acts and things necessary for effectively registering the said documents

13. In the event any defects or errors are noticed in any of the documents, instruments, writings that may be made and executed by said Attorney then and in such event to make, sign execute and deliver Deeds of Rectification or otherwise to carry corrections in the original documents and instruments.



14. In the event at any point of time if any confirmation of any of the documents is required to be made then and in such event the said Attorney shall make, sign execute and deliver necessary Deeds of Confirmation in respect of any of the deeds documents instruments and writings as they may be required and if so required to remain present in person and to confirm the said documents

15. If so required to appear before the Superintendent of Stamps and/or the Collector of the Stamps and make necessary correspondence in respect of the sale/development rights etc in respect of the said properties



16. To submit any of the aforesaid documents whether before or after execution to the Collector or the appropriate authority with the Bombay Stamp Act for adjudication of the market value and stamp duty payable thereon and pay the necessary adjudication fee

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Collector, Municipal

17 To appear before Talati Mamladar, Corporation, or any other authority in connection with the said properties for effectuating the transfer of the said properties in favour of the purchaser/developer.

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18. To manage the said properties as may be necessary.

19. My said Attorneys are hereby authorised to amalgamate the said property with the other properties and also to amalgamate with adjoining property/properties and in the manner my said attorney may deem fit and proper and to further divide sub-divide the same into plots after amalgamating the same.

20. To pay all outgoings including municipal and other rates, cess, taxes, charges in respect of the said properties from time to time.

21. To recover rent from tenants, occupants, Licensees, encroachers, if any whether authorised or otherwise and to issue receipt thereof.

22. To negotiate with the tenants, occupants Licensees or encroachers, if any to get the vacant possession of the premises in their occupation and for that purpose to enter into a compromise or settlement in any suits or litigation or proceeding before any court or authority whatsoever and in the manner the said Attorneys may deem fit and



proper
To accept service of any writ, summons or other legal process or notice and to appear in all proceeding including Appeals therefrom and to represent in any Court including the Co-operative Court and before all Magistrates judicial, revenue or other officers and Tribunals, the Registrar of Societies, etc. whatsoever as by the Attorney shall be thought advisable and to commence any suit action or other proceedings in any Court of justice and before any public officer or Tribunal in respect of the said shares and the said properties whatsoever and the same action suit or proceedings to prosecute or discontinue or become non-suit therein, the Attorney shall see cause And also to take such other lawful ways and means including proceedings in execution, distress, distraint and the like touching or concerning or otherwise in respect of the said properties and also to appoint pleaders, advocates, solicitors, and legal advisers to prosecute or defend in the premises aforesaid or any of them to remove and other or others to appoint in their place and to pay them such fees and remuneration as the Attorney shall think fit or be advised And for all or any of the purposes aforesaid to sign execute deliver file all necessary vakalatnamas, Warrants of Attorney, plaints, petitions, applications,



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defences, statements accounts, Declarations, affidavits and other documents papers and writings

24 TO MAKE necessary Affidavits, declarations indemnities undertakings and bonds and other documents required to be made and signed in connection with the said properties.

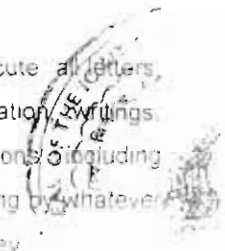
25 To sign and execute all papers

26. TO APPOINT substitutes or substitute in place of my attorney with the same powers as are herein containing or limited powers by executing one or any number of Powers of Attorney in favour of such substitute or substitutes and at his will and pleasure to remove and to appoint other or others in their place and my Attorney shall also be entitled to authorities such a substitutes or substitute and to appoint other or others in the place with the same or limited powers and to make all such powers of attorney or other documents that may be executed by my Attorney or by substitutes or substitute appointed by my Attorney irrevocably

27. AND GENERALLY to do all or any acts in relation to dispose of and/or effectively deal with any matter connected with the said properties and all other matters in relation thereto in which we may be interested and concerned and on my behalf to execute and to make and do all instrument, acts, deeds, things and matters as fully and effectually in all respects as we would do if personally present

28. For any of the aforesaid purposes, to sign and execute all letters, correspondence, deed of confirmation, deed of rectification, writings, documents forms, proformas, undertakings, declarations including declaration on title, affidavits, indemnities or any other writing by whatever name called as may be found necessary by my said Attorney

29. And we hereby for ourselves and for my respective heirs, executors and administrators agree and undertake to ratify and confirm all and whatsoever my said Attorney or their substitute or substitutes shall lawfully do or caused to be done by virtue of these power hereby given and same shall be binding on us and shall be in full force and effect



Vr

12-1-1
2021
2021

IN WITNESS WHEREOF I have hereunto set my hand at Mumbai
this 19th day of December 2006.

SIGNED AND DELIVERED by the
with named
VEENA R. CHATURVEDI

in the presence of

Sarmin A. Owai
S. S. Prasad B. Gaud

)
)
) Veena Chaturvedi

Before me



NAME

PHOTO

LEFT
HANDTHUMB
IMPRESSION

1) VEENA R. CHATURVEDI

Veena Chaturvedi



2) RAJENDRA R. CHATURVEDI

Rajendra



Identified and Explained by

Masranga
G. K. Nathoo

Notary Public
Explanation Court, Maharashtra High
Court, 22702687, Mobile 0223462000



BEFORE ME

T.T. SHAHARE
NOTARY, GREATER MUMBAI

19 DEC 2006

TRUE COPY
CERTIFIED BY ME
T.T. SHAHARE
GREATER MUMBAI

21 DEC 2006

श्री श्री - 1
802/30
ER000

DATED THIS DAY OF 2000

FROM

MRS. VEENA R. CHATURVEDI


TO

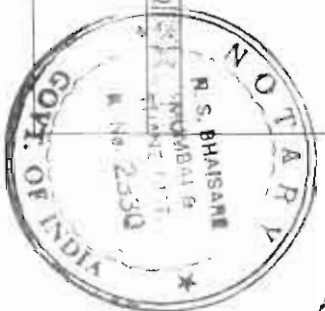
MR. RAJENDRA R. CHATURVEDI

POWER OF ATTORNEY



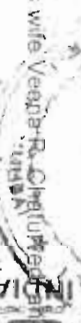
FRANKING DEPOSIT SLIP

 CICI Bank									
Customer Copy									
Date 19/12/56									
Pay to: CICI Bank Ltd. A/c Stamp Duty									
<table border="1"> <tr> <th>Franking Value</th> <th>No.</th> <th>Rs.</th> <th>Paise</th> </tr> <tr> <td></td> <td></td> <td>100</td> <td>00</td> </tr> </table>	Franking Value	No.	Rs.	Paise			100	00	
Franking Value	No.	Rs.	Paise						
		100	00						
Service Charges									
Total									
Name of Stamp duty paying party Smt. Veena R. Chaturvedi Mrs. Rajendra R. Chaturvedi									
STILL THINGS ARE NOT THE AVENUE OF THE FUTURE									
DD. Cheque No. <u>Cash</u>									
Drawn on Bank _____									
(For use of Banks Use only) ORDER									



TO ALL TO WHOM THESE PRESENTS I RAJENDRA
 RAMESHCHANDRA CHATURVEDI of Mumbai Indian Inhabitant,
 residing at Flat No 4401 4th floor, Shreepati Arcade - A R K Marg, Nana
 Chowk, Mumbai - 400 036 in my personal capacity as also the
 Constuted Attorney of Mrs. Veena Rajendra Chaturvedi and as father
 and natural guardian of Master Tapas Rajendra Chaturvedi aged 17
 do SEND GREETINGS.

WHEREAS the Donor alongwith his wife Veena R. Chaturvedi and
 minor son Tapas R. Chaturvedi are the members of association of
 persons known as Shreepati Towers (R. R. Chaturvedi) (hereinafter
 referred to as THE SAID ATTORNEY) interalia are carrying on
 business of purchase, development and sale of properties



4401-1
2007/39
1. 2009

L.C.I.C.I Bank Ltd.
 Bank Branch: Barstion, 20,
 Bombay 50, (Mumbai),
 Fort, Mumbai - 400 001
 D-5, STREY, R. 1011-79, 2005
 740 TO 7-11
 173385
 0000200K-885399
 MAHARASHTRA
 DEC 19 2006

AND WHEREAS various documents including agreement for sale development agreement conveyance etc have been executed by me and are required to be executed by me in the course of business of the said AOP for myself and in my capacity as the Constituted Attorney of Mrs. Veena R. Chaturvedi and father and natural guardian of Tapas R. Chaturvedi from time to time (hereinafter referred all such documents either already executed by me and/or to be executed by me in future are jointly referred to "the said documents")

AND WHEREAS due to my other pre-occupation including supervision at sites, administrative work and due to the fact that I am required to travel out of Bombay from time to time and therefore I am unable to attend the office of the Sub-Registrar of Assurances to lodge and admit the execution by me on various documents personally

AND WHEREAS in these circumstances, I am desirous of appointing one SHRI SANTOSH S. POYREKAR as my true and lawful attorney interalia to lodge the said documents and admit execution thereof before the appropriate Sub-Registrar

NOW KNOW YE ALL AND THESE PRESENTS WITNESSETH that I, RAJENDRA RAMESHCHANDRA CHATURVEDI in my personal capacity as also the Constituted Attorney of Mrs. Veena Rajendra Chaturvedi and as father and natural guardian of Master Tapas Rajendra Chaturvedi, do hereby nominate, constitute and appoint one SHRI SANTOSH S. POYREKAR to be my true and lawful attorney to do for myself and on my behalf the following acts, deeds and things i.e.

1 TO present and lodge in the office of the Sub-Registrar of Assurances at Bombay and/or at Bandra and/or at any other relevant office of the Sub-Registrar the said documents executed by me and to admit execution of the same and to do all acts and things necessary for effectively registering said documents.

2 AND I DO HEREBY for myself, my heirs, executors and administrators agree to ratify and confirm all and whatsoever my said Attorney shall or purport to do or cause to be done by virtue of these presents.



वै. सं. - 1
05/01/22
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IN WITNESS WHEREOF I have hereunto set my hand at Mumbai
this 19th day of December 2006.

SIGNED AND DELIVERED
by the withinnamed
RAJENDRA RAMESHCHANDRA CHATURVEDI

in the presence of
1) Priva Parkar
(PRIVA PARKAR)

2) Santosh S. P. Vybekar
(SANTOSH S. P. VYBEKAR)

)
)
) Priva
)

Before me,

NAME ADVOCATE PHOTO LEFT HANDTHUMB IMPRESSION

(1) SHRI RAJENDRA R. CHATURVEDI

Priva



(2) SHRI SANTOSH S. P. VYBEKAR

Santosh S. P. Vybekar



बंबई-1
25/12
2006

श्री राजेंद्र रमेशचंद्र - वडुवा

हस्त

अवस्था



नगर प्रशासनाच्या माध्यमातून २००७/२००८
श्री. राजेंद्र रमेशचंद्र - वडुवा व श्री. राजेंद्र रमेशचंद्र - वडुवा यांच्या
मधील संपत्तीच्या संबंधित न्यायिक न्याय विवाह व न्यायिक
नोटाफीकेशन व न्यायिक न्यायिक न्यायिक न्यायिक न्यायिक
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हानी नाही. याची न्यायिक न्यायिक न्यायिक न्यायिक न्यायिक
विषयक न्यायिक न्यायिक न्यायिक न्यायिक न्यायिक न्यायिक

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27 DEC 2006



सह दायम निबंधक
बुधई शहर

ATTESTED TRUE COPY

N. S. BHAIYARE
NOTARY
MUMBAI & THANE DIST.

28 DEC 2006

बंबई-१
१७३/३३
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.....
DATED THIS __ DAY OF _____ 2006
.....

FROM

RAJENDRA RAMESHCHANDRA
CHATURVEDI

TO

SHRI SANTOSH S POYREKAR

POWER OF ATTORNEY



PERMANENT ACCOUNT NUMBER
AACCA/631A

ARZARIL INVESTMENT AND FINANCE PVT LTD

1. 1. 1990

Handwritten signature
Stamp: Stamp Here
Date: 10/05/2000

Arzari Investment and Finance Pvt. Ltd
Handwritten signature



बं. व. सं. - १	
४५२	२५
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PERMANENT ACCOUNT NUMBER
AAPFS8232F



SHREEPAT TOWERS

24-10-2000

REGISTRATION CHARGE



वंचर्डे - 1
४१७ / ३५
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**Office of The Additional Collector & C.A.,
U.L.C., Brihanmumbai**

Administrative Building No. 100, Government Colony, Bandra (E), Mumbai-51

No. C/ULC-D-XV/WS-258/06

Date: 11-30-5-2006

To
Mr. Kamal W. D. Govindhan (Treasurer) Ruparel
and Shrikant S. D. Govindhan (Jadav) Ruparel
C/o. Kadakia N.K., Architect
Sardar Griha Building,
Room No. 176, 4th Floor,
198, L.I. Road, Crawford Market,
Mumbai-400 002

Subject: The Urban Land (Ceiling & Regulations) Act, 1976.

Issue of no objection certificate for transfer of the property
bearing C.S.No.372 of Girgaon Division in Mumbai City
for an area adms. 3224.94 sq.mtrs.

Ref:- Your application dt. 24/5/2006.

Please refer to your application dated 24/5/2006 on the subject cited above you have requested this office for grant of permission for transfer in respect of the above property bearing C.S.No.372 of Girgaon Division in Mumbai City for an area adms. 3224.94 sq.mtrs.

It is seen from the L.S. Plan in respect bearing C.S. No.372 of Girgaon Division in Mumbai City for area adms. 3224.94 sq.mtrs the structure is shown by black ink. Further it is seen from the copy of Assessment bills issued by Municipal Corporation of Greater Mumbai that the above said structures assessed prior to commencement of Urban Land (Ceiling & Regulation) Act, 1976. This office staff works out the area under plinth 1656.75 sq. mtrs., land appurtenant 1656.75 sq.mtrs., Additional land appurtenant 63.11 sq.mtrs. The above said structure is non-vacant land and there is no surplus vacant land in the said land.

Part of the land in question is vacant land by virtue of section 17 of Urban Land (Ceiling & Regulation) Act, 1976. As per judgement passed by Hon'ble Supreme Court in case of Shri Bhimsinghji Vs Union of India (AIR 1981 SC 2241) the land, which is covered by authorized structures, can be transferred without any restriction. In view of the above position, this office has no objection from U.L.C. point of view to transfer the above land.

However this letter is issued at your risk in respect of any dispute regarding title over these lands and subject to following conditions.

- 1) that the information documents furnished by you are correct and genuine.
- 2) that if it is found hereinafter that the information documents supplied by you are incorrect, you will be liable for consequences as per law.



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४६३/३८
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TRUE COPY
ATTACHED BY ME
[Signature]
NOTARY PUBLIC, B.M.C., MUMBAI

12 JAN 2007



Thursday, June 01, 2006
1:32:24 PM

Original
नॉदणी 39 म

पावती

पावती क्र 5549
दिनांक 01/06/2006

गावाचे नाव गिरगाव
दस्तऐवजाचा अनुक्रमांक 05465 - 2006
दस्ता ऐवजाचा प्रकार अनिहस्तारणपत्र

सादर करण्याचे नाव: राहुन डेव्हनराव प्र लि सर्व संघालक
अनुल वी गाधी

नॉदणी री 70000.00
नक्कल (अ. 11(1)), पृष्ठांकनाची नक्कल (अ. 11(2)),
रजवात (अ. 12) व छायाचित्रण (अ. 13) -> एकत्रित री (43)
एकूण रु 30860.00

आपघास हा दस्त अदाजे 4:07PM वा उरलेला मिळेल

DELIVERED
ON 1/6/06

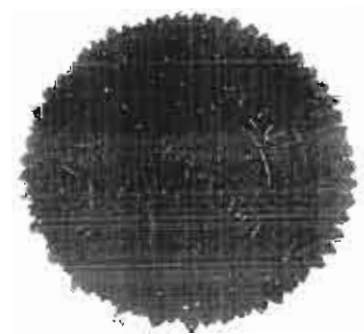
दुय्यम निबंधक
दस्तावेज

बाजार मूल्य: 8755000 रु. नॉददला 54000000 रु.
भरलेले मुद्रांक शुल्क: 437750 रु.
दस्ताऐवजा प्रकार: बीडी/धनाकर्षाद्वारे.
बँकेचे नाव व पत्ता: बीक अँड बरोडा - मु. ६.
बीडी/धनाकर्ष क्रमांक: 235918; रक्कम: 30000 रु. दिनांक 01/06/2006

वं/व डी - 1
20 9



Received from *Shri. ...*
 stamp duty of Rs. *4,37,200/-* for
the ...
 Certificate No. *3388719*
 of Rs. *4,37,200/-*



THIS INDENTURE made at Mumbai this *31st* day of
May in the Christian year two thousand &
 BETWEEN
 SMT. LAMIBAI W/O. GORDHANDAS JADAVJI
 RIPAREL and SHRIKANT S/O. GORDHANDAS JADAVJI
 RESIDENT with of Mumbai Indian Independent, residing at Kopegaon
 House, Kidge Road, Opp. Malabar Hill Police Station, Wakeswar,
 Teenbarti Mumbai 400 006 hereinafter referred to as "THE FIRST
 VENDORS" which expression shall unless it be repugnant to the
 context or meaning thereof be deemed to mean and include their
 respective heirs, executors, administrators and assigns.

THE SEAL OF THE MUMBAI MUNICIPAL CORPORATION
 THE SEAL OF THE MUMBAI MUNICIPAL CORPORATION
 THE SEAL OF THE MUMBAI MUNICIPAL CORPORATION
 RECEIVED BY THE FIRST VENDORS
 1955-1956
 1955-1956
 1955-1956

AND

SRIDEVIBEN WD/O NARANDAS JADAVJI of Mumbai Inhabitant residing at Ruparel House, Ridge Road, Opp. Malabar Police Station, Walkeshwar, Teenhat, Mumbai 400 006 here referred to as "THE SECOND VENDOR" (which expression unless it be repugnant to the context or meaning thereof be deemed to mean and include her heirs, executors, administrators and assigns) of the Second Part

AND

M/S. ROHAN DEVELOPERS PVT LTD a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Gordhan Building, No 11, 2nd floor Dr. Parikh Street Prarthana Samaj Mumbai 400 004 hereinafter referred to as "THE PURCHASERS" (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include the successors and assigns) of the Third Part

WHEREAS:

the Deed of Conveyance dated 3rd August 2003 registered with the office of the Sub-Registrar of Assurances

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2003



चक्र-1
2003

Bombay under Sr. NO. BOM-3794 of 1937 Bai Mithibhai wd/o Lalji Doongersey and Bai Parvatibai Wd/o Jadasai Doongersey purchased and acquired the property lying and being situated at Khattarali Lane bearing C.S. No. 372 of Girgaum division, admeasuring 3857 sq yds. equivalent to 3124.94 sq mtrs. (which property is more fully described in the SCHEDULE hereunder written and delineated with red colour boundary line on the plan annexed hereto and marked as "ANNEXURE "A"" (for the sake of brevity hereinafter regard to as "the said property") for the consideration in and on the terms and conditions set out therein



(b) Smt. Mithabai Wd/o, Lalji Doongersey died intestate at Bombay on 12th January, 1942 when her husband Lajji Doongersey having died on 23rd November, 1932) leaving behind two Nephews Gordhadas Jadasai Ruparel and Narandas Jadasai as her only heirs and legal representatives according to the law by which she was being governed at the time of her death.

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(c) The said Bai Parvatibai Wd/o Jadasai Doongersey died intestate at Bombay on 12th July, 1969 leaving behind her two sons Gordhadas Jadasai Ruparel and Narandas Jadasai



सब ई-1
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२००३

Ruparel as her only heir and legal representative to the law by which she was being governed at the time of her death.

(d) In the circumstances stated hereinabove, the said Gordhandas Jadavji Ruparel and Narandas Jadavji Ruparel each had one half i.e. to say 50% undivided share, right, title and interest in the said property more particularly described in the Schedule hereunder written

(e) Gordhandas Jadavji Ruparel died intestate at Bombay on May, 1973 leaving behind the First Vendor herein as his only heirs and legal representatives according to the law by which he was being governed at the time of his death.



बं वं - 1
21/84
2003

(f) Narandas Jadavji Ruparel died intestate on November 1986 leaving behind the Second Vendor herein as his only heir and legal representative according to the law by which he was being governed at the time of his death.



(g) In the circumstances stated hereinabove, the said Narandas and the Second Vendor herein has one half i.e. 50% undivided share, right, title and interest in the said property more particularly described in the Schedule hereunder written.



बं वं - 1
21/84
2003



share, right, title and interest in the said property more particularly described in the First Schedule hereunder written

(b) For the purpose of convenience the first vendors and Second vendor so far as the context so permits are hereinafter referred to as the Vendors

with the said property more particularly described in the First Schedule hereunder written there as well as the said-entirely known as "Amarwadi" which are all constructed prior to 1930 and which are in use and occupation of the tenants/occupants, details whereof are as more particularly described in the schedule annexed hereto and marked as ANNEXURE "B"



Permanent Account No. of the parties hereto are as under:

SMT. LAXMIBAI WD/O
GORDANDAS JADAVJI RUPAREL ACRPR 9450 L

SHRIKANT S/O. GORDANDAS
JADAVJI RUPAREL ACIPR 5549 M
(FIRST VENDORS)

SRIDEVIHEN WD/O NARANDAS JADAVJI SNR ADQPR 2691 R
(SECOND VENDOR)

M/S. ROHAN DEVELOPERS PVT. LTD. - AACCA7661A
(PURCHASER)

बचत-1
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बचत-1
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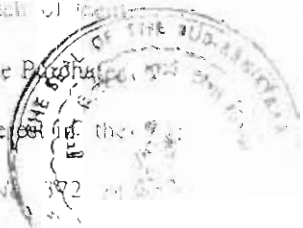


(k) The Vendors have agreed to sell transfer and convey their respective undivided share, right title and interest in the property alongwith structures standing thereon and more particularly described in the First Schedule hereunder written unto the Purchaser and the Purchaser has agreed to purchase from the Vendors the said property more particularly described in the First Schedule hereunder written for consideration and on the terms and conditions agreed to between the parties hereto as appearing hereinafter.

NOW THIS INDENTURE WITNESSETH that in pursuance of the said Agreement and in consideration of the sum of Rs.54,00,000/- (Rupees Fifty Four Lacs only) paid by the Purchaser being the full purchase prior to the execution of these presents and payable by the Purchaser to the Vendors the receipt and acknowledgement of the Vendors do and each of them doth hereby acknowledge and of and from the same and every part thereof and the Vendors do and each of them doth hereby fore ever acquit release and discharge the Purchaser) THEY the Vendors do and each of them doth hereby grant, sell, assign, transfer and assure unto the Purchaser herein their respective undivided share, right title and interest in the property situate lying and being at Lane, bearing C.S. No. 382 of Girgaum division, measuring 385 sq yds equivalent to 0.224 ha.

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 ५४००००/-
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बचत-1
 ५४००००/-
 २०००



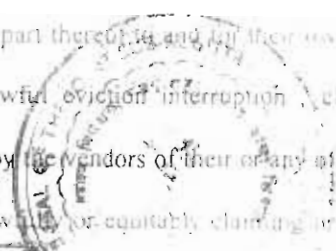
sq.mtrs., and more particularly described in the SCHEDULE hereunder written and delineated with red colour boundary lines on the plan annexed hereto and marked as Annexure A (hereinafter referred to as "the said property") TOGETHER WITH all and singular, houses, outhouses, courts, yards, areas, compounds, sewers, ditches, fences, trees, drains, ways, paths, passages, common, gullies, walls, waters, water courses, plants, lights, liberties, privileges, easements, profits, advantages, rights, members and appurtenances whatsoever to the said property or any part thereof belonging or in anywise appertaining to or with the same or any part thereof now or at any time heretofore usually held used, occupied or enjoyed therewith or reputed or known as part or member thereof to belong or be appurtenant thereto AND also together with all the deeds, documents, writings, vouchers and other evidence of title, relating to the said piece or parcel of land or ground hereditaments and property or any part thereof AND ALL the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever at law and in equity of the Vendors into out of or upon the said property or any part thereof TO HAVE AND TO HOLD all the singular the said property, hereby granted, released, conveyed and assured and intended or expressed to be with them every of their rights, members and appurtenances unto and to the use and benefit of the Purchaser forever SUBJECT HOWEVER to the payment of all

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 २-०-६



बवई-1
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 २-०-६

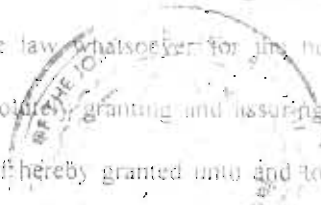
rents, rates, taxes, assessments, dues, and duties now chargeable on the same or hereafter to become payable to the Government or authority or any other public body in respect thereof with full and liberty to continue with the various Court proceedings now pending for the sole and exclusive benefit of the purchasers of the proceedings AND THE Vendors do hereby covenant and warrant for themselves their respective heirs, executors and administrators a covenant with the purchaser that notwithstanding any act, deed or thing whatsoever by the Vendors or by any persons or persons lawfully or equitably claiming by them, through either or either of them made, done, committed omitted or willingly suffered in any way contrary they the Vendors now have in themselves good right, full power and absolute authority to grant, release, convey and assure the said property hereby granted, released, conveyed or assured intended so to be unto and to the use of the purchaser of the aforesaid AND that it shall be lawful for the purchaser and his heirs, time and at all times hereafter peaceably and quietly to hold, sit upon, have occupy possess and enjoy the said property hereby granted with their appurtenances and receive the rents, issues and profits thereof and of every part thereof and for their own use and for their heirs without any suit, lawful eviction, interruption, claim and demand whatsoever from or by the vendors of their or any of them from any person or persons lawfully or equitably claiming or to be claimed by



बख्त-1
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बख्त-1
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under or in trust for them or any them AND that they and their heirs and
 freely and clearly and absolutely acquitted exonerated released and
 forever discharged or otherwise by the vendors well and sufficiently
 saved, defended kept harmless and indemnified of from and against
 all former and other estates, titles, charges and encumbrances
 whatsoever either already or to be hereafter had made, executed
 occasioned or suffered by the vendors or by any other person or
 persons lawfully or equitably claiming or to claim, by, from under or
 in trust for them or any of them AND FURTHER that they the
 vendors and all persons having or lawfully claiming or to claim any
 estate right title or interest at law or in equity in the said property
 hereby granted or any part thereof by be and under or against themselves
 the vendors or their respective heirs or any of them shall and will from
 time to time and at all times hereafter at the request and costs of the
 purchaser do and execute or cause to be done and executed in such
 further and other lawful and reasonable acts, deeds, things, matters,
 conveyances and assurances in the law whatsoever for and better
 further and more perfectly and absolutely granting and assuring the
 said property and every part thereof hereby granted unto and to the
 use of the Purchaser in manner aforesaid as shall or may be
 reasonably required by purchaser its successors or assigns or its
 counsel in law बई-1



बवई-1
३४६९/१
२००६

बवई-1
३४६९/१
२००९

IN WITNESS WHEREOF the Vendors herein have here set and subscribed their respective hands the day and year hereinabove written

THE SCHEDULE ABOVE REFERRED TO :

(Description of the Property)

All that piece or parcel of land lying and being at Khatiwadi admeasuring 3857 sq.yds equivalent to 3,24,94 sq.ft. and reg in the Book of Collectors of Land Revenue under No. 100 New Nos. 125, 1427 Old Survey, 468 and New Survey Nos. 7576, 2,7196 and Cadastral Survey No. 377 of Girgaon District known as Amarwadi and bounded as follows:

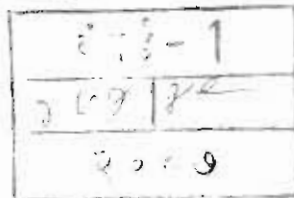
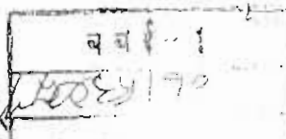
On or towards the North - Partly by property bearing C.S. No. 377 and partly by property bearing C.S. No. 381
On or towards the East - By the road known as Nath Madhav Lane
On or towards the West - By property bearing C.S. No. 370
On or towards the South - By the properties bearing C.S. No. 380, 370-255, 370 and 230

SIGNED AND DELIVERED BY THE WITHIN NAMED FIRST VENDORS

(1) SMT. LAXMIBAI W/O GORDHANDAS JADAVJI RUPAREL and
(2) SHRIKANT S/O GORDHANDAS JADAVJI RUPAREL

IN THE PRESENCE OF

1. *A. P. Palel*
2.



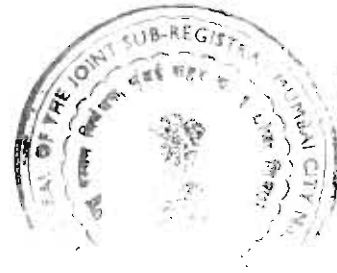
SIGNED AND DELIVERED BY THE
WITHIN NAMED SECOND VENDOR
SRIDEVIBEN W/O NARANDAS JALAWATI
IN THE PRESENCE OF

- 1. A. R. Patel
- 2. Rajendra T. Mehta

SIGNED AND DELIVERED BY THE
WITHIN NAMED PURCHASER
M/S. ROHAN DEVELOPERS PVT. LTD.
IN THE PRESENCE OF

[Signature]
Director

- 1. A. R. Patel
- 2. Rajendra T. Mehta



बं व ३ - १
५४३५ / १९९



बं व ३ - १
२५ / १४०
२००७

Received the day and year first hereinabove written a sum of Rs. 9,00,000/-

(Rupees Nine Lacs only) by cheque bearing

No. 749298 in favour of Shrikant Ruparel and

sum of Rs. 9,00,000/- (Rupees Nine Lacs only);

by cheque bearing No. 749299 in favour of

Laxmibai G. Ruparel and sum of Rs. 9,00,000/-

(Rupees Nine Lacs only) by cheque bearing

No. 749300 in favour of Shridevi N. Ruparel

all dated 26th August 2004 drawn on Bank of

Baroda, Prathna Samaj Branch and a further

Rs. 5,00,000/- & Rs. 4,00,000/- in all aggregating to

sum of Rs. 9,00,000/- (Rupees Nine Lacs only)

by cheque bearing No. 006854 in favour of

Shrikant Ruparel and sum of Rs. 9,00,000/-

(Rupees Nine Lacs only) cheque bearing

No. 006855 in favour of Laxmibai G. Ruparel

and a sum of Rs. 9,00,000/-

(Rupees Nine Lacs only) by cheque bearing

No. 006856 in favour of Shridevi N. Ruparel

all dated 29th 2006, drawn on Bank of

Baroda Prathna Samaj Branch, aggregating to

Rs. 54,00,000/- (Rupees Fifty Four Lacs only)

full purchase price payable by the purchaser to us) Rs. 54,00,000/-

WITNESSES:

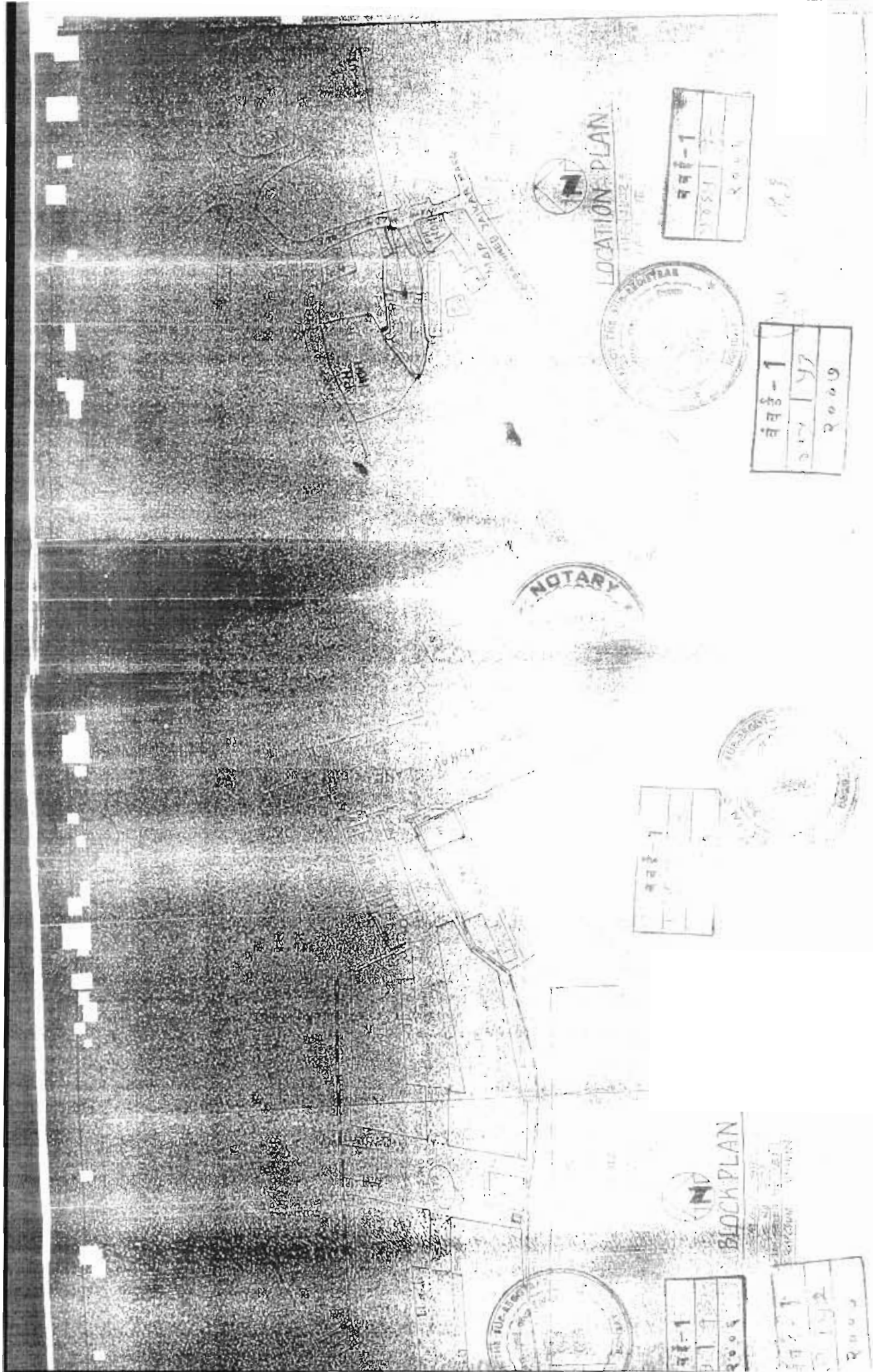
1. *A.P. Patel*

2. *Rajendra*

THE JOINT SUB-REGISTRAR SAY RECEIVED.
LAXMIBAI W/O GORDHANJI JADAVJI RUPAREJI
SHRIKANT S/O GORDHANJI JADAVJI RUPAREJI
FIRST VENDORS.



SRI DEVIHIN W/O NARANDAS JADAVJI RUPAREJI
2nd SECOND VENDORS
5389 740
26/9/17
2006



LOCATION PLAN



44-1	1977	2000
1	1	1
1	1	1



44-1	1977	2000
1	1	1
1	1	1



44-1	1977	2000
1	1	1
1	1	1

BLOCK PLAN



44-1	1977	2000
1	1	1
1	1	1

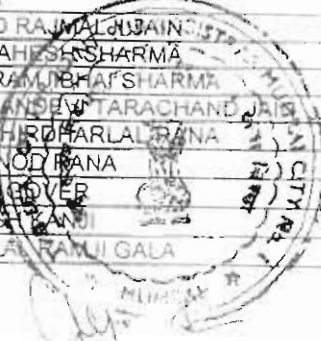
44-1	1977	2000
1	1	1
1	1	1

ANNEXURE "B"

AMARWADI

BLDG. NO.52, 52E (ROOM NO.1 TO 116D)

R.NO	NAME OF TENANTS	RENT	AREA
1	LALLUBHAI SUKHABHAI	135	
2	LAXMAN KESHAV	135	
3	ARUN ANNA KHARADE	135	
4	RAGHUNATH BALAJI	135	
5	SHREEDAR VISHNU	135	
6	GANPAT RAMCHANDRA	135	
7	DHARA JANAK ZAVERI	135	
8	JAGANATH GANESH	135	
9	JAYSINGH NANABHAI PANSARE	135	
10A	SMT.VEENA UTTAMCHANDJI JAIN	78	
10B	JAGDISH MOHANLAL	88	
11A	AMBALAL MANKANJI PATEL	70	
11B	AMBALAL MANKANJI PATEL	70	
12	GANESHIRAM DAYARAM	135	
13	VITHAL HARIBHAU	135	
14A	SULOCHANA SHANKAR THEPE	135	
14B	KALIDAS VINAYAK SALUNKE	135	
15A	NISHI BHUSHAN RANE	135	
15B	MAHADEO SAVLARAM	135	
16	ANANT YESHWANT RANE	135	
17	VIJAY NARAYAN SHETTY	135	
18	BABURAO NARAYAN	135	
19	NARAYAN TRAMBAK GOKHALE	135	
20	DWARKANATH VITHOBA	135	
21	SUREKHA S. KAREKAR	135	
22	ATMARAM VITHAL UTTIKAR	135	
23	RAMKRISHNA VITHAL SAWANT	135	
24	ARVIND YESHWANT DEVRUKAR	135	
25	DURLABHDAS PREMJI PATEL	135	
26	VASUDEV VITHAL	135	
27	JAYRAM NATHOBA	135	
28	GAJANAND VASUDEO	135	
29	LUNIDEVI GADAMCHAND BOKADIA	135	
30	SMT. AMRUTZEN GIRISHBHAI GALA	135	
31	BABAN SHREEKRISHNA TIWARI	135	
32	DHIRAJLAL BHANJI GALA	135	
33	CHANDULAL MANGALDAS SHAH	135	
34	MANILAL JEEVRAJ	135	
35	NAROTHAMDAS KUBERJI	135	
36	PARMANAND HIRALAL SHAH	135	
37	DEVANG PARMANANDBHAI SHAH	135	
38	GOVIND BABU RESHIM	135	
39	ASHWIN RAMJI GALA	135	
40	AMBALAL TARACHAND JAIN	193	
41	KANCHANLAL HIRALAL MUNSHI	212	
42	H.H TRIVEDI	193	
43	TARACHAND RAJMAL JUBAIN	178	
44	KALPANA MAHESH SHARMA	178	
45	GENDABAI RAMJIBHAI SHARMA	178	
46	SMT KANCHANDEVI TARACHAND JAIN	178	
47	VINODRAI GHIRDHARLAL RANA	178	
48	RADHIKA VINOD RANA	178	
49	SHAH KANJIBHAI GOVER	178	
50	SHAH JAYESH RAMJI	178	
51	TANSHUKHLAL RAMJI GALA	178	



52	GEETABEN PRAKASHCHAND KANDHAR	151	241
53	PRAKASHCHAND R. KANDHAR	151	241
54	NATHUL KAPOORCHAND JAIN	151	241
55	SMT. PAVANDEVI KHEMCHAND BHANSALI		
56	KHEMCHAND OAKCHANDJI BHANSALI	151	241
57	PRAHLAD POOJIRAM VYAS	151	241
58	JAMANLAL UDAYLAL PANCHOLI	140	195
59	MITIKA NITUL MEHTA	158	241
60	SURYAKANT NARAYANDAS MEHTA	158	241
61	BHUPATRA LAVJI	158	241
62	DILIPKUMAR NAINMALJI JAIN	158	241
63	MANILAL KARMAL CHHADVA	158	241
64	GEETADEVI HIRSINH PUROHIT	158	241
65	PARASMAL MANMAL JAIN	155	241
66	BHARTI AJIT SHAH	212	346
67	RAMESHKUMAR MISHRIMAL SHAH	193	304
68	PRAMILA RAMESHKUMAR SHAH	193	304
69	KAPURCHAND MOTILAL JAIN	332	155
70	GENDIBAI KAPURCHAND	220	304
71	MANJULABEN SURESHKUMAR JAIN	202	304
72	MANOHARBHAI MADANLAL JAIN	153	241
73	HIRALAL BOTTIMAL JAIN	172	172
74	MANJUBEN RADHESHYAM CHORASIYA	172	346
75	ANSURIYA MADANLAL LAKDAWALA	155	241
76	LASH SHANKAR PITAMBER JANI	158	241
77	BHANJI GANGJI FARIYA	158	241
78	PAVANRAJ SURATMAL BUIRAD	158	241
79	NAND KISHORE CHANDULAL	158	241
80	UMERSHI TOKARSHI CHHADWA	158	241
81	ALSHIDEVI MOHANLAL MUTTA	158	241
82	NAINABEN RASIKLAL CHHEDA	158	241
83	DILIP PUNJALAL NISHAR	158	241
84	NALINIBEN JAWAHAR VAIDH	158	241
85	DATAPRAY BELWANT	158	241
86	RAMESHKUMAR JAMATRAJ SHAH	158	241
87	ASHCHANDRA THAKORLAL PANA	158	241
88	PRAKASH PULCHAND PUNAMIYA	158	220
89	GIRISH MGHANLAL JAIN	158	241
90	GANESHMAL AMRATJI JAIN	158	241
91	GANESHCHAND NEMAJI JAND	158	241
92	SMT. MANIDEVI PARASMAL MAGANI	158	241
93	JAYSHREE ATULSAPLARKA	158	241
94	SUMTIBEN CHAMPAKLAL SETHI	158	241
95	PANCTYBEN BABULAL RATHOOL	158	241
96	TANNU KIRIT TATED	193	309
97	ARUNABEN KIRTIKUMAR SHAH	193	309
98	AMRATLAL BALUBHAI	202	306
99	ASHWIN NIHALCHAND SHAH	220	372
100	KHYARILAL DEVILAL AMRAWAT	202	309
101	MAHENDRAKUMAR PUKRAJI JAIN	193	309
102	SANTABEN CHAMPALAL JAIN	193	309
103	POPATLAL MISHRIMAL MEHTA	205	309
104	HARESH NAROTAMDAS MISTRI	169	241
105	SHANTIBEN JAMNALAL JAIN	169	241
106	SHANTILAL PURSOTAM	169	241
107	SURESHKUMAR SARGARMALJI PUNAMIYA	169	241
108	VALLABDAS VASUBHANDAS CHOKSI	158	241
109	CHAMPALAL NISRAJ MUTHIA	158	241
110	JYOTSANABEN RAJENDRAKUMAR MEHTA	158	241
111	SHANTIBHAI MISHRIMAL JAIN	158	241



1-1
2000

2000

Handwritten signature and initials.

112	YASHUMATIBEN MANSUKLAL SETHI	79
113	MOJILAL AMRUTLAL	80
114	INDRAVADAN GIRIJASHANKAR VYAS	81
115	JAYANTILAL BABUBHAI SHAH	82
116 A-B	HARSHAD CHANDRAKAN GHADIYAL	83
116 C	AVINASH DATATREY DHOTRE	84
116D	APARNA AVINASH DHOTRE	85
BUILDING NO. 52A & 52B - ROOM NO. 117 to 199		
117	RAMJI CHHEDALAL	150
118	SUNILKUMAR OMPRAKASH BAJORIYA	150
119	BALKRISHNA OMPRAKASH BAJORIYA	150
120	SHANKAR VITHAL VED PATAK	150
121	DATTAREY YESHWANT	150
122A	ANAND MAHADEV	83
122B	DATTREY SHANKAR VED PATHAK	83
123A	CHINTAMANI NATHURAM	83
123B	MADHUKAR VISHNU	83
124A	MARKANDBHAV	83
124B	SUNANDABHAI TUKARAM MORE	83
125A	SANDEEP PANDURAM VIBHUTE	83
125B	BHOGILAL KEVALDAS	83
126A	KRISHNARAO ANANT PANSARE	108
126B	MADHABHAI & KANTIBHAI HIRABHAI MAKWANA	83
127A	BHARAT HIRALAL KANKHARA	83
127 B	BHARAT HIRALAL KANKHARA	83
128	HARILAL BHIMJI KANKHARA	83
129A	HARILAL BHIMJI KANKHARA	83
129B	ANIL ACHUT ANAVEKAR	83
130	RAMKRISHNA VAINKU PRABHU	150
131	JANARDHAN SHANKAR	150
132	KANNUBHAI B RANA	150
133	RAJARAM KRISHNA KHARADE	150
134	SAHEBRAO BALAJI	150
135	SONUKUMAR OMPRAKASH BAJORIYA	150
136	SMT. SUNANDA NARAYAN DAVANKAR	150
137	DINKAR HOLABHAI DESAI	167
138	DAYACHANDRA BHAIYALAL	167
139	BHUPENDRA NARAYAN SHANKAR	167
140	SANTOSHKUMAR ASHOKKUMAR JAIN	167
141	RASIKLAL UTTAMCHAND SHAH	167
142	HASUMATI AMBALAL PATEL	203
143	HARGOVIND KUNVERJI MISTRI	188
144	ARUNKUMAR AMBALAL JAIN	188
145	URMILABEN AMRUTLALJI JAIN	203
146	BHAGYAVANTI PARASMALJI	222
147	SHANTABEN SHANTILAL JAIN	190
148	SOBHAGDEVI LALCHAND JAIN	188
149	MADHAVJI JADHAVJI GHERWALA	188
150	SHAILESHKUMAR HARILAL MODI	167
151	HETALBEN SHAILESHKUMAR MODI	167
152	NARAYAN BHASKAR	167
153	MAGRAJ BHIKAMCHAND JAIN	167
154	NAGINDAS NANCHAND SAPANI	167
155	DHANLAXMI RAJNIKANT DOSHI	167
156	SHANTIKUMAR NANALAL MEHTA	167
157	PRAKASH DAVACHAND JAIN	167
158	DILIPKUMAR MOHANLAL SHAH	167
159	MINA BIPINCHANDRA DESAI	167
160	GULABBHAI PRAGJI DESAI	167



Handwritten signature and date: 20/10/2000

109
RSTN
ONG

Application No. 241200
Applied for by
No. 241200
Issue 7/10/19
REGISTRATION
EXTENSION
DATE 15/11/19
18A
SP 2

1



241-1
200/196
R 1019

MUNICIPAL CORPORATION OF GREATER MUMBAI
No. CHE/1338/DPC/D of 2006

Office of the
Chief Eng. Dev. Plan
4th Fl. Annex Bldg
Municipal Head Office
Manapalika Marg,
Mumbai-400001.

To,
Nilesh Kadakia
108, Sardar Griha Building,
R.M.No.176, 4th floor,
Opp. Police Commissioner Office,
L.T. Road,
Mumbai-400002

Sub:- D.P. Remarks for property bearing C.S. Nos 371 &
Girgaum, Division in D Ward.

- Ref:- 1) Your application Form u/no. 3922 dtd.23.2.2006 &
payment of certifying charges made under Receipt
No.326450 dtd.23.02.2006.
2) Zerox copy of True Extract issued by SLR issued on
2.3.2006 (3rd EDH 1945 etc).

Gentleman,

Under the revised Development Plan of 'D' Ward, sanctioned by the State Govt, the above land shown bounded black on the accompanying plan, returned herewith, is not reserved for any public purpose, except for the widening, if any, of the existing road.

The above land is situated in a Residential Zone.

The land under reference abuts the reservation of Public Housing and High Density Housing as shown distinctly on plan.

The widening, if any, of the existing road will be as per the regular lines prescribed by and subject to the actual demarcation on site by the Executive Engineer (Traffic Planning) and S.E. Survey (City).

The boundaries of the reservation are subject to the actual demarcation on site by this office staff alongwith the representative of S.E. Survey (City), D. Wards and E.E. (Tr.Pl.) and S.I.L.R.

The C.S. boundaries shown on the plan and the boundaries shown in red on the True extract, are subject to confirmation by S.L.R.

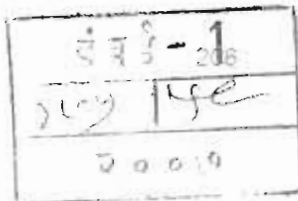
The above remarks have been offered only from the zoning point of view without carrying out the actual inspection on site and without any reference to the existence & status of the structures, if any, on the land in question etc.

Yours faithfully,

Assistant Engineer
(Development Plan) City I

cc:- 1 Plan.

3510 P. Remarks D Ward-I.doc



1. Street No.	2. Name of Street or Locality	3. Street No.	4. Category	5. Survey	6. Area in Sq. Meters	7. Landmark Survey No.	8. Collector's Book No.
18	BALUNJI LANE	18-23-14, 15	17	(17-180 (M)) L.I.A.	(187.00) 279.04	753. 1/754	137. 107 H. LALLUBOJIS

11. Date of Application for Transfer: _____
12. Description of Title: _____

REGISTERED TO THE USE OF APPLICANTS OF NEW RESIDUAL B.L.A. 11-180
(187. 00) IN THE 18 VIDE C.S. NO. 105 OF 1975.

13. Name of Public Body or Institute: _____

14. Name of Superintendent: _____

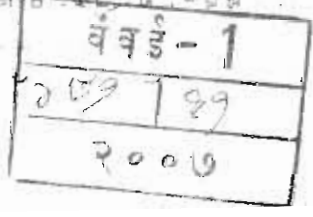
Post Office _____
District _____
State _____

15. _____

16. Remarks: _____

- 1. Approved Transfer: _____
- 2. No. Feet of Area: _____
- 3. 14-180 to 11-180 (M) 180.00
- 4. 14-180 to 11-180 (M) 180.00
- 5. 14-180 to 11-180 (M) 180.00
- 6. 14-180 to 11-180 (M) 180.00
- 7. 14-180 to 11-180 (M) 180.00
- 8. 14-180 to 11-180 (M) 180.00

17. Signature of Superintendent: _____
18. Signature of Collector: _____
19. Signature of Officer-in-Charge: _____



Date of Application: 21/01/2005
File No. 1444/05
Date of Issue: 22/01/2005
Reference No. 02/05/05

Office of The Additional Collector & U.L.C.
U.L.C., Brihanmumbai

Administrative Building 5th Floor, Government Centre, Bandra (E), Mumbai
No. ULC/3224/94/2006
Date: 24/5/2006

To,
Smt Laxmibai W D/o. Gordhandas Jadhavji Ruparel
and Shrikant S/o. Gordhandas Jadhavji Ruparel,
C/o Kadakia N.K., Architect
Sardar Griha Building,
Room No. 176, 4th Floor,
198, L.T.Road, Crawford Market,
Mumbai-400 002.

Sub :- The Urban Land (Ceiling & Regulations) Act, 1976.
Issue of no objection certificate for transfer of the property bearing C.S.No.372 of Girgoan Division in Mumbai for an area adm. 3224.94 sq mtrs.
Ref:-Your application dt. 24/5/2006.

Please refer to your application dated 24/5/2006 and the same, you have requested this office for grant of permission for transfer of above property bearing C.S.No.372 of Girgoan Division in Mumbai for an area adm. 3224.94 sq mtrs.

It is seen from the C.S Plan in respect bearing No.372 of Girgoan in Mumbai City for area adm. 3224.94 sq mtrs the structure is shown. Further it is seen from the copy of Assessment bills issued by the Corporation of Greater Mumbai that the above said structures assessment commencement of Urban Land (Ceiling & Regulation) Act, 1976. The staff works out the area under plinth 1656.75 sq. mtrs., land appurtenant 1656.75 sq.mtrs., Additional land appurtenant 63.0 sq mtrs. The above said entire land is non-vacant land and there is no surplus vacant land in the said land.

In view of this land in question is non-vacant land and in view of Urban Land (Ceiling & Regulation) Act, 1976. As per judgement passed by Hon'ble Supreme Court in case of Shri Bhisisinghji V. Union of India (1981 SC 234) the land, which is recovered by authorized authority, is transferred without any restriction. In view of the above provisions, there is no objection from ULC point of view to transfer the above land.

However this letter is issued at your risk in respect of any dispute in title over these lands and subject to following conditions:

- 1) that the information / documents furnished by you are correct and true.
- 2) that if it is found hereafter that the aforesaid documents are incorrect, you will be liable for consequences as applicable.

(Amil Patel)
Deputy Collector
(U.L.C.) Greater Mumbai

Copy forwarded to Sub Register, Bandra / Mumbai.

13 NOV 2003
 200761
 CORPORATION
 01/10/2003

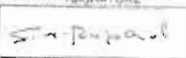
07-0587-00-3	2003-2004	200320	01/10/2003	0
0-1032 (L) & 1032 (2)/520-520, KHATIRALI, JOME C I SHH U BAL PARWATIBAI WIDOW OF JAGANNATHI DEVIWARS: GORCHA NUSU JAGANNATH & TRIPANU JAGANNATHI				

01/10/2003	21500	0	1100	0
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2003/25
 2003

2003/25
 2003

PERMANENT ACCOUNT NUMBER
 ADQPR2691R
 NAME
 SHRIDEVI NARANDAS RUPAREL
 FATHER'S NAME
 MOOLJEE SICKA
 DATE OF BIRTH
 20-10-1929
 SIGNATURE

 श्रीदेवी नारंदरूपरेल
 Commissioner of Income-tax (Computer Operations)

इस कार्ड को छोड़ / गिरा जाने पर कृपया जारी करने वाले
 अधिकारी को सूचित / वापस करा दें
 आयकर भाषुक्त (कानपुरा केन्द्र),
 सी-13, प्रत्यक्षका थर,र,
 बॉम्बे-काली बाजार
 मुंबई - ४०० ००३
 In case this card is withdrawn, kindly inform to the
 issuing authority.
 Commissioner of Income-tax (Computer Operations),
 C-13, Pratyakshakar Tharar,
 Bandra-Kurla Complex,
 Mumbai - 400 003

५४४४



बंध-१
 ५४४४ / ३०
 २००३

बंध-१
 ५४४४ / ३०
 २००३



PERMANENT ACCOUNT NUMBER
 AACCA7661A
 ASSURIKA INVESTMENT AND FINANCE PVT LTD
 30.11.1992

H
 10/11/1992

GOVT. OF INDIA



बंधन-1
 4849/39

बंधन-1
 107/30
 2011

GOVERNMENT OF MAHARASHTRA

General Stamp Office,
Town Hall, Fort, Mumbai 400 023

Case No. ADJ.S-A/106

Date 16/03/06

DEMAND NOTICE

To, Rabun D Pvt Ltd

Mumbai



With reference to your Case No. ADJ.S-A/106....., you are hereby informed that the instrument submitted to this office u/s 31 of the Bombay Stamp Act, 1958 is adjudicated.

It is an unsigned indenture of / Agreement for Indenture..... It is chargeable with Stamp duty of Rs. 4,37,750/-..... under article 33(b) of the Bombay Stamp Act, 1958. It bears stamp duty of / or franked with Rs. and as such is understamped to the extent of Rs. 4,37,750/-.

You are therefore, hereby informed by way of this demand notice to pay Stamp duty / Deficit Stamp duty of Rs. 4,37,750/-..... within 60 days from the date of this notice.

If you fail to pay said sum within stipulated period of 60 days, the case will be treated as closed this end without any further correspondence and Adjudication fee of Rs. 100/- will be credited Government.

You are further informed that, if you want to say anything against this Demand Notice, see undersigned within one month.

[Signature]
Dy. Superintendent of Stamps,
Mumbai

Note: 1) Payment should be made by Demand Draft / Pay Order / for Stamp duty & Penalty in favour of "The Superintendent of Stamps, Mumbai" on counter No. 2

2) Cash Payment upto Rs. 25,000/- is accepted at Counter No. 7.

Control/Ad Police - 105

वंचक - 1
249/09
२००७

[Handwritten initials]
S.P.



Bank of Baroda

20 09 06

CERTIFICATE

This is to certify that the following have been issued under
...
...
...
...
...

Said certificate is issued to the purchaser by
...
...
...
...
...

...
...
...
...



4022 37
2006

473-1
267 103
2006

OUR NEW ADDRESS

Pradhana Samiti

(वि. वि. नमुना क्र. १) (Fin. R. Form No. 1)

खंड 113 मं
Gen 113mc

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

00018/2006

ठिकाण/Place: Mumbai दिनांक/Date

Received from: Rahan Developer P. 1/50

₹/Rs. (₹ 100) रुपये/Rupess. One hundred only

on account of

रोखपास/सेवापास
Cashier or Accountant

23 मई 2006
DELIVERED

23/5/06
(हस्ताक्षर/Signature)
(पदनाम/Designation)

(वि. वि. नमुना क्र. १) (Fin. R. Form No. 1)

खंड 113 मं
Gen 113mc

मूल प्रत [अहस्तांतरणीय]
ORIGINAL COPY [NON TRANSFERABLE]

शासनास केलेल्या प्रदानाची पावती
RECEIPT FOR PAYMENT TO GOVERNMENT

ठिकाण/Place: Mumbai दिनांक/Date

Received from: R. P. Arbi. Ure

₹/Rs. 432 रुपये/Rupess. Four hundred and thirty two only

on account of

रोखपास/सेवापास
Cashier or Accountant

23 मई 2006
DELIVERED

23/5/06
(हस्ताक्षर/Signature)
(पदनाम/Designation)



ब ब ई - 1
5000/32
2006

ब ब ई - 1
5000/32
2006

SD 30/11/08

15.2.3 9821708

पत्रांक ६

दस्तावेजांची/अर्जांची अडवण्याबाबत

दिनांक 3/2/08

दस्तावेजांची अडवणेबाबत

बाबत कार्यावाहीबाबत

जिल्हाधिकारी कार्यालयी -

मोदणी येथे

नकल वी (पोस्टिओ)

पुण्याबाबती नकल वी

रवानाद्वारे

नकल किंवा आवणे (कसम ५०)

मोदणी किंवा लिहिलेला

दस्तावेजाबाबत अडवणे

कसम ५० अन्वये

प्रमाणित नकल (कसम ५०) (पोस्टिओ)

दस्तावेजांची (मार्गीत पत्राबाबत) बाबत

१५.२.३ ९८२१७०८

दस्तावेजांची

नकल

राज्यी तयार होईल व

निलंबित व अर्जांची अडवण्याबाबत

बाबत कार्यावाहीबाबत

दस्तावेजांची बाबती बाबत लिहिलेला आदर्शरचना

बाबत निलंबित व अर्जांची अडवण्याबाबत

बाबती कार्यावाही

दिनांक

१५.२.३

१५.२.३



वंचक-१
१५.२.३
२००८

वंचक-१
१५.२.३
२००८



बं. सं. १
५४२५/३८

TO ALL TO WHOM THESE PRESENTS SHALL COME, I, THE REGISTRAR, MUMBAI CITY, do hereby certify that the following is a true and correct copy of the Memorandum of Association and Articles of Association of INVESTMENT AND FINANCE PVT. LTD. a Company incorporated under the provisions of Companies Act, 1956 and having its registered office at No. 11, 2nd Floor, 12-14 Dr. Parekh Street, Mumbai 400 001.

WHEREAS:

(a) Company are executing various Agreements for Sale of various alternate accommodation to the terms and conditions under the said Agreements for Sale of various flats in the properties in Mumbai agreed to be acquired by us for the consideration and on the terms set out therein.

(b) Being unable to attend to the Office at the City of Mumbai for lodging and submitting execution of the said Agreements are desirous of appointing some fit and proper person as their attorney for the purposes hereinafter set forth.



from
11/11/00

बं. सं. १
४६३/१०६
२००७

NOW KNOW YE THESE PRESENTS WITNESS THAT WE M/S. ANGARIKA INVESTMENT AND FINANCE PVT LTD (being domestic company) of the office of MR. A. T. GANDHI as our true and lawful agent to do in and by his hands all such acts and things whether in our name or in the name of the said company

To appear before Registrar Sub-Registrar of Assurances of any territory for the time being appointed under law relating to the registration and execution of the Agreement for providing permanent alternate accommodation for tenants/occupants and/or Agreement for Sale of flat on the property and/or agreed to be purchased by us and to receive therefor the necessary assurances for registration and to lodge and/or submit execution of documents and assurances executed signed and sealed on behalf and/or in our favour and/or and to take necessary steps for the acknowledgement and registration of the same

To receive back Agreements documents and execute and return the same through the Office of Sub-Registrar of Assurances from time to time

AND we hereby for ourselves, our successors and assigns confirm all and whatsoever our said attorney or any substitute or assigns under him/her shall or purport to do or cause to be done in relation to the presents.

WITNESS WHEREOF we have hereunto set our hand and seal of the company of 25/9/2004.

SIGNED/SEALED AND DELIVERED BY For ANGARIKA INVESTMENT AND FINANCE PVT LTD THE WITHIN NAMED M/S. ANGARIKA INVESTMENT AND FINANCE PVT. LTD. IN THE PRESENCE OF

बवई-1
५२६५/३८
२००६

बवई-1
४६५/५०२
२००७

ACCEPTED
Ag



(MR. ARJIT GANDHI)



MR. ANUJ MEHTA
Anuj Mehta
MR. SOHANI MEHTA
Sohani Mehta



@@@@@@@@@@@@@@@@@@@@
DATED THIS 31st DAY OF May 2006
@@@@@@@@@@@@@@@@@@@@

Smt. Laxmbai & Ors
The First Vendors

And

Srideviben Wd/o Narandas Jadavji
The Second Vendor

And

Rohan Developers Pvt Ltd
The Purchasers

DEED OF CONVEYANCE




M/s. Shah & Sanghavi,
Advocates, Solicitors & Notary,
114A, Mittal Court,
Nariman Point,
Mumbai 400021
H:\COMP3\11203 conveyance.doc



NOTED BY

M/S. ANGARIKA INVESTMENT AND
FINANCE PVT.LTD

MR.ATUL GANDHI

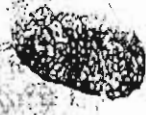
 POWER OF ATTORNEY

M/S. SHAH & SANGHAVI
Advocates, Solicitors & Notary
115-A, Minat Court, 11th floor
Nariman Point
Mumbai 400021

Charging fee per file set.

① M. Mehta

L.H.T.



② [Signature]

L.H.T.



③ [Signature]

L.H.T.



विशेषज्ञता प्राप्त भाज कारी ३९६०

श्री श्री गणेशाय नमः श्री श्री गणेशाय नमः श्री श्री गणेशाय नमः

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विशेषज्ञता प्राप्त भाज कारी ३९६०

कॉन्ट्रोल की व ३००/२५
नं. १९१९०३५

आधीदा

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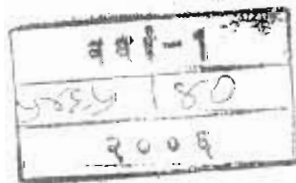
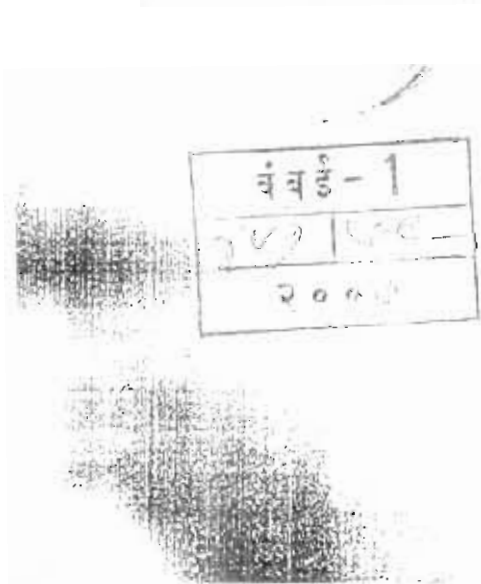
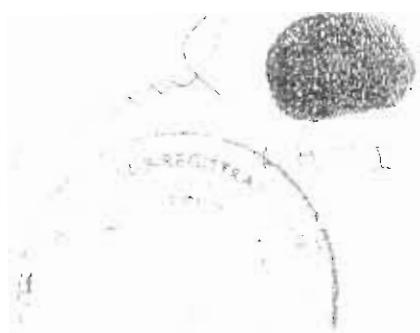


① [Signature] पत्र-१
१९६५-६७

② मित्रों के प्रति

१-१
१९६५/६७
३-१५







दस्तावेज नंबर

01/06/2006 दुय्यम निबंधक
3:56:32 pm मुंबई शहर 1 (कोट)

दस्तावेज क्रमांक 5465/2006

दस्तावेज प्रकार अग्निहस्तांतरणपत्र

अनु क्र. पक्षकाराचे नाव व पत्ता पक्षकाराचा प्रकार छायाचित्र

1 नाव रोहन उदकलपते प्रा सि ताके सयदास रोहन जिरोर
पत्ता मुंबई मुंबई अणुल बी गांधी
पत्ता घर/फ्लॉट नं. 2 रा मजला
गल्ली/रस्ता: श्री पारेख स्ट्रीट
इमारतीचे नाव गोवर्धन नं 2
इमारत नं.

सिद्ध टेंगार

वय 37
सही



2 नाव लक्ष्मीबाई गोवर्धनदास जयधवजी हवारेल
पत्ता घर/फ्लॉट नं.
गल्ली/रस्ता: रिज रोड
इमारतीचे नाव हवारेल हाऊस
इमारत नं.
पेट/पसाहत
शहर/गाव: मु
तालुका
पिन 6
पिन नंबर: ए सी

सिद्ध टेंगार

वय 87
सही



3 नाव श्रीकांत गोवर्धनदास जयधवजी हवारेल
पत्ता घर/फ्लॉट नं. धर्तीतलागे
गल्ली/रस्ता:
इमारतीचे नाव:
इमारत नं.:
पेट/पसाहत:
शहर/गाव:
तालुका:
पिन:
पिन नंबर: ए सी आय पी अंत 5649 एम

सिद्ध टेंगार

वय 65
सही



4 नाव श्रीदेवीबेन नारगदास जयधवजी
पत्ता घर/फ्लॉट नं. धर्तीतलागे
गल्ली/रस्ता:
इमारतीचे नाव:
इमारत नं.:
पेट/पसाहत:
शहर/गाव:
तालुका:
पिन:
पिन नंबर: ए डी के पी अंत 2691 अंत

सिद्ध टेंगार

वय 77
सही



सह दुय्यम निबंधक
मुंबई शहर नं. 1.

बंबई-1
24/6/06
2006



સરકારી પત્રિકા નંબર - 2

સરકારી પત્રિકા (12/05/2005)

સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)

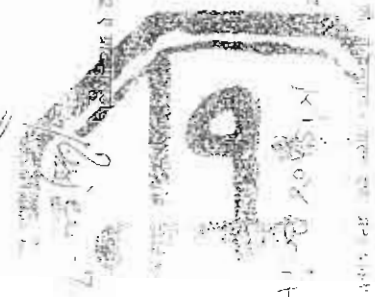
સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)

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સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)

સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)

સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)



સરકારી પત્રિકા નંબર - 2

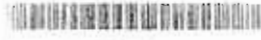


સરકારી પત્રિકા નંબર - 2

ક્રમ નંબર - 1
તારીખ - 19
સ્થાન - 3

સરકારી પત્રિકા નંબર - 2
સરકારી પત્રિકા (12/05/2005)

સરકારી પત્રિકા નંબર - 2



Thursday, June 04, 2008
4:22:19 PM

Original
06/04/08

घावती

घावती क्र 5549

घावतीचा नाव गिरगाव

दिनांक: 01/06/2008

दस्तावेजाचा अनुक्रमांक बबई - 05466 - 2006

दस्तावेजाचा प्रकार

प्रमाण
01/06/2008

सादर करणाऱ्याचे नाव/वस्तीबाई परिवारवादाचे स्वरूप - नो नॉ 1000 रक्कम प्रमाण

मदती फी 300

नक्कल (अ. 11(1)), पृष्ठाकमाठी नक्कल (अ. 11(2))

रजवात (अ. 12) व छापाचित्रण (अ. 13) -> एकत्रित फी (8)

एकूण रु 1160

अपघात हा दस्त अर्जा अ - 05/07 हा प्रकारात घेतला

01/06/08
05466

मुद्रांक विभाग
पुणे शहर (कट)

बाजार मूल्य: 0 रु. मोबदला: 0 रु.

मरलेले मुद्रांक शुल्क: 200 रु.

दस्तावेजाचा प्रकार प्रमाणने

मूल्य क्रमांक रोखीने रक्कम 1000 रु. दिनांक: 01/06/2008

MARASHI...

संशुद्धी-1
2008/06
2000



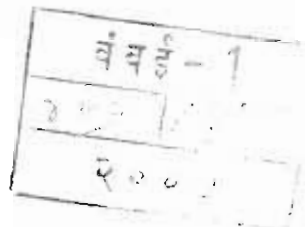
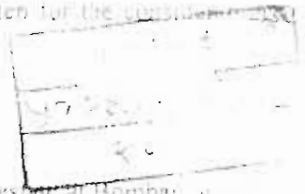
AND

M/S. ROHAN DEVELOPERS PVT LTD a Company incorporated under the provisions of Companies Act, 1956 having its registered office at Gordhan Building, No. 11, 2nd floor Dr. Pirekh Street, Fortina- Mumbai 400 004 hereinafter referred to as "THE OBLIGEE" expression shall unless it be repugnant to the context or meaning there deemed to mean and include its successors and assigns) OF THE

WHEREAS:

By virtue of Deed of Conveyance dated 3rd August 1937 with the Sub-Registrar of Assurance at Bombay under No. 3794 of 1937 on 9th November 1937 Bai Mithibhai wd/o Doongersey and Bai Parvatibai Wd/o Jadhav Doongersey purchased and acquired the property lying and being at Khattaril, Low C.S. No. 372 of Girgaum division admeasuring 3837 equivalent to 3224.94 sq.mtrs., which property is more particularly described in the SCHEDULE hereunder written for the consideration and on the terms and conditions set out therein

(b) Smt. Mithabai wd/o Lalji Doongersey died intestate at Bombay on January, 1942 without leaving a child her husband Lalji Doongersey having predeceased her on 25th November 1932 and leaving two nephews i.e. Gordhandas Jadasji Kinnarel and ...



R

Ruparel as her only heirs and legal representatives according to the law by which she was being governed at the time of her death.

The said Parvatiba, widow of Jadavji Dooongersey died intestate at Bombay on 12th July, 1969 leaving behind her two sons - Gordhandas Jadavji Ruparel and Narandas Jadavji Ruparel as her only heirs and legal representatives according to the law by which she was being governed at the time of her death.

In the circumstances stated hereinabove, the said Gordhandas Jadavji Ruparel and Narandas Jadavji Ruparel each had one-half i.e. to say 50% undivided share, right, title and interest in the property more particularly described in the Schedule hereunder written.

Gordhandas Jadavji Ruparel died intestate at Bombay on 30th May, 1973 leaving behind Smt. Laxmibai (widow) and Shrikant (son) as her only heirs and legal representatives according to the law by which she was being governed at the time of her death.

Narandas Jadavji Ruparel died intestate at Bombay on 25th November, 1980 leaving behind Sridevibai (widow) as the only heir and legal representative according to the law by which he was being governed at the time of his death.



30/5/73
4752 3



30/5/73
4752 3
2000

Handwritten notes and signatures on the left margin, including 'S.R.' and 'L.F.'.

(g) By a Deed of Conveyance dated 31st May 2006 executed and between the Obligors herein therein referred to as the Vendors and the Obligee herein therein referred to as the Purchaser in consideration of the sum of Rs. 57,00,000 (Rupees Fifty four lakh paid by the Obligee to the Obligors; the Obligors sold, transferred conveyed and assured unto Obligee herein all that piece or parcel of land lying and being at Khattarali Lane, bearing C.S. No. 572 Girgaum division, admeasuring 3857 sq.yds., equivalent to 32459 sq.mtrs., and more particularly described in the First schedule hereunder written, which is the same as set out in the Schedule hereunder written for the consideration and on the terms and conditions set out therein.

Handwritten notes and signatures on the left margin, including 'S.R.' and 'L.F.'.

Simultaneously with the execution of the Deed of Conveyance dated 31st May 2006 executed by the Obligors in favour of the Obligee, the Obligors have also agreed to execute this Indemnity Deed appearing hereinafter

Stamp box containing handwritten text: 'बवई-1' and '572'.

NOW THIS DEED OF INDEMNITY WITNESSETH

In consideration of the payment of Rs. 57,00,000 (Rupees Fifty Four Lakh only) paid by the Obligee to the Obligors under Deed of Conveyance dated 31st May, 2006, for the purchase/acquisition of the property or properties particularly described in the schedule hereunder written, the Obligors, each of them, do hereby agree and undertake to indemnify and hold the Obligee harmless and to release and keep harmless the Obligee against all claims

Handwritten notes and signatures on the left margin, including 'S.R.' and 'L.F.'.



Handwritten notes and signatures below the Registrar's stamp.

Stamp box containing handwritten text: 'बवई-1', '572', and '572'.

6002
07/6/2
1-5/11

02
F-3326
1-5/11

(Description of the Property)

All that piece or parcel of land with an area of 1224.94 sq. mts. and registered in the Book of Collectors of Land Revenue under old no. 125, 1427, 210 Survey Nos. 1196 and 1196 and 1196 and 1196 and known as Amrawad and bounded as follows



THE SCHEDULE ABOVE REFERRED TO:

written

subscribed their respective hand and seal the day and year first herein and

IN WITNESS WHEREOF the Vendors herein have hereunto set their hands and



years from the date hereof

and he shall indemnify and hold the Vendor harmless from all claims, demands, suits, litigations, notices, notices, demands, suits, litigations, etc. as also any losses and damages that may be suffered by the Obligor.

This Indemnity shall be valid for a period of three years from the date hereof and upon expiry of the said period the same shall cease to remain in force.

and he shall indemnify and hold the Vendor harmless from all claims, demands, suits, litigations, notices, notices, demands, suits, litigations, etc. as also any losses and damages that may be suffered by the Obligor.

This Indemnity shall be valid for a period of three years from the date hereof and upon expiry of the said period the same shall cease to remain in force.

On or towards the North : Party by property bearing C.S No. 371 and part
 by property bearing C.S No. 381

On or towards the East : By the road known as Nath Madhav

On or towards the West : By property bearing C.S No. 370

On or towards the South : By the properties bearing C.S No. 380, 374,
 355, 1/355 and 356

SIGNED AND DELIVERED BY THE
 WITHIN NAMED OBLIGORS

1) SMT. LAXMIBAI WD/O GORDHANDAS
 JADAVJI RUPAREL

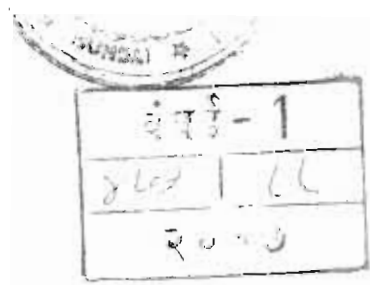


2) SHRIKANT S/O. GORDHANDAS JADAVJI
 3) SRI DEVIBEN WD/O NARANDAS JADAVJI

[Handwritten signatures and stamps]

IN THE PRESENCE OF

1. *A. B. Patel.*
2. *Rajendra Mehta*



F:\COMP3\1203 indry.doc\lk





दस्त गोषवारा भाग - 2

दस्ता

दस्ता क्रमांक

दस्ता क्र. [दस्ता-5466-2006] का गोषवारा
बाजार मुल्य 0 गोषवारा 0 भारतीय मुद्रांक शुल्क 200

दस्ता हजर केल्याचा दिनांक 01/06/2006 03:59 PM
निष्पादनाचा दिनांक 31/05/2006
दस्ता हजर करणा-बाणी नाही

K. S. Kulkarni

दस्ताचा प्रकार (10) संपन्न
शिक्का क्र. 1 ची वेळ (सादरीकरण) 01/06/2006 03:59 PM
शिक्का क्र. 2 ची वेळ (सी) 01/06/2006 04:02 PM
शिक्का क्र. 3 ची वेळ (कपली) 01/06/2006 04:04 PM
शिक्का क्र. 4 ची वेळ (संपन्न) 01/06/2006 04:06 PM

दस्ता गोष केल्याचा दिनांक 01/06/2006 04:04 PM

अलंख
खालील इनाम असे निवडीत जाताना जी. व. दस्ताद्वारे कायदा लागू पडणाऱ्या बाबतचा अडथळ्यास
व त्याची ओळख घटवितात
1) किराी महादेव बाईत पर/सल्ले
गल्ली/रस्ता: दाखना नगर
इमारतीचे भाव: गोळीचे नं. 1
इमारत नं.
पेट/पसाइस
संक्र/प्राप्त
वातुका
दिनांक
2) राजेव महादेव पर/सल्ले नं. 162 ए गोळीचे नं. 1
गल्ली/रस्ता: एके मार्ग
इमारतीचे भाव:
इमारत नं.
पेट/पसाइस
संक्र/प्राप्त
वातुका
दिनांक



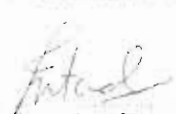
३५३-1
३६३/२०
- 3

दु. निष्पादनाची सही
मुद्रांक शहर (कोट)



दस्ताद्वारे कायदा लागू पडणाऱ्या बाबतचा अडथळ्यास
व त्याची ओळख घटवितात
दिनांक 01 JUN 2006
दस्ता

PAY
 HINDI SUB REGISTRAR (ORAI) (13) 1
 रू. RUPEES Thirty Thousand 00/100
 यूनियन बैंक ऑफ इंडिया
 UNION BANK OF INDIA
 3, WALIA LANE, MUMBAI
 400 004

को या आदेशानुसार OR ORDER
 रू. Rs. _____
 प्रदा करें
 यूनियन बैंक ऑफ इंडिया For Union Bank of India
 अधिकृत हस्ताक्षर

 Authorised Signatories

023954 400026049* 17

बैंक-1
309129
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12/01/2007

दुय्यम निबंधकः

दस्त गोपवारा भाग-1

4:50:38 pm

मुंबई शहर 1 (फोटी)

व्यंजः

दस्त क्र. 471/2007

दस्त क्रमांक : 471/2007

दस्ताचा प्रकार : अमिहस्तांतरणपत्र

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	अमिहस्तांतरण
1	नाम: श्रीमती टावस (आर आर चतुर्वेदी) प्रसासिराम तर्फे सदस्य राजेंद्र आर चतुर्वेदी, गिना आर चतुर्वेदी, मास्टर तापस आर चतुर्वेदी यांचे अ. या कर्तो आर आर चतुर्वेदी यांचे मुखत्यार संतोष पोयरकर .	निहून घणार वय - 32 सही SPajsekar		
2	नाम: रोहन देवराजपते तर्फे लयालक जरेल एन मेहता तर्फे मुखत्यार अतुल गाधी पत्ता: चर/पलोट न मल्ली/रस्ता: डॉ फारेख स्ट्रीट ईमारतीचे नाव गोपवेन न 2 ईमारत न मंडळ/वलाहत शहर/1	निहून घणार वय 32 सही		



(Signature)
 सह दुय्यम निबंधक
 मुंबई शहर क्र. 1.



दस्त गोषवारा भाग - 2

बवड1

दस्त क्रमांक (471/2007)

६३

दस्त क्र. बवड1 (471/2007) भा गोषवारा
कार्यार मूल्यांकन क्र. 6500000 सरकारी मूल्यांकन क्र. 432750

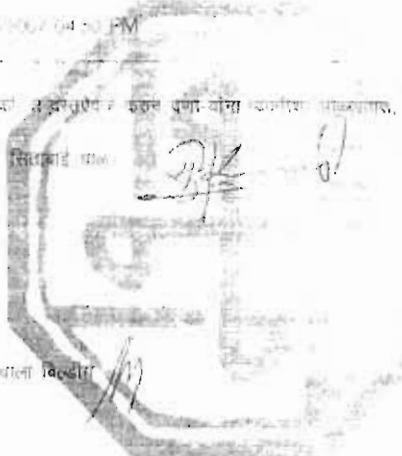
दस्त क्र. 1 नंदापुत्र दिनांक 12/01/2007 04:46 PM
दिनांक दिनांक 12/01/2007
12/01/2007 04:46 PM

Handwritten signature

दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
शिक्षण क्र. 1 पी वेड (सादरीकरण) 12/01/2007 04:46 PM
शिक्षण क्र. 2 पी वेड (पी) 12/01/2007 04:46 PM
शिक्षण क्र. 3 पी वेड (कपूली) 12/01/2007 04:50 PM
शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

दस्त क्र. 1 नंदापुत्र दिनांक 12/01/2007 04:50 PM

पत्रकार
1. श्री. ...
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कार्यार मूल्यांकन क्र. 6500000 सरकारी मूल्यांकन क्र. 432750
दस्त क्र. 1 नंदापुत्र दिनांक 12/01/2007 04:46 PM
दिनांक दिनांक 12/01/2007
12/01/2007 04:46 PM

दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
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शिक्षण क्र. 2 पी वेड (पी) 12/01/2007 04:46 PM
शिक्षण क्र. 3 पी वेड (कपूली) 12/01/2007 04:50 PM
शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

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दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
शिक्षण क्र. 1 पी वेड (सादरीकरण) 12/01/2007 04:46 PM
शिक्षण क्र. 2 पी वेड (पी) 12/01/2007 04:46 PM
शिक्षण क्र. 3 पी वेड (कपूली) 12/01/2007 04:50 PM
शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
शिक्षण क्र. 1 पी वेड (सादरीकरण) 12/01/2007 04:46 PM
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शिक्षण क्र. 3 पी वेड (कपूली) 12/01/2007 04:50 PM
शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
शिक्षण क्र. 1 पी वेड (सादरीकरण) 12/01/2007 04:46 PM
शिक्षण क्र. 2 पी वेड (पी) 12/01/2007 04:46 PM
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शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

दस्तावेज प्रकार 201 अभिलेखांतरणपत्र
शिक्षण क्र. 1 पी वेड (सादरीकरण) 12/01/2007 04:46 PM
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शिक्षण क्र. 4 पी वेड (ओळख) 12/01/2007 04:50 PM

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Saturday
12/11/7