

SALE DEED

DATED 13th OCTOBER, 2016

BETWEEN

ROHAN DEVELOPERS PVT. LTD.

.....The Vendor

TO

ASHJIT REALTIES PVT. LTD.

.....The Purchaser

REGISTERED ON

15th April, 2017

u/n BBE- 2-5196- 2017

FOR

“GITA GRUH”

4, Picket Road (R.S. Sapre Marg),

Mumbai – 400 002.

00000000000000000000

पावती

Original/Duplicate

Saturday, April 15, 2017

10:39 AM

नोंदणी क्र. 39M

Regn. 39M

पावती क्र.: 5777 दिनांक: 15/04/2017

गावाचे नाव: भुलेश्वर

दस्तावेजाचा अनुक्रमांक: वनइ2-5196-2017

दस्तावेजाचा प्रकार: सेल डीड

मादर करणाऱ्याचे नाव: अश्वीत रिअल्टीज प्रा. लि. तर्फे संचालक जितेंद्र के. अजमेरा

नोंदणी फी

₹ 30000.00

दस्त हाताळणी फी

₹ 1880.00

दंड कलम 25

₹ 195000.00

पृष्ठांची संख्या: 94

DELIVERED

पकण:

₹ 226880.00

आपरणाम मूळ दस्त: खंबनेज पिंट, मूची-२ अंदाजे

10:55 AM ह्या वेळेस मिळेल.

Ritika

मह. दुय्यम निबंधक, मुंबई-2

बाजार मूल्य: ₹. 386886000/-

मोवदला ₹. 210000000/-

भरलेले मुद्रांक शुल्क ₹. 19344300/-

DELIVERED

₹ 386886000
₹ 210000000
₹ 19344300

1) देयकाचा प्रकार: eChallan रकम: ₹. 195000/-

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000346178201718M दिनांक: 15/04/2017

बँकेचे नाव व पत्ता:

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

डीडी/घनादेश/पे ऑर्डर क्रमांक: MH000345778201718M दिनांक: 15/04/2017

बँकेचे नाव व पत्ता:

3) देयकाचा प्रकार: By Cash रकम: ₹ 1880/-

(Bank Voucher)

Bombay Mercantile Co-operative Bank Ltd.

(Scheduled Bank)

P.O. 78 Mohammed Ali Road, Mumbai - 400 003

Govt of Mah. General Stamp Office Licence No.
D-5/STP(V)/C.R. 1056/04/05/1716-19/05

Date 30/09/16

Stamp Duty Rs 500/00

Service Charges Rs 20/00
(Incl. Tax)

Total Rs 520/00

Name of Stamp Duty paying party

Rohan Dorellojee B. GSA,
Wellton Bldg. No. 11, 2nd Floor,
72, M. D. Pooch Street,
Mumbai 6.

Name of counter party

Ashiff Realities Pvt. Ltd.
Piplan House, 1st floor,
Chhatrapati Shivaji Maharaj Road,
Mumbai - 400 005.

Type of Document: Sale Deed.

DD/PO/Respond No., if any

Drawn on Bank

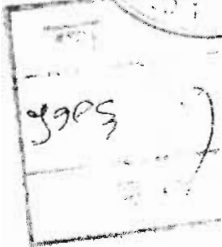
Branch

Purchaser's Signature

FRANKING NO.

Tran ID 87

Cashier / Officer



[Handwritten signature]

Received From: CNT-1 ADJ. -203
 On Account of: ASHUTT REALTIES P LTD
 23/Mar/2017

2 APR 2017
 DELIVERED

CASH Case No. ADJ/1000902/262/17/N1
 Rs. 100



Sr. No.	Description of Stamps / Franking	Quantity	Denomination	Amount (in Rs.)
	Hearing Date on:			
Total:				

100 - 2
 100 2 00

Rs. 100.00 Rupees ONE HUNDRED ONLY
 Cashier / Accountant Signature Designation

NEELKANTH ENTERPRISE Tel: 2255250 / 6626 6456



CHALLAN
MTR Form Number-6

GRN	MH000345778201718M	BARCODE	[Barcode]		Date	12/04/2017-10:25:40	Form ID	
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Registration Fee Ordinary Collections IGR		TAX ID (If Any)					
			PAN No.(If Applicable)					
Office Name	BOM1_MUMBAI CITY 1 SUB REGISTRAR		Full Name	ASHJIT REALTIES PRIVATE LIMITED				
Location	MUMBAI		Flat/Block No.	C S NO. 996, BHULESHWAR DIVISION,				
Year	2017-2018 One Time		Premises/Building	GITA GRUH, 4 PICKET ROAD				
Account Head Details	Amount In Rs.	Road/Street	MUMBAI					
0030063301 Amount of Tax	30000.00	Area/Locality	MUMBAI					
		Town/City/District						
		PIN	4 0 0 0 0 2					
		Remarks (If Any)	SecondPartyName=ROHAN DEVELOPERS PRIVATE LIMITED-					
Total	30,000.00	Amount In Words	Thirty Thousand Rupees Only ३००००					
Payment Details	PUNJAB NATIONAL BANK		FOR USE IN RECEIVING BANK					
Cheque/DD Details	Bank CIN	Ref. No.	03006172017041200217 130417M 059001					
Cheque/DD No.	Date	13/04/2017-17:08:04			MUMBAI			
Name of Bank	Bank-Branch	PUNJAB NATIONAL BANK						
Name of Branch	Scroll No. , Date	Not Verified with Scroll			Mobile No.	Not Available		

NOTE:-Valid for document to be registered in Sub Registrar office and not for unregistered document.

सदर चलन केवल दुस्यम निबंधक कार्यालयात नोंदणी करण्याच्या दस्त्यासाठी लागू आहे. नोंदणी न करण्याच्या दस्त्यासाठी सदर चलन लागू नाही.



Ad D 3000





2009 e pr

AD 202 12017
Pag 46 / 3 5

SALE DEED

This Sale Deed is executed at Mumbai this 13th day of October, 2016

BETWEEN

ROHAN DEVELOPERS PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at Gordhan Building No. 11, 2nd Floor, 12-14, Dr. Parekh Street, Mumbai - 400 004, hereinafter referred to as the "the Vendor" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successor/s and assigns) of the One Part;

AND

ASHJIT REALTIES PRIVATE LIMITED, a company incorporated under the Companies Act, 1956 and having its registered office at Ajmera House, 4th Floor, Pathakwadi Road, Opp. G. T. Hospital, Mumbai - 400 002, hereinafter referred to as the "the Purchaser" (which expression shall unless it be repugnant to the context or meaning thereof shall be deemed to mean and include its successor/s and assigns) of the Other Part.

WHEREAS:

- (i) Jivraj Baloo Trust, a Public Charitable Trust registered under the provisions of the Maharashtra Public Trusts Act, 1950 under Registration No. A1821(Bom) was the owner of, well and sufficiently entitled to and possessed of all that piece and parcel of land bearing Cadastral Survey No. 996 of Bhuleshwar Division, admeasuring 2958 square yards equivalent to about 2473.26 square metres ("the said Land") situate, lying and being at 4, Picket Road (R.S. Sapre Marg),

Stamp Act, 1958
No. Adj. IMP 1124/2017 (ADJM) 2017
Office of the Collector
Dated 12/12/2017

Received from Shri. Ashif Realties Pvt Ltd. Cesh No 303/2017
Building (the said Land and the said Building are collectively referred to as "the said Property")

Sufficient Stamp duty of Rs. 1,93,44,300/- (One crore ninety three lakh forty four thousand three hundred and thirty two) and more particularly described in the Schedule hereunder
Chargeable under article 25(b) of schedule I of Bombay Stamp Act, 1958
Area: 2473.26 Sq mt. Total Page 46

Stamp Act, 1958 that the proper duty of Rs. 1,93,44,300/- The said Building is constructed prior to the year 1940. The said Building and penalty Rs. 232,132/- comprises of ground and four upper floors. Various portions of the said building have been paid in respect of this Instrument.

This certificate is subject to the provisions of section 51-A of the Bombay Stamp Act, 1958.

Place Mumbai
Date 12-12-17

"A"
Collector of Stamp
12-4-17
12-4-17



(iii) The said Building is an "A Category Cess Building as defined under the provisions of the Maharashtra Housing and Area Development Act, 1976 ("the MHADA

(iv) Jivraj Baloo Trust by a Resolution dated 23rd November 2006, resolved to sell and dispose of the said property subject to permission by the Charity Commissioner, Greater Bombay, Maharashtra State under Section 36 of the Maharashtra Public Trusts Act, 1950;

(v) Jivraj Baloo Trust made an Application to the Charity Commissioner Greater Bombay Maharashtra State under Section 36 of the Maharashtra Public Trusts Act, 1950 for sale of the said property by way of Application No.J-4/86 of 2008.

4989
2008

The office of the Charity Commissioner invited offers for purchase of the said Property on "as is where is basis" by issuing Public Notice by daily newspapers "Free Press Journal" (English) and "Navshakti" (Marathi) in their edition dated 25th December 2008;

(vi) In the bidding process, the Vendor was declared as the highest bidder for an amount of Rs.9,50,00,000/- by final orders dated 3rd February 2009 and 10th February 2009. The Vendor paid the entire consideration of Rs.9,50,00,000/- to

Jivraj Baloo Trust;

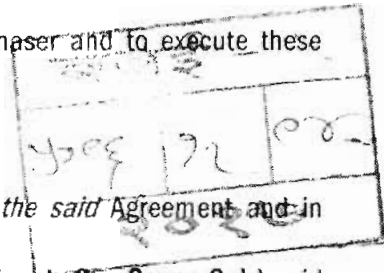
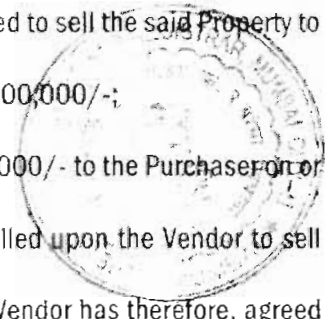
(vii) Jivraj Baloo Trust sold and transferred the said Property to the Vendor by a Deed of Conveyance dated 3rd March 2009 duly registered with the Sub-Registrar of Assurances under Serial No.BBE3/1715/2009 and placed the Vendor in quiet, vacant and peaceful possession of the said Property. Jivraj Baloo Trust attorned to the Vendor all tenants and occupants of the said Property. The Vendor has since been in quiet, vacant and peaceful possession of the said Property:

(viii) The Vendor had agreed to jointly develop the said Property with the Purchaser. The Purchaser by diverse payments made payment of Rs.21,00,00,000/- to the Vendor;

(ix) By an amended Term Sheet executed on Stamp paper of 2nd December 2015, the Vendor agreed to refund the amount of Rs.21,00,00,000/- to the Purchaser on or before 30th June 2016. failing which the Vendor agreed to sell the said Property to the Purchaser at and for a consideration of Rs.21,00,00,000/-;

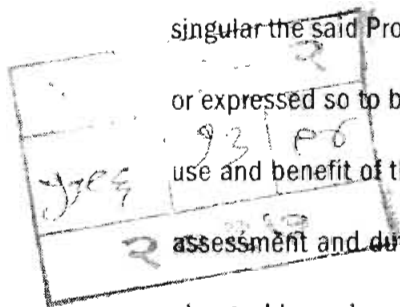
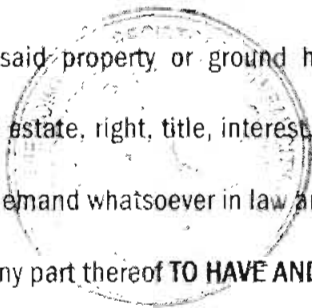


The Vendor failed to pay the amount of Rs.21,00,00,000/- to the Purchaser on or before 30th June 2016. The Purchaser thereupon called upon the Vendor to sell and transfer the said Property to the Purchaser. The Vendor has therefore, agreed to sell and transfer the said Property to the Purchaser and to execute these presents in favour of the Purchaser.



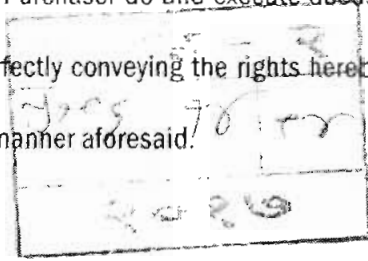
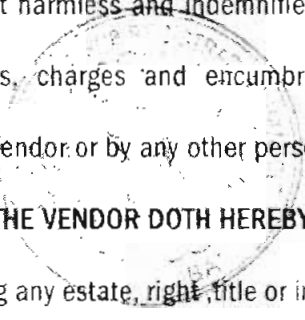
NOW THIS DEED WITNESSETH that pursuant to the said Agreement and in consideration of the sum of Rs.21,00,00,000/- (Rupees Twenty One Crores Only) paid by the Purchaser to the Vendor prior to execution of these presents being the entire purchase consideration payable by the Purchaser to the Vendor (the payment and receipt whereof, the Vendor doth hereby admits and acknowledges and from the same and every part thereof doth hereby forever acquits, releases, discharges the Purchaser), the Vendor doth hereby conveys and transfers by way of sale unto the purchaser all that piece and parcel of land bearing Cadastral Survey No.996 of Bhuleshwar Division,

admeasuring 2958 square yards equivalent to about 2473.26 square metres ("the said Land") situate, lying and being at 4, Picket Road (R.S. Sapre Marg), along with the building standing thereon known as "Gita Gruh" ("the said Building") (the said Land and the said Building are collectively referred to as "the said Property") and described in the Schedule hereunder written **TOGETHER WITH ALL** the things permanently attached thereto or standing thereon and all the privileges, easements, profits, rights and appurtenances whatsoever to the said property and other premises or any part thereof belonging or anywise appertaining there to and **ALL** the estate, rights, title, interest, use, possession, benefit, claim and demand whatsoever at or otherwise of the Vendor to the said property or any part thereof at any time heretofore usually held, used, occupied or enjoyed therewith or reputed or known as part thereof to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all the Deeds, Documents, Writings, Voucher and other evidence of title relating to the said property or ground hereditament and premises or any part thereof **AND ALL** the estate, right, title, interest, use, inheritance, property, possession, benefit, claim and demand whatsoever in law and in equity of the Vendor into or upon the said Property or any part thereof **TO HAVE AND TO HOLD** all and singular the said Property hereby granted released, conveyed and assured and intended or expressed so to be with its every right, members and appurtenances unto and to the use and benefit of the Purchaser forever **SUBJECT** to payment of all rents, rates, taxes, assessment and duties now chargeable and payable by Vendor and that may become chargeable and payable from time to time hereafter in respect of the same to the Government or the Municipal Corporation of Greater Mumbai or any other public body or local authority in respect thereof **AND THE VENDOR DOTH HEREBY** covenant with the Purchaser that notwithstanding any act, deed, matter or thing whatsoever by the Vendor or by any person or persons lawfully or equitably claiming by, from, through, under or in trust for if made, done, committed, omitted or willfully suffered to the contrary, the



Vendormow has in itself good right, full power and absolute authority to grant, release, convey and assure the said Property hereby granted, released, conveyed or assured or intended so to be to the use of the Purchaser in the manner aforesaid **AND THE VENDOR DOTH HEREBY FURTHER** covenant that the Purchaser may from time to time and at all times peaceably and quietly hold, enter upon, have, occupy, possess and enjoy the said Property hereby conveyed with its appurtenances and receive the rents, thereof and every part thereof for its own use and benefit without any suit or interruption whatsoever from or by any person or persons claiming from, under or in trust for it **AND THE VENDOR DOTH HEREBY FURTHER** covenant that the Purchaser shall hold the said Property and premises free and clear and freely and clearly and absolutely exonerated and sufficiently saved, defended, kept harmless and indemnified of, from and against all former and other estates, titles, charges and encumbrances whatsoever made, occasioned and suffered by the Vendor or by any other person or persons claiming by, from under or in trust for it **AND THE VENDOR DOTH HEREBY** covenant that the Vendor and all persons having or claiming any estate, right, title or interest in the said property and premises hereby conveyed or any part thereof by from under or in trust for the Vendor or its successor or successors 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 deeds, things in law whatsoever for the better and more perfectly conveying the rights hereby conveyed unto and to the use of the Purchaser in the manner aforesaid.

ADJ/M 202 13017



The PAN of the parties are as under:-

The Vendor : AACCA7661A

The Purchaser : AAGCA7451E

ADJ/M/ 202- 12017
Page/ 46/ 8/ 8

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

THE SCHEDULE ABOVE REFERRED TO:

ALL THAT piece and parcel of land bearing Cadastral Survey No.996 of Bhuleshwar Division, admeasuring 2958 square yards equivalent to about 2473.26 square metres, situate, lying and being at 4, Picket Road (R.S. Sapre Marg), along with the building standing thereon known as "Gita Gruh" assessed under Municipal Taxes of "C" Ward bearing No.C-896 (1-1A)/4, House with Pathshala, Caste Dining Place with Wells and bounded as under:-

On or towards the North	By Property bearing C.S. No.990 and 991 of Bhuleshwar Division.
On or towards the East	By Property bearing C.S. No.993, 994 and 995 of Bhuleshwar Division.
On or towards the West	By Property bearing C.S. No.999 of Bhuleshwar Division.
On or towards the South	By Property bearing C.S. No.497 and R.S. Sapre Marg of Bhuleshwar Division.

Handwritten notes and stamps in the bottom left corner, including a rectangular stamp with illegible text and numbers.

Handwritten signatures or initials at the bottom of the page.

BLW 202
Page 46 / 9

SIGNED SEALED AND DELIVERED)
By the withinnamed the " VENDOR")
ROHAN DEVELOPERS PRIVATE LIMITED)
Through its Director)
MR. HARRESH N. MEHTA)
Authorized by the Resolution passed)
In the Meeting of the Board of the)
Directors of the Vendor held on)
_____)



In the presence of ...

1) Ashwin Warang
2) Pankaj D. Patel

SIGNED SEALED AND DELIVERED)
By the withinnamed the "PURCHASER")
ASHJIT REALTIES PRIVATE LIMITED)
Through its Director)
MR. JITEN K. AJMERA)
Authorized by the Resolution passed)
In the Meeting of the Board of the)
Directors of the Purchaser held on)
_____)



In the presence of ...

1) Ashwin Warang
2) Pankaj D. Patel

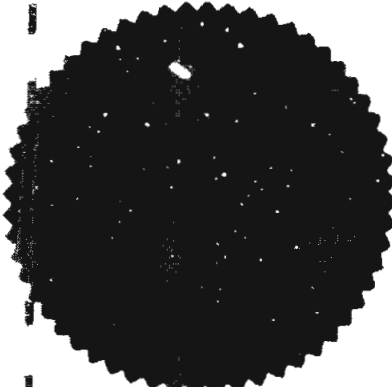
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Page 46 / 9



महाराष्ट्र MAHARASHTRA

2016

AC 095770



3 MAR 2017

INDEMNITY BOND

श्री. रा. क. गोदरे

I the undersigned MR. JITEN K. AJMERA myself solemnly hereby

declare that, I had filed a case of document executed between

Vendor ROHAN DEVELOPERS PRIVATE LIMITED And

Vendee ASHJIT REALTIES PRIVATE LIMITED

For adjudication and determination of the true market value of the property which is subject matter of the same.

Handwritten signature and date: 29/03/17





ADJUN 202 12017
Page 46 / 11

ASHJIT REALITIES PVT. LTD.
63/5 Pathakwadi,
Cornerous Bldg. 4th Floor,
Near G. I. Hospital,
MUMBAI - 400 002.

21 MAR 2017

अभिषेक/कपूरजी

Rohan

21 MAR 2017

000199

ASHJIT REALITIES PVT. LTD.
63/5 Pathakwadi,
Cornerous Bldg. 4th Floor,
Near G. I. Hospital,
MUMBAI - 400 002.

Rohan

21 MAR 2017

R



Handwritten text in a box, possibly a signature or reference number.



The description of the document is as follows:-

ABJMAI 202-
 Pagel 46/12
 BHARAT C. RAGHANI
 MUMBAI

- 1) Type of document : Sale Deed
- 2) Description of the property : C.S. No. 996 of Bhuleshwar
 Division Plot Area 2473.26 in
 sq.mtrs

I the undersigned declare that the above said property is owned by
ROHAN DEVELOPERS PRIVATE LIMITED in the capacity of Owners.

I the undersigned further declare that the suit property is having 1
 no. of buildings standing on it, and these building have total 136 No. of
 tenements in it and out of these 132 Tenements are occupied by
 protected tenants under Rent Control Act and 4 tenements having total
 Built Up area 1678.77 sq. mtrs. are occupied/in possession of the owner
 and further declare that I have submitted certified copy of NOC issued by
 MHADA in support of the claim of tenancy, the details of the same are
 submitted as below :-

List of the tenants/Occupants in the suit property

Sr No.	Room No.	Floor	Tenant Name	Total C.A. (Sq. Mt)	Rent	Rent Rate Year		Electricity Bill		Voter List	Others
						Old	New	Old	New		
1	1	1ST	PAREKH K. SAMPAT	23.14	135						
2	2	1ST	JAGDISH K. UDESHI	23.24	135						
3	3	1ST	SAMIR R. ASHAR	23.27	248						
4	4A	1ST	JAYESH R. DOSHI	14.06	210						
5	4B	1ST	JAYESH R. DOSHI	8.91	153						
6	5	1ST	(LATE) JAMNADAS VALLABHDAS SAMPAT	23.27	248						
7	6	1ST	RAMESH B. SHAH	23.27	248						
8	7	1ST	NARANDAS B. KUKREJA	23.69	135						
9	8	1ST	KIRAN UDAY KAPADIA	23.42	135						

2029



10	9	1ST	DAMINI R. JAVERI	22.33	
11	10	1ST	PUSHPA VASANJI NEGANDHI & ASHWIN VASANJI NEGANDHI	22.40	123
12	11	1ST	GAURANG J. MEGHANI	17.24	113
13	12	1ST	(LATE) DAMODAR BHAGWANDAS	17.00	113
14	13	1ST	DIVESH B. SHAH	17.84	113
15	14	1ST	MUKESH GHANSHYAM VED	17.72	113
16	15	1ST	PRANAV R. JAVERI	17.42	
17	16	1ST	(LATE) DAMODAR JAMNADAS	16.84	113
18	17	1ST	BHAVNA K. SAMPAT & HARSHA A. VED	16.98	113
19	18	1ST	VIPUL H. NEGANDHI	21.53	113
20	19	1ST	BIPINCHANDRA M. SHAH	16.70	113
21	20	1ST	(LATE) JETHABHAI KALYANJI	22.40	123
22	21	1ST	HARESH VIJAYSINH ASHAR	22.04	123
23	22	1ST	NATWARLAL R. BAGADIA	23.27	135
24	23	1ST	(LATE) VITHALDAS LAXMIDAS	23.27	135
25	24	1ST	DHARMENDRA C. SHAH	23.14	135
26	25	1ST	R. RAWINDRAN	23.62	135
27	26	1ST	GIRISH J. RAIGAGLA	23.45	135
28	27	1ST	JIGDISH H. RAIGAGLA	23.27	135
29	28	1ST	JAYANT R. TRIVEDI	27.36	135
30	29	1ST	PANNA P. ASHAR	21.53	135
31	HALL	1ST	M/S ROHAN DEVELOPERS PVT. LTD	286.28	
32	30	2ND	BHADRA J. SAMPAT & JIGNESH J. SAMPAT	23.59	138
33	31A	2ND	SHIVSHANKAR PANDEY	9.38	167
34	31B	2ND	KISHOR D. DOSHI & DEVANG K. DOSHI	14.24	167
35	32A	2ND	MITILESH R. JAVERI	9.21	
36	32B	2ND	(LATE) CHATURBHUI NARANDAS	14.24	180
37	33	2ND	(LATE) CHATURBHUI NARANDAS	23.45	
38	34	2ND	DILIP C. NEGANDHI	23.45	138
39	35	2ND	ARVIND C. NEGANDHI	23.45	138
40	36	2ND	JAISINGH J. KANKAL	23.45	138
41	37	2ND	NARESH HANSRAJ SAMPAT	23.45	138
42	38	2ND	(LATE) KANJI DAMODAR	22.19	126



ADJUT

2017



43	39	2ND	GEETA R. ASHAR	22.70	126
44	40	2ND	JYOTI SHREERAM DESHPANDE	17.24	224
45	41	2ND	MANISH L. ASHAR	17.55	119
46	42	2ND	AJAY NARENDRA SAMPAT & NIRAV AJAY SAMPAT	17.26	119
47	43	2ND	(LATE) CHOTTALAL MULJI	17.84	119
48	44	2ND	VIRENDRA JAMNADAS KANKAL & BIRJI JAYSINH KANKAL	17.27	119
49	45	2ND	MEETA H. ASHAR	17.13	119
50	46	2ND	HITESH C. ASHAR	16.84	119
51	47	2ND	(LATE) PADMSI RAVJI	16.28	119
52	48	2ND	KIRTIKUMAR J. VED & TEJAS K. VED	16.28	119
53	49	2ND	LILADHAR MAKANJI	22.55	126
54	50	2ND	DILIP V. VED & HIMANSHU DILIP VED	22.55	126
55	51	2ND	PANKAJ P. BHATIA & VIJAY P. BHATIA	23.32	138
56	52	2ND	KANAK AJIT SAMPAT	23.45	138
57	53	2ND	INDRAYANI K. KANDPILE	23.14	138
58	54	2ND	KIRAN J. KANDPILE	23.62	138
59	55A	2ND	KIRAN J. KANDPILE		138
60	55	2ND	RANCHHODDAS D. GOKUL GANDHI	23.45	138
61	56	2ND	NILESH L. DALAL	23.59	138
62	57A	2ND	DILVESH RAMESH ASHER	14.24	113
63	57B	2ND	VIJAY G. MEGHANI	9.35	88
64	58	2ND	MUKESH MULJI ASHAR, LEENA MUKESH ASHAR & MEHUL MUKESH ASHAR	22.67	138
65	HALL	2ND	M/S ROHAN DEVELOPERS PVT. LTD	113.74	
66	59	3RD	ASHA SUNIL SARAIYA & SUNIL JAMNADAS SARAIYA	23.08	146
67	60	3RD	SHASHIRAJ J. SHAH	23.08	146
68	61	3RD	DEVENDRA JAYSINGH ASHAR	23.27	146
69	62	3RD	DHARMESH LILADHAR NEGANDHI & ALPESH LILADHAR NEGANDHI	14.43	105
70	62A	3RD	KETAN AJIT ASHAR & KAMINI KETAN ASHAR	9.21	105
71	63	3RD	(LATE) LAXMIDAS VALJI	23.81	146
72	64	3RD	RANJIT N. ASHER	23.64	146

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73	65A	3RD	MADHUBHAI M. MORPARIA	14.62	112
74	65B	3RD	RAMESH J. MORPARIA	9.21	177
75	66	3RD	RAMESH J. MORPARIA	23.83	
76	67	3RD	BHAGWANDAS GOKULDAS	22.82	130
77	68	3RD	RAJESH MULRAJ SAMPAT	22.82	130
78	69	3RD	MADHUBHAI M. MORPARIA	17.78	124
79	70	3RD	PRAVINA P. DUTIA & DHAVAL VANRAJ DUTIA	17.50	124
80	71	3RD	SUNIL P. ASHAR & NEETA S. ASHAR	17.80	
81	72	3RD	SANJAY ASHAR & RAJSHREE S. ASHAR	17.21	184
82	73	3RD	KRISHNAKANT J. UDESHI	17.67	124
83	74	3RD	(LATE) GORDHANDAS TULSIDAS	17.08	124
84	75	3RD	MADHVI G. RAIGALA & GIRISH J. RAIGALA	16.56	124
85	76	3RD	SUDHA B. VED & MRUDULA B. SAMPAT	16.23	184
86	77	3RD	TEJAL G. SHAH	16.37	
87	78	3RD	JAYA T. TRIVEDI	22.45	130
88	79	3RD	KUSUM K. VED & MAHESH K. VED	22.67	130
89	80	3RD	RANJITSINH PARASOTTAM ANJARIA & SUSHILA RANJITSINH ANJARIA	23.95	146
90	81	3RD	BHAGWANDAS GOKULDAS	23.81	146
91	82	3RD	SANJEEV R. SHETH	23.95	146
92	83	3RD	LAXMIDAS DAMODAR	24.16	146
93	84	3RD	KISHOR N. SAMPAT	23.95	
94	85	3RD		23.48	224
95	86	3RD	JAYSHREE C. SHAH	27.01	146
96	87	3RD	MADHUBHAI M. MORPARIA	26.75	146
97	88	4TH	(LATE) DWARKADAS M. ASHER	24.93	178
98	89	4TH	UDAY LAJI LAJAWALA	24.93	178
99	90	4TH	DIPAK DUNGARSHI LAJAWALA & KAUSHIK DUNGARSHI LAJAWALA	25.30	178
100	91	4TH	PRABHA BHATIA/ PIYUSH MITTAL	24.94	178
101	92	4TH	MINAXI MADHUSUDAN NEGANDHI	25.30	178
102	93	4TH	VINAY S. MASURKAR	25.30	178



103	94	4TH	SHAILESH K. ANJARIA	24.93	178	
104	95	4TH	HARSHA N. PUROHIT	25.12	178	
105	96	4TH	MANSI DHARAMSHI ADANI	20.20	161	
106	97	4TH	TRIKAMDAS RANCHODDAS SAMPAT	20.53	161	ADJUM 202
107	98	4TH	JAMU HANSRAJ KAPADIA, LEENA MUKESH ASHAR, NEELA AMRISH BHATIA & JAYSHREE RAJIV SHAH	17.92	147	Paper 46 16
108	98A	4TH	(LATE) YOGENDRA S. TOPRANI & HEMANT S. TOPRANI	17.92	147	
109	99	4TH	GOPALDAS PAVJI	18.08	147	
110	100	4TH	RIYA PRANAV JAVERI	17.94		
111	101	4TH	KANAIYALAL K. RAMAIYA	17.80		
112	102	4TH	BHARAT P. NEGANDHI & LATA B. NEGANDHI	18.24	147	
113	103	4TH	JAYANTILAL DWARKADAS	17.36	147	
114	104	4TH	(LATE) PRATAPSIKH NAROTTAM	17.36	147	
115	104 A	4TH	HEMANT T. KADAM	17.08	147	
116	105	4TH	DATESH R. VED	20.52	161	
117	106	4TH	VARSHA N. VED	20.52	161	
118	107	4TH	VIVEK S. DEVDA	25.12	178	
119	108	4TH	KAILESH SURYSINH UDESHI	25.12	178	
120	109	4TH	CHANDRAKANT C. SHAH	25.12	178	
121	110	4TH	DINESH RANJITSHIN KAPADIA & SANDHYA DINESH KAPADIA	25.12	178	
122	111	4TH	VINESH H. PURECHA & REKHA V. PURECHA	25.12	178	
123	112	4TH	RAKESH P. ASHAR	25.12	178	
124	113	4TH	KETAN D. MERCHANT	25.12	178	
125	114	4TH	HEMANTI P. SUTARIA	25.12	178	
132	HALL	GR FLR	M/S. ROHAN DEVELOPERS PVT. LTD	998.96		
133	A	GR FLR	CHITRABAI	25.90	125	
134	B	GR FLR	PUNDLIK G SHINDE	25.72	125	
135		GR FLR	DEVTADIN DUBE	21.28	125	
136		GR FLR	M/S. JIVITESH REAL ESTATE PVT. LTD.	14.28	125	

I the undersigned, hereby declare that the suit property is not
declared as slum under the provisions of the Maharashtra Slum Act 1971



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I further declare that I have attached the attested copies of the document in support of their tenancy, and declare that all said documents are related to the names of the tenants mentioned hereinabove, and I Indemnify the Office Of The Collector Of Stamps, Mumbai and their officials and all their successor, from any legal conflict and its consequences that may arise in future, and settle all such matters at my own risk.

I, the undersigned hereby affirms that if in future it is found that any document in regards to all claims made by me in the above said application filed by me before the office of Collector Of Stamps, and in support of the tenants are false and unguenuine, then in such even, I shall be liable for all such irregularity and proceeding under applicable sections of the Maharashtra Stamp Act 1958 may be taken by concerned authorities.

I furthermore declare and undertake that all the documents submitted by me with my application are true to the best of my knowledge. Also I affirm and undertake that all the copies of the documents submitted by me in the present case are personally verified by me and I found them to be genuine and correct.

Hence, declared on this 23rd day of March 2017.

Handwritten notes in a box: 2017, 23/3/17, 2017

BEFORE ME
[Signature] 23/3/2017
BHARAT C. RAGHANI
NOTARY GREATER MUMBAI
Examiner Press Bldg.,
35, Dalal Street, Fort,
Mumbai - 400 023. **Signature and left thumb impression**
Reg No. 144

Place : Mumbai
Enclosed : Certified/Attested true copies of all the documents mentioned hereinabove.

BHARAT C. RAGHANI NOTARY GREATER MUMBAI	
Sr. No. 244	Book No. 34
Year: 2017	Reg. No. - 144

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NO OBJECTION CERTIFICATE

No.R/NOC/F- ²⁴⁵³ / 4008 / MBRRB-16
Dated:-

- 6 MAY 2016

To,
M/s. Rohan Developers Pvt. Ltd.,
112-122, Hira Bhavan,
Rajaram Mohan Roy Road,
Prarthana Samaj, Mumbai - 400 004.

Sub:- Redevelopment of Property bearing C.S.No.996 of
Bhuleshwar Division, Building No.4 bearing Cess
No.C-896(1-1A), situated at Picket Road, R. S. Sapre
Marg, Mumbai - 400 002, known as 'Gita Gruh'

Ref:- Your letter dated 10.11 2014.

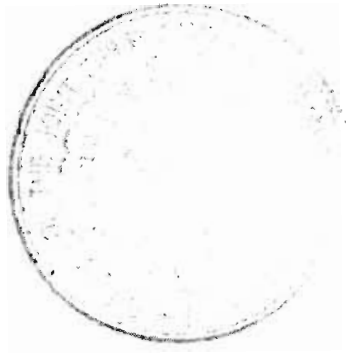
With reference to the above subject matter and letter under reference
"No Objection Certificate" is hereby granted for redevelopment of captioned
property with FSI 3.00 or the FSI required for rehabilitation of existing
occupiers plus 50% incentive FSI, whichever is higher, in accordance with the
modified D.C. Regulation 33(7) and Appendix - III of this Regulation
sanctioned by the Govt. in Urban Development Department Manual/bye-law
Notification published in Govt. Gazette dated 25th January 1999. Notification
No. TPB-4303/3224/CR-268/08/UD-11 dated 02nd March 2009 &
Notification No.TPB-4308/3224/CR-268/2008/A/UD-11 dated 21.05.2011
& Notification No.TPB-4312/CR-5/2012/UD-11, dated 14.08.2013 on the following
terms and conditions :

- i) All the occupants of the old building shall be re-accommodated in the
redeveloped building. Each occupant shall be rehabilitated and given the
equivalent carpet area as occupied by him for residential purpose in the
old building subject to the minimum carpet area of 27.88 sq.mt. (300 sq.ft.
fixed exclusive of free of FSI and fungible area) and/or maximum carpet
area 70 sq.mt. (753 sq.ft.) as provided in the MH&AD Act, 1976. In case of
non-residential occupier, the area to be given in the reconstructed building
will be equivalent to the area occupied in the old building. Provided that if
carpet area for residential purpose exceeds 70.00 sq.mt. (753 sq.ft.) the
cost of construction shall be paid by tenant/occupant to the developer.
The cost of construction shall be as per Ready Reckoner rate of that year.
However, the carpet area exceeding 70.00 sq.mt. (753 sq.ft.) shall be
considered for rehab FSI but shall not be considered for incentive FSI.
Accordingly the rehab FSI shall be got approved from M.C.G.M. as per the clause 16
of Appendix III of the Notification dated 02nd March 2009 & 21.05.2011

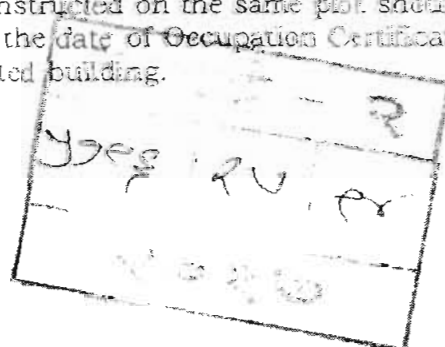


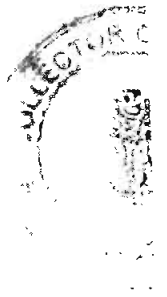
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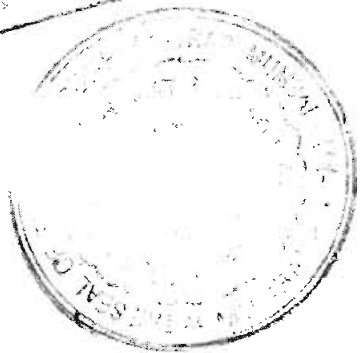


- 2) The tenements in the reconstructed building shall be allotted by the landlords / occupants' co-operative housing society to the occupiers as per the list certified by the Mumbai Building Repairs & Reconstruction Board.
- 3) If the NOC holder proposes to give the benefits of additional carpet area over & above the minimum carpet area from his Sale Component, then the NOC holder shall be duty bound to pay all the Taxes / Stamp Duties etc. prevailing at that time, levied by Government on such additional carpet area.
- 4) The Transfer of Tenancy shall be governed as per Clause 18 of Appendix-III under DCR 33(7) which is also confirmed by Hon.ble High Court Orders dated 07.07.2015 in Writ Petition No.1482 of 2015 & Writ Petition No.186 of 2014.
- 5) The NOC holder will have to pay an expenditure, incurred by the Board towards structural repairs/propping / demolition, processing of reconstruction scheme/land acquisition etc. at the office of the Asstt. Accounts Officer (Zone-I) /MBRRB & produce certified xerox copy of receipt of payment to this office before applying for grant of NOC of MBRRB for obtaining Commencement Certificate from MCGM
- 6) The plans of the proposed building shall be submitted to MCGM within six months from the date of issue of this NOC positively for its approval, failing which right is reserved by this office to cancel the NOC.
- 7) The NOC holder will have to communicate the actual date of commencement of work and shall submit progress report of the redevelopment scheme every 3 months, till completion of scheme to the Executive Engineer, "C2" Divn/ MBRRB under intimation to this office. The Executive Engineer, "C2" Divn/ MBRRB, shall supervise the construction work for rehab portion of existing tenants & surplus tenement made available to the Board as per the norms of building bye laws & DCR 33(7). He shall also ensure that the condition No.6 should be strictly adhered to.
- 8) Recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM. The NOC holder will have to furnish the certificate from the concerned Officer of MCGM to the effect that the repair cess is paid upto that date, before demanding occupation certificate to the newly constructed building.
- 9) During the period of reconstruction, (i.e. till physically rehabilitating tenants / occupants), it is obligatory and binding on the part of the NOC holder to provide temporary transit accommodation to the occupiers of old building. Such Transit Camps if constructed on the same plot should be demolished within one month from the date of Occupation Certificate granted by MCGM for the reconstructed building.





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- 10) If NOC holder fails to start the redevelopment work within 12 months from the date of issue of NOC, the right to cancel the NOC is reserved by MBRRB. However, MBRRB may grant extension on merit provided that NOC holder applies to MBRRB with reasoned justification.
- 11) (a) The NOC holder has to surrender a surplus built up area as per IIIrd Schedule of MHAD Act-1976
 (b) As far as possible provision of tenements of 300.00sq.ft. to 350.00sq.ft. carpet area shall be made in the proposed building plans for handing over to this office on account of if any surplus Built Up Area to be surrendered to the Board.
 (c) The exact surplus built up area if any as prescribed in the IIIrd Schedule of MHAD Act-1976, shall be communicated to you after receipt of the plans duly approved by MCGM and the said surplus area shall be surrendered to MBRRB in the captioned property or as per provisions of DCR 33(7) as amended from time to time.
 (d) The MBRRB reserves the right to modify the exact Surplus area as communicated above if the NOC holder amends the plan afterwards.
 (e) After communicating the exact surplus area to be surrendered to MBRRB as mentioned above 11(c), the NOC holder shall execute & register the agreement for surrendering the said surplus area to MBRRB within 30 days from the receipt of letter communicating the same and prior to issue of MBRRB's NOC for grant of obtaining Commencement Certificate from MCGM.

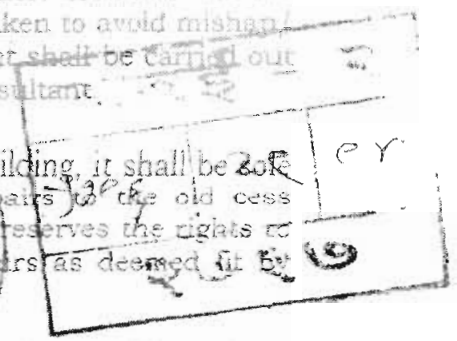


12) The reconstruction of new building for the rehabilitation of old occupiers, shall be completed within a period of 30 months from the date of issue of Commencement Certificate from MCGM, extension to the above time limit may be granted depending on the merits of the case and on payment of an extension fee prevailing at that time or as may be decided by MBRRB from time to time.

13) After issue of NOC, during course of demolition of old buildings & during course of redevelopment work if any mishap/collapse occurs, the entire responsibility of the same will lie with NOC holder. However all the necessary precautionary measures shall be under taken to avoid mishap/collapse and the work of demolition & redevelopment shall be carried out under strict supervision of Architect and P.S.C. Consultant.

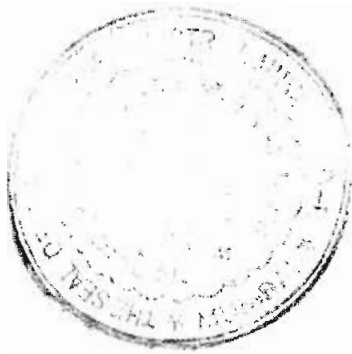
4) After issue of NOC & till demolition of old cessed building, it shall be sole responsibility of the NOC holder to carry out repairs of the old cessed building at his/her risk and cost. Further, MBRRB reserves the rights to direct the NOC holder to carry out necessary repairs as deemed fit by MBRRB.

5) The proposal of issue of NOC for obtaining occupation certificate from MCGM to the newly constructed building will have to be submitted in the office of Executive Engineer, C-2 Divn/MBRRB alongwith the following information.





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- a) Copy of approved plan alongwith copy of IOD & C.C. from M.C.G.M. The name of the occupiers against concerned tenements proposed to be allotted in new building & due surplus area tenements should be clearly shown in the plan alongwith carpet area to be given. Matching statement i.e. Name of occupant, Room No., existing area & proposed allotted area.
- b) The concerned Architect & NOC Holder/Developer should give certificate that the newly constructed building is in accordance with the plans approved by MCGM & the tenements constructed for rehabilitation of the occupiers of cessed building are as per the areas and amenities as prescribed in the agreement executed with the occupiers.
- c) Certified copies of agreements executed & duly registered between the occupiers & NOC Holder/Developer.
- d) Photographs of the newly constructed building taken from various angles.

16) NOC for full and final Occupation Certificate for any free sale building/ component will be given only after all the old occupants, as certified by the Executive Engineer, "C2" Divn/MBRRB including those who may be staying in the Board's transit camps (provided No Dues Certificate to the effect is granted by Estate Manager/TC), have been re-housed in the newly constructed building (s) by complying with the requirements as stated in Sr. No.15 (a) to (d) above and only after surrendering surplus built-up area as per IIIrd Schedule of MH&AD Act, 1976, if any as specified in 11 (a) to (e).

17) If it is subsequently found that the documents/information submitted with your application for NOC are incorrect or forged, mis-leading then this NOC will be cancelled and NOC holder will be held responsible for the consequences/losses, if any thereof if arises in future. If authenticity of name of occupants prior to 13.06.1995 as per list found-fake or bogus the surplus area will be worked out accordingly & the same will be binding on NOC holder. In such cases the NOC holder have to make good the losses if any to the Board

18) In case of mix of the structures i.e. cessed & non-cessed structures and if the area of non-cessed structures existing prior to 30.09.1969, area of land component under non-cessed structure works out upto a limit of 25% of plot area, then FSI shall be considered on total plot area. If this area exceeds 25% of the total area, then area above 25% shall be deducted from plot area. FSI for deducted area shall be as per regulation 32 and the remaining plot area shall be as per 33(7).

19) The Board will not be held responsible for certifying the Built up area of non-cessed structures if any on the said property. The same shall be certified by your licensed architect. This does not fall within the purview of the Board. The Built up area of non-cessed structures on the said property, if any shall be verified by MCGM prior to issue of IOD.



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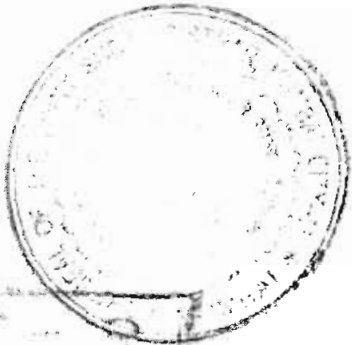
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- 20) Necessary trial pits/trial bores shall be taken at the captioned property to ascertain the bearing capacity of the soil and foundation shall be designed accordingly. R.C.C. design of the new proposed building shall be prepared taking into account the aspect of Mumbai Seismic Zone and same should be got approved from R.C.C. consultant/structural Engineer, registered with MCGM.
- 21) As far as possible separate building for rehabilitation of existing tenants & for the purpose of free sale, taking into account the plot area of the captioned property shall be constructed. The NOC holder has to form the independent Co.Op.Hsg. Society for rehab building of tenants as well as for free sale component after giving possession to the existing tenants & prospective buyers.
- 22) If any tenant/occupant of existing building is staying in MBRR Board's Transit Camp then it shall be binding on the NOC holder to shift them from Transit Camp and provide them suitable alternate accommodation from the date of issue of NOC till rehabilitating them in newly constructed building at his risk and cost. The rent for tenant / occupant staying in Transit Camp shall be paid as per the prevailing policy of MHADA during intervening period.
- 23) The NOC holder shall execute enter into & duly registered the agreement for Permanent Alternative Accommodation with all the tenants / occupants certified MBRRB on the terms & conditions as agreed by & between NOC holder & tenants / occupants. The copy of such registered Permanent Alternative Accommodation agreements shall be submitted to MBRRB before applying for grant of NOC from MBRRB for obtaining Commencement Certificate from MCGM.

If the NOC holder proposes to construct separate buildings for rehab and free sale, then the Commencement Certificate for free sale buildings shall be issued only after the work of all rehab buildings reached above plinth.
- 24) A corpus fund is to be created by the developer which will take care of the maintenance of the new building for a period of 10 years.
- 25) In order to complete the redevelopment project in time and to avoid dispute between tenants / occupants and Landlord / NOC Holder/ Developer with regard to Redevelopment as well as rent for temporary alternative accommodation. This office reserves right to incorporate additional conditions as and when required.
- 27) As per D. P. Remarks, the ~~sess~~ property falls under Princess Street Estate Scheme No.2. Hence, specific remarks should be obtained from the concerned authority i.e. A.C. (Estates) before taking development on the land.

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- 28) The room No.7, 8, 11, 13, 22, 24, 25 on first floor and Room No. 31B, 33, 54-54A, 57 on second floor are reflected as residential tenements in the Inspection Extract of the MCGM for the year 1995-96. As per site condition and documents submitted by the tenants/occupants the same are considered as non residential tenements instead of residential tenements.
- 29) Room No.4A & 4B on first floor is clubbed together and considered as single residential unit.

Encl: List of certified tenants.

Handwritten initials: JA, DE, SE

(Sumant Bhanje)
Chief Officer,

M.B.R. & R. Board, Mumbai.

Copy submitted to Hon. Principal Secretary/Housing Department, 3rd floor Mantralaya, Mumbai-400 032, for favour of information please.

Copy forwarded to the Executive Engineer, Building Proposals (City-III), New Building, C.S.No.355, Bhagavan Valmiki Chowk, Opp. Hanuman Temple, Vidhyalankar Marg, Antop Hill, Wadala (E), Mumbai-400 037 for information.

Full occupation certificate for the free sale building will not be granted to the NOC holder under any circumstances till he rehouses all the occupants of old cessed buildings and surplus area if any is surrendered to Board. Further bearing capacity of the soil and R.C.C. design shall also be ascertained prior to issue of commencement certificate for the redevelopment work. Further C.C. shall not be granted unless & until necessary provision for compliance of condition No.6 is shown on approved bldg. plans.

The Commencement Certificate shall not be issued unless Condition No. 7, 11 & 13 are complied and a letter to that effect is issued by MHADA.

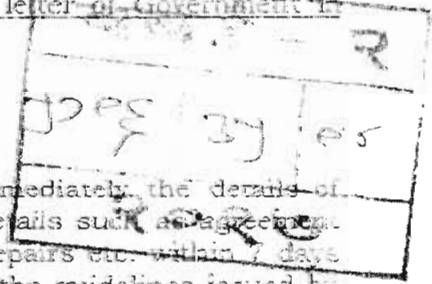
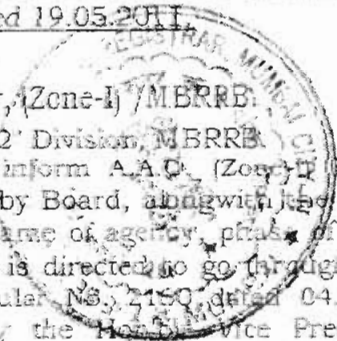
Copy forwarded to the Asstt. Assessor & Collector, "C" Ward, MCGM Office, Shrikanth Palekar Marg, Chandanwadi, Mumbai 400 002, for information.

You are requested to recover the up-to-date repair cess in respect of the captioned property from the NOC holder and inform this office accordingly. However recovery of cess shall be discontinued from the date of issue of Commencement Certificate by MCGM as per the letter of Government in Housing Department dated 19.05.2011.

Copy forwarded to the -

- 1) Deputy Chief Engineer, (Zone-I) /MBRRB.
- 2) Executive Engineer "C2" Division, MBRRB.

He is directed to inform A.A.O. (Zone-I) immediately the details of expenditure incurred by Board, alongwith the details such as agreement no., year of repairs, name of agency, place of repairs etc. within 7 days positively. Further he is directed to go through the guidelines issued by this office under circular No. 2150 dated 04.07.2002 & circular dated 13.05.2003 issued by the Hon'ble Vice President & CEO/A & take the action as prescribed in the said circular in time. He should also report the progress of the work from time to time and submit monthly statement to this office. He should see that all the conditions stipulated in





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NOC letter are complied in the NOC under & timely action be taken & report to this office and B.M.C. to that effect.

Further as per Government Notification No.TPB 4308/ 3224/CR-268/ 2008 /A/UD-11 dated 21 May 2011, the non cess structures existing prior to 30.09.1969 up to a limit of 25% of plot area is to be considered for computation of FSI on total plot area. You are therefore directed to verify / certify area and details of non-cess structures & furnish report through Dy. Chief Engineer (Zone-I)/MBRRB.

Also intimate this office as to whether any draft scheme of reconstruction/ land acquisition proceeding in respect of the said property has been initiated by the Board or otherwise.

3) Assistant Accounts Officer (Zone-I) MBRRB.

He is directed to intimate this office the amount of expenditure incurred by Board towards structural repairs, propping, demoliuon, framing of reconstruction scheme/land acquisition etc. in consultation with the concerned Executive Engineer of Repair Division within 15 days positively otherwise it will be presumed that no any expenditure is incurred by Board on the captioned property and he will be held responsible for the consequences thereof, if arises in future.

4) Deputy Chief Officer (TC)/MBRRB.

You are directed to intimate this office as to whether the Board has given transit accommodation to the tenants of the property mentioned under subject or otherwise. If any tenant /occupant is found staying in the Board's transit camp, then you shall inform the NOC holder to shift him from the Boards Transit Camp immediately, since it is binding on NOC holder to provide suitable alternate accommodation to the tenant /occupant from the date of issue of NOC till his rehabilitation in newly constructed building. If the information is not received by this office within 15 days positively, it will be presumed that none of the tenant/occupant of the captioned property has been provided with temporary accommodation in Board's transit camp and you will be held responsible for the consequences thereof, if arises in future.

Encl.: List of certified tenants.

5) Deputy Chief Officer (RT)/MBRRB.

You are directed to intimate this office immediately as to whether the Board has given any permanent alternate accommodation to the tenants /occupants of the captioned property in the newly reconstructed building by the Board or otherwise. If the information is not received by this office within 15 days positively, it will be presumed that none of the tenant/occupant of the captioned property has been provided with permanent accommodation in the newly reconstructed building by Board and he will be held responsible for the consequences thereof, if arises in future.

Encl.: List of certified tenants.

6) Resident Executive Engineer/MBRRB, for information (Computer)

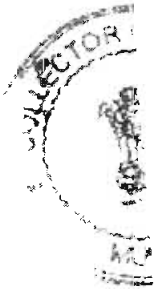
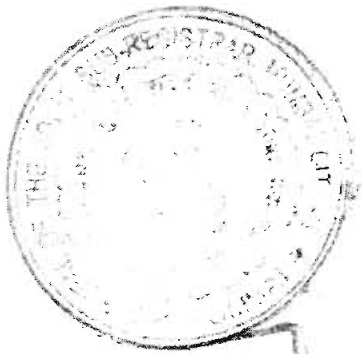


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(Sumant Bhangal)
Chief Officer,
M.E.R. & R. Board, Mumbai





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ADDITION 202- 29- 2017

Sl. No.	Name of Tenant	Name of Occupant	Floor	Room/Shop No.	Room/Shop R/ NR	Carpet Area Sq. mt.	Built up Area Sq. mt.	Comm. C.A. In Sq. mt.	Comm. B.U.A. In Sq. mt.	Total B.U.A. In Sq. mt.	Whether Occupying in a shop (YES/NO)	Whether Commercial premises (YES/NO)	Whether connected to MCDM Insp. Ex. (Yes/No)	Whether Electric Bill in name of (Yes/No)	Whether record in respect of room	Receipt No.	Tel. No.	Veh. No.	A/c. No.	Employer	Remarks
1																					
SECOND FLOOR																					
34	Sri. Shashi J. Sampat Sri. Ajay J. Sampat	Sri. Shashi J. Sampat Sri. Ajay J. Sampat	2nd	31A	NR	23.59	29.71	12.70	15.32	39.26	41.22	Yes	Yes	Yes	Yes	28485	01.10.1983	MTX04201714671	DL19.01.1985	MTX04201714671	Eligible as per G.R. dated 16.08.2010
35	Sri. Sureshwar J. Parady	Sri. Sureshwar J. Parady	2nd	31A	NR	9.38	11.43	5.05	6.15	14.43	17.59	Yes	Yes	Yes	30.01.1984	31.12.1981	CE19823	27489	15.05.1984	Eligible as per G.R. dated 16.08.2010	
36	Sri. Kishor D. Desai & Sri. Devraj K. Desai	Sri. Kishor D. Desai & Sri. Devraj K. Desai	2nd	31B	NR	14.24	17.35	7.57	9.34	21.01	26.70	Yes	Yes	Yes	F45-2016	18.01.2013	Spec-2014	631	29.10.2014	Eligible as per G.R. dated 16.08.2010	
37	Sri. Mahesh R. Javan	Sri. Mahesh R. Javan	2nd	32A	NR	9.21	11.23	4.28	5.04	14.17	17.27	Yes	Yes	Yes	05.01.1984	Jan-1995	Spec-2014	654	29.10.2014	Eligible as per G.R. dated 16.08.2010	
38	Sri. Dip Chavan J. Sri. Dhena D. Jagtap	Sri. Dip Chavan J. Sri. Dhena D. Jagtap	2nd	34	R	23.45	28.55	12.62	15.32	36.07	43.98	Yes	Yes	Yes	RC 810485	01.01.1983	RC SD-04195	29944	May-1985	Eligible as per G.R. dated 16.08.2010	
39	Sri. Anil C. Nagarchi Sri. Asha A. Nagarchi	Sri. Anil C. Nagarchi Sri. Asha A. Nagarchi	2nd	35	R	23.45	28.55	12.62	15.32	36.07	43.98	Yes	Yes	Yes	RC 810485	01.01.1983	RC SD-04195	29944	May-1985	Eligible as per G.R. dated 16.08.2010	
40	Sri. Anil C. Nagarchi Sri. Asha A. Nagarchi	Sri. Anil C. Nagarchi Sri. Asha A. Nagarchi	2nd	36	R	23.45	28.55	12.62	15.32	36.07	43.98	Yes	Yes	Yes	RC 810485	01.01.1983	RC SD-04195	29944	May-1985	Eligible as per G.R. dated 16.08.2010	

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DEPUTY ENGINEER, C-2 L V
M. S. S. S. S.

ARCHITECT, LICENSE SURVEYOR
P. S. S. S. S.

(OWNER)
M/S. HANAR 28, Mahapekar, P. S. S. S. S.



ADJWH 202-17017
 14/06/2010 / 33 649 C

Sl. No.	Name of Tenant	Name of Occupant	Floor	Room/Shop No.	R/F No.	Carp. Area Sq. m.	S.U.A. In Sq. m.	Comm. C.A. In Sq. m.	Comm. B.U.A. In Sq. m.	Total C.A. to S.A. In Sq. m.	Whether Tenancy is exempted from 40% imp. (Year-Wise)	Whether Consistent with the provision of (YEBAND)	Whether R/W is subject to 40% Imp. (Year-Wise)	Whether following documents are on record in respect of front		Year of Poss. 12	18	19	20	21		
														First Date of Possession	Ration Card/Shop License No.							
58	Shri Kisan J. Karpale	Shri Kisan J. Karpale		54	NR	23.62	26.78	12.71	16.50	38.33	Yes	Yes	Yes	23.06.1985	May-1985						Eligible as per GR dated 15.09.2010	
59	Shri Kisan J. Karpale	Shri Karpale J. Karpale		54A	NR		0.00	0.00	0.00	0.00	No	No	No									
60	Shri Ranchohadas D. Goud Gadgil	Shri Ranchohadas D. Goud Gadgil		55	R	23.46	26.68	2.82	16.33	38.07	Yes	Yes	Yes	24.08.1997	Nov-2014	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010
61	Shri Nitesh L. Dalol	Shri Nitesh L. Dalol		50	R	21.69	23.75	12.72	15.49	36.20	Yes	Yes	Yes	30.03.1998	Jan-2016	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010
62	Shri Dhanraj G. Anwar & Son Mite Dhanraj Anwar	Shri Dhanraj G. Anwar & Son Mite Dhanraj Anwar		57A	R	11.24	17.35	7.97	9.21	27.91	Yes	Yes	Yes	25.03.1999	March-2013	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010
63	Shri Vinay G. Chavan	Shri Vinay G. Chavan		57B	R	5.06	11.40	6.09	8.15	14.38	Yes	Yes	Yes	30.03.1998	March-2013	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010
64	Shri Mahesh M. Ashar, Shri Laxman Ashar, Shri Laxman Ashar & Son Mahesh M. Ashar	Shri Mahesh M. Ashar, Shri Laxman Ashar, Shri Laxman Ashar & Son Mahesh M. Ashar		59	P	22.57	27.53	12.20	14.67	38.81	Yes	Yes	Yes	25.03.1999	March-2013	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010
65	M/S Rajan Developers PALSI	M/S Rajan Developers PALSI		59	P	11.74	13.62	6.32	7.42	21.34	Yes	Yes	Yes	25.03.1999	March-2013	RC 150-330807	30.10.2009	March-2015	23.08.2015	23.08.2015	23.08.2015	Eligible as per GR dated 16.09.2010

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 23.08.2015
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REGISTERED
 16.09.2010

RECEIVED
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RECEIVED
 23.08.2015
 336

TOTAL OF SECOND FLOOR
 752.18

ADJWH 202-17017
 14/06/2010 / 33 649 C

ADMM 202 - 12017
 Page 46 / 34 6811

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	
Name of Tenant	Name of Occupant	Floor	Room/Shop No.	Year R/HR	Current Area Sq. Ft.	Area in C.A. Sq. Ft.	Comp. Area Sq. Ft.	Total Area Sq. Ft.	Whether Occupant is staying in Building or elsewhere (YES/NO)	Whether vacant/occupied/available	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)	Whether Form Filled in WCCB (Yes/No)
THIRD FLOOR																					
56 Smt. Aha Sona Sarathy Smt. Sunita Laxmadas Sarathy	Smt. Aha Sunita Sarathy Smt. Sunita Laxmadas Sarathy	3rd	56	R	23.06	27.71	13.59	38.07	44.03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
57 Shri. Shivaji J. Shah	Smt. Bhasini J. Shah Smt. Deepika S. Shah	3rd	06	R	22.08	27.71	13.59	38.67	44.03	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
58 Smt. Devendra Jaytingi Ahar	Smt. Devendra Jaytingi Ahar	3rd	61	R	20.27	27.94	13.70	38.97	44.40	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
59 Smt. Dhanraj Lachar Smt. Alpaal Ushar Smt. Prashant Ushar	Smt. Dhanraj Lachar Smt. Alpaal Ushar Smt. Prashant Ushar	3rd	52	R	17.43	17.13	8.20	25.33	27.50	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
60 Smt. Kishori Ahar Smt. Kanti Ahar	Smt. Kishori Ahar Smt. Kanti Ahar	3rd	52 A	R	11.05	11.05	5.42	16.47	17.37	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
61 Smt. Prashant Ushar Smt. Alpaal Ushar Smt. Prashant Ushar	Smt. Prashant Ushar Smt. Alpaal Ushar Smt. Prashant Ushar	3rd	53	R	23.31	26.69	14.03	40.64	45.40	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
62 Smt. Ravi Ahar	Smt. Ravi Ahar	3rd	54	R	23.64	26.19	13.22	39.86	45.10	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
63 Smt. Madhusai M Smt. Madhusai M	Smt. Madhusai M Smt. Madhusai M	3rd	56A	R	14.82	17.58	8.91	26.23	27.39	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes

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ADMM 202 - 12017
 Page 46 / 34 6811

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DEPUTY ENGINEER, C-2 DIV.
 M. S. D. S. R. BOARD

ARCHITECT, LICENSE SURVEYOR
 (DESIGN GROUP)

OWNER
 M/S. Mahesh Development
 LTD.

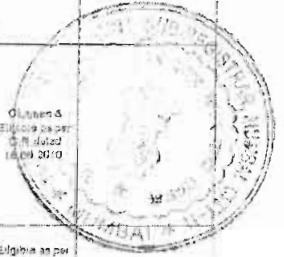


Page 46/33

Sr No	Name of Tenant	Name of Occupant	Floor	Room/Shop No	User R/ NR	Carpet Area in Sq. m ²	B.U.A. in Sq. m ²	Comm. C.A. in Sq. m ²	Comm. B.U.A. in Sq. m ²	Total C.A. in Sq. m ²	Total B.U.A. in Sq. m ²	Whether Tenant Occupant staying in Bldg. or otherwise (YES/NO)	Whether Consent given or otherwise	Whether Room is attached in 2004 Insp. Pt. of 95/98 (Yes/No)	Whether Room 100 with Old Elog. Done (Yes/No)	Current Documents				Year ID / Year No	Whether documents					
																First Date of Issuance	Expiry Date	Ration Card/ Shop License No	Rent Receipt							
74	Shri Ramesh J. Narpans	Shri Nitya Kumar Ramesh Narpans	3rd	65B	R	121	11.05	5.42	0.51	14.03	17.57	Yes	Yes	Yes	Yes	255734	16.11.1972				MT/04/02/11/14847 Dt. 25.11.1995	1) Affidavit Cum indemnity Bond Dt. 23.04.1998 2) Bank Passbook Dt. 22.04.1997 3) Aadhar Card No. 52003305947 DLX1 01.2014	Eligible as per G.R. dated 15.08.2010			
						23.83	28.61	14.00	10.25	37.26	46.16	Yes	Yes	Yes	Yes					01.08.2003	Nov-2003	1842	Mar-2015	30.02.2014	1) Consent letter No. 0075285 Dt. 28.06.1998 2) Aadhar Card No. 20002410003 Dt. 21.01.2012 3) Senior Citizen card No. MUM/07/062955 4) Affidavit Cum indemnity Bond Dt. 30.12.1993	Eligible as per G.R. dated 15.08.2010
75	Shri Bhagvantes Gokuldas	Kept in Abeyance	3rd	67	R	22.82	27.40	13.44	16.14	39.26	43.54	Yes	No	Yes	Yes	220084							Eligible as per G.R. dated 16.08.2010	Family address as it refused in inspection entry of 1995-96. Occupancy kept in Abeyance for want of documents.		
76	Rajesh Mukul Sampat	Rajesh Mukul Sampat	3rd	66	R	22.82	27.40	13.44	16.14	39.26	43.54	Yes	Yes	Yes	Yes	541700	26.07.1994	RC	410114	26072		1) Affidavit of Rajesh mukul Sampat Dt. 17.02.1994	Eligible as per G.R. dated 16.08.2010			
						27.09.1978	11.02.2014	RC	410114	26072	992	29.02.2000	March-2015													
77	Shri Madhubs M. Morcarla	Shri Madhubal M. Morcarla	3rd	65	R	17.78	21.36	10.43	12.57	28.25	33.92	Yes	Yes	Yes	Yes	274231	08.07.1997						1) Affidavit Cum indemnity Bond Dt. 25.10.1997 2) Deposit with receipt No. 012 Dt. 11.11.1999	Eligible as per G.R. dated 16.08.2010		
78	Shri Chand P. Ashar	Shri Chand P. Ashar	3rd	66	R	21.0	25.0	12.0	15.0	33.0	37.0	Yes	Yes	Yes	Yes	274231	08.07.1997							1) Affidavit Cum indemnity Bond Dt. 24.07.2014	Eligible as per G.R. dated 16.08.2010	
						21.0	25.0	12.0	15.0	33.0	37.0	Yes	Yes	Yes	Yes	274231	08.07.1997									
79	Shri Sunil P. Ashar	Shri Sunil P. Ashar	3rd	66	R	17.80	21.37	10.48	12.39	28.28	33.96	Yes	Yes	Yes	Yes	273918	30.04.1995							1) Affidavit Cum indemnity Bond Dt. 24.07.2014	Eligible as per G.R. dated 16.08.2010	
						17.21	20.67	10.13	12.17	27.34	32.03	Yes	Yes	Yes	Yes											
80	Shri Kishorant J. Udeshi	Shri Kishorant J. Udeshi	3rd	70	R	17.87	21.22	10.40	12.19	28.07	32.71	Yes	Yes	Yes	Yes	258229									1) Affidavit Cum indemnity Bond Dt. 24.07.2014	Eligible as per G.R. dated 16.08.2010
						17.87	21.22	10.40	12.19	28.07	32.71	Yes	Yes	Yes	Yes											

Stamp: 15-08-2016

Stamp: 27.09.1978



OWNER
M/S. Pawan Developers Pvt. Ltd.

ARCHITECT / LICENSE SURVEYOR
RUPEN GROUP

DEPUTY ENGINEER, - 2 -
M. B. R. & R. BOARD

EXECUTIVE ENGINEER, C.E.D.
M. B. R. BOARD

DEPUTY ENGINEER (S&I)
M. B. R. BOARD

Handwritten signature and date: 30/05/2016

ADP 202-12917
146 / 37
65%

IN THE RETURN STATEMENT OF THE BUILDING REGULATIONS ACT, 1961, THE ARCHITECTS' BOARD, MUMBAI, HAS ISSUED THE FOLLOWING LIST OF THE BUILDINGS REGISTERED IN THE MUNICIPALITY OF THE CITY OF MUMBAI.

Sl. No.	Name of Person	Name of Occupant	Plot No.	User	Area Sq. ft.	Area Sq. m.	Covered Area Sq. ft.	Covered Area Sq. m.	Total Area Sq. ft.	Total Area Sq. m.	Whether Occupied	Whether Temporary	Whether Consistent with Master Plan	Whether Consistent with Comprehensive Zoning Scheme	Whether Consistent with Revised Master Plan	Whether Consistent with Development Control Regulations	Whether Consistent with Subsequent Development Control Regulations	Whether Consistent with Revised Subsequent Development Control Regulations	Whether Consistent with Revised Revised Development Control Regulations	Whether Consistent with Revised Revised Revised Development Control Regulations	Whether Consistent with Revised Revised Revised Revised Development Control Regulations	Whether Consistent with Revised Revised Revised Revised Revised Development Control Regulations
69	Sri Laxminarayana Danoo	Sri Lakshmi Lakshmi Sri Harihar Lakshmi Sampat	30	R	24.16	2.21	17.08	1.56	41.24	3.77	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
70	Sri Kishor N. Sampat	Sri Miltr Kishor Sampat	84	R	23.08	2.13	16.83	1.52	39.91	3.65	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
71	Sri Laxminarayana Danoo	Sri Lakshmi Lakshmi Sri Harihar Lakshmi Sampat	30	R	24.16	2.21	17.08	1.56	41.24	3.77	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
72	Sri Kishor N. Sampat	Sri Miltr Kishor Sampat	84	R	23.08	2.13	16.83	1.52	39.91	3.65	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
73	Sri Laxminarayana Danoo	Sri Lakshmi Lakshmi Sri Harihar Lakshmi Sampat	30	R	24.16	2.21	17.08	1.56	41.24	3.77	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
74	Sri Kishor N. Sampat	Sri Miltr Kishor Sampat	84	R	23.08	2.13	16.83	1.52	39.91	3.65	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



OWNER
(M/S) Boman Developers Pvt. Ltd.
Architect/License Surveyor
(Design Group)
M/S. Rohan Development

2020
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DEPUTY ENGINEER, C-3 DIV.
M. B. R. & R. BOARD

EXECUTIVE ENGINEER, C-2 DIV.
M. B. R. & R. BOARD

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ADJUDICATED

AABPA
 INCORPORATED
 ENTER NO. RA/MS/04
 KISHORE
 02/03/15
 AABPA/3A
 Signature

GOVERNMENT OF INDIA
 RA/MS/04
 RA/MS/04
 RA/MS/04



2
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AABPA

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

ASHJIT REALTIES PRIVATE LIMITED

08/01/2008

Permanent Account Number
AAGCA7451E

30012008

ASHJIT REALTIES, PVT LTD

[Signature]
Authorized Signatory Director



47th Oct 08

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA



ROHAN DEVELOPERS PRIVATE LIMITED

30/12/1992
Permanent Account Number

AAGCA7661A

Sell or

आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

UDANI KAMLESH KESHAVKANT
KESHAVKANT RAVIKANT UDANI

17/05/1961
Permanent Account Number

AASPU4990E

[Signature]



25/03/2005



Layer's Info

Layer

C

S

CESS No

C-895(1-1A)/1

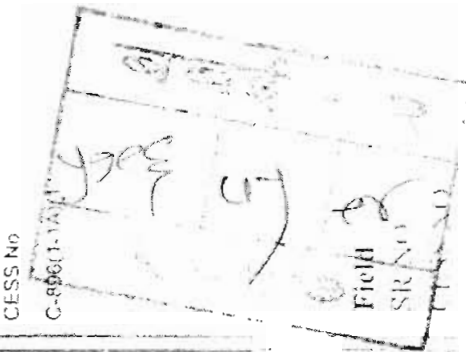
Info Grid



BUILDING_INFO

CESS No

C-895(1-1A)/1



THE BUILDING, INC

Value	Field
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PRECARD NO

ZONE

DIVISION

BUILDING NO

STREET NO

ROAD AREA LOCATION

AND WITH OTHER PROPS. THE ORDER NO. 1514/C. 0 (2)/1 303 D.L. 1.1.1960
104/BOMBAY CITY. ORDER IS FILED IN FILE NO. 30 1/NO 2/FC. BOMB. 04.
24/ 12/ 11

Name of Applicant: RAVIN DEVELOPERS PRIVATE.
Date of Application: 04/07/2009
Fee recovered: Rs. 11111.00
Reference of Issue: 191002/2009
Date of Issue :

6 MAR 2009

(Rectangular '1' brackets show entry details.)
NOTE : This is a true copy of the extract of the register which forms part of the title record
and the area of the property referred to therein is 243.20 sq. meters
(190 THOUSAND FOUR HUNDRED SEVENTY JUNE POINT TWENTY SIX SQ. MET. ONLY)
which has been verified with the original record and found correct.


Superintendent

Mumbai City Survey and Land Records



6366
1999 9 2

6366
1999 9 2





वृहन्मुंबई महानगरपालिका

करनिर्धारण व सकलनखाते
सकल मजला, मुख्य इमारत, महापालिका मार्ग, मु. ४०० ००१.
संकेतस्थळ : www.mcgm.gov.in

मालमत्ता कराचे देवक

मालमत्ता क्रमांक (पूर्वीचा)	सेवा क्रमांक	दंड क्रमांक	मालमत्ता कर वर्ष	सहाय्यक करनिर्धारक व सकलक
000022003	C-0102320010000	..	2007-2008	C Ward, Municipal Office Building, 19, Shilant Patekar Marg, Off Chandanwadi, Near Electric Crematorium, Mumbai 400 002

पत्रकारणेचा माग व पत्ता : (रुपात दाखला घेऊन)
TRUSTEES SETH JIVARAJ
B C MAHAJANWADI & GITAGRAHA, C/O SHRI GOKULAS HARIDAS, HARIDAS CAMODAR
BLOGVAJU KOTAK MARG MUMBAI 400038

मालमत्ता क्रमांक, सधनिय क्रमांक, इमारतीचे नाव / विंग, पी.टी.एल.क / झरत व भावनेचे मज, मार्ग क्र., मार्गचे तार, टिफार.
पाहण्याचे वर्णन, करदात्याची माते :
C-826 (1-1A)4, PICKET ROAD HOUSE WITH PATHASHALA GA STE DRAINING PLACE WITH WELL, MUMBAI

JAMNABA, W/O D NARANJI DWARKADA S CHATURGHUJ GOROHANDAS MATHURADAS RANJ VATANI JAMNAD AS RAMODAS DOSSA
LAXMIDAS, GORDHANDAS GOKULAS TEJPAL & MADHAVDAS K THACKERSEY, TRUSTEES OF SETH JIVARAJ BALOO C HUTEDI BHATI
MAHAJAN WADI & GITA GRAHA TRUST

मालमत्ता क्रमांक	2207101001000	दंड क्रमांक	2007-2008	सेवा क्रमांक	000022003
मालमत्ता कर	32020	मालमत्ता कर	2007-2008	मालमत्ता कर	32020
मालमत्ता कर	20840	मालमत्ता कर	2007-2008	मालमत्ता कर	20840
मालमत्ता कर	2400	मालमत्ता कर	2007-2008	मालमत्ता कर	2400

क्र / Tax	विवरण / अविवासी / NR	दर	एवढे
3400	सधनधारण कर / General Tax	30	3480
0822	निवासी / R	100	0822
1560	अविवासी / NR	150	1560
1829	निवासी / R	12.5	1829
300	अविवासी / NR	25	300
5522	निवासी / R	39	5522
935	अविवासी / NR	78	935
1133	निवासी / R	7.5	1133
180	अविवासी / NR	11.9	180
1304	निवासी / R	12	1304
825	अविवासी / NR	12	825
144	अविवासी / NR	12	144
38	अविवासी / NR	12	38
81	अविवासी / NR	12	81
1743	अविवासी / NR	12	1743

29222
18/10/2007



Paid by cheques
State Bank of India
29/10/07



- संदेहा.
- अधिकृत महानगरपालिकेच्या सुटल्याऱ्या केंद्रावर स्विकारले जाई.
 - सुटिल प्रत्येक महानगरपालिकेच्या मालमत्ता कराने मजूर करावा.
 - सकल य गरजू सुलाच्या मदतीसाठी २४ तास तात्काळ सेवा द्याव्यात.
 - वृहन्मुंबई महानगरपालिका आपत्कालिन व्यवस्थापन केंद्र-२२९१००००.

मि. त. उमरजे
करनिर्धारक व सकलक (२)

* सूचना व अधिक माहितीसाठी कृपया मागे पहावे.
The billing system is under upgradation. Reconciliation of manual transactions during upgradation period is in progress. Please bear with date errors if any.

TRUE EXTRACT

FROM

CADASTRAL SURVEY SHEET NO. 139 (Fourth Edition-1968) of C

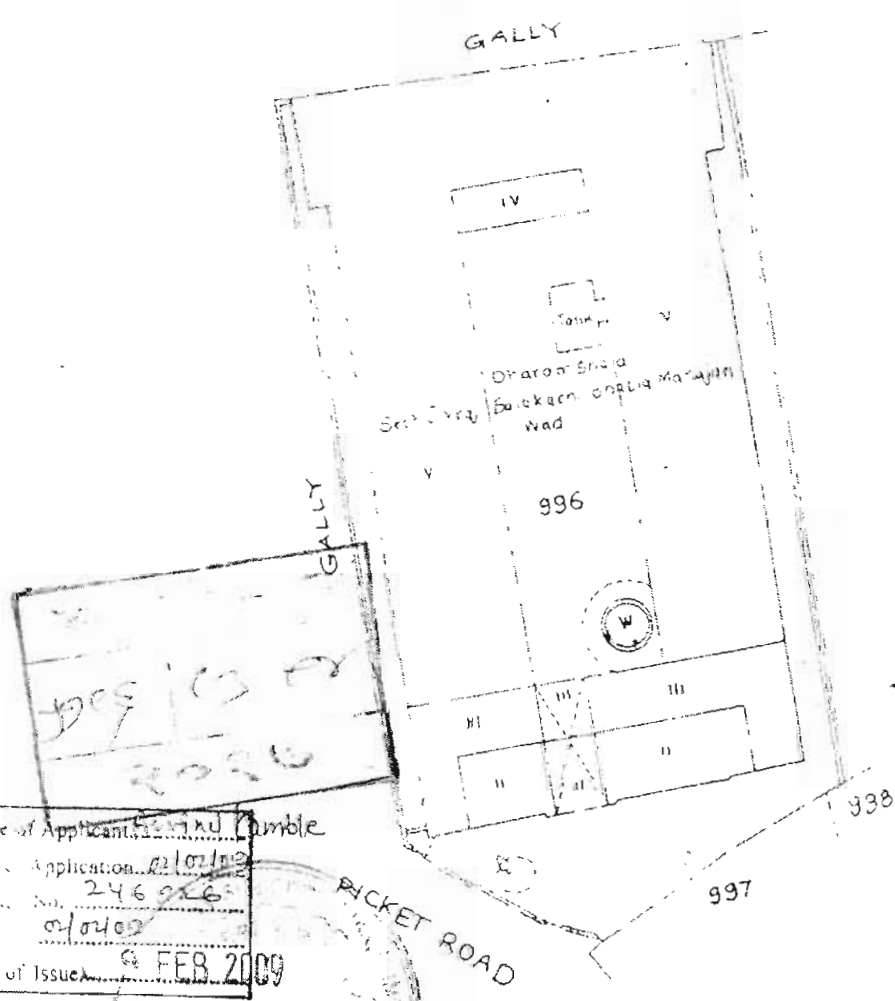
SHOWING

CADASTRAL SURVEY NO. 996

OF

BHOLESHWAR DIVISION

SCALE 1/16" = 40 feet



Name of Applicant: Shri D. D. D. D.
 Date of Application: 01/01/09
 Recd. No.: 246926
 Date: 01/01/09
 Date of Issue: 9 FEB 2009

CHARGES FOR THE CERTIFIED COPY OF
 TRUE EXTRACT OF THE PLAN RS 125/-
 TRACED BY [Signature]
 COMPARED BY [Signature]
 MUMBA.
 DATED 9 FEB 2009



[Signature]
 ASSTT. Supt.
 CUM CITY SURVEY OFFICER NO. 1

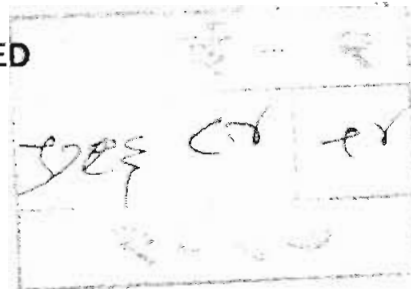
[Signature]
 SUPERINTENDENT
 MUMBAI CITY SURVEY & LAND RECORDS

MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 15th September, 2016 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT GORDHAN BLDG. NO. II, 2ND FLOOR, 12-14, DR. PAREKH STREET, MUMBAI - 400 004.

RESOLVED THAT consent of the Board be and is hereby authorize MR. KAMLESH K. UDANI, having PAN No. AASPU4999E, to present and lodge for registration and to admit execution of documents including Sale Deed executed with M/s. Ashjit Realities Private Limited, before the concerned Office of Sub-Registrar of Assurances, Mumbai for effectively registering and completing the Registration of the above stated documents .in accordance with the law for the transfer of property mentioned in the Sale Deed.

For ROHAN DEVELOPERS PRIVATE LIMITED


DIRECTOR



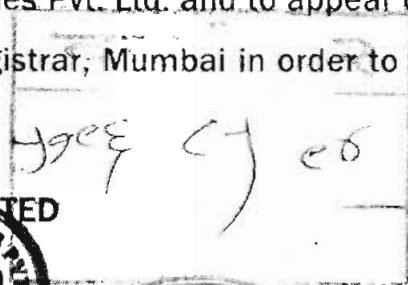
MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 15th September, 2016 AT 11.00 AM AT THE REGISTERED OFFICE OF THE COMPANY AT GORDHAN BLDG. NO. II, 2ND FLOOR, 12-14, DR. PAREKH STREET, MUMBAI - 400 004.

RESOLVED THAT consent of the Board be and is hereby accorded to sale all right, title and interest in all that piece and parcel of land bearing Cadastral Survey No.996 of Bhuleshwar Division, admeasuring 2958 square yards equivalent to about 2473.26 square metres, situate, lying and being at 4, Picket Road (R.S. Sapre Marg), along with the building standing thereon known as "Gita Gruh" assessed under Municipal Taxes of "C" Ward bearing No.C-896 (1-1A)/4, House with Pathsala, Caste Dining Place with Wells, to M/s. Ashjit Realities Pvt. Ltd.

RESOLVED FURTHER THAT Mr. Harresh N. Mehta, Director of the Company be and is hereby authorized to enter into/sign Sale Deed, Deed of Conveyance, Agreements, deeds, execute Power of Attorney, Declaration cum Indemnity Bond, Possession letter, Letter of Attornment & other necessary documents and writings etc., as may be required to effectively transfer the rights of the Company in favour of M/s. Ashjit Realities Pvt. Ltd. and to appear on behalf of the Company at the Office of Sub- Registrar, Mumbai in order to register the same.

For ROHAN DEVELOPERS PRIVATE LIMITED


DIRECTOR



ASHJIT REALTIES PVT. LTD.



MEETING OF BOARD OF DIRECTORS OF THE COMPANY HELD ON 20th September, 2016 AT 03.00 PM AT THE REGISTERED OFFICE OF THE COMPANY AT AJMERA HOUSE, 4TH FLOOR, PATHAKWADI ROAD, OPP. G. T. HOSPITAL, MUMBAI - 400 002.

RESOLVED THAT consent of the Board be and is hereby accorded to purchase the share right, title and interest in all that piece and parcel of land bearing Cadastral Survey No.996 of Bhuleshwar Division, admeasuring 2958 square yards equivalent to about 2473.26 square metres, situate, lying and being at 4, Picket Road (R.S. Sapre Marg), along with the building standing thereon known as "Gita Gruh" assessed under Municipal Taxes of "C" Ward bearing No.C-896 (1-1A)/4, House with Pathsala, Caste Dining Place with Wells, from M/s. Rohan Developers Pvt. Ltd., for such consideration as may be mutually decided by the Board.

RESOLVED FURTHER THAT Mr. Jiten K. Ajmera, Director of the Company be and is hereby authorized to enter into/sign Sale Deed, Agreements, deeds, other necessary documents and writings, as may be required and to appear on behalf of the Company at the Office of Sub-Registrar, Mumbai in order to register the same.

For **ASHJIT REALTIES PRIVATE LIMITED**

H. Shrivastava
DIRECTOR



1		
4992	66	68



1	
1	2

भारत सरकार
आयुक्त
राज्य निर्वाह आयोग
राज्य निर्वाह आयोग
राज्य निर्वाह आयोग



२०१९ - २	
५९०९	८८०८
१०/१०/१०	

आयुक्त
राज्य निर्वाह आयोग
राज्य निर्वाह आयोग

Address: Mr. [Name] [Address]
[City] [State] [Pin Code]
Date: [Date]
[Signature]
[Name]
[Address]
[City] [State] [Pin Code]
In case of change in address, mention the Card No. in the relevant Form for including your name at the changed address and to obtain the card with same number.





भारत सरकार
GOVERNMENT OF INDIA

पंकज दान्याभाई पटेल
Pankaj Danyanrao Pate
जन्म तारीख / DOB : 29/11/1964
पुल्लिंग / GENDER : MALE



6156 8698 2666

सामान्य माणसाचा अधिकार



भारतीय विशिष्ट पहचान प्राधिकरण
UNIQUE IDENTIFICATION AUTHORITY OF INDIA

पत्ता
रूम नं.3 बिल्डिंग नं.11 गोदावरी
सदन, गझर स्ट्रीट, चिरा बाजार,
काळबादेवी, मुंबई, महाराष्ट्र,
400002

Address
Room No 3 Building No.11
Godavan Sadan, Gazdar Street,
Chira Bazar, Kalbadevi, Mumbai,
Maharashtra, 400002



www. Unique.gov.in
P.O. Box No 1947, Bengaluru-560 001

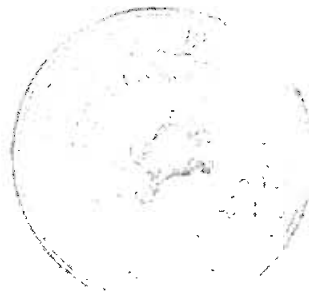


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2020



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E2 E2



शुक्रवार, 15 अप्रैल 2017 10:40 म पू

दम्न गौपयारा भाग-1

धवड2
दम्न क्रमांक 5196/2017 23

दम्न क्रमांक धवड2/5196/2017

बाजार मूल्य रु 38,68,86,000/- मोबदला रु 21,00,00,000/-

भारतीय मुद्रांक शुल्क रु 1,93,44,300/-

दू. नि. मद्र. दू. नि. धवड2 यांचे कार्यालयान

अ. क्र. 5196 वर दि 15-04-2017

वेळी 10:37 म पू वा इजाजत देता,

पावनी 5777

पावनी दिनांक 15/04/2017

नादरकरणाचे नाव: अश्वती रिअल्टीज प्रा. लि. वरून संचालक त्रिवेण के अजमेरा

नोवणी फी रु 30000.00

दम्न हाताळणी फी रु. 1880.00


दंड कलम 25 रु. 195000.00

दम्न इजाजत करणाऱ्याची मदी

पृष्ठांची संख्या: 94

एकूण 226880.00


मह. दुय्यम निबंधक, मुंबई-2

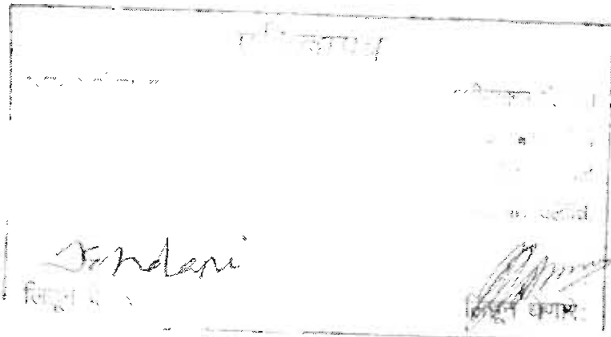

मह. दुय्यम निबंधक, मुंबई-2

दम्नाचा प्रकार: मेल डीड

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या इदीन किंवा न्यायलय असलेल्या कोणत्याही कटक क्षेत्राच्या इदीन किंवा डी-घंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नगरी क्षेत्रात

शिक्रा क्रं. 1 15 / 04 / 2017 10 : 34 : 21 AM ची वेळ: (मादरीकरण)

शिक्रा क्रं. 2 15 / 04 / 2017 10 : 35 : 58 AM ची वेळ: (फी)


Sondani
विभागाचे अधिकारी



Dated 13th October, 2016

BETWEEN

ROHAN DEVELOPERS PVT. LTD.

...The Vendor

&

ASHJIT REALTIES PVT. LTD.

... The Purchaser

SALE DEED

For "GITA GRUH"