

390/11597

Thursday, December 28, 2017
2:52 PM

पावती

Original/Duplicate

नोंदणी क्र.: 39म
Regn.: 39M

पावती क्र.: 12754 दिनांक: 28/12/2017

गावाचे नाव: तिरदाज
दस्तऐवजाचा अनुक्रमांक: करल3-11597-2017
दस्तऐवजाचा प्रकार: सेल डीड
सादर करणाऱ्याचे नाव: पिंकी आर्या

नोंदणी फी रु. 30000.00
दस्त हाताळणी फी रु. 2020.00
पृष्ठांची संख्या: 101

DELIVERED

एकूण: रु. 32020.00

सह दु.निबंधक कुर्ला - 3

बाजार मूल्य: रु.34348216.35 /-
मोबदला रु.61380000/-
भरलेले मुद्रांक शुल्क : रु. 3069000/-

**साह दुष्यम निबंधक
कुर्ला-३ (वर्ग-२)**

- 1) देयकाचा प्रकार: eChallan रकम: रु.30000/-
डीडी/घनादेश/पे ऑर्डर क्रमांक: MH008507587201718E दिनांक: 28/12/2017
बँकेचे नाव व पत्ता:
- 2) देयकाचा प्रकार: By Cash रकम: रु 2020/-

DELIVERED *Penkey*

मूल्यांकन पत्रक (शहरी क्षेत्र - बांधीव)						
Valuation ID करल:3	201712283395		28 December 2017 02:42:54 PM			
मूल्यांकनाचे वर्ष जिल्हा मूल्य विभाग उप मूल्य विभाग सर्व्हे नंबर . न. भू. क्रमांक :	2017 मुंबई (उपनगर) 113-तिरंदाज - कुर्ला 113/539A भूभाग: आदि शंकराचार्य मार्गाच्या दक्षिणेकडील दशविलेती मिळकत. इतर #:					
वाढीक मूल्य दर तक्त्यानुसार मूल्यदर रु. खुली जमीन	निवासी सदनिका	कार्यालय	दुकाने	औद्योगिक	मोजमापनाचे एकक- चौरस मीटर	
91100	154600	171400	205400	154600		
बांधीव क्षेत्राची माहिती						
मिळकतीचे क्षेत्र.	204.62 चौरस मीटर	मिळकतीचा वापर.	निवासी सदनिका.	मिळकतीचा प्रकार.	बांधीव	
बांधकामाचे वर्गीकरण.	1-आर सी सी	मिळकतीचे वय.	10-2 वर्षे	मूल्यदर बांधकामाचा दर.	Rs 154600 -	
उदवाहन सुविधा.	आहे	मजला .	5th floor To 19th floor			
मजला निहाय घट वाढ		= 105% apply to rate = Rs 162330 -				
घसा-यानुसार मिळकतीचा प्रति चौ. मीटर मूल्यदर		= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर) * घसा-यानुसार नविन दर) + खुल्या जमिनीचा दर = (((162330-91100) * (100 / 100)) - 91100) Rs 162330 -				
A) मुख्य मिळकतीचे मूल्य	= वरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		<div style="border: 1px solid black; padding: 5px; text-align: center;"> <p>करल - ३</p> <p>३३५६६.९ १०९</p> <p>२०१७</p> </div>			
E) बाँदस्त वाहन तळाचे क्षेत्र बाँदस्त वाहन तळाचे मूल्य	= 27.9 * (162330 * 25 / 100) = Rs. 1132251.75 -					
एकत्रित अंतिम मूल्य	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य - मेझन-ईन मजला क्षेत्र मूल्य - एगलरच्या मजलीचे मूल्य + वरील मजलीचे मूल्य - बाँदस्त वाहन तळाचे मूल्य - खुल्या जमिनीवरील वाहन तळाचे मूल्य - इमारती भोवतीच्या खुल्या जागेचे मूल्य = A - B - C - D - E - F + G - H = 33215964.6 + 0 + 0 + 0 - 1132251.75 - 0 - 0 - 0 = Rs. 34348216.35 -					



सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)



CHALLAN
MTR Form Number - 6

करल - ३		
९९५६६	२	९०९
२०१७		

GRN	MH008507587201718E	BARCODE			Date	20/12/2017-19:26:36	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID (If Any)				
Office Name	KRL3_JT.SUB REGISTRAR KURLA NO 3			PAN No.(If Applicable)	AWCPA9804E			
Location	MUMBAI			Full Name	PINKY ARYA AND BRIJ MOHAN ARYA			
Year	2017-2018 One Time			Flat/Block No.	FLAT NO 801 8TH FLOOR A WING RAJ			
				Premises/Building	GRANDEUR			
Account Head Details		Amount In Rs.						
0030045501	Stamp Duty	3069000.00	Road/Street					
			BEHIND DR L H HIRANANDANI HOSPITAL VILLAGE TIRANDAZ					
0030063301	Registration Fee	30000.00	Area/Locality					
			POWAI MUMBAI					
			Town/City/District					
			PIN					
			4 0 0 0 7 6					
			Remarks (If Any)					
			PAN2=AAACB4373Q~Second Party Name=BENNETT COMPANY LIMITED-CIN=51380000					
			Amount In					
			Thirty Lakh Ninety Nine Thousand Rupees Only					
Total	30,99,000.00		Words					
Payment Details				FOR USE IN RECEIVING BANK				
IDBI BANK				Bank CIN	Ref. No.	69103332017122016556	147269169	
Cheque/DD Details				Bank Date	RBI Date	20/12/2017-19:26:48	Not Verified with RBI	
Name of Bank				Bank-Branch		IDBI BANK		
Name of Branch				Scroll No. , Date		Not Verified with Scroll		



NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
सदर चलान केवल दुरयम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तासाठी लागू आहे. नोंदणी न करावयाच्या दस्तासाठी सदर चलान लागू नाही.

Pinky

Brij

Subra



CHALLAN
MTR Form Number-6

करल - ३	
३३५६६ ३	९०९
२०१७	

GRN	MH008507587201718E	BARCODE	Date		20/12/2017-19:26:36	Form ID	25.2
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Stamp Duty Registration Fee		TAX ID (If Any)				
Office Name	KRL3_JT SUB REGISTRAR KURLA NO 3		PAN No.(If Applicable)	AWCPA9804E			
Location	MUMBAI		Full Name	PINKY ARYA AND BRIJ MOHAN ARYA			
Year	2017-2018 One Time		Flat/Block No.	FLAT NO 801 8TH FLOOR A WING RAJ			
			Premises/Building	GRANDEUR			
Account Head Details		Amount In Rs.					
0030045501	Stamp Duty	3069000.00	Road/Street	BEHIND DR L H HIRANANDANI HOSPITAL VILLAGE TIRANDAZ			
0030063301	Registration Fee	30000.00	Area/Locality	POWAI MUMBAI			
			Town/City/District				
			PIN	4	0	0	0 7 6
			Remarks (If Any)	PAN2=A-ACB43730-5 Company Name=BENNETT COLEMAN AND COMPANY LIMITED-A467980000			
			Amount In	Thirty Lakhs Only			
Total		30,99,000.00	Words				
Payment Details		IDBI BANK	FOR USE IN RECEIVING BANK				
Cheque/DD Details			Bank CIN	Ref. No.	69103332017122016556	147269169	
Cheque/DD No.			Bank Date	RBI Date	20/12/2017-19:26:48	21/12/2017	
Name of Bank			Bank-Branch	IDBI BANK			
Name of Branch			Scroll No. , Date	100 , 21/12/2017			



NOTE:- This challan validity unknown. It can be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : Not Available
 सादर चलन केवल दफ्तर में ही मान्यता प्राप्त है। नोदणी न करवाया गया दस्तावेजों को सादर चलन माना जायेगा।

Digitally signed by D. VIRTUAL TREASURY MUMBAI 01 Date: 2017.12.28 14:34:11 IST Reason: Server Document Location: India

Sr. No.	Remarks	Defacement No.	Defacement Date	Userid	Defacement Amount
1	(iS)-390-11597	0004851522201718	28/12/2017-14:34:07	IGR199	30000.00

DEED OF SALE AND TRANSFER

V. Karthikeyan
THIS DEED OF SALE AND TRANSFER is made at Mumbai, this 28th day of December, 2017 between **BENNETT, COLEMAN & CO. LTD.** (PAN No - AAACB4373Q), being a Company registered under the provisions of the Companies Act, 1956 and having its registered office at The Times of India Building, Dr. D.N. Road, Mumbai 400 001 and having its Corporate Office at Times House, 7, Bahadurshah Zafar Marg, New Delhi - 110003, through its authorized representative Mr. V. S. Karthikeyan, authorized vide Board Resolution dated 10.08.2017, hereinafter referred to as **"THE TRANSFERORS"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include its successors and assigns) of the **ONE PART;**

AND

करल - ३		
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(1) **MRS. PINKY ARYA** (PAN NO - AWCPA9804E) AND (2) **MR. BRIJ MOHAN ARYA** (PAN NO - ADPPM6767N), aged about 46 years, aged about 47 years, both Mumbai Indian Inhabitants, residing at Flat - 1101, Synchronicity, Nahar Amrit Shakti Road, Chandrahari, Mumbai - 400072 hereinafter referred to as **"THE TRANSFEREES"** (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective heirs, executors, administrators and assigns) of the **OTHER PART.**



WHEREAS:-

- A. By and under an Agreement for Sale dated 24.02.2016 made between RAJESH ESTATES & NIRMAN PVT. LTD., therein called the Promoters of the One Part and the Transferors herein and therein called the Purchaser of the Other Part, the Purchaser approached the Promoters for the sale to the Purchaser of one Flat being Flat No. 801, on the 8th Floor of the "A" Wing in the building "Raj Grandeur" (called **"the said Building"**) admeasuring about 1835 sq. ft carpet area, which is inclusive of Balcony together with 2 (Two) **Car Parking Space bearing Nos. B1-117 and B2-4** on the Basement of

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the said Building (collectively called "**the said Premises**") on the terms and conditions recorded therein. The said Agreement is duly registered with the Sub-Registrar Kurla

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at Mumbai MSD Bandra under Serial No. KRL-2-2002-2016 dated 02.03.2016. A more particular description of the said Premises is given in the First Schedule hereunder written.

B. The Transferors have represented to the Transferees herein that the Transferors have duly paid the entire consideration the Promoters which was payable by the Transferors under the said Agreement for Sale dated 24.02.2016.



The Transferors have further represented to the Transferees herein that, so far no Society/Common Organization of the members of the said building has been formed. The Transferors covenant with the Transferees herein that as and when such Society/Common Organization of the members may be formed and as and when the Share Certificate/s may be issued to any of members of the said Society/Common Organization including the Transferees herein, the Transferors have no objection for the same being issued in favour of the Transferees herein after execution of this sale deed;

D. The Transferors have further represented that all the obligations under the said Agreement dated 24.02.2016 have been duly complied with and there have not been any default and/or any breaches committed by the Transferors and that the Transferors have got full power and absolute authority to sell, transfer and convey the right, title and interest in the said Premises and receive and appropriate the considerations in respect thereof;

E. By and under a Memorandum of Understanding dated 11.08.2017 (called "**the said MOU**"), made between the Transferors and the Transferees herein, the Transferors and the Transferees envisaged therein the mutual terms and conditions agreed by and between them concerning the sale of

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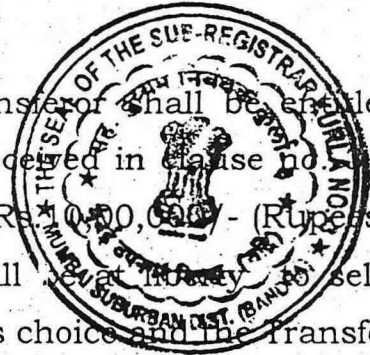
Handwritten signature

the said Premises. The Transferees under the said MOU have paid a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only), being the token amount towards the sale of the said Premises thereby leaving a balance consideration of Rs. 5,97,66,200/- (Rupees Five Crores Ninety Seven Lakhs Sixty Six Thousand Two Hundred Only) along with TDS 1% amounting to Rs. 6,13,800 (Six Lakhs Thirteen Thousand Eight Hundred only) out of the total consideration of Rs. 6,13,80,000/- (Rupees Six Crores Thirteen Lakhs Eighty Thousand Only), vide Cheque No. 757155 dated 09.08.2017 drawn on State Bank of India, PBB Hiranandani Branch

F. In the event of termination, Transferor shall be entitled to forfeit the entire token amount received in clause no. (i) of MOU dated 11th August 2017 i.e. Rs. 10,00,000/- (Rupees Ten Lakhs Only) and Transferor shall sell the Premises to any other person of its choice and the Transferees shall not have any claim whatsoever on the said Premises.

G. Since, no Society/Common Organization of the members of the said Building have been formed, the Transferors herein have applied to the said Promoters, (who are in charge and in possession of the said Building) for grant of the their "**No Objection**" for selling and transferring all the Transferor's right, title and interest in the said Premises, unto and in favour of the Transferees herein and the said Promoters have vide its letter dated 04/12/2017 have confirmed of full payment received from the Transferors herein and also given its No Objection for the sale and transfer of the said Premises unto and in favour of the Transferees. A copy of the said No Objection Letter is annexed and marked hereto as **Annexure "A"**;

H. The Transferors have agreed to sell and transfer unto and in favour of the Transferees on as is where is basis and based on the documentation representations made by the Transferors to the Transferees as contained herein, the Transferees have agreed to purchase and acquire from the Transferors all its



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right, title and interest in the said Premises together with all the privileges and the benefits attached to the membership of the Society/Common Organization of the members of the said

	Building (as and when the same may be formed), free from encumbrances of any nature whatsoever, at and for total consideration of Rs. 6,13,80,000/- (Rupees Six Crores Thirteen Lakhs Eighty Thousand only) and on the terms and conditions set out hereinafter;
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- I. As per the amendment to the Income-Tax Act, 1961, the Transferee is responsible to deduct TDS at 1% from the total consideration due and payable to the Transferor. Thus, the Transferee shall deduct a sum of Rs. 6,13,800/- (Rupees Six Lakhs Thirteen Thousand Eight Hundred only) as TDS from the consideration payable to the Transferor and deposit the same with the Income-Tax and shall furnish to the Transferor a Certificate of deduction of tax at source in Form No. 16B within 7 days from execution and admit execution of these presents and challan shall be handed over to the Transferor immediately upon such deposit;
- J. The copy of the Board Resolution dated 10.08.2017 as referred to above is annexed hereto and marked as Annexure "B".
- K. The Parties hereto have now agreed to execute this Deed in the manner hereinafter appearing:

NOW THIS DEED OF TRANSFER WITNESSETH THAT in consideration of (i) the said sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) already paid by the Transferees to the Transferor under the said MOU dated 11.08.2017 (ii) the balance sum of Rs. 5,97,66,200/- (Rupees Five Crores Ninety Seven Lakhs Sixty Six Thousand Two Hundred only) (iii) a sum of Rs. 6,13,800/- (Rupees Six Lakhs Thirteen Thousand Eight Hundred only) deducted at source as per the Income Tax Act, 1961 and thereby aggregating to Rs. 6,13,80,000/- (Rupees Six Crores Thirteen Lakhs Eighty Thousand Only) paid by the Transferees to the Transferors before execution of

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these presents, being the full consideration amount paid by the Transferees to the Transferors on execution of these presents as per below breakup :

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1. The Transferees have already paid to the Transferor a sum of Rs. 10,00,000/- (Rupees Ten Lakhs Only) vide cheque number 757155, dated 09-August-2017, drawn on State Bank of India i.e. token amount out of the total consideration to be paid at the time of execution of the MOU.
2. A further sum of Rs. 1,02,66,200/- (Rupees One Crores Two Lakhs Sixty Six Thousand Two Hundreds) is already paid by the Transferees to the Transferor before execution of this Agreement vide cheque number SBIN317352682843, dated 18-12-2017 drawn on State Bank of India.
3. The Transferees shall pay Rs.6,13,800/- (Rupees Six Lakh Thirteen Thousand Eight Hundred Only) towards 1% TDS, to be paid out of total consideration as agreed between the parties on or before execution.
4. Rs.3,85,00,000/- (Rupees Three Crores Eighty Five Lakhs Only) amount paid by the Transferees to the Transferor via DD/ Banker' No 253593 dated 27th Dec 2017 through a home loan from State Bank of India or Any Bank or NBFC or from own sources.
5. Rs.1,10,00,000/- (Rupees One Crores Ten Lakhs Only) amount paid by the Transferees to the Transferor via DD/Banker' No 676485 dated 28 Dec 2017 through a home loan from State Bank of India or Any Bank or NBFC or from own sources



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THE Transferors do hereby sell and transfer the said flat on as is where is basis free from encumbrances of any nature whatsoever, unto and in favour of the Transferees forever all its right, title and interest to hold, use, occupy, possess and enjoy on ownership basis a residential Flat No. 801, in the A Wing on the 8th Floor admeasuring

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about 1835 sq. ft. carpet area (hereinafter referred to as the "said Flat") together with **2 (Two) Car Parking Space bearing Nos. B1-117 and B2-4** (hereinafter referred to as the **said Car Parking Spaces**) at the Basement of the building known as "**Raj Grandeur**" (hereinafter referred to as "**the said Building**"), situate, lying and being at Village Tirandez, Behind Dr L H Hiranandani Hospital, Powai, bearing CTS No. 102 A/2, admeasuring 20,205.4 Sq. mtrs., within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, Mumbai 400 076, jointly and more particularly described in the First Schedule hereunder written **TOGETHER WITH** all and singular

the right, title, interest and benefit as the members of the Society/Common Organization as and when the same may be formed and as and when the Share Certificate/s in the said Society/Common Organization are issued **TOGETHER WITH** the beneficial right,



title and interest of the Transferors in respect of the said Flat and the said Car Parking Spaces **TOGETHER WITH** the rights, privileges, advantages and benefits whatsoever into or upon the said Flat and the said Car Parking Spaces belonging to or in anywise appurtenant thereto or with the same or any part thereof now or at any time heretofore usually held, used, enjoyed or occupied therewith or reputed or known as part or members thereof or to belong or be appurtenant thereto **AND ALSO TOGETHER WITH** all the deeds, documents, writings, vouchers relating to the said Flat and the said Car Parking Spaces and all other evidence of title in respect of the said Flat and the said Car Parking Spaces every part thereof more particularly described in the Second Schedule hereunder written **AND ALL THE ESTATE** right, title, interest, use, inheritance, property, possession, benefit, claim or demand whatsoever at law and in equity of the Transferors into, out of or upon the said Flat and the said Car Parking Spaces **TO HAVE AND TO HOLD** all and singular the said Flat and the said Car Parking Spaces hereby sold and transferred or intended or expressed so to be with and all of its rights, members and appurtenances unto and to the use of the Transferees forever absolutely **SUBJECT** to the payment of all rents, rates, taxes, assessments, dues, maintenance charges and outgoings now payable or that may hereafter become payable to the Society/Common Organization of the members of the said Building (as and when the same may be formed) by the transferee, the Government of

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Maharashtra, the Municipal Corporation of Greater Mumbai (MCGM) and/or any other local body or authority in respect thereof **AND SUBJECT ALSO** to the observance and performance by the Transferees of the bye-laws, Rules and Regulations of the Society/Common Organization of the members of the said Building (as and when the same may be formed) and amendments thereto from time to time AND THE TRANSFERORS do hereby covenant with the Transferees that the Transferors have not done or committed to do so or been party or privy to any act, deed, matter or thing whereby they, the Transferors are in any way prevented from selling and transferring the said Flat and the said Car Parking Spaces hereby sold, transferred and assured in favour of the Transferees in the manner aforesaid **AND THAT** free and clear and freely and clearly and absolutely acquitted, exonerated, released and forever discharged otherwise by the Transferors well and sufficiently saved defended and discharged against all actions and other estate, title, charges and encumbrances whatsoever had, made, executed, occasioned or suffered by the Transferors or by any other person or persons lawfully or equitably or to claim from under or in trust for them **AND THE TRANSFERORS DO HEREBY** for themselves and its successor and assigns declare, confirm and covenant with the Transferees as follows:-

- (a) That the Transferors are the absolute owner of the Flat and the said Car Parking Spaces and as such they are absolutely entitled to hold, use, occupy, possess and enjoy on ownership basis the said Flat and the said Car Parking Spaces together with all the benefits attached to the membership of the Society/Common Organization (as and when the same maybe formed) of the members of the said Building and have full power and absolute authority to sell the said Flat and the said Car Parking Spaces AND that save and except themselves, no other person or party has or have any right, title, interest, claim or demand into, over or upon the same or any part thereof either by way of sale, exchange, mortgage, gift, trust, tenancy, inheritance, possession, lien or otherwise howsoever;
- (b) That the Transferors have duly paid and discharged in full the dues and liabilities in respect of the said Flat, the said Car

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Parking Spaces including the Municipal taxes and maintenance charges etc. payable to the Promoters who are in charge and in possession of the said Building up to the date hereof;

(c) ~~That the Transferors~~ are absolutely entitled to the said Flat and the said ~~Car~~ Parking Spaces and are in exclusive use, occupation, possession and enjoyment of the same and save and except themselves, no other person or persons has or have any right, title, interest, claim or demand of any nature whatsoever into or upon the said Flat and/or the said Car Parking Spaces till Date hereof;

(d) That notwithstanding any act, deed, matter or thing whatsoever done, committed or omitted by the Transferors or any person or persons lawfully or equitably claiming by, from, through, under or in trust ~~them~~ they the Transferors now have in themselves ~~right~~ full power and absolute authority to transfer the said Flat and the said Car Parking Spaces together with the benefits attached thereto in favour of the Transferees;

(e) That neither the Transferors nor anyone on its behalf have committed or omitted to do any act, deed, matter or thing whereby peaceful possession, occupation and enjoyment of the said Flat and the said Car Parking Spaces or other rights and benefits in respect thereof have been prejudicially affected or encumbered in any manner whatsoever;

(f) That there is no charge and/or lien on the said Flat and the said Car Parking Spaces and that there is no notice of lispendens and/or order of attachment before or in execution of any decree or demand or claim on or in respect of the said Flat and the said Car Parking Spaces nor have they given any undertaking or assurance to any person/s or authority that they would not deal with the said Flat and/or the said Car Parking Spaces;

(g) That it shall be lawful for the Transferees from time to time and at all times hereafter peacefully and quietly to hold the said Flat and the said Car Parking Spaces and enter upon, have, occupy, possess or enjoy the benefit of the said Flat with its

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appurtenances and receive the benefits and profits thereof and every part thereof to and for their own use and benefit without any suit, lawful eviction, interruption, claim or demand whatsoever from or by the Transferors or by any person or persons lawfully or equitably claiming or to claim or from, under or in trust for them Act which is in control of Transferor.

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(h) That the Transferors have not entered into any other Memorandum of Understanding/Agreement for Sale in respect of the said Flat and the said Car Parking Spaces in favour of any person/s except the Transferees herein and that the Transferors have not created any third party rights formally or informally directly or indirectly or in any manner whatsoever in respect of the said Flat and/or said Car Parking Spaces;



(i) That the Transferors have not received any notice for acquisition or requisition of the said Flat or the said Car Parking Spaces;

(j) That no proceedings are pending against the Transferors under Income Tax Act, 1961 which shall invalidate the transfer in favour of the Transferees nor is there any provisional attachment from the Income Tax Authority for assessment or re-assessment of any income or otherwise;

(k) That the Transferees shall be entitled to electricity deposits, sinking fund (if any) and all other deposits, and other amounts lying to the credit of the Transferors with the said Promoters who are in charge and in possession of the said Building or any other person or authority of and relating to the said Flat and the said Car Parking Spaces as per agreement entered between Bennett, Coleman and Company Limited & Developer dated 24th Feb 2016;

W. Kothari
Sanjay

Sanjay

The Transferors are aware of the fact that the Transferees have agreed to purchase and acquire the said Flat, the said Car Parking Spaces together with all privileges and benefits attached to the membership of the Society/Common Organization (as and when the same may be formed) and pay for the same relying on the correctness of all the statements, declarations and

W. Kothari

Sanjay

Sanjay

representations as given hereinabove. The Transferors do hereby declare that they shall make good to the Transferees from and against all losses, damages, litigations, claims, demands made ~~and/or raised by anyone and/or costs that may be incurred by the Transferees as~~ a result of any of the statements, representations, assurances, confirmations herein contained being untrue or incorrect and/or challenging the authority of the Transferors to sell the said Flat and/or the said Car Parking Spaces

- (m) The Transferor has represented and informed the Transferees that the Transferor has already paid to the Developer in advance a sum of Rs. 7,34,400/- towards advance maintenance. The aforesaid total consideration is inclusive of the said advance maintenance and the Transferees are entitled for the benefit of the aforesaid advance payment. The Parties hereby agree that the Transferor shall bear and pay all other charges except the charges included in the advance maintenance paid by the transferor as per the agreement for sale dated 24/02/2016 in respect of the said Premises due and payable by them to the said Developers up to the date of possession hereof. The Transferor shall make good all dues and claims in respect of the said Premises relating to the period up to the date of possession to the Transferees as well as from and against all former and other estates, titles, charges, taxes and encumbrances whatsoever had, made, executed, occasioned or suffered by the Transferees in respect of the said Premises. The Transferees further agree that from the date of possession the Transferees shall regularly and punctually pay all the charges except the charges included in the advance maintenance paid by the transferor as per the agreement for sale dated 24/02/2016 and that the Transferees hereby agree to make good to the Transferors against non-payment of the same and against all actions, suits proceedings costs claims and demands in respect thereof. The Transferees also hereby agree and undertake to handover the Certificate for the deduction of tax for the entire amount deducted to the Transferors on or before execution within 7 (Seven) days of the execution of these presents.

V. K. K. K.

Singh

Ali

AND THE TRANSFERORS DO HEREBY COVENANT WITH

THE TRANSFEREES that the Transferors and all persons having or lawfully or equitably claiming any estate, right, title or interest at law or in equity in the said Flat and the said ~~Car Parking Spaces~~ hereby sold and transferred or expressed so to be, shall and will from time to time and at all times hereafter at the request and costs of the Transferees execute or cause to be executed all such further instruments and documents including Society/Common Organization transfer forms and all other acts, deeds, matters and assurances in law whatsoever together with all applications and communications that may be required to be addressed to the Society/Common Organization (as and when the same may be formed) or any authority for transfer of the said Flat and the said Car Parking Spaces in favour of the Transferees.



AND THE TRANSFEREES DO AND EACH OF THEM DO THIS HEREBY COVENANT WITH THE TRANSFEROR that the Transferees shall become the members of the Society/Common Organization (as and when the same may be formed) and as and when the Share Certificate/s are issued in favour of the Transferees and abide by and observe and perform all the rules, regulations and bye-laws from time to time and at all times of the Society/Common Organization of the members of the said Building (as and when the same may be formed) and shall with effect from the date hereof be liable to bear and pay their proportionate shares of outgoings, taxes, water charges, electricity charges and maintenance charges payable in respect of the said Flat and the said Car Parking Spaces in accordance with the bills that may be raised by the Society/Common Organization (as and when the same may be formed).

AND FURTHER simultaneously with execution hereof the Transferors have handed over to the Transferees the quiet, vacant and peaceful possession of the said Flat and the said Car Parking Spaces on as is where is basis and also handed over all the original title deeds relating to the said Flat and the said Car Parking Spaces more particularly described in the Second Schedule hereunder written and the Transferors covenants with the Transferees that the Transferors

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11
[Handwritten signature]

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shall execute all the incidental documents including Society/Common Organization Transfer Forms required to be submitted to the Society/Common Organization (as and when the same may be formed).

9946294909
AND FURTHER
2019

all the out-of-pocket expenses including stamp duty and registration charges, in respect of this Deed of Transfer and all other documents to be executed in pursuance hereof shall be borne and paid by the Transferees alone. In case of any Transfer fees payable to the Developer concerning the transfer of the said premises, the same shall be borne and paid by the Transferor alone. Each party shall bear and pay their respective Advocates costs.



WHEREOF the parties hereto have set and subscribed their respective hands on the day and year first herein above written.

THE FIRST SCHEDULE ABOVE REFERRED TO:

Flat being Flat No. 801, on the 8th Floor in the A Wing admeasuring about 1835 sq. ft. carpet area together with 2 (Two) Car Parking Spaces bearing Nos. B1-117 and B2-4 on the basement in the building known as "Raj Grandeur", situate, lying and being at Village Tirandaz, Behind Dr L H Hiranandani Hospital, Powai bearing CTS No. 102 A/2, admeasuring 20,205.34, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban, Mumbai - 400 076.

THE SECOND SCHEDULE ABOVE REFERRED TO:

- Original Agreement dated 24.02.2016
- Original Letter of Possession dated 02.06.2017 of the said Flat and Allotment Letter dated 02nd June 2017 of the said Car Parking Spaces.
- Building Full Occupation Certificate

V. K. Kulkarni

Sanjay

Aligh

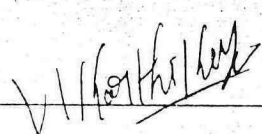


THE COMMON SEAL OF

M/S. BENNETT, COLEMAN & CO. LTD., BEING THE TRANSFERORS

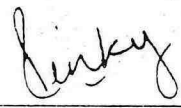


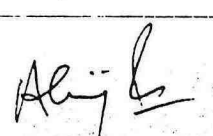


HAS BEEN AFFIXED PURSUANT TO THE RESOLUTION OF THE BOARD OF DIRECTORS IN THE MEETING HELD ON 10th August 2017

BY THE HAND OF

करल - 3
११५० १६ १०१



 (Signature) BENNETT, COLEMAN & CO. LTD., THROUGH ITS AUTHORIZED REPRESENTATIVE MR. V.S KARTHIKEYAN	Photograph 	Left Thumb Impression 
---	---	---

by the withinnamed "TRANSFEREES")

 (Signature) MRS. PINKY ARYA		Left Thumb Impression 
 (Signature) MR. BRIJ MOHAN ARYA		Left Thumb Impression 

in the presence of ...)

Witnesses:)

1. 
2. 



करल - ३		
११५९६	१७	१०१
२०१७		

RECEIPT

Received a sum of Rs. Rs. 6,13,80,000 (Rupees Six Crores Thirteen Lakhs Eighty Thousand Only) through Cheque/DD and other sums through RTGS/NEFT as mentioned below from Mrs. Pinky Arya & Mr. Brij Mohan Arya towards Full &

Final payment for the property in 801 in "A" Wing of Raj Grandeur, Powai

Date	Cheque No./ RTGS/NEFT	Drawn on/ Paid through	Amount
09.08.2017	757155	State Bank of India	10,00,000/-
18.12.2017	SBIN317352682843	State Bank of India	1,02,66,200/-
20.12.2017	TDS (Form 26QB)	State Bank of India	6,13,800/-
27.12.2017	DD/Bankers' Cheque 253593	State Bank of India	3,85,00,000/-
28.12.2017	DD/Bankers' Cheque 676485	State Bank of India	1,10,00,000/-
TOTAL			6,13,80,000/-

1/10/17
1/10/17

1/10/17



WE HAVE RECEIVED;

For Bennett Coleman & Co. Ltd.

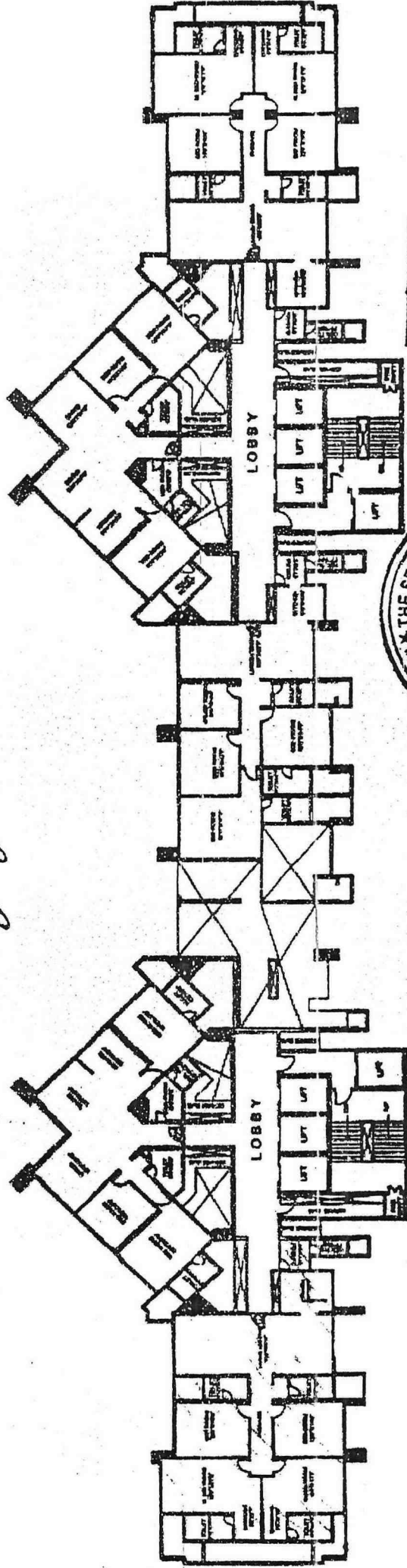
V. K. Kulkarni

Authorised Signatory

(TRANSFERORS)

Annexure C

Raj Grandewi



करल - ३		
९९५६६	९८	९०९
२०१७		



8th FLOOR PLAN

FLAT NO 801 ON 8th FLOOR IN WING "A"

V. Kothakota

*Surya
Shirke*

Date: - 04/12/2017

To,
BENNETT, COLEMAN & CO. LTD.
The Times of India Building,
D. N. Road, Fort,
Mumbai 400001.

करल - ३		
११५६७९६	१९	१०१
२०१७		

Sub: N.O.C. for sale of Flat No. 801, 8th Floor, "A" Wing, Raj Granduer situated Behind Hiranandani Hospital, Powai, Mumbai 400 076.

Dear Sir,

With reference to the above subject we have no objection to transfer the Flat No. 801, 8th Floor, "A" Wing, Raj Granduer, situated Behind Hiranandani Hospital, Powai, Mumbai - 400 076 to Mrs. Pinky Arya & Mr Brij Mohan Arya.

Subject to the intending purchaser Mrs. Pinky Arya & Mr. Brij Mohan Arya complying with all the remaining obligations to be performed under the Agreement for Sale dated 24th February 2016 Registered on 2nd March 2016 executed with you.

Thanking you,
For Rajesh Estates & Nirman Pvt. Ltd.


Director





Bennett, Coleman & Co. Ltd.
Registered Office: The Times of India Building, Dr. D.N Road, Mumbai 400001
Corporate Identity No: U22120MH1913PLC000391
Tel.: 022-6635 3535

CERTIFIED TRUE COPY OF THE RESOLUTION PASSED BY THE INVESTMENTS AND LOANS COMMITTEE OF THE COMPANY AT ITS MEETING HELD ON 10TH AUGUST, 2017

"RESOLVED THAT approval of the Committee be and is hereby granted unanimously, for sale of unit No. A 801 in the project by the name Raj Grandeur, located at Mumbai and developed by Rajesh Estates & Nirman Pvt. Ltd. ("Unit") to Brij Mohan Arya and Pinky Arya ("Buyers") for a consideration of Rs. 6,13,80,000/- (Rupees Six Crores Thirteen Lakhs Eighty Thousand Only), to be paid by the Buyer and on the terms and conditions as contained in the proposal.

RESOLVED FURTHER THAT Mr. G. Ramaswamy, Mr. V. S. Karthikeyan and Ms. Aashu Madhan be and are hereby severally authorised to sign and execute the Agreement for Sale, Memorandum of Understanding, Conveyance Deed and/or all other related documents incidental to sale of the aforesaid Unit and admit execution thereof before the competent Sub-Registrar of Assurances and to do all acts, deeds, matters and things as may be necessary so as to give effect to the sale of the Unit as aforesaid for and on behalf of the Company."

For BENNETT, COLEMAN & COMPANY LIMITED.

Kausik Nath
Vice President & Company Secretary

करल - ३		
२२५६	२०	१०९
२०१७		



मालसत्ता पत्रक

तिरवाण

मालसत्ता/न.म.न.क. - न.म.न. मुलुं

पिस्त -

मुंबई उपनगर जिल्हा

पिस्त नंबर

पत्रक नंबर

वर्ग

पारसंख्येकर

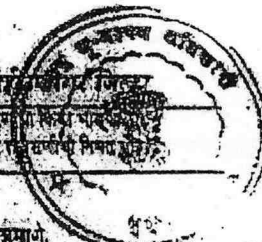
शासनालय विलेप्य भा. शासनालय विलेप्य भा. शासनालय विलेप्य भा. शासनालय विलेप्य भा.

१०क

१११२.४

क

पिस्त न.म.न. १०क म.म.म.



कर - २
२००२/१३३/२५५
२०२६

कर - ३

२३/१०/२०१९
२०१९

क्रमांक	विवरण	मालसत्ता	नविन बांधकाम पत्रक (१)	मालसत्ता
१११२	ख.पु. मालसत्ता न.म.न. १/तिरवाण/को.र.नं. २२०/२६ दि. १९.९.२२ श. नि. शासनालयी मुंबई उपनगर पारसंख्येकर मालसत्ता क्रमांक १११२/१/१/२०२६ मालसत्ता पत्रक नं. १११२ दि. १९.९.२२ मालसत्ता पत्रक नं. १११२/१/१/२०२६ पारसंख्येकर मालसत्ता न.म.न. १०क पारसंख्येकर मालसत्ता १११२.४ मालसत्ता नं. १११२/१/१/२०२६			
१११२	ख.पु. मालसत्ता न.म.न. १/तिरवाण/को.र.नं. २२०/२६ दि. १९.९.२२			



मालसत्ता - १११२

वर्ग -

न.म.न. मुलुं
मुंबई उपनगर जिल्हा

मालसत्ता नं. १११२
मालसत्ता नं. १११२
मालसत्ता नं. १११२
मालसत्ता नं. १११२

प्रमाणपत्र
मिळवून घेतल्या प्रमाणित
प्रतिबंध दाखल सेव १३.१२.२०१९
मिळवून घेतल्या प्रमाणित
मिळवून घेतल्या प्रमाणित
मिळवून घेतल्या प्रमाणित
मिळवून घेतल्या प्रमाणित

Handwritten signature and initials.

मालमल्ला पत्रक

विभाग - तिर्का

मालमल्ला पत्रक - न. १-अ. मुंबई

दिनांक -

माल मूल्यांकन क्रमांक तिर्का नंबर फोटो नंबर शीट नंबर धारणाधिकार

रजिस्ट्रार कार्यालय मुंबई

१०२/अ १०२/अ

२२७३७.७
[७२२८.२]
[२२५३७.७]
- २३२८.२ १०२ क. चौ. मिति
- मिळकत पत्रिका उपपत्राची.
[२२३०९.५]
- ८५९०.० क. मू. का. २०३
या मिळकतीमध्ये सामाविष्ट
कराच्या अंश कमी.
[२१९१२.५]
२२२२.५
- १०८९५ क. मू. का.
१०२ क. तिर्का मिळकत
पत्रिका उपपत्राची शीट
कमी वेळी.
२५,०२८.०

२००२ १३५ २५५
२०१६

करदाता - ३

२२५६७ २२ १०९
२०१७

सुविधाधिकार

रजिस्ट्रार मुळ धारक

पत्तवार

राज्य भार

राज्य क्षेत्र

दिनांक

बंद करवाचक

प्रतिपक्ष (बंद)

पत्र (१) दिनांक

दिनांक	बंद करवाचक	प्रतिपक्ष (बंद) पत्र (१) दिनांक	वकील
०२/०४/१९७४	उ.कि.बा.मि.मु.क. अंधेरी बांधकामील क.प.सी.सी. / एल.प.न.सी. सी./३९२३ दि. १९.१०.७३ प्रमाणे उ.कि. रो. सारा नंबर वेलाची. सारा रु. १५९.८५ दि. १८.१०.७० पासून व साराप्रकार C केला.		वकील - ०२/०४/१९७४ क.प.सी. मुंबई
२३/०५/१९७४	S.I.P. मा.अधिकारक सुमि अ.मुंबई दफतर किराड अंधेरी प्र.एस. आर. IV-A/७६ दि. २३.९.७३ अन्वये सोमबायी घुलली.		वकील - २३/०५/१९७४ क.प.सी. मुंबई
०४/०५/१९०१	७२१ प्रमाणे सब रजि. पत्रा SR No. ५८९६/७३ दि. २२.२२.७३ व जि. दि. मू. अ. तया न. मू. र मू. बांधकाम अंधेरी प्र. न. मू. १६/ तिर्का दि. २६.६.८४ ने नाव नोंदीत क्षेत्र सुमारे १३४०.१० चौ.मी.	श्री.सी.बोरामा (L) १) श्री.सुमती पंढर लक्ष्मणजी मुनबर २) उत्तमराव लक्ष्मणजी मुनबर	वकील - ०४/०५/१९७४ क.प.सी. मुंबई

Handwritten signatures and initials

मालमत्ता पत्रक

दिनांक
२००२

पञ्जाब/न.पु.मा.का. - न.पु.अ. मुसुंड

जिल्हा - मुंबई उपनगर जिल्हा

आवक नं. व. नं. धरणी क्रमांक

यासमता विलोकन साधारणाचा किंवा मर्यादा ताबरीत नवीन उपकरणांकर प्रस्तावार्थीच्या निवेदन बरे

क्रमांक	चौक क्रमांक	नवीन धारक (वा) पहिले (२) किंवा धारक (३)	समावधान
१९८६	क. घ. १९८२ चो मॉडेल क्षेत्र मा. अग्रिम वपणिकी करीत असलेला बांग कमीत आदेश क्र. AD/LND/B/1982 दि. २०.०८.८२ अन्वये कोटिबाग मंडळीच्या निरका मितळच्या पवित्र ठरवणी त्वास १०२२ नंबर विला व १६.६.८४ चे नोंदीची नोंदी १०२ च धर बाजल केलेले कमी.	(H) धारकाने धरकारता रामा.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> २००२ १३/०८ २५५ २०२९ </div>
२०/१९९१	इ. नि. व. बांग कमीत सवि. क्र. २ ४१००/८७ व ४१०१/८७ दि. ४.१.८९ च कमीत वाकडील आदेश दि. २२.४.९१	(H) धारकाने धरकारता रामा.	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> करत - ३ ९९५७ २३ ९०९ </div>
२०/१९९१	श्री. व. व. रामा यांचे दि. १९.९.९१ १९९१-९२ च अर्ज, कायदा क्रमांक, सुधी धोत्रा बाजला, उपविभागीय मंडळीत नोंद घेत दि. २०.६.९१ चे कायदा क्रमांक	धारक:- श्री. व. व. रामा धोर - ८५९०.००० रु.ची	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> १९९१-९२-११ न.पु.अ. मुसुंड </div>
२००१	मा. नि. व. व. बांग कमीत आदेश क्र. सी. कार्या / एलडी / एलडी १४४ दिनांक १९.९.२००१ अन्वये व वा कायदा क्रमांक दि. ८.५.२००१ अन्वये धर मिळकतीचे क्षेत्र ८५९०.० चौ. मी. न.पु.अ. मंडळीत नोंद घेतले जाऊ लागले तेव्हा क्षेत्र कमी केले. न.पु.अ. १०२ इय मिळकतीचे पणूण क्षेत्र १२६९१.५ चौ. मी. इतके राखण घेणे. तसेच दिनांक १६.१२.९१ चौ मीत कमी केली आहे.	धारक:- श्री. व. व. रामा धोर - ८५९०.००० रु.ची	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> १९९१-९२-११ न.पु.अ. मुसुंड </div>
२००४	मा. नि. व. व. बांग कमीत आदेश क्र. सी. कार्या / एलडी / एलडी १४४ दिनांक १९.९.२००१ अन्वये व वा कायदा क्रमांक दि. ८.५.२००१ अन्वये धर मिळकतीचे क्षेत्र ८५९०.० चौ. मी. न.पु.अ. मंडळीत नोंद घेतले जाऊ लागले तेव्हा क्षेत्र कमी केले. न.पु.अ. १०२ इय मिळकतीचे पणूण क्षेत्र १२६९१.५ चौ. मी. इतके राखण घेणे. तसेच दिनांक १६.१२.९१ चौ मीत कमी केली आहे.	धारक:- श्री. व. व. रामा धोर - ८५९०.००० रु.ची	<div style="border: 1px solid black; padding: 5px; display: inline-block;"> १९९१-९२-११ न.पु.अ. मुसुंड </div>



धरणी क्रमांक - २२२९

सर्व मालमत्ता

जिल्हा कार्यालय मुंबई उपनगर जिल्हा

मुंबई उपनगर जिल्हा

समाधानपत्र

नियतकृत पत्रिकेच्या प्रमाणित प्रतीवर दाखल क्षेत्र २००२८० चीरुष निरर भकतीदरा एनार् काळीरस प्रशासित

मुसुंड दारांला माज सिडर ई

मुसुंड मितळकृत पत्रिकेकर नमुनू केळीच्या क्षेत्राकर मेळकत प्रकलनकर कारी केळी कळते.

(पान नं. - २)

मालमत्ता पत्रक

विभाग/दफ्तरी - सिव्हरण प्रालुका/न.प्र.या.क. - न.प्र.क.मुमुं

नगर प्रमाण नमांक शिक्त नंबर पत्रक नंबर क्षेत्र धरणीकरण

१००३७/१३ १००३७/१

[१७६५७.६]

क-१

- ४०४३५.९
- ११८१.५ १००० निराली
- मिळकत पत्रिका उघडली.
- १११५५.४
- ५१८.३ न.प्र.क. १८४
- सामील झाल्याने कमी.
- ३८७३६.३
- ७१०५.५ नविल
- मिळकत पत्रिका १००३७/१३,
- १००३७/१३ उघडलेने कमी.

करल - ३		
२००२	३१	२५५
२०१६		

करल - ३

०९५८७	२४	१०१
२०१७		

दफ्तरीचा मुळ धरक
वर्ष १९९८

नगर भाग

नगर क्षेत्र

दिनांक

२३/०५/१९७५

S.I.F.
सा. अखिलाक प्र.अ.
मुंबई उपनगर मिल्हा
आपला क्र.म.प्र.प्र.स.
आर. IV-A/७३
दि. २३.९.७३ अन्वये
कोराची बुळसी
कोली.

०९/१०/१९८०

सा. अन्वर उपनिर्देशिकाती प्र. उपनगर अंधेरी यांचे
कडील क्र. ADC/LND/D-७१२८ दि. १.९.८० नुसार ५५.०
घो.मी. क्षेत्र वि.शोतीकडे वर्ग झाले. समक दि.शे.सारा
व मुद्रत मॉरली वि.नो. सास व.सा.क. २.७५
दि. १.९.७३ पासून

सा.
१३/०५/१९७५
न.प्र.क.
मुमुं

सा.
१८/०५/१९७५
न.प्र.क.
मुमुं

(Handwritten signatures)

करल-२
 2002 17 284

मालमत्ता पत्रका

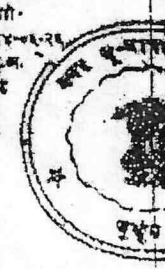





तिरिक्त

मालमत्ता न.मु.अ.का - न.मु.अ. मुंबई

करल - मुंबई उपनगर जिल्हा पत्र

सादर पत्राचा प्रकाशनाचा दिनांक - २००२/१२/२८

संशोधित मालमत्ता न.मु.अ.का - न.मु.अ. मुंबई

क्र.सं.	व्यवहार	संशोधित	संशोधित मालमत्ता (पत्र) प्रकाशनाचा दिनांक (पत्र)	साक्षात्कार
२००२/१२८४	<p>संशोधित मालमत्ता S.R.No.S-११२८/०१ दि. १२.१२.०१ म मालमत्ता न.मु.अ. का न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>श्री. सी.बी. रामा (L) १) मुंबई उपनगर जिल्हा पत्र २) मुंबई उपनगर जिल्हा पत्र</p> <p>करल - ३</p> <p>११५२७ २५ १०९</p> <p>२०१७</p>	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p> 
२००२/१२८५	<p>मालमत्ता न.मु.अ. का दि. १२.१२.०१ म मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>(H) विचारजन संशोधन कार्य</p> 	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p>
२००२/१२९१	<p>संशोधित मालमत्ता दि. १२.१२.०१ म मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>(H) विचारजन संशोधन कार्य</p> 	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p>
२००२/१२९२	<p>संशोधित मालमत्ता दि. १२.१२.०१ म मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>(H) विचारजन संशोधन कार्य</p> 	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p>
२००२/१२९३	<p>संशोधित मालमत्ता दि. १२.१२.०१ म मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>(H) विचारजन संशोधन कार्य</p> 	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p>
२००२/१२९४	<p>संशोधित मालमत्ता दि. १२.१२.०१ म मालमत्ता न.मु.अ. का दि. १२.१२.०१ म न.मु.अ. मु. अ. का मालमत्ता न.मु.अ. का</p>	-	<p>(H) विचारजन संशोधन कार्य</p> 	<p>सा. १२.१२.०१ न.मु.अ. मुंबई</p>

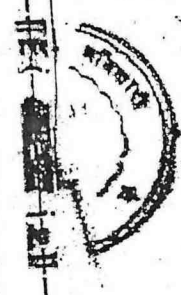
Handwritten signature and initials: *[Signature]* RP

मालमत्ता पत्रक

विभाग - तिरुवनंतपुरम
 नया भूमापन कार्यक
 नं. भू. मा. का. - नं. भू. मा. मुलुङ
 जिला - मुंबई उपनगर जिला

प्लॉट नंबर
 १००३१/३ १००३१

तापसणी करणार - श्री सहाय
 धारी सहायता -
 नं. भू. मा. मुलुङ
 मुंबई उपनगर जिला



करत - ३	
२००२	१०/२५५
२०१६	

२०१६ ५ २२२९
 जमी. मा. का. दिनांक १/३/०६ करतक शुल्का
 १६०००
 ६-
 १६६००
 जमी. मा. का. दिनांक २०/३/०६ करतक शुल्का
 नं. भू. मा. मुलुङ
 धारी सहायता

भूमापन
 सिविल इंजिनियरिंग समिति
 सिविल इंजिनियरिंग समिति
 सिविल इंजिनियरिंग समिति



करत - ३	
११५९०	२० १०९
२०१७	



Handwritten signature and initials.

करल - ३
 २००२ ११ २१५
 २६

मालमत्ता पत्रक

विभाग/मोजे -- तिरंदाज

कार पुरातन शिट नंबर प्लॉट नंबर
 क्रमांक पर जो. नं.

तालुका/न. भु. मा. मता. -- त. भु. अ. मुंबई

क्षेत्र चं. मी धारणाधकार

जिल्हा -- मुंबई उपनगर जिल्हा

सामान्यतः दिवसान्तर आकरणाचा क्रमांक आदेशाच्या तयारीत अर्जात न्याय्या पर तयारनाचे विधान वना।

१०२५/२

२०२०५.४

[क-१]
 क

सन २००६-२००७ सालावरील वि. नं. नारा ४२.४३१.

सुविधाधिकार

हक्काचा मूळ धारक वर्ष

पट्टेदार

द्वार भाग

द्वार शेर

दस्तावेज

ध्वकार

संड क्रमांक

रजि. क्रमांक (धा)

पट्टेदार (ब) विना पट्टेदार

करल - ३
 २०१७ २६ १०९
 २०१७

०१/०३/२००८

मा. जिल्हाधिकारी, मुं. उ. जि. यांचे आदेश / मजुर जमिन्वास्तु ज. सी / कार्या - २ डी / पॉलि' एसआरके - १६६ दि. २३/११/२००७ व रुद्रिपत्र दि. २५/०२/२००८ व इकडील पो कि / मो. र. न. अतिअधितकडी / ०१/२००७ ०१/१२/२००७ अन्वये पोटविधानाची नमुक्र १०२५/२ क्षेत्र २०२०५.४ आरक्षण निवाम्ये अर्जा स्वतः पत्रिका उघडली.

२०/०१/२०१४

मा. जिल्हाधिकारी मुं. उप. जिल्हा यांचेकडील दि. २१/५/२०१३ चा वि. नं. आदेश, अर्जदार बांधा अर्ज व इकडील दि. २५/६/२०१३ चे घेवणां अन्वये सन २००६-०७ च्या रु ४२.४३१- वाणिज्य प्रयोजना करिता वि. नं. नारा व धारकाचे नाव तसेच "क" सहा अर्कर दखल केला.

मा. जिल्हाधिकारी मुं. उप. जि. यांचे कडील क्र. C/Desk-II /LND/NAP/ SRK-११८७ दि. २१/५/२०१३ व इकडील अति. त. वि. नं. मं. २. न. ३२५/२०१३

ध. रजि. नं. इस्टेट व निमाणे तर्क सध्याच्या श्री. राजेश राधकनी परेल



तयारपणे करणारा

श्री. एस. ए. पटेल
 व. ४३. ३३. ३३

जरी नकल

अर्ज क्रमांक: ४४८०८
 अर्ज प्राप्त दिनांक: १६/१२/१४... तक्रार मुलूक ६०
 नकल तयार दिनांक: २१/१२/१४... कागद फी २२
 नकल दिव्याधी दिनांक: २३/१२/१४... एकूण रक्कम रु.
 खरी नकल

गरासु मापन अधिकारी
 मुंबई

मुंबई नगरपालिका
 मुंबई उपनगर जिल्हा

करल - ३
 २३५६० २८ १०९
 २०१७

करल-३
 २००२ ११० २५५
 २०१६

Gen. 135 - 2000 - 2

VALID UPTO

57 AUG 2007

MUNICIPAL CORPORATION OF GREATER MUMBAI
 FORM 'A'
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT 1966
 No. CE/ 1020 /BPES/AS

1 SEP 2006

COMMENCEMENT CERTIFICATE

DUPLICATE

To,
 Shri Rajesh R. Patil
 A.M.S. Rajesh Estate & Nilsson Ltd.
 Plot No. 6348

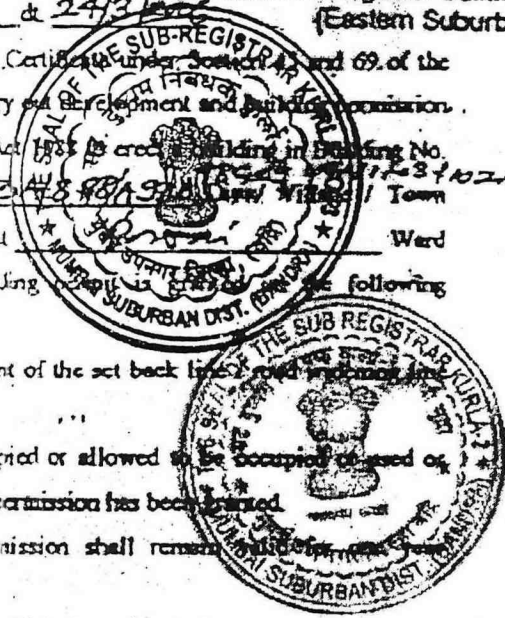
18 OCT 2007

18/10/07

Sir,

Executive Engineer Building Propos
 (Eastern Suburbs.)

With reference to your application No. 5831 & 24/3 for Development Permission and grant of Commencement Certificate under Section 43 and 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 346 of the Mumbai Municipal Corporation Act 1925 to erect building in Building No. 1 on plot No. 6348 C.T.S. No. 6348 Planning Scheme No. Tiranda 2 situated at Road / Street 5 Ward 5 the Commencement Certificate / Building



- the following conditions :-
- 1) The land vacated on consequence of the endorsement of the set back line shall form part of the public street.
 - 2) That no new building or part thereof shall be occupied or allowed to be occupied or used or permitted to be used by any person until occupation permission has been granted.
 - 3) The commencement certificate/ development permission shall remain valid only if the work commencing from the date of its issue.
 - 4) This permission does not entitle you to develop land which does not vest in you.
 - 5) This commencement Certificate is renewable every year but such extended period shall be in no case exceed three years provided further that such lapse shall not be any subsequent application for fresh permission under section 44 of the Maharashtra Regional & Town Planning Act 1966.
 - 6) This certificate is liable to be revoked by the Municipal Commissioner for Greater Mumbai if
 - a) The Development work in respect of which permission is granted under this certificate is not carried out or the use thereof is not in accordance with the sanctioned plans.
 - b) Any of the conditions subject to which the same is granted or any of the restrictions imposed by the Municipal Commissioner for Greater Mumbai is contravened or not complied with.
 - c) The Municipal Commissioner for Greater Mumbai is satisfied that the same is obtained by the applicant through fraud or misrepresentation and the applicant and every person deriving title through or under him in such an event shall be deemed to have carried out the development work in contravention of Section 43 or 45 of the Maharashtra Regional and Town Planning Act, 1966.

①

J 8 OCT 2007
DUPLICATE

2002 786 244

- 2 -

Executive Engineer Building Proposal
(Eastern Suburbs.)

The conditions of this certificate shall be binding not only on the applicant but on his heirs, executors, assignees, administrators and successors and every person deriving title through or under him.

The Municipal Commissioner has appointed Shri Y. D. Ingavale Executive

Engineer to exercise his powers and functions of the planning Authority under Section 45 of the said Act.

2002 786 244
2002

The C.C. is valid upto 31 AUG 2007

C.C. upto Stilt Slab

For and on behalf of Local Authority
The Municipal Corporation of Greater Mumbai

01 SEP 2006

Asst. M.C. S. Ward
AE W.V.S. Ward
Health Officer
Copy forwarded for information
and necessary action please.

1/9/2006
Executive Engineer (Building Proposal)
Eastern Subs
FOR

E.E.B.P. (E.S.) 1/9/2006



1/9/06
AE (E.S.) S&T

CE/1090/18PES/AS 18 JUL 2007

Stilt Slab as per Approved plans dtd. 15/6/2007

15/1/07
S.E.B.P. (E.S.) A.E.B.P. (S/T)

CE/1090/18PES/AS 20 NOV 2008

18/7/2007
Executive Engineer Building Proposal
(Eastern Suburbs.)

C.C. upto 2nd floor for wing's 'A' & 'B' and C.C. upto
pucka for wing 'C' as per approved plans dtd. 15/06/07

20/11/2008
Executive Engineer Building Proposal
(Eastern Suburbs.)



Full c.c. as per approved amended plan dated 15/6/10

CEI 1090 BPES/AS 4 SEP 2010

c.c. up to 19th floor for wing 'A' & wing 'B' and c.c. up to
stilt slab for wing 'C' as per approved amended plans
dt. 29/12/10

Executive Engineer Building Proposa	
(Eastern Suburbs.)	
200297	1244
30/12/10	

Executive Engineer Building Proposa		
(Eastern Suburbs.)		
30	909	
30 DEC 2010		

CEI 1090 BPES/AS

c.c. up to 22nd floor for wing 'A'
c.c. up to 21st floor of wing 'B' and
c.c. up to stilt slab for wing 'C' as per
approved plans dt. 29.12.2010.

Executive Engineer Building Proposa
(Eastern Suburbs.)

CEI 1090 BPES/AS = 7 FEB 2011

c.c. up to 24th upper floor for wing 'A' and
upper floor for wing 'B' and c.c. up to
stilt slab for wing 'C' as per approved amended plans dt. 21.1.2011.



CEI 1090 BPES/AS

14 FEB 2012

Executive Engineer Building Proposa
(Eastern Suburbs.)

c.c. up to 31st upper floor for wings
A & B and c.c. up to
stilt slab for wing 'C' as per approved
amended plans dt. 29/12/10



CEI 1090 BPES/AS 17 JUL 2014

Full c.c. for wing 'A' & 'B' and c.c. up to stilt slab for wing 'C' as per
approved amended Plan dated 17/06/2014

Executive Engineer Building Proposa
(Eastern Suburbs.)

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

प्राइवेट लिमिटेड कम्पनी के रूप में परिवर्तित होने के परिणामस्वरूप, कम्पनी के नाम में परिवर्तन
का नया निगमन प्रमाण-पत्र

कॉर्पोरेट पहचान संख्या : U28991MH2005PTC099089

मैसर्स RAJESH ESTATES AND NIRMAN LIMITED

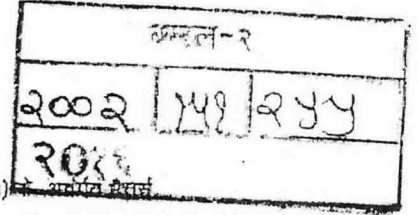
के नामले से, मैं एतद्वारा सन्तुष्ट करता हूँ कि मैसर्स

RAJESH ESTATES AND NIRMAN LIMITED

जो मूल रूप में दिनांक सोलह फरवरी दो हजार पांच को कम्पनी अधिनियम, 1956 (1956 का 1) के अन्तर्गत

Raj Precision Limited

के रूप में निगमित की गई थी, और उसके द्वारा कम्पनी अधिनियम, 1956 की धारा 31(1) के अधीन प्राइवेट कम्पनी के रूप में परिवर्तित करने के लिए प्रार्थना-पत्र देने तथा भारत सरकार द्वारा उसका अनुमोदन कम्पनी रजिस्ट्रार कार्यालय आर.ओ.सी. - मुंबई को एस आर एन B24674699 दिनांक 16/11/2011 द्वारा प्राप्त होने की लिखित सूचना प्राप्त होने पर उक्त कम्पनी का नाम आज से परिवर्तित रूप में मैसर्स RAJESH ESTATES AND NIRMAN Private Limited



कर - 3	2011
2011	2011
2011	2011

दिनांक सोलह नवम्बर दो हजार न्यास को मुंबई में जारी किया जाता है।

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

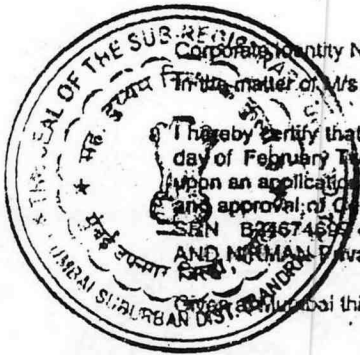
Fresh Certificate of Incorporation Consequent upon Change of Name on
Conversion to Private Limited Company

Corporate Identity Number : U28991MH2005PTC099089

In the matter of M/s RAJESH ESTATES AND NIRMAN LIMITED

I hereby certify that RAJESH ESTATES AND NIRMAN LIMITED which was originally incorporated on Sixteenth day of February Two Thousand Five under the Companies Act, 1956 (No. 1 of 1956) as Raj Precision Limited and upon an application made for conversion into a Private Company under Section 18(1) of the Companies Act, 1956; and approval of Central Government signified in writing having been accorded thereto by the Reg. Co. Mumbai vide SBN B24674699 dated 16/11/2011 the name of the said company is this day changed to RAJESH ESTATES AND NIRMAN Private Limited.

Given at Mumbai this Sixteenth day of November Two Thousand Eleven.



Registrar of Companies, Maharashtra, Mumbai
कम्पनी रजिस्ट्रार, महाराष्ट्र, मुंबई

*Note: The corresponding form has been approved by V ELANGO VAN, 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:

RAJESH ESTATES AND NIRMAN Private Limited
139 SEKSARIA CHAMBERS N M ROAD, FORT,
MUMBAI - 400023,
Maharashtra, INDIA



करल - ३		
११५००	३२	१०१
२०१७		



MUNICIPAL CORPORATION OF GREATER MUMBAI
APPENDIX XXII

FULL OCCUPANCY Under Regulation 6(7)* and BUILDING COMPLETION CERTIFICATE Under Regulation 6(6)*
[CE/1090/BPES/AS of 31 January 2017]

To,
Shri Rajesh R. Patel
RB House, M.I.D.C. Cross Road 'B' J.B. Nagar, Andheri (E), Mumbai - 400 059..

Dear Applicant/Owners,

The full development work of Residential building comprising of full occupation for wing A and B of 3 tier basement for parking + lower stilt (parking) + upper stilt 1 and 2 (parking and R.G.) + 1st to 30th upper floors along with Club House excluding Wing C on plot bearing C.S.No./CTS No. 102A/2 & 102A/4 of village TIRANDAZ at _____ is completed under the supervision of Shri. TARUN H MOTTA , Licensed Surveyor , Lic. No. M/163/LS , Shri. Hiten I Mahimtura , RCC Consultant, Lic. No. STR/M/63 and Shri. Ishtiyaque Ahmed Ansari , Site supervisor, Lic.No. A/6/SS-I and as per development completion certificate submitted by architect and as per completion certificate issued by Chief Fire Officer u/no. FB/HRC/ES dated 02 April 2014 . The same may be occupied and completion certificate submitted by you is hereby accepted. A set of certified completion plan is attached herewith.

Copy to :

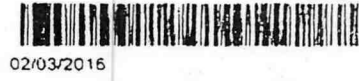
1. Asstt. Commissioner, S Ward
 2. A.A. & C. , S Ward
 3. EE (V), Eastern Suburb
 4. M.I. , S Ward
 5. A.E.W.W. , S Ward
 6. Architect, TARUN H MOTTA, J-14, STONE CASTLE, I.C. COLONY RD. BORIVALI (W)-400103 2nd floor 9 square bldg. eamdas marg, borivali west mum-92.
- For Information please



Avinash
Goraksh
Tambewagh

Sours faithfully
Executive Engineer (Building Proposals)
Municipal Corporation of Greater Mumbai
S Ward

Jitendra
Chhaganlal
Siddhpura



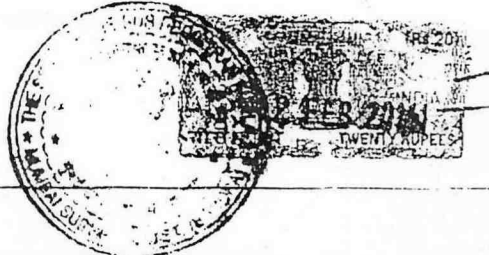
02/03/2016

मूची क्र.2

दुय्यम निबंधक, मह. दु. नि. कुर्ला २
 दस्त क्रमांक: 2002/2016
 नोंदणी
 Regn 63m

गावान नाव: 1) तिरंदाम

(1) विनंतीचा प्रकार	करणाचा	करल - ३.
(2) मीठदव्या	49277000	99460 93 909
(3) बाजारभाव (भाडेपट्ट्याच्या बाबतिलेवढ्याकरा आकारणी देणे की पट्टेदार ते समुद्र करावे)	24050622	2019
(4) भू-मापन, गोंदहिल्या व परक्रमांक (अमल्यास)	1) पालिकेचे नाव: मुंबई नगरपालिका इतर वर्षे: पालिकेचे नाव: मुंबई नगरपालिका पालिका नं. ५ का पत्रव्यवस्था, इमागतीचे नाव: राज प्रोडिअर, प्लॉट नं: हींगलदानी इन्फिस्ट्रियल्स बंधक, प्लॉट नं: प्लॉट नं. 400076 ((C.T.S. Number : 102 A/2))	
(5) श्रेयफल	1) 204 62 चौ मीटर	
(6) आकारणी किंवा नुई देण्यात येणारे वेळ		
(7) दस्तावेज करत देणा-या/यांना देणा-या पत्रकारांचे नाव किंवा दिवाणी न्यायालयाना ठरवून घेण्यात आलेल्या किंवा आदेश अन्वयेत, प्रतिवादिचे नाव व पत्ता:	1) नाव - गवळण इन्स्ट्रुट आणि निर्माण प्रा लि व अर्थो मिश्रटरी प्रतिक एच पटेल वरि. मुंबई नगरपालिका दिवाणी न्यायालय नं. 41, पत्ता - - , आर वी हाऊस एम आय वी सी, वी ऑफ अर्थो कुर्ला रोड, वी नगर अर्थो व मुंबई नगर, MAHARASHTRA, MUMBAI Non-Government पिन कोड - 401059 प्लॉट नं - AAACR7599A	
(8) दस्तावेज करत देणा-या/यांना देणा-या पत्रकारांचे व किंवा दिवाणी न्यायालयाना ठरवून घेण्यात आलेल्या किंवा आदेश अन्वयेत, प्रतिवादिचे नाव व पत्ता:	1) नाव - वेप्रेट कोलमन अँड कंपनी लिमिटेड व अर्थो मिश्रटरी आशु मधन वरि. मुंबई नगरपालिका दिवाणी न्यायालय नं. 34, पत्ता - - , दिवाळी ऑफ इन्डिया, वी एन रोड, मुंबई नगरपालिका, MAHARASHTRA, MUMBAI Non-Government पिन कोड - 400001 प्लॉट नं AAACB4373Q	
(9) दस्तावेज करत दिव्याचा दिनांक	24/02/2016	
(10) दस्त नोंदणी कर्याचा दिनांक	02/03/2016	
(11) अनुक्रमांक, मूद्र व पृष्ठ	2002/2016	
(12) बाजारभावाप्रमाणे मूद्रांक शुल्क	2464000	
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	30000	
(14) वेग		



मुल्यांकनसाठी विचारात घेतलेल्या नपथीस .

मुद्रांक शुल्क आकारणाचा निवडलेला अक्षर .

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

Shatoo
 य मह. दुय्यम निबंधक कुर्ला - २
 मुंबई उपनगर जिल्हा

iSarita v 1.4.0



करल - ३		
३५९७	७४	१०१
२०१७		

INSTRUMENT

पावती

Original/Duplicate

Friday, January 22, 2016
12:43 PM

नोंदणी क्र.: 39म
Regn. 39M

पावती क्र.: 819 दिनांक: 22/01/2016

गावाचे नाव: फोर्ट

दस्तावेजाचा अनुक्रमांक: बवइ1-646-2016

दस्तावेजाचा प्रकार: कुलमुखत्यारपत्र

सादर करणाऱ्याचे नाव: वेन्नट फोनमन एन्ड कंपनी लि तर्फे अयो विद्येटी व्ही एस काथिकिएन

नोंदणी फी

₹. 100.00

दस्ता हाताळणी फी

₹. 1400.00

पुष्पांची संख्या: 70

एकूण:

₹. 1500.00

आपणास मूळ दस्त, संवत्सल सिंद सूची-२ अंदाजे
1:03 PM ह्या वेळेस मिळेल.

दुय्यम निबंधक, मुंबई-१

वाजार मूल्य: ₹. 1/-

मोवदला: ₹. 1/-

भरलेले मुद्रांक शुल्क: ₹. 500/-

सह-दुय्यम निबंधक
मुंबई शहर क्र. १

- 1) देयकाचा प्रकार: By Cash रकम: ₹ 100/-
- 2) देयकाचा प्रकार: By Cash रकम: ₹ 1400/-

DELIVERED
24/1/16



करल - ३
 ३९५९० ३५ १०१
 २०१७



CHALLAN
 MTR Form Number-6

GRN	NH006692881201515E	BARCODE	Date		22/01/2016-11:55:17	Form ID	48(f)
Department	Inspector General Of Registration		Payer Details				
Type of Payment	Retail Customer-Direct Payment		TAX ID (If Any)				
Office/Address	Sale of Non-Stamp Stamps SoS Mumbai only BOM1, KRAMBA SUB REGISTRAR		PAN No. (If Applicable)	AAACB4373Q			
Location	MUMBAI		Full Name	DEVEN DWARKADAS			
Year	2015		Flat/Block No.	25			
Amount In Rs.	500.00		Premises/Bldg				
			Road/Street	111-114			
			Area/Locality	17-G CAWASHI PATEL STREET			
			Town/City/District				
			PIN	4 0 0 0 0 1			
			Remarks (If Any)	PAN2=AAEIPD2158E-PN=DEVEN DWARKADAS AND PARTNERS-CA#			
Total	500.00		Amount In Words	Five Hundred Rupees Only			
Payment Details	BANK OF BARODA		FOR USE IN RECEIVING BANK				
Cheque/DD No			Bank CIN	REF No.	02003942016012200515 42578025		
Name of Bank			Date	22/01/2016-12:00:54			
Name of Branch			Bank-Branch	BANK OF BARODA			
			Scroll No. . Date	Not Verified with Scroll			

बल - ३
 ३९५९० ३५ १०१
 २०१७



Mobile No. : 9821113486

करल - ३		
११५६६	३६	१०१
२०१७		



बबई - १		
२४२	२	१००
२०१६		

करल - ३		
११५९७	८७	१०१
२०१७		



बवई - १	
२४६	३ / १००
२०१६	

POWER OF ATTORNEY



KNOW ALL MEN BY THESE PRESENTS THAT,
 WE Bennett Coleman & Company Limited a
 Company incorporated in India and having its
 Registered Office at The Times of India Building,
 Road, Mumbai 400 001 (hereinafter
 referred to as the said Company) represented by
 Mr.V.S Karthikeyan, age - 43 years, DO SEND
 GREETINGS:

WHEREAS Mr. V.S. Karthikeyan, General
 Manager/ Authorised Representative, is executing
 this Power of Attorney for and on behalf of the
 Company in exercise of the powers conferred on
 him by the Investments & Loans Committee of the
 Board of Directors, at their meeting held on 14th
 January, 2016.

V. Karthikeyan
SAB
5/2 ching
Q

करल - ३		
११५६	३८	१०७
२०१७		

AND WHEREAS the Company is *inter alia* engaged in the business of printing, publication and distribution of newspapers, magazines and periodicals and various other businesses related to media.

AND WHEREAS the Company's Brand Capital Division as part of its mandate acquires and sells various real estate properties, flats etc through out India.

AND WHEREAS the Company thus needs to authorize its representatives from its Brand Capital division to admit the execution and present for registration all Agreements, Deeds and related documents of Conveyance and various other consequential subsequent documents if any like Deed of Agreement for Rectification, Alteration, Amendment, Cancellation before the respective Sub- Registrar of Assurances/ Sub-Registrar authorities in respect of Sale of its Units/Flats.



AND WHEREAS the Company has ownership of and otherwise well seized and possessed total 64 Flats/Units/ Plot/ Properties as stated in Chart which is annexed and marked hereunder as Annexure - "I" and these 64 Properties are more particularly described in the "Schedule

प्रवक्तृ		
२०२	४	१००
२०२६		

Handwritten signatures and initials at the bottom of the page, including 'V. Bhatnagar', 'S. Bhatnagar', 'S. Bhatnagar', and 'S. Bhatnagar'.

करल - ३		
११५६०	७६११	
२०१७		

बकई - १		
२४	५	१००
२०१६		

One to Sixty Four" hereunder (hereinafter referred to as the "said units/Flats").

AND WHEREAS the company is Selling/Assigning ("Transaction") the ownership, rights, title, interest, Lease hold rights, for which company is, executing Deed of Assignment, Sale Deed, Agreement to Sale, Deed of Assignment of Lease hold rights, memorandum of understanding, Deed of/ Agreement for Rectification, Alteration, Amendment, Cancellation and all other related documents.



AND WHEREAS authorized representative/s of company has/will signed, execute/d Deed of assignment, Sale Deed, Agreement to Sale, Memorandum Understanding Deed of/ Agreement for Rectification, Amendment, Cancellation and all other related documents, for the units/flats which are more particularly described in the Schedule written hereunder.



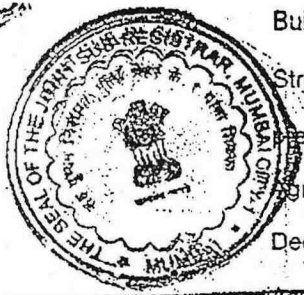
AND WHEREAS for the smooth implementation of the Transactions and due to busy schedule of Mr. V.S. Karthikeyan, the Company do hereby nominate, constitute and appoint the following person as the Company's true and

(Handwritten signatures and initials)
 V. Karthikeyan
 S. Karthikeyan
 S. Karthikeyan
 S. Karthikeyan
 S. Karthikeyan



करल - ३		
११५६६	१०	१११
२०१७		

duly constituted Attorneys 1] Mr. Deven Dwarkadas aged 46 years or 2] Mr. Sagar Bhandwalkar aged 40 years and/ or or,3] Ms. Bijal Mehta aged 26 years and/ or 4] Ms. Minal Naik, age 24 and/ or 5] Mr. Dhiraj Chavan age 25, 6) Ms. Priya Rombade aged 35 years and/or or 7) Ms. Shivani Soni aged 24 years and/or 8) Mr. Ronak Bharat Shah aged 21 years and/or 9) Mr. Yash Kapadia aged 20 years and/ or 10) Ms. Devanshi Shah age 22 years all working with M/s Deven Dwarkadas and Partners having address at Deven Dwarkadas & Partners, Advocates & Solicitors, Office Premises Nos.111 & 114, on the mezzanine floor of the Building "Vardhaman Chambers", 17-G, Cawasji Patel Street, Fort, Mumbai - 400 001 to admit the execution and present for registration said Deed of assignment, Sale Deed, Agreement to Sale, Memorandum of Understanding, Lease Deed, Leave and License Agreement before Sub registrar of Assurances.



बबई	
११५६६	१०
२०१६	

AND WHEREAS 1] Mr. Deven Dwarkadas or 2] Mr. Sagar Bhandwalkar and/ or ,3] Ms. Bijal Mehta and/ or 4] Ms. Minal Naik, and/ or 5] Mr. Dhiraj Chavan, 6) Ms. Priya Rombade and/or or 7) Ms. Shivani Soni and/or 8) Mr. Ronak Bharat Shah and/or 9) Mr. Yash Kapadia and/ or 10) Ms. Devanshi Shah all working with M/s. Deven Dwarkadas and

Handwritten signatures and initials at the bottom of the page, including 'Sagar', 'Dhiraj', and others.

कारण - ३		
१३५६७	८९	१०१
२०१७		

बबई - १	
२४	७/७०
२०१६	

Partners is hereby authorized on behalf of the Company as its duly Constituted Attorney in relation to the matters more explicitly stated herein below:

NOW THIS POWER OF ATTORNEY WITNESSETH AS UNDER:



1. Restricted Use - This power of attorney shall be subject to and read with the individual resolutions of the Company's Board of Directors authorizing the sale/transfer/assignment of the said Units/Flats and various other consequential requisite documents if any Deed of / Agreement for Rectification, Alteration, Amendment, Cancellation etc..
2. Consideration- All consideration paid by the buyers in respect of the said Units/Flats shall be paid in the name of Bennett, Coleman & Co. Ltd. The attorney is not authorized to collect any consideration in any form.
3. Only for sale this Power of Attorney shall be use only for selling/assignment the ownership, rights, titles, interest, leasehold rights for the which company is executing Deed of Assignment, Sale Deed, Agreement to Sale .

B *Vijay*
vs *SAB* *47* *disag* *#*

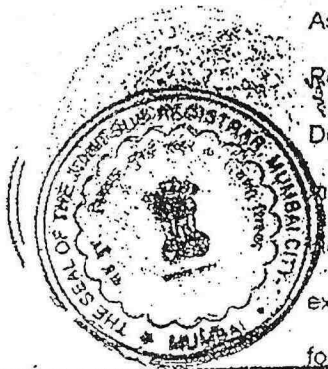


करल - ३		
११५९६	४२	१०९
२०१७		

Deed of Assignment of Lease hold rights, Memorandum of understanding and all other documents properties no particularly mentioned in Schedule hereunder.

4. Validity - This Power of attorney shall be valid only till 31st December, 2017.

5. To present and lodge the Deed of assignment, Deed, Agreement to Sale, memorandum of understanding, Lease Deed, Leave and License Agreement and all other related documents for registration before the Office of the Sub-registrar of Assurances or any other authority empowered under the Registration Act, 1908, and to admit execution of the Deed of assignment, Sale Deed, Agreement to Sale, memorandum of understanding Lease Deed, Leave and License Agreement and all other related documents executed by me and to do all acts and things necessary for effectively registering the said Deed of assignment, Sale Deed, Agreement to Sale, memorandum of understanding Lease Deed, and all other related documents in respect of the sale of the units/ flats which are more particularly described in the Schedule written



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hereunder

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6. And generally, to do all and thing incidental to the powers hereinbefore mentioned and all other acts and things necessary to carry on the above.

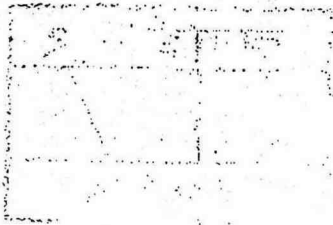
7. And the Company hereby declares that this Power of Attorney shall be used only for selling/assigning the ownership, rights, title, Lease hold Rights for which the Company is executing Deed of Assignment, Sale Deed, Agreement to sale, Deed of Assignment of lease Hold Rights, Memorandum of understanding and various other consequential subsequent documents if any like Deed of Agreement for Rectification, Alteration, Amendment, etc. for the properties more particularly mentioned in Schedule hereunder.



And the Company hereby declares that the constituent attorneys shall at all point of time present the original Power Of Attorney at the time of registration of any transaction before the Office of the Sub-registrar of Assurances or any other authority empowered under the Registration Act, 1908;

And the Company hereby ratifies and confirms and agrees to ratify and confirm all such acts, deeds and

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things that the said Attorneys shall lawfully do or cause to be done by virtue of the Powers hereby conferred.

And the company hereby declares that all proceeds and payment are to be made in the name of the company.

And the Company hereby declares that this power of attorney is given in the capacity of employee of the company and not in individual capacity. The proceeds of consideration from the sale of the properties shall be accounted in company's account.



Provided that the Powers hereby conferred shall be deemed to be revoked immediately on the said Attorneys cease to work with M/s. Deven Dwarkadas and Partners and/or Mr. V.S Karthikeyan ceases to be an employee of the Company.



Provided further that, this Power of Attorney shall be deemed to be revoked, cancelled after 31st December, 2017.

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Provided that this Power of Attorney is to admit execution purpose only.

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ANNEXURE I

CHART FOR 64 PROPERTIES/ UNITS/ FLAT AS STATED
 HEREIN ABOVE

No	Project Name	Type	Building Name	Win g	Unit No.	Floor	BHK	Carpet (Sq.Ft.)	Car Parking
1.	Orchid Woods	Resi	Orchid Woods	B	801	3	4	1,610 (149.58 Sq.mt)	1 Basement
2.	Haware Titak Nagar	Resi	No.84	C	C-301	3	2	677	No. S- 1
3.	Allamanda	Resi	Allamanda	B	404	4	2	692	Podium Parking Space no. 55
4.	Ekta California	Resi	Santa Clara	-	302	3	4	2,777	Two Car Parking No. P-11 & P-12
5.	Ekta California	Resi	Santa Monica	-	301	3	4	2,850	1
6.	Ekta California	Resi	Santa Monica	-	302	3	4	2,850	1
7.	Raj Grandeur	Resi	Raj Grandeur	A	701	7	4	1,835	2
8.	Raj Grandeur	Resi	Raj Grandeur	A	801	8	4	1,835	2
9.	Rustomjee Urbania	Resi	Acura	C	2002	20	2	640	1 Car Parking in Stackable lower level No. C-2002
10.	Rustomjee Elita	Resi	Elita	D	201	2	3	1,307	1 Basement Car Parking Space No. 27 A
11.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	201	2	NA	272.01	Not Specified
12.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	202	2	NA	464.04	Not Specified
	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	203	2	NA	268	Not Specified
	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	204	2	NA	221.42	Not Specified



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No	Project Name	Type	Building Name	Win g	Unit No.	Floor	Grnt	Carpet (Sq.Ft.)	Car Parking
15.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	205	2	NA	169	Not Specified
16.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	301	3	NA	272.01	Not Specified
17.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	302	3	NA	464.04	Not Specified
18.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	303	3	NA	268	Not Specified
19.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	304	3	NA	221.42	Not Specified
20.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	305	3	NA	168.89	Not Specified
21.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	401	4	NA	192.01	Not Specified
22.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	402	4	NA	192.01	Not Specified
23.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	403	4	NA	192.01	Not Specified
24.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	404	4	NA	221.42	Not Specified
25.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	405	4	NA	168.89	Not Specified
26.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	501	5	NA	205.81	Not Specified
27.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	502	5	NA	190.20	Not Specified
28.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	503	5	NA	270.61	Not Specified
29.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	504	5	NA	267.59	Not Specified



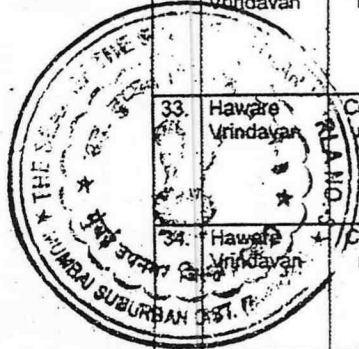
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No	Project Name	Type	Building Name	Wing	Unit No.	Floor	BHK	Carpet (Sq.Ft.)	Car Parking
			at Complex						
30.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	505	5	NA	221.42	Not Specified
31.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	506	5	NA	168.89	Not Specified
32.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	601	6	NA	205.81	Not Specified
33.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	602	6	NA	190.20	Not Specified
34.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	603	6	NA	270.61	Not Specified
35.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	604	6	NA	267.59	Not Specified
36.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	605	6	NA	221.42	Not Specified
37.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	606	6	NA	168.89	Not Specified
38.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	701	7	NA	205.81	Not Specified
	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	702	7	NA	190.20	Not Specified



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 M. S. ...
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No	Project Name	Type	Building Name	Wing	Unit No.	Floor	BHK	Carpet (Sq.Ft)	Car Parking
			Complex						
40.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	703	7	NA	270.61	Not Specified
41.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	704	7	NA	267.59	Not specified
42.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	705	7	NA	221.42	Not Specified
43.	Haware Vrindavan	Com m	Vrindavan Commercial Complex	NA	706	7	NA	188.58	Not Specified
44.	Goodwill Paradise	Com m	Goodwill Paradise	NA	3	1	NA	152.50	One Covered Car Parking Slot No. 99
45.	Runwal Symphony	Resi	Runwal Symphony	A	404	4	2.5	819	1
46.	Runwal Symphony	Resi	Runwal Symphony	A	504	5	2.5	819	1
47.	Gaurav Excellency	Resi	Gaurav Excellency	4	1803	18	2	718	Car parking No. 172
48.	Gaurav Excellency	Resi	Gaurav Excellency	4	1903	19	2	718	Car Parking No. 167
49.	Gaurav Excellency	Resi	Gaurav Excellency	4	2101	21	2	729	Car parking No. 168
50.	Gaurav Excellency	Resi	Gaurav Excellency	4	2102	21	2	718	Car Parking No. 169
51.	Gaurav Excellency	Resi	Gaurav Excellency	4	2103	21	2	718	Car parking No. 170
52.	Gaurav Excellency	Resi	Gaurav Excellency	4	2104	21	2	729	Car Parking No. 171
53.	Sai Saakshaat	Resi		C	603	6	2	741.75	1



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No	Project Name	Type	Building Name	Wing	Unit No.	Floor	BHK	Carpet (Sq.Ft.)	Car Parking
54.	Sai Speakehead	Resi	-	C	703	7	2	751	1
55.	Rustomjee Oriana	Resi	Rustomjee Oriana	B	401	4		1585	2 Parking Level Bearing No. 50 & 51
56.	Dosti Acres	Resi	Dosti Amrosia		1801	18		51.65 sq. mtrs.	2
57.	Dosti Acres	Resi	Dosti Amrosia		1905	19		65.22 sq. mtrs.	Not specified
58.	Dosti Acres	Resi	Dosti Amrosia		1801 A	18		35.49 sq. mtrs.	2
59.	Dosti Acres	Resi	Dosti Amrosia		3002 A	30		51.65 sq. mtrs.	2
60.	Dosti Acres	Resi	Dosti Amrosia		3002	30		35.49 sq. mtrs.	2
61.	Runwal Greens	Resi	Cedar	D Tower No. 4	2502	25		1218 sq.ft.	2 car parking space adm. 125 sq. ft. each.
62.	Runwal Greens	Resi	Cedar	D, Tower No. 4	2702	27		1218 sq.ft.	2 Car parking space
63.	Runwal Greens	Resi	Cedar	D, Tower No. 4	2902	29		1218 sq.ft.	2 car parking space
64.	Runwal Greens	Resi	Cedar	D, Tower No. 4	3002	30		1218 sq.ft.	2 car parking space adm. 125 sq. ft. each.



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SCHEDULES OF THE 64 PROPERTIES FOR THE SAID UNITS/ FLATS AS STATED HEREIN ABOVE

SCHEDULE - ONE

Flat No.801, admeasuring 1,610 sq. ft. Carpet area/ 149.58 Square meters on the 7th Floor in "B" Wing of the Complex/ Building Name known as "Orchid Woods", ALONGWITH 1 Basement Car Parking project known as Orchid Woods, situated on piece or parcel of unsub-divided land admeasuring 9630.14 sq. meters or thereabouts, being Survey No.35 (pt), CTS No. 155/11 (pt) & Survey No. 35 (pt), CTS No. 157/3, 157/6, 157/7 (pt) & 157/8 situated lying and being in Taluka Borivli in the Registration District and Sub - District of Mumbai and Mumbai Suburban.



SCHEDULE - TWO

Flat No. 807 admeasuring 677 Sq.ft. Carpet, 3rd Floor in building alongwith One Car Parking bearing No "S-1", constructed on and situated at land admeasuring about 1233.30 sq. mts. Bearing Survey No. 14 pt, City Survey No. 506 pt Kirol Village and 13 pt Chembur, together with the building standing thereon being Building No. 84 lying being and situate at Kirol Village, Tilak Nagar, Chembur, Mumbai - 400 089 and bounded as follows:

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- ON OR TOWARDS NORTH : 44' 00 wide Road
- ON OR TOWARDS SOUTH: Building No. 82 & 85
- ON OR TOWARDS THE EAST : Office Building and Building No. 35
- ON OR TOWARDS WEST : Building No.82 and 44'00 wide rd.

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 S. B. ...
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SCHEDULE - THREE

Flat No. 404, in B-Wing on the 4th floor, admeasuring about 692 sq. ft. in the said Building "ALLAMANDA" alongwith 1 Podium Car Parking Space No. 55, situated at Gut Nos. 17 (P) & 18, Hissa Nos. 2 (1) & 3 situated at Village Chitaksar, Manpada, Thane(West), Taluka & District Thane Registration District and Sub district Thane and within the limits of Thane Municipal Corporation.

SCHEDULE - FOUR

Flat No. 302 in B-Wing on the 3rd floor, Carpet area admeasuring about 2,777 sq. ft. Santa Clara of the said Building known as "CALIFORNIA" alongwith 2 Car parking bearing Nos. "P11" & "P-12" situated at area admeasuring 02 Hector 29 Acres, bearing Survey No.9, Hissa No.1 Village Undri within the registration District Pune, Sub registration District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation.



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SCHEDULE - FIVE

The Flat No. 301 admeasuring 2,850 sq. ft. Carpet area on the third floor in Santa Monica of the project known as Ekta California alongwith 1 Car parking situated on all that carved out property admeasuring area about 02 Hector 29 Ares i.e. 22900 sq.mtrs, out of property admeasuring 02 Hector 34 Ares out of property bearing Survey No. 9, Hissa No.1, admeasuring area about 08 Hector 65 Ares. Assessment of Rs.15.22, Village Undri, within the Registration District Pune, Sub-Registration District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation and which area admeasuring 02 Hector 29 Are is bounded as follows:-



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२०१७ On or towards East:

By part of Survey No.9, Hissa No.1 and part of Survey No.9, Hissa No2/7

On or towards South:

By part of area retained by First Party out of Schedule-I property and partly boundary of Pisoli Village with boundary road

On or towards west:

By part of area retained by First Party out of Schedule-I property and part of remaining portion out of Survey No.9 Hissa No.1 and part of Survey No.9

On or towards North:

By part of Survey No.9 Hissa No 2/1A and part of Survey No.9

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SCHEDULE - SIX



The Flat No. 302 admeasuring 2,850 sq. ft. Carpet area on the third floor in Santa Monica of the project known as Ekta California alongwith 1 Car parking situated on all that carved out property admeasuring area about 02 Hectore 29 Ares i.e. 22900 sq.mtrs. out of property admeasuring 02 Hectore 34 Ares out of property bearing Survey No. 9, Hissa No.1, admeasuring area about 08 Hectore 65 Ares. Assessment of Rs.15.22, Village Undri, within the Registration District Pune, Sub-Registratic District Haveli, Taluka Haveli and within the limits of Pune Municipal Corporation and which are admeasuring 02 Hectore 29 Are is bounded as follows:-

On or towards East:

By part of Survey No.9, Hissa No.1 and part of Survey No.9, Hissa No2/7

On or towards South:

By part of area retained by First Party out of Schedule-I property and partly boundary of Pisoli Village with boundary road

On or towards west:

By part of area retained by First Party out of Schedule-I property and part of remaining portion out of Survey No.9 Hissa No.1 and part of Survey No.9



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करल - ३		
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On or towards North: By part of Survey No.9 Hissa No.2/1A and part of Survey No.9

SCHEDULE - SEVEN

All that piece or parcel of flat in building known as Raj Grandeur, Flat No. 701 admeasuring 1835 sq. ft in "A" wing alongwith 2 Car Parking's, constructed and situated on vacant land or ground together with structures standing thereon lying, being and situated at Village Tirandaz in the Registration District and Sub District of Mumbai City and Mumbai Suburban bearing Survey Nos. 2 (part), 3(part), 37 (part) and 39(part), CTS. Nos. 98C, 100A/1/3, part and 102/A part admeasuring about 16800.00 sq. mtrs or thereabouts and bearing the following particular



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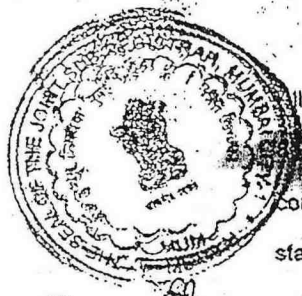
Sr. No	CTS No.	Area sq. mtrs
1.	98C	1449.942
2.	100A/1/3 part	5891.597
3.	102/A part	9458.46
		16800.00

And bounded as follows:

- On or towards the East : Gautam Nagar Slum on Duct Line;
- On or towards the West: Existing Road and Ashwarya Co-op Hsg. So;
- On or towards the North: Chaitanya Nagar;
- On or towards the South: Slum, Existing Road, Hospital Plot Reservation;

SCHEDULE - EIGHT

All that piece or parcel of flat in building known as Raj Grandeur, Flat No. 701 admeasuring 1835 sq. ft in "A" wing alongwith 2 Car Parking's, constructed and situated vacant land or ground together with structures standing thereon lying, being and situated at Village Tirandaz in the

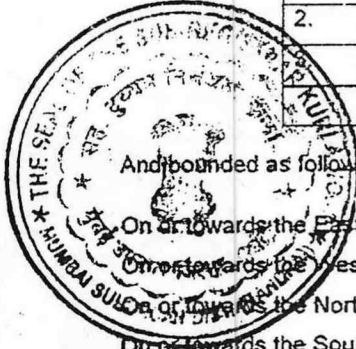


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Registration District and Sub District of Mumbai City and Mumbai Suburban bearing Survey Nos. 2 (part), 3(part), 37 (part) and 39(part) CTS. Nos. 98C, 100A/1/3, part and 102/A part admeasuring about 16800.00 sq. mtrs or thereabouts and bearing the following particulars:

Sr. No	CTS No.	Area sq. mtrs
1.	98C	1449.942
2.	100A/1/3 part	5891.597
	102/A part	9458.46
		16800.00



And bounded as follows:

On or towards the East: Gautam Nagar Slum on Duct Line;
 On or towards the West: Existing Road and Ashwarya Co-op Hsg. So;
 On or towards the North: Chaitanya Nagar;
 On or towards the South: Slum, Existing Road, Hospital Plot Reservation;

बल - १	
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SCHEDULE - NINE

The Fiat No. 2002, admeasuring 640 sq. ft. Carpet area on the 20th floor "C" wing, alongwith 1 Car parking in Stackble lower level bearing No. "C-2002" in the Complex known as, "Acura" project known as Rustomjee Urbania, situated on piece or parcels of land or ground situated lying and being at Village Majiwada, Taluka and District Thane and in the Registration Sub - District and District Thane bearing the following Survey Numbers, Hissa Numbers and areas as under and hereinabove referred as "The Property".

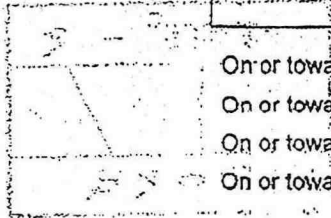
Survey Nos.	Hissa Nos.	Total Area sq.mtrs.
54	1	610
54	2	3440



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 R. D. ...
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54	3	610
54	4	4040
	Total	8700
55	1(part)	198.64
55	2(part)	256.26
55	3(part)	3634
55	4(part)	79.35
55	5(part)	380.00
	Total	4548.25



On or towards the East : Survey No.386
 On or towards the West : Shyam Apartment, Vrindavan
 On or towards the North : Survey No. 386
 On or towards the South : Survey No. 386



SCHEDULE - TEN

The Flat No.201, admeasuring 1,307 sq. ft. Carpet area on the 2nd floor, "D" wing, alongwith 1 basement Car parking space bearing No. 26A in the Building known as "Elita" project known as "Rustomjee Elita", situated at piece or parcel of land or ground situate lying and being at N. Dutta Marg D.N. Nagar, Taluka Andheri in the Registration District and Sub - District of Mumbai City and Mumbai Suburban District bearing CTS No. 195 (pt):

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SCHEDULE - ELEVEN

Flat No.201, admeasuring 272.01 sq. ft. Carpet area on the 2nd floor in the building known as Vrindavan Commercial Complex, Complex known as "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and located at Sector - 9, Panvel, Navi Mumbai containing by ad



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measurement an area of 10422.63 sq.mtrs. or there about and bounded as

follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

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SCHEDULE - TWELVE

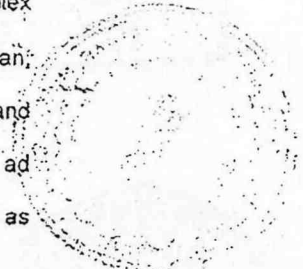
Gala/ Flat No.202, admeasuring 464.04 sq. ft. Carpet area on the 2nd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot, No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - THIRTEEN

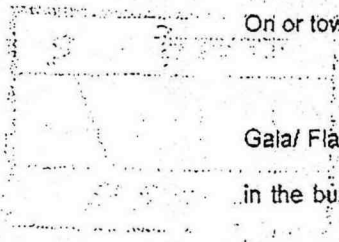
Gala/ Flat No.203, admeasuring 268 sq. ft. Carpet area on the 2nd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



Handwritten signatures and initials are present at the bottom of the page. On the left, there is a signature that appears to be 'V. V. V.' with some illegible text below it. In the center, there are several initials and a signature, including 'SAB', 'M', and 'M'. On the right, there is a circular stamp of the 'SEAL OF THE JOINT SUB-REGISTRAR, KURLA, MUMBAI' with the number '20' next to it.

करल - ३		
११५६०	५८	१०१
२०१७		

On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrundavan



SCHEDULE - FOURTEEN

Gala/ Flat No.204, admeasuring 221.42 sq. ft. Carpet area on the 2nd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

ववक - १	
२४	१००
२०१७	

SCHEDULE - FIFTEEN

Gala/ Flat No.205, admeasuring 169 sq. ft. Carpet area on the 2nd floor in the building known as Vrindavan Commercial Complex, the Complex known as "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;

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करल - ३		
९९५६७५६	९०९	
२०१७		

On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

SCHEDULE - SIXTEEN

Gala/ Flat No.301, admeasuring 272.01 sq. ft. Carpet area on the 3rd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows:



On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

करल - ३	
९९५६७५६	९०९
२०१६	

SCHEDULE - SEVENTEEN

Gala/ Flat No.302, admeasuring 464.04 sq. ft. Carpet area on the 3rd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Nav Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

On or towards the North : 11 mtr, wide road;
 On o. towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrundavan



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 V. B. ...
 S. B. ...
 Ch. ...
 25/...

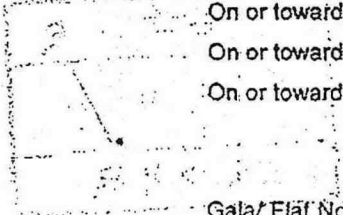
करल - ३		
११५८०	६०	१०१
२०१७		

SCHEDULE - EIGHTEEN

Gala/ Flat No.303, admeasuring 268 sq. ft. Carpet area on the 3rd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr. wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - NINETEEN

Gala/ Flat No.304, admeasuring 221.42 sq. ft. Carpet area on the 3rd floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr. wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

बवई - ३	
२०२	१६०
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SCHEDULE - TWENTY

Gala/ Flat No.305, admeasuring 169 sq. ft. Carpet area on the 3rd floor in the building known as Vrindavan Commercial Complex, the Complex



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करल - ३		
११५९७	६९	१०९
२०१७		

known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Nav. Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



वव - २		
२०२	२७	७०
२०२६		

SCHEDULE - TWENTY ONE

Gala/ Flat No.401, admeasuring 272 .01 sq. ft. Carpet area on the 4th floor in the building known as Vrindavan Commercial Complex, the Complex known as "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - TWENTY TWO

Gala/ Flat No.402, admeasuring 464.04 sq. ft. Carpet area on the 4th floor in the building known as Vrindavan Commercial Complex, the Complex known as "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad

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 V. K. ...
 S. A. B. ...
 C. H. ...
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करम - ३		
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२०१७		

measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE- TWENTY THREE

Gala/ Flat No.403, admeasuring 263 sq. ft. Carpet area on the 4th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

करम - १		
२०१७	२६	१००
२०१७		

SCHEDULE- TWENTY FOUR

Gala/ Flat No.404, admeasuring 221.42 sq. ft. Carpet area on the 4th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad



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 [Signature] JK
 [Signature] Jurey
 [Initials] 5/1

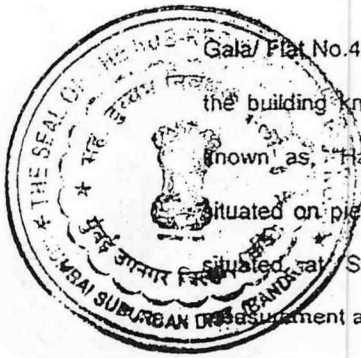
११२३४ - ३		
११२३४	२३	१०९
२०१९		

measurement an area of 10422.63 sq.mtrs. or there about and bounded as

follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE- TWENTY FIVE



Gala/ Flat No.405, admeasuring 168.89 ft. Carpet area on the 4th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as

follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

बवई - १	
२४	२६/६०
२०१६	

SCHEDULE- TWENTY SIX

Gala/ Flat No.501, admeasuring 205.81 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad

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 V. M. ...
 S. A. ...
 D. ...
 C. ...
 S. ...
 C. ...



करल - ३		
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२०१७		

measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE -- TWENTY SEVEN

Gala/ Flat No.502, admeasuring 190.20 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE- TWENTY EIGHT

वखई - २	
२०१७	१२०
२०१६	

Gala/ Flat No.503, admeasuring 270.61 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



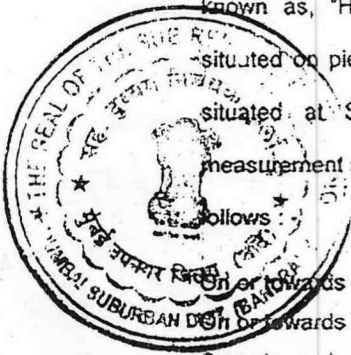
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बवई - ३		
११५६०	६५	१०९
२०१७		

On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE- TWENTY NINE

Gata/ Flat No.504, admeasuring 267.59 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :



On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;
 On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

बवई - ३		
११५६०	६५	१०९
२०१६		

SCHEDULE - THIRTY

Gata/ Flat No.505, admeasuring 221.42 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

On or towards the North : 11 mtr, wide road;
 On or towards the South : Plot No. 47 to 51;
 On or towards the East : Plot No. 42 to 46;



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 [Signature]

करल - ३		
११५६०	६६	१०१
२०१७		

On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

SCHEDULE - THIRTY ONE

Gala/ Flat No.506, admeasuring 168.89 sq. ft. Carpet area on the 5th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

SCHEDULE - THIRTY TWO



Gala/ Flat No. 601, admeasuring 205.81 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

बवई	
६६	३२/६०
२०१७	

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrundavan

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SCHEDULE - THIRTY THREE

Gala/ Flat No. 602, admeasuring 190.20 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- *On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

वर्क - २	
एच	33/60
२०८६	

SCHEDULE - THIRTY FOUR

Gala/ Flat No. 603, admeasuring 270.61 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



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करल - ३		
११५६०	६८१०९	
२०१७		

SCHEDULE - THIRTY FIVE

Gala/ Flat No. 604, admeasuring 267.59 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr. wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE - THIRTY SIX

Ga'a/ Flat No. 605, admeasuring 221.42 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

करल - ३	
११५६०	३४/६०
२०१६	

Handwritten signatures and initials:
 V. Kulkarni
 S. S. S.
 42
 D. S. S.
 B. B.
 D.

करज - ३		
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२०९९		

SCHEDULE - THIRTY SEVEN

Galaf Flat No. 606, admeasuring 168.89 sq. ft. Carpet area on the 6th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows:-



- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

बवई - २
२२/३५/६०
२०९९

SCHEDULE - THIRTY EIGHT

Galaf Flat No. 701, admeasuring 205.81 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

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 ✓ 11/07/2019
 S.A.P.
 Chura
 5/7
 18
 R

करल - ३		
११५६६	६०	१०१
२०१७		

SCHEDULE - THIRTY NINE

Gala/ Flat No. 702, admeasuring 190.20 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - FOURTY

Gala/ Flat No. 703, admeasuring 270.61 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-



बवत - follows :	
३६	On or towards the North : 11 mtr, wide road;
६०	On or towards the South : Plot No. 47 to 51;
२०२	On or towards the East : Plot No. 42 to 46;
	On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

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 1. A signature that appears to be 'Vijay' with 'SAB' written above it.
 2. A signature that appears to be 'Durg' with 'JK' written to its right.
 3. A signature that appears to be 'or' with '51' written below it.

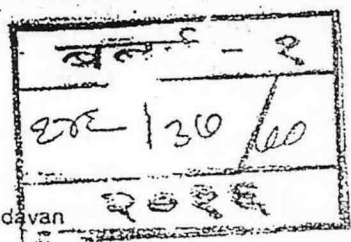
करल - ३
 २०१७

SCHEDULE -- FOLRTY ONE

Gala/ Flat No. 704, admeasuring 267.59 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan,

situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows:

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - FOURTY TWO

Gala/ Flat No. 705, admeasuring 221.42 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex known as, "Haware Vrindavan" project known as Haware Vrindavan,

situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs., or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan



SCHEDULE - FOURTY THREE

Gala/ Flat No. 706, admeasuring 168.89 sq. ft. Carpet area on the 7th floor in the building known as Vrindavan Commercial Complex, the Complex,

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 V. K. ...
 S. H. ...
 S. H. ...
 S. H. ...
 S. H. ...

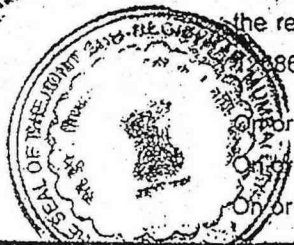
करल - ३		
११५८७	७२	१०१
२०१७		

known as, "Haware Vrindavan" project known as Haware Vrindavan, situated on piece and parcel of plot bearing plot No. 52 lying being and situated at Sector - 9, Panvel, Navi Mumbai containing by ad measurement an area of 10422.63 sq.mtrs. or there about and bounded as follows :-

- On or towards the North : 11 mtr, wide road;
- On or towards the South : Plot No. 47 to 51;
- On or towards the East : Plot No. 42 to 46;
- On or towards the West : 20 Mtr. Wide road; Haware Vrindavan

SCHEDULE - FOURTY FOUR

Office No. 3, on the First Floor in the Building Known as "GOODWILL PARADISE" admeasuring about 652.50 sq. ft. Carpet area including one covered Car Park reservation bearing slot No. 33 situated on ground floor below podium level in the Project. Known "GOODWILL PARADISE" to be constructed on Plot No. 24 in sector no. 15 situate lying and being at Kharghar, Navi Mumbai Taluka Panvel and District Raigad within the limits of Panvel Municipal Corporation within the registration District sub district Panvel, containing by measurement 186.00 sq. mtrs. or thereabout and bounded as follows that is to say :



- On or towards the North by : 24 mtr. Wide road
- On or towards the South by : --
- On or towards the East by : Plot No. 11
- On or towards the West by : --

SCHEDULE - FOURTY FIVE

११५८७	
७२	१०१
२०१६	

The Flat No.404, admeasuring 819 sq. ft. Carpet area on the 4th floor "A" wing alongwith 1 Car Parking in the Complex known as, "Runwal Symphony" project known as Runwal Symphony, situated on pieces and parcels of land being lying and situate at Village Kolekalyan within the

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 SRS
 Jera
 SK
 A
 B
 C

करल - ३		
९९५६६	१०३	१०१
२०१७		

Registration Sub District of Andheri and District Mumbai Suburban being the following Survey number and corresponding CTS Nos.



CTS NO.	Sq. mtrs.
692	7,600.80
693	1,067.90
791	37.40
792	13.40
793	413.70

बवई - १	
२०१	३२/१००
२०१६	

SCHEDULE - FOURTY SIX

The Flat No.504, admeasuring 819 sq. ft. Carpet area on the 4th floor "A" wing alongwith 1 Car Parking in the Complex known as, "Runwal Symphony" project known as Runwal Symphony, situated on pieces and parcels of land being lying and situate at Village Kotekalyan within the Registration Sub District of Andheri and District Mumbai Suburban being the following Survey number and corresponding CTS Nos.

CTS NO.	Sq. mtrs.
692	7,600.80
693	1,067.90
791	37.40
792	13.40
793	413.70



SCHEDULE - FOURTY SEVEN

All that piece or parcel of Flat bearing No.1803, having carpet area admeasuring 718 sq.feet to be situated on 13th floor of the Building No.4,

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करल - ३		
११५६७	०४	१०९
२०१७		

alongwith Car Parking, Space No. 172, in the project and Building known as "GAURAV EXCELLANCY" lying and situate at land bearing survey No.86, Hissa No.2 at village Ghodbunder, Taluka and District Thane, in the Registration District and Sub-District of Thane.

SCHEDULE - FOURTY EIGHT

All that piece or parcel of Flat bearing No.1903, having carpet area admeasuring 718 sq.feet to be situated on 19th floor of the Building alongwith Car Parking Space No. 167, in the building to be known as project and Building known as "GAURAV EXCELLANCY" lying and situate at land bearing New survey No.86, Hissa No.2 Ghodbunder, Taluka and District Thane, in the Registration District and Sub District of Thane.



SCHEDULE - FOURTY NINE

All that piece or parcel of Flat bearing No.2101, having carpet area admeasuring 729 sq. feet to be situated on 21st floor of the Building No.4, alongwith Car Parking Space No: 168, in the building and the project known as "GAURAV EXCELLANCY" situated and lying in land bearing survey No.86, Hissa No.2 at village Ghodbunder, Taluka and District Thane, in the Registration District and Sub District of Thane.

ववई		
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२०१६		

SCHEDULE - FIFTY

All that piece or parcel of Flat bearing No.2102, having carpet area admeasuring 718 sq. feet to be situated on 21st floor of the Building No.4, alongwith Car Parking Space No. 169, in the building and the project known as "GAURAV EXCELLANCY" situated and lying in land bearing



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करल - ३		
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२०१७		

बबई - १	
२०६	४१/७०
२०१६	

survey No.86, Hissa No.2 at village Ghodbunder, Taluka and District Thane, in the Registration District and Sub District of Thane

SCHEDULE - FIFTY ONE

All that piece or parcel of Flat bearing No.2103, having carpet area admeasuring 718 sq. feet to be situated on 21st floor of the Building No.4, alongwith Car Parking Space No. 170, in the building and the project known as "GAURAV EXCELLANCY" situated and lying in land bearing survey No.86, Hissa No.2 at village Ghodbunder, Taluka and District Thane, in the Registration District and Sub District of Thane.



SCHEDULE - FIFTY TWO

All that piece or parcel of Flat bearing No.2104, having carpet area admeasuring 729 sq. feet to be situated on 21st floor of the Building No.4, alongwith Car Parking Space No. 171, in the building and project known as "GAURAV EXCELLANCY" situate and lying in land bearing New survey No.86, Hissa No.2 at village Ghodbunder, Taluka and District Thane, in the Registration District and Sub District of Thane.



SCHEDULE - FIFTY THREE

Flat No. 603, on the Sixth Floor, in the "C" wing admeasuring 741.75 square feet (carpet area) (including Flower Bed, Cupboard & Dry Area) equivalent to 68.91Sq. Mtrs. Alongwith 1 Car Parking, or thereabouts and Terrace admeasuring 71.50 Sq. Ft., equivalent to 6.64 Sq. Mtrs., in the Project Known as "SAI - SAAKSHAAT" constructed on Plot No.9, Sector 6, Kharghar, Navi Mumbai.

Handwritten signatures and initials:
 V. K. ...
 S. P. ...
 R. ...
 Y. K. ...
 D. ...
 57

करल - ३		
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२०१७		

SCHEDULE - FIFTY FOUR

Flat No. 703, on the Seventh Floor, in the "C" wing admeasuring 751 square feet (carpet area) (including Flower Bed, Cupboard & Dry Area) equivalent to 69.76 Sq. Mtrs., or thereabouts and Terrace admeasuring 79 Sq. Ft., equivalent to 7.33 Sq. Mtrs. alongwith 1 Car Parking, in the Project Known as "SAI - SAAKSHAAT" constructed on Plot No. 9 Sector 6, Kharghar, Navi Mumbai.



SCHEDULE - FIFTY FIVE

Flat No. 401, admeasuring 1586 sq. ft. Carpet area/ 147.34 Square meters on the 4th Floor in "B" Wing of the Complex/ Building Name "RUSTOMJEE ORIANA", alongwith two car parking level bearing no.s. 50 & 51 on lower basement level in project known as Rustomjee Oriana, situated on piece or parcel of leasehold land or ground admeasuring 98 square meters or thereabouts, forming part of Survey No. 341, corresponding to C.T.S. No. 646 (Part) of Village Bandra (East), situate at Gadhhi Nagar, MIG Colony, Bandra (East), Mumbai 400051 in the Registration District and Sub-District of Mumbai City and Mumbai



Suburban	
२०१६	४२/१००
२०१६	

SCHEDULE - FIFTY SIX

Flat No. 1801, admeasuring 51.65 sq. meters, on the 18th Floor alongwith 2 Car parking in building name known as "DOSTI AMBROSIA" in project known as "DOSTI ACRES", constructed on piece or parcels of land admeasuring about 2204.63 sq. mtrs. or thereabouts forming part of Cadastral Survey No. 355B (Part) and 2/357

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 V. M. ...
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 ...
 ...

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११५६७	७७	१०१
२०१७		

बखत - २	
०२	४३/७०
२०१६	

(Part) of Matunga division lying and being at Antop Hill Wadala, Mumbai in the Registration District of Mumbai.

SCHEDULE - FIFTY SEVEN

Flat No. 1905, admeasuring 65.22 sq. meters on the 19th floor, in the Building name known as "DOSTI AMBROSIA" in project known as DOSTI ACRES, constructed on piece or parcels of land admeasuring about 2204.63 sq. mtrs. or thereabouts forming part of Cadastral Survey No. 355B (Part) and 2/357 (Part) of Matunga division lying and being at Antop Hill Wadala, Mumbai in the Registration District of Mumbai.



SCHEDULE - FIFTY EIGHT

Flat No. 1801-A, admeasuring 35.49 sq. meters on the 18th floor, alongwith 2 Car parking in the Building name known as "DOSTI AMBROSIA" in project known as DOSTI ACRES, constructed on piece or parcels of land admeasuring about 2204.63 sq. mtrs. or thereabouts forming part of Cadastral Survey No. 355B (Part) and 2/357 (Part) of Matunga division lying and being at Antop Hill Wadala, Mumbai in the Registration District of Mumbai.



SCHEDULE - FIFTY NINE

Flat No. 3002-A, admeasuring 51.65 sq. meters on the 30th floor, alongwith 2 Car parking in the Building name known as "DOSTI AMBROSIA" in project known as DOSTI ACRES, constructed on piece or parcels of land admeasuring about 2204.63 sq. mtrs. or thereabouts forming part of Cadastral Survey No. 355B (Part) and 2/357 (Part) of Matunga division lying and being at Antop Hill Wadala, Mumbai in the Registration District of Mumbai.

Handwritten signatures and initials:
 V. H. ...
 ...
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करल - ३		
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२०१७		

SCHEDULE - SIXTY

Flat No. 3002, admeasuring 35.49 sq. meters on the 30th floor, in the Building name known as "DOSTI AMBROSIA" in project known as DOSTI ACRES, constructed on piece or parcels of land admeasuring about 2204.63 sq. mtrs. or thereabouts forming part of Cadastral No. 355B (Part) and 2/357 (Part) of Matunga division lying and being situated at Antop Hill Wadala, Mumbai in the Registration District of Mumbai.



SCHEDULE - SIXTY ONE

All that piece and parcel of the flat / Unit being No. 2502 on admeasuring approximately 1218 sq. ft. carpet area and (equivalent to 113.15 sq. mtrs.) in the said Building No. 4 wing D in the Building Known as "CEDAR" alongwith two car parking space admeasuring 125 sq. ft. each, constructed or to be constructed on the said property in the project known as "RUNWAL GREENS" situated on the land bearing (Old CTS Nos. 681/A (Part), 681/A3-A8, 681/B) and new CTS Nos. 681A/7, 681A/8 and 681A/9 situated at Village Nahur, Taluka Kurla, Mulund Goregaon Link Road, Bhandup (West), Mumbai 400078, within the Registration District and Sub-District of Mumbai City and Mumbai Suburban.

SCHEDULE - SIXTY TWO

बवई -	
२०३	४४/७०



All that piece and parcel of the flat / Unit being No. 2702 on 27th floor admeasuring approximately 1218 sq. ft. carpet area and (equivalent to 113.15 sq. mtrs.) in the said Building No. 4 wing D in the Building Known as "CEDAR" alongwith two car parking space, constructed or to be constructed on the said property in the project known as "RUNWAL GREENS" situated on the land bearing (Old CTS Nos. 681/A (Part),

Handwritten signatures and initials:
 1. A signature that appears to be 'S. S. S.'
 2. The initials 'cha' and 'gc' written in a cursive style.
 3. Other smaller initials and marks scattered below.

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२०१७		

७२५१ - २	
२०१	५५/१००
२०१६	



V. K. ...



करल - ३		
११५६७	८०	१०९
२०१७		



करल - ३
११५६७/८०
२०१७



2019	
99480	15-4-19



INCORPORATED IN INDIA

V SIKARTHIKEVAN

VENIKATHANNA SUNDARABAI

11/12/1971

Payment Account Number

AAZF001830



V. Venkatesh

Signature

4	3
0	8

V. Venkatesh

कारल - ३	
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२०१७	



कारल - ३	
११५६७	८२१०१
२०१६	



क - ३
११५६७ (३१०९)
२०१७

ब - २
११५६७/३
२०१६



Handwritten signature



करल - ३		
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२०१७		



१५२७	८४	१०१
२०१७		



कस-३
११५६७८५ १०९
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Shade

करल - ३		
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२०१७		




करल - ३	
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२०१६	



करल - ३		
३१५८०	८०	१०१
२०१७		



ADVOCATE
 BAR COUNCIL OF
 MAHARASHTRA & GOA
 HIGH COURT, BOMBAY
 ☎ : 267 3371/ 265 6567



NAME: Sagar Anil Bhandwalkar
 RESIDENCE: Bhosale Nagar, Pune-411007
 ROLL No.: Mah/ 3718/2002
 ENROLLED ON: 19-12-2002
 DATE OF BIRTH: 15-11-1975

SECRETARY

Sagar Bhandwalkar

आयकर विभाग
 INCOME TAX DEPARTMENT
 BIMAL B MENTA
 SARJANHA Y. ANTOUL MENTA
 07/06/1989
 PROGRAM ACQUISITION NUMBER
 AUGP/14/230

भारत सरकार
 GOVT. OF INDIA

हाहा
 ०७/०६/१९८९
 २०१६

भारतीय रिजिस्ट्रार
 भारतीय रिजिस्ट्रार
 भारतीय रिजिस्ट्रार
 भारतीय रिजिस्ट्रार

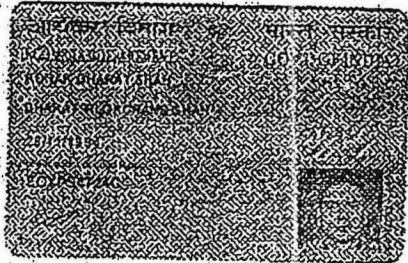


Sagar Bhandwalkar





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करल - ३		
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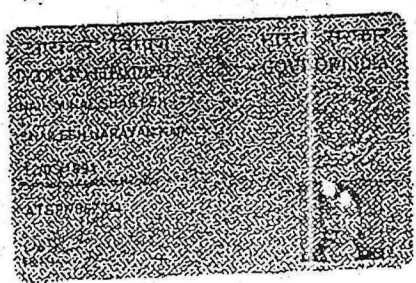
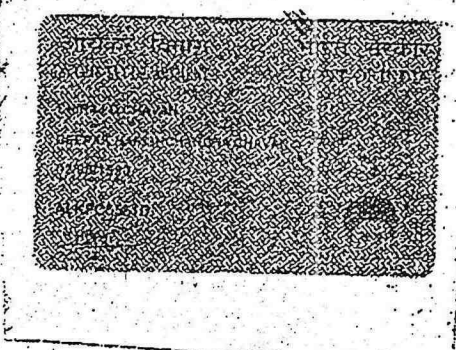


करल - ३	
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Handwritten signature



करल - ३		
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२०१७		



M. N. N. N.



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२०१६	

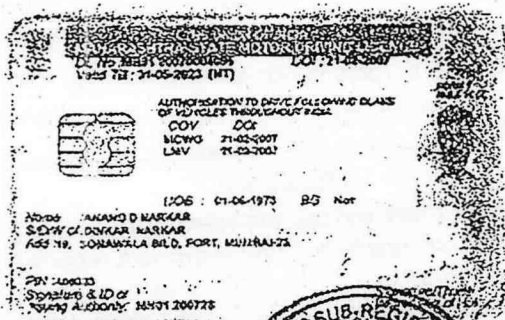


करल - ३		
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WTS
Kals

बवई - ३	
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WTS



Summary 1 (GoshwaraBhag-1)

शुक्रवार, 22 जानेवारी 2016 12:44 म.नं.

दस्त गोपयारा मान-1

विवेश
दस्त क्रमांक: 64/2016 - 3

दस्ता क्रमांक: ववह1 /646/2016

वाजार मुल्य: रु. 01/-

मोवदला: रु. 01/-

भरलेसे मुद्रांक शुल्क: रु.500/-

१५१० २२ १०१
२०१७

दु. नि. सह. दु. नि. बवहो यांचे कार्यालय
अ. क्र. 64/ वर दि. 22-01-2016
रोजी 12:42 म.नं. वा. हजर केला.

पावती: 819 पावती दि. क्र. 22/01/2016
सादरकरफाराचे नाव: वेपट कोसमन एन्ड कंपनी लि तर्फे जयो
सिप्रेटरी व्ही एस फार्मिकएन

नोंदणी फी रु. 100.00
दस्त हावाळणी फी रु. 1400.00
पृथांची संख्या: 70

दस्त हजर करणाऱ्याची सही:

एकूण: 1500.00

दुय्यम निबंधक, मुंबई

दस्ताचा प्रकार कुलमुखत्यारपत्र

मुद्रांक शुल्क: (48-3) जेव्हा त्यामुळे एकापेक्षा अधिक व्यक्तींना संयुक्तपणे किंवा असंगतपणे किंवा एकापेक्षा अधिक संख्यावहारांत किंवा सरसहा काम चालविण्याचा प्राधिकार मिळत असेल तेव्हा

सिद्धा क्र. 1 22 / 01 / 2016 12 : 42 : 18 PM ची वेळ: (सादरीकरण)

सिद्धा क्र. 2 22 / 01 / 2016 12 : 43 : 05 PM ची वेळ: (फी)



प्रतिज्ञापत्र
'तदत दस्तरेकच हा नोंदणी कायदा 1906 अंतर्गत असलेल्या तरतुदीनुसार नोंदणीस
दाखल केलेला आहे. 'दस्तातील नोंदणी कायदा अंतर्गत खाली, सक्षीदार व
सोबत जोडलेल्या कागदां...
कायदातील बाबीतही दस्त निघादने उ कुठल्या... जगुषणे जगभदार राहतील.
कि... नगर:



MS Nant
Bhude
Sagar Bhavdhar
Sri Chiraj Chav
Bhal

कर

22/01/2016 12:49:50 PM

99460 23 90















दस्तावाचा प्रकार : नूतनसुद्धतारापत्र

दस्त गोषवारा भाग-2

सयदा 62 60

दस्त क्रमांक: 646/2016



अनु क्र.	पत्तदाराचे नाव व पत्ता	पक्षकाराचा प्रकार	छायाचित्र	संगठनाचा दस्त
1	<p>नाम: वेस्ट फोल्डर एन्ड कंपनी लि वॉल्वे अथॉ सिस्टेरी व्ही एम कमिश्नरियल पत्ता: - , दि टाईम्स ऑफ इंडिया बिल्डींग, 3rd फ्लोर रोड, मुंबई, - , वाळापूर, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAACB4373Q</p> <p>नाम: वेस्ट - शारदाबाघ पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17 वी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं:- महाराष्ट्र, मुंबई. पॅन नंबर: AAEPD2158E</p>	<p>नूतनसुद्धतारा देणारा वय: -43 स्वाक्षरी:-</p> <p>पॉवर ऑफ अटॉर्नी होल्डर वय: -48 स्वाक्षरी:-</p>	 	
3	<p>नाम: वेस्ट - भांडवतकर पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17 वी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं:- महाराष्ट्र, मुंबई. पॅन नंबर: AAACB4373Q</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -40 स्वाक्षरी:-</p>	 	
4	<p>नाम: श्रीमती विजय - मेहता पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17 वी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पॅन नंबर: AUBPM4483C</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -26 स्वाक्षरी:-</p>	 	
5	<p>नाम: श्रीमती पिनल - नाईक पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17 वी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पॅन नंबर: ATSPM8673M</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -24 स्वाक्षरी:-</p>	 	
6	<p>नाम: वीरव - चव्हाण पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17 वी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं:- महाराष्ट्र, मुंबई. पॅन नंबर: ALKPC5561D</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -25 स्वाक्षरी:-</p>	 	
7	<p>नाम: शीया - रोमभाडे पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17- वी कावसजी पटेल स्टीट, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पॅन नंबर: AHEPR0419H</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -35 स्वाक्षरी:-</p>	 	
8	<p>नाम: शिवानी - मोनी पत्ता: प्लॉट नं: ऑफिस नं 111 व 114, माळा नं: मंत्रालय फ्लोअर, इमारतीचे नाव: वर्धमान चेंबर, ब्लॉक नं: 17- वी कावसजी पटेल स्टीट, मुंबई, रोड नं: - , महाराष्ट्र, मुंबई. पॅन नंबर: CXEPS3</p>	<p>पॉवर ऑफ अटॉर्नी होल्डर वय: -24 स्वाक्षरी:-</p>	 	



60/100

- 9 नाव: रोलक भरत शहा
पत्ता: प्लॉट नं. ऑफिस नं 111 व 114, माळा नं.
मॅसजिन फ्लोअर, इमारतीचे नाव: चंद्रमान चेंबर, ब्लॉक
नं: 17- जी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड नं. -
महाराष्ट्र, मुंबई.
पिन नंबर: EOXPS4724G
पॉवर ऑफ अटॉर्नी
डोल्डर
वय :- 21
स्वाक्षरी:
- 10 नाव: यश - कयाडिया
पत्ता: प्लॉट नं. ऑफिस नं 111 व 114, माळा नं.
मॅसजिन फ्लोअर, इमारतीचे नाव: चंद्रमान चेंबर,
ब्लॉक नं: 17- जी कावसजी पटेल स्टीट, फोर्ट, मुंबई, रोड
नं. - महाराष्ट्र, मुंबई.
पिन नंबर: AAACB4373Q
पॉवर ऑफ अटॉर्नी
डोल्डर
वय :- 20
स्वाक्षरी:
- 11 नाव: देवांश्री - शहा
पत्ता: प्लॉट नं. ऑफिस नं 111 व 114, माळा नं.
मॅसजिन फ्लोअर, इमारतीचे नाव: चंद्रमान चेंबर,
ब्लॉक नं: 17- जी कावसजी पटेल स्टीट, फोर्ट, मुंबई,
रोड नं. - महाराष्ट्र, मुंबई.
पिन नंबर: DDVPS0530Q
पॉवर ऑफ अटॉर्नी
डोल्डर
वय :- 22
स्वाक्षरी:



कमीत दस्तऐवज करून देणार तयारकीत कुलमुद्राचारपत्र चा दस्त ऐवज करून दिव्याचे कडून करावा.
शिफ्टा क्र.3 ची वेळ: 22/01/2016 12:47:56 PM

करल - 3

आंकडा:-
आवृत्त क्रम अथे निवेदीत करताना यी मे दस्तऐवज करून देणार-यानां करतीत: ओळखतात, व त्यांची ओळख पटवितात

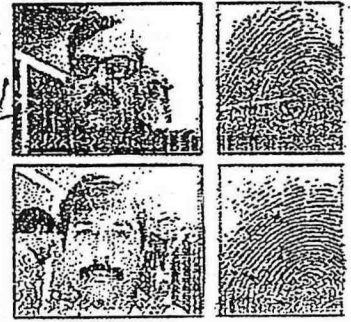
99460 28 909

अनु
क्र. यशकावाचे नाव व पत्ता

2016
स्वाक्षरी वनश्याना टना

- 1 नाव:- आनंद मारकर,
वय: 50
पत्ता: 19 यी सोनाबाबा दिव्डीय फोर्ट मुंबई
पिन कोड: 400023
- 2 नाव:- कौशिक पुरोहित
वय: 45
पत्ता: 25 आर डी स्टीट फोर्ट, मुंबई
पिन कोड: 400001

स्वाक्षरी
Ranand



स्वाक्षरी
Kush

शिफ्टा क्र.4 ची वेळ: 22/01/2016 12:49:24 PM

प्रमाणित करचेत येते की या प्रत्यासूचे फक्त पाने आहेत.
पुस्तक क्रमांक १. बंधन-४/२०१६/१०९९

शिफ्टा क्र.5 ची वेळ: 22/01/2016 12:49:33 PM नोंदणी पुस्तक 4 नव्ये

पुस्तक नोंदणी
दिनांक: 12 2 JAN 2016

दुय्यम दिवसक, मुंबई

EPayment Details.

sr. Epayment Number
1 MH006692381201516E

Detachment Number
0003920967201516

1. Verify Scanned Document for correctness through eSign (Address on official portal after scanning).
2. Get print immediately after registration.
For help or queries, please write to us at helpdesk@eSara.com



घोषणापत्र

करल - ३		
११५७७	२५	१०१
२०१७		

मी शिवा रत्न शैमबाई

याद्वारे घोषित करतो की, दुय्यम निबंधक यांचे

कार्यालयात या शिर्षकाचा

दस्त नोंदणीसाठी सदर करण्यात आला आहे श्री. ~~वेनेट वॉलेमस~~ ~~रिजिस्ट्रार~~ ~~कंपनी~~ व इ. यांनी दि. २२/०१/२०१६ रोजी गला दिलेल्या कुलमुखत्यारपत्राच्या

आधारे मी, सदर दस्त नोंदणीस सदर केला आहे / निष्पादीत करणू कबुली जवाब दिला आहे. सदर कुलमुखत्यारपत्र लिहून देणार यांनी कुलमुखत्यारपत्र रद्द केलेले नाही किंवा कुलमुखत्यारपत्र लिहून देणार जावलीपकी कोणीही भयत झालेले नाही किंवा अन्य कोणत्याही कारणामुळे कुलमुखत्यारपत्र रद्द वातन सदरचे कुलमुखत्यारपत्र पूर्णपणे वैध असून उपरोक्त कृती करणारी मी पूर्णतः सक्षम राहिले व कधीच चुकीचे आडकून आल्यास, मी पूर्ण जबाबारी अंवर घेई किंवा मी पात्र राहिन याची गला जाणीव आहे



२८/१२/२०१२

[Signature]
कुलमुखत्यारपत्र धारकाचे नांव
व सही

आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

PINKY ARYA

LAKHPAT SINGH LOHMORH

24/02/1972

Permanent Account Number

AWCPA 804E



22082011

Signature

Pinky

करल - ३		
९९५६७	६६	९९९
२०१७		



आयकर विभाग
INCOME TAX DEPARTMENT



भारत सरकार
GOVT. OF INDIA

BRIJ MOHAN ARYA

KISHAN LAL

15/11/1970

Permanent Account Number

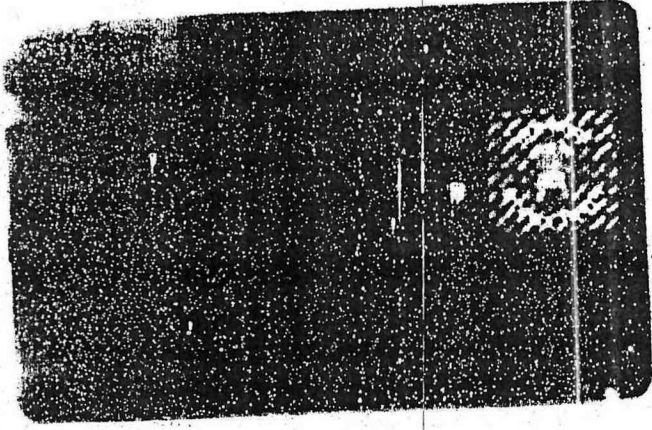
ADPPM6767N

Signature

Arya

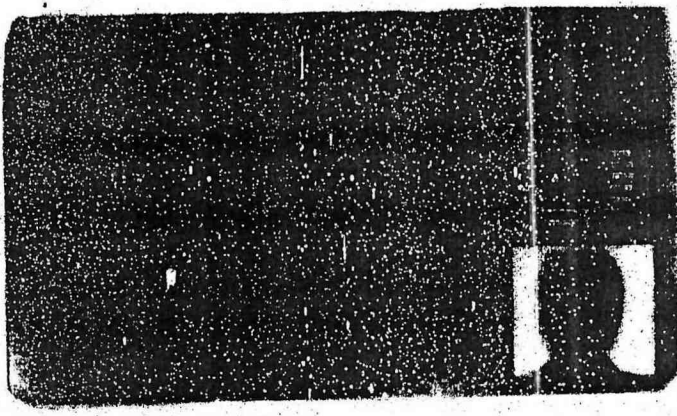
करल - ३		
३९५६७	६७	९०९
२०१७		





[Handwritten signature]

करल - ३		
९९५९७	९८	१०९
२०१७		





Handwritten signature

करल - ३		
९९५६०	६६	९०९
२०१७		

EX. No. MH04 20160018113 DO: 13-04-2016
 Valid Till: 12-04-2036 (NT)

FORM 1
 RULE 19 (2)



AUTHORISATION TO DRIVE FOR A LIMITED CLASS
 OF VEHICLES THROUGHOUT INDIA
 DO: 13-04-2016
 MC: G

DOB: 28-05-1988 AD: 28
 Name: PRASHANT BHAMTE
 S/O of SHIVAJI BHAMTE
 Add: R/NO 488A, JAI SANTOSHI MATA CHAWL
 WAK 40BA NGR, HR MUKUND COMPANY
 KALWA (E) THANE
 PIN 400083
 Signature & ID of Issuing Authority: MH04 2016530



MAHARASHTRA STATE MOTOR VEHICLE INSURANCE
 EX. No. MH02 20160027840 DO: 16-09-2016
 Valid Till: 15-09-2036 (NT)

FORM 1
 RULE 19 (2)



AUTHORISATION TO DRIVE FOR A LIMITED CLASS
 OF VEHICLES THROUGHOUT INDIA
 DO: 16-09-2016
 LMV

DOB: 07-01-1987 PG
 Name: AMIT RAJ
 S/O of YOGENORA RAJ
 Add: NEAR POLTA COMPANY ROOM NO. 06 TRIBANKAP
 ESTATE CHWAL ROAD NO 22 MIDC ANDHER EAST
 MUMBAI
 PIN 400083
 Signature & ID of Issuing Authority: MH02 2016473

Signature of the
 Commissioner of the

Handwritten signature

Summary I (GoshwaraBhag-1)

390/11597

गुरुवार, 28 डिसेंबर 2017 2:52 म.नं.

दस्त गोशवारा भाग-1

करल 3

दस्त क्रमांक करल 2017 3

दस्त क्रमांक: करल 3 /11597/2017

वाजार मूल्य: रु. 3,43,48,216/- मोवदला: रु. 6,13,80,000/-

भरलेले मुद्रांक शुल्क: रु.30,69,000/-

99400	900	909
2017		

दु. नि. सह. दु. नि. करल 3 गांचे कार्यालयात

अ. क्र. 11597 वर दि.28-12-2017

गोजी 2:25 म.नं. वा. हजर केला.

पावती:12754

पावती दिनांक: 28/12/2017

सादरकरणागाचे नाव: पिकी आर्या

नोंदणी फी

रु. 30000.00

दस्त हाताळणी फी

रु. 2020.00

पृष्ठांची संख्या: 101

दस्त हजर करणाऱ्याची मही:

एकुण: 32020.00

सह दुय्यम निबंधक
कुली-3 (वर्ग-2)

सह दुय्यम निबंधक
कुली-3 (वर्ग-2)

दस्ताचा प्रकार: मेल डीड

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

शिक्रा क्र. 1 28 / 12 / 2017 02 : 25 : 21 PM ची वेळ: (सादरीकरण)

शिक्रा क्र. 2 28 / 12 / 2017 02 : 26 : 55 PM ची वेळ: (फी)

प्रतिज्ञापत्र

“सदर दस्ताऐवज हा नोंदणी कायदा १९०८ अंतर्गत असलेल्या तरदुतीनुसार मेल डीड केलेल्या दस्त्याचा संपूर्ण मजकूर निष्पादक व्यक्तीच्या हजेरीत नोंदणी कार्यालयात आणित्वाची आणि “दस्ताऐवज” निष्पादक व कसुबाईच्या हजेरीत नोंदणी कार्यालयात हस्तांतरण दस्ताऐवज नोंदणी कायदा/नियम / परिपत्रकाच्या अन्वयेत नोंदणी केलेल्या आहे.”

नोंदणी अधिकारी

१)

२)

३)

नोंदणी घेणारे

१)

२)

३)



Summary-2(दस्त गोपवारा भाग - २)



28/12/2017 2 51:51 PM

दस्त क्रमांक : करल3/11597/2017
दस्ताचा प्रकार :-मेल डीड

दस्त गोपवारा भाग-2

करल3

दस्त क्रमांक:11597/2017

करल - ३

११५२७ १०१ १०१

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचे लिहून घेणारा	वय :-	छायाचित्र	आंगठ्याचा ठसा
1	नाव:- व्हेनेट कोलेमन अँड कंपनी लिमिटेड तर्फे ऑथोरिटाइज्ड प्रिजेंटेटिव बिल्डिंग एम कार्मिकयन तर्फे मुख्यालय म्हणून प्रिया एम गोवाडे पत्ता: ऑफिस एंट, - , टाईम्स ऑफ इंडिया बिल्डींग, डॉ. डी एन रोड, मुंबई, बाळानाटे, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर: AAACB4373Q	लिहून घेणारा वय :-38 स्वाक्षरी:-			
2	नाव:पिकी आर्या पत्ता:ड-1101, 11, मिक्रोनिमिटी, नाहूर अमृत शक्ती रोड, चांदिवली, मुंबई, माकीणाका, MAHARASHTRA, MUMBAI, Non-Government. पॅन नंबर:AWCPA9804E	लिहून घेणारा वय :-45 स्वाक्षरी:-			
3	नाव:त्रिज मोहन आर्या पत्ता:प्लॉट नं: ड-1101, माळा नं: 11, इमारतीचे नाव: मिक्रोनिमिटी, ब्लॉक नं: नाहूर अमृत शक्ती रोड, रोड नं: चांदिवली, मुंबई, महाराष्ट्र, मुंबई. पॅन नंबर:ADPPM6767N	लिहून घेणारा वय :-47 स्वाक्षरी:-			

वरील दस्तऐवज करून देणार तथाकथित मेल डीड चा दस्त ऐवज करून दिल्याचे कबूल करतात.
शिक्रा क्र.3 ची वेळ:28 / 12 / 2017 02 : 33 : 54 PM

ओळख:-

खालील डमम अमे निवेदीत करतात की ते दस्तऐवज करून देणा-यानां व्यक्तीशः ओळखतात, व त्यांची ओळख पटवितात

अनु क्र.	पक्षकाराचे नाव व पत्ता	पक्षकाराचे लिहून घेणारा	वय :-	छायाचित्र	आंगठ्याचा ठसा
1	नाव:प्रशांत भामटे वय:28 पत्ता:शांभू नं. 18, पवई प्लाजा, पवई, मुंबई पिन कोड:400076	लिहून घेणारा वय :- स्वाक्षरी:-			
2	नाव:अमित गय वय:30 पत्ता:शांभू नं. 18, पवई प्लाजा, पवई, मुंबई पिन कोड:400076	लिहून घेणारा वय :- स्वाक्षरी:-			

शिक्रा क्र.4 ची वेळ:28 / 12 / 2017 02 : 34 : 40 PM

शिक्रा क्र.5 ची वेळ:28 / 12 / 2017 02 : 34 : 40 PM

सह दु.निबंधक कुर्ला - ३

सह दुय्यम निबंधक
कुर्ला-३ (वर्ग-२)

EPayment Details



sr. Epayment Number
1 MH0085075872017

प्रमाणित करण्यात येते की या दस्तावेजाचे एकूण ३ पाने आहेत

करल-३ / ११५२७ २०१७

पुस्तक क्रमांक १ क्रमांकावर नोंदला २८/१२/१७

दिनांक:

सह दुय्यम निबंधक कुर्ला-३

Defacement Number मुंबई उपनगर जिल्हा.
0004851522201718

11597/2017

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28/12/2017

सूची क्र.2

दुय्यम निबंधक : सह दु.नि. कुर्ला 3

दस्त क्रमांक : 11597/2017

नोंदणी :

Regn:63m

गावाचे नाव : 1) तिरंदाज

(1)विलेखाचा प्रकार	सेल डीड
(2)मोबदला	61380000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	34348216.35
(4) भू-मापन,पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव:मुंबई मनपा इतर वर्णन :सदनिका नं: 801, माळा नं: 8, इमारतीचे नाव: ए विंग,राज गॅडीअर, ब्लॉक नं: डॉ. एल एच हिरानंदानी हॉस्पिटलच्या मागे, रोड नं: पवई,मुंबई 400 076, इतर माहिती: दोन कार पार्किंग स्पेस नं. बी1-117 व बी2-4 सहित(एकूण क्षेत्र 204.62 चौ. मी. बिल्ट अप)((C.T.S. Number : 102-A/2 ;))
(5) क्षेत्रफळ	1) 204.62 चौ.मीटर
(6)आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता.	1): नाव:- बेन्नेट कोलेमन अँड कंपनी लिमिटेड तर्फे ऑथोराइज रेप्रिजेंटेटिव्ह विह एस कार्तिकेयन तर्फे मुखत्यार म्हणून प्रिया एस रॉबाडे वय:-38; पत्ता:-ऑफिस एंट , - , टाइम्स ऑफ इंडिया बिल्डींग, डॉ. डी एन रोड, मुंबई, बाळाग्याटे, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400001 पॅन नं:- AAACB4373Q
(8)दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास,प्रतिवादिचे नाव व पत्ता	1): नाव:-पिंकी आर्या वय:-45; पत्ता:-इ-1101, 11, सिंक्रोनिसिटी, नाहर अमृत शक्ती रोड, चांदिवली, मुंबई, साक्रीणाका, MAHARASHTRA, MUMBAI, Non-Government. पिन कोड:-400072 पॅन नं:-AWCPA9804E 2): नाव:-ब्रिज मोहन आर्या वय:-47; पत्ता:-प्लॉट नं: इ-1101, माळा नं: 11, इमारतीचे नाव: सिंक्रोनिसिटी, ब्लॉक नं: नाहर अमृत शक्ती रोड, रोड नं: चांदिवली, मुंबई, महाराष्ट्र, मुंबई. पिन कोड:-400072 पॅन नं:-ADPPM6767N
(9) दस्तऐवज करून दिल्याचा दिनांक	28/12/2017
(10)दस्त नोंदणी केल्याचा दिनांक	28/12/2017
(11)अनुक्रमांक,खंड व पृष्ठ	11597/2017
(12)बाजारभावाप्रमाणे मुद्रांक शुल्क	3069000
(13)बाजारभावाप्रमाणे नोंदणी शुल्क	30000
(14)शेरा	

मुल्याकनामाही विचाररुध्दघेतल्या तपशील :-

मुद्रांक शुल्क उपकारतेना निविडमले अनुपेष्ट



खरी प्रत

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

सह. दुय्यम निबंधक, कुर्ला-3
मुंबई उपनगर जिल्हा.



22/05/2018

सूची क्र.2

दुय्यम निबंधक : सह दु.नि.बोरीवली 8

दस्त क्रमांक : 4677/2018

नोंदणी :

Regn:63m

गावाचे नाव : एक्सर

(1) विलेखाचा प्रकार	सेल डीड
(2) मोबदला	26500000
(3) बाजारभाव(भाडेपट्ट्याच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	19887883
(4) भू-मापन, पोटहिस्सा व घरक्रमांक(असल्यास)	1) पालिकेचे नाव: मुंबई मनपा इतर वर्णन : सदनिका नं: शॉप नं 2, माळा नं: लळ मजला, इमारतीचे नाव: ओम जगदीश को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: देविदास लेन, इतर माहिती: सोबत 2 कार पार्किंग स्पेस शॉप चे क्षेत्रफळ 835 चौ फूट कारपेट. करारनामा दस्त क्र बरल3-3435-2018 मध्ये बाजार मूल्य रु 19887883/- व मोबदला रक्कम रु 26500000/- असून त्यावर मुद्रांक शुल्क रु 1325000/- व नोंदणी फी रु 30000/- भरलेले आहे. ((C.T.S. Number : 1387/11 ;))
(5) क्षेत्रफळ	1) 93.12 चौ.मीटर
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता.	1): नाव:- मेसर्स साकाश डेव्हलपर्स एण्ड बिल्डर्स प्रा लि चे संचालक हेमंत ए कापडिया तर्फे मुखत्यार किरण अरविंद कापडिया वय:-46; पत्ता:- प्लॉट नं: 101, माळा नं: - इमारतीचे नाव: ओम जगदीश को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: देविदास लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AANCS2796R 2): नाव:- मेसर्स साकाश डेव्हलपर्स एण्ड बिल्डर्स प्रा लि चे संचालक रामचंद्र पी सालंकी तर्फे मुखत्यार किरण अरविंद कापडिया वय:-46; पत्ता:- प्लॉट नं: 101, माळा नं: - इमारतीचे नाव: ओम जगदीश को-ऑपरेटिव हाउसिंग सोसायटी लीमीटेड, ब्लॉक नं: बोरीवली पश्चिम, रोड नं: देविदास लेन, महाराष्ट्र, MUMBAI. पिन कोड:-400103 पॅन नं:-AANCS2796R
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश असल्यास, प्रतिवादिचे नाव व पत्ता	1): नाव:- विवेक कुमार माथुर वय:-42; पत्ता:- प्लॉट नं: सी-704, माळा नं: - इमारतीचे नाव: अनमोल एक्सप्ल, ब्लॉक नं: गोरगाव पश्चिम, रोड नं: एस व्ही रोड, महाराष्ट्र, MUMBAI. पिन कोड:-400104 पॅन नं:-AHUPM7813N.
(9) दस्तऐवज करून दिल्याचा दिनांक	21/05/2018-
(10) दस्त नोंदणी केल्याचा दिनांक	22/05/2018
(11) अनुक्रमांक, खंड व पृष्ठ	4677/2018
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	500
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	100
(14) शेर	

मुल्यांकनासाठी विचारात घेतलेला तपशील :-:

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :-: (i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.



सह. दुय्यम निबंधक, बोरीवली - ८
मुंबई उपनगर जिल्हा.