

SOIL USER PROJECT

ULTRA VIOLET LIGHT

RESIDENCY

Togeshwar (E)

Mr. Mohan Upadhyay

RBO Amelher

EL-
yog pal

NAME RAM Vastukalq
SAB HALST 1A W/EC SECTION

SUBJECT TUGESHWAR EAST
CONVT LTD

FROM ... TO ...



Maharashtra Real Estate Regulatory Authority

REGISTRATION CERTIFICATE OF PROJECT

FORM 'C'

[See rule 6(a)]

This registration is granted under section 5 of the Act to the following project under project registration number :
P51800049859

Project: SHRADDHA WEST RESIDENCY, Plot Bearing / CTS / Survey / Final Plot No.: 205, 205/1 to 9 at Majas, Andheri, Mumbai Suburban, 400060;

1. **Shraddha Buildcon Pvt Ltd** having its registered office / principal place of business at **Tehsil: Kurla, District: Mumbai Suburban, Pin: 400080.**
2. This registration is granted subject to the following conditions, namely:-
 - The promoter shall enter into an agreement for sale with the allottees;
 - The promoter shall execute and register a conveyance deed in favour of the allottee or the association of the allottees, as the case may be, of the apartment or the common areas as per Rule 9 of Maharashtra Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017;
 - The promoter shall deposit seventy percent of the amounts realised by the promoter in a separate account to be maintained in a schedule bank to cover the cost of construction and the land cost to be used only for that purpose as per sub- clause (D) of clause (I) of sub-section (2) of section 4 read with Rule 5;
OR
That entire of the amounts to be realised hereinafter by promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose, since the estimated receivable of the project is less than the estimated cost of completion of the project.
 - The Registration shall be valid for a period commencing from **06/03/2023** and ending with **31/12/2025** unless renewed by the Maharashtra Real Estate Regulatory Authority in accordance with section 5 of the Act read with rule 6.
 - The promoter shall comply with the provisions of the Act and the rules and regulations made there under;
 - That the promoter shall take all the pending approvals from the competent authorities
3. If the above mentioned conditions are not fulfilled by the promoter, the Authority may take necessary action against the promoter including revoking the registration granted herein, as per the Act and the rules and regulations made there under.

Signature valid
Digitally Signed by
Dr. Vasant Premanand Prabhu
(Secretary, MahaRERA)
Date:06-03-2023 12:32:34

Dated: **06/03/2023**
Place: **Mumbai**

Signature and seal of the Authorized Officer
Maharashtra Real Estate Regulatory Authority

MahaRERA Application

General Information

Information Type Other Than Individual

Organization

Name SHRADDHA BUILDCON PVT LTD
Organization Type Company Description For Other Type Organization NA
Do you have any Past Experience? No

Address Details

Block Number GROUND FLOOR Building Name MANISHA HEIGHTS COMMERCIAL BUILDING
Street Name BALRAJESHWAR ROAD Locality MULUND WEST
Land mark MANISHA HEIGHTS State/UT MAHARASHTRA
Division Konkan District Mumbai Suburban
Taluka Kurla Village Mulund
Pin Code 400080

Organization Contact Details

Office Number 02225010465

Website URL

Past Experience Details

Member Information

Member Name	Designation	Photo
SUDHIR BALU MEHTA	Director	View Photo
RAMCHANDRA KRISHNA RALKAR	Director	View Photo

Project

Project Name (Mention as per Sanctioned Plan) SHRADDHA WEST RESIDENCY Project Status New Project
Proposed Date of Completion 31/12/2025
Litigations related to the project? Yes Project Type Residential
Are there any Promoter(Land No

Owner/ Investor) (as defined by MahaRERA Order) in the project ?

File/reference no. of planning authority

Plot Bearing No / CTS no / Survey Number/Final Plot no.	205. 205/1 to 9	Boundaries East	PUBLIC ROAD
Boundaries West	NALLA	Boundaries North	CTS NO 204
Boundaries South	NALLA	State/UT	MAHARASHTRA
Division	Konkan	District	Mumbai Suburban
Taluka	Andheri	Village	Majas
Street	MAJAS	Locality	JOGESHWARI EAST
Pin Code	400060	Total Plot/Project area (sqmts)	1143.60
Total Number of Proposed Building/Wings (In the Layout/Plot)	1	Is project plan sanctioned by MCGM?	No
Number of Sanctioned Building out of Above Proposed Count Applied for this Registration	1	Proposed But Not Sanctioned Buildings Count	0
Total Recreational Open Space as Per Sanctioned Plan	0		

FSI Details

Sanctioned FSI of the project applied for registration (Sanctioned Built-up Area)	2441.47	Built-up-Area as per Proposed FSI (In sqmts) (Proposed but not sanctioned) (As soon as approved, should be immediately updated in Approved FSI)	1546.13
Permissible Total FSI of Plot (Permissible Built-up Area)	3987.60		

Bank Details

Bank Name	HDFC BANK
IFSC Code	HDFC0000118

Project Details

Name	Proposed	Booked	WorkDone(In %)
Number of Garages (In Numbers)	0	0	0
Covered Parking (In Numbers)	21	0	0

Development Work

Common areas And Facilities, Amenities	Available	Percent	Details
Internal Roads & Footpaths :	YES	0	DRIVEWAY
Water Conservation, Rain water Harvesting :	YES	0	DEVELOPER
Energy management :	NO	0	NA
Fire Protection And Fire Safety Requirements :	YES	0	DEVELOPER

Electrical Meter Room, Sub-Station, Receiving Station :	YES	0	DEVELOPER
Aggregate area of recreational Open Space .	NO	0	NA
Open Parking .	NO	0	NA
Water Supply	YES	0	MCGM
Sewerage (Chamber, Lines, Septic Tank . STP) .	YES	0	DEVELOPER
Storm Water Drains :	YES	0	DEVELOPER
Landscaping & Tree Planting :	YES	0	DEVELOPER
Street Lighting .	NO	0	NA
Community Buildings :	NO	0	NA
Treatment And Disposal Of Sewage And Sullage Water	YES	0	DEVELOPER
Solid Waste Management And Disposal :	YES	0	DEVELOPER

Building Details

Sr.No.	Project Name	Name (Also mention identification of building/wing/other as per approved plan)	Proposed Date of Completion	Number of Basement's	Number of Plinth	Number of Podium's	Number of Sanctioned Floors	Number of Stilts	Total no. of open Parking as per Sanctioned Plan (4-wheeler+2-Wheeler)	Number of Closed Parking
1	SHRADDHA WEST RESIDENCY	SHRADDHA WEST RESIDENCY	31/12/2025	0	1	0	22	0	0	21

Sr.No.	Apartment Type	Carpet Area (in Sqmts)	Number of Apartment	Number of Booked Apartment
1	1BHK	31.76	22 ✓	0
2	1BHK	29.62	4 ✓	0
3	1RK	19.95	1 ✓	0
4	1BHK	30.84	22 ✓	0
5	1BHK	31.13	61 ✓	0

Sr.No.	Tasks / Activity	Percentage of Work
1	Excavation	0
2	X number of Basement(s) and Plinth	0
3	X number of Podiums	0
4	Stilt Floor	0
5	X number of Slabs of Super Structure	0
6	Internal walls, Internal Plaster, Floorings within Flats/Premises, Doors and Windows to each of the Flat/Premises	0
7	Sanitary Fittings within the Flat/Premises, Electrical Fittings within the Flat/Premises	0
8	Staircases, Lifts Wells and Lobbies at each Floor level connecting Staircases and Lifts, Overhead and Underground Water Tanks.	0
9	The external plumbing and external plaster, elevation, completion of terraces with waterproofing of the Building/Wing	0

Installation of lifts, water pumps, Fire Fighting Fittings and Equipment as per CFO 0
 NOC, Electrical fittings to Common Areas, electro, mechanical equipment,
 Compliance to conditions of environment /CRZ NOC, Finishing to entrance
 lobby/s, plinth protection, paving of areas appurtenant to Building/Wing,
 Compound Wall and all other requirements as may be required to Obtain
 Occupation /Completion Certificate

Project Professional Information

Professional Name	MahaRERA Certificate No.	Professional Type
SS ASSOCIATES	NA	Architect
SC SHRAVANI CONSULTANTS	NA	Engineer
PUNIT DEDHIA AND ASSOCIATES	NA	Chartered Accountant

Litigations Details

Project Name	Court Name	Case Number	Case Type	Preventive/Injunction/Interim Order Is Passed?	Petition Name	Other Petition Details	Year	Present Status	Documents
SHRADDHA WEST RESIDENCY	HIGH COURT OF BOMBAY	26869 OF 2022	Civil	No	Writ Petition	NA	2022	NO ADVERSE ORDER	NA

Uploaded Documents

Document Name	Uploaded Document
1 Copy of the legal title report	View Download
1 a Details of encumbrances concerned to Finance	View Download
2 a Details of encumbrances concerned to Finance	View Download
1 b Details of encumbrances concerned to Legal	View Download
2 b Details of encumbrances concerned to Legal	View Download
1 Copy of Layout Approval (in case of layout)	View Download
1 Building Plan Approval / NA Order for plotted development	View Download
2 Building Plan Approval / NA Order for plotted development	View Download
1 Commencement Certificates / NA Order for plotted development	View Download
1 Declaration about Commencement Certificate	View Download
1 Declaration in FORM B	View Download
1 Architect's Certificate of Percentage of Completion of Work (Form 1)	Not Uploaded
1 Engineer's Certificate on Cost Incurred on Project (Form 2)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2019-20)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2020-21)	Not Uploaded
1 Engineers Certificate on Quality Assurance (Form 2A FY 2021-22)	Not Uploaded
1 Disclosure of sold/ booked inventory	Not Uploaded
1 CERSAI details	View Download

1 Disclosure of Interest in Other Real Estate Organizations	
1 Annual Audit Report of Statutory CA (Form 5) (FY 2017-18)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2018-19)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2019-20)	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2020-21)	Not Uploaded
1 Proforma of Agreement for sale	
2 Proforma of Agreement for sale	
3 Proforma of Agreement for sale	
4 Proforma of Agreement for sale	
1 Proforma of Allotment letter	
1 Occupancy Certificate/ Completion Certificate/ Architect's certificate of completion for plotted development	Not Uploaded
1 Status of Formation of Legal Entity (Society/Co Op etc.)	Not Uploaded
1 Status of Conveyance	Not Uploaded
1 Other – Legal	Not Uploaded
1 Other – Finance	Not Uploaded
1 Other – Technical	Not Uploaded
1 Foreclosure of the Project	Not Uploaded
1 Annual Audit Report of Statutory CA (Form 5) (FY 2021-22)	Not Uploaded
1 Deviation Report with respect to Allotment letter	
1 Deviation Report with respect to model copy of Agreement	

Shraddha Buildcon Pvt. Ltd

Ref : _____

Date : _____

25th November, 2023

The Assistant General Manager (HL SALES)
State Bank of India,
RBO/LHO/Branch,

Dear Sir,

REQUEST FOR TIE-UP ARRANGEMENTS FOR PROJECT: SHRADDHA WEST RESIDENCY

We M/s. SHRADDHA BUILDCON PRIVATE LIMITED, a Company/Firm, having its registered office at **Manisha Heights Commercial, Gr. + 1st Floor, Behind Manisha Heights Bldg., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080** are willing to enter into a Tie-up arrangement with your Bank for our Project **SHRADDHA WEST RESIDENCY**, situated at **CTS No. 203, Opp. Kenorita Hub, Opp. Mumbai Bank, Jogeshwari East, WEH, MUMBAI 400060**.

2. On approval of the Tie-up, we undertake to execute a Tripartite Agreement with the Bank and the Borrower on the format approved by the Bank, agreeing to

(a) deliver the Title Deeds in favour of the purchaser of the flat directly to the Bank,

(b) insist on No-objection Certificate (NOC) from the Bank before cancellation of the Agreement of Sale and refund of payment(s) received, and

(c) to convey Bank's security interest to the existing/proposed Society for noting Bank's charge in its records.

Yours faithfully,



Authorised Signatory
(Name of the Builder)



Sr. No.	Parameter	Particulars		
1	Name of the Builder (Company/firm Name)	SHRADDHA BUILDCON PRIVATE LIMITED		
2	Registered Address	Manisha Heights Commercial, Gr. + 1st Floor, Behind Manisha Heights Bldg., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai - 400 080.		
3	Address for correspondence	CTS No. 205, Opp. Kenorita Hub, Opp. Mumbai Bank, Jogeshwari East, WEH, MUMBAI 400060.		
4	Contact Person Name, Mob.No. Email id	MR. VISHAL SALECHA 9967647057 vishalpsalecha@yahoo.com		
4a	Whether Builder/His nominee is proposed to be engaged as Marketing Associate ? If Yes, Name of the Marketing Associates	No		
5	Website url, if any	www.shraddhaprimeprojects.in www.shraddhalandmark.com		
6	Date of establishment (MM/DD/YYYY)	11/05/2005		
7	Constitution(Proprietor/Partnership, Company)	Private Limited		
8	If members of an Industry Body like Builder's Association etc. names of such bodies like MCHI,CREDAI/ISO certification	NAREDCO		
9	Ratings from CRISIL/ICRA etc.	NIL		
10	Profile of the partners/directors			
Sr. No	Name	Age	Qualifications	Comments on his/her experience, area of expertise etc.
1	SUDHIR MEHTA	50		
2	VISHAL SALECHA			
11	Details of latest 2/3 Completed residential projects executed by the same firm/company/promoters			
Project Name		NA		
Location		NA		
Whether approved by SBI?				
If approved by Housing Finance Company like HDFC/LIC HF etc. and/or Schedule Commercial Bank, furnish names of HFCs/Banks				
Month & Year of Commencement of Construction				

Present Status (Completed Projects)	Completed on _____ (Month& Year)	Completed on _____ (Month& Year)	Completed on _____ (Month& Year)
	___Phases completed.	___Phases completed.	___Phases completed.
Total built up area of the project, in Sq.Mtr.			
Number of floors			
No. of Dwelling Units in the project			
No. of units sold in the Project			
Hsg.Loan taken Through SBI (No.of flats)			
Date of Occupancy Certificate			
Date of conveyance			
Total units Financed by SBI			
12	Details of the Present Project		
Project Name	SHRADDHA WEST RESIDENCY		
Location with Survey Nos.	Jogeshwari East – CTS205		
Details of construction finance / loan, if any, availed by the builder For this project If any construction finance available then please Fill details as mentioned. (*Mandatory) - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* (* Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)	NA		
Status of encumbrance of the project land	NO ENCUMBRANCE		

If approved by Housing Finance Company like HDFC/LIC HF etc, and/or Scheduled Commercial Bank, furnish names of HFCs/Banks	HDFC, Bajaj Finance. Bank Of Baroda, ICICI Bank		
Month & Year of Commencement of Construction	April 2023		
Present Stage of Construction	PLINTH		
Proposed construction Plan. (Please furnish details of No. of phases, No. of buildings in each phase, No. of floors, No. of dwelling Units in each building. Planned Schedule of completion of each building, phase, Project.)	GROUND + 22 UPPER FLOORS. NO PHASE WISE PLAN SINGLE WING – NO OF FLATS – 106		
Total built up area of the project, in Sq. Mt.	4247.17 Sq. Metres		
No. of Dwelling Units in the project	106		
No. of units sold in the Project	44		
No. of units Funded by SBI in this project and	NO		
Expected business from this project	Around 80 Crores		
Details of Development Agreement and POA if Any	NIL (CONVEYANCE PROPERTY)		
Status of receipt of approvals from Local Bodies/ Urban Development Authority	YES RECEIVED (IOD & CC)		
13 Project Value			
Type of Flat/House	No. of Flats/House	Average price per flat/house	Total
1 BHK Type 1 – 332 Sq. Fts	22	25000 to 27000	
1 BHK Type 2 – 335 Sq. Fts	62	25000 to 27000	
1 BHK Type 3 – 342 Sq. Fts	22	25000 to 27000	
Total Project Value		Rs.	
		-	

<p>14 Whether credit facility enjoyed With any bank Then please Fill details as mentioned. (*Mandatory) (*Kindly enclosed Sanction Letter/ along with Account statement since First Disbursement of Loan)</p>	<ul style="list-style-type: none"> - Name Of Bank* - Loan Account No* - Loan Amount* - Last date of Loan disbursement* <p>NA</p>
<p>15. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code</p>	<p>CURRENT RERA COLLECTION ACCOUNT</p> <p>SHRADDHA BUILDCON PRIVATE LIMITED 2302253151542911 AU SMALLFINANCE BANK, Mulund West Branch AUBL0002531</p>
<p>16. Disbursement to be made In favour of (Only RERA account) Account Name: Account Number : Bank / Branch : IFSC code</p>	<p>CURRENT GST ACCOUNT</p> <p>SHRADDHA BUILDCON PRIVATE LIMITED 2302253151368221 AU SMALLFINANCE BANK, Mulund West Branch AUBL0002531</p>

Signature with stamp of Authorized person



BUILDER TIE-UP CHECKLIST

(LIST OF DOCUMENTS (XEROX COPY) REQUIRED FOR ESTABLISHING TIE-UP ARRANGEMENT IN RESPECT OF HOUSING PROJECT)

REQUIREMENT FROM BUILDER:

1. Board Resolution Copy/ ~~_____~~
2. Builder Profile, as per the attached format with detail of latest 2 completed residential projects.
3. Details of expected Business with current penetration and expected penetration for the current project and past projects. (on letter head)
4. Affidavit on letter head (as per attached format). *Rs. 200/- Stamp paper*
5. Flat Wise AREA & Work Completion Stage certificate: Detail flat-wise statement of carpet and saleable area certified by Architect and present construction & work completion progress Status letter issued by architect, (on letter head)
6. KYC of Individuals: Self Attested Copy of PAN & AADHAR of the Partners/Directors/Proprietor of the Firm. *Ramchandra K. Ralkar*
7. Address proof of Business: Electricity Bill, ~~_____~~ in the name of firm
8. ~~_____~~
9. KYC of Firm: Self Attested Copy of ~~_____~~ Partnership/ LLP/ Pvt Ltd./ Ltd/ and Partnership Deed/Memorandum & Article of Association, Certificate of Incorporation. Builder License/ Gumasta copy.
10. ~~_____~~ GST,
11. ~~_____~~
12. Copy of Membership of Industry body like MCHI, CREDAI, ISO certification (if any)
13. ~~_____~~
14. ~~_____~~
15. ~~_____~~
16. Details of Litigation with hard/soft Copies of Plaint/ Written Statement/ Petition/ Reply/ Orders etc (if any).
17. Property Documents & Approvals: (1) Title deeds with Chain of all documents, (2) ~~_____~~ / ~~_____~~, (3) ~~_____~~ / Development Agreement/ Agreement with slum dwellers along with Registration Receipt in case of SRA project / Mutation Entries / Revenue Receipt & Index II, (4) Lease deed in case of leasehold lands, Gift deed, Settlement deed, Partition deed, Family settlement deed, Testamentary documents such as Wills etc., (5) Conveyance deed in favour of society / condominium etc. as applicable.
18. ~~_____~~
19. ~~_____~~ Development permission issued by appropriate Authority like MCOG/ ~~_____~~ SRA.
20. ~~_____~~
21. ~~_____~~ copies of approved ~~_____~~ / amended plans certified by ~~_____~~
22. N.A. Order (permission): Up-to-date property tax paid receipt, ground rent, and lease premium paid receipt.
23. Environment Clearance Certificate from appropriate authority copy (if applicable).
24. AAI & ~~_____~~ Airport Authority of India- NOC (if applicable)
25. ~~_____~~
26. A ~~_____~~ insurance of ~~_____~~ project (if any)



Government of India
Form GST REG-06
[See Rule 10(1)]

Registration Certificate

Verified from Original
Molli Prasadhyay
Manager Builder Relations
SBI 450 B. Andheri

Registration Number : 27AARCS3349E1Z1

1.	Legal Name	SHRADDHA BUILD-CON PRIVATE LIMITED			
2.	Trade Name, if any	SHRADDHA BUILD-CON PRIVATE LIMITED			
3.	Constitution of Business	Private Limited Company			
4.	Address of Principal Place of Business	0, BINA SILK MILL COMPD, B/H MANISHA HEIGHTS, B.R.ROAD, MULUND WEST, MUMBAI, Mumbai Suburban, Maharashtra, 400080			
5.	Date of Liability	16/09/2019			
6.	Period of Validity	From	16/09/2019	To	Not Applicable
7.	Type of Registration	Regular			
8.	Particulars of Approving Authority	Signature			
	Name				
	Designation				
	Jurisdictional Office				
9.	Date of issue of Certificate	20/09/2019			
Note: The registration certificate is required to be prominently displayed at all places of business in the State.					

This is a system generated digitally signed Registration Certificate issued based on the deemed approval of application on 20/09/2019 .



GSTIN	27AARCS3349E1Z1
Legal Name	SHRADDHA BUILD-CON PRIVATE LIMITED
Trade Name, if any	SHRADDHA BUILD CON PRIVATE LIMITED



Details of Additional Places of Business

Total Number of Additional Places of Business in the State	0
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GSTIN	27AARCS3349EIZ1
Legal Name	SHRADDHA BUILD-CON PRIVATE LIMITED
Trade Name, if any	SHRADDHA BUILD-CON PRIVATE LIMITED

Details of Managing / Whole-time Directors and Key Managerial Persons

1		Name	Sudhir Balu Mehta
		Designation/Status	Director
		Resident of State	Maharashtra
2		Name	Vishal Prithviraj Salecha
		Designation/Status	Director
		Resident of State	Maharashtra



प्रारूप 1

पंजीकरण प्रमाण-पत्र

Mona Upadhyay
Manager Builder Relations
SBI REO II, Andheri

कॉर्पोरेट पहचान संख्या : U74120MH2012PTC229134

2012 - 2013

मैं एतद्वारा सत्यापित करता हूँ कि मैसर्स

SHRADDHA BUILD-CON PRIVATE LIMITED

का पंजीकरण, कम्पनी अधिनियम 1956 (1956 का 1) के अंतर्गत आज किया जाता है और यह कम्पनी प्राइवेट लिमिटेड है।

यह निगमन-पत्र आज दिनांक तीस अप्रैल दो हजार बारह को मुंबई में जारी किया जाता है।

Form 1

Certificate of Incorporation

Corporate Identity Number : U74120MH2012PTC229134

2012 - 2013

I hereby certify that SHRADDHA BUILD-CON PRIVATE LIMITED is this day incorporated under the Companies Act, 1956 (No. 1 of 1956) and that the company is private limited.

Given at Mumbai this Third day of April Two Thousand Twelve.

Signed and Verified
Digitally signed by Mona Upadhyay
Registrar
Date: 2012.04.25 10:55:41
GMT+05:30

Registrar of Companies, Maharashtra, Mumbai

कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by PRAKASH KRISHNA GAICHOR, Deputy Registrar of Companies and this certificate has been digitally signed by the Registrar through a system generated digital signature under rule 5(2) of the Companies (Electronic Filing and Authentication of Documents) Rules, 2006. The digitally signed certificate can be verified at the Ministry website (www.mca.gov.in).

कम्पनी रजिस्ट्रार के कार्यालय अभिलेख में उपलब्ध पत्राचार का पता :

Mailing Address as per record available in Registrar of Companies office:

SHRADDHA BUILD-CON PRIVATE LIMITED

A/309, KANARA BUSINESS CENTER,, NEAR LAXMI NIWAS, GHATKOPAR (EAST),

MUMBAI - 400075,

Maharashtra, INDIA



THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION

OF

SHRADDHA BUILD-CON PRIVATE LIMITED

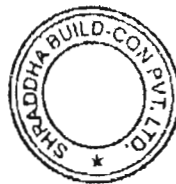
- I. The Name of the Company is SHRADDHA BUILD-CON PRIVATE LIMITED
- II. The Registered Office of the Company will be situated in the state of Maharashtra, within the jurisdiction of the Registrar of Companies, Maharashtra at Mumbai.
- III. The objects for which the Company is established are:

A. MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION:

1. To carry on in India or abroad the business of builders, developers, joint ventures, contractors including infrastructure contract, erectors, designers, decorators, property consultancy, estate agents and property dealers and to purchase, acquire, buy, sell, trade, invest, build, develop, lease, manage, take on lease, any interest in any lands, buildings, property, real or personal estate, TDR or hereditaments of any tenure or description for residential, commercial, industrial, institutional or other purposes and any rights, easements, advantages and privileges relating thereto and either for investment or resale or trading or for trafficking in the same and to turn the same to account as may seem expedient and in particular by laying out, developing or to assist in developing and preparing sites by planting, paving, draining and by constructing, reconstructing, pulling down, rebuilding, enlarging, extending, altering, improving, decorating, house, mass housing, township, holiday resort, hotels, restaurant, café, refreshment room, cinema houses, building, factories, shops, offices, garages, warehouses, buildings, works, workshops, hospitals, nursing homes, clinics, godowns, dams, walls, docks, harbours canals, dam tents and other commercial educational purposes and conveniences or by consolidating or connecting or sub-dividing properties or by leasing, letting or renting, selling (by installments, ownership hire purchase basis or otherwise) and otherwise disposing of the same on any other terms and conditions and to undertake contracts for any type of civil construction works.

Vishu

Nidhi



B. THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF MAIN OBJECTS.

1. To carry on the business of dealers, brokers, agent of land, properties, estate, flats, shops, industrial galas or any other type of building and to sell, buy, lease or become tenant of building and estate.
2. To promote and fund and work as promoters of co-operative housing societies, industrial housing societies, industrial estates and any other societies, trusts or any type of organisations related to that and to construct or build for such societies, buildings, houses, industrial estates or any other type of construction work.
3. To act as consultant in the field of real estate, civil and structural construction, building, development, civil & structural engineering and such other fields related to the construction business and to undertake turnkey projects in or outside Indian in respect of any type of construction work.
4. To purchase, acquire, take on lease or in exchange or in any other lawful manner any area, land, buildings, structures and to turn the same into account, including redevelopment of slums and dispose of or maintain the same and to build townships, markets or other buildings, residential and commercial or conveniences thereon and to equip the same or part thereof with, all or any amenities or conveniences, draining facility, electric, telephonic, television installation and to deal with the same in any manner whatsoever.
5. To carry on the business of builders and contractors and to construct, build and erect by houses, buildings of any description, and any public or private works and buildings whether on the company's own account or under any contract with other persons in connection with main object of the company.
6. To carry on business as traders or dealers in mosaic tiles, flooring, tiles, terracotta makers, cement, bricks, sand, lime, stone, cement blocks, steel, timber and hardware, carriers, licensed victualers, pollution, water sewerages and effluent treatment and other building requisites and to act as decorators.
7. To establish, run and burn brick kilns and deal in of building material inclusive of pre fabricating, pacing, lining and roofing materials and to purchase, import or otherwise deal in lime, ceramics, sanitary fittings, iron and steel and all other building materials, to establish and run rubble, quarries and to extract and deal in sand.
8. To import, buy, operate, run or otherwise deal in mixers, foundation machineries, cranes, earthmoving machines, digging machines, drilling machines, piling machines, polishing machines, vibrators, rollers, pumps, hoists lifts and other tools and equipments used in the construction operation and to open and maintain shops, show rooms, workshops, for the same.

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10. To sell, exchange, lease, let out, mortgage, grant leave and license or otherwise dispose of the lands, houses, buildings, ownership flats, godowns, sheds, factories, offices, garages, warehouses shops and other tenements and all other premises constructed and / or owned by the company at such price, rent or compensation and on such terms and conditions as the Directors may think fit.
11. To purchase for investments development or resale and to traffic in land and house or other property of any tenure and any interest therein and to create, sell and deal in freehold and leasehold ground rents and to act make advances upon the security of land or house or other property or any interest therein, and to deal in, traffic by way of sale, lease, exchange loan, license, agency or otherwise with land and house property and any other property whether immovable or movable, and to develop and turn to account any land acquired by or in which the company is interested.
12. To act as advisors and/ or consultants on all matters and problems, relating to urban and town planning, landscape, building and construction activity, structural engineering, interiors designing and to prepare schemes, drawings, plans and estimates, layouts relating to setting up, building and construction sites and to advice and counsel on any of the above, selection, testing, erection of all types of machinery and equipments necessary for construction activities.
13. To employ or otherwise appoint technical experts, civil engineers, skilled, semi skilled and unskilled labour for any of the purpose of the main business of the company and remunerate them.
14. To acquire, create research and update databases on companies, financial instruments, markets, economic indices and such other subjects and make available such databases and/or operating software for such databases, wholly or partially, to other entities for valuable consideration or otherwise and as do not conflict with the activities of the Company.
15. To acquire, receive, hold in trust as trustee, agent, nominee of any person, corporation, company, vest any real or personal property, rights or interest acquired by or belonging to the Company or on behalf of or for the benefit of the Company, and with or without any declared trust in favor of the Company.
16. To employ and appoint experts, economists, financial analysis's, managers, brokers, canvassers, agents and other persons to investigate and examine into conditions, prospects, value character and circumstances for the purpose of this or any other business, concern or undertaking or of any assets, properties or rights.
17. To borrow or raise money other than public deposit for the purposes of the Company in such manner and upon such terms as may seem fit and to secure

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the repayment thereof and to create issue and allot redeemable or irredeemable bonds mortgages or other instruments, mortgage debentures (such bonds or debentures being made payable to bearer or otherwise and issuable or payable either at par, premium, discount or as fully paid) and for any such purpose to charge all or any part of the property and profits of the Company both present and future including capital and also by a similar mortgages, charge or lien to secure and guarantee the performance by the Company or any other person of any obligations undertaken by the Company and or any other person as the case may be.

18. To guarantee, counter guarantee, support, secure or become liable for whether by personal covenant or by mortgaging or charging all or any part of the undertaking, property or assets both present and future wherever situated, including any uncalled capital of the Company or by both such methods and whether for consideration or other benefit to or for the Company or not, the performance of the obligations of and the repayment of the principal amounts of and premiums, interest and dividends and other amounts payable on any securities or indebtedness whatever nature of any person, firm or company.

19. To act as promoter or founders of any company or undertaking and underwrite or guarantee the issue of or subscription to the capital, debentures, debentures stock or obligations of any such company upon commission or otherwise and to expend money for legal expenses, in the payment of fees, in preparing, circulating and advertising notices and prospectus and in doing all other things which may be necessary, convenient for successfully promoting, forming and floating any such company or undertaking.

20. To adopt such means of making known the services of the Company as may seem expedient, and in particular by exhibiting at and promoting exhibitions, advertising in the press, radio or television, by circular by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, awards and donations subject to the provisions of The Companies Act, 1956.

21. For all or any of the purposes of the Company to draw, make, accept, endorse, discount, execute, issue, negotiate and sell bills of exchange, promissory notes, bills of lading, warrants, debentures and other negotiable instruments with or without security and also to draw and endorse promissory notes and negotiate the same and also take and receive advances by discounting or otherwise, with or without security, upon such terms and conditions as the Company deems fit, and also to advance any sum or sums of monies upon materials or other goods or any other things of the Company upon such terms and securities as the Company may deem expedient.

22. To insure any of the properties, undertakings, contracts, guarantees or obligations of the company of every nature and kind in any manner whatsoever

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and to indemnify the company from liability or loss in any respect either fully or partially.

23. To amalgamate with any company or companies having objects altogether or in part similar to those of this Company, or to sell, exchange lease, under lease, surrender, abandon, amalgamate, sub-divide, mortgage or otherwise deal with, either absolutely, conditionally, or for any limited interest, all or any part of the undertaking, property rights or privileges of the Company, as a going concern or otherwise, or to with any public body, corporation, company, society, or association, or to any person or persons, for such consideration as the Company may think fit, and in particular for any stock, shares (whether wholly or partly paid), debentures, debenture-stock, securities or property of any other Company.
24. To create any depreciation fund, sinking fund, insurance fund or any special or other fund, whether for depreciation or for repairing, improving, extending or maintaining any of the property of the Company or for redemption of debentures or redeemable preference shares or for any other purpose whatsoever conducive to the interests of the Company.
25. To issue debentures, debenture-stock, bonds, obligations and securities of all kinds and to frame, constitute and secure the same, as may seem expedient, with full power to make the same transferable by delivery or by instrument of transfer or otherwise and either perpetual or terminable and either redeemable or otherwise, and to charge or secure the same by trust deed or otherwise on the undertaking of the Company or upon any specific property and rights, present and future, of the Company including, if thought fit, uncalled capital or otherwise howsoever.
26. To negotiate loans, underwriting contracts, mortgages, equity participation, cash credits, overdrafts and other financial facilities from banks, financial institutions, government or semi-government bodies and others, or on behalf of any companies, firms, societies, associations and others.
27. To pay out of the funds of the Company all or any expenses which the Company may lawfully pay and incidental to the promotion, formation, organization, registration, advertising, and the establishment of this or any such other company and to the issue and subscription of the share or loan capital, including brokerage and commission for obtaining application for, or placing or guaranteeing the placing of the shares or any debenture-stock or other securities of this or any such other company, and also all expenses attending the issue of circulars, reports, maps, plans, or notices, or the printing, stamping and circulating of proxies or forms to be filled up by the members of this Company subject to The Companies Act, 1956.

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28. To pay out of the funds of the Company all expenses which the Company may lawfully pay with respect to any Company or the issue of its capital, including brokerage and commission for obtaining applications for or taking placing or underwriting or procuring the underwriting of shares, debentures or other securities of the Company.
29. To remunerate the Directors and employees or servants or any Agent of the Company in cash or kind including Stock Options, and including out of or in proportion to the returns or profits of the Company, or of any particular business carried on by it, as the Company may think fit.
30. To indemnify officers, Directors, promoters and servants of the Company against proceedings, costs, damages, claims and demands in respect of anything done, or ordered to be done, for and in the interests of the company or for any loss or damages or misfortune whatever which happens in execution of the duties of their office or in relation thereto.
31. To appoint trustee or trustees to hold securities on behalf of and to protect the interests of the Company.
32. To procure the Company to be recognized in any place throughout the world, and to carry on the whole or any of the Company's business in any part of the world, whether or not the Company has established an office or is recognized or registered in such place, and as principals, agents, contractors, trustees or otherwise, and by or through trustees, nominees, agents or otherwise, and either alone or in conjunction with others.
33. To operate branch of a business, which this Company is authorized to carry on, by means, or through the agency of any subsidiary company or companies, and to enter into any arrangement with such subsidiary company for taking the profits and bearing the losses of any business or branch as carried on, or for financing any such subsidiary company or guaranteeing its liabilities, or to make any other arrangement which may seem desirable with reference to any business or branch so carried on, including power at any time and either temporarily or permanently to close any such branch of business.
34. To apply for and become member of any Company, association, body corporate or society having any objects similar to or identical with those of the Company or likely to directly promote the interest of the Company.
35. To appoint brokers and commission agents and provide for their remuneration.
36. To act as agents of any other person/s or any other company in the interests of the Company, with or without remuneration.

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37. To establish and maintain agencies at any place or places in India and abroad for the conduct of the business of the Company, or for the purposes of enabling the Company to carry on its business more efficiently; and to discontinue or reconstitute any such branches or agencies.
38. To exercise all or any of its corporate powers, rights and privileges and to conduct its business in all or any of its branches in the Union of India and in any or all states, territories, possessions, colonies and dependencies thereof and in any or all foreign countries, and for this purpose to have and maintain and to discontinue such number of offices and agencies therein as may be convenient.
39. Subject to the provisions of the Companies Act, 1956, to give, any class or section of those who have dealings with the Company any rights over or in relation to any fund or funds or a right to participate in the profits of the Company or in the profits of any particular branch or part of the business, or any other special privileges, advantages or benefits.
40. To subscribe, contribute, pay, transfer or guarantee money for or to dedicate donate, present or otherwise dispose of either voluntarily or for value, any moneys or properties of the Company to or for the benefit of any national, charitable, benevolent, religious, scientific, public, local, general or useful objects, purposes or institutions or to or for any exhibition or for any purpose which may be considered likely directly or indirectly to further the objects of the company or the Interests of its members. No contribution/ donation shall, however, be made to any political party or for any political purpose.
41. To accept stocks or shares in or the debentures, mortgage, debenture stock or other securities of any other Company in payment or part payment for any services rendered or for any sale made to or debt owing from any such Company.
42. To acquire, hold, deal with, buy, sell, manage, develop, mortgage, charge, lease or otherwise dispose of, or grant any right or interest in or over or upto any movable or immovable property or asset of any kind, including contingent and reversionary interests in any property.
43. To undertake activities of holding of any charters or sponsoring any Acts of legislation and/or to acquire any privileges, monopolies, licences, patents or other rights, powers from any Government or Parliament or from any local or any other authority in India and abroad and to exercise any powers, rights or privileges so obtained and in the matters and for the purposes aforesaid to act solely or jointly with any other person, corporation or body and to apply for registration.
44. To undertake financial and commercial obligations, transactions and operations of all kinds in connection with any of the business of the Company.

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45. To undertake, develop or acquire in any manner whether in India or elsewhere individually or jointly with any other body (whether incorporated or not) firm, institution, Government or non-Government agency scientific research and studies including software programmes and systems for or in connection with investment, financial or other related services and activities not merely as supportive activity but as one of the main objects of the Company and to provide, distribute, sell or otherwise transfer the same for consideration or otherwise.
46. To guarantee the performance of the obligations of and the payment of interest on any stock, shares or securities of any company, corporation, firm or person in any case in which such guarantee may be considered likely, directly or indirectly to further the objects of the Company or the interests of its shareholders.
47. To apply for, purchase or otherwise acquire, protect and renew in India and abroad, patents, licences, concessions, patent rights, trade marks, designs, conferring any exclusive or non-exclusive or limited right to their use of any secret or other information regarding any invention, research which may seem capable of being used for any purpose of the Company and to use, develop or grant license in respect thereof or otherwise turn to account the rights or information so acquired and expend money in improving any such patent, rights or inventions.
48. To enter into an agreement, contract for, undertake or otherwise arrange for receiving, mailing or forwarding any circulars, notices, reports, brochures, materials, articles and things belonging to any company, corporation, firm, institution or person or persons, by means of delivery by hand or otherwise.
49. To purchase, take on lease or license or in exchange, or otherwise acquire any immovable or movable property, rights or privileges, which the Company may think necessary or convenient for any business of the Company and to develop and turn to account and deal with the same and in particular any land, tenements, buildings and easements in such manner as may be thought expedient and to construct, maintain and alter any immovable or movable property or works necessary or convenient for the purpose of the Company and to pay for the same either in cash or in shares or securities or otherwise and to sell, let, lease, or otherwise dispose of or grant right over any movable or immovable property belonging to the Company, if not immediately required for the business of the Company.
50. To sell, exchange, mortgage, let on hire, lease royalty or tribute, grant licenses, easements options, and other rights over and in any other manner deal with or dispose of the undertaking, property assets, rights and effects of the Company or any part thereof for such consideration as may be thought fit and in particular for stocks, shares whether fully or partly paid up or securities of any other company.

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51. To apply for, promote and obtain any order(s), directive(s), instruction(s), regulation(s), ordinance(s) or other authorization(s) or enactment(s) of the Central or any State Government or any other authority for enabling the Company to put any of its objects to effect or for effecting any modification or change in any of the Company's business or construction and to oppose any bills, proceedings or applications which may seem to prejudice the Company's business or interests.
52. To advance, deposit with or lend money, securities and property to or receive loans or grants from the Government for the business of the Company.
53. To open, maintain, operate, close account or accounts with any firm or Company or with any Bank or Banks or Financial Institutions or other financiers and to pay or earn interest and to withdraw money from such account or accounts and to make, draw, co-accept, endorse, execute, discount or negotiate and issue cheques, promissory notes, hundies, bills of exchange, bills of lading, railway receipts, warrants, debentures and other negotiable or transferable Instruments.
54. To train or pay for the training in India or abroad of any of the Company's employees or any persons in the interest of or in furtherance of the Company's objects.
55. To procure the recognition of the Company under the laws or regulations of any other place outside India.
56. To enter into any arrangements with any Government or Government Departments or authorities or any authority that may seem conducive to the attainment of the Company's objects, and to obtain from any such Government or Government departments or authorities any rights, privileges, licenses and concessions necessary or desirable to obtain and to carry out, exercise, use or comply with any such arrangements, rights or privileges or concessions.
57. To distribute any of the Company's property among the members, in the event of winding up.
58. To provide for and furnish or secure to any members or customers of the Company or to any subscribers to or purchasers or possessors of any publications of the company or of any coupons or tickets, issued with any publications of the Company, any conveniences, advantages, benefits or special privileges which may seem expedient or necessary either gratuitously or otherwise.
59. To sell, improve, manage, develop, exchange, lease, mortgage, dispose of or transfer business, property and undertakings of the Company or any part thereof with or without any consideration which the Company may deem fit to accept.

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60. To provide for the welfare of the employees or ex-employees of the Company or its predecessors in business or the spouses, widows or widowers and families or the dependants of such person by a grant of money, pension, allowances, bonus, gratuities or other payments or by building or contributing to the building of houses or dwellings or by creating and from time to time subscribing or contributing to provident funds and other associations, institutions, funds or trusts and by providing or subscribing towards places of institutions and recreation, medical, hospitals and dispensaries and other attendances and to subscribe or contribute to or otherwise assist charitable, benevolent, political cause, national and / or other institutions or objects.
61. To establish, hold or conduct competitions in respect of contribution to or information suitable for insertion in any publications of the Company or otherwise for any of the purposes of the Company and to offer and grant prizes, rewards and premiums of such character and on such terms as may be expedient.
62. To refer to or agree or to refer any claims, demands, disputes or any other question by or against the Company or in which the Company is interested or concerned, and whether between the Company and third parties, to arbitration and to observe and perform and to all acts, matters and things to carry out or enforce the awards.
63. To undertake the business in any of the objects specified above, whether within or outside India whether by itself or with any wholly owned subsidiary or along with other/s or as a joint venture with any other institution, corporate body or other person in India or elsewhere.
64. To invest or deal with the money and to lend or place deposits with security or otherwise either for or without interest with other companies, institutions, banks, local authorities, trusts or other bodies (whether incorporated or otherwise), and to invest the surplus funds of the Company from time to time in securities / instruments of companies, banks local authorities, co-operative societies, trusts or other bodies (whether incorporated or otherwise), units of Unit Trusts or Mutual Fund Schemes, Government Securities, Treasury Bills, Commercial Papers, Certificates of Deposits and other instruments as may from time to time be determined by the directors and from time to time to sell or vary such investments and to execute all assignments, transfers, receipts and documents that may be necessary in that behalf.
65. To do all necessary acts to protect the interest of the members of the funds managed by the Company.

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66. To form such committees for management and control and execution or otherwise carry out the day to day affairs of the Trust so that the management and/or protection of the scheme holder is not unduly hampered or neglected.

67. To enter into any partnership or joint venture or co-operation or to acquire any interest in the business of any other company, person or firm carrying on a business included in the objects of the Company, or enter into any agreement for sharing profits, or for co-operation, or for limiting competition, or for mutual assistance, with any such person, firm or company, or to acquire and carry on business auxiliary to the business of the Company or connected therewith or which may seem to the Company capable of being conveniently carried on in connection with the above, or calculated directly or indirectly to enhance the value of or render more profitable any of the Company's property, and to give or accept by way of consideration for any of the acts or things aforesaid, or property acquired, any shares, debentures, debentures-stock or securities that may be agreed upon, and to hold or retain, or sell, mortgage or deal with any shares, debentures, debenture-stock or securities so received.

68. To sell or dispose of the company or any part thereof for such consideration as the company may think fit, and in particular for shares, debentures or securities of any other company having object altogether or in part similar to those of this company.

69. To act as principals, agents, trustees contractors or otherwise, and either alone or in conjunction with others, and either by or through agents, sub-contractors or otherwise, and either for reward or gratuitously.

70. To purchase, take on lease or tenancy or in exchange, hire, take options over or otherwise acquire any estate or interest whatsoever and to hold, develop, or cultivate, deal with and turn to account concessions, grants, decrees, licenses, privileges, claims, options, leases, property, real or personal or rights or powers of any kind which may appear to be necessary or convenient for any business of the Company.

71. To purchase, or otherwise acquire, erect, maintain, alter or reconstruct any buildings, offices, workshops, mills, plant, equipment or machinery and other things found necessary or convenient for the purpose of the Company.

72. To manage land, buildings, and other property, both movable and immovable, belonging to the Company and to collect rents and income and to supply to tenants, users and occupiers, attendants, servants, waiting rooms, reading rooms and other conveniences and services as may be necessary.

73. To promote, form, incorporate and establish, or to invest in a Subsidiary Company, and to acquire and undertake all or any part of the business, property and liability of any persons or corporation carrying on any business which this Company is authorized to carry on.

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74. To receive money in any form, borrow or raise money on such terms and conditions as the Company may consider expedient and secure and discharge any debt or obligation binding on the Company in such manner as may be thought fit, and in particular mortgages of the Undertaking(s) and all or any of the immovable property (present and future) and the uncalled capital of the Company, or by the creation and issued, on such terms as may be thought expedient, of shares, bonds, debentures or debenture stock, perpetual or otherwise, or other securities of any description.

75. Subject to the provisions of The Companies Act, 1956 to amalgamate, enter into partnership or into any arrangement for sharing profits, union of interest, cooperation, joint venture or reciprocal concession with any person, association, firm or body corporate whether in India or outside, for such other purchase that may seem calculated, beneficial and conducive to the objects of the Company.

76. To acquire and undertake the whole or any part of the business, property or liabilities of any person, firm or body corporate, carrying on or proposing to carry on any business which the Company is authorized to carry on, or having property suitable for the purpose of the Company or which can be carried on in conjunction therewith.

C. OTHER OBJECTS

77. To offer quality personal training and fitness consulting services to individuals & corporate and organization sector. To improve their overall fitness for better health or for specific goals and assist them in achieving their goals in timely fashion. To provide personal trainers to clients to provide quality services and the education to support it. To provide quality exercise and fitness education to its employees to not only trains clients, but to also educate them on the latest proven exercise information. To help them achieve their goal effectively. To develop close relationships with clients. To provide training continually to make any change necessary to ensure customer satisfaction and create training atmosphere in any environment.

78. To design, deliver and evaluate specific programmes to meet Individual business objectives and provide corporate coaching to enhance the skills and abilities. To offer cost effective and flexible fitness and stress management services to improve corporate health, fitness and productivity.

79. To perform service by exercise and fitness professionals who will visits and offer a whole host of health, fitness and exercise services to individuals including corporate sector employees. To conduct seminar on nutritional seminars, healthy living seminars, the mind body connection, creating peak energy,

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healthy stress and well being , powerful communication , sickness absence -
managing attendance workshop , fit pack.

80. To carry on the business of consultants, advisers, experts, analysts, researchers, and technical collaborators in matters pertaining to investment, finance, capital markets, management, prospecting and projecting of business and valuation of undertakings, business concerns, assets, concessions, properties or rights and to employ experts for any of these purposes
81. To undertake, carry out, promote and sponsor any activity for publication of any books, literature, newspapers or for organising lectures, conferences or seminars, workshops, training programmes, for giving merit awards, scholarships loans or any other assistance to institutes, deserving students or academic pursuits or researchers and for establishing assistance to any institution, fund, trust.
82. To carry on the business of factoring both domestic and international by purchasing (whether with or without recourse) selling discounting rediscounting or assignment of debts, receivables, decrees, actionable and other claims of any nature whatsoever, or by providing credit protection in the event of default or insolvency , bankruptcy or dissolution of customers or other buyers of goods and services or by including factoring services and activities such as but not full factoring, maturity factoring, invoice discounting, both disclosed and undisclosed, collection and recovery of debts, receivables, bills, notes, cheques pay orders , commercial papers and other money market and negotiable instruments, sales ledger maintenance and lending moneys or providing advance payment facility against purchase of debts and receivables.
83. To carry on the business of auctioneers, valuers, surveyors and appraisers of all kinds of properties, goods and claims.
84. To carry on the business of markets and credit and economic investigator, analyzers and informants on macro or micro level basis including by undertaking the work of credit rating and evaluation or appraisal of any business or commercial organisation or enterprise or of any region state, province, country or any governmental agencies and analysing market trends and economic commercial and industrial development and conditions with respect to any such person, region country or government and to act as consultants, advisers, and experts in factoring, credit rating and market investigation.
85. To carry on the business of buying, selling, hire-purchase or other wise dealing in all types and kinds of plant, machinery, equipment, property and assets whether movable or immovable including all kinds of goods, articles or things including vehicles, ships, aircraft, office equipments computer, satellites, land, buildings etc.

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86. To identify projects, project ideas, to prepare project profiles, project reports, market research, feasibility studies and reports, pre-investment studies and investigation of industries on micro and macro level, to undertake appropriate service to identify scope or potential for economic and industrial development in any particular geographical areas or location whether in India or abroad, to act as lead managers in respect of project assignments by undertaking follow up, supervision and co-ordination work at the instance, behest or on behalf of banks financial institution, companies, bodies corporate and to monitor the same to the participants to act as an advisers in the management of undertakings, business enterprises, offices, trade occupations and professions by introducing modern methods and techniques and systems and render all assistance as may be necessary including acting as agents for recruitment of personnel technical, skilled, unskilled, supervisory, managerial, or otherwise, and to act as an adviser in the selection of technical process, economic size, sources of plant and machinery and other utilities for business entrepreneurs.

87. To undertake the business of promoting, organising, procuring, incorporation of and giving financial or other assistance in India or abroad independently or in association with any person, Government or any other agencies (whether incorporated or not), for any business of the Company.

IV. The liability of the members is limited.

V. The Authorised Share capital of the company is Rs. 1,00,000/- (Rupees One Lacs only) divided into 10,000 (Ten Thousand Only) equity Shares of Rs 10/- (Rupees Ten) each

The Authorized Share Capital of the company has been increased from Rs. 1,00,000 (Rupees One Lakh) to Rs 1,00,00,000 (Rupees One Crore) divided into 10,00,000 (Ten Lakh) Equity Share of Rs.10/- (Rupees Ten) each. Vide special resolution passed in the EoGM (Extra Ordinary General meeting) held on October 05, 2019.

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THE COMPANIES ACT, 1956

COMPANY LIMITED BY SHARES

ARTICLES OF ASSOCIATION

OF

SHRADDHA BUILD-CON PRIVATE LIMITED

1. (1) In these Articles:

Unless the context otherwise requires:

- (a) "the act" means the Companies Act, 1956 or any statutory modification thereof and section shall mean section of the said Act;
- (b) "Articles" means Articles of Association of the Company;
- (c) "the Board" means the Board of Directors of the Company;
- (d) "Month" and "Year" means a calendar month and calendar year respectively.
- (e) "Office" means registered office of the company;
- (f) "Register" means the register of members to be kept pursuant to section 150 of the Act;
- (g) "The Seal" means Common Seal of the Company;
- (h) Table "A" means Table "A" of the First schedule to the Companies Act, 1956.

(2) Unless the context otherwise requires, words or expressions contained in these Articles, shall bear the same meaning as in the Act or any statutory modifications thereof in force at the date at which these Articles become binding on the Company.

(3) In these Articles, words importing the singular number shall include the plural number and vice versa. Words importing the masculine gender shall include corporation and writing shall include printing, lithography, photography and other modes of representing words in a visible form.

2. Table "A" in the First Schedule to the Companies Act, 1956 or any statutory modification thereof shall be applicable to this Company, unless anything to the contrary provided hereinafter.

PRIVATE COMPANY

3. This is a private company as defined in section 3(1)(iii) of the Act and accordingly the following provisions shall have effect namely:
 - (a) The number of members of the Company is not to exceed fifty not including:
 - (i) Persons who are in the employment of the Company; and
 - (ii) Persons who having been formerly in the employment of the Company, were members of the Company while in that employment and have continued to be members after the employment ceased; provided; that where two or more persons hold one or more shares in the Company jointly, they shall, for the purpose of this article, be treated as a single member; and
 - (b) Any invitation to the public to subscribe for any shares in or debentures of the Company is hereby prohibited; and
 - (c) The right to transfer the share in the Company is restricted as hereinafter provided.
 - (d) Prohibits any invitation and acceptance of any deposits from persons other than from its members, directors and their relatives.
4. The provisions contained in Regulations 21,22,24 to 27,66,71 and 76 of Table "A" shall not apply to this company.

SHARES

5. (a) The Authorized Share Capital of the Company is as mentioned in the Memorandum of Association of the Company with power to increase and decrease the Capital of the Company and to divide the shares in the Capital for the time being into several classes and to attach thereto respectively such preferential, qualified or special rights, privileges or conditions in such manner as may for the time being be provided by the regulation of the Company or as may be decided by the Company in general meeting.
- (b) The minimum paid up capital of the Company shall be Rs. 100,000. (Rupees One Lac Only)

6. The shares shall be under the control of the Board who may be allot or otherwise dispose off the same to such persons at such persons at such times and conditions as it deems fit.
7. The Board may allot and issue shares in the share capital of the Company on payment or part payment for any property, goods or machinery supplied, sold, or transferred and/or for services rendered to the Company in or about the formation or promotion of the Company or in the conduct of its business or for any other consideration, either cash or otherwise than on cash, as the Board may deem fit and proper and any shares so allotted may be issued as fully paid-up shares as the Board may decide.
8. (1) Every person whose name is entered as member in the register shall be delivered, within three months after allotment or within two months after receipt of application for registration of transfer (or within such other period as the conditions of issue shall provide):
 - (i) One certificate for all his shares without payment; or
 - (ii) Several certificates each for one or more of his shares, upon payments of such sum as may be prescribed by the Board, subject to a maximum of Rs.25 for every certificate after the first.(2) Every certificate shall be under the seal of the Company and shall specify the shares to which it relates and the amount paid-up thereon
- (3) In respect of any share or shares held on jointly by persons, the Company shall not be bound to issue more than one certificate and delivery of a certificate for a share to any one of the several joint holders shall be sufficient delivery to all such holders.
9. If a share certificate is defaced lost or destroyed, it may be re-issued on payment of such terms as to evidence and indemnity and on payment on expenses incurred by the Company in investigation of evidence, as the Board may think fit.
10. Save as otherwise permitted by the Section 77A and 77B of the Act, the Company shall purchase its own or offshore or other specified securities out of –
 - the free reserve; or
 - the securities premium account; or
 - the proceeds of any shares or other specified securities or
 - otherwise specified by law from time to time.

CALLS ON SHARES

11. (1) Proviso to sub-regulation (1) of regulation 13 of Table "A" which provide "provided that no call shall exceed one fourth of nominal value of the shares or be

payable less than one month from the date fixed for the payment of the last preceding call" shall not be applicable to the Company.

- (2) Any call for share capital shall be made on a uniform basis on all shares falling under the same class. For the purposes of these Articles, shares of same nominal value on which different amount have been paid-up shall not be deemed to fall under the same class.

TRANSFER OF SHARES

- 12 (1) The instrument of transfer of any share in the company shall be executed by or on behalf of both the transferor and transferee.

(2) The transferor shall be deemed to remain a holder of the share until the name of the transferee is entered in the register of members in respect thereof.

13. Subject to the provisions of section 108, the shares in the company shall be transferred in the following form, namely:-

FORM NO. 7B Pursuant to section 108(1A) of the Companies Act, 1956

14. The Board may also decline to recognise any instrument of transfer unless -

- (a) a fee of two rupees is paid to the company in respect thereof;
- (b) the instrument of transfer is accompanied by the certificate of the shares to which it relates, and such other evidence as the Board may reasonably require to show the right of the transferor to make the transfer; and
- (c) the instrument of transfer is in respect of only one class of shares.

15. Subject to the provisions of section 154, the registration of transfers may be suspended at such times and for such periods as the Board may from time to time determine:

Provided that such registration shall not be suspended for more than thirty days at any one time or for more than forty-five days in the aggregate in any year.

16. The company shall be entitled to share a fee not exceeding two rupees on the registration of every probate, letters of administration, certificate of death or marriage, power of attorney, or other instrument.

TRANSMISSION OF SHARES

17. (1) On the death of a member, the survivor or survivors where the member was a joint holder, and his legal representatives where he was a sole holder, shall be the only persons recognised by the company as having any title to his interest in the shares.
- (2) Nothing in clause (1) shall release the estate of a deceased joint holder from any liability in respect of any share which had been jointly held by him with other persons.
18. (1) Any person becoming entitled to a share in consequence of the death or insolvency of a member may, upon such evidence being produced as may from time to time properly be required by the Board and subject as hereinafter provided, elect, either -
- (a) to be registered himself as holder of the share; or
 - (b) to make such transfer of the share as the deceased or insolvent member could have made.
- (2) The Board shall, in either case, have the same right to decline or suspend registration as it would have had, if the deceased or insolvent member had transferred the share before his death or insolvency.
19. (1) If the person so becoming entitled shall elect to be registered as holder of the share himself, he shall deliver or send to the company a notice in writing signed by him stating that he so elects.
- (2) If the person aforesaid shall elect to transfer the share, he shall testify his election by executing a transfer of the share.
- (3) All the limitations, restrictions and provisions of these regulations relating to the right to transfer and the registration of transfers of shares shall be applicable to any such notice or transfer as aforesaid as if the death or insolvency of the member had not occurred and the notice or transfer were a transfer signed by that member.
20. A person becoming entitled to a share by reason of the death or insolvency of the holder shall be entitled to the same dividends and other advantages to which he would be entitled if he were the registered holder of the share, except that he shall not, before being registered as a member in respect of the share, be entitled in respect of it to exercise any right conferred by membership in relation to meetings of the company provided that the Board may, at any time, give notice requiring any such person to elect either to be registered himself or to transfer the share, and if

the notice is not complied with within ninety days, the Board may thereafter withhold payment of all dividends, bonuses or other moneys payable in respect of the share, until the requirements of the notice have been complied with.

LIEN ON SHARES

21. (1) Subject to the provision hereinafter contained, the Company shall have a first and paramount lien upon all the shares registered in the name of each Member (whether solely or jointly with other) and upon the proceeds of sale thereof, for its debts, liabilities and engagements, solely or jointly with any other person, to or with the Company, whether the period for payment, fulfillment, or discharge thereof shall have actually arrived or not, and no equitable interest in any share shall be created, provided that the fully paid shares shall be free from such lien and in the case of partly paid shares the Company may have a lien only for money called or payable at a fixed time in respect of such shares, and such lien shall extend to all dividends from time to time declared in respect of such shares. Unless otherwise agreed the registration of a transfer of shares shall operate as a waiver of the Company's lien, if any, on such shares.
- (2) For the purpose of enforcing such lien, the Board may sell the shares subject thereto in such manner as they shall think fit, and for that purpose may cause to be issued a duplicate certificate in respect of such shares and may authorise one of the Members to execute a transfer thereof on behalf of any in the name of such Member. No sale shall be made until such period as aforesaid shall have arrived, and until the notice in writing of the intentions to sell shall have been served on such Member or his representatives and default shall have been made by him or them in payment, fulfillment or discharge of such debts, liabilities or engagements for fourteen days after such notice.
- (3) The net proceeds of any such sale shall be received by the Company and applied in or towards payments of such part of the amount in respect of which the lien exists as is presently payable and the residue, if any, (subject to a like lien for sums not presently payable as existed upon the shares before the sale) be paid to the person entitled to the shares at the date of the sale.

GENERAL MEETING

22. Regulation 47 to 63, Table "A" shall apply in respect of General Meeting. A general meeting of the shareholders, whether Annual or Extraordinary, shall be called by giving not less than seven days notice provided that a meeting may be called by giving a shorter notice in accordance with the provisions of section 171(2) of the act. Every notice of a meeting shall specify the place and the day and hour of the meeting and shall contain a statement of business to be transacted thereat and it shall not necessary to annex explanatory statement as contemplated by the Act. The accidental omission to give notice to or the non-receipt of notice by any

member or other person to whom it should be given shall not invalidate the proceedings at the meeting

BOARD OF DIRECTORS

23. The number of Directors shall not be less than two and not more than twelve.
24. First Directors of the company will be
 - 1.) SUDHIR BALU MEHTA
 - 2.) ANKIT PRADIP CHOPRA
25. A director shall not be required to hold any share in the share capital of the Company as his qualification share. Any fresh appointment of New Director shall require unanimous consent of the full board as constituted above.
26. The Directors may appoint any alternate director to act for a director during his absence for a period of not less than three months from the state in which the meeting of the board are ordinarily held.
27. The Directors may appoint any additional directors subject to provisions of the Act.
28. If any Director vacates his office for any cause whatsoever before his term of office will expire in the normal course, the resulting casual vacancy may be filled up by the Board at a meeting of the Board, but any person so appointed shall retain his office so long only as the vacating Director would have retained the same if no vacancy had occurred, provided that the Board shall not fill such vacancy by appointing thereto any person who has been removed from the office of Director pursuant to section 284 of the Act.
29. The remuneration of the Directors of the company, including fees payable to the Directors in attending meeting of the Board or committee of the Board, shall be determined by the Board of Directors from time to time, provided that the sitting fees payable to the Directors as aforesaid shall not exceed the amount permissible for the time being under the Companies Act, 1956 or any statutory modifications thereof.
30. If any Director, being willing shall be called upon to perform extra services or to make any special exertions for any of the purposes of the company or in giving special attention to the business of the company, then the Board may, subject to section 314 of the Act, remunerate such Director either by a fixed sum or by a percentage of profits or otherwise and such remuneration may be either in addition to or in substitution for any other remuneration to which he may be entitled.
31. A resolution in writing signed by majority of the directors, not less than the quorum for the Board meeting, passed by circulation other than a resolution which under the Act is specifically required to be passed at a Board Meeting, shall be as effective

for all purposes as a resolution passed at a meeting of the Board duly called, held and constituted subject to sections 289 and section 292 of the Act.

32. The Board may from time to time appoint a Director or Directors as Managing or Wholetime director for such period, at such remunerations with such powers, discretions and duties and on such terms as it may think proper and may revoke, withdraw, alter or vary all or any of such powers. A Managing Director or Whole-time Director shall not be liable to retire by rotation.

PROCEEDINGS OF THE BOARD

33. A meeting of the Board of Directors shall be held at least once in every three calendar months and at least four such meetings shall be held in every calendar year.

The quorum for a meeting of the Board of Directors shall be one-third of its total strength (any fraction contained in that one-third being rounded off as one) or two directors, whichever is higher subject to Section 287 of the Act.

34. If a meeting of the Board could not be held for want of quorum, then the meeting shall stand adjourned to such day, time and place as the Directors present at the meeting may determine.
35. If the number of directors falls below two the remaining director shall constitute the quorum for calling the General Meeting.

CHAIRMAN

36. (1) The Board may elect any of the Director as a Chairman of its meetings and determine the period for which he is hold the office.

(2) If no such chairman is elected, or if at any meeting the chairman is not present within five minutes after the time appointed for holding the meeting, the directors present may choose one of their number to be chairman of the meeting.
37. Every question submitted to a meeting shall be decided by majority of votes and in case of equality of votes the Chairman of the meeting shall have a second or casting vote.

VOTES OF MEMBERS

38. (1) Subject to any rights or restrictions for the time being attached to any class or classes of shares, -

- (a) On a show of hands, every member present in person shall have one vote; and
 - (b) On a poll, the voting rights of members shall be as laid down in section 87 of the Act.
- (2) In the case of joint holders, the vote of the senior who tenders a vote, whether in person or by proxy, shall be accepted to the exclusion of the votes of the other joint holders. For this purpose, seniority shall be determined by the order in which the names stand in the register of members.
- (3) A member of unsound mind, or in respect of whom an order has been made by any Court having jurisdiction in lunacy, may vote, whether on a show of hands or on a poll, by his committee or other legal guardian, and any such committee or guardian may, on a poll, vote by proxy.
- (4) No member shall be entitled to vote at any general meeting unless all calls or other sums presently payable by him in respect of shares in the company have been paid.
- (5) (i) No objection shall be raised to the qualification of any voter except at the meeting or adjourned meeting at which the vote objected to is given or tendered, and every vote not disallowed at such meeting shall be valid for all purposes.
- (ii) Any such objection made in due time shall be referred to the chairman of the meeting, whose decision shall be final and conclusive.
- (6) The instrument appointing a proxy and the power of attorney or other authority, if any, under which it is signed or a notarially certified copy of that power or authority, shall be deposited at the registered office of the company not less than 48 hours before the time for holding the meeting or adjourned meeting at which the person named in the instrument proposes to vote, or, in the case of a poll, not less than 24 hours before the time appointed for the taking of the poll; and in default the instrument of proxy shall not be treated as valid.
- (7) An instrument appointing a proxy shall be in either of the forms in Schedule IX to the Act or a form as near thereto as circumstances admit.
- (8) A vote given in accordance with the terms of an instrument of proxy shall be valid, notwithstanding the previous death or insanity of the principal or the revocation of the proxy or of the authority under which the proxy was executed, or the transfer of the shares in respect of which the proxy is given:

Provided that no intimation in writing of such death, insanity, revocation or transfer shall have been received by the company at its office before the

commencement of the meeting or adjourned meeting at which the proxy is used.

BORROWING POWERS

39. The Board may from time to time at their discretion raise or borrow moneys subject to the provisions of section 293 of the Act and may themselves lend and secure the payments of any sum or sums of any money for the purpose of the Company.
40. The Board may raise or secure the repayment of such sum or sums in such manner and upon such terms and conditions in all respect as it thinks fit, and in particular, by the issue of Bonds, perpetual or redeemable debentures or debenture-stock, or any mortgage, or other security on the undertaking of the whole or any part of the property of the Company (both present and future), including its uncalled capital for the time being.
41. Any debenture, debenture stock, bonds or other securities may be issued at a discount, premium or otherwise and with any special privileges as to redemption, surrender, drawings, allotment of shares, appointment of Directors and otherwise. Any debentures, debenture-stock, bonds and other securities may be made assignable free from any equities between the Company and the persons to whom the same may be issued.

Provided that debentures with the right of allotment or conversion into shares shall not be issued except with the consent of the Company in general meeting.

42. The provisions, contained in these Articles relating to calls on shares, forfeiture of shares and lien, and transfer and transmission of shares shall apply mutatis mutandis to calls on debentures, forfeiture of debenture and lien, and transfer and transmission of debentures, save as provided in the terms of issue thereof.

ACCOUNTS

43. (1) The Board shall cause books of accounts to be maintained under section 209 of the Act.

(2) The Board shall also from time to time determine whether and to what extent and at what times and places and under what conditions or regulations books of account of the company or any of them shall be open for inspection by the members not being Directors.

DIVIDEND

44. (1) The profits of the Company, subject to any special rights relating thereto created or authorised to be created by the Memorandum and these articles, and subject to the provisions of these Articles, shall be divisible among the members in proportion to the Capital paid-up on the shares held by them respectively.
- (2) The Company in general meeting may declare dividend to be paid to the members according to their rights and interest in the profits and may fix the time for payment.
- (3) No larger dividend shall be declared than recommended by the Directors, but the Company in general meeting may declare a smaller dividend. Subject to sections 205A and 205(2A) of the Act and the rules made thereunder no dividend shall be payable except out of the profits of the Company for the year or any other undistributed profits, and no dividend shall carry interest as against the Company.

CAPITALISATION OF PROFITS AND RESERVES

45. Any General Meeting may upon the recommendation of the Board resolve that any amounts standing to the credit of the Share Premium Account or the Capital Redemption Account or any monies, investments or other assets forming part of the undivided profits (including profits or surplus moneys arising from the realization and, where permitted by law, from the appreciation in value of any capital assets of the Company) standing to the credit of the General Reserve. Reserve or any Reserve Fund or any other Fund of the Company or in the hands of the Company and available for dividend to be capitalized.
- (a) by the issue and distribution as fully paid-up shares of the Company, or
- (b) by crediting shares of the Company which may have been issued and are not fully paid-up with the whole or any part of the sum remaining unpaid thereon:

Provided that any amounts standing to the credit of the Share Premium Account or the Capital Redemption Reserve Account shall be applied only in crediting the payment of capital on shares of the Company to be issued to members (as herein provided) as fully paid Bonus Shares.

AUDIT

46. The first auditors of the Company shall be appointed by the Board of Directors within one month after its incorporation who shall hold office till the conclusion of first annual general meeting.

THE SEAL

47. (1) The Board shall provide for the safe custody of the seal of the company.

(2) The seal shall not be affixed to any instrument except by the authority of resolution of the Board or a committee of the Board authorized by it in that behalf and that one Director shall sign every instrument to which the seal of the Company is so affixed in his presence. The share certificate will however be signed and sealed in accordance with rules framed under the Act from time to time.

SECRECY

48. Every manager, auditor, trustee, member of a committee, officer, servant, agent, accountant or other person employed in the business of the company shall, if so required by the Board of Directors, before entering upon the duties, sign a declaration pledging himself to observe strict secrecy respecting all transactions of the company with its customers and the state of accounts with the individuals and in matter relating thereto and by such declaration pledge himself not to reveal any of the matter which may come to his knowledge in discharge of his duties except when required to do so by the Directors or by any general meeting or by a Court of Law and except so far as may be necessary in order to comply with any of the provisions in these presents and the provisions of the Companies Act, 1956.

INDEMNITY

49. Subject to provisions of section 201 of the Companies Act, 1956 the Chairman, Directors, Managing Directors and other officers for the time being acting in relation to any of the affairs of the Company and their heirs, executors shall be indemnified out of the assets and funds of the company for or against all bona fide suits, proceedings, costs, charges, losses, damages and expenses which they or any of them shall or may incur or sustain by reason of any act done or committed in or about execution of their duties in their respective offices except those done or through their willful neglect or default. Any such officer or trustee shall not be answerable for acts, omissions, neglects or default. Any such officer or trustee shall not be answerable for acts, omissions, neglects or defaults of any other officer or trustee.

EMPLOYEES' BENEFIT SCHEMES

50. The company shall for the benefit of the employees envisage and/or float such schemes as Employees' Stock Option Plan (ESOP), Employees' Stock Option Scheme (ESOS), Employees' Stock Purchase Scheme (ESPS). Under such schemes the company shall issue, grant option to subscribe and or purchase any kinds of securities to its employees. The Board Of Directors may appoint a separate Committee who shall be vested with the powers to draft such schemes, and to frame policies, terms and conditions for eligibility to participate in such schemes by the employees.

WINDING UP

51. (1) If the Company shall be wound up, the liquidator may with the sanction of a special resolution of the Company and any other sanction required by the Act, divide amongst the members in specie or kind, the whole or any part of the assets of the Company, whether they shall consist of property of the same kind or not.

(2) For the purpose aforesaid, the liquidator may set such value as he deems fair upon any property to be divided as aforesaid and may determine how such division shall be carried out as between the members or different classes of members.

(3) The liquidator may, with the like sanction, vest the whole or any part of such assets in trustees upon such trusts, for the benefits of the contributors as the liquidator shall think fit but so that no member shall be compelled to accept any share or other securities whereon there is any liability.

We, the several persons whose names, addresses and descriptions are hereunder subscribed below, are desirous of being formed into a Company in pursuance of this ARTICLES OF ASSOCIATION

Name, address, description and occupation of each subscriber	Signature of subscriber	Signature of witness and his name, address, description and occupation
<p>1) RUDRA K. BHALI K. NTRA 1/0 11702 Near OCC BUSINESS</p> <p>2) ANKIT PRADIP CHOPRA S/O PRADIP B CHOPRA 23/24 MAHESHVAR NILOTAN PEDDAR ROAD, MUMBAI - 26 OCC BUSINESS</p>	<p><i>[Signature]</i></p> <p><i>[Signature]</i></p>	<p>WITNESS OF SUBSCRIBERS 1 & 2</p> <p><i>[Signature]</i></p> <p>PRANALI P. SURVE D/O. PRADIP SURVE 101 - 102, PEACE HAVEN, N.M. KALE MARG, OFF. GOKHALE ROADS, DADAR (WEST), MUMBAI - 400028 OCC - SERVICE</p>

Dated: 28/03/2012

Place Mumbai

MDDA

THE COMPANIES ACT, 1956
COMPANY LIMITED BY SHARES
MEMORANDUM OF ASSOCIATION
OF
SHRADDHA BUILD-CON PRIVATE LIMITED

- I. The Name of the Company is **SHRADDHA BUILD-CON PRIVATE LIMITED**
- II. The Registered Office of the Company will be situated in the state of Maharashtra, **within the jurisdiction of the Registrar of Companies, Maharashtra at Mumbai.**
- III. The objects for which the Company is established are:

A. MAIN OBJECTS OF THE COMPANY TO BE PURSUED BY THE COMPANY ON ITS INCORPORATION:

1. To carry on in India or abroad the business of builders, developers, joint ventures, contractors including infrastructure contract, erectors, designers, decorators, property consultancy, estate agents and property dealers and to purchase, acquire, buy, sell, trade, invest, build, develop, lease, manage, take on lease, any interest in any lands, buildings, property, real or personal estate, TDR or hereditaments of any tenure or description for residential, commercial, industrial, institutional or other purposes and any rights, easements, advantages and privileges relating thereto and either for investment or resale or trading or for trafficking in the same and to turn the same to account as may seem expedient and in particular by laying out, developing or to assist in developing and preparing sites by planting, paving, draining and by constructing, reconstructing, pulling down, rebuilding, enlarging, extending, altering, improving, decorating, house, mass housing, township, holiday resort, hotels, restaurant, café, refreshment room, cinema houses, building, factories, shops, offices, garages, warehouses, buildings, works, workshops, hospitals, nursing homes, clinics, godowns, dams, walls, docks, harbours canals, dam tents and other commercial educational purposes and conveniences or by consolidating or connecting or sub-dividing properties or by leasing, letting or renting, selling (by installments, ownership hire purchase basis or otherwise) and otherwise disposing of the same on any other terms and conditions and to undertake contracts for any type of civil construction works.

B. THE OBJECTS INCIDENTAL OR ANCILLARY TO THE ATTAINMENT OF MAIN OBJECTS.

2. To carry on the business of dealers , brokers , agent of land , properties , estate, flats ,shops , industrial galas or any other type of building and to sell , buy , lease or become tenant of building , land estate.
3. To promote and float and work as promoters of co-operative housing societies , industrial housing societies , industrial estates and any other societies ,trusts or any type of organizations related to that and to construct or build for such societies , buildings , houses , industrial estates or any other type of construction works.
4. To act as consultant in the field of real estate , civil and structural construction , building , development , civil & structural engineering and such other fields related to the construction business and to undertake turnkey projects in or outside Indian in respect of any type of construction work.
5. To purchase , acquire , take on lease or in exchange or in any other lawful manner any area , land , buildings , structures and to turn the same into account , including redevelopment of slums and dispose of or maintain the same and to build townships , markets or other buildings , residential and commercial or conveniences thereon and to equip the same or part thereof with , all or any amenities or conveniences , draining facility , electric , telephonic , television installation and to deal with the same in any manner whatsoever.
6. To carry on the business of builders and contractors and to construct , build and erect by houses , buildings of any description , and any public or private works and buildings whether on the company's own account or under any contract with other persons in connection with main object of the company.
7. To carry on business as traders or dealers in mosaic tiles , flooring , tiles , terra cotta makers , cement , bricks , sand , lime ,stone , cement blocks , steel , timber and hardware ,carriers , licensed victualers , pollution , water sewerages and effluent treatment and other building requisites and to act as decorators.
8. To establish , run and burn brick kilns and deal in of building material inclusive of pre fabricating , pacing , lining and roofing materials and to purchase , import or otherwise deal in lime , ceramics , sanitary fittings , iron and steel and all other building materials , to establish and run rubble , querries and to extract and deal in sand.
9. To import , buy , operate , run or otherwise deal in mixers , foundation machineries , cranes , earthmoving machines , digging machines , drilling machines , piling machines , polishing machines , vibrators , rollers , pumps , hoists lifts and other tools and equipments used in the construction operation and to open and maintain shops , show rooms , workshops , for the same.

10. To sell , exchange , lease , let out , mortgage , grant leave and license or otherwise dispose of the lands , houses , buildings , ownership flats , godowns , sheds , factories , offices , garages , warehouses shops and other tenements and all other premises constructed and / or owned by the company at such price, rent or compensation and on such terms and conditions as the Directors may think fit.
11. To purchase for investments development or resale and to traffic in land and house or other property of any tenure and any interest therein and to create , sell and deal in freehold and leasehold ground rents and to act make advances upon the security of land or house or other property or any interest therein , and to deal in , traffic by way of sale , lease , exchange loan , license , agency or otherwise with land and house property and any other property whether immovable or movable , and to develop and turn to account any land acquired by or in which the company is interested.
12. To act as advisors and/ or consultants on all matters and problems , relating to urban and town planning , landscape, building and construction activity , structural engineering , interiors designing and to prepare schemes , drawings , plans and estimates , layouts relating to setting up , building and construction sites and to advice and counsel on any of the above , selection , testing , erection of all types of machinery and equipments necessary for construction activities.
13. To employ or otherwise appoint technical experts , civil engineers, skilled , semi skilled and unskilled labour for any of the purpose of the main business of the company and remunerate them.
14. To acquire, create research and update databases on companies, financial instruments, markets, economic indices and such other subjects and make available such databases and/or operating software for such databases, wholly or partially, to other entities for valuable consideration or otherwise and as do not conflict with the activities of the Company.
15. To acquire, receive, hold in trust as trustee, agent, nominee of any person, corporation, company, vest any real or personal property, rights or interest acquired by or belonging to the Company or on behalf of or for the benefit of the Company, and with or without any declared trust in favor of the Company.
16. To employ and appoint experts, economists, financial analysis's, managers, brokers, canvassers, agents and other persons to investigate and examine into conditions, prospects, value character and circumstances for the purpose of this or any other business, concern or undertaking or of any assets, properties or rights.
17. To borrow or raise money other than public deposit for the purposes of the Company in such manner and upon such terms as may seem fit and to secure

the repayment thereof and to create issue and allot redeemable or irredeemable bonds mortgages or other instruments, mortgage debentures (such bonds or debentures being made payable to bearer or otherwise and issuable or payable either at par, premium, discount or as fully paid) and for any such purpose to charge all or any part of the property and profits of the Company both present and future including capital and also by a similar mortgages, charge or lien to secure and guarantee the performance by the Company or any other person of any obligations undertaken by the Company and or any other person as the case may be.

18. To guarantee, counter guarantee, support, secure or become liable for whether by personal covenant or by mortgaging or charging all or any part of the undertaking, property or assets both present and future wherever situated, including any uncalled capital of the Company or by both such methods and whether for consideration or other benefit to or for the Company or not, the performance of the obligations of and the repayment of the principal amounts of and premiums, interest and dividends and other amounts payable on any securities or indebtedness whatever nature of any person, firm or company.
19. To act as promoter or founders of any company or undertaking and underwrite or guarantee the issue of or subscription to the capital, debentures, debentures stock or obligations of any such company upon commission or otherwise and to expend money for legal expenses, in the payment of fees, in preparing, circulating and advertising notices and prospectus and in doing all other things which may be necessary, convenient for successfully promoting, forming and floating any such company or undertaking.
20. To adopt such means of making known the services of the Company as may seem expedient, and in particular by exhibiting at and promoting exhibitions, advertising in the press, radio or television, by circular by purchase and exhibition of works of art or interest, by publication of books and periodicals and by granting prizes, awards and donations subject to the provisions of The Companies Act, 1956.
21. For all or any of the purposes of the Company to draw, make, accept, endorse, discount, execute, issue, negotiate and sell bills of exchange, promissory notes, bills of lading, warrants, debentures and other negotiable instruments with or without security and also to draw and endorse promissory notes and negotiate the same and also take and receive advances by discounting or otherwise, with or without security, upon such terms and conditions as the Company deems fit, and also to advance any sum or sums of monies upon materials or other goods or any other things of the Company upon such terms and securities as the Company may deem expedient.
22. To insure any of the properties, undertakings, contracts, guarantees or obligations of the company of every nature and kind in any manner whatsoever

and to indemnify the company from liability or loss in any respect either fully or partially.

23. To amalgamate with any company or companies having objects altogether or in part similar to those of this Company, or to sell, exchange lease, under lease, surrender, abandon, amalgamate, sub-divide, mortgage or otherwise deal with, either absolutely, conditionally, or for any limited interest, all or any part of the undertaking, property rights or privileges of the Company, as a going concern or otherwise, or to with any public body, corporation, company, society, or association, or to any person or persons, for such consideration as the Company may think fit, and in particular for any stock, shares (whether wholly or partly paid), debentures, debenture-stock, securities or property of any other Company.
24. To create any depreciation fund, sinking fund, insurance fund or any special or other fund, whether for depreciation or for repairing, improving, extending or maintaining any of the property of the Company or for redemption of debentures or redeemable preference shares or for any other purpose whatsoever conducive to the interests of the Company.
25. To issue debentures, debenture-stock, bonds, obligations and securities of all kinds and to frame, constitute and secure the same, as may seem expedient, with full power to make the same transferable by delivery or by instrument of transfer or otherwise and either perpetual or terminable and either redeemable or otherwise, and to charge or secure the same by trust deed or otherwise on the undertaking of the Company or upon any specific property and rights, present and future, of the Company including, if thought fit, uncalled capital or otherwise howsoever.
26. To negotiate loans, underwriting contracts, mortgages, equity participation, cash credits, overdrafts and other financial facilities from banks, financial institutions, government or semi-government bodies and others, or on behalf of any companies, firms, societies, associations and others.
27. To pay out of the funds of the Company all or any expenses which the Company may lawfully pay and incidental to the promotion, formation, organization, registration, advertising, and the establishment of this or any such other company and to the issue and subscription of the share or loan capital, including brokerage and commission for obtaining application for, or placing or guaranteeing the placing of the shares or any debenture-stock or other securities of this or any such other company, and also all expenses attending the issue of circulars, reports, maps, plans, or notices, or the printing, stamping and circulating of proxies or forms to be filled up by the members of this Company subject to The Companies Act, 1956.

28. To pay out of the funds of the Company all expenses which the Company may lawfully pay with respect to any Company or the issue of its capital, including brokerage and commission for obtaining applications for or taking placing or underwriting or procuring the underwriting of shares, debentures or other securities of the Company.
29. To remunerate the Directors and employees or servants or any Agent of the Company in cash or kind including Stock Options, and including out of or in proportion to the returns or profits of the Company, or of any particular business carried on by it, as the Company may think fit.
30. To indemnify officers, Directors, promoters and servants of the Company against, proceedings, costs, damages, claims and demands in respect of anything done, or ordered to be done, for and in the interests of the company or for any loss or damages or misfortune whatever which happens in execution of the duties of their office or in relation thereto.
31. To appoint trustee or trustees to hold securities on behalf of and to protect the interests of the Company.
32. To procure the Company to be recognized in any place throughout the world, and to carry on the whole or any of the Company's business in any part of the world, whether or not the Company has established an office or is recognized or registered in such place, and as principals, agents, contractors, trustees or otherwise, and by or through trustees, nominees, agents or otherwise, and either alone or in conjunction with others.
33. To operate branch of a business, which this Company is authorized to carry on, by means, or through the agency of any subsidiary company or companies, and to enter into any arrangement with such subsidiary company for taking the profits and bearing the losses of any business or branch as carried on, or for financing any such subsidiary company or guaranteeing its liabilities, or to make any other arrangement which may seem desirable with reference to any business or branch so carried on, including power at any time and either temporarily or permanently to close any such branch of business.
34. To apply for and become member of any Company, association, body corporate or society having any objects similar to or identical with those of the Company or likely to directly promote the interest of the Company.
35. To appoint brokers and commission agents and provide for their remuneration.
36. To act as agents of any other person/s or any other company in the interests of the Company, with or without remuneration.

37. To establish and maintain agencies at any place or places in India and abroad for the conduct of the business of the Company, or for the purposes of enabling the Company to carry on its business more efficiently; and to discontinue or reconstitute any such branches or agencies.
38. To exercise all or any of its corporate powers, rights and privileges and to conduct its business in all or any of its branches in the Union of India and in any or all states, territories, possessions, colonies and dependencies thereof and in any or all foreign countries, and for this purpose to have and maintain and to discontinue such number of offices and agencies therein as may be convenient.
39. Subject to the provisions of the Companies Act, 1956, to give, any class or section of those who have dealings with the Company any rights over or in relation to any fund or funds or a right to participate in the profits of the Company or in the profits of any particular branch or part of the business, or any other special privileges, advantages or benefits.
40. To subscribe, contribute, pay, transfer or guarantee money for or to dedicate donate, present or otherwise dispose of either voluntarily or for value, any moneys or properties of the Company to or for the benefit of any national, charitable, benevolent, religious, scientific, public, local, general or useful objects, purposes or institutions or to or for any exhibition or for any purpose which may be considered likely directly or indirectly to further the objects of the company or the Interests of its members. No contribution/ donation shall, however, be made to any political party or for any political purpose.
41. To accept stocks or shares in or the debentures, mortgage, debenture stock or other securities of any other Company in payment or part payment for any services rendered or for any sale made to or debt owing from any such Company.
42. To acquire, hold, deal with, buy, sell, manage, develop, mortgage, charge, lease or otherwise dispose of, or grant any right or interest in or over or upto any movable or immovable property or asset of any kind, including contingent and reversionary interests in any property.
43. To undertake activities of holding of any charters or sponsoring any Acts of legislation and/or to acquire any privileges, monopolies, licences, patents or other rights, powers from any Government or Parliament or from any local or any other authority in India and abroad and to exercise any powers, rights or privileges so obtained and in the matters and for the purposes aforesaid to act solely or jointly with any other person, corporation or body and to apply for registration.
44. To undertake financial and commercial obligations, transactions and operations of all kinds in connection with any of the business of the Company.

45. To undertake, develop or acquire in any manner whether in India or elsewhere individually or jointly with any other body (whether incorporated or not) firm, institution, Government or non-Government agency scientific research and studies including software programmes and systems for or in connection with investment, financial or other related services and activities not merely as supportive activity but as one of the main objects of the Company and to provide, distribute, sell or otherwise transfer the same for consideration or otherwise.
46. To guarantee the performance of the obligations of and the payment of interest on any stock, shares or securities of any company, corporation, firm or person in any case in which such guarantee may be considered likely, directly or indirectly to further the objects of the Company or the interests of its shareholders.
47. To apply for, purchase or otherwise acquire, protect and renew in India and abroad, patents, licences, concessions, patent rights, trade marks, designs, conferring any exclusive or non-exclusive or limited right to their use of any secret or other information regarding any invention, research which may seem capable of being used for any purpose of the Company and to use, develop or grant license in respect thereof or otherwise turn to account the rights or information so acquired and expend money in improving any such patent, rights or inventions.
48. To enter into an agreement, contract for, undertake or otherwise arrange for receiving, mailing or forwarding any circulars, notices, reports, brochures, materials, articles and things belonging to any company, corporation, firm, institution or person or persons, by means of delivery by hand or otherwise.
49. To purchase, take on lease or license or in exchange, or otherwise acquire any immovable or movable property, rights or privileges, which the Company may think necessary or convenient for any business of the Company and to develop and turn to account and deal with the same and in particular any land, tenements, buildings and easements in such manner as may be thought expedient and to construct, maintain and alter any immovable or movable property or works necessary or convenient for the purpose of the Company and to pay for the same either in cash or in shares or securities or otherwise and to sell, let, lease, or otherwise dispose of or grant right over any movable or immovable property belonging to the Company, if not immediately required for the business of the Company.
50. To sell, exchange, mortgage, let on hire, lease royalty or tribute, grant licenses, easements options, and other rights over and in any other manner deal with or dispose of the undertaking, property assets, rights and effects of the Company or any part thereof for such consideration as may be thought fit and in particular for stocks, shares whether fully or partly paid up or securities of any other company.

51. To apply for, promote and obtain any order(s), directive(s), instruction(s), regulation(s), ordinance(s) or other authorization(s) or enactment(s) of the Central or any State Government or any other authority for enabling the Company to put any of its objects to affect or for effecting any modification or change in any of the Company's business or constitution and to oppose any bills, proceedings or applications which may seem to prejudice the Company's business or interests.
52. To advance, deposit with or lend money, securities and property to or receive loans or grants from the Government for the business of the Company.
53. To open, maintain, operate, close account or accounts with any firm or Company or with any Bank or Banks or Financial Institutions or other Financiers and to pay or earn interest and to withdraw money from such account or accounts and to make, draw, co-accept, endorse, execute, discount or negotiate and issue cheques, promissory notes, hundies, bills of exchange, bills of lading, railway receipts, warrants, debentures and other negotiable or transferable instruments.
54. To train or pay for the training in India or abroad of any of the Company's employees or any persons in the interest of or in furtherance of the Company's objects.
55. To procure the recognition of the Company under the laws or regulations of any other place outside India.
56. To enter into any arrangements with any Government or Government Departments or authorities or any authority that may seem conducive to the attainment of the Company's objects, and to obtain from any such Government or Government departments or authorities any rights, privileges, licenses and concessions necessary or desirable to obtain and to carry out, exercise, use or comply with any such arrangements, rights or privileges or concessions.
57. To distribute any of the Company's property among the members, in the event of winding up.
58. To provide for and furnish or secure to any members or customers of the Company or to any subscribers to or purchasers or possessors of any publications of the company or of any coupons or tickets, issued with any publications of the Company, any conveniences, advantages, benefits or special privileges which may seem expedient or necessary either gratuitously or otherwise.
59. To sell, improve, manage, develop, exchange, lease, mortgage, dispose of or transfer business, property and undertakings of the Company or any part thereof with or without any consideration which the Company may deem fit to accept.

60. To provide for the welfare of the employees or ex-employees of the Company or its predecessors in business or the spouses, widows or widowers and families or the dependants of such person by a grant of money, pension, allowances, bonus, gratuities or other payments or by buildings or contributing to the building of houses or dwellings or by creating and from time to time subscribing or contributing to provident funds and other associations, institutions, funds or trusts and by providing or subscribing towards places of institutions and recreation, medical, hospitals and dispensaries and other attendances and to subscribe or contribute to or otherwise assist charitable, benevolent, political cause, national and / or other institutions or objects.
61. To establish, hold or conduct competitions in respect of contribution to or information suitable for insertion in any publications of the Company or otherwise for any of the purposes of the Company and to offer and grant prizes, rewards and premiums of such character and on such terms as may be expedient.
62. To refer to or agree or to refer any claims, demands, disputes or any other question by or against the Company or in which the Company is interested or concerned, and whether between the Company and third parties, to arbitration and to observe and perform and to all acts, matters and things to carry out or enforce the awards.
63. To undertake the business in any of the objects specified above, whether within or outside India whether by itself or with any wholly owned subsidiary or along with other/s or as a joint venture with any other institution, corporate body or other person in India or elsewhere.
64. To invest or deal with the money and to lend or place deposits with security or otherwise either for or without interest with other companies, institutions, banks, local authorities, trusts or other bodies (whether incorporated or otherwise), and to invest the surplus funds of the Company from time to time in securities / instruments of companies, banks local authorities, co-operative societies, trusts or other bodies (whether incorporated or otherwise), units of Unit Trusts or Mutual Fund Schemes, Government Securities, Treasury Bills, Commercial Papers, Certificates of Deposits and other instruments as may from time to time be determined by the directors and from time to time to sell or vary such investments and to execute all assignments, transfers, receipts and documents that may be necessary in that behalf.
65. To do all necessary acts to protect the interest of the members of the funds managed by the Company.

66. To form such committees for management audit control and execution or otherwise carry out the day to day affairs of the Trust so that the management and/or protection of the scheme holder is not unduly hampered or neglected.
67. To enter into any partnership or joint venture or co-operation or to acquire any interest in the business of any other company, person or firm carrying on a business included in the objects of the Company, or enter into any agreement for sharing profits, or for co-operation, or for limiting competition, or for mutual assistance, with any such person, firm or company, or to acquire and carry on business auxiliary to the business of the Company or connected therewith or which may seem to the Company capable of being conveniently carried on in connection with the above, or calculated directly or indirectly to enhance the value of or render more profitable any of the Company's property, and to give or accept by way of consideration for any of the acts or things aforesaid, or property acquired, any shares, debentures, debentures-stock or securities that may be agreed upon, and to hold or retain, or sell, mortgage or deal with any shares, debentures, debenture-stock or securities so received.
68. To sell or dispose of the company or any part thereof for such consideration as the company may think fit, and in particular for shares, debentures or securities of any other company having object altogether or in part similar to those of this company.
69. To act as principals, agents, trustees contractors or otherwise, and either alone or in conjunction with others, and either by or through agents, sub-contractors or otherwise, and either for reward or gratuitously.
70. To purchase, take on lease or tenancy or in exchange, hire, take options over or otherwise acquire any estate or interest whatsoever and to hold, develop, or cultivate, deal with and turn to account concessions, grants, decreed, licenses, privileges, claims, options, leases, property, real or personal or rights or powers of any kind which may appear to be necessary or convenient for any business of the Company.
71. To purchase, or otherwise acquire, erect, maintain, alter or reconstruct any buildings, offices, workshops, mills, plant, equipment or machinery and other things found necessary or convenient for the purpose of the Company.
72. To manage land, buildings, and other property, both movable and immovable, belonging to the Company and to collect rents and income and to supply to tenants, users and occupiers, attendants, servants, waiting rooms, reading rooms and other conveniences and services as may be necessary.
73. To promote, form, incorporate and establish, or to invest in a Subsidiary Company, and to acquire and undertake all or any part of the business, property and liability of any persons or corporation carrying on any business which this Company is authorized to carry on.

74. To receive money in any form, borrow or raise money on such terms and conditions as the Company may consider expedient and secure and discharge any debt or obligation binding on the Company in such manner as may be thought fit, and in particularly mortgages of the Undertaking(s) and all or any of the immovable property (present and future) and the uncalled capital of the Company, or by the creation and issued, on such terms as may be thought expedient, of shares, bonds, debentures or debenture stock, perpetual or otherwise, or other securities of any description.
75. Subject to the provisions of The Companies Act, 1956 to amalgamate, enter into partnership or into any arrangement for sharing profits, union of interest, cooperation, joint venture of reciprocal concession with any person, association, firm or body corporate whether in India or outside, for such other purchase that may seem calculated, beneficial and conducive to the objects of the Company.
76. To acquire and undertake the whole or any part of the business, property or liabilities of any person, firm or body corporate, carrying on or proposing to carry on any business which the Company is authorized to carry on, or having property suitable for the purpose of the Company or which can be carried on in conjunction therewith.

C. OTHER OBJECTS

77. To offer quality personal training and fitness consulting services to individuals & corporate and organization sector. To improve their overall fitness for better health or for specific goals and assist them in achieving their goals in timely fashion. To provide personal trainers to clients to provide quality services and the education to support it. To provide quality exercise and fitness education to its employees to not only trains clients, but to also educate them on the latest proven exercise information. To help them achieve their goal effectively. To develop close relationships with clients. To provide training continually to make any change necessary to ensure customer satisfaction and create training atmosphere in any environment.
78. To design, deliver and evaluate specific programmers to meet individual business objectives and provide corporate coaching to enhance the skills and abilities. To offer cost effective and flexible fitness and stress management services to improve corporate health, fitness and productivity.
79. To perform service by exercise and fitness professionals who will visits and offer a whole host of health, fitness and exercise services to individuals including corporate sector employees. To conduct seminar on nutritional seminars, healthy living seminars , the mind body connection, creating peak energy ,

healthy stress and well being , powerful communication , sickness absence – managing attendance workshop , fit pack.

80. To carry on the business of consultants, advisers, experts, analysts, researchers, and technical collaborators in matters pertaining to investment, finance, capital markets, management, prospecting and projecting of business and valuation of undertakings, business concerns, assets, concessions, properties or rights and to employ experts for any of these purposes.
81. To undertake, carry out, promote and sponsor any activity for publication of any books, literature, newspapers or for organising lectures, conferences or seminars, workshops, training programmes, for giving merit awards, scholarships loans or any other assistance to institutes, deserving students or academic pursuits or researchers and for establishing assistance to any institution, fund, trust.
82. To carry on the business of factoring both domestic and international by purchasing (whether with or without recourse) selling discounting rediscounting or assignment of debts, receivables, decrees, actionable and other claims of any nature whatsoever, or by providing credit protection in the event of default or insolvency , bankruptcy or dissolution of customers or other buyers of goods and services or by including factoring services and activities such as but not full factoring, maturity factoring, invoice discounting, both disclosed and undisclosed, collection and recovery of debts, receivables, bills, notes, cheques pay orders , commercial papers and other money market and negotiable instruments, sales ledger maintenance and lending moneys or providing advance payment facility against purchase of debts and receivables.
83. To carry on the business of auctioneers, valuers, surveyors and appraisers of all kinds of properties, goods and claims.
84. To carry on the business of markets and credit and economic investigator, analyzers' and informants on macro or micro level basis including by undertaking the work of credit rating and evaluation or appraisal of any business or commercial organisation or enterprise or of any region state, province, country or any governmental agencies and analysing market trends and economic commercial and industrial development and conditions with respect to any such person, region country or government and to act as consultants, advisers, and experts in factoring, credit rating and market investigation.
85. To carry on the business of buying, selling, hire-purchase or other wise dealing in all types and kinds of plant, machinery, equipment, property and assets whether movable or immovable including all kinds of goods, articles or things including vehicles, ships, aircraft, office equipments computer, satellites, land, buildings etc.

86. To identify projects, project ideas, to prepare project profiles, project reports, market research, feasibility studies and reports, pre-investment studies and investigation of industries on micro and macro level, to undertake appropriate service to identify scope or potential for economic and industrial development in any particular geographical areas or location whether in India or abroad, to act as lead managers in respect of project assignments by undertaking follow up, supervision and co-ordination work at the instance, behest or on behalf of banks financial institution, companies, bodies corporate and to monitor the same to the participants, to act as an advisers in the management of undertakings, business enterprises, offices, trade occupations and professions by introducing modern methods and techniques and systems and render all assistance as may be necessary including acting as agents for recruitment of personnel technical, skilled, unskilled, supervisory, managerial, or otherwise, and to act as an adviser in the selection of technical process, economic size, sources of plant and machinery and other utilities for business entrepreneurs.

87. To undertake the business of promoting, organising, procuring, incorporation of and giving financial or other assistance in India or abroad independently or in association with any person, Government or any other agencies (whether incorporated or not), for any business of the Company.

IV. The liability of the members is limited.

V. The Authorised Share capital of the company is Rs. 1,00,000/- (Rupees One Lacs only) divided into 10,000 (Ten Thousand Only) equity Shares of Rs 10/- (Rupees Ten) each

The Authorized Share Capital of the company has been increased from Rs. 1,00,000 (Rupees One Lakh) to Rs 1,00,00,000 (Rupees One Crore) divided into 10,00,000 (Ten Lakh) Equity Share of Rs.10/- (Rupees Ten) each. Vide special resolution passed in the EoGM (Extra Ordinary General meeting) held on October 05, 2019.

SHRADDHA BUILD-CON PVT. LTD.

Reference No _____

Date _____

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED AT THE MEETING OF BOARD OF DIRECTORS OF M/S. SHRADDHA BUILDCON PRIVATE LIMITED, HELD AT Manisha Heights Commercial Gr. + 1st Floor, Behind Manisha Heights Building., Vaishali Nagar, Pipe Line, Mulund (West), Mumbai 400080.

"Resolved that MR. SUDHIR BALU MEHTA, the authorized Director of the Company M/S. SHRADDHA BUILDCON PRIVATE LIMITED, be and is hereby authorized to sign the applications of Bank for APF and other related documents and Applications in respect of project known as "SHRADDHA WEST RESIDENCY" Survey No CTS No.205 Opp. Kenorita Hub Opp Mumbai Bank Jogeshwari East WEH Mumbai 400060

"Resolved that MR. SUDHIR BALU MEHTA, the authorized Director of the Company M/S. SHRADDHA BUILDCON PRIVATE LIMITED, be and is hereby authorized to sign all such and other documents as shall be required from time to time in respect of the said plot."


"Resolved further that a certified copy of the resolution be given to anyone concerned or interested in the matter."


Dated this 8TH OF JANUARY 2024.

For SHRADDHA BUILDCON PRIVATE LIMITED

FOR SHRADDHA BUILDCON PVT LTD

FOR SHRADDHA BUILDCON PVT LTD


DIRECTOR


DIRECTOR

1) Directors Signature

2) Directors Signature

(Mr. Sudhir Balu Mehta)

(Mr. Ramchandra Saha)

Scanned from Original

Prady
Manager In-charge
Manager Retailer Relations
SBI RBO II, Andheri

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA



स्थायी लेखा संख्या कार्ड
Permanent Account Number Card

AUBPS1030M

नाम / Name

VISHAI P SALECHA

पिता का नाम / Father's Name

PRITHVIRAJ SUMERIAL SALECHA

जन्म की तारीख / Date of Birth

15/04/1984

Vishai

हस्ताक्षर / Signature



17072017

Vishai

विशाल प्रदीपराज सालेचा
Vishal Prithviraj Salecha
जन्म तारीख/DOS: 15/04/1984
पुल्ल/ MALE
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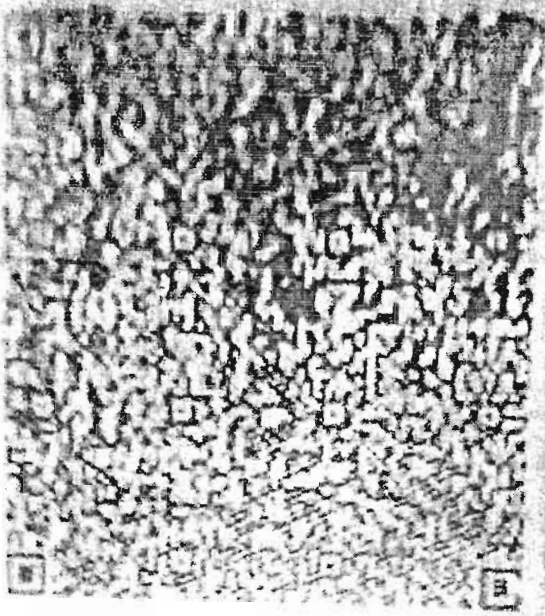
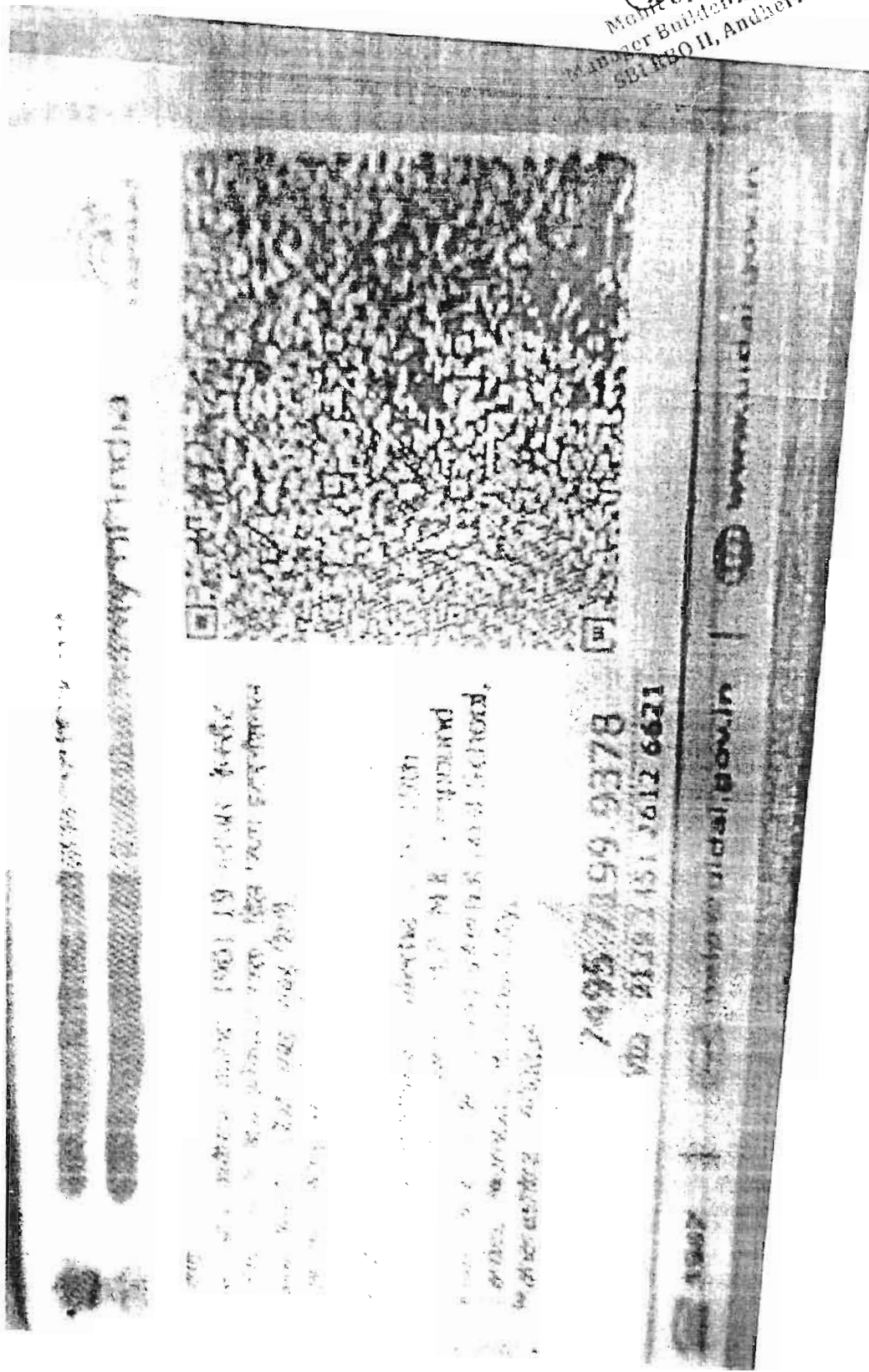
विशाल प्रदीपराज

Manager
SBI WFO B, Adheri
Maha
Relations

9923447057

Handwritten mark

Verified by
Mouli Upadhyay
Manager Builder Relations
SBI BBO II, Andheri



2019-07-19
M.R. ...
...

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87EG 6511 5867

...

Handwritten mark or signature.



आयकर विभाग
INCOME TAX DEPARTMENT

भारत सरकार
GOVT. OF INDIA

RAMCHANDRA K RALKAR
KRISHNA NARAYAN RALKAR

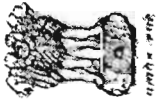
19/09/1974
Permanent Account Number
AJJPR6066M

R. Ralkar
Signature



R. Ralkar

Verified from Original
Mohit Upadhyay
Mohit Upadhyay
Manager Builder Relations
SBI RBO II, Andheri



भारत सरकार

Government of India



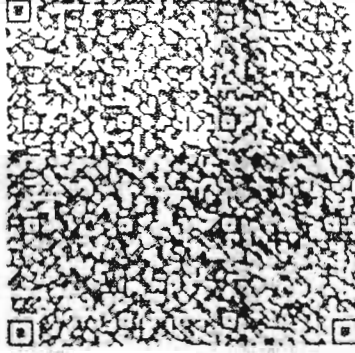
रामचंद्र कृष्णाकांत राळकर

Ramchandra Krishnakant Ralkar

जन्म तारीख / DOB 19/09/1974

पुरुष / Male

Verified from Original
Mohit Upadhyay
Manager Builder Relations
SBI RBO II, Antheri



2451 8360 8319

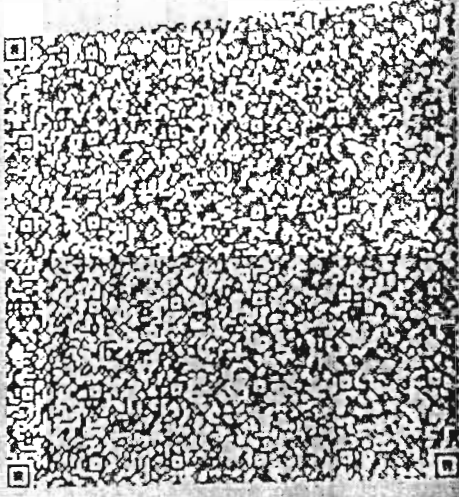


भारतीय विशिष्ट ओळख प्राधिकरण

Unique Identification Authority of India

पत्ता बी/801, बिल्डिंग नो 40, बी विंग, म्हाडा
कॉलनी, टागोरे नगर, विक्रोळी (ईस्ट), मुंबई,
टागोर नगर, मुंबई उपनगर, महाराष्ट्र, 400083

Address: C/O, B/801, building No 40, b
Wing, Mhada Colony, Tagore Nagar,
Vikhroli (east), Mumbai, Tagore Nagar,
Mumbai Suburban, Maharashtra, 400083



2451 8360 8319

Manager
SB RBO II, Andheri

Pathyay

Member Relations

SB RBO II, Andheri

(Handwritten signature)

Shraddha Buildcon Pvt. Ltd

Ref : _____

Date : _____

SHRADDHA WEST RESIDENCY

Floor wise Flat Area List :

1 BHK

FLOORS	FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA	FLAT NO.	AREA
1st Floor	101	335 Sq. Fts	102	335 Sq. Fts	103	335 Sq. Fts	104	332 Sq. Fts	105	342 Sq. Fts
2nd Floor	201	335 Sq. Fts	202	335 Sq. Fts	203	335 Sq. Fts	204	332 Sq. Fts	205	342 Sq. Fts
3rd Floor	301	335 Sq. Fts	302	335 Sq. Fts	303	335 Sq. Fts	304	332 Sq. Fts	305	342 Sq. Fts
4th Floor	401	335 Sq. Fts	402	335 Sq. Fts	403	335 Sq. Fts	404	332 Sq. Fts	405	342 Sq. Fts
5th Floor	501	335 Sq. Fts	502	335 Sq. Fts	503	335 Sq. Fts	504	332 Sq. Fts	505	342 Sq. Fts
6th Floor	601	335 Sq. Fts	602	335 Sq. Fts	603	335 Sq. Fts	604	332 Sq. Fts	605	342 Sq. Fts
7th Floor	701	335 Sq. Fts	702	335 Sq. Fts	703	335 Sq. Fts	704	332 Sq. Fts	705	342 Sq. Fts
8th Floor	801	335 Sq. Fts	REFUGEE AREA		MULTIPURPOSE ROOM		804	332 Sq. Fts	805	342 Sq. Ft.
9th Floor	901	335 Sq. Fts	902	335 Sq. Fts	903	335 Sq. Fts	904	332 Sq. Fts	905	342 Sq. Fts
10th Floor	1001	335 Sq. Fts	1002	335 Sq. Fts	1003	335 Sq. Fts	1004	332 Sq. Fts	1005	342 Sq. Fts
11th Floor	1101	335 Sq. Fts	1102	335 Sq. Fts	1103	335 Sq. Fts	1104	332 Sq. Fts	1105	342 Sq. Fts
12th Floor	1201	335 Sq. Fts	1202	335 Sq. Fts	1203	335 Sq. Fts	1204	332 Sq. Fts	1205	342 Sq. Fts
13th Floor	1301	335 Sq. Fts	1302	335 Sq. Fts	1303	335 Sq. Fts	1304	332 Sq. Fts	1305	342 Sq. Fts
14th Floor	1401	335 Sq. Fts	1402	335 Sq. Fts	1403	335 Sq. Fts	1404	332 Sq. Fts	1405	342 Sq. Fts
15th Floor	1501	335 Sq. Fts	REFUGEE AREA		SOCIETY OFFICE		1504	332 Sq. Fts	1505	342 Sq. Fts
16th Floor	1601	335 Sq. Fts	1602	335 Sq. Fts	1603	335 Sq. Fts	1604	332 Sq. Fts	1605	342 Sq. Fts
17th Floor	1701	335 Sq. Fts	1702	335 Sq. Fts	1703	335 Sq. Fts	1704	332 Sq. Fts	1705	342 Sq. Fts
18th Floor	1801	335 Sq. Fts	1802	335 Sq. Fts	1803	335 Sq. Fts	1804	332 Sq. Fts	1805	342 Sq. Fts
19th Floor	FITNESS CENTRE		1902	335 Sq. Fts	1903	335 Sq. Fts	1904	332 Sq. Fts	1905	342 Sq. Fts
20th Floor	2001	335 Sq. Fts	2002	335 Sq. Fts	2003	335 Sq. Fts	2004	332 Sq. Fts	2005	342 Sq. Fts
21st Floor	2101	335 Sq. Fts	2102	335 Sq. Fts	2103	335 Sq. Fts	2104	332 Sq. Fts	2105	342 Sq. Fts
22nd Floor	2201	335 Sq. Fts	2202	335 Sq. Fts	2203	335 Sq. Fts	2204	332 Sq. Fts	2205	342 Sq. Fts

Received
Ram Yadav
(Ram)
21/12/2023



Shraddha Buildcon Pvt. Ltd

Ref : _____

Date : _____

WEST RESIDENCY		
Payment Plan Details		
Event	%	Cumulative %
Application Money (Token Amount)		
Application Money 1 (Due within 07 days from Booking Date), Less Application Money	10.0%	10%
Application Money 2 (Due within 30 days from Booking Date)	15.0%	25%
Within 45 Days of Booking	10.0%	35%
Completion of Plinth	10.0%	45%
Completion of 1st Floor Slab	3.0%	48%
Completion of 2nd Floor Slab	2.0%	50%
Completion of 3rd Floor Slab	2.0%	52%
Completion of 4th Floor Slab	1.0%	53%
Completion of 5th Floor Slab	1.0%	54%
Completion of 6th Floor Slab	1.0%	55%
Completion of 7th Floor Slab	1.0%	56%
Completion of 8th Floor Slab	1.0%	57%
Completion of 9th Floor Slab	1.0%	58%
Completion of 10th Floor Slab	1.0%	59%
Completion of 11th Floor Slab	1.0%	60%
Completion of 12th Floor Slab	1.0%	61%
Completion of 13th Floor Slab	1.0%	62%
Completion of 14th Floor Slab	1.0%	63%
Completion of 15th Floor Slab	1.0%	64%
Completion of 16th Floor Slab	1.0%	65%
Completion of 17th Floor Slab	1.0%	66%
Completion of 18th Floor Slab	1.0%	67%
Completion of 19th Floor Slab	1.0%	68%
Completion of 20th Floor Slab	1.0%	69%
Completion of 21st Floor Slab	1.0%	70%
Completion of Top Slab	5.0%	75%
Completion of walls, Internal Plaster, floorings, doors and windows.	5.0%	80%
Completion of sanitary fittings, staircase, lift, walls, lobbies upto floor level of the flat	5.0%	85%
Completion of External Plumbing and External Plaster, Elevation, terraces with water proofing of the Apartement	5.0%	90%
Completion of water pumps, electrical fittings, electro, mechanical and environment requirements, entrance lobbies, plinth protection and paving of areas	5.0%	95%
On Intimation of Possession	5.0%	100%

May 4/12/23



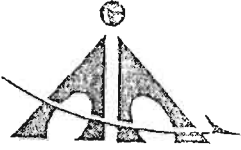
Terms and Condition

- 1) This is tentative cost not an offer and developer shall have sole right to decide the changes and reservation.
- 2) GST & TDS Charges as applicable as per current government rates and in future may changes as per government
- 3) Floor rise will be applicable for all the flats as mentioned in the cost sheet.
- 4) In case of loan, bank pre-sanctioned letter will be required before agreement.
- 5) In case of self-funding postdated cheques required as per stage of construction.
- 6) Common maintenance charges Rs.6 per Sq.ft. per month on carpet area for 12 months at the time of possession
- 7) Cancellation charges applicable of Rs.100000/-
- 8) Booking is not transferable.
- 9) Above area are shown in Sq.ft. to make it easy to purchaser to understand only carpet area to be mentioned in the agreement as per RERA rule.
- 10) Agreement to be executed within 30 days from the date of Booking if not, then rate will be revise.
- 11) Cheque/RTGS/DD should be given in favoring:-SHRADDHA BUILDCON PRIVATE LIMITED
- 13) Car Parking is not included in this cost.

For SHRADDHA BUILDCON PRIVATE LIMITED

 4/8/23

AAI



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

Mr Sudhir Mehta Director of Shraddha Buildcon Pvt Ltd
202,Odyssey IF Park,Read No.09,Near Old
Passport office,Wagle Estate,Thane
(W),Thane-400604

Date: 01-11-2019

Valid Upto: 31-10-2027

No Objection Certificate for Height Clearance

1. This NOC is issued by Airports Authority of India (AAI) in pursuance of responsibility conferred by and as per the provisions of Govt. of India (Ministry of Civil Aviation) order GSR751 (E) dated 30th Sep. 2015 for Safe and Regular Aircraft Operations.
2. This office has no objection to the construction of the proposed structure as per the following details:

NOC ID :	JUH/WEST/B/100419/431970
Applicant Name*	Mr.Vilas Sawant
Site Address*	C.T.S.No.205 of Village Majas at Gumptha Road,Jogeshwar (E),Mumbai.,Majas,Mumbai,Maharashtra
Site Coordinates*	19 08 13.95N 72 51 21.09E, 19 08 14.95N 72 51 21.22E, 19 08 13.57N 72 51 22.43E, 19 08 14.83N 72 51 22.57E
Site Elevation in mtrs AMSL as submitted by Applicant*	14.97 M
Permissible Top Elevation in mtrs Above Mean Sea Level(AMSL)	70.84 M (Restricted)

*As provided by applicant

3. This NOC is subject to the terms and conditions as given below:

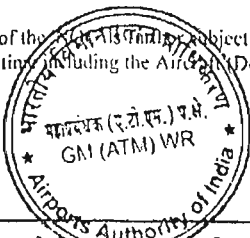
a. Permissible Top elevation has been issued on the basis of Site coordinates and Site Elevation submitted by Applicant. AAI neither owns the responsibility nor authenticates the correctness of the site coordinates & site elevation provided by the applicant. If at any stage it is established that the actual data is different, this NOC will stand null and void and action will be taken as per law. The office in-charge of the concerned aerodrome may initiate action under the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994"

b. The Site coordinates as provided by the applicant in the NOC application has been plotted on the street view map and satellite map as shown in ANNEXURE. Applicant-Owner to ensure that the plotted coordinates corresponds to his/her site. In case of any discrepancy, Designated Officer shall be requested for cancellation of the NOC.

c. Airport operator or his designated representative may visit the site (with prior coordination with applicant or owner) to ensure that NOC terms & conditions are complied with.

d. The Structure height (including any superstructure) shall be calculated by subtracting the Site elevation in AMSL from the Permissible Top Elevation in AMSL i.e. Maximum Structure Height = Permissible Top Elevation minus (-) Site Elevation.

e. The issue of the NOC is subject to the provisions of Section 9-A of the Indian Aircraft Act, 1934 and any notifications issued there under from time to time, including the Aircraft (Demolition of Obstruction caused by Buildings and Trees etc.) Rules, 1994.



क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा कैबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300606

Regional headquarter Western Region,Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300606



भारतीय विमानपत्तन प्राधिकरण AIRPORTS AUTHORITY OF INDIA

f. No radio/TV Antenna, lighting arresters, staircase, Muntree, Overhead water tank and attachments of fixtures of any kind shall project above the Permissible Top Elevation of 70.84 M (Restricted) (AMSL), as indicated in para 2.

g. Use of oil, electric or any other fuel which does not create smoke hazard for flight operations is obligatory, within 8 KM of the Aerodrome Reference Point.

h. The certificate is valid for a period of 8 years from the date of its issue. One time revalidation without assessment may be allowed, provided construction work has commenced, subject to the condition that such request shall be made within the validity period of the NOC and the delay is due to circumstances which are beyond the control of the developer.

i. No light or a combination of lights which by reason of its intensity, configuration or colour may cause confusion with the aeronautical ground lights of the Airport shall be installed at the site at any time, during or after the construction of the building. No activity shall be allowed which may affect the safe operations of lights.

j. The applicant will not complain/claim compensation against aircraft noise, vibrations, damages etc. caused by aircraft operations at or in the vicinity of the airport.

k. Day markings & night lighting with secondary power supply shall be provided as per the guidelines specified in chapter 6 and appendix 6 of Civil Aviation Requirement Series B Part I Section 4, available on DGCA India website: www.dgca.nic.in

l. The applicant is responsible to obtain all other statutory clearances from the concerned authorities including the approval of building plans. This NOC for height clearances is to ensure the safe and regular aircraft operations and shall not be used as document for any other purpose/claim whatsoever, including ownership of land etc.

m. This NOCID has been assessed w.r.t Juhu, Navi Mumbai, Santa Cruz Airport(s). NOC has been issued w.r.t. the AAI aerodromes and other licensed civil aerodromes as listed in Schedule-III, Schedule-IV(Part-1), Schedule-IV(Part-2:RCS Airports Only) and Schedule-VII of GSR751(E).

n. Applicant needs to seek separate NOC from Defence, if the site lies within the jurisdiction of Defence Aerodromes as listed in Schedule-V of GSR751(E). As per Rule 13 of GSR751(E), applicants also need to seek NOC from the concerned State Govt. for sites which lies in the jurisdiction of unlicensed aerodromes as listed in Schedule-IV (Part-2:other than RCS airports) of GSR751(E).

o. In case of any discrepancy/interpretation of NOC letter, English version shall be valid.

p. In case of any dispute w.r.t site elevation and/or AGL height, top elevation in AMSL shall prevail.

Chairman NOC Committee

Region Name: WEST

Address: General Manager Airports Authority of India, Regional Headquarter, Western Region, Opp. Parsiwada, Sahar Road, Vale Parle (E) MUMBAI-400099

Email ID: nocwr@aaiaero

Contact No: 022-28300656



01/11/19
MOCSA T.E.

General Manager (A.T.M.), Western Region
भारतीय विमानपत्तन प्राधिकरण Airports Authority of India

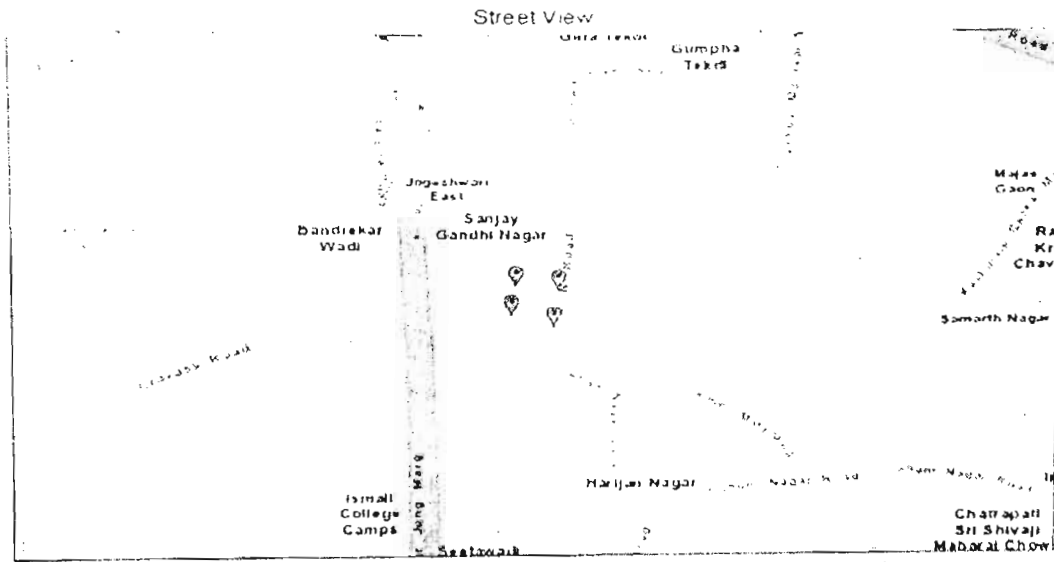
Name / Designation / Sign with Date	
Prepared By:	NIRAS GUPTA MGR(AIM) 01/11/2019
Verified By:	प्रिडिण शिवास्तव 01/11/2019

क्षेत्रीय मुख्यालय पश्चिमी क्षेत्र पोर्टा केबिंस, नई एयरपोर्ट कॉलोनी, हनुमान रोड के सामने, विलेपारले ईस्ट
मुंबई- 400099 दूरभाष संख्या : 91-22-28300605

Regional headquarter Western Region, Porta Cabins, New Airport Colony, Opposite Hanuman Road, Vile Parle East
Mumbai-400099 Tel. no. 91-22-28300605

Distance From Nearest Airport And Bearing

Airport Name	Distance (Meters) from Nearest ARP	Bearing (Degree) from Nearest ARP
Juhu	4961.41	28.41
Navi Mumbai	27519.15	305.71
Santa Cruz	5146.08	149.21
NOCID	JUHU WEST-B:106119 111970	



0.000000

0.000000
0.000000
0.000000

Satellite View



0.000000

0.000000
0.000000
0.000000

बृहन्मुंबई महानगरपालिका
BRIHANMUMBAI MAHANAGARPALIKA

Asstt. A.& C/ KE / NOC/ 80 / 3104 / 2022-23

13 JAN 2023

To,
Shraddha Buildcon Pvt. Ltd.
Manisha Heights Commercial,
GR + 1st Floor, Behind Manisha Heights Bldg.
Vaishali Nagar, Pipe Line,
Mulund (West),
Mumbai -- 400 080.

Asstt. Assessor & Collector
K/East Ward
2nd Fir., Room No. 206, Azad Road,
Off. A. K. Road, Gundavali,
Andheri (E), Mumbai - 400 069.
Tel.: 26843392

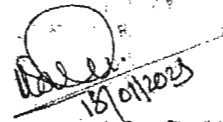
Sub:- No Dues Certificate of the property bearing SAC
No. **KE1404830030000**, **KE1404850060000**,
KE1404860020000, **KE1404820070000**

Ref :- Your letter Dtd. 30.12.2022.

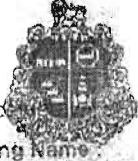
Sir/Madam,

This is to certify that the property taxes in respect of property
bearing SAC No. **KE1404830030000**, **KE1404850060000**,
KE1404860020000, **KE1404820070000** are paid up to 31/03/2023 subject
to further revision if any.

Yours faithfully,



Asstt. Assessor & Collector
K/E Ward.



RECEIPT NO. 3375872

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Receipt Thanks form

Billing Name : SHRI MADANLAL SAIGAL

Date : 28/12/2022 14:22:22

Receipt No : 2022ACR03939805

Assessee's Name : DHANPATLAL SARDARILAL

Tax : Property

Account No : KE1404626071 030

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Registered
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Bill No.	Bill Dt.	Amount	ND+W Fee Discg. P. Unlawful	M. P. + Adm. Chrg.	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201310BIL17602258	21/12/2022	1506	0+0+0+0+0+0	0	1506	0	1506	1506
201320BIL17602259	21/12/2022	1506	0+0+0+0+0+0	0	1506	0	1506	1506
201410BIL17602260	21/12/2022	1506	0+0+0+0+0+0	0	1506	0	1506	1506
201420BIL17602261	21/12/2022	1506	0+0+0+0+0+0	0	1506	0	1506	1506
201510BIL17602262	21/12/2022	2109	0+0+0+0+0+0	0	2109	0	2109	2109
201520BIL17602263	21/12/2022	2109	0+0+0+0+0+0	0	2109	0	2109	2109

Seq.No.	Instrument type	Date	No.	MICR No.	Bank	Status	Amount
1	Chq	27/12/2022	000877	409240312	HDPC BANK	48653	Cheque

Net Amount	CGST	SGST	UGST	IGST	Gross Total
48653	0	0	0	0	48653

Total In Words: Forty Six Thousand Six Hundred Fifty Three Only

Advance Payment

HSN/SAC NO. : 999111

Created By : KAVI SURESH

Remark : Full Payment

MCGM PAN NO. : AAALM0042L

Printed By : Nikhil Dattaram

Type of Collection

MCGM GST NO. : 27AAALM0042L3Z4

Printed On : 28/12/2022 14:22

Note :- All amount in Rupees

IP: 0.2.32.208

Page 2 of 3

MCGM

Cheque Received Subject to Realisation

RECEIPT NO. 3375874

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

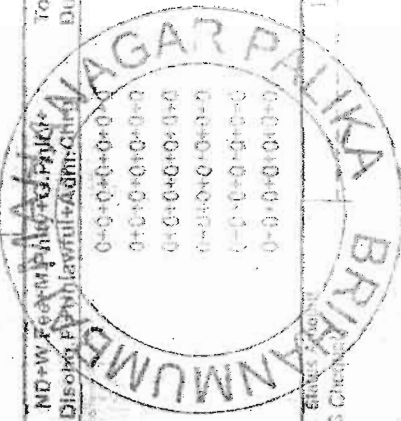


Date: 28/12/2022
 Receipt No: 2022ACR09989802

Billing Name: SHRI MADANLAL SAIGAL
 Assessee's Name: DHANPATLAL SARDARILAL

Tax: Property
 Account No: KP-11040-45-10000

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
201910BIL17002273	21/12/2022				2100	0	2100	2100
201920BIL17002271	21/12/2022				2100	0	2100	2100
202010BIL17002272	21/12/2022				2100	0	2100	2100
202020BIL17002273	21/12/2022				2100	0	2100	2100
202110BIL17002274	21/12/2022				2100	0	2100	2100
202120BIL17002275	21/12/2022				2100	0	2100	2100



Bank Instrument type: Cheq
 Date: 27/12/2022
 No: 000877
 MICR No: 401240213/HDFC BANK/43655
 Amount: 46554

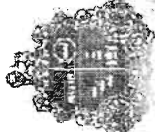
Net Amount	46553	CGST	0	SGST	0	IGST	0	Grand Total	46553
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Total In Words: Forty Six Thousand Six Hundred Fifty Three Only

Advance Payment: Full Payment
 Remark: Full Payment
 Type of Collection: MCGM GST NO.: 27AAALM0042L3Z4
 HSN/SAC NO.: 900111
 MCGM PAN NO.: AAALM0042L
 MCGM GST NO.: 27AAALM0042L3Z4

Cheque Received Subject to Realisation

RECEIPT NO 3375875



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

Date: 28/12/2022 14:22:22

Receipt No.: 2622A/2023/39805

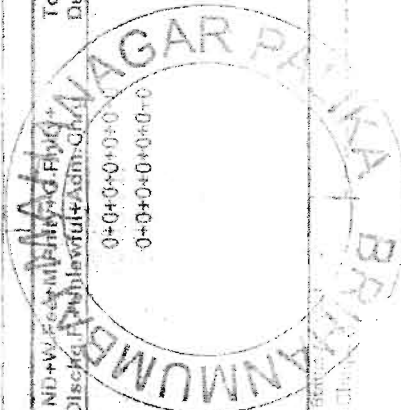
Tax: Property

Account No.: 2622A/2023/39805

Bill No.: SH. MATANLAL SAIGA

Address: DHANPATLAL SARDARILAL

State Code	PAN No.	GST No.	UIN No.	Place of Origin	Total Dues	Early Bird Discount	Net Payable	Cash/ Chq Amt.
					2109	0	2109	2109
					2109	0	2109	2109



Seq.No. Instrument Type Date No. MGF No. Amt. Status
 Chq/ 27/12/2022/ 0006771 4002400-2/ HDFS BANK/ HDFS CHQ/ 4218

Net Amount	CGST	SGST	IGST	Total
40553	0	0	0	40553

Total In Words: Forty Six Thousand Six Hundred Fifty Three Only

Advance Payment HSN/SAC NO.: 990111
 Remark: Full Payment MCGM PAN NO.: AAALM00421
 Type of Collection MCGM GST NO.: 27AAALM0042L SZ1
 Printed On: 28/12/2022 14:22

IP: 10.2.22.208

Cheque Received Subject to Realisation

RECEIPT NO. 3375877

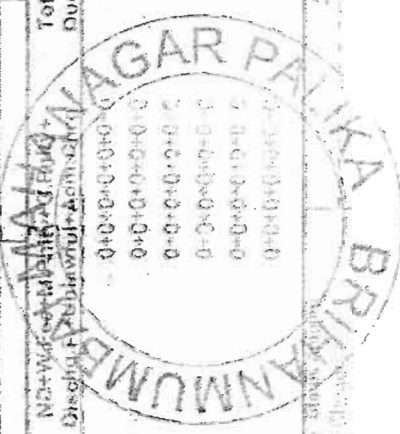


BRIHANMUMBAI MAHANAGAR PALIKA
WARD

Date: 28/12/2022
Receipt No: 2022/17302293

Assessee's Name: SHRI SIDDIQUE MOOSA
Siddique Moosa

State Code	PAN No	Last No	Bill No	Amount	Net Payable	Early Bird Discount	Total Dues	Cash/Chq Amt
			201510BIL17602288	391	391	0	391	391
			201520BIL17602289	391	391	0	391	391
			201510BIL17602290	391	391	0	391	391
			201520BIL17602291	391	391	0	391	391
			201510BIL17602292	391	391	0	391	391
			201520BIL17602293	391	391	0	391	391
Total				2346	2346	0	2346	2346

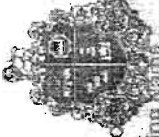


Net Amount	7153	0	0	0	0	0	0	0
Total in Words: Seven Thousand One Hundred Fifty Three Only								

Advance Payment: Full Payment
 Remark: Full Payment
 Type of Collection: Full Payment
 HSN/SAC NO.: 998111
 MCGM PAN NO.: AAALM00421
 MCGM GST NO.: 27AAALM00421324
 Created By: 3010-RENOVS
 Printed By: 3010-RENOVS
 Printed On: 28/12/2022 14:23

Cheque Received Subject to Realisation

RECEIPT NO. 3375880

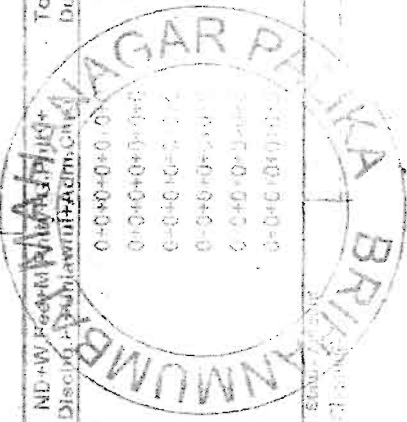


BRIHANMUMBAI MAHANAGAR PALIKA
WARD

Date: 28/12/2022
Receipt No: 2022ACR03953024

Assessee's Name: DHANPATLAL SARDARI
Billing Name: SHRI MANDANIL SAIGAL

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Total Due	Early Burd Discount	Net Payable	Cash with Bank
					163	0-0+0+0+0	163	
					163	0+0+0+0+0+0	163	
					163	0-0+0+0+0+0	163	
					163	0-0+0+0+0+0	163	
					163	0-0+0+0+0+0	163	
					163	0-0+0+0+0+0	163	
					163	0-0+0+0+0+0	163	



Seq. No. 2754/2022/000877/4002402/2/HOFF BANK/ 2961
Date: 28/12/2022
Type: Full Payment
Bank: State Bank of India

Net Amount	CGST	SGST	IGST
2961	0	0	0
Total In Words: Two Thousand Nine Hundred Eighty One Only			

Advance Payment
Remark: Full Payment
Type of Collection
HSN/SAC NO.: 999111
MCGM PAN NO.: AAALM0042L
MCGM GST NO.: 27AAALM0042L324
Created by: 28/12/2022 18:53
Printed by: Mahesh Desai
Printed On: 28/12/2022 18:53

Page 1 of 4
IP: 10.2.22.206
MCGM

Cheque Received Subject to Realisation

RECEIPT NO. 3375881

BRIHANMUMBAI MAHANAGAR PALIKA

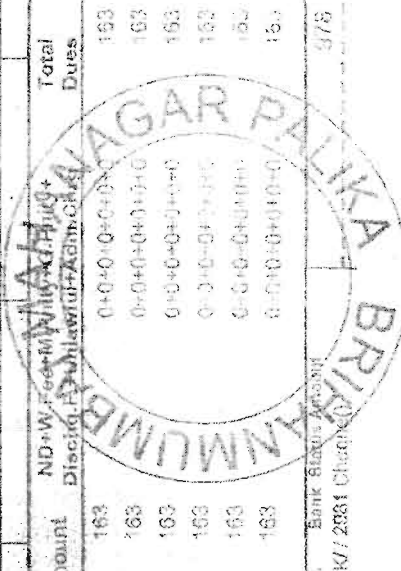
WARD

SHRI MANDANLAL SAIGAL

28/12/2022 14:24:07

Assessee's Name : DHANPATLAL SARDARILAL

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Receipt No.
201510BIL17602236					
201520BIL17602237					
201610BIL17602238					
201620BIL17602239					
201710BIL17602240					
201720BIL17602241					



Bill No.	Bill Dt.	Amount	ND+W.T. Disc'd	Total Dues	Early Bird Discount	Net Payable	Cash/ Vchq/ em.
201510BIL17602236	21/12/2022	163	0+0+0+0+0+0+0	163		163	
201520BIL17602237	21/12/2022	163	0+0+0+0+0+0+0	163		163	
201610BIL17602238	21/12/2022	163	0+0+0+0+0+0+0	163		163	
201620BIL17602239	21/12/2022	163	0+0+0+0+0+0+0	163		163	
201710BIL17602240	21/12/2022	163	0+0+0+0+0+0+0	163		163	
201720BIL17602241	21/12/2022	163	0+0+0+0+0+0+0	163		163	

Net Amount	CGST	SGST	IGST	Urgst	Other Tax
2981	0	0	0	0	2981

Total In Words: Two Thousand Nine Hundred Eighty One Only

Advance Payment
 Remark : Full Payment
 Type of Collection
 HSN/SAC NO. : 990111
 MCGM PAN NO. : AAALM0042L
 MCGM GST NO. : 27AAALM0042L324

Cheque Received Subject to Realisation

Created By :
 Printed By :
 Printed On : 28/12/2022 14:24:07



RECEIPT NO. 3375882

BRIHANMUMBAI MAHANAGAR PALIKA

Received from

Billing Name: SHRI MANDANLAL SAIGAL

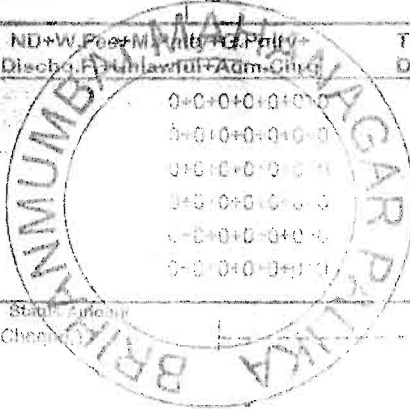
WARD

Date: 26/12/2022 14:35:57

Assessee's Name: DHANPATLAL SARDARILAL

Receipt No: 2022AALM0042L3Z4

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Rate		
201810BIL17602242	21/12/2022	163	0+0+0+0+0+0	163	0	163	163
201820BIL17602243	21/12/2022	158	0+0+0+0+0+0	158	0	158	158
201910BIL17602244	21/12/2022	128	0+0+0+0+0+0	128	0	128	128
201920BIL17602245	21/12/2022	128	0+0+0+0+0+0	128	0	128	128
202010BIL17602246	21/12/2022	128	0+0+0+0+0+0	128	0	128	128
202020BIL17602247	21/12/2022	128	0+0+0+0+0+0	128	0	128	128
Seq.No. Instrument type Date No. MCGM No. Bank Stmt. Amount				833	0	833	
1/ Cheq 27/12/2022 000677 400240212/HDFC BANK/12081 Cheq							



Net Amount	CGST	SGST	UGST	IGST	Grand Total
2981	0	0	0	0	2981

Total In Words: Two Thousand Nine Hundred Eighty One Only

Advance Payment HSN/SAC NO. : 999111 Created By : [Signature]

Remark : Full Payment MCGM PAN NO. : AAALM0042L Printed By : Nikhil Dattaram

Type of Collection MCGM GST NO. : 27AAALM0042L3Z4 Printed On : 26/12/2022 14:33

Note :- All amount in Rupees IP-10.2.22.208 Page 3 of 4

Cheque Received Subject to Realisation

RECEIPT NO 3375883



BRIHANMUMBAI MAHANAGAR PALIKA

WARD

SHRI MANDANIL SAIGAL

Date: 28-12-2022 16:07:27

Receipt No: 2022ACT105979224

Assessor's Name: DHANPATIL SARDARILAL

State Code	PAN No.	GST No.	UIN No.	Place	Category	Total Dues	Early Bird Discount	Net Payable	Cash Paid
						128	8	120	
						64		64	



Bill No. 202110BI/176022-8 Date: 21/12/2022
 202120BI/176022-8 Date: 21/12/2022

ND+W.F+M+H+D+P+D+
 Disc+G.A+Ch+L+R+D+Com+Sch+K

1527NA Int. Bill No. 202110BI/176022-8 Date: 21/12/2022
 1527NA Int. Bill No. 202110BI/176022-8 Date: 21/12/2022

Net Amount	CGST	SGST	UCST	ISST	Cash Paid
192	0	0	0	0	192

Total In Words: Two Thousand Nine Hundred Eighty One Only

Advance Payment: Full Payment
 Remark: Full Payment
 Type of Collection: Full Payment
 HSN/GSAC NO.: 900111
 MCGM PAN NO.: AAALM00421
 MCGM GST NO.: 27AAALM00M2L324

Created By: [Signature]
 Printed By: [Signature]
 Printed On: 28-12-2022 16:23

Cheque Received Subject to Realisation

RECEIPT NO. 3375884



BRIHANMUMBAI MAHANAGAR PALIKA

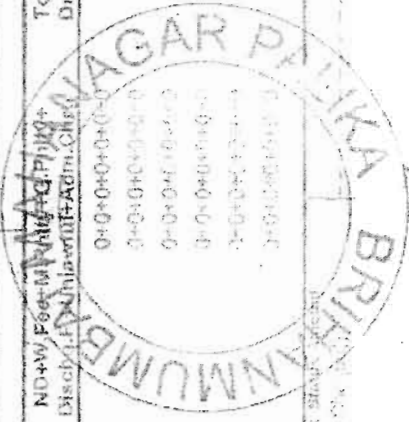
WARD

SHRI SIDDIQUE MOOSA

Assessee's Name : SIDDIQUE MOOSA

State Code	PAN No.	CST No.	UIN No.	Place of Supply	Registered
201210BIL17602204					
201220BIL17602205					
201310BIL17602206					
201320BIL17602207					
201410BIL17602208					
201420BIL17602209					

Bill No.	Bill Dt.	Amount	NO+W Fee+W P+K+T+M+V+Adm+Chgs	Total Due	Early Bird Discount	Net Payable	Cash/ Bank Chall.
201210BIL17602204	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278
201220BIL17602205	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278
201310BIL17602206	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278
201320BIL17602207	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278
201410BIL17602208	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278
201420BIL17602209	21/12/2022	278	0+0+0+0+0+0+0	278	0	278	278



Net Amount	CGST	SGST	IGST
5036	0	0	0

Total In Words: Five Thousand Eighty Six Only

Advance Payment
 Remark : Full Payment
 Type of Collection
 HSN/ISIC NO. : 999111
 MCGM PAN NO. : AAALM00421
 MCGM GST NO. : 27AAALM00421L324
 Created By: WFV0055-02-018
 Printed By: bhikshu Dattaraj
 Printed On: 2022/12/22 14:24

Cheque Received Subject to Realisation

RECEIPT NO. 33/5885

BRIHANMUMBAI MAHANAGAR PALIKA

WARD

SHRI SIDDIQUE MOOSA

Date: 28/12/2022 14:26:01

Receipt No: 20220000000000000000

Assessee's Name: SIDDIQUE MOOSA

Bill No: 17602210

Assessment Year: 2022-23

State Code	PAN No.	GST No.	UIN No.	Place of Supply	Requester
20151091L17602210	21/12/2022	278	0+0+0+0+0+0	278	278
20152051L17602211	21/12/2022	278	0+0+0+0+0+0	278	278
20161091L17602212	21/12/2022	278	0+0+0+0+0+0	278	278
20162091L17602213	21/12/2022	278	0+0+0+0+0+0	278	278
20171091L17602214	21/12/2022	278	0+0+0+0+0+0	278	278
20172091L17602215	21/12/2022	278	0+0+0+0+0+0	278	278

Seq.No. Instrument Type Date No. MchR No. Bank Name / Branch / Account No. Amount

1/Chq/ 27712/2022/01008777460240512/HDFC BANK/ 5086 Chhatrapati Shivaji Maharaj 1668

Net Amount	CGST	SGST	IGST	Total
5086	0	0	0	5086

Total in words: Five Thousand Eighty Six Only

Advance Payment
 Remark : Full Payment
 Type of Collection :
 HSN/SAC NO.: 999111
 MCGM PAN NO.: AAALM0042L
 MCGM GST NO.: 27AAALM0042L3Z4

Note: 278 amount in Rupees. Page 2 of 4

Cheque Received Subject to Realisation

Created By: K...
 Printed By: Nihal Dattatray
 Printed On: 28/12/2022 14:26



CHALLAN
MTR Form Number-6



GRN	MH000118244202223E	BARCODE	0110001118244202223E				Date	04/04/2022-21:03:05		Form ID													
Department						Inspector General Of Registration						Payer Details											
Search Fee						TAX ID / TAN (If Any)																	
Type of Payment						Other Items						PAN No.(If Applicable)											
Office Name						BDR1_JT SUB REGISTRAR ANDHERI NO 1						Full Name						JAYANT A CHIPKAR					
Location						MUMBAI						Flat/Block No.						702 7TH FLOOR SUSHAN BLDG					
Year						2022-2023 One Time						Premises/Building											
Account Head Details						Amount In Rs.						Road/Street						R G GADKARI PATH					
0030072201 SEARCH FEE						775.00						Area/Locality						THANE					
												Town/City/District											
												PIN						4 0 0 6 0 2					
												Remarks (If Any)											
												Village Majas Tal Andheri S No 10 H No 1 CTS No 205 1992 to 2022 31											
												Years											
												Amount In						Seven Hundred Seventy Five Rupees Only					
Total						775.00						Words											
Payment Details						IDBI BANK						FOR USE IN RECEIVING BANK											
Cheque-DD Details						Bank CIN						Ref. No.						69103332022040510398 2738999576					
Cheque/DD No.						Bank Date						RBI Date						04/04/2022-21:04:21 Not Verified with RBI					
Name of Bank						Bank-Branch						IDBI BANK											
Name of Branch						Scroll No. , Date						Not Verified with Scroll											

Department ID :

NOTE:- This challan is valid for reason mentioned in Type of payment only. Not valid for other reasons or unregistered document

Mobile No. : 9322301609

सदर चालान "टाइप ऑफ पेमेंट" गध्ये नमूद कारणासाठीच लागू आहे. इतर कारणासाठी किंवा नोंदणी न करवयाच्या दस्त्यासाठी लागू नाही.

JAYANT A. CHIPKAR
702, Sushan, R. G. Gadkari Marg
Opp. RBL Bank, Ram Maruti Road, Ghantali
Thane (W)-400 602.
Mobile No. 9322301609/8291712609

Date: 06/04/2022

To
Mr. Chandrashekhar M. Gandhi
Advocate, High Court
Mumbai - 400078

Respected Sir,

Re: Search of the land bearing Survey No. 10
Hissa No. 1 C.T.S. No. 205, 205/1 to 9, total area
admg. 1143.60 Sq. mtrs. of M/s. Shraddha Build
Con. Pvt. Ltd., situated at revenue Village-
Majas, Taluka- Andheri, Mumbai Suburban
District.

Under your instructions, I have taken search in respect of the above referred property at the office of Sub- Registrar Assurance Mumbai, Bandra & Andheri (I to VIII). Search from 1992 to 2022 (31 Years). Record of which is given below:-

1992 to 2022 (31 Years) at Mumbai Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1992	NIL	1993	NIL
1994	NIL	1995	NIL
1996	NIL	1997	NIL
1998	NIL	1999	NIL
2000	NIL	2001	NIL
2002	NIL	2003	NIL
2004	NIL	2005	NIL
2006	NIL	2007	NIL
2008	NIL	2009	NIL
2010	NIL	2011	NIL
2012	NIL	2013	NIL
2014	NIL	2015	NIL
2016	NIL	2017	NIL
2018	NIL	2019	NIL
2020	NIL	2020	NIL
2022	NIL		
UP TO DATE - 30/03/2022			

1992 to 2021 (31 Years) at Bandra Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1992	NIL	1993	NIL
1994	NIL	1995	NIL
1996	NIL	1997	NIL
1998	NIL	1999	NIL
2000	NIL	2001	NIL
2002	NIL	2003	NIL
2004	NIL	2005	NIL
2006	NIL	2007	NIL
2008	NIL	2009	NIL
2010	NIL	2011	NIL
2012	NIL	2013	NIL
2014	NIL	2015	NIL
2016	NIL	2017	NIL
2018	NIL	2019	NIL
2020	NIL	2021	NIL
2022	NIL		

UP TO DATE - 31/03/2022

1995 to 2022 (28 Years) at Andheri (I to VIII) Sub-Registrar Assurance:-

YEAR	RECORD	YEAR	RECORD
1995	NIL	1996	NIL
1997	NIL	1998	NIL
1999	NIL	2000	NIL
2001	NIL	2002	NIL
2003	NIL	2004	NIL
2005	NIL	2006	NIL
2007	NIL	2008	NIL
2009	NIL	2010	NIL
2011	NIL		

2012 **ANDHERI- II** **Deed of Transfer (Conveyance)**
 6655 **Recompense Rs. 6000000/-**
 2012 **Market Value Rs. 36088500/-**
 26/07/2012 1) Indarpal Madanlal Sehegal
 26/07/2012 2) Mohindarkumar Madanlal Sehegal
 3) Rameshkumar Madanlal Sehegal



4) Pradeep B. Chopra, Director of Cosmos Homes India Pvt. Ltd. (Previous name-Pullett Finvest Pvt. Ltd.)

'The Transferors (Vendors)'

To

1) Sudhir Mehta, Director of Shradha BuildCon Pvt. Ltd.

'The Transferee (Purchaser)'

The Schedule

All these total land and structure bearing Survey No. 10, Hissa No. 1, C.T.S. No. 205, 205/1 to 9 total area admg. 1143.60 Sq. mtrs. of Village- Majas, Taluka- Andheri.

2013	NIL	2014	NIL
2015	NIL	2016	NIL
2017	NIL	2018	NIL
2019	NIL	2020	NIL
2021	NIL	2022	NIL
UP TO DATE - 31/03/2022 (Record ready up to 28/02/2022)			

Note : The Index II print of P.O.A. is not available for the search.

Search at the office of Sub-Registrar Assurance Mumbai Index II register of 1992 to 2018 some pages are torn and I also took on!ine & offline Search. but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Bandra Index II register of 1992 to 2018 some pages are torn and I also took online & offline search but records are not maintained properly at the time of search.

Search at the office of Sub-Registrar Assurance Andheri (I to VIII) Index II register of 1994 to 2004 some pages are torn and 2002 to 2022 computerized records are not maintained properly at the time of search. In print of some Index II area, details of schedule not mentioned, as on date of search and I also took online search, but records are not maintained properly, means some Index II in schedule column type as per mentioned in agreement.

Thanking you.

Yours faithfully,



(J. A. CHIPKAR)

Chipkar