

513/13774

पावती

Original/Duplicate

Friday, December 03, 2021

नोंदणी क्र.: 39M

5:30 PM

Regn.: 39M

पावती क्र.: 14522 दिनांक: 03/12/2021

गावाचे नाव: बापनाले

दस्तऐवजाचा अनुक्रमांक: बदर 17-13774-2021

दस्तऐवजाचा प्रकार: करारनामा

सादर करणाऱ्याचे नाव: सागर वार्डन्स मार्केटर्स प्राइवेट लिमिटेड चे डायरेक्टर इलान्गो कोथांदारामण

नोंदणी फी रु. 30000.00

दस्त हाताळणी फी रु. 1080.00

पृष्ठांची संख्या: 54

एकूण: रु. 31080.00

आपणास मूळ दस्त, थंबनेल प्रिंट, सूची-२ अंदाजे  
5:50 PM ह्या वेळेस मिळेल.

सह. दुय्यम निबंधक, अंधेरी-6

बाजार मूल्य: रु. 24911842 /-

मोबदला रु. 27700000/-

भरलेले मुद्रांक शुल्क : रु. 1385000/-

सह. दुय्यम निबंधक, अंधेरी - ६  
मुंबई उपनगर जिल्हा.

1) देयकाचा प्रकार: DHC रकम: रु. 1080/-

डीडी/धनादेश/पे ऑर्डर क्रमांक: 0312202108845 दिनांक: 03/12/2021

बँकेचे नाव व पत्ता:

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

डीडी/धनादेश/पे ऑर्डर क्रमांक: MH009468236202122E दिनांक: 03/12/2021

बँकेचे नाव व पत्ता:

REGISTERED ORIGINAL DOCUMENT  
DELIVERED ON 03/12/2021

1/1



मूल्यांकन पत्रक ( शहरी क्षेत्र - बांधीव )		03 December 2021, 05:20:19 PM	
Valuation ID	202112035722	बदर 17	
मूल्यांकनाचे वर्ष	2021		
जिल्हा	मुंबई (उपनगर)		
मूल्य विभाग	32-बापनाळा ( अंधेरी )		
उप मूल्य विभाग	32/174भूभाग: बापनाळा गावातील खालील मिळकती		
सर्व्हे नंबर / न भू क्रमांक	इतर #		
<b>वार्षिक मूल्य दर तक्त्यानुसार मूल्यदर रु.</b>			
खुली जमीन	निवासी सदनािका	कार्यालय	दुकाने
40900	100310	111790	149400
			औद्योगिक
			103070
			मोजमापनाचे एकक
			चौरस मीटर
<b>बांधीव क्षेत्राची माहिती</b>			
बांधकाम क्षेत्र (Built Up)-	219.36 चौरस मीटर	मिळकतीचा वापर-	कार्यालये/व्यावसायिक
बांधकामाचे वर्गीकरण-	1-आर सी सी	मिळकतीचे वय-	0 TO 2वर्षे
उद्भवान सुविधा-	आहे	मजला -	1st floor To 4th floor
रस्ता सन्मुख -			
संमिश्र वापराच्या इमारतीमधील कार्यालये/व्यावसायिक - No			
Sale Type - First Sale			
Sale/Resale of built up Property constructed after circular dt.02/01/2018			
मजला निहाय घट/वाढ	= 100% apply to rate=	Rs. 111790/-	
रस्ता सन्मुखनुसार मूल्यदर	= 100% apply to rate =	Rs. 111790/-	
घसा-यानुसार मिळकतीचा प्रति चौ मीटर मूल्यदर	= ((वार्षिक मूल्यदर - खुल्या जमिनीचा दर ) * घसा-यानुसार टक्केवारी ) + खुल्या जमिनीचा दर )		
	= ( ( (111790-40900) * (100 / 100 ) ) + 40900 )		
	= Rs. 111790/-		
A) मुख्य मिळकतीचे मूल्य	= वैरील प्रमाणे मूल्य दर * मिळकतीचे क्षेत्र		
	= 111790 * 219.36		
	= Rs. 24522254.4/-		
E) बंदिस्त वाहन तळाचे क्षेत्र	13.94 चौरस मीटर		
बंदिस्त वाहन तळाचे मूल्य	= 13.94 * ( 111790 * 25/100 )		
	= Rs. 389588.15/-		
<b>एकत्रित अंतिम मूल्य</b>	= मुख्य मिळकतीचे मूल्य + तळघराचे मूल्य + मेझॅनाईन मजला क्षेत्र मूल्य + लगतच्या गच्चीचे मूल्य + वरील गच्चीचे मूल्य + बंदिस्त वाहन तळाचे मूल्य + खुल्या जमिनीवरील वाहन तळाचे मूल्य + इमारती भोवतीच्या खुल्या जागेचे मूल्य + बंदिस्त बाल्कनी + मेकेनिकल वाहनतळ		
	= A + B + C + D + E + F + G + H + I + J		
	= 24522254.4 + 0 + 0 + 0 + 389588.15 + 0 + 0 + 0 + 0 + 0		
	= Rs. 24911842.55/-		

बदर-१७/

१३७७४	१	५४
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Home Print

*(Handwritten signatures)*







CHALLAN  
MTR Form Number-6



GRN	MH009468236202122E	BARCODE			Date	30/11/2021-16:25:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR16__JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	AADCS8784K			
Location	MUMBAI			Full Name	SAGAR WINES MARKETEERS PVT LTD			
Year	2021-2022 One Time			Flat/Block No.	OFFICE 308 ASCOT CENTRE			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	1385000.00	Road/Street	OFF SAHAR ROAD				
0030063301	Registration Fee	30000.00	Area/Locality	ANDHERI EAST				
			Town/City/District					
			PIN	4 0 0 0 9 9				
			Remarks (If Any)	PAN2=AAEPK9169N~SecondPartyName=KHALID A K BUHARI OTHERS-CA=27700000				
			Amount In	Fourteen Lakh Fifteen Thousand Rupees Only				
Total		14,15,000.00	Words	१३८५४ २ ५४ २०२१				
Payment Details		STATE BANK OF INDIA		FOR USE IN RECEIVING BANK				
Cheque-DD Details		Bank CIN	Ref. No.	00040572021113020766	CKS1006635			
Cheque/DD No.		Bank Date	RBI Date	30/11/2021-04:51:32	01/12/2021			
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		335 , 01/12/2021				

Department ID :

NOTE:- This challan is valid for document to be registered in Sub Registrar office only. Not valid for unregistered document. Mobile No. : 9819648801  
सदर चालन केवल दखिम निबंधक कार्यालयात नोंदणी करावयाच्या दस्तांसाठी लागू आहे. नोंदणी नसलेल्या दस्तांसाठी सदर चालन लागू नाही.

Signature Not  
Verified

Digitally signed by DS  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.12.03  
11:17:13 IST  
Reason: Secure  
Document  
Location: India







CHALLAN  
MTR Form Number-6



GRN	MH009468236202122E	BARCODE			Date	30/11/2021-16:25:09	Form ID	25.2
Department	Inspector General Of Registration			Payer Details				
Type of Payment	Stamp Duty Registration Fee			TAX ID / TAN (If Any)				
Office Name	BDR16_JT SUB REGISTRAR ANDHERI 5			PAN No.(If Applicable)	AADCS8784K			
Location	MUMBAI			Full Name	SAGAR WINES MARKETEERS PVT LTD			
Year	2021-2022 One Time			Flat/Block No.	OFFICE 308 ASCOT CENTRE			
Account Head Details		Amount In Rs.	Premises/Building					
0030045501	Stamp Duty	1385000.00	Road/Street		OFF SAHAR ROAD			
0030063301	Registration Fee	30000.00	Area/Locality		ANDHERI EAST			
			Town/City/District					
			PIN		4 0 0 0 9 9			
			Remarks (If Any)					
			PAN2=AAEPK9169N-SecondPartyName=KHALID A K BUHARI					
			OTHERS-CA=27700000					
			Amount In Fourteen Lakh Thirteen Thousand Rupees Only					
			Words					
			1415000.00					
			Total 14,15,000.00					
Payment Details			STATE BANK OF INDIA					
Cheque-DD Details			FOR USE IN RECEIVING BANK					
		Bank CIN	Ref. No.	00040572021113020766		CKS1006635		
Cheque/DD No.		Bank Date	RBI Date	30/11/2021-04:51:32		01/12/2021		
Name of Bank		Bank-Branch		STATE BANK OF INDIA				
Name of Branch		Scroll No. , Date		335_01/12/2021				

Department ID :  
NOTE:- This challan is valid for document to be registered in Sub Registrar office only. No valid for registered document.  
सदर चॉलन केवल दुरयम नविद्यक कार्यालयत नोदणी करावयाच्या दस्तासाठी तामु आहे. कोणतेही कार्यालयत नोदणीसाठी सदर चॉलन तामु नाही.

Validity unknown

Digitally signed by  
VIRTUAL TREASURY  
MUMBAI 03  
Date: 2021.12.03  
17:32:49 IST  
Reason: Secure  
Document

Challan Defacement



Sr. No.	Defacement No.	Defacement Date	Defacement Amount	
1	(iS)-513-13774	0004574729202122	03/12/2021-17:30:04	30000.00
2	(iS)-513-13774	0004574729202122	03/12/2021-17:30:04	1385000.00
Total Defacement Amount			14,15,000.00	



बदर-१७/		
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*MS MS*  
*[Signature]*

**AGREEMENT FOR SALE**

THIS AGREEMENT made at Mumbai, this 03<sup>rd</sup> day of December Two Thousand Twenty One BETWEEN : **MR. KHALID A.K. BUHARI** aged 64 years, PAN NO. **AAEPK9169N**, AADHAR CARD NO. **9178 8598 8456** And **MR. SYED MOHAMMED BUHARI** , alias **MR. SYED MOHAMMED BUKHARI**, aged 61 years PAN No. **AADPB5051B**, AADHAR CARD NO. **9278 4870 5297** having their permanent address at 26, KHADER NAWAAZ KHAN ROAD, CHENNAI 600006 THROUGH THEIR DULY CONSTITUTED ATTORNEY MR. P.T.SHAHUL HAMEED hereinafter collectively called as "**THE VENDORS**", (which expression shall unless it be repugnant to the context or meaning thereof be deemed to mean and include their respective legal heirs, executors, administrators and legal representatives of the One Part;

AND

**SAGAR WINES MARKETEERS PVT. LTD.**, CIN NO. **U99999MH1998PTC117109**, represented by its Director **Shri. Ilango Kothandaraman**, Age 66, PAN No. **AADCS8784K**, having address at 212 & 213, SECOND FLOOR, THE CRESCENT BUSINESS PARK, SAMHITA COMPLEX, ANDHERI (E), MUMBAI-400072, hereinafter called as "**THE PURCHASER**", (which expression shall unless it be repugnant to the context or

*[Signature]*



*MS MS*



meaning thereof be deemed to mean and include its successors and assigns) of the Other Part;

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**WHEREAS** Pursuant to an Agreement dated 7<sup>th</sup> day of March 2005 made and executed by and between M/s. Eversmile Construction company Private Limited a company incorporated under the Companies Act 1956 and having its registered office at, Yashodham, Gen. A.K.Vaidya Marg, Goregaon(E), Mumbai 400 063 (therein referred to as 'the Promoters') of the one part and the Vendors herein (therein referred to as 'the Purchasers') of the other part, the Vendors herein had agreed to purchase and purchased a **Office No. 308, admeasuring a carpet area of 1967 sq.ft. along with a Car Parking Space no.42, Third Floor, in the Building known as Ascot Centre, CTS No. 41B/3A (Part of Village: Bapnala, Taluka: Andheri), next to Le - Meridian, Sahar, Andheri (E), Mumbai-400099** (hereinafter collectively referred to as 'the said property') for the consideration, on the terms and conditions contained therein. The above said Agreement has been duly stamp duty paid and registered with the Sub Registrar of Assurances vide No.BDR1-02337-2005 dated 17/03/2005.

**AND WHEREAS** Now the VENDORS are the members and the registered holders of five fully paid up shares of Rs. 50/- (Rupees Fifty Only) each bearing distinctive Nos.236 to 240 and Share Certificate No. 33 of 'Ascot Centre Premises Co-operative Society Ltd., having Registration No. MUM / W-KE / GNE / O / 1978 / 2009-10 dated 06/11/2009 (hereinafter referred to as 'THE SAID SOCIETY')



**AND WHEREAS** the Vendors declare that their membership in the said society is valid and subsisting and not terminated by the said society and they have not received notice of

*[Handwritten signature]*

*[Handwritten signature]* 2



expulsion from the membership of the said society, or any other notice restraining them from transferring the said premises and the said shares.

**AND WHEREAS** the Vendors have absolute right and power to hold, occupy and deal with or dispose of the said premises. There are no suits, litigations, civil or criminal or any other proceedings pending as against the Vendors personally affecting the said premises.

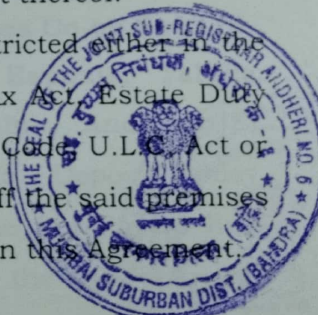
**AND WHEREAS** the Vendors in the past have not entered into any agreement either in the form of sale, exchange or any other way whatsoever and have not dealt with or disposed off the said premises in any manner whatsoever.

**AND WHEREAS** neither the Vendors have and/or had received any notice either from the Municipal Corporation of Mumbai and/or from any other statutory body or authorities regarding the requisition and/or acquisition of the said premises.

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**AND WHEREAS** the Vendors are in exclusive use, occupation and possession of the said premises and every part thereof and except the Vendors no other person or persons is/are in use, occupation and possession and enjoyment of the said premises or any part thereof.

**AND WHEREAS** the Vendors are not restricted either in the Income Tax Act, Gift Tax Act, Wealth Tax Act, Estate Duty Act or under Maharashtra Land Revenue Code, U.L.C. Act or under any other statute from disposing off the said premises or any part thereof in the manner stated in this Agreement.



**AND WHEREAS** the Vendors have not done any act, deed, matter, or thing whereby they are prevented from entering into this Agreement on the various terms and conditions stated herein in favour of the Purchasers and the Vendors

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*[Handwritten signature]*



have all the right, title and interest to enter into this deed with the Purchasers on the various terms and conditions as stated herein.

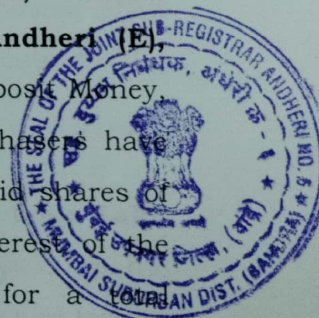
**AND WHEREAS** the Vendors on this day have agreed to sell, assign and transfer unto the Purchasers herein, their entire right, title, interest and benefits in the said premises along with the said shares of the said society and also the deposit money, reserved funds including sinking funds, etc., for total consideration of **Rs. 2,77,00,000/- (Rupees Two Crores Seventy Seven Lakhs Only)**, hereinafter referred to as "entire consideration"

**AND WHEREAS** it has become necessary and desirable to record and reduce the terms of the agreement for sale, assignment and transfer as mutually agreed by and between the parties as under:-

927-96/		
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2029		

**NOW THIS AGREEMENT FOR SALE WITNESSETH AND IT IS HEREBY MUTUALLY AGREED BY AND BETWEEN THE PARTIES HERETO AS FOLLOWS THAT.**

1. The Vendors have agreed to sell, assign and transfer the said **Office No. 308, admeasuring a carpet area of 1967 sq.ft. along with a Car Parking Space no.42, Third Floor, in the Building known as Ascot Centre Premises Co-op.Soc.Ltd., CTS No. 41B/3A (Part of Village: Bapnala, Taluka: Andheri), next to Le - Meridian, Sahar, Andheri (E), Mumbai-400099** inclusive of Share Money, Deposit Money, Reserved Funds, Sinking Funds and the Purchasers have agreed to purchase the same alongwith the said shares of the said society and all rights, title and interest of the Vendors in respect of the said premises for a consideration of **Rs. 2,77,00,000/- (Rupees Two Crores Seventy Seven Lakhs Only)**



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*[Handwritten signature]*

2. The aforesaid amount of **Rs. 2,77,00,000/- (Rupees Two Crores Seventy Seven Lakhs Only)** shall be payable by the Purchasers to the Vendors in the manner described below:-

a. A sum of **Rs. 30,00,000/- (Rupees Thirty Lakhs Only)** has been paid as and by way of token amount on or before execution of this Sale Deed.

b. It is agreed by and between the Parties hereto that the Purchasers shall deduct a sum of **Rs.2,77,000/- (Rupees Two Lakh Seventy Seven Thousand Only)**, i.e.

1% from the total value of consideration of the said premises towards the Tax deduction/ collection at source as per the Indian Income Tax Act 1961 from the above

said total consideration and deposit the same with the concerned authorities in the names of the Vendors. It is

further agreed by and between the parties that it shall be sole responsibility of the Vendors to get the refund (if

applicable) of above referred tax deducted at source from the concerned authorities and the Purchasers will not be held liable for the same. The TDS amount so deducted shall be the part of the sale consideration as specified hereinabove and net amount paid before the registration of this Deed as and by way of part consideration to the Vendors after deduction of TDS. The Purchasers shall provide a signed copy of the TDS Certificate to the Vendors

c. a sum of **Rs.44,23,000/- (Rupees Forty Four Lakh Twenty Three Thousand Only)** shall be paid on the execution & registration of this agreement as and by way of part consideration

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*[Handwritten signature]*



d. the equal balance sum of **Rs.2,00,00,000/- (Rupees Two Crore Only)** shall be payable upon registration of agreement for sale with sub registrar by way of Bank draft to both the seller equally against vacant possession of the said premises.

3. The Vendors do hereby agree that simultaneous to their receiving entire consideration, all their right, title and interest in the said premises and the said shares will get assigned and transferred absolutely and forever to the Purchasers together with all their rights, interest privileges held enjoyed with or appurtenant to and reputed to be as Office No.308, Ascot Centre.

931008	9A	42
rights, title and		
3039		
the said		

4. The Vendors hereby declare that all the interest of the Vendors in the said premises and the said shares and everything appurtenant hereto assigned and transferred to the Purchasers on receiving the full consideration, is free from encumbrances of whatsoever nature and undertake that the Vendors shall at all the times save harmless and keep the Purchasers indemnified against all proceedings, cost, claims and expenses of whatsoever nature arising out of any charges, lien or encumbrances of whatsoever nature in that belief. The Vendors hereby assure the Purchasers that no other person/s has/have any right, title or interest in the said premises and the said shares.

5. On receiving the entire consideration the Vendors hereby agree and undertake.

i) To apply to the said society for transfer of their entire interest in the said premises and said shares with everything appurtenant thereto to the name of the Purchasers herein and to sign and execute such forms

*[Handwritten signature]*



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and documents in order to give all effect to these covenants as may be necessary.

ii) To sign and execute such forms as are necessary to approach the electricity company to have the electricity meter together with the deposit transferred and assigned in the name of the Purchasers.

6. The Vendors agree to pay all taxes and all other outgoings upto the date of possession of the said premises and obtain NOC from the said society to admit the Purchasers as members of the said society. The Purchasers have agreed to pay all dues arising for the said premises, interalia, including municipal, government and any other statutory dues and premises maintenance charges to the Electricity Dept. electricity charges effective from date of taking possession of the said premises. 93000299 42

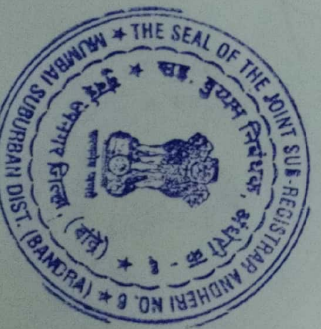
7. The Purchasers do hereby covenant with the Vendors that the Purchasers shall bear stamp duty, registration charges and other related expenses for registering this Agreement for Sale and completing the transfer and the Vendors do hereby covenant with the Purchasers that they will sign all documents as may be required by the Purchasers for the transfer of the said premises as may be required by law..

8. The Vendors undertake to provide all the relevant documents and papers and also to sign, execute any documents / papers / letter / indentures / NOC from the said Society etc. as required by the Purchasers as and when required by the Purchasers. The Vendors shall obtain the necessary **No**

**Objection Certificate** from the said Society for the transfer, sale of the interest of the Vendors in the said Society, as well as the right, title and interest of the Vendors in the said premises as herein contained to the Purchasers and also to the admission of the Purchasers to the membership of the said Society in place and instead of the Vendors when the

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sale herein is completed by delivering the vacant and peaceful possession of the said premises to the Purchasers.

9. The Vendors do hereby covenant with the Purchasers that notwithstanding any act, deed, matter or thing done or committed the Vendors have full right and absolute authority to transfer, sell and assign the said premises and their shares in the funds and reserves of the said society on to the Purchasers.

10. The Vendors do hereby declare that the said

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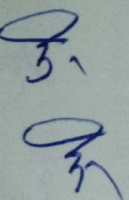

shares in the funds and reserves of the said society is free from all encumbrances, claims and demand whatsoever.

11. The Vendors do hereby declare that the Vendors have not done, committed or committed to any act, deed, matter or thing, nor have been party or privy to any act, deed or thing whereby the Vendors are prevented from selling, transferring and assigning the said premises, shares and their shares in the funds of the said Society, Electricity Company or such other deposits into the Purchasers.

12. The Vendors do hereby declare that the Vendors have observed and performed all rules and regulations and by-laws as framed by the Society and the Vendors have not done any act, deed, matter or things contrary to the by-laws framed by the society.

13. The Transfer Fee payable to the said society shall be borne and paid by both the parties in equal proportion (i.e. 50:50).

14. The Vendors hereby agree to do and execute all other acts, deeds, matters and things as may be required by the Purchasers for the purpose of completing the transfer of the aforesaid premises, in all respects, if required, even after



effecting the transfer, subject to receipt of entire consideration.

15. The Vendors agree and declare that they will have no right, title and interest in the said premises and the said shares in the said society's deposits from the date of receipt of entire consideration. After receipt of entire consideration, the Purchasers shall be entitled to have and to hold the same and enjoy the same and its benefits thereof from any other interruptions and interference from the Vendors or any other person claiming through or under them.

16. The Vendors hereby undertake and nomination, assignment, lien or will in regard to the said premises and the said shares if made by the Vendors or their constituted attorney with the said society, person or other

than the Purchasers shall hereafter be deemed to be inoperative cancelled, revoked, withdrawn and null and void.

17. Should there be any claim in respect of the said premises from any person or persons or authority regarding non payment/deficit payment of stamp duty, registration charges or any other dues etc. pertaining to any period prior to the transfer of the said premises in the name of Purchasers, the Vendors hereby agree to honour such commitments, indemnify and keep indemnified the Purchasers against such claims, actions and losses, and shall make good the same.

18. The Vendors shall handover vacant and peaceful possession of the said premises to the Purchasers simultaneous to receiving consideration of **Rs.2,77,00,000/- Rupees Two Crore Seventy Seven Lakh Only**, under this agreement and put the Purchasers in exclusive use, occupation and possession of the said premises and thereafter they themselves or anybody on their behalf shall not disturb peaceful possession of Purchasers. The Vendors shall admit

930002	93	40
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930002	93	40
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*[Handwritten Signature]*

*[Handwritten Signature]*





and acknowledge receipt of the full and final payment by signing a separate receipt.

19. The Purchasers shall abide themselves by the rules of the said society and other regulations and pay the taxes and all other outgoings in respect of the said premises with effect from the day they take over possession of the said premises

2029	2029	2029
------	------	------

20. It is specifically agreed and understood that the Vendors on receiving and realising of **Rs.2,77,00,000/- Rupees Two Crore Seventy Seven Lakh Only**, from the Purchasers as mentioned hereinabove shall handover vacant and peaceful possession and assignment of the said **Office No. 308, admeasuring a carpet area of 1967 sq.ft. along with a Car Parking Space no.42, Third Floor, in the Building known as Ascot Centre Premises Co-op.Soc.Ltd., CTS No. 41B/3A (Part of Village: Bapnala, Taluka: Andheri), next to Le - Meridian, Sahar, Andheri (E), Mumbai-400099** to the Purchasers and this Agreement for Sale shall be deemed as **Deed of Sale & Transfer**. The Purchasers shall then be the absolute owners of the said premises and said shares.

21. This agreement for sale supersedes all other previous letters, indentures, writings, MOU and other verbal commitments between the Vendors and the Purchasers.

23. The Vendors shall, on request of the Purchasers, present themselves at the office of the Sub-Registrar of Assurance, Mumbai and admit execution of this agreement.





THE SCHEDULE ABOVE REFERRED TO

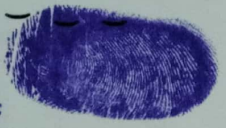
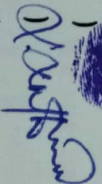
Office No. 308, admeasuring a carpet area of 1967 sq.ft. along with a Car Parking Space no.42, Third Floor, in the Building known as Ascot Centre Premises Co-op.Soc.Ltd., CTS No. 41B/3A (Part of Village: Bapnala, Taluka: Andheri), next to Le - Meridian, Sahar, Andheri (E), Mumbai:400099 bearing CTS Nos. 41/B/3/B (part) of Village Sahar, Taluka Andheri with the registration Sub District of Mumbai City Mumbai Suburban

930008	99	42
अंतर-9/9/		




IN WITNESS WHEREOF the parties hereto have hereunto set their respective hands the day, month and year first written :  
Hereinabove

SIGNED, SEALED & DELIVERED ON BEHALF OF THE WITHINNAMED "TRANSFERORS"

MR. KHALID A.K. BUHARI & MR. SYED MOHAMMED BUHARI, alias MR. SYED MOHAMMED BUKHARI THROUGH THEIR POWER OF ATTORNEY HOLDER MR. P.T,SHAHUL HAMEED


IN THE PRESENCE OF  
1) Bhawanji  
2) Bhawanji

SIGNED, SEALED & DELIVERED BY SAGAR WINES MARKETTERS PVT. LTD. THE WITHINNAMED "TRANSFEEFERE"  
SAGAR WINES MARKETTERS PVT. LTD.  
Its Director Shri. Ilango Kothandaraman  
IN THE PRESENCE OF  
1) Bhawanji  
2) Bhawanji






**RECEIPT**

RECEIVED from the within named Purchasers a sum of Rs.77,00,000/- (Rupees Seventy Seven Lakh Only) being the part consideration towards the sale of **Office No. 308**, admeasuring a carpet area of **1967 sq.ft.** along with a Car Parking Space no.42, Third Floor, in the Building known as Ascot Centre Premises Co-op Soc. Ltd., CTS No. 41B/3A (Part of Village: Bapnala, Taluka: Andheri), next to Le - Meridian, Sahar, Andheri (E), Mumbai-400099 as under:

RTGS/NEFT Ref.No.	Date	Bank	Amount
Chq 785028	11.10.2021	SBI	<b>30,00,000/-</b>
Chq 785029	15.10.2021	SBI	
UTR SBINR1202113054343440	30.11.2021	SBI	<b>44,23,000/-</b>
UTR SBINR1202113054343897	30.11.2021	SBI	
TDS	3.12.2021	SBI	<b>2,77,000/-</b>

**Rs.77,00,000/-**

We say Received,

*(Signature)*

For MR. KHALID A. K. BUHARI &  
MR. SYED MOHAMMED BUHARI  
Alias Mr. SYED MOHAMMED BUKHARI  
THROUGH THEIR POWER OF ATTORNEY HOLDER  
MR. P.T.SHAHUL HAMEED

WITNESSES:

1. *Bhanfui*

2. *(Signature)*



३०१-१७/		
१३७७४	१६	५१
२०२१		

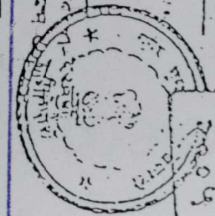


पारपत्रिका

Annex - B

RULED CARD

क्र. सं/३ सं	क्र. सं	क्र. सं	दिनांक
५१२०-०			३२



२३३८	३२
------	----

बदा-१७/		
१३७७४	१७	५४
२०२१		



२१/६/२०१९: १३/३/२०१९/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४

५/११/२०१९: १३/३/२०१९/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४

१३/३/२०१९: १३/३/२०१९/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४  
 १३७७४/१७/५४/१३७७४/१७/५४



२३३८/३२



**Share Certificate**

Register Folio 33 Number of Equity Shares 5 Certificate No. 33

**ASCOT CENTRE PREMISES CO-OP. SOCIETY LTD.**

(Regn. No. : MUM/WKE/GNL/0/1978 of 2009-10 Date 06-11-2009)  
 (Registered under the Maharashtra Co-operative Societies Act XXIV of 1960)  
 CTS No. 41/B/3/B (Part), Sahar, Anheri (E), Mumbai - 400 099.  
 Authorised Share Capital Rs. 10,00,000 Divided into 20,000 Shares of Rs. 50/- each  
 Shop / Office No. 308

This is to certify that Mr. KHAD A. K. BUHARI  
Mr. Syed. MOHAMMED BUHARI  
 is / are the Registered Holder's of FIVE  
 fully paid-up Shares Numbered 236 to 240  
 both inclusive, of Premises Shifly each in the abovementioned ASCOT CENTRE  
 PREMISES CO-OP. SOCIETY LTD. Subject to the Bye-laws thereof.  
 Given under the Common Seal of  
 the said Society, this 18th  
 day of FEB. 2011

Chairman [Signature]  
 Hon. Secretary [Signature]  
 Treasurer [Signature]

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate



Rs. 250/-

2029	93008	96-90/	
23	96	96-90/	
23	96	96-90/	

# MEMORANDUM OF THE TRANSFER OF THE WITHIN MENTIONED SHARES



Date of Transfer	Transfer No.	Share Register No. (Old)	To whom Transferred	Share Register No. (New)	Signature of office bearers	
					Chairman	Hon. Secretary
			<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     2022                      93002                      92                      MS                 </div>	<div style="border: 1px solid black; padding: 5px; display: inline-block;">                     441-901                      /06-18                 </div>		



**ASCOT CENTRE**  
**Premises Co-operative Society Limited**  
 (REGN. NO.: MUM / WKE / GNL / O / 1978 / 2009-10 DATED 06-11-2009)

C.T.S. No. : 41/B/3/B (part), Sahar, Andheri (East), Mumbai - 400099. • Phone No. : +91-22-2088 5010.

REF No. : .....

DATE : 23/11/2021

Mr. Khalid A.K. Buhari & Syed M. Bukhari  
 Unit no. 308,  
 Ascot Centre Premises Co-op Society Ltd.  
 Sahar Airport Road, Andheri (East), Mumbai -400099.

बदल-१७/		
१३७७४	२०	५४
२०२१		

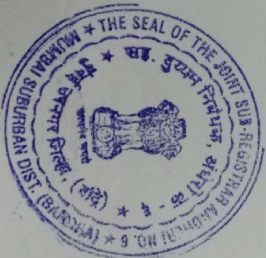
Re: NOC for Sale of Unit no. 308.

We are in receipt of your letter dated 17<sup>th</sup> November, 2021 are pleased to inform you that society has no objection for you selling Unit No.308 to M/S Sagar Wines Marketeers Pvt. Ltd.as long as all outstanding payments towards society Maintenance Charges, MCGM taxes, transfer fees,etc are paid.

Yours faithfully,

For Ascot Centre Premises Co. op. Society Ltd.

*R. Walekar*  
 Authorized Signatory





MUNICIPAL CORPORATION OF GREATER MUMBAI  
No: CE/6912/WS/AK

FULL OCCUPATION CERTIFICATE

14 MAR 2014

Shri A.K. Shankar Rao,  
Chairman,  
Bapna Development Co. Hsg. Ltd.,  
Bapna Nagar Plot No. 16,  
Bldg. No. 2, Gz. Flr., Marol Maroshi Rd.,  
Andheri (E), Mumbai-400 059.

Ex. Engineer Bldg. Proposal  
H and K Wards  
Municipal Office, R. K. Patkar Marg,  
Sandra (West), Mumbai - 400 059

(M)

बदर-१७/		
१३७५४	२९	५४
२०२९		

The full development work of commercial building comprising of ground floor + 1<sup>st</sup> to 5<sup>th</sup> & 6<sup>th</sup> (pt) upper floors offices on plot bearing CTS Nos 41-B/3-A, 41-B/3-B of Village Bapna located at Sahar Airport Road, Andheri (East), Mumbai, is completed under the supervision of Shri Sunil G. Ambre of M/s. Bhatnagar Ambre & Co. Licensed Architect, License No. CA/84/8478, Shri Shailendra V. Patil, Licensed Site Supervisor, License No. T/110/SS/1 and Shri R.H. Patil, R.C.C. Consultant License No. STR/M/S, and as per development completion certificate submitted by Architect and as per completion certificate issued by Chief Fire Officer u/no. FBM/S/506/889 dated 12.2.2006, the same may be occupied on the following condition:-

That the certificate under section 270-A of M.M.C. Act shall be obtained from H.E. and a certified true copy of the same shall be submitted to this office within three months from the date of issue of occupation certificate.

A set of (14 plans) certified completion plan is attached herewith.

Yours faithfully,



A. S. Sethi  
14-3-2014

Executive Engineer  
(Bldg. Proposals) W. S. (K Ward)



**ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.**

Regd.No. MUM/W-KE/GNL/O/1978/2009-10 Dated 6/11/2009  
 CTS No.41/B/3/B(Part), Next to Le-meridian Hotel, Sahar,  
 Andheri(E), Mumbai-400 099  
 GSTIN : 27AABAA5622L1ZS

936068 22 48  
 2029 Bill No. 164  
 Date 08/10/2021

TAX INVOICE

Name [ 308 ] MR. KHALID A. K. BUHARI  
 Unit No. 308  
 Sq. Ft 1967.00  
 Particulars BILL FOR OCTOBER TO DECEMBER-2021

Due Date 30/11/2021

Sr. No.	Nature of Charges	HSN/SAC	Amount
1.	MUNICIPAL PROPERTY TAXES		44475.00
2.	MAINTENANCE CHARGES		41307.00
3.	SINKING FUND	999599	2459.00
4.	REPAIR FUND	999599	7376.00
5.	EDUCATION & TRAINING FUND	999599	30.00
6.	BASEMENT PARKING PROPERTY TAX		308.00
7.	CGST @9%		4605.00
8.	SGST @9%		4605.00

BREAKUP OF ARREARS		Total	105163.00
Principal Arrears	0.00	Arrears	0.00
Interest Arrears	0.00	Amount Due	105163.00

Rupees One lac five thousand one hundred sixty-three only

- Notes
- On Principal amount arrears simple Interest @21% p.a. will be charged after due date.
  - Payment to be drawn in favour of "ASCOT CENTRE PREMISES CO-OP.SOC.LTD." Society Email ascotcentre@mumbai.com
  - Bank Details for NEFT IFSC Code SRCB0000013 SB A/c.No.01320012888818 Bank SARASWAT BANK

For ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.

18% GST Applicable on charges with SAC Code pl note.

**ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.**

Regd.No. MUM/W-KE/GNL/O/1978/2009-10 Dated 6/11/2009  
 CTS No.41/B/3/B(Part), Next to Le-meridian Hotel, Sahar,  
 Andheri(E), Mumbai-400 099  
 GSTIN : 27AABAA5622L1ZS

RECEIPT

Receipt No. 100  
 Date 31/08/2021

Received with thanks from [ 308 ] MR. KHALID A. K. BUHARI  
 Unit No. 308

Sum of Rupees One lac fifty-eight thousand ninety only  
 SBI CH.784807 AGST DEPOSIT Rs. 50000.00

AMT CREDITED BY BANK THRU NEFT AGST B.N.99 JUL TO SEPT21 Rs. 108090.00

For ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.

Rs. 158090.00

subject to Realization of Cheque







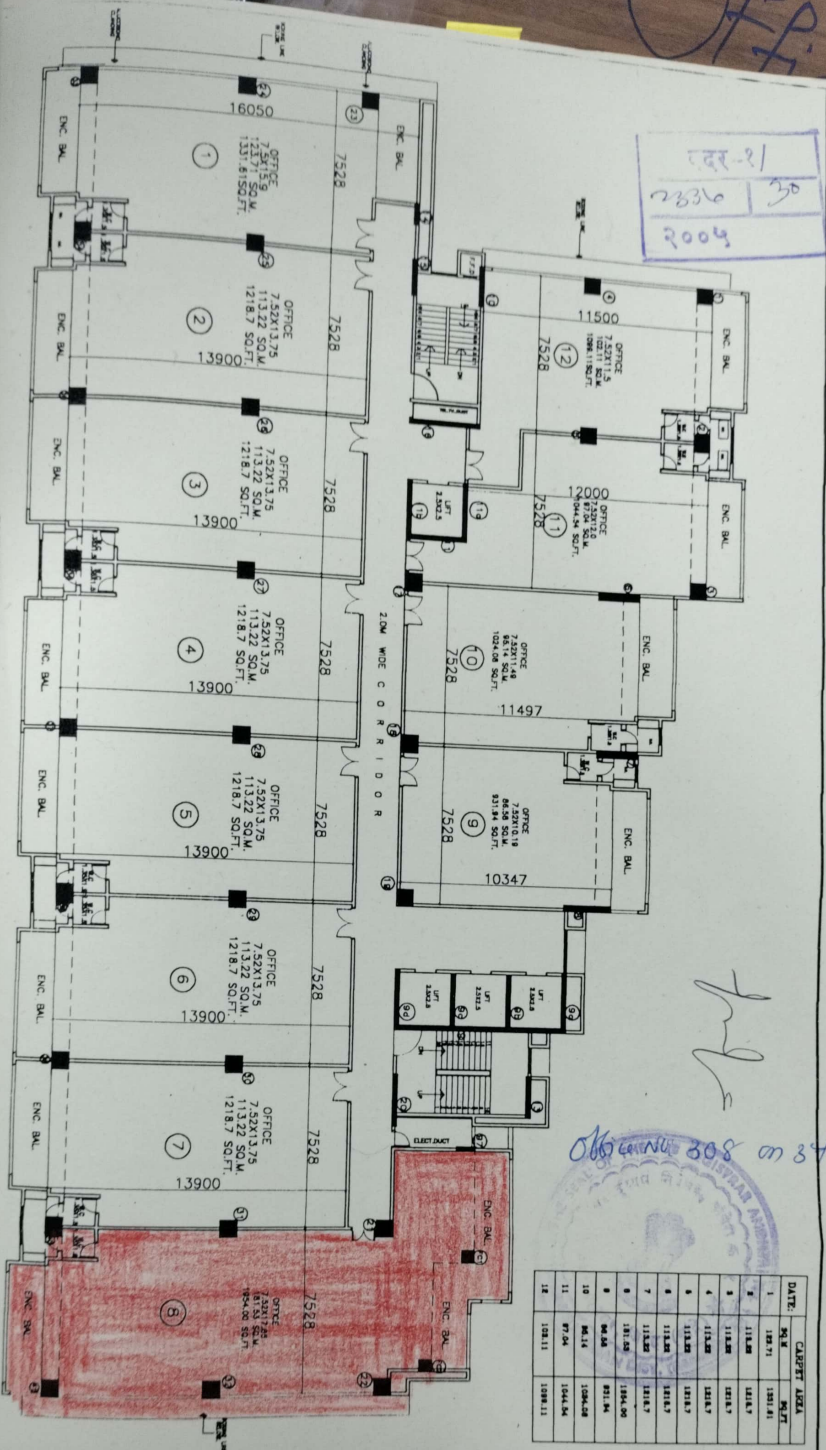
Handwritten initials: *ft*

Handwritten numbers: *2008*

Handwritten box containing: *12-20-2009*

TD.  
28508477

2ND TO 5TH FLOOR PLAN  
SCALE 1:100



DATE	CARET AREA	AREA
1	1034.08	1034.08
2	1113.22	1113.22
3	1113.22	1113.22
4	1113.22	1113.22
5	1113.22	1113.22
6	1113.22	1113.22
7	1113.22	1113.22
8	1034.08	1034.08
9	901.94	901.94
10	972.94	972.94
11	1034.08	1034.08
12	1034.08	1034.08

Handwritten note: *Obtain 308 on 3/4/09*

Handwritten signature: *ft*



**ASCOT CENTRE**

For Eversmile Construction Co. Pvt. Ltd

*M. G. Gorman*  
Director

*[Signature]*  
Director  
Authorized Signatories

Architect: **Hafoer**  
Contractor: **Hafoer**

ENC. TO 5TH FLOOR PLAN

SCALE: 1:100

DATE: 12-20-2009

PROJECT NO.: 28508477

Draw. No. 02



Office No 308 on 34 floor

DATE:	CARPET AREA	
	SQ. M	SQ. FT
1	123.71	1331.01
2	113.32	1218.7
3	113.32	1218.7
4	113.32	1218.7
5	113.32	1218.7
6	113.32	1218.7
7	113.32	1218.7
8	181.63	1964.00
9	96.66	931.94
10	95.14	1024.08
11	97.04	1044.64
12	103.11	1099.11

DRG. NO. 02

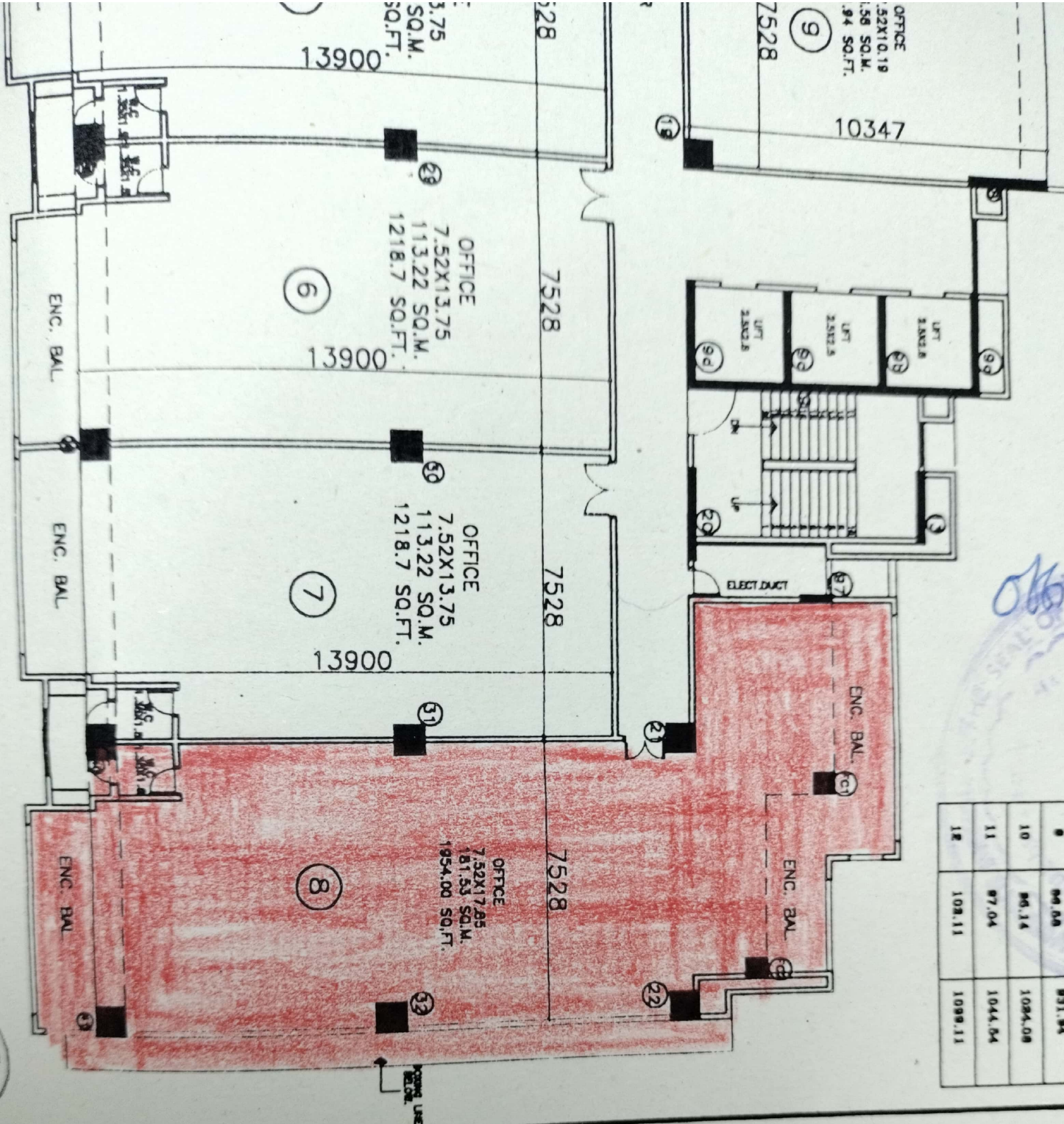
# LOT CENTRE

Construction Co. Pvt. Ltd

*[Signature]*  
Director

Authorised Signatories





9	86.68	931.94
10	86.14	1094.08
11	87.04	1044.04
12	102.11	1099.11

**Architect**  
**Hafeez Contractor**

**Contractor**  
**Hafeez Contractor**

**END TO 5TH FLOOR PLAN**

NO.	REVISION	DATE	BY

DATE: 10/11/00  
 DRAWN BY: S.P. BISHAL  
 CHECKED BY: S.P. BISHAL

**ASCOT CENTRE**  
 For Eversmile Construction Co. Pvt.

*M. Ganam*  
 Director

*[Signature]*  
 Authorised Signatory



Gen-810/15.12.98)-E.E.B.P. W.P. C-3  
 MUNICIPAL CORPORATION OF  
 FORM 'A'  
 MAHARASHTRA REGIONAL AND TOWN PLANNING ACT, 1966

2 MAY 2001

No. CE/6912/1361/WS/A/A/AK of  
 COMMENCEMENT CERTIFICATE

This I.C.C./C.C. is issued subject to the provision of Urban Land Ceiling and Regulation Act, 1976  
 Ex. Engineer: E.D. Proposal (W.S.)  
 H. and - K Wards.  
 Municipal Office, R. K. Patkar Marg  
 Bandra (West), Mumbai-400 050

To, M/s. Kapadia Dev. Co-op Htg. Soc. Ltd.

Sr.

With reference to your application No. \_\_\_\_\_ dated 31/5/99 for Development Permission and grant of Commencement Certificate under Section 44 & 69 of the Maharashtra Regional and Town Planning Act 1966, to carry out development and building permission under Section 146 of the Mumbai Municipal Corporation Act 1888 to erect a building.

To the development work of Proposed Bldg CTS No. 232, 233, 235 (41/B-3A2) at premises at Street Bapnala village Schen Plot No. \_\_\_\_\_ situated at Andhera (West) Ward 14 East

- The Commencement Certificate/Building Permit is granted on the following conditions :-
1. The land vacated in consequence of the endorsement of the setback line/road widening 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 occupancy permission has been granted.
  3. The Commencement Certificate/Development permission shall remain valid for one year 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 bar 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 of 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 42 of 45 of the Maharashtra Regional and Town Planning Act, 1966.
  7. 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 O.S. DANDE ~~Asst. Ex. Engr.~~ Executive Engineer to exercise his powers and functions of the Planning Authority under Section 45 of the said Act.

This 'C' is valid upto 01/05/2002

This Commencement certificate is for carrying out the work upto For top of beam as per approved plan dtd 22/3/2001

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

[Signature]  
 Executive Eng./Assistant Eng. Building Proposals  
 (Western Subs.) 'H & K West' 'K/East & P/Wards'  
 FOR  
 MUNICIPAL CORPORATION FOR GREATER MUMBAI

TRUE-COPY

FOR BHATNAGAR AMBRE KOTHARI  
[Signature]  
 PARTNER

VT. LTD.  
 1111 Fax: 28508477



Register Folio 33

Number of Equity Shares 5

Certificate No. 33

## Share Certificate

# ASCOT CENTRE PREMISES CO-OP. SOCIETY LTD.

(Regn. No. : MUM/WKE/GNL/0/1978 of 2009-10 Date 06-11-2009)

(Registered under the Maharashtra Co-operative Societies Act XXIV of 1960)

CTS No. 41/B/3/B (Part), Sahar, Andheri (E), Mumbai - 400 099.

Authorised Share Capital Rs. 10,00,000 Divided into 20,000 Shares of Rs. 50/- each

Shop / Office No. 308

This is to certify that Mr. KHALID A. K. BUHARI &  
Mr. SYED MOHAMMED BUHARI

is/are the Registered Holder's of FIVE

fully paid-up Shares Numbered 236 to 240

both inclusive, of Rupees Fifty each in the abovenamed **ASCOT CENTRE PREMISES CO-OP. SOCIETY LTD.** Subject to the Bye-laws thereof.

Given under the Common Seal of  
the said Society, this 18th  
day of FEB, 2011

Rs. 250/-

*[Signature]*

Chairman

*[Signature]*

Hon. Secretary


Treasurer

NOTE : No transfer of any of the Shares comprised in this Certificate will be registered unless accompanied by this Certificate





**MEMORANDUM OF THE TRANSFER OF THE WITHIN MENTIONED SHARES**

Date of Transfer	Transfer No.	Share Register No. (Old)	To whom Transferred	Share Register No. (New)	Signature of office bearers Chairman/Secy. Hon. Secretary
2/11/2022	99 16.	33.	SAGAR WINES MARKETTERS PVT. LTD.	99 16	 Chairman/Secy. Hon. Secretary







# ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.

Regd.No. MUM/W-KE/GNL/O/1978/2009-10 Dated 6/11/2009  
 CTS No.41/B/3/B(Part), Next to Le-meridian Hotel, Sahar,  
 Andheri(E), Mumbai-400 099  
 GSTIN : 27AABAA5622L1ZS

30  
17

## TAX INVOICE

Name	[ 308 ] M/S. SAGAR WINES MARKETEERS PVT.LTD.	No.	34
	Unit No. 308	Date	12/04/2023
Sq. Ft.	1967.00	Due Date	31/05/2023
Particulars	BILL FOR APRIL TO JUNE-2023		

Sr. No.	Nature of Charges	HSN/SAC	Amount
1.	MUNICIPAL PROPERTY TAXES		44475.00
2.	MAINTENANCE CHARGES	999599	41307.00
3.	SINKING FUND	999599	2459.00
4.	REPAIR FUND	999599	7376.00
5.	EDUCATION & TRAINING FUND	999599	30.00
6.	BASEMENT PARKING PROPERTY TAX		306.00
7.	CGST @9%		4605.00
8.	SGST @9%		4605.00
BREAKUP OF ARREARS		Total	105163.00
Principal Arrears	0.00	Arrears	0.00
Interest Arrears	0.00	Amount Due	105163.00

**Rupees** One lac five thousand one hundred sixty-three only

- Notes**
1. On Principal amount arrears simple Interest @21% p.a. will be charged after due date.
  2. Payment to be drawn in favour of "ASCOT CENTRE PREMISES CO-OP.SOC.LTD.". Society Email ascotcentre1@gmail.com
  3. Bank Details for NEFT IFSC Code SRCB0000013 SB A/c.No.013200128868918 Bank SARASWAT BANK

**For ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.**



GST Applicable on charges with SAC Code pl note.

Authorised Signatory

## ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.

Regd.No. MUM/W-KE/GNL/O/1978/2009-10 Dated 6/11/2009  
 CTS No.41/B/3/B(Part), Next to Le-meridian Hotel, Sahar,  
 Andheri(E), Mumbai-400 099  
 GSTIN : 27AABAA5622L1ZS

## RECEIPT

Received with thanks from [ 308 ] M/S. SAGAR WINES MARKETEERS PVT.LTD.  
 Unit No. 308

Receipt No. 248  
 Date 01/03/2023

Sum of Rupees One lac five thousand one hundred sixty-three only  
 SBI CH.919878 AGST B.N.230 FOR JAN TO MAR23 Rs. 105163.00

**For ASCOT CENTRE PREMISES CO-OPERATIVE SOCIETY LTD.**



Rs. 105163.00

Subject to Realization of Cheque

Authorised Signatory



# Padiyar & Co.

Advocates & Legal Consultants

Unit No.111, The Summit Business Bay, Opp. PVR Cinema, A.K.Road, Andheri (E), Mumbai -93

REF: PC/SBI/ Hindu Colony Br./LSR-83/22

03.06.2022

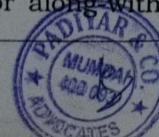
Cell : 9323802133

Tel : 8169819787/49736054

Email : padiyarco@gmail.com

## Annexure - B: Report of Investigation of Title in respect of immovable Property

1.	a) Name of the Branch/BU seeking opinion	State Bank of India, Hindu Colony Branch, Dadar East, Mumbai.
	b) Reference No. and date of the letter under the cover of which the documents tendered for scrutiny are forwarded.	Instruction received from the bank.
	c) Name of the Borrower/s	<b>M/s. Sagar Wines Marketeers Pvt. Ltd.</b>
2.	a) Type of Loan	-----
	b) Type of Property	<b>Office No.308</b> (area admeasuring 1967 sq. ft. Carpet) on 3 <sup>rd</sup> Floor along-with a Car Parking Space No.42 Building known as 'Ascot Centre Premises Co-op. Society Ltd.', at Le-Meridian, Sahar, Andheri East, Mumbai-400099, constructed on all that piece and parcel of land bearing CTS No.41/B/3/B (Part) of Village Sahar, Taluka Andheri, Mumbai Suburban District.
3.	a) Name of the Property/concern/ company/person offering the property (is) as security	<b>M/s. Sagar Wines Marketeers Pvt. Ltd.</b>
	b) Constitution of the Property/concern/ person/body/authority offering the property for creation of charge.	Private Limited Company
	c) State as to under what capacity is security offered (whether as joint applicant or borrower or as guarantor, etc.)	Borrowers/Owners/Mortgagors
4.	Value of Loan (Rs. in crores)	-
5.	Complete or full description of the immovable property	<b>Office No.308</b> (area admeasuring 1967 sq. ft. Carpet) on 3 <sup>rd</sup> Floor along-with a





(ies) offered as security for creation of mortgage equitable/ registered mortgage.

Car Parking Space No.42 Building known as 'Ascot Centre Premises Co-op. Society Ltd.' at Le-Meridian, Sahar, Andheri East, Mumbai-400099, constructed on all that piece and parcel of land bearing CTS No.41/B/3/B (Part) of Village-Sahar, Taluka Andheri, Mumbai Suburban District.

(a) City Survey No.

CTS No.41/B/3/B (Part) of Village Sahar, Taluka Andheri, Mumbai Suburban District

(b) Door No. (in case of house property)

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(c) Extent/area including plinth/built up area in case of house property

Land admeasuring 5599.50 sq. meters or thereabouts

(d) Locations like name of the place, village, city, district, etc.

Situated at Village Sahar, Andheri, and Mumbai, in the Registration District and Sub-District of Mumbai City and Mumbai Suburban

(e) Boundaries

East: Marol Pipe Line Road,  
West: ANS Electricals Pvt. Ltd.  
North: Pipe line Road  
South: Open Land

6.

a) Particulars chronologically

(a) Nature of the documents scrutinized - serially and certified copies or registration extracts duly certified

**Note:** Only Originals or Certified registering/land/revenue/other authorities be examined.

Sr. No. Date

Name Nature of the Document

1. 03.12.2021

Registered Agreement for Sale dated 03.12.2021, executed

Original/certified copy/certified extract/hotocopy, etc.

Xerox Copy

Original not scrutinized

In case of copies, whether the original was scrutinized by the advocate

Original not scrutinized

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Off. 313/51

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2.	30.11.2021	Stamp duty E-challan dated 30.11.2021 of Rs.13,85,000/- in the name of <b>M/s. Sagor Wines Marketeers Pvt. Ltd.</b>	Receipt dated of 03.12.2021 in the name of <b>M/s. Sagor Wines Marketeers Pvt. Ltd.</b>	Xerox Copy	Original not scrutinized
3.	03.12.2021	Registration No.14522 dated 03.12.2021 in the name of <b>M/s. Sagor Wines Marketeers Pvt. Ltd.</b>	Registered Power of Attorney dated 09.09.2021, executed by Mr. Khalid A.K. Bahari and Mr. Syed Mohammed Bahari in favour of Mr. P.T. Shahul Hameed, the document	Xerox Copy	Original not scrutinized
4.	09.09.2021				

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Sl. No.	Date	Description	Original/Not Scrutinized	Xerox Copy	Original/Not Scrutinized	Xerox Copy
5	18.02.2011	Share Certificate No.33 issued by Ascot Centre Premises Society Ltd. Co-op. dated 18.02.2011 in the name/s of Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari.	Original not scrutinized	Xerox Copy	Original not scrutinized	Xerox Copy
6	07.03.2005	Agreement for Sale dated 07.03.2005, executed between M/s. Eversmile Construction Company Pvt. Ltd., as "Promoters" and Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. Ashraf A Buhari, 'Purchasers', as the registered under serial No.BDP1-2337-2005 Dated 17.03.2005, by Sub-Registrar Office of Andheri-1	Original not scrutinized	Xerox Copy	Original not scrutinized	Xerox Copy
7	14.03.2014	Occupancy Certificate dated 14.03.2014 issued by MCGM	Original not scrutinized	Xerox Copy	Original not scrutinized	Xerox Copy
8		Property card	Original not scrutinized	Xerox Copy	Original not scrutinized	Xerox Copy



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Sl. No.	Typical Floor Plan	Xerox Copy	Original not scrutinized
7a.	Whether certified copy of all title documents are obtained from the relevant sub-registrar office and compared with the documents made available by the proposed mortgagee? (Please also enclose all such certified copies and relevant fee receipts along with the TIR [HL: If the Value of loan->Ra.1 Crore and in case of commercial loans irrespective of the loan component])	YES	Obtained and Verified
b.	Whether all pages in certified copies of title documents which are obtained directly from Sub-Registrar's office have been verified page by page with the Original documents submitted?	YES	Obtained and Verified
8.	<p>i) Where the certified copies of the title documents are not available, the Copy of provided should be compared with the Original to ascertain whether the total page numbers in the copy tally page by page with the original produced.</p> <p>(In case originals title deed is not produced for comparing with the certified or ordinary copies should be handled more diligently &amp; cautiously)</p> <p>a) Whether the records of registrar office or revenue authorities relevant to the property in question are available for verification through any online portal or computer system?</p> <p>b) If such online/computer records are available, whether any verification or cross checking are made and the comments/findings in this regard.</p> <p>c) Whether the genuineness of the stamp paper is possible to be got verified from any online portal and if so whether such verification was made?</p> <p>d) Whether proper registration of documents completed. Details thereof to be provided.</p>	Yes (since 2003, records are available)	Not Applicable
9.	<p>a) Property offered as security falls within the jurisdiction of which sub-registrar office?</p> <p>b) Whether it is possible to have registration in documents in respect of the property in question, at more than one office of sub-registrar/ district registrar/ registrar general. If so, please name all such offices?</p> <p>c) Whether search has been made at all the offices named at (b) above?</p> <p>d) Whether the searches in the offices of registering authorities or any other records</p>	No	Not Applicable



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	c	Whether the mortgagor is in possession and enjoyment of his share.	Not Applicable
	d	Whether the partition made is valid in law and the mortgagor has acquired a mortgageable title thereon.	Not Applicable
	e	In respect of partition by a decree of court, whether such decree has become final and all other conditions/formalities completed/complied with.	Not Applicable
14.		Whether the title documents include any testamentary documents/wills?	No
	a)	In case of wills, whether the will is registered will or unregistered will?	Not Applicable
	b)	Whether will in the matter probate and if so whether the same is probated by a competent court?	Not Applicable
	c)	Whether the property is mutated on the basis of will?	Not Applicable
	d)	Whether the original will is available?	Not Applicable
	e)	Whether the original death certificate of the testator is available?	Not Applicable
	f)	What are the circumstances and/or documents to establish the will in question is the last and final will of the testator?	Not Applicable
	g)	Comments on the circumstances and/or availability of a declaration by all the beneficiaries about the genuineness/validity of the will, all parties have acted upon the will, etc., which are relevant to rely on the will, availability of Mother/Original title deeds are to be explained.)	Not Applicable
15.		Whether the property is subject to any wakf rights/belongs to church /temple or any religious/other institution	NO
	a)	Any restriction in creation of charges on such properties	Not Applicable
	b)	Precautions/permissions, if any in respect of the above cases for creation of mortgage?	Not Applicable
16		Where the property is a HUF /joint family property?	Not Applicable
	b)	Whether mortgage is created for family benefit/legal necessary, Whether the major objection/join in execution, minor's share if any, rights of female members etc.	Not Applicable
	c)	Please also comment on any other aspect which may adversely affect the validity of security in such cases?	Not Applicable

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	17.	a)	Whether the property belongs to any trust or is subject to the rights of any trust?	No
		b)	Whether the trust is a private or public trust and whether trust deed specifically authorizes the mortgage of the property?	Not Applicable
		c)	If so additional precautions/permissions to be obtained for creation of valid mortgage applicable to the requirements, if any for creation of mortgage as per the central/state laws applicable to the matter	No
		d)	Requirements, if any for creation of mortgage as per the central/state laws applicable to the matter	Not Applicable
	18.		Is the property an Agricultural land, whether Agricultural land, whether Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
		a)	If the property is Agricultural land, whether the local laws permit mortgage of Agricultural land and whether there are any restrictions for creation/enforcement of mortgage?	Not Applicable
		b)	In case of agricultural property other relevant records/documents as per local laws, if any are to be verified to ensure the mortgage? if any are to be verified to enforce the mortgage? of the title and right to enforce the mortgage?	Not Applicable
		c)	In the case of conversion of Agricultural land for commercial purposes or otherwise, whether requisite Agricultural land for requisite Agricultural land having a followed/permission obtained.	Not Applicable
	19.		Whether the property is affected by any other regulations security (viz. local laws on the creation Sections, minorities, Agricultural Laws, weaker Sections, Coastal Zone bearing Laws, weaker Sections, Coastal Zone Regulations, Environmental Clearance, etc.).	Not Applicable
		a)	Additional aspects relevant for investigation of Land Laws, Environmental Clearance, etc.).	Not Applicable
		b)	Additional aspects relevant for investigation of title as per local laws.	Not Applicable
	20.		Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
		a)	Whether the property is subject to any pending or proposed land acquisition proceedings?	Not Applicable
		b)	Whether any search/enquiry is made with the Land Acquisition Office and the outcome of such search/enquiry.	No
	21.		Whether the property is involved in or of such search/enquiry.	Not Applicable
		a)	Whether the property is involved in or of such search/enquiry.	Not Applicable
		b)	If so, whether such litigation would adversely affect the creation of a valid mortgage or have any implication of its future enforcement?	Not Applicable
		c)	Whether the title documents have any court seal/ marking which points out any litigation/ attachment/ security? In such case please comment on such seal/ marking?	Not Applicable

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22.	a) In case of partnership firm, whether the property belongs to the firm and the deed is properly registered.	Not Applicable
	b) Property belonging to partners, whether thrown on hotchpot? Whether formalities for the same have been completed as per applicable laws?	Not Applicable
	c) Whether the person(s) creating mortgage has/have authority to create mortgage for and on behalf of the firm.	Not Applicable
23.	a) Whether the property belongs to a limited company, check the Borrowing powers, Board resolution, authorisation to create mortgage/execution of documents, Registration of (ROC), Articles of Association/provision of common seal etc.	YES Pvt. Limited Company
	b) i) Whether the property (to be mortgaged) is purchased by the above Company from any other firm? Yes / No.	No
	ii) If yes, whether the search of charges of the property (to be mortgaged) has been carried out with Registrar of Companies (ROC) in respect of such vendor company / LLP (seller) and the vendee company (purchaser)?	YES
	iii) Whether the above search of charges reveals any prior charges/encumbrances, on the property (proposed to be mortgaged) created by the vendor company (seller)? Yes / No.	
	iv) If the search reveals encumbrances / charges, whether such charges/encumbrances have been satisfied? Yes/No.	Charge of ICICI Bank over Limited subject Office Premises
24.	In case of Societies, Association, the required authority/power to borrower and whether the mortgage can be created, and whether the resolutions, bye-laws.	No
25.	a) Whether any POA is involved in the requisite title?	Not Applicable
	b) Whether the POA involved is one coupled with interest, i.e. a Development Agreement cum-Power of Attorney. If so, please clarify whether the same is a registered document of the builder/developer and as such irrevocable as per law.	Registered
	c) In case the title document is executed by the POA holder, please clarify whether the POA involved is (i) one executed by the Builders	Not Applicable



26.	i) Whether the original POA is verified and the clauses in respect of POA.	YES
	e) In case of Common POA (i.e. POA other than Builder's POA), please clarify the following POA.	Registered
	f) Whether the original POA is verified and the clauses in respect of POA.	General
	i) Whether the investigation is done on the original POA?	YES
	ii) Whether the POA is a special or general one?	General
	iii) Whether the POA contains a specific question?	Not revoked
	iv) Whether the POA was in force and not revoked for execution of title document in question?	Not revoked
	g) Whether the POA has become invalid in question? revoked or had become void in question? (please clarify whether from the office of sub-registrar also?)	Genuine and enforceable
	h) Please comment on the genuineness of POA registered by the registrar also?	Valid and enforceable
	i) The unequivocal opinion on the enforceability and validity of the POA?	NO
	ii) Whether mortgage is being created by a POA holder, check genuineness of the power given to the POA holder and whether the property is in terms of the Law of the place, where it is executed.	Office Premises
	iii) Whether the POA is a Property/Flat or a Commercial/Industrial/Residential/Other? If the property is a complex, check the Law of the place, where it is executed.	YES Clear
27.	If the property is a complex, check the Law of the place, where it is executed.	YES Clear
	a) Premoter's/Land owner's title to the land/residential/commercial.	Yes
	b) Development Agreement/Power of Attorney; comment on the following.	Full
	c) Extent of authority of the Developer/Builder building.	No
	d) Independent title verification of the Land.	YES registered
	e) Agreement for sale (duly registered).	Yes paid
	f) Payment of proper stamp duty.	



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28.	Encumbrances, Attachments, and/or claims of Local authorities or Third Party claims, Liens etc. whether of Government, Central or State or other Regulatory Authority?	Charge of ICICI Bank Ltd, Mumbai	30 Years
29.	The period covered under the Encumbrances Certificate and the name of the person in whose	1993-2023	12
	g) Requirement of registration of sale agreement, development agreement, POA, etc.;	No	
	h) Approval of building plan, permission of appropriate/local authority, etc.;	YES approved	
	i) Conveyance in favour of Condominium concerned.	Not Applicable	
	j) Occupancy Certificate/allotment letter/letter of possession;	YES issued	
	k) Membership details in the Society etc.;	YES	
	l) Share Certificates	YES required	
	m) No Objection Letter from the Society;	YES required	
	n) All legal requirements under the local/Municipal laws, regarding ownership of Properties/Plots/Building Regulations, Development Control Regulations, Co-operative Societies' Laws etc.;	YES at Society's Office	
	o) Requirements, for noting the charges on the records of the Housing Society, if any	No	
	p) If the property is a vacant land and construction is yet to be made, approval of lay-out and other precautions, if any.	YES	
	q) Whether the numbering pattern of Properties/Properties tally in all documents such as approved plan, agreement plan, etc.	Not Applicable	
	II A. Whether the Real Estate Project comes Under Regulation and Development Act, 2016?	Not Applicable	
	II B. Whether the Project is registered with the Real Estate Regulatory Authority? If so, the details of such registration are to be furnished.	Not Applicable	
	II C. Whether the registered agreement for sale as prescribed in the Above Act/Rules there Under is executed?	Not Applicable	
	II D. Whether the Details of the apartment/plot in question are verified with the list of the promoters or Plots booked as uploaded by Regulatory Authority?	Not Applicable	

30.	Details regarding property tax or land revenue or satisfaction of charge, if any.	Paid.	
31.	Details regarding property tax or land revenue or other statutory dues paid/payable as on date and if not paid, what remedy?	N/A	
32.	a) Urban ceiling clearance, whether required and if so, details thereon. b) Whether No Objection Certificate obtained. Income Tax Act is required/obtained.	C/A Certificate/Declaration may be obtained.	
33.	a) Details of extract pertaining to the property in question. b) Whether the name of mortgagor is reflected as property in question. c) Whether the property offered as security is owner records?	N/A	
34.	a) Whether the demarcation/ partition of the property is clearly demarcated? b) Whether the property has clear documents? (The property access as per documents through normal should be legally accessible through normal carriers, as the case may be). c) Whether the property can be identified and houses, as the case may be, in the following circumstances, if any: a) Whether the property can be identified from the following circumstances, if any: i) Discrepancy/ doubtful connection; revealed on such scrutiny? ii) Document in relation to water connection; Sales Document in relation to applicable; Registration, if any applicable; iii) Other utility bills, if any.	Yes	
35.	a) Whether the documents i.e. Valuation report/ approved sanction in the boundaries difference/ discrepancy in the Title Document/ other document to the Title Document/ or approved plan are not in relation to the preparation of TIR, please provide these comments subsequently, on receipt of the same.	Valuation Report verified.	
36.	a) Whether the Bank will be able to enforce SARFESI Act, if required against the property offered as security?	YES	

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- 8. As per the TIR, whether the persons seeking to charge thereon in favour of the Bank?
- 9. As per the TIR, whether the property is sold or otherwise exercised eventually to take additional precautions in respect of the property?
- 10. Whether the advocate has maintained by the Sub-R authorities for ascertaining on the property to be mortgaged in the Records of Sub-convey Clear, Absolute valid Mortgage?
- 11. Whether the TIR in circumstances attract to be obtained in these cases?
- 12. Whether the advocate in the Office of Sub-Registrar has examined the records of the borrower of the company, the

37. Property is SARFAESI compliant (Y/N)		Yes	No
a. Whether original title deeds are available for details of legal and other requirements of mortgage by deposit of certified and extractable taken by the Bank in this regard.	Yes		
b. In case of absence of original title deeds, mortgage by deposit of certified and extractable taken by the Bank in this regard.	Yes		
38. Additional suggestions, if any to safeguard the interest of Bank/ ensuring the perfection of mortgage/ to deposit documents creating mortgage	Nil		
39. The specific persons who are required to create mortgage/ to deposit documents creating mortgage	Nil		

Place: Mumbai  
 Signature of the Advocate  
  
**M/S. WINES MARKETETERS PVT. LTD.**

Office: 313/16, Bhyva House, 3rd Floor, 265 Barazgaon Street, Res.: 503/A, Ins, Doshi Aeras, S. M. Road, Wadgaon, Mob.: 98194 74838 / 99877 14838 - E-mail: ...

Name of the person/bo company/ property/	Type of security offered	Value of Loan
Complete or full immovable prop security details.		

**Annexure - C: Certificate of Title**

I have examined Copies of Title Deeds intended to be deposited relating to the schedule property/(ies) and offered as security by way of **Equitable Mortgage is Recommended**. It will satisfy the requirements of creation of **Equitable Mortgage** and I further certify that:

- I have examined the Document s in detail, taking into account all the relevant factors.
- I have examined the check list vide Annexure B and the other relevant factors.
- I confirm having made a search in the Land / Revenue records, Revenue Registrar Office(s), Sub-Registrar Office(s), Land Acquisition Office, Government / Municipal / Panchayat, Wakf Board (wherever applicable), I do not find any valid Mortgage. I am liable / responsible, if any loss in creating a valid Mortgage. I am liable / responsible, if any, caused to the Bank due to negligence on my part or by my agent making search.
- Following scrutiny of Land Records/Revenue Records, relative Title Deeds, certified copies of such title deeds obtained from the concerned registrar office and encumbrance certificate for the property concerned by making necessary enquiries.
- There is prior mortgage/ charges Encumbrances certificate for the period from 1993 to 2022, pertaining to the immovable property whatsoever as could be seen from the encumbrance certificate. **Subject to Charge of ICICI Bank Ltd., Mumbai**
- In case of second/ subsequent charge in favour of the Bank, there are no other mortgages/ charges other than already stated in the Loan documents and agreed to by the Mortgagee. **(Not Applicable)**
- Minor (s) and his / their interest in the property (ies) to the extent of (specify the share of minor with name) **strike out if not applicable. (Not Applicable)**
- The Mortgagee if created will be available to the bank for the liability of the intending borrower **M/S. SAGAR WINES MARKETETERS PVT. LTD., Subject to Charge of ICICI Bank Ltd., Mumbai.**
- Certify that **M/S. SAGAR WINES MARKETETERS PVT. LTD., Mumbai**, absolute clear and marketable title over the schedule property (ies) further certify that the above title deed are mortgaged and a valid mortgage can be created and the said mortgage is enforceable. **Subject to Charge of ICICI Bank Ltd., Mumbai.**
- In case of creation of Mortgage by Deposit of title deeds, we certify that the deposit of following title deeds/ documents would create a valid and enforceable mortgage:





As per the title additional execution examined? Whether the a maintained by authorities for on the proper whether the in the Ry convey val-

**Office No.308** SCHEDULE OF THE PROPERTY IS SANFESI compliant with a Copy area addressing 1967 Premises Copy Society Ltd., No.42 Building known as 'Aakor Centre' Suburban District of Village Sahar Taluka Andheri, Mumbai



Date: 03/06/2022

1. Original Registered Agreement for Sale dated 03.12.2021, executed between Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. P.T. Shahul Hameed as "Vendors" and M/s. Sagar Wines Marketeers Pvt. Ltd., as "Purchaser", the document registered under serial No.BDR17-13774-2021 dated 03.12.2021, by Sub-Registrar Office of Andheri-6.
2. Original Stamp duty Echallan dated 30.11.2021 of Rs.13,85,000/- in the name of **M/s. Sagar Wines Marketeers Pvt. Ltd.**
3. Original Registration Receipt No.14522 dated 03.12.2021 of Rs.31,080/- in the name of **M/s. Sagar Wines Marketeers Pvt. Ltd.**
4. Copy of Registered Power of Attorney dated 09.09.2021, of Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari in favour of Mr. P.T. Shahul Hameed, the document duly registered under serial no.624/2021, dated 09.09.2021, by Sub-Registrar Chennai Central, Joint II.
5. Original Agreement for Sale dated 07/03/2005, executed between M/s. Everstine Construction Company Pvt. Ltd., as "Promoters" and Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. Ashraf A Buhari as "Purchasers", the document duly registered under serial No.BDR1-2337-2005 Dated 17/03/2005, by Sub-Registrar Office of Andheri-1 along with Stamp duty and Registration Receipt.
6. Original Share Certificate issued by Society.
7. Copy of Latest Maintenance Tax Paid Receipt.
8. Latest Electricity Bill.
9. Copy of Occupancy Certificate dated 14.03.2014.
10. ORIGINAL NOC FROM SOCIETY FOR MORTGAGE OF SAID NO DUES LETTER FROM ICICI BANK LTD, Mumbai.
11. There are no legal impediments for creation of the mortgage under any applicable law/rules of force.
12. It is certified that the property is SANFESI compliant

**RAJAN PILLAI**  
ADVOCATE

**ANNEXURE - 1:  
FLOW OF TITLE**

1. It is observed from the Documents submitted before us that, M/s. A.H. Wadia Charity Trust were the original owners of all that piece and parcel of land bearing CTS No.41/B/3(B/Part) of Village Sahar Taluka Andheri, Mumbai Suburban District i.e. said Property.
2. Further it is observed that, Kapatadia Development Co Operative Housing Society Ltd., were in possession of portions of the said Larger Property and claimed at relevant time ownership by adverse possession of portions of the said Larger Property.
3. Further it is observed that, by an Agreement for Sale dated 25.07.1981, M/s. A.H. Wadia Charity Trust, agreed to sell Property to M/s. Century Builders.
4. Further it is observed that, In 1984, the Trustees of the said Trust obtained permission from the Charity Commissioner under the Bombay Public Trust Act 1950 to sell the said Larger Property to Century, however difference of opinion amongst the trustees about the market value of the said Trust filing a Suit in the High Court of Bombay being suit No.2305 of 1984 against the other Trustees of the Trustees of the said Trust.
5. Further it is observed that, The said High Court Suit No.2305 of 1984, was heard and disposed of by the Hon'ble High Court of Bombay directing the Charity Commissioner to conduct a fresh inquiry and fix the price of the said Property.
6. Further it is observed that, by an Agreement dated 26.08.1986, M/s. A.H. Wadia Charity Trust as Party of the First Part and M/s. Century Builders as Party of the Second Part, and M/s. M/s. Everstine Construction Company Pvt. Ltd., whereby M/s. Century Builders as Party of the Second Part, and M/s. M/s. Everstine Construction Company Pvt. Ltd., were entrusted with the Development rights in respect of said Property.
7. Further it is observed that, Commencement Certificate bearing Ref. No.CG/09/12/NS/AK dated 02.05.2001, was issued by MCM.





8. Further it is observed that, M/s. Eversmile Construction Company Pvt. Ltd., got constructed building by name 'Ascot Centre' at said property.

9. Further it is observed that, by an Agreement for Sale dated 07.03.2005, executed between M/s. Eversmile Construction Company Pvt. Ltd., as "Promoters" and Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. Ashraf A Buhari, as 'Purchasers', the document duly registered under serial No.BDR1-2337-2005 Dated 17.03.2005, by Sub-Registrar Office of Andheri-1, whereby the Promoters sold said Office Premises to the Purchasers as per the terms and conditions mentioned therein.

10. Further it is observed that, Co-op.Housing Society is registered under name and style of Ascot Centre Premises Co-op. Housing Society Ltd. having (Regn. No.MUM/W-KE/GNL/O/1978/2009-10 dated 06.11.2009) under MCS Act 1960 i.e. said Society.

11. Further it is observed that, said Society has issued Share Certificate No.33 for 5 Shares of Rs.50/- each bearing (Dist. No.236 to 240) in the name/s of Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari on 18.02.2011.

12. Further it is observed that, Occupancy Certificate bearing Ref. no.CE/6912/WS/AR dated 14.03.2014 was issued by MCGM.

13. Further it is observed that, by an Agreement for Sale dated 03.12.2021, executed between Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. P.T. Shahul Hameed as "Vendors" and M/s. Sagar Wines Marketeers Pvt. Ltd., as 'Purchaser', the document duly registered under serial No.BDR17-13774-2021 Dated 03.12.2021, by Sub-Registrar Office of Andheri-6, whereby the Vendors sold said Office Premises to the Purchasers as per the terms and conditions mentioned therein.

14. We are of the opinion that, **M/s. Sagar Wines Marketeers Pvt. Ltd.**, have clear, legal, valid, marketable and free from all encumbrances title to the said Office, **Subject to the full and final payment of consideration to the Transferors and clearance of charge of ICICI Bank Ltd., Mumbai.**

MH00283882420223P	BAR
ment	Inspector General Of
	Search Fee
of Payment	Other Item
Office Name	BDR4
Location	M
Year	
	009





## SEARCH REPORT

03/06/2022

**Sub: Office No.308** (area admeasuring 1967 sq. ft. Carpet) on 3<sup>rd</sup> Floor along-with a Car Parking Space No.42 Building known as 'Ascot Centre Premises Co-op. Society Ltd.', at Le-Meridian, Sahar, Andheri East, Mumbai-400099, constructed on all that piece and parcel of land bearing CTS No.41/B/3/B (Part) of Village Sahar, Taluka Andheri, Mumbai Suburban District.

**A/C - M/s. Sagar Wines Marketeers Pvt. Ltd.**

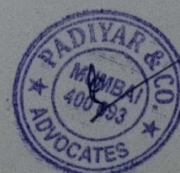
State Bank of India, Hindu Colony Branch-LSR No.83/22.

Dear Sir,

As per your instruction, I have taken search of the above-mentioned property in the Sub-Registrar office Andheri from the year of 1993 to 2022.

### **SUB - REGISTRAR OFFICE AT ANDHERI FOR 30 YEARS.**

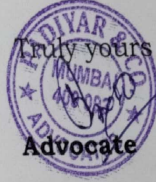
<u>YEAR</u>	<u>LIEN / CHARGE</u>
1993	Nil
1994	Nil
1995	Nil
1996	Nil
1997	Nil
1998	Nil
1999	Nil
2000	Nil
2001	Nil
2002	Nil
2003	Nil
2004	Nil
2005	Agreement for Sale dated 07.03.2005, executed between M/s. Eversmile Construction Company Pvt. Ltd., as "Promoters" and Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. Ashraf A Buhari, as 'Purchasers', the document duly registered under serial No.BDR1-2337-2005 Dated 17.03.2005, by Sub-Registrar Office of Andheri-1.
2006	Nil
2007	Nil
2008	Nil
2009	Nil
2010	Nil
2011	Nil
2012	Nil
2013	Nil
2014	Nil
2015	Nil
2016	Nil





2017	Nil
2018	Nil
2019	Nil
2020	Nil
2021	Agreement for Sale dated 03.12.2021, executed between Mr. Khalid A.K. Buhari and Mr. Syed Mohammed Buhari through their duly constituted attorney Mr. P.T. Shahul Hameed as "Vendors" and M/s. Sagar Wines Marketeers Pvt. Ltd., as 'Purchaser', the document duly registered under serial No.BDR17-13774-2021 Dated 03.12.2021, by Sub-Registrar Office of Andheri-6
2022	Nil

Enclosed: Government Fee paid vide Receipt No.MH002838824202223P  
Dated 03/06/2022



Note : Charge/Notice of Intimation of Equitable Mortgage not found at the record of Sub Registrar, Andheri (Mumbai Suburban District)