

Share Certificate No. \_\_\_\_\_ Member's Regn. No. 58 No. of Shares: 05

### Share Certificate

## Venus Co-operative Housing Society Limited

Bhakti Park, Anik-Wadala Link Road, Wadala(East), Mumbai - 400 037.

Registered under The Maharashtra Co-operative Society Act, 1960

Authorised Share Capital Rs. 1,00,000 Divided into 2,000 Shares of Rs. 50/-each.

(Regn. No. MUM/WF-N7HSD/TCY/8831 / 2007-08, Date 31-03-2008)

This is to certify that Shri / Smt. / Ms MRS. KRANTI SUHAS TAWDE

MR. SUHAS RAMCHANDRA TAWDE

is / are the registered holder of Five fully paid-up shares of Rs. Fifty each numbered from 286 to 290 both inclusive in VENUS CO-OP. HOUSING SOCIETY LTD., Mumbai-400037, subject to Bye-Laws of the Society.

Given under the common Seal of the Society at Mumbai this 19<sup>th</sup> Day of APRIL 2010



[Signature]  
Authorised  
M.C. Member

[Signature]  
Hon. Secretary

[Signature]  
Chairman

ORIGINAL

पावती

Original/Duplicate

Monday, April 22, 2013

नोंदणी नं. :39म

7:52 AM

Regn.:39M

पावती नं.: 4242 दिनांक: 22/04/2013

दादाचे नाव: आणिक  
बल्लदेवदादा अनुक्रमांक: करल1-3577-2013  
बल्लदेवदादा प्रकार: अभिहस्तांतरणपत्र  
दादा करणाऱ्याचे नाव: चांति सुहास दावडे

DELIVERED

DELIVERED

नोंदणी फी	र. 30000.00
बल्ल हस्तांतरण फी	र. 3580.00
पुढांचे संख्या: 179	

एकूण: र. 33580.00

अंशगात हा बल्लदेव अंदाजे 8:18 AM हा वेळेत मिळेल आणि सोबत संबन्धित प्रत व CD  
प्यावी.

हा निवेदन फर्मा 1

दादा नुस्खा: र.9501000/-  
भरलेले नुस्कांक शुल्क: र. 500000/-

नोंदणी नं. 0917050/-  
सुद्ध दुय्यम निबंधक  
कुर्ला-१ (वर्ग-२)

1) देयकाचा प्रकार: By Demand Draft रकम: र.30000/-  
डीडी/प्रनादेश/पि ऑर्डर क्रमांक: 005529 दिनांक: 26/03/2013  
बँकेचे नाव व पत्ता: Bank Of India  
2) देयकाचा प्रकार: By Cash रकम: र 3580/-

गुणवत्ता: 1.5.13 र 2013 रकम: 1.5.13 र







514/13 /

करल - १	
३५५५	३
२०१३	



उपट मुद्राक फ्रँकिंग अल्द्रा व्हायलेट लॅम्प खाली तपासले व एस.एम.एस. मेळ वरोबर आढळून आला.

सह दुय्यम निबंधक कुर्ला - तब-२

Handwritten signatures and initials on the left side of the document.

**ARTICLES OF AGREEMENT** made at Mumbai  
 this 5<sup>th</sup> day — of APR 2013 between  
**AJMERA REALTY & INFRA INDIA LTD. ( Formerly SHREE  
 PRECOATED STEELS LTD.)** through its Division **ANIK  
 DEVELOPMENT CORPORATION** ( hereinafter referred to as  
 Developer / Anik Development Corporation ) its successors and  
 assigns which expression shall unless it be repugnat to the context or  
 meaning thereof be deemed to include having registered office at "City  
 Mall", Link Road, Andheri (W), Mumbai 400 053, hereinafter referred  
 as **"THE DEVELOPERS"** of the One Part AND Mr. / Mrs. / Miss  
**MRS. KRANTI SUHAS TAWDE  
 MR. SUHAS RAMCHANDRA TAWDE  
 55/H3, NEW HAJI KASAM BLDG,  
 MAHADEO PALAV MARG, MUMBAI- 12**

of Mumbai Indian Inhabitant, hereinafter referred to as **'THE PURCHASER'**  
 (which expression shall unless it be repugnant to the context or meaning  
 thereof, be deemed to include his/her/their heirs, executors,  
 administrators and assigns) of the Other Part.

*Payal*  
 Rahul D. Ghole  
 (Jr. Clerk)  
 Chhatkopar Branch, Sunrise Archade  
 Behind Sonali Sejal Jewellers,  
 M. C. Road, Rajawadi Chhatkopar(E),  
 Mumbai-400077.

INDIA  
 R. 05 0000  
 STAMP DUPLICATION  
 MUMBAI  
 146203  
 APR 05 2013  
 11:07  
 985232



24036492  
Royal Jinnu

679584

करल - १  
 ठाणे भारत सहकारी बँक लि.  
 ठाणे  
 ०९३  
 Thane Bharat Sahakari Bank Ltd.  
 Scheduled Bank

Party Copy

बँक लि.  
संयुक्त बँक

शाखा / Br. दिनांक / Date २-१-२०१३

मुद्रांक शुल्क / Stamp Duty रु./Rs. ५,००,०००/००

सेवा आचरणी शुल्क / Service Charges रु./Rs. १०/००

No. of Documents १

एकूण / Total रु./Rs. ५,००,०१०/००

अक्षरी रूपये / Amount in Words  
FIVE LAKHS TEN ONLY

MRS. KRANTI SUHAS TAWDE  
 मुद्रांक शुल्क भरण्याचे नाव BROTHERS  
 Name of stamp duty paying party  
 पत्ता / Address ६५/१३, HAJIKSAM BLDG,  
 PALAV MARG,  
 -४०००१२

Name of counter party CORPORATION (A DIVISION OF AR & IIL)



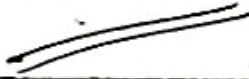

Purpose of Stamp Duty

Name of the Drawee Bank  
 Bank of Maharashtra  
 ००५५२८  
 २६-३-१३ →

रोखपाल / Cashier

अधिकृत्याची मही  
Authorized signatory

मुद्रांक फेलेले दस्तऐवज घेण्यास येताना ही पावती आणणे आवश्यक आहे.  
This counterfoil has to be presented at the time of delivery of stamps.

संज्ञक संख्या (Number of Docs)	Articles of Agreement
संज्ञक संख्या (Number of Docs)	Registered
संज्ञक संख्या (Number of Docs)	KURLA I
संज्ञक संख्या (Number of Docs)	1123
संज्ञक संख्या (Number of Docs)	E/H03, VENUS BHARTZ PARK
संज्ञक संख्या (Number of Docs)	A 99,67,050/-
संज्ञक संख्या (Number of Docs)	MR. KRANTI SUHAS TAWDE
संज्ञक संख्या (Number of Docs)	ANEK DEVELOP. CORP. (A DIV OF AR & IIL)
संज्ञक संख्या (Number of Docs)	-
संज्ञक संख्या (Number of Docs)	A. 5,00,000/-
संज्ञक संख्या (Number of Docs)	
संज्ञक संख्या (Number of Docs)	
संज्ञक संख्या (Number of Docs)	Authorised Signatory (Franking) For Thane Eshree Sahakari Bank Ltd.





करल-२१	
७५६६	१३
२०१३	

layout the Developers shall cause to execute and /or join in executing a Deed of Conveyance in favour of the said Co-operative Society subject to what is stated in this agreement.

- q) The Purchaser shall lodge this Agreement with the Sub-Registrar of Assurance and intimate to the Developers within seven days after lodging and inform the Developers the particulars of the number and Sub-Registry in which the Agreement lodged for registration.
- r) The Developers have entrusted to Ajmera Water & Amusement Park Pvt. Ltd. the construction of a Club House and Swimming Pool in the said layout such Club House and Swimming Pool with all the other facilities used/availed by the Purchaser/s on payment of requisite maintenance and/or membership, charges as may be fixed by the Developers.
- s) All cost, charges and expenses in connection with preparation, stamping and registering of this Agreement, conveyance and any document required to be executed by the Purchaser, stamp and registration charges in respect of such documents transferring land and Building in favour of the Co-operative Society as well as the entire professional cost of the Advocates of the Developers in preparing and /or approving all such documents shall be borne and paid by the Purchaser.



The Purchaser has entered into this agreement with full knowledge and all term and conditions of this agreement including contained in the documents, papers, plans, orders, schemes etc, recited and referred to above.

- u) The Purchaser has agreed to acquire a flat/shop bearing No. h03 on the H<sup>th</sup> floor in Building No. 12 which is being constructed in the said layout in the Project known as "BHAKTI PARK" (hereinafter referred to as the said Premises) at or for the consideration and on the terms and conditions hereinafter appearing.



v) The Developers have furnished to the Purchaser/s copies of documents as mentioned in Rule 4 of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, etc) (Amendment) Rules 1987 as required under the provisions of Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) (Amendment) Act, 1986 and as demanded by the Purchaser/s. The Developers have also annexed to this agreement the copies of the following documents as required by the provisions of the said Act and the Rules viz:

a) Certificate of Title issued by Kantilal Underkat & Co., Advocate, High Court, Mumbai, who has investigated the title of the said property and has certified the title of the said property to be clear and marketable Annexure "A".

b) Copies of VII/XII Extracts/Property Register Cards of the said 1 collectively - Annexure "B".

c) Copy of the plan of the said flat/shop/garages/open car parking spaces/premises agreed to be allotted to Purchaser/s, which is part of the plans duly approved by the MCGM- Annexure "C".

w) List of Amenities has been more particularly described in the fourth Schedule. A list of Outgoings has been more particularly described in the Fifth Schedule.

**NOW THIS AGREEMENT WITNESSETH AND IT IS HEREBY AGREED BY AND BETWEEN THE PARTIES HERETO:**

1. The recitals stated above shall form integral part of this agreement as if the same were set out and incorporated herein.
2. The Developers shall construct the buildings VENUS consisting of STILT + 7<sup>th</sup> floor in Village Anik, Taluka Kurla, B.S.D. in the said layout more particularly described in the Third Schedule here under written in accordance with plans, designs and specifications approved by the concerned local authority and which have been seen and approved by



the Purchaser with such variations, modifications and alterations as the developers may deem fit and/or as may be required by the concerned local authority or the Government to be made in them or any of them. The Purchaser hereby gives an irrevocable consent, power and authority to the Developers to add to, to alter, vary or modify from time to time the said plans, designs, specifications, including for present and future construction whether on the same building or otherwise. It is hereby specifically agreed that the Developers shall have to obtain prior consent of the Purchaser in respect of such variations or modifications which may adversely affect the internal planning of the flat/shop allotted to the Purchaser and that no further consent of the Purchaser is required for any modification, variation or amendment of the layout plan including for additions in the building and buildings to be constructed.

2097  
 9.2  
 the



3. The Purchaser hereby agrees to purchase from the Developer the Flat/Shop No. 1103 on the 4<sup>th</sup> floor in the said building VENUS 'C' WING in the said project "Bhakti Project" and hereinafter referred to as 'the said premises' and shown in the plan annexed hereto and marked Annexure 'C' having carpet area of 75 sq. metres (807 sq. ft.) and equivalent to super-built up area of — sq. metres (— sq. ft) which is inclusive of the areas of the balconies for a total consideration of Rs. 99,67,050/- (Rupees NINETY NINE LAKHS SIXTY SEVEN THOUSAND FIFTY ONLY only)

*(Handwritten signature)*  
*(Handwritten initials)*  
*(Handwritten initials)*

which includes the proportionate price of the common areas and facilities appurtenant to the premises, the nature, extent and description of the common area and facilities which are more particularly described in the fifth Schedule hereunder written. Hereto annexed is also a list of the amenities that will be provided in the flat and marked as fourth Schedule.



2093

The Purchaser has already paid to the Developer a sum of  
 Rs. 99,67,050/- (Rupees NINETY NINE  
LAKHS SIXTY SEVEN THOUSAND FIFTY  
ONLY only)

in part payment of the purchase price on or before execution of this agreement  
 and the Purchaser further agrees to pay to the Developer the balance amount  
 of the purchase price in the following manner:

*[Handwritten signatures and initials on the left margin]*

- Rs.           -           On completion of piling.
- Rs.           -           On completion of plinth/stilt slab
- Rs.           -           On casting of First slab;
- Rs.           -           On casting of Second slab
- Rs.           -           On casting of Third slab
- Rs.           -           On casting of Fourth slab
- Rs.           -           On casting of Fifth slab
- Rs.           -           On casting of Sixth slab
- Rs.           -           On casting of Seventh slab
- Rs.           -           On casting of Eighth slab
- Rs.           -           On Starting of Masonary work
- Rs.           -           On Starting of Internal Plaster
- Rs.           -           On Starting of External Plaster
- Rs.           -           On Completion of Building and before  
or immediately on offering Possession.





കരള 19  
 3466 29  
 2093

decent development at their discretion and the Purchaser gives his irrevocable consent to any use thereof by the Developers.

11. Without prejudice to the other rights and contentions of the Developers and without waiver of any of the rights and contentions of the Developers, the Purchaser agrees to pay to the Developers interest at 21% per annum on all the amounts which become due and payable by the Purchaser to the Developers under the terms of this Agreement from the date the said amount is payable by the Purchaser till the date of payment to the Developers.
12. As and when the Purchaser commits default in making the payment including his/her proportionate share of taxes levied by the concerned local authorities and other outgoings on due date to the Developers under this Agreement and/or the Purchaser committing breach of any of the terms and conditions herein contained, the Developers shall be entitled at its own discretion to terminate this agreement by giving 15 days notice in writing of the termination to terminate the Agreement and of the specific breach or breaches and conditions in respect of which it is intended to terminate the Agreement and default shall have been made by the Purchaser in remedying such breaches within a reasonable time after giving of such notice PROVIDED FURTHER that upon termination of this Agreement as aforesaid, the Developers shall refund to the Purchaser in installments the amount of Rs. 99,67,050/- paid by the Purchaser till the date of termination of the Agreement of the said premises. The Developers is not liable to pay to the Purchaser any interest or any other amount over and above the amount to be refunded and upon termination of this Agreement and on refund of aforesaid amount by the Developers, the Developers shall be at liberty to deal with or dispose of or sell the said premises to such person and at such price as the Developers may in its absolute discretion think fit. The Purchaser agrees that posting of the aforesaid amount by cheque by the Developers to Purchaser at the address given by the Purchaser in these Agreement, will amount to the refund of the amount of Rs. 99,67,050/- irrespective of whether the Purchaser accepts and/or encashes the cheque or not and no interest shall be payable by the Developer on the amount of cheque refused or not accepted by the purchaser.



*[Handwritten signature]*

*[Handwritten signature]*

*[Handwritten signature]*



करल-१९

at पुणे 53  
2093

Sending of the said amount by cheque by the Developer given by the Purchaser in these presents, whether the Purchaser accepts or encloses the cheque or not, will amount to refund of the amount so required to be refunded. PROVIDED THAT the Developers shall be entitled to reasonable extension of time for giving delivery of the premises on the aforesaid date, if the completion of building in which the premises is to be situated is delayed on account of:

- i) Non-availability of steel, cement, other building material, water or electric supply, etc. etc.
- ii) War, Civil commotion or act of God
- iii) Any notice, order, rule, notification of the Govt. and/or other public or competent authority.
- iv) Other reasonable cause.

15. The Purchaser shall use the said premises or any part thereof or same to be used only for the purpose of residence/shop/office, as be.

16. The Purchaser shall take possession of the premises within 15 Developers giving written notice to the Purchaser intimating that premises is ready for use and occupation PROVIDED THAT if within a period of three (3) years or months from the date of handing over the premises to the Purchaser, the Purchaser brings to the Notice of Developers any defect in the premises or the building in which the premises are situated or the material used therein or any unauthorised change in the construction of the said building, then wherever possible such defects or unauthorised changes shall be rectified by the Developers at their own cost and in case it is not possible to rectify such defects or unauthorised changes, then the Purchaser shall be entitled to receive from the Developers reasonable compensation for such defects or changes.

17. The Said building shall always be known as VENUS-C WING and the same will not be changed at any time without prior written consent of the Developers.



Handwritten signature or initials.

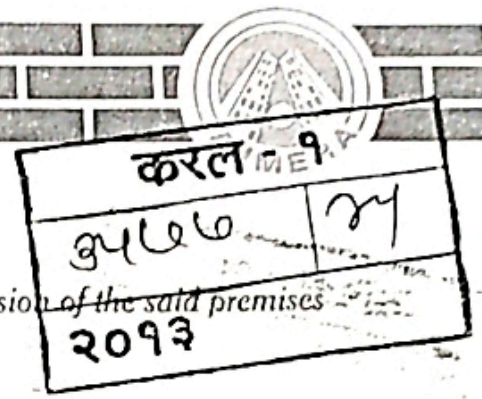
Handwritten signature or initials.



18. The Purchaser alongwith other purchasers of premises shall join in forming and registering the Society to be known by such name as the Purchaser/s may decide; Provided that the name "BHAkti PARK" shall always form part of the name of the Society. The Purchaser agrees that for the purpose of formation and registration of the society, shall also from time to time sign and execute the application for registration and/or membership and other papers and documents necessary for the formation and registration of the Society and for becoming a member including adopting the bye-laws of the proposed Society shall duly fill in and sign and return to the Developers within four days of the same being forwarded by the Developers to the Purchaser so as to enable the Developers to register the Society of the Purchaser under section 10 of the said Act and within the time limit prescribed by Rule 8 of Maharashtra Ownership (Regulation of the Promotion of the Construction, Sale, Management and Transfer) Rules 1964. No objection shall be taken by the Purchaser if any changes or modifications are made in the draft bye-laws and Articles of Association as may be required by the Registrar of Co-operative Societies or any other competent authority. Failure to comply with the provisions of this clause will render this Agreement ipso facto come to an end and the earnest money deposited and other monies paid by the Purchaser/s shall stand forfeited.

19. The Co-operative Society to be formed shall ensure that the provisions of this Agreement and other agreements entered or to be entered into by the Developers with other Purchasers of other premises in the said Building are carried into effect fully by it by passing appropriate resolution for that purpose, and shall also ratify and adopt the same. Upon formation of such society, the Purchaser hereby agrees and binds himself to do and execute all acts, matters, things, deeds and documents which the Developers may require to be executed to enforce the obligations envisaged in the Agreement with the Society. The failure on the part of the Purchaser to observe and perform this clause when called upon to do so by the Developers shall entitle the Developers to rescind this Agreement and the consequences of rescission herein provided shall follow.





24. The Purchaser shall on or before delivery of possession of the said premises pay to the Developers the following amounts:-

i) Rs. 20,175/00 Miscellaneous Expenses

ii) Rs. 350/00 for share application money, entrance fee of the Society or Limited Company

Rs. 20,525/00 Total



25. The Developers shall utilise said sum paid by the Purchaser to the Developers towards meeting legal costs, charges and expenses, including professional costs of the Advocates of the Developers in connection with formation of the Society, preparing its rules, regulations and bye-laws and the cost of preparing and engrossing this Agreement and for miscellaneous expenses, but exclusive of stamp duty registration charges, etc, which will be borne and paid by the Purchaser. However, if there is any shortfall, the same shall be made good by the Purchaser.

26. At the time of taking possession of the premises, the Purchaser shall also pay to the Developers the Purchaser's share of stamp duty and registration charges payable, if any, on the Conveyance and other documents in respect of the said building to be executed in favour of the Society.

27. In the event of any portion of the said land being notified for set back, D.P. Road, the Developers alone shall be entitled to receive the compensation



२०१३  
१५/०६/२०१३  
२०१३

- 48. Any delay tolerated or indulgence shown by the Developers in enforcing the terms of this Agreement or any forbearance or giving of time to the Purchaser by the Developers shall not be construed as a waiver on the part of the Developers of any breach or non-compliance of any of the terms and conditions of this Agreement by the Purchaser nor shall the same in any manner prejudice the right of the Developers.
- 49. The Stamp Duty and Registration charges payable on this Agreement shall be borne and paid by the Purchaser alone. The Purchaser shall also bear and pay proportionate charges of stamp duty and registration charges payable on any document or instrument of transfer of land and building incorporated body of Purchaser.
- 50. The Purchaser shall present this Agreement as well as conveyance at the proper registration office of the registration within the time limit prescribed by the Registration Act without fail and the Developers will execute the same at the office and admit execution thereof provided the Developers is informed in advance about the same. In case of default the Purchaser shall remain liable to penalty and/or punishment for his negligence.
- 51. All notices to be served on the Purchaser as contemplated by this Agreement shall be deemed to have been duly served on the Purchaser, at his/her address specified below:



1, MRS. KRANTI SUHAS TAWDE & MR. SUHAS RAMCHANDRA TAWDE

55/H3, NEW HAJI KASAM BLDG.,  
MAHADEO PALAV MARG, MUMBAI-400012

52.

After possession of the said Premises is handed over to the Purchaser if any additions or alterations in or about or relating to the said building and/or premises are required to be carried out by any statutory authority, the same shall be carried out by the Purchaser and other Occupants/Purchasers of premises in the said building at their own costs, expenses, risks and



156  
 ७५६६ ०५  
 २०१३

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




SIGNED AND DELIVERED BY  
 The withinnamed "DEVELOPERS"  
 AJMERA REALTY & INFRAINDA LTD.  
 (formerly SHREE PRECOATED STEELS LTD )  
 through its Division of  
 ANIK DEVELOPMENT CORPORATION )

AJMERA REALTY & INFRAINDA LTD.  
 (formerly SHREE PRECOATED STEELS LTD )  
 through its Division of  
 ANIK DEVELOPMENT CORPORATION

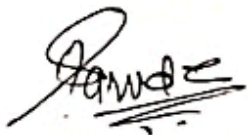
D. R. A  
 Authorised Signatory

[Dhaval . R. Ajmera]


in the presence of Amojgaonkar )  


SIGNED AND DELIVERED BY )  
 the withinnamed "PURCHASER" )

1, MRS. KRANTI SUHAS TAWDE )  
 & MR. SUHAS RAMCHANDRA TAWDE )





in the presence of Amojgaonkar )  


1)



ABVPT3668B

2)



ABXPT5563H



करल - १  
 ७५६६ १३३  
 २०१३०

THE THIRD SCHEDULE ABOVE REFERRED

All that piece or parcels of land falling the residential zone under the development plan of the Municipal Corporation of Greater Bombay forming plot no. A-1 situate and lying and being at Village Anik, Taluka Kurla, B.S.D. admeasuring 90 Acres and 18 Gunthas comprising Survey 169 (p), 171 (P) and 173 (P) and bounded as follows :



ON OR TOWARDS EAST COMPOUND WALL

ON OR TOWARDS WEST 20 MTR WIDE ROAD

ON OR TOWARDS SOUTH 12 MTR INTERNAL ROAD

ON OR TOWARDS NORTH BLDG NO. 11 KNOWN AS HIMALAYAN HEIGHTS

*[Handwritten signature]*



भारत सरकार-कॉर्पोरेट कार्य मंत्रालय  
कम्पनी रजिस्ट्रार कार्यालय, महाराष्ट्र, मुंबई

करल - १  
१५६६  
२०१३

नाम परिवर्तन के पश्चात नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : L27104MH1985PLC035659

मूलतः SHREE PRECOATED STEELS LTD

से मान्यता से, मैं एतद्वारा सत्यापित करता हूँ कि मूलतः  
SHREE PRECOATED STEELS LTD

का मूल रूप से दिन ०५/०५/१९८५ को स्वीकृत तब बनाते का कम्पनी अधिनियम, १९५६ (१९५६ का १) के अन्तर्गत के  
SHREE PRECOATED STEELS LTD

के रूप में विद्यमान जो मुझे पता है, मैं कम्पनी अधिनियम, १९५६ की धारा २१ की शर्तों के अनुसार विहित आवश्यक विनिर्देशों परिकल्पित करके तथा  
विहित रूप में यह सचेतता के तब भारत का अनुमोदन, कम्पनी अधिनियम, १९५६ की धारा २१ के तहत केंद्रित, भारत सरकार, कम्पनी कार्य  
विभाग नई दिल्ली को अधिसूचना के तब आ. वि. ५०७ (३) दिनांक २४.६.१९९५ एवं आ. वि. ५३५५-९३३० दिनांक ०५/०५/२००६ के द्वारा  
प्रदान हो गया है, एतल कम्पनी का नाम आज परिवर्तित रूप में करता  
AJMERA REALTY & INFRA INDIA LIMITED

हा कि मैं और यह प्रमाण-पत्र केंद्रित अधिनियम की धारा २३(१) के अनुसार में जारी किया जाता है।

हा प्रमाण-पत्र, मेरे हस्ताक्षर द्वारा मुझे में प्राप्त किया गया है, हा हस्ताक्षर का जारी किया जाता है।



GOVERNMENT OF INDIA - MINISTRY OF CORPORATE  
Registrar of Companies, Maharashtra, Mumbai

Fresh Certificate of Incorporation Consequent upon Change of

Corporate Identity Number : L27104MH1985PLC035659

in the name of Mrs SHREE PRECOATED STEELS LTD

I hereby certify that SHREE PRECOATED STEELS LTD which was originally incorporated on Eighteenth day of March Nineteen Hundred Eighty Five under the Companies Act, 1956 (No. 1 of 1956) as SHREE PRECOATED STEELS LTD having passed the necessary resolution in terms of Section 21 of the Companies Act, 1956 and the approval of the Central Government signified in writing having been accorded thereto under Section 21 of the Companies Act, 1956, read with Government of India, Department of Company Affairs, New Delhi, Notification No. G.S.R. 507 (E) dated 24/05/1985 vide SRN-A353-48993 dated 05/05/2006 the name of the said company is this day changed to AJMERA REALTY & INFRA INDIA LIMITED and this Certificate is issued pursuant to Section 23(1) of the said Act.

Given under my hand and seal at this place this 8th day of May Two Thousand, Eight.



(SHRIRAM MOTIRAM SAINDANE)

उप कम्पनी रजिस्ट्रार Deputy Registrar of Companies

महाराष्ट्र, मुंबई

Maharashtra, Mumbai

कम्पनी का पता के पश्चात, अतिरिक्त में उपलब्ध पत्राचार का पता  
Mailing Address as per record available in Registrar of Companies office.

AJMERA REALTY & INFRA INDIA LIMITED  
CITIMALLIK ROAD, ANDHERI (W),  
MUMBAI-400053,  
Maharashtra, INDIA

ATTESTED

A. O. Inward No. 1312/13  
Date 9/5/13



CHIETAN N. ZATAKIA  
Special Executive Officer-1116  
2/20, Shanshyam Aug. Kama Lane,  
Ghatkopur (W), Mumbai-400 086







करल - १  
 ११९  
 २०१३

एक सौ रुपये

₹ 100



ONE HUNDRED RUPEES

भारत INDIA  
 INDIA NON JUDICIAL



MAHARASHTRA

पञ्जाबाचारक मुद्रांक विवेका

26 NOV

NOV 2007

7352

SHREE PRECOATED STEELS LIMITED



Bhusa

P. Rely

वदर - ३ IV  
 २००७

POWER OF ATTORNEY

TO ALL TO WHOM THESE PRESENTS SHALL COME, We, SHREE PRECOATED STEELS LTD., a company registered under the Company Act 1956 having its office at "Bhakti Park", Anik-Wadala Mumbai - 400 037, SEND GREETINGS:

वदर - ३ IV  
 २००७

WHEREAS ANIK DEVELOPMENT CORPORATION (hereinafter referred to as the said "Anik") is the division of Shree Precoated Steels Ltd and carry on business in Real Estate Development through the said Anik Development Corporation. We are developing a property known as "Bhakti Park", situated at





७५६६ १५६  
३९६३

## घोषणापत्र

मी, Harshad S. Rajwan याद्वारे घोषित करतो की,  
दुय्यम निबंधक Kuma यांचे कार्यालयात Agreement  
वा शिर्षकाचा दस्त नोंदणीसाठी सादर करण्यात आला आहे. श्री. Dhawal R.  
Rajwan व इ. यांनी दि. 01/12/2007 रोजी मला दिलेल्या कुलमुखत्यार  
पत्राच्या आधारे मी सादर दस्त नोंदणिस सादर केला आहे. / निष्पादीत करून कबुलीजवाव  
आहे. सादर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही  
किंवा कुलमुखत्यार पत्र लिहून देणार व्यक्तीपैकी कोणीही मयत झालेले नाही किंवा अन्य  
कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्दवातल ठरलेले नाही. सादरचे कुलमुखत्यारपत्र  
वैध असून उपरोक्त कृती करण्यास मी पूर्णतः सक्षम आहे. सादरचे कथन चुकीचे  
आढळून आल्यास, नोंदणी अधिनियम १९०८ चे नियम ८२ अन्वये शिक्षेस मी पात्र राहिन  
याची मला जाणीव आहे.



22/4/13

Harshad S. Rajwan  
कुलमुखत्यारपत्र धारकाचे

आयकर विभाग  
INCOME TAX DEPARTMENT  
MAHESH RAMCHAND LALCHANDANI  
RAMCHAND JHAMATMAL LALCHANDANI  
15/06/1964  
Permanent Account Number  
ACCPL5968N  
Signature  
भारत सरकार  
GOVT. OF INDIA  
17012012

स्थायी सेवा संख्या / PERMANENT ACCOUNT NUMBER  
AAAPT7412P  
नाम / NAME  
SHAILESH KHIMJI THAKKAR  
पिता का नाम / FATHER'S NAME  
KHIMJI MADHAVJI THAKKAR  
जन्म तिथि / DATE OF BIRTH  
30-05-1965  
हस्ताक्षर / SIGNATURE  
आयकर निदेशक (पद्धति)  
DIRECTOR OF INCOME TAX (SYSTEMS)



मोहवार, 22 एप्रिल 2013 7:52 म.पू.

दस्त गोपवारा भाग-1

करल 1

दस्त क्रमांक: 3577/2013

दस्त क्रमांक: करल 1 /3577/2013

वाजत मूल्य: रु. 98,01,000/-

मोबदला: रु. 99,67,050/-

भरलेले मुद्रांक शुल्क: रु. 5,00,000/-

करल - 9	
3466	966
2093	

दु. ति. मह. दु. ति. करल 1 यांचे कार्यालयात

अ. क्र. 3577 वर दि. 22-04-2013

वेळी 7:58 म.पू. वा. हजर केला.

पावती: 4242

पावती दिनांक: 22/04/2013

सादरकरणाचा नाव: कांति सुहास तावडे

नोंदणी फी


रु. 30000.00

दस्त हाताळणी फी

रु. 3580.00

पृष्ठांची संख्या: 179

एकुण: 33580.00

  
दस्त हजर करणाऱ्याची मही.

सह दुय्यम निबंधक  
कुर्ला-9. (वर्ग-2)

सह दुय्यम निबंधक  
कुर्ला-9. (वर्ग-2)

दस्ताचा प्रकार: अभिहन्तांतरणपत्र

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

शिक्का क्र. 1 22 / 04 / 2013 07 : 56 : 16 AM ची वेळ: (सादरीकरण)

शिक्का क्र. 2 22 / 04 / 2013 07 : 58 : 53 AM ची वेळ: (फी)

## प्रतिज्ञापत्र

'सादर दस्ताऐवज हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसारच नोंदणीस दाखल केलेला आहे. दस्तातील संपूर्ण मजकूर, निष्पादक व्यक्ती, साक्षीदार व सोवत जोडलेल्या कागदपत्रांची आणि "दस्ताची सत्यता, वैधता कायदेशीर दायीसाठी खालील दस्त निष्पादक व कबुलीधारक हे संपूर्णपणे जबाबदार राहतील.

लिहून देणारे :

१)

२)

लिहून घेणारे :

१)

२)



दस्त क्रमांक :करल1/3577/2013  
दस्ताचा प्रकार :-अभिहस्तांतरणपत्र

करल - १  
3466 965  
2093

अनु क्र. पक्षकाराचे नाव व पत्ता

1 नाव:क्रांति सुहास तावडे  
पत्ता:प्लॉट नं: ५५/४३, माळा नं: तळ, इमारतीचे  
नाव: न्यु हाजी कासम विल्डिंग, ब्लॉक नं: लोअर  
परेल, रोड नं: महादेव पालव मार्ग, ...  
पॅन नंबर:ABVPT3668B

पक्षकाराचा प्रकार  
लिहून देणार  
वय :-42  
स्वाक्षरी:-

*Sawde*

झायाचित्र

अंगठ्याचा ठसा



2 नाव:सुहास रामचंद्र तावडे  
पत्ता:प्लॉट नं: ५५/४३, माळा नं: तळ, इमारतीचे  
नाव: न्यु हाजी कासम विल्डिंग, ब्लॉक नं: लोअर  
परेल, रोड नं: महादेव पालव मार्ग, ...  
पॅन नंबर:ABXPT5563H

लिहून देणार  
वय :-46  
स्वाक्षरी:-

*Sawde*



3 नाव:अजमेरा रियालिटी एन्ड इन्फ्रा इंडिया लिमिटेड  
पूर्वीचे नाव - श्री प्रिकोटेट स्टील्स लिमिटेड तर्फे  
डिविशन ऑफ आणिक डेवेलपमेंट कॉर्पोरेशन चे  
संचालक ईश्वरलाल एस. अजमेरा तर्फे कुमु धवल आर.  
अजमेरा तर्फे कुमु हर्षद एस.अजमेरा  
पत्ता:प्लॉट नं: ऑफीस, माळा नं: २, इमारतीचे नाव:  
सिटी मॉल, ब्लॉक नं: अंधेरी वेस्ट, रोड नं: लिंक रोड,  
पॅन नंबर:AAACS7866F

लिहून देणार  
वय :-57  
स्वाक्षरी:-

*Ajmeera*



वरील दस्तऐवज करून देणार तशाकऱ्थीत अभिहस्तांतरणपत्र चा दस्त ऐवज करून दिल्याचे कबुल करतात.  
शिक्का क्र.3 ची वेळ:22 / 04 / 2013 08 : 00 : 26 AM

श्लोक्य:-

खालील दसम असे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः श्लोक्यतात, व त्यांची श्लोक्य पटयितात

अनु क्र.

पक्षकाराचे नाव व पत्ता  
1 नाव:महेश ...  
वय:45  
पत्ता:१/ए ... मार्ग, चेंबूर, स्वाक्षरी  
मुंबई - ४०० ...  
पिन कोड:400071



झायाचित्र

अंगठ्याचा ठसा



2 नाव:शिलेश - ठकुर  
वय:52  
पत्ता:१००/२९९८, पंत नगर, घाटकोपर, पूर्व मुम्बई  
पिन कोड:400075

*Shilash*  
स्वाक्षरी





सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ना 1

दस्त क्रमांक : 3577/2013

नोंदणी 63

Regn. 63m

गावाचे नाव : आणिक

(1) विलंबाचा प्रकार

अभिहस्तांतरणपत्र

(2) मोबदला

रु.9,967,050/-

(3) वाजारभाव(भाडेपट्ट्याच्या वावतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)

रु.9,801,000/-

(4) भू-मापन,पोटहिम्ना व परक्रमांक(अनल्यान)

1A/5,1B, पालिकेचे नाव: मुंबई म.न.पा. इतर वर्णन : मदनिका नं: ४०३, मी विंग , माळा नं: ४, बिल्डींग नं. १२, इमारतीचे नाव: वीनम, ब्लॉक नं: भक्ती पार्क, वडाला इन्ट, मुंबई - ४०००३७, रोड : आणिक वडाला लिंक रोड, इतर माहिती: . 90.00 चौ.मीटर

(5) क्षयफळ

(6) आकारणी किंवा जुडी देण्यात अमेल तेव्हा.

(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता.

1) नाव:- अजमेरा रियालिटी एन्ड इंफ्रा इंडिया लिमिटेड पूर्वीचे नाव - श्री प्रिकोटिड स्टील्स लिमिटेड तर्फे डिविशन ओ आणिक डेवेलपमेंट कॉर्पोरेशन चे संचालक ईश्वरलाल एम. अजमेरा तर्फे कुमु धवल आर. अजमेरा तर्फे कुमु हर्षद एम.अ ;बय: 57;

पत्ता:-प्लॉट नं: ओफीस , माळा नं: २, इमारतीचे नाव: सिटी मॉल, ब्लॉक नं: अंधेरी वेन्ट, रोड नं: लिंक रोड . . .

पिन कोड:- 400053

पॅन नंबर: AAACS7866F

(8) दस्तऐवज करून देणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम,प्रतिवादिचे नाव व पत्ता

1)नाव:- क्रांति सुहान तावडे ; बय:42; पत्ता:-प्लॉट नं: ५५/४३, माळा नं: तळ , इमारतीचे नाव: न्यु हाजी कामम विल्डिंग , ब्लॉक नं: लोअर परेल , रोड महादेव पालव मार्ग, . . . पिन कोड:- 400012; पॅन नं:- ABVPT3668B;

2)नाव:- सुहाम रामचंद्र तावडे ; बय:46; पत्ता:-प्लॉट नं: ५५/४३, माळा नं: तळ , इमारतीचे नाव: न्यु हाजी कामम विल्डिंग , ब्लॉक नं: लोअर परेल , रोड महादेव पालव मार्ग, . . . पिन कोड:- 400012; पॅन नं:- ABXPT5563H;

(9) दस्तऐवज करून दिल्याचा दिनांक

05/04/2013

(10) दस्त नोंदणी केल्याचा दिनांक

22/04/2013

(11) अनुक्रमांक,खंड व पृष्ठ

3577/2013

(12) वाजारभावाप्रमाणे मुद्रांक शुल्क

रु.500,000/-

(13) वाजारभावाप्रमाणे नोंदणी शुल्क

रु.30,000/-

(14) श्रेण



मुन्यांकनामाठी विचारगत

Null

मुद्रांक शुल्क आकारणी

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



खरी प्रत